

Residential (General/Single) **RESIDENTIAL**

# 106 FOSTORIA ST

ROSCOMMON, MI 48653

**\$183,274** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,120 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**1950**

YEAR BUILT

## VALUATION

**\$183K**

\$160K low

\$206K high

Last Sale

**\$39,000 · Feb 28, 2005**

Est. Owner Equity

**\$183,274**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,972 (2025)</b> |
| Assessed Value        | <b>\$72,200</b>       |
| Previous Assessed     | <b>\$65,800</b>       |
| Assessor Market Value | <b>\$144,400</b>      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Ranch                        |
| County        | ROSCOMMON                    |
| Lot (acres)   | 0.40                         |
| Pool          | No                           |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 10<br>FLOOD | 32<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    | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|---------------|----------|--------------------|------|
| Jan 12, 2005 | Resale | Warranty Deed | \$39,000 | \$35               |      |

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|