

Residential (General/Single) **RESIDENTIAL**

418 BOUCHER ST

ROSCOMMON, MI 48653

\$185,767 TopHap Estimate · \$332 / ft² · confidence 95 · as of Jul 14, 2026



1

BATHS

560 ft²

LIVING AREA

0.17 ac

LOT SIZE

VALUATION

\$186K

\$177K low

\$194K high

Last Sale

\$180,000 · Jan 5, 2026

Est. Owner Equity

\$23,767

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$1,268 (2025)
Assessed Value	\$59,900
Previous Assessed	\$54,600
Assessor Market Value	\$119,800

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
May 23, 2019	Financing	Warranty Deed			

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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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