

Residential - Vacant Land

RESIDENTIAL

11863 CHIPWAY DR

ROSCOMMON, MI 48653

\$66,889 TopHap Estimate · confidence 69 · as of Jul 14, 2026

3.9 ac

LOT SIZE

VALUATION

\$67K

\$46K low

\$88K high

Est. Owner Equity

\$66,889

TAX & ASSESSMENT

Property Tax	\$278 (2025)
Assessed Value	\$10,800
Previous Assessed	\$11,000
Assessor Market Value	\$21,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	3.90

Pool

No

CLIMATE RISK

10
FLOOD

33
WILDFIRE

48
HEAT

62
STORM

2
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	1.4 mi
Roscommon Middle School	Middle	5–7	1.7 mi
Roscommon High School	High	7–12	2.0 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

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

OWNERSHIP

Occupancy

Absentee owner