

Residential (General/Single)

RESIDENTIAL

428 FERN ST

ROSCOMMON, MI 48653

\$80,124 TopHap Estimate · \$111 / ft² · confidence 82 · as of Jul 14, 2026



1

BATHS

720 ft²

LIVING AREA

0.12 ac

LOT SIZE

1950

YEAR BUILT

VALUATION

\$80K

\$65K low

\$95K high

Last Sale

\$40,000 · Jun 30, 2026

Est. Owner Equity

\$80,124

TAX & ASSESSMENT

Property Tax	\$1,237 (2025)
Assessed Value	\$26,500
Previous Assessed	\$23,800
Assessor Market Value	\$53,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.12
Heating	Floor/Wall Furnace
Fireplace	Yes
Pool	No

CLIMATE RISK

1 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
Jun 23, 2026	Resale	Warranty Deed	\$40,000	\$56	
Aug 8, 2023	Resale	Warranty Deed	\$25,000	\$35	
Aug 8, 2023	Quitclaim	Quit Claim Transfer			
Feb 6, 2018	Quitclaim	Quit Claim Transfer	\$1,000	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.1 mi
Roscommon Middle School	Middle	5–7	6.4 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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