

Single Family Residence **RESIDENTIAL**

1449 N ROSCOMMON RD

ROSCOMMON, MI 48653

\$298,246 TopHap Estimate · \$259 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,152 ft²
LIVING AREA

3 ac
LOT SIZE

2019
YEAR BUILT

VALUATION

\$298K

\$280K low

\$317K high

Last Sale

\$270,000 · Jul 6, 2023

Est. Owner Equity

\$21,418

Loan-to-Value

93%

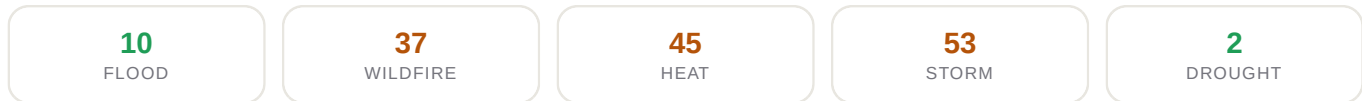
TAX & ASSESSMENT

Property Tax	\$180 (2025)
Assessed Value	\$133,000
Previous Assessed	\$117,200
Assessor Market Value	\$266,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	3.00
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2023	Resale	Warranty Deed	\$270,000	\$234	\$270K
Oct 18, 2019	Financing	Warranty Deed			
Jun 7, 2004	Quitclaim	Quit Claim Transfer	\$10,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Houghton Lake Jr/Sr High School	Middle	7–12	6.9 mi
Collins Elementary School	Elementary	PK–6	6.9 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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