

Single Family Residence **RESIDENTIAL**

9455 N ROSCOMMON RD

ROSCOMMON, MI 48653

\$418,648 TopHap Estimate · \$129 / ft² · confidence 87 · as of Jul 14, 2026



2
BATHS

3,236 ft²
LIVING AREA

10 ac
LOT SIZE

1984
YEAR BUILT

VALUATION

\$419K

\$364K low

\$473K high

Last Sale

\$156,000 · Aug 13, 2015

Est. Owner Equity

\$173,648

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,900 (2025)
Assessed Value	\$181,500
Previous Assessed	\$162,700
Assessor Market Value	\$363,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	10.00
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD36
WILDFIRE48
HEAT60
STORM2
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2024	Quitclaim	Quit Claim Transfer			\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Middle School	Middle	5–7	1.6 mi
Roscommon Elementary School	Elementary	PK–4	1.7 mi
Roscommon High School	High	7–12	1.7 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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