

Residential (General/Single)

RESIDENTIAL

446 NORIC DR

ROSCOMMON, MI 48653

\$247,530 TopHap Estimate · \$198 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,248 ft²

LIVING AREA

0.22 ac

LOT SIZE

1997

YEAR BUILT

VALUATION

\$248K

\$226K low

\$269K high

Last Sale

\$93,000 · Aug 3, 2017

Est. Owner Equity

\$202,530

Loan-to-Value

20%

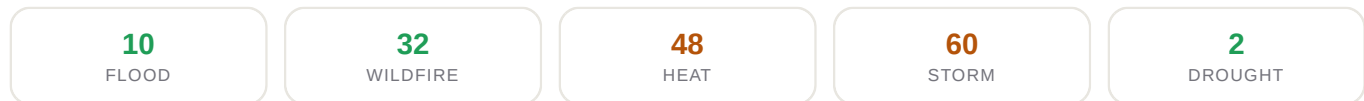
TAX & ASSESSMENT

Property Tax	\$2,442 (2025)
Assessed Value	\$117,800
Previous Assessed	\$106,000
Assessor Market Value	\$235,600

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2017	Resale	Warranty Deed	\$93,000	\$75	\$45K
Apr 29, 2016	Resale	Warranty Deed	\$84,900	\$68	\$66K

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	Absentee owner
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