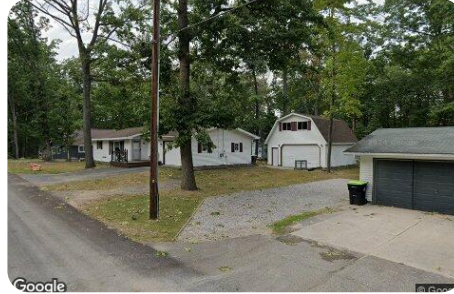


Residential (General/Single) **RESIDENTIAL**

# 324 PINGREE ST

ROSCOMMON, MI 48653

**\$174,665** TopHap Estimate · \$182 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**1**  
BATHS

**960 ft<sup>2</sup>**  
LIVING AREA

**0.2 ac**  
LOT SIZE

**1968**  
YEAR BUILT

## VALUATION

**\$175K**

\$144K low

\$206K high

Last Sale

**\$79,000 · Sep 13, 2019**

Est. Owner Equity

**\$80,915**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,150 (2025) |
| Assessed Value        | \$73,800       |
| Previous Assessed     | \$66,700       |
| Assessor Market Value | \$147,600      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Ranch                        |
| County        | ROSCOMMON                    |
| Lot (acres)   | 0.20                         |
| Fireplace     | Yes                          |
| Pool          | No                           |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 24<br>WILDFIRE | 47<br>HEAT | 59<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN  |
|-------------|-----------|----------------------|----------|--------|-------|
| Sep 6, 2019 | Resale    | Warranty Deed        | \$79,000 | \$82   | \$71K |
| Aug 3, 2017 | Financing | Intrafamily Transfer |          |        |       |

## 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

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

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

## OWNERSHIP

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