

Residential (General/Single)

**RESIDENTIAL**

# 304 WINTER JASMINE LN

ROSCOMMON, MI 48653

**\$269,174** TopHap Estimate · \$230 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,170 ft<sup>2</sup>**

LIVING AREA

**1.36 ac**

LOT SIZE

**2000**

YEAR BUILT

## VALUATION

**\$269K**

\$252K low

\$287K high

Last Sale

**\$176,000 · Aug 11, 2022**

Est. Owner Equity

**\$269,174**

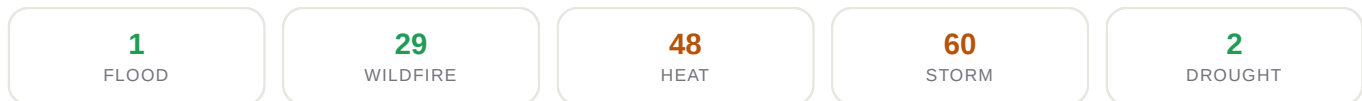
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,392 (2025) |
| Assessed Value        | \$139,800      |
| Previous Assessed     | \$126,700      |
| Assessor Market Value | \$279,600      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 1.36                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Apr 21, 2023 | Financing | Warranty Deed |           |        |        |
| Aug 10, 2022 | Resale    | Warranty Deed | \$176,000 | \$150  | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 6.8 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 7.2 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

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