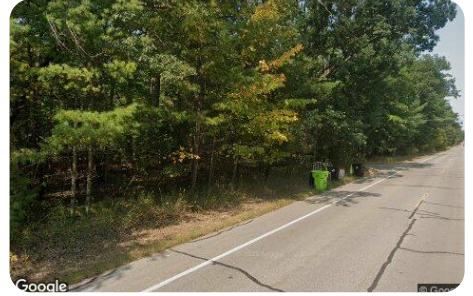


Residential (General/Single) **RESIDENTIAL**

132 NUTHATCH DR

ROSCOMMON, MI 48653

\$247,011 TopHap Estimate · \$162 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

1,524 ft²

LIVING AREA

0.3 ac

LOT SIZE

1952

YEAR BUILT

VALUATION

\$247K

\$226K low

\$268K high

Est. Owner Equity

\$247,011

TAX & ASSESSMENT

Property Tax

\$2,352 (2025)

Assessed Value

\$101,000

Previous Assessed	\$91,800
Assessor Market Value	\$202,000

PROPERTY FACTS

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

CLIMATE RISK

10
FLOOD

34
WILDFIRE

48
HEAT

61
STORM

2
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2024	Financing	Warranty Deed			

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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------