

Residential (General/Single)

RESIDENTIAL

531 FOREST AVE

ROSCOMMON, MI 48653

\$535,497 TopHap Estimate · \$496 / ft² · confidence 88 · as of Jul 14, 2026

1

BATHS

1,080 ft²

LIVING AREA

0.16 ac

LOT SIZE

VALUATION

\$535K

\$471K low

\$600K high

Last Sale

\$270,000 · Jul 3, 2014

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$8,541 (2025)
Assessed Value	\$357,400
Previous Assessed	\$343,400
Assessor Market Value	\$714,800

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.16
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

35 FLOOD	5 WILDFIRE	48 HEAT	62 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	\$/FT ²	LOAN
Jun 9, 2017	Quitclaim	Quit Claim Transfer			
May 16, 2013	Financing	Intrafamily Transfer			
May 2, 2013	Financing	Intrafamily Transfer			
Apr 9, 2013	Financing	Intrafamily Transfer			
Aug 9, 2005	Financing	Intrafamily Transfer			\$233K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.0 mi
Roscommon Middle School	Middle	5–7	6.2 mi
Roscommon Elementary School	Elementary	PK–4	6.4 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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