

Residential (General/Single) **RESIDENTIAL**

# 108 NUTHATCH DR

ROSCOMMON, MI 48653

**\$228,613** TopHap Estimate · \$142 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,608 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**1967**  
YEAR BUILT

## VALUATION

**\$229K**

\$208K low

\$249K high

Est. Owner Equity

**\$228,613**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,275 (2025) |
| Assessed Value        | \$98,100       |
| Previous Assessed     | \$89,200       |
| Assessor Market Value | \$196,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.25                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 10<br>FLOOD | 33<br>WILDFIRE | 48<br>HEAT | 61<br>STORM | 2<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Jan 13, 2025 | Quitclaim | Quit Claim Transfer |       |        |      |
| Jun 25, 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    | 3.8 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|