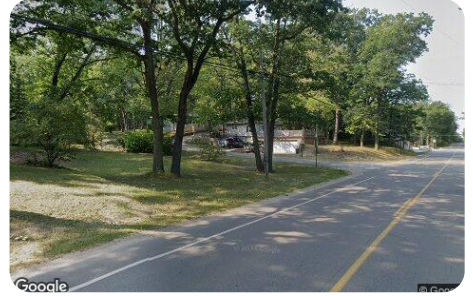


Residential (General/Single) **RESIDENTIAL**

209 WESTWOOD CT

ROSCOMMON, MI 48653

\$109,954 TopHap Estimate · \$126 / ft² · confidence 90 · as of Jul 14, 2026



1

BATHS

876 ft²

LIVING AREA

0.26 ac

LOT SIZE

VALUATION

\$110K

\$98K low

\$121K high

Last Sale

\$42,000 · Aug 23, 2017

Est. Owner Equity

\$72,154

Loan-to-Value

33%

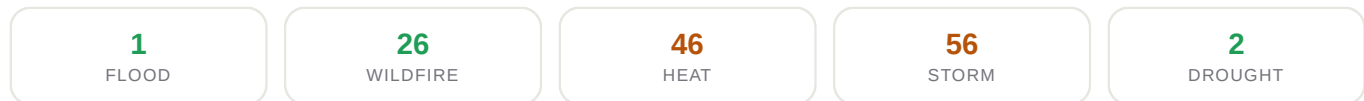
TAX & ASSESSMENT

Property Tax	\$1,509 (2025)
Assessed Value	\$52,200
Previous Assessed	\$46,800
Assessor Market Value	\$104,400

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.26
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2017	Resale	Warranty Deed	\$42,000	\$48	\$38K
Aug 3, 2012	Financing	Intrafamily Transfer			\$35K
Nov 13, 2009	Resale	Deed	\$43,000	\$49	
Jul 24, 2009	Non-arms-length	Sheriffs Deed	\$66,756	\$76	
Jun 30, 2005	Non-arms-length	Warranty Deed	\$82,500	\$94	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.5 mi
Roscommon Middle School	Middle	5–7	5.9 mi
Roscommon Elementary School	Elementary	PK–4	6.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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