

Single Family Residence

RESIDENTIAL

# 428 N ROSCOMMON RD

ROSCOMMON, MI 48653

**\$192,172** TopHap Estimate · \$129 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**1.5**

BATHS

**1,490 ft<sup>2</sup>**

LIVING AREA

**2.48 ac**

LOT SIZE

**1976**

YEAR BUILT

## VALUATION

**\$192K**

\$181K low

\$204K high

Last Sale

**\$60,000 · Aug 8, 2016**

Est. Owner Equity

**\$192,172**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,099 (2025)</b> |
| Assessed Value        | <b>\$89,200</b>       |
| Previous Assessed     | <b>\$77,400</b>       |
| Assessor Market Value | <b>\$178,400</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ROSCOMMON                        |
| Lot (acres)   | 2.48                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 10<br>FLOOD | 34<br>WILDFIRE | 45<br>HEAT | 54<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 1, 2016 | Resale | Warranty Deed | \$60,000 | \$40               |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 10.3 mi  |
| Roscommon Middle School     | Middle     | 5–7    | 10.4 mi  |
| Roscommon Elementary School | Elementary | PK–4   | 10.6 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-<br>COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|