

Residential (General/Single)

RESIDENTIAL

# 304 SOVERIGN PARK DR

ROSCOMMON, MI 48653

**\$1,018,236** TopHap Estimate · confidence 93 · as of Jul 14, 2026

**0.24 ac**

LOT SIZE

## VALUATION

**\$1M**

\$947K low

\$1.1M high

Est. Owner Equity

**\$1,018,236**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,020 (2025)</b> |
| Assessed Value        | <b>\$472,300</b>      |
| Previous Assessed     | <b>\$412,700</b>      |
| Assessor Market Value | <b>\$944,600</b>      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| County        | <b>ROSCOMMON</b>                    |
| Lot (acres)   | <b>0.24</b>                         |

Pool

No

## CLIMATE RISK

39

FLOOD

33

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 <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Aug 20, 2024 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Jul 12, 2024 | Resale    | Warranty Deed       | \$895,000 |                    |      |
| Jun 26, 2023 | Quitclaim | Quit Claim Transfer |           |                    |      |
| Jun 26, 2023 | Financing | Deed                |           |                    |      |

## 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

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

**Absentee owner**