

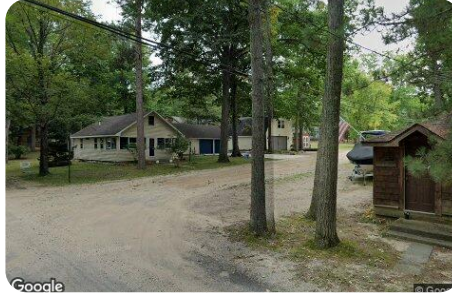
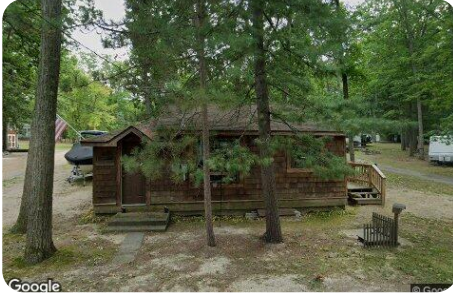
Residential (General/Single)

**RESIDENTIAL**

# 401 PINGREE ST

ROSCOMMON, MI 48653

**\$189,118** TopHap Estimate · \$408 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**1**

BATHS

**464 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1945**

YEAR BUILT

## VALUATION

**\$189K**

**\$146K low**

**\$232K high**

Last Sale

**\$165,000 · Nov 1, 2023**

Est. Owner Equity

**\$189,118**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,457 (2025) |
| Assessed Value        | \$61,700       |
| Previous Assessed     | \$54,000       |
| Assessor Market Value | \$123,400      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Ranch                        |
| County        | ROSCOMMON                    |
| Lot (acres)   | 0.12                         |
| Heating       | Floor/Wall Furnace           |
| 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 |
|--------------|-----------|----------------------|-----------|--------|------|
| Oct 28, 2023 | Resale    | Warranty Deed        | \$165,000 | \$356  |      |
| Apr 1, 2016  | Financing | Intrafamily Transfer |           |        |      |

## 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | <b>Absentee owner</b> |
|-----------|-----------------------|