

Residential - Vacant Land

RESIDENTIAL

1499 N ROSCOMMON RD

ROSCOMMON, MI 48653

\$99,458 TopHap Estimate · confidence 75 · as of Jul 14, 2026

23.22 ac

LOT SIZE

VALUATION

\$99K

\$74K low

\$125K high

Last Sale

\$28,000 · Jun 5, 2023

Est. Owner Equity

\$99,458

TAX & ASSESSMENT

Property Tax	\$560 (2025)
Assessed Value	\$31,800
Previous Assessed	\$24,400
Assessor Market Value	\$63,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	23.22
Pool	No

CLIMATE RISK

43 FLOOD	37 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	\$/FT ²	LOAN
Jun 1, 2023	Resale	Warranty Deed	\$28,000		
Nov 4, 2016	Resale	Warranty Deed	\$26,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Houghton Lake Jr/Sr High School	Middle	7–12	6.8 mi
Collins Elementary School	Elementary	PK–6	6.8 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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