

Residential (General/Single)

RESIDENTIAL

505 NIXON BLVD

ROSCOMMON, MI 48653

\$193,673 TopHap Estimate · \$182 / ft² · confidence 93 · as of Jul 14, 2026



1

BATHS

1,064 ft²

LIVING AREA

0.4 ac

LOT SIZE

1956

YEAR BUILT

VALUATION

\$194K

\$179K low

\$208K high

Est. Owner Equity

\$193,673

TAX & ASSESSMENT

Property Tax

\$2,246 (2025)

Assessed Value

\$94,600

Previous Assessed	\$86,200
Assessor Market Value	\$189,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.40
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	47 HEAT	59 STORM	2 DROUGHT
------------	----------------	------------	-------------	--------------

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.2 mi
Roscommon Middle School	Middle	5–7	5.6 mi
Roscommon Elementary School	Elementary	PK–4	5.9 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
-----------	-----------------------