

Residential (General/Single)

RESIDENTIAL

806 REAVES FOREST DR

ROSCOMMON, MI 48653

\$273,662 TopHap Estimate · \$218 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,257 ft²

LIVING AREA

0.48 ac

LOT SIZE

1950

YEAR BUILT

VALUATION

\$274K

\$251K low

\$296K high

Last Sale

\$238,500 · Aug 23, 2022

Est. Owner Equity

\$273,662

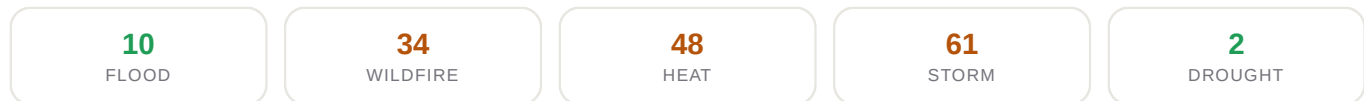
TAX & ASSESSMENT

Property Tax	\$3,833 (2025)
Assessed Value	\$120,300
Previous Assessed	\$110,400
Assessor Market Value	\$240,600

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.48
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2022	Resale	Warranty Deed	\$238,500	\$190	
Nov 10, 2017	Resale	Warranty Deed	\$132,000	\$105	\$119K
Feb 10, 2017	Non-arms-length	Sheriffs Deed	\$32,001	\$25	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.5 mi
Roscommon Middle School	Middle	5–7	3.7 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	Absentee owner
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