

Residential (General/Single)

RESIDENTIAL

206 RIDGEWOOD DR

ROSCOMMON, MI 48653

\$243,917 TopHap Estimate · \$208 / ft² · confidence 94 · as of Jul 14, 2026



1

BATHS

1,170 ft²

LIVING AREA

0.41 ac

LOT SIZE

2001

YEAR BUILT

VALUATION

\$244K

\$230K low

\$258K high

Last Sale

\$220,000 · Aug 17, 2022

Est. Owner Equity

\$78,917

Loan-to-Value

61%

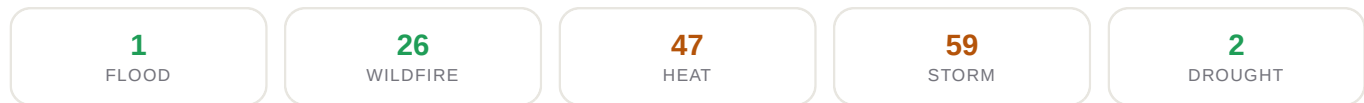
TAX & ASSESSMENT

Property Tax	\$3,903 (2025)
Assessed Value	\$120,500
Previous Assessed	\$107,900
Assessor Market Value	\$241,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.41
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2022	Resale	Warranty Deed	\$220,000	\$188	\$165K
Dec 8, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.4 mi
Roscommon Middle School	Middle	5–7	6.7 mi
Roscommon Elementary School	Elementary	PK–4	7.0 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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