

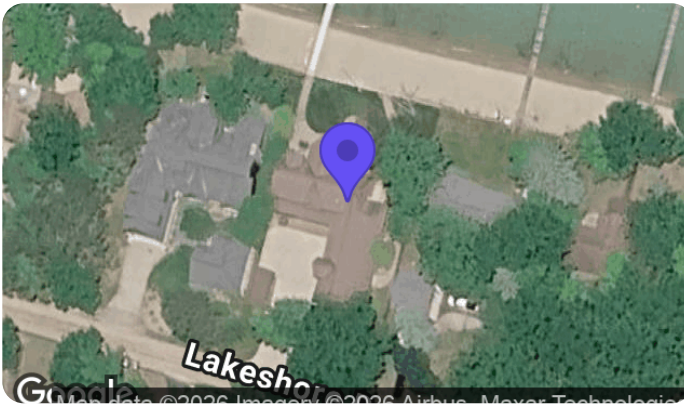
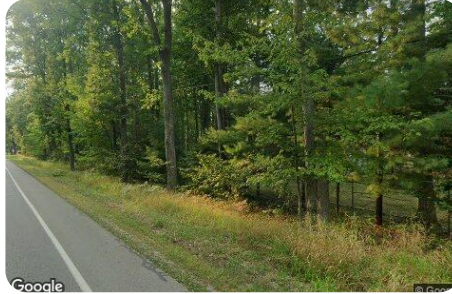
Residential (General/Single)

RESIDENTIAL

116 LAKE SHORE DR

ROSCOMMON, MI 48653

\$3,382,811 TopHap Estimate · \$626 / ft² · confidence 86 · as of Jul 14, 2026



3

BATHS

5,400 ft²

LIVING AREA

0.44 ac

LOT SIZE

2007

YEAR BUILT

VALUATION

\$3.4M

\$2.9M low

\$3.9M high

Last Sale

\$3,000,000 · Sep 9, 2024

Est. Owner Equity

\$3,382,811

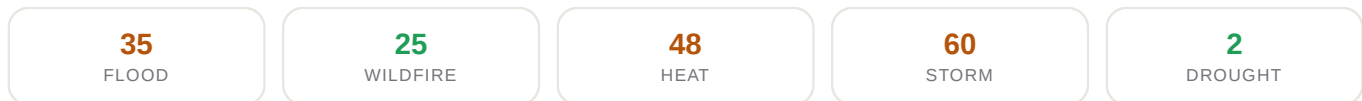
TAX & ASSESSMENT

Property Tax	\$52,574 (2025)
Assessed Value	\$1,255,700
Previous Assessed	\$1,213,000
Assessor Market Value	\$2,511,400

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.44
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



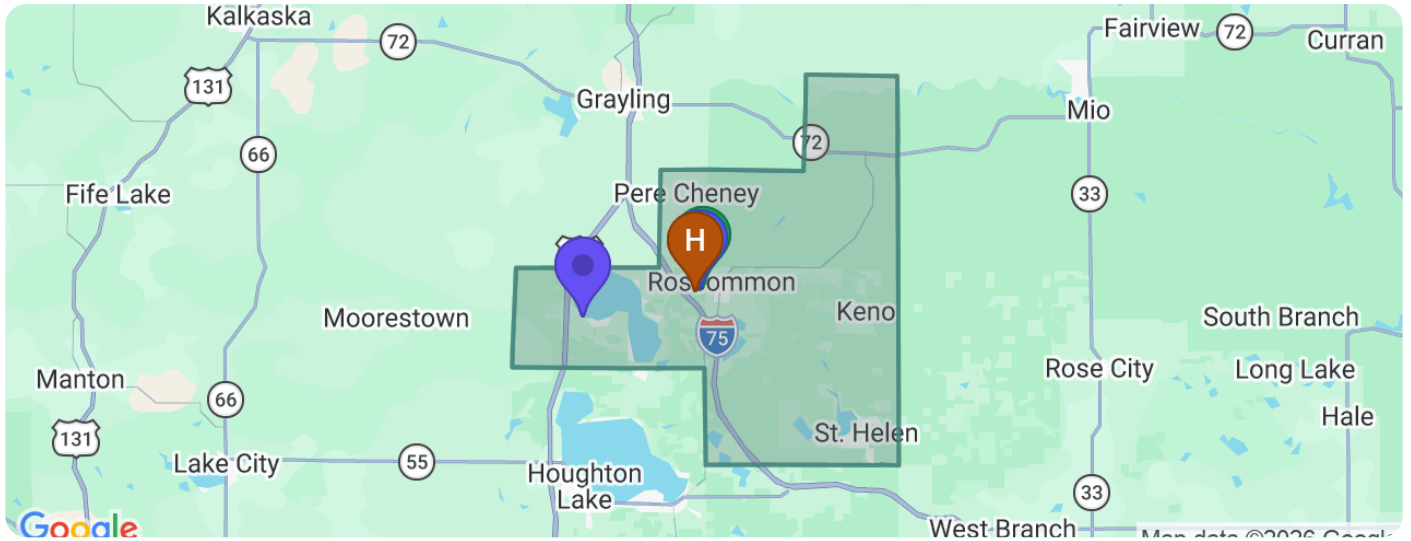
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2024	Resale	Warranty Deed	\$3,000,000	\$556	
Mar 24, 2022	Quitclaim	Quit Claim Transfer			\$500K
Aug 8, 2007	Resale	Warranty Deed	\$670,000	\$124	\$536K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	7.2 mi
Roscommon Middle School	Middle	5–7	7.5 mi
Roscommon Elementary School	Elementary	PK–4	7.8 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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