

Residential (General/Single)

RESIDENTIAL

435 NORIC DR

ROSCOMMON, MI 48653

\$272,548 TopHap Estimate · \$189 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

0.6 ac

LOT SIZE

1995

YEAR BUILT

VALUATION

\$273K

\$251K low

\$294K high

Est. Owner Equity

\$272,548

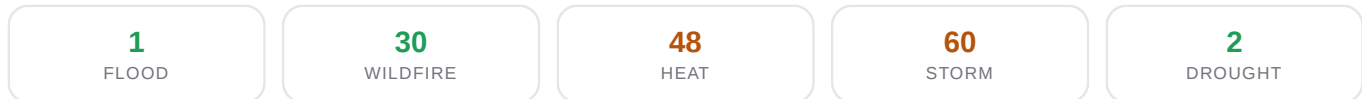
TAX & ASSESSMENT

Property Tax	\$2,146 (2025)
Assessed Value	\$111,600
Previous Assessed	\$104,000
Assessor Market Value	\$223,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.60
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2012	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	7.6 mi
Roscommon Middle School	Middle	5–7	7.9 mi
Roscommon Elementary School	Elementary	PK–4	8.2 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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