

Residential (General/Single) **RESIDENTIAL**

## 209 CHESTNUT RD

ROSCOMMON, MI 48653

**\$240,938** TopHap Estimate · \$193 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**1**

BATHS

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

LIVING AREA

**0.17 ac**

LOT SIZE

**1973**

YEAR BUILT

### VALUATION

**\$241K**

\$222K low

\$260K high

Est. Owner Equity

**\$240,938**

### TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,042 (2025)</b> |
| Assessed Value        | <b>\$108,900</b>      |
| Previous Assessed     | <b>\$94,400</b>       |
| Assessor Market Value | <b>\$217,800</b>      |

### PROPERTY FACTS

|               |                                     |
|---------------|-------------------------------------|
| Property Type | <b>Residential (General/Single)</b> |
| Style         | <b>Ranch</b>                        |
| County        | <b>ROSCOMMON</b>                    |

|             |                                  |
|-------------|----------------------------------|
| Lot (acres) | 0.17                             |
| Heating     | Forced Air With Air Conditioning |
| Pool        | No                               |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 25<br>WILDFIRE | 48<br>HEAT | 60<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 6.8 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 7.1 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 7.4 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<br>CRIME INDEX | 91<br>AIR POLLUTION | 8,693<br>POPULATION | \$67K<br>MEDIAN IN-COME | 43°F<br>AVG TEMP | 50%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|