

Residential (General/Single)

RESIDENTIAL

# 326 CANTON ST

ROSCOMMON, MI 48653

**\$204,657** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 49 · as of Jul 14, 2026

**1**

BATHS

**1,128 ft<sup>2</sup>**

LIVING AREA

**0.57 ac**

LOT SIZE

## VALUATION

**\$205K**

\$101K low

\$308K high

Last Sale

**\$15,000 · Aug 7, 2020**

Est. Owner Equity

**\$204,657**

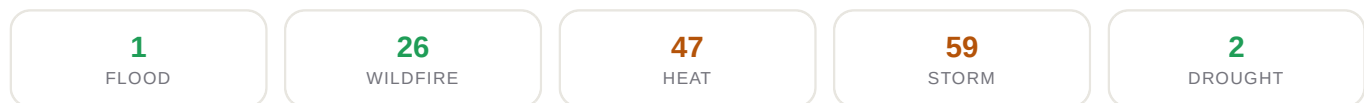
## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,352 (2025)</b> |
| Assessed Value        | <b>\$202,000</b>      |
| Previous Assessed     | <b>\$180,200</b>      |
| Assessor Market Value | <b>\$404,000</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.57                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT² | LOAN |
|-------------|-----------|---------------------|----------|--------|------|
| Aug 5, 2020 | Quitclaim | Quit Claim Transfer | \$15,000 | \$13   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 6.0 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-<br>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 |
|-----------|----------------|