

Residential (General/Single)

RESIDENTIAL

7465 CAROL CT

ROSCOMMON, MI 48653

\$572,206 TopHap Estimate · \$322 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,776 ft²

LIVING AREA

0.97 ac

LOT SIZE

1999

YEAR BUILT

VALUATION

\$572K

\$530K low

\$615K high

Last Sale

\$222,000 · Jun 26, 2018

Est. Owner Equity

\$572,206

TAX & ASSESSMENT

Property Tax	\$7,561 (2025)
Assessed Value	\$334,400
Previous Assessed	\$297,900
Assessor Market Value	\$668,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.97
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

13 FLOOD	33 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
Jun 21, 2018	Resale	Warranty Deed	\$222,000	\$125	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.9 mi
Roscommon Middle School	Middle	5–7	7.2 mi
Roscommon Elementary School	Elementary	PK–4	7.5 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 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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