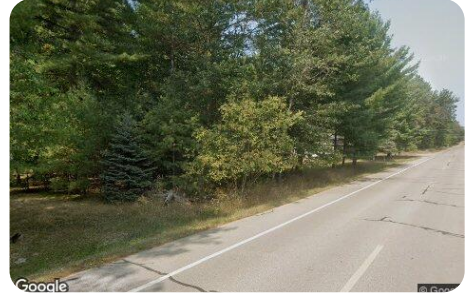
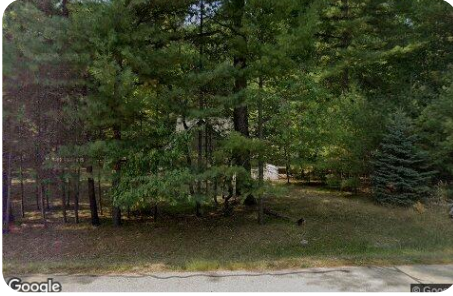


Single Family Residence **RESIDENTIAL**

701 REAVES FOREST DR

ROSCOMMON, MI 48653

\$433,345 TopHap Estimate · \$266 / ft² · confidence 90 · as of Jul 14, 2026



2
BATHS

1,628 ft²
LIVING AREA

0.47 ac
LOT SIZE

2018
YEAR BUILT

VALUATION

\$433K

\$391K low

\$476K high

Last Sale

\$26,500 · Dec 14, 2016

Est. Owner Equity

\$284,545

Loan-to-Value

113%

TAX & ASSESSMENT

Property Tax	\$3,302 (2025)
Assessed Value	\$205,100
Previous Assessed	\$186,500
Assessor Market Value	\$410,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.47
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

24 FLOOD	33 WILDFIRE	48 HEAT	61 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2016	Resale	Warranty Deed	\$26,500	\$16	
Jun 28, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.6 mi
Roscommon Middle School	Middle	5–7	3.8 mi
Roscommon Elementary School	Elementary	PK–4	4.0 mi

District: Gerrish-Higgins School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 48653

118 CRIME INDEX	91 AIR POLLUTION	8,693 POPULATION	\$67K MEDIAN IN-COME	43°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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