

Residential (General/Single)

RESIDENTIAL

116 BALSAM RD

ROSCOMMON, MI 48653

\$208,297 TopHap Estimate · \$271 / ft² · confidence 90 · as of Jul 14, 2026

2

BEDS

1

BATHS

768 ft²

LIVING AREA

0.23 ac

LOT SIZE

1973

YEAR BUILT

VALUATION

\$208K

\$187K low

\$230K high

Est. Owner Equity

\$208,297

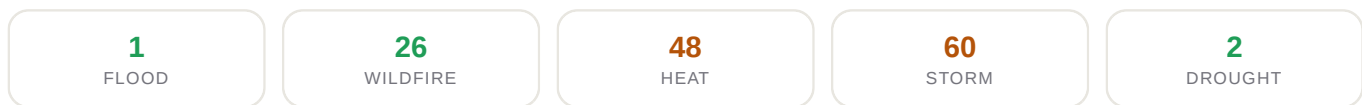
TAX & ASSESSMENT

Property Tax	\$1,930 (2025)
Assessed Value	\$99,900
Previous Assessed	\$85,800
Assessor Market Value	\$199,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2008	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.9 mi
Roscommon Middle School	Middle	5–7	7.2 mi
Roscommon Elementary School	Elementary	PK–4	7.5 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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