

Single Family Residence

RESIDENTIAL

404 BEECHWOOD DR

ROSCOMMON, MI 48653

\$185,967 TopHap Estimate · \$191 / ft² · confidence 92 · as of Jul 14, 2026

1

BATHS

975 ft²

LIVING AREA

0.23 ac

LOT SIZE

1996

YEAR BUILT

VALUATION

\$186K

\$171K low

\$201K high

Est. Owner Equity

\$185,967

TAX & ASSESSMENT

Property Tax	\$1,063 (2025)
Assessed Value	\$88,000
Previous Assessed	\$77,400
Assessor Market Value	\$176,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.23

Pool

No

CLIMATE RISK

1

FLOOD

29

WILDFIRE

48

HEAT

60

STORM

2

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	7.1 mi
Roscommon Middle School	Middle	5–7	7.4 mi
Roscommon Elementary School	Elementary	PK–4	7.7 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied