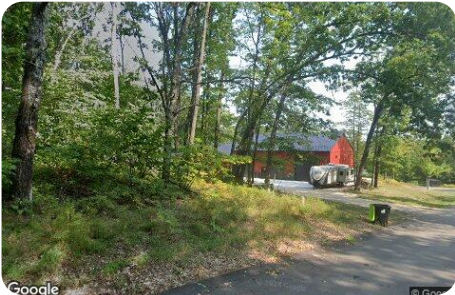


Residential - Vacant Land **RESIDENTIAL**

210 CINDY AVE
ROSCOMMON, MI 48653



0.6 ac
LOT SIZE

VALUATION

Last Sale **\$23,000 · Oct 17, 2024**

TAX & ASSESSMENT

Property Tax	\$406 (2025)
Assessed Value	\$6,900
Previous Assessed	\$4,500
Assessor Market Value	\$13,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	0.60
Pool	No

CLIMATE RISK

1 FLOOD	30 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
------------	----------------	------------	-------------	--------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 11, 2024	Resale	Warranty Deed	\$23,000		
Jun 20, 2024	Quitclaim	Quit Claim Transfer			
Aug 12, 2021	Resale	Warranty Deed	\$12,000		
Sep 27, 2017	Quitclaim	Quit Claim Transfer	\$4,000		
Sep 1, 2004	Resale	Land Contract	\$20,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	7.8 mi
Roscommon Middle School	Middle	5–7	8.1 mi
Roscommon Elementary School	Elementary	PK–4	8.4 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

118 CRIME INDEX	91 AIR POLLUTION	8,693 POPULATION	\$67K MEDIAN IN-COME	43°F AVG TEMP	50% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------