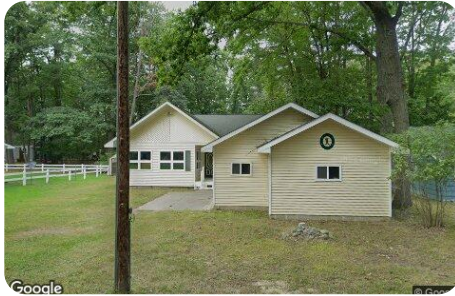


Residential (General/Single) **RESIDENTIAL**

313 FERN ST

ROSCOMMON, MI 48653

\$250,810 TopHap Estimate · \$226 / ft² · confidence 85 · as of Jul 14, 2026



1
BATHS

1,110 ft²
LIVING AREA

0.17 ac
LOT SIZE

VALUATION

\$251K

\$213K low

\$289K high

Last Sale

\$235,000 · Jun 13, 2025

Est. Owner Equity

\$82,060

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$2,253 (2025)
Assessed Value	\$67,100
Previous Assessed	\$60,200
Assessor Market Value	\$134,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.17
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	24 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 10, 2025	Resale	Warranty Deed	\$235,000	\$212	\$169K
May 27, 2022	Resale	Warranty Deed	\$200,000	\$180	\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.0 mi
Roscommon Middle School	Middle	5–7	6.3 mi
Roscommon Elementary School	Elementary	PK–4	6.6 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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