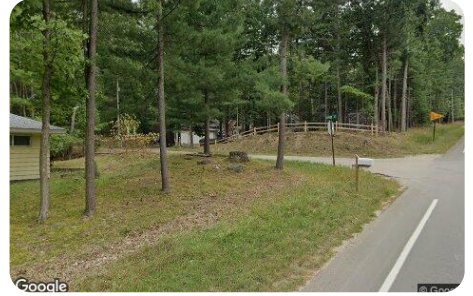


Residential (General/Single) **RESIDENTIAL**

408 CANTON ST

ROSCOMMON, MI 48653

\$116,934 TopHap Estimate · \$148 / ft² · confidence 85 · as of Jul 14, 2026



1

BATHS

792 ft²

LIVING AREA

0.17 ac

LOT SIZE

VALUATION

\$117K

\$99K low

\$135K high

Last Sale

\$50,000 · Aug 27, 2020

Est. Owner Equity

\$116,934

TAX & ASSESSMENT

Property Tax	\$837 (2025)
Assessed Value	\$45,900
Previous Assessed	\$40,800
Assessor Market Value	\$91,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.17
Heating	Floor/Wall Furnace
Pool	No

CLIMATE RISK

1 FLOOD	26 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
Mar 4, 2006	Resale	Land Contract	\$50,000	\$63	

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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