

Residential (General/Single) **RESIDENTIAL**

# 135 NUTHATCH DR

ROSCOMMON, MI 48653

**\$323,709** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2002**

YEAR BUILT

## VALUATION

**\$324K**

\$298K low

\$350K high

Last Sale

**\$91,900 · Aug 30, 2013**

Est. Owner Equity

**\$276,709**

Loan-to-Value

**19%**

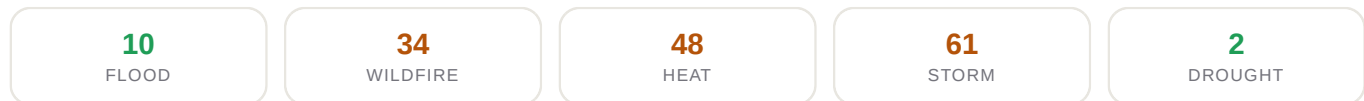
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,744 (2025) |
| Assessed Value        | \$151,900      |
| Previous Assessed     | \$137,400      |
| Assessor Market Value | \$303,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.30                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## 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   | 3.9 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|