

Residential (General/Single)

RESIDENTIAL

104 JOY DR

ROSCOMMON, MI 48653

\$916,063

TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,277 ft²

LIVING AREA

0.24 ac

LOT SIZE

2002

YEAR BUILT

VALUATION

\$916K

\$852K low

\$981K high

Last Sale

\$820,000 · Sep 6, 2022

Est. Owner Equity

\$916,063

TAX & ASSESSMENT

Property Tax	\$12,965 (2025)
Assessed Value	\$387,500
Previous Assessed	\$348,500
Assessor Market Value	\$775,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

35 FLOOD	23 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2022	Quitclaim	Quit Claim Transfer			
Aug 31, 2022	Resale	Warranty Deed	\$820,000	\$360	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.5 mi
Roscommon Middle School	Middle	5–7	6.8 mi
Roscommon Elementary School	Elementary	PK–4	7.1 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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