

Residential (General/Single) **RESIDENTIAL**

# 331 MONROE BLVD

ROSCOMMON, MI 48653

**\$113,388** TopHap Estimate · \$292 / ft<sup>2</sup> · confidence 72 · as of Jul 14, 2026



**1**  
BATHS

**388 ft<sup>2</sup>**  
LIVING AREA

**0.34 ac**  
LOT SIZE

## VALUATION

**\$113K**

\$82K low

\$145K high

Est. Owner Equity

**\$113,388**

## TAX & ASSESSMENT

Property Tax **\$861 (2025)**

Assessed Value **\$28,900**

|                       |          |
|-----------------------|----------|
| Previous Assessed     | \$26,700 |
| Assessor Market Value | \$57,800 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.34                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 47<br>HEAT | 59<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Aug 28, 2008 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 5.3 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|