

Residential (General/Single)

**RESIDENTIAL**

# 305 GOLFVIEW DR

ROSCOMMON, MI 48653

**\$272,458**

TopHap Estimate · \$218 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**1,248 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

## VALUATION

**\$272K**

**\$249K low**

**\$296K high**

Last Sale

**\$258,900 · Jul 8, 2022**

Est. Owner Equity

**\$78,283**

Loan-to-Value

**62%**

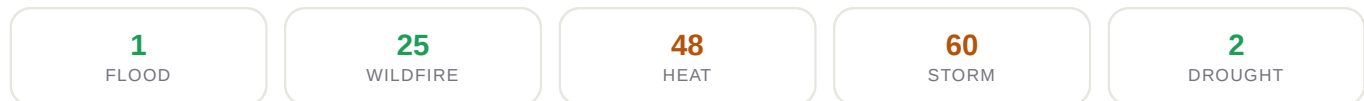
## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,346 (2025)</b> |
| Assessed Value        | <b>\$133,500</b>      |
| Previous Assessed     | <b>\$120,100</b>      |
| Assessor Market Value | <b>\$267,000</b>      |

## PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| Style         | <b>Ranch</b>                        |
| County        | <b>ROSCOMMON</b>                    |
| Lot (acres)   | <b>0.17</b>                         |
| Pool          | <b>No</b>                           |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|---------------------|-----------|--------|--------|
| <b>Jul 8, 2022</b>  | Resale    | Warranty Deed       | \$258,900 | \$207  | \$194K |
| <b>Jun 8, 2021</b>  | Quitclaim | Quit Claim Transfer |           |        |        |
| <b>Jun 8, 2021</b>  | Quitclaim | Quit Claim Transfer |           |        | \$143K |
| <b>Feb 14, 2019</b> | Quitclaim | Quit Claim Transfer |           |        |        |
| <b>Nov 15, 2017</b> | Resale    | Warranty Deed       | \$112,000 | \$90   | \$81K  |
| <b>Oct 8, 2011</b>  | Resale    | Warranty Deed       | \$70,000  | \$56   | \$56K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Roscommon High School</b>       | High       | 7–12   | 6.7 mi   |
| <b>Roscommon Middle School</b>     | Middle     | 5–7    | 7.0 mi   |
| <b>Roscommon Elementary School</b> | Elementary | PK–4   | 7.3 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> |
|-----------|-----------------------|