

Residential (General/Single) **RESIDENTIAL**

109 DAWN AVE

ROSCOMMON, MI 48653

\$59,117 TopHap Estimate · \$64 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

924 ft²

LIVING AREA

0.25 ac

LOT SIZE

1995

YEAR BUILT

VALUATION

\$59K

\$53K low

\$65K high

Last Sale

\$13,000 · Aug 29, 2016

Est. Owner Equity

\$59,117

TAX & ASSESSMENT

Property Tax	\$462 (2025)
Assessed Value	\$15,800
Previous Assessed	\$14,000
Assessor Market Value	\$31,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.25
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

10 FLOOD	39 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2025	Quitclaim	Quit Claim Transfer	\$32,000	\$35	
Aug 8, 2016	Quitclaim	Quit Claim Transfer	\$13,000	\$14	
Aug 30, 2012	Resale	Warranty Deed	\$12,000	\$13	
Apr 30, 2009	Resale	Warranty Deed	\$1,100	\$1	
Mar 31, 2009	Resale	Warranty Deed	\$5,950	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	2.4 mi
Roscommon Middle School	Middle	5–7	2.6 mi
Roscommon High School	High	7–12	2.8 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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