

Residential (General/Single)

**RESIDENTIAL**

# 117 CHARLES ST

ROSCOMMON, MI 48653

**\$141,330** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**1**

BATHS

**480 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1956**

YEAR BUILT

## VALUATION

**\$141K**

**\$124K low**

**\$159K high**

Est. Owner Equity

**\$141,330**

## TAX & ASSESSMENT

Property Tax

**\$854 (2025)**

Assessed Value

**\$36,000**

|                       |          |
|-----------------------|----------|
| Previous Assessed     | \$32,300 |
| Assessor Market Value | \$72,000 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.12                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 39<br>FLOOD | 23<br>WILDFIRE | 47<br>HEAT | 59<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   | 6.4 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 6.7 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 7.0 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> |
|-----------|-----------------------|