

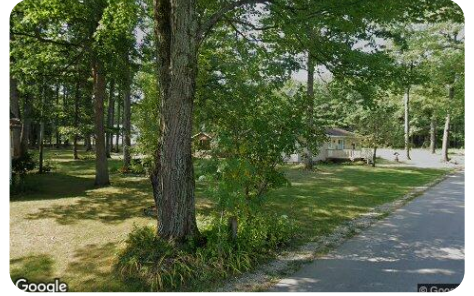
Single Family Residence

RESIDENTIAL

445 NORIC DR

ROSCOMMON, MI 48653

\$526,336 TopHap Estimate · \$93 / ft² · confidence 87 · as of Jul 14, 2026



1

BATHS

5,656 ft²

LIVING AREA

0.37 ac

LOT SIZE

1970

YEAR BUILT

VALUATION

\$526K

\$459K low

\$593K high

Est. Owner Equity

\$451,336

Loan-to-Value

14%

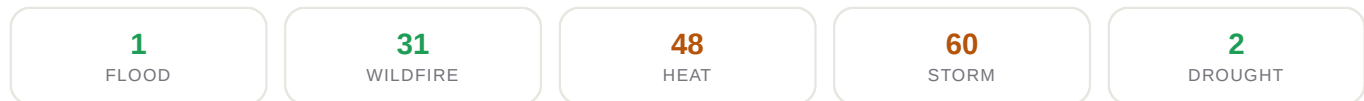
TAX & ASSESSMENT

Property Tax	\$2,993 (2025)
Assessed Value	\$357,300
Previous Assessed	\$314,600
Assessor Market Value	\$714,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.37
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



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

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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