

Residential (General/Single)

RESIDENTIAL

# 419 SCOUT DR

ROSCOMMON, MI 48653

**\$229,612** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**975 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1997**

YEAR BUILT

## VALUATION

**\$230K**

\$211K low

\$248K high

Last Sale

\$76,000 · Apr 1, 2013

Est. Owner Equity

\$165,012

Loan-to-Value

33%

## TAX & ASSESSMENT

Property Tax

\$2,096 (2025)

Assessed Value

\$103,100

Previous Assessed

\$91,800

Assessor Market Value

\$206,200

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.23                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 28<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  |
|--------------|-----------|----------------------|----------|--------------------|-------|
| Mar 23, 2013 | Resale    | Warranty Deed        | \$76,000 | \$78               | \$65K |
| Oct 4, 2011  | Financing | Intrafamily Transfer |          |                    |       |
| Jul 19, 2006 | Resale    | Warranty Deed        | \$94,000 | \$96               |       |

## 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|