

Single Family Residence

RESIDENTIAL

1609 N ROSCOMMON RD

ROSCOMMON, MI 48653

\$140,629

TopHap Estimate · \$217 / ft² · confidence 73 · as of Jul 14, 2026



1

BATHS

648 ft²

LIVING AREA

2.5 ac

LOT SIZE

VALUATION

\$141K

\$103K low

\$179K high

Last Sale

\$66,900 · Aug 1, 2012

Est. Owner Equity

\$115,629

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$835 (2025)
Assessed Value	\$54,900
Previous Assessed	\$50,000
Assessor Market Value	\$109,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	2.50
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK

24 FLOOD	35 WILDFIRE	45 HEAT	53 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 24, 2012	Resale	Warranty Deed	\$66,900	\$103	\$66K
Apr 16, 2010	Resale	Land Contract	\$32,000	\$49	
Feb 21, 2007	Resale	Deed	\$18,000	\$28	
May 11, 2006	Quitclaim	Quit Claim Transfer			
Jan 13, 2006	Non-arms-length	Sheriffs Deed	\$74,942	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Houghton Lake Jr/Sr High School	Middle	7–12	7.1 mi
Collins Elementary School	Elementary	PK–6	7.1 mi

District: Houghton Lake Community 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	Owner occupied
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