

Residential (General/Single)

RESIDENTIAL

6681 JOANN DR

ROSCOMMON, MI 48653

\$202,983

TopHap Estimate · \$217 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

936 ft²

LIVING AREA

0.41 ac

LOT SIZE

1989

YEAR BUILT

VALUATION

\$203K

\$187K low

\$219K high

Last Sale

\$79,900 · Jan 21, 2010

Est. Owner Equity

\$139,063

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,438 (2025)
Assessed Value	\$115,900
Previous Assessed	\$103,300
Assessor Market Value	\$231,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.41
Fireplace	Yes
Pool	No

CLIMATE RISK

10 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
Dec 28, 2009	Resale	Warranty Deed	\$79,900	\$85	\$64K
Mar 7, 2009	Resale	Warranty Deed	\$56,000	\$60	

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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