

Residential (General/Single)

RESIDENTIAL

305 PINGREE ST

ROSCOMMON, MI 48653

\$243,276 TopHap Estimate · \$176 / ft² · confidence 94 · as of Jul 14, 2026



1.5

BATHS

1,380 ft²

LIVING AREA

0.29 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$243K

\$230K low

\$257K high

Last Sale

\$205,000 · Jun 29, 2023

Est. Owner Equity

\$39,676

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,322 (2025)
Assessed Value	\$99,400
Previous Assessed	\$89,500
Assessor Market Value	\$198,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.29
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	25 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, 2023	Resale	Warranty Deed	\$205,000	\$149	\$154K
Jun 30, 2021	Resale	Warranty Deed	\$52,000	\$38	

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	Absentee owner
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