

Residential (General/Single) **RESIDENTIAL**

438 BOUCHER ST

ROSCOMMON, MI 48653

\$123,301 TopHap Estimate · \$237 / ft² · confidence 86 · as of Jul 14, 2026



1

BATHS

520 ft²

LIVING AREA

0.17 ac

LOT SIZE

VALUATION

\$123K

\$107K low

\$140K high

Last Sale

\$100,000 · Mar 24, 2026

Est. Owner Equity

\$123,301

TAX & ASSESSMENT

Property Tax	\$1,203 (2025)
Assessed Value	\$39,600
Previous Assessed	\$35,200
Assessor Market Value	\$79,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.17
Heating	Space
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 20, 2026	Resale	Warranty Deed	\$100,000	\$192	
Aug 3, 2020	Quitclaim	Quit Claim 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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