

Residential (General/Single)

RESIDENTIAL

435 PRESIDENTS BLVD

ROSCOMMON, MI 48653

\$162,490 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



1

BATHS

520 ft²

LIVING AREA

0.12 ac

LOT SIZE

1957

YEAR BUILT

VALUATION

\$162K

\$154K low

\$171K high

Last Sale

\$45,000 · Nov 10, 2011

Est. Owner Equity

\$121,990

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$884 (2025)
Assessed Value	\$40,600
Previous Assessed	\$36,400
Assessor Market Value	\$81,200

PROPERTY FACTS

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

CLIMATE RISK

39 FLOOD	23 WILDFIRE	47 HEAT	59 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
Nov 4, 2011	Resale	Warranty Deed	\$45,000	\$87	\$41K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.1 mi
Roscommon Middle School	Middle	5–7	6.5 mi
Roscommon Elementary School	Elementary	PK–4	6.7 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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