

Single Family Residence **RESIDENTIAL**

305 NIXON BLVD

ROSCOMMON, MI 48653

\$229,295 TopHap Estimate · \$211 / ft² · confidence 94 · as of Jul 14, 2026

2

BEDS

1

BATHS

1,085 ft²

LIVING AREA

0.46 ac

LOT SIZE

1991

YEAR BUILT

VALUATION

\$229K

\$216K low

\$242K high

Last Sale

\$73,000 · Jun 14, 2016

Est. Owner Equity

\$179,295

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$1,517 (2025)

Assessed Value

\$100,200

Previous Assessed

\$91,600

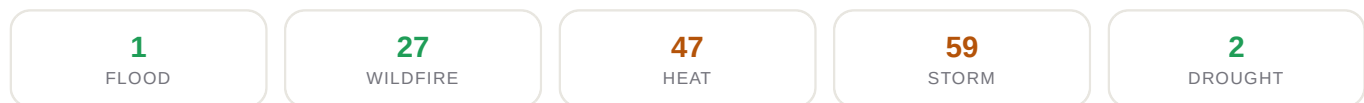
Assessor Market Value

\$200,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.46
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2016	Resale	Warranty Deed	\$73,000	\$67	\$5K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.4 mi
Roscommon Middle School	Middle	5–7	5.7 mi
Roscommon Elementary School	Elementary	PK–4	6.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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