

Residential (General/Single)

RESIDENTIAL

# 809 MOONCREST DR

ROSCOMMON, MI 48653

**\$367,599**

TopHap Estimate · \$341 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026

**1**

BATHS

**1,078 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**1973**

YEAR BUILT

## VALUATION

**\$368K**

\$315K low

\$420K high

Last Sale

**\$326,000 · Sep 24, 2024**

Est. Owner Equity

**\$367,599**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,710 (2025)</b> |
| Assessed Value        | <b>\$145,000</b>      |
| Previous Assessed     | <b>\$127,700</b>      |
| Assessor Market Value | <b>\$290,000</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.69                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 27<br>WILDFIRE | 48<br>HEAT | 60<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Apr 23, 2026 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Sep 19, 2024 | Resale    | Warranty Deed       | \$326,000 | \$302              | \$261K |
| Feb 23, 2022 | Resale    | Warranty Deed       | \$250,000 | \$232              |        |
| Aug 16, 2019 | Resale    | Warranty Deed       | \$145,000 | \$135              | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 7.0 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 7.3 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 7.6 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|