

Residential (General/Single) **RESIDENTIAL**

445 BOUCHER ST

ROSCOMMON, MI 48653

\$283,294 TopHap Estimate · \$192 / ft² · confidence 89 · as of Jul 14, 2026



1
BATHS

1,476 ft²
LIVING AREA

0.29 ac
LOT SIZE

2001
YEAR BUILT

VALUATION

\$283K

\$252K low

\$314K high

Last Sale

\$181,400 · Jul 17, 2020

Est. Owner Equity

\$283,294

TAX & ASSESSMENT

Property Tax	\$3,887 (2025)
Assessed Value	\$152,500
Previous Assessed	\$136,900
Assessor Market Value	\$305,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
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
Jul 17, 2020	Resale	Warranty Deed	\$181,400	\$123	
Aug 20, 2018	Resale	Warranty Deed	\$164,900	\$112	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.3 mi
Roscommon Middle School	Middle	5–7	6.6 mi
Roscommon Elementary School	Elementary	PK–4	6.9 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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