

Residential (General/Single)

RESIDENTIAL

# 217 CANTON ST

ROSCOMMON, MI 48653

**\$170,471** TopHap Estimate · \$148 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**1**

BATHS

**1,152 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

## VALUATION

**\$170K**

\$163K low

\$178K high

Last Sale

**\$40,000 · Feb 7, 2019**

Est. Owner Equity

**\$170,471**

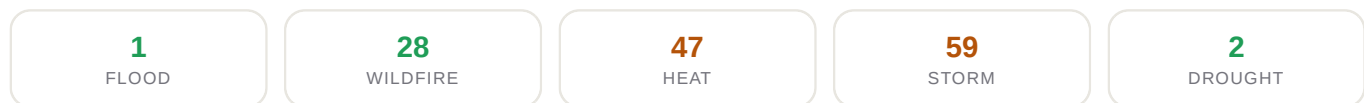
## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,373 (2025)</b> |
| Assessed Value        | <b>\$66,900</b>       |
| Previous Assessed     | <b>\$59,800</b>       |
| Assessor Market Value | <b>\$133,800</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.26                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN |
|--------------|--------|---------------|----------|--------|------|
| Nov 17, 2015 | Resale | Warranty Deed | \$40,000 | \$35   |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 5.9 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 6.3 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 6.5 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<br>CRIME INDEX | 91<br>AIR POLLUTION | 8,693<br>POPULATION | \$67K<br>MEDIAN IN-<br>COME | 43°F<br>AVG TEMP | 50%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-----------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|