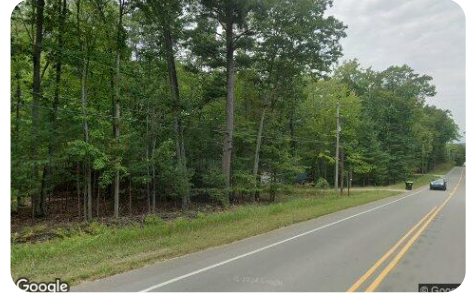


Single Family Residence **RESIDENTIAL**

512 BOUCHER ST

ROSCOMMON, MI 48653

\$374,668 TopHap Estimate · \$250 / ft² · confidence 90 · as of Jul 14, 2026



1
BATHS

1,500 ft²
LIVING AREA

0.77 ac
LOT SIZE

2003
YEAR BUILT

VALUATION

\$375K

\$338K low

\$412K high

Last Sale

\$148,000 · Apr 27, 2017

Est. Owner Equity

\$86,668

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$2,264 (2025)
Assessed Value	\$201,900
Previous Assessed	\$174,700
Assessor Market Value	\$403,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.77
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	47 HEAT	59 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
Jun 3, 2026	Financing	Mortgage			\$288K
Mar 2, 2023	Quitclaim	Quit Claim Transfer			\$50K
May 10, 2022	Quitclaim	Quit Claim Transfer			
Apr 24, 2017	Resale	Warranty Deed	\$148,000	\$99	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.3 mi
Roscommon Middle School	Middle	5–7	6.6 mi
Roscommon Elementary School	Elementary	PK–4	6.9 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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