

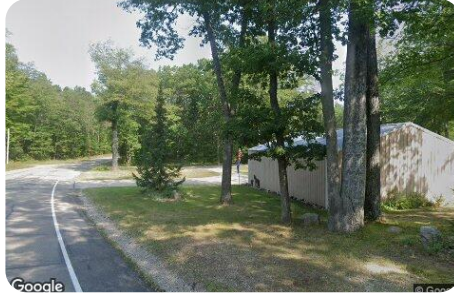
Single Family Residence

RESIDENTIAL

449 NORIC DR

ROSCOMMON, MI 48653

\$249,358 TopHap Estimate · \$142 / ft² · confidence 88 · as of Jul 14, 2026



1

BATHS

1,752 ft²

LIVING AREA

1.3 ac

LOT SIZE

1970

YEAR BUILT

VALUATION

\$249K

\$220K low

\$279K high

Last Sale

\$237,777 · Sep 9, 2025

Est. Owner Equity

\$28,315

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$881 (2025)
Assessed Value	\$160,500
Previous Assessed	\$144,200
Assessor Market Value	\$321,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	1.30
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2025	Resale	Warranty Deed	\$237,777	\$136	\$221K
Mar 7, 2025	Quitclaim	Quit Claim Transfer			
May 5, 2017	Financing	Intrafamily Transfer			\$75K
Jun 13, 2016	Resale	Warranty Deed	\$125,000	\$71	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	7.7 mi
Roscommon Middle School	Middle	5–7	8.0 mi
Roscommon Elementary School	Elementary	PK–4	8.3 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

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	Owner occupied
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