

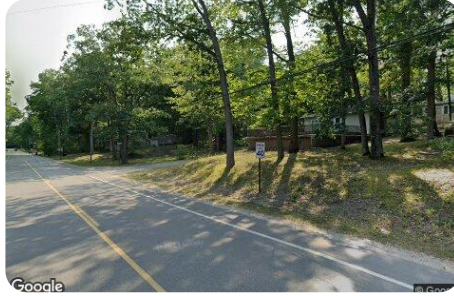
Residential (General/Single)

RESIDENTIAL

204 WESTWOOD CT

ROSCOMMON, MI 48653

\$226,287 TopHap Estimate · \$148 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,528 ft²

LIVING AREA

0.57 ac

LOT SIZE

1942

YEAR BUILT

VALUATION

\$226K

\$210K low

\$242K high

Last Sale

\$118,000 · Jan 4, 2021

Est. Owner Equity

\$120,087

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,378 (2025)
Assessed Value	\$85,000
Previous Assessed	\$75,300
Assessor Market Value	\$170,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.57
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	46 HEAT	56 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2020	Resale	Warranty Deed	\$118,000	\$77	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.5 mi
Roscommon Middle School	Middle	5–7	5.8 mi
Roscommon Elementary School	Elementary	PK–4	6.1 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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