

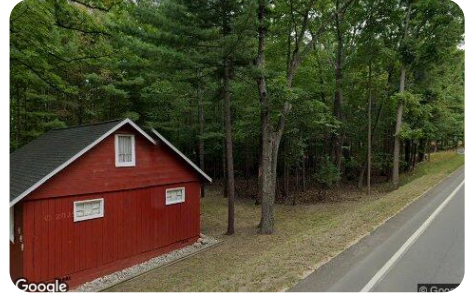
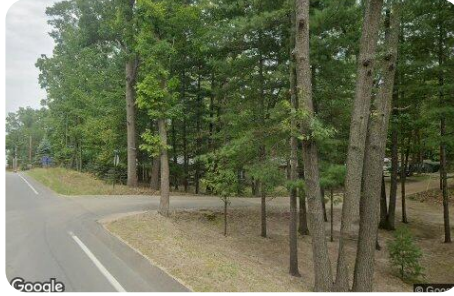
Residential (General/Single)

RESIDENTIAL

449 FINDLEY DR

ROSCOMMON, MI 48653

\$129,569 TopHap Estimate · \$206 / ft² · confidence 88 · as of Jul 14, 2026



1

BATHS

629 ft²

LIVING AREA

0.17 ac

LOT SIZE

VALUATION

\$130K

\$114K low

\$145K high

Est. Owner Equity

\$129,569

TAX & ASSESSMENT

Property Tax

\$831 (2025)

Assessed Value

\$43,000

Previous Assessed	\$38,400
Assessor Market Value	\$86,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.17
Heating	Space
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	\$/FT ²	LOAN
May 8, 2012	Financing	Intrafamily Transfer			
Jun 14, 2011	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.2 mi
Roscommon Middle School	Middle	5–7	6.5 mi
Roscommon Elementary School	Elementary	PK–4	6.8 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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