

Residential (General/Single)

RESIDENTIAL

616 NIXON BLVD

ROSCOMMON, MI 48653

\$290,834 TopHap Estimate · \$207 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

1,404 ft²

LIVING AREA

0.43 ac

LOT SIZE

2003

YEAR BUILT

VALUATION

\$291K

\$267K low

\$314K high

Est. Owner Equity

\$290,834

TAX & ASSESSMENT

Property Tax

\$1,802 (2025)

Assessed Value

\$120,600

Previous Assessed	\$107,000
Assessor Market Value	\$241,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.43
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	47 HEAT	59 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 22, 2010	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.1 mi
Roscommon Middle School	Middle	5–7	5.5 mi
Roscommon Elementary School	Elementary	PK–4	5.8 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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