

Residential (General/Single)

RESIDENTIAL

806 BEECHWOOD DR

ROSCOMMON, MI 48653

\$266,210 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026

2

BATHS

1,248 ft²

LIVING AREA

0.57 ac

LOT SIZE

1996

YEAR BUILT

VALUATION

\$266K

\$254K low

\$278K high

Last Sale

\$50,000 · May 30, 2012

Est. Owner Equity

\$266,210

TAX & ASSESSMENT

Property Tax	\$2,637 (2025)
Assessed Value	\$125,900
Previous Assessed	\$110,600
Assessor Market Value	\$251,800

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.57
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	28 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2012	Resale	Warranty Deed	\$50,000	\$40	
May 15, 2012	Financing	Intrafamily Transfer			
Apr 30, 2012	Resale	Warranty Deed	\$50,000	\$40	
Nov 8, 2005	Resale	Warranty Deed	\$125,000	\$100	\$113K

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

OWNERSHIP

Occupancy	Absentee owner
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