

Residential - Vacant Land

RESIDENTIAL

403 N ROSCOMMON RD

ROSCOMMON, MI 48653

\$151,122 TopHap Estimate · confidence 76 · as of Jul 14, 2026



12.91 ac
LOT SIZE

VALUATION

\$151K

\$115K low

\$187K high

Last Sale

\$45,000 · Sep 18, 2018

Est. Owner Equity

\$136,425

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$415 (2025)
Assessed Value	\$26,500
Previous Assessed	\$25,000
Assessor Market Value	\$53,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	12.91
Pool	No

CLIMATE RISK

1 FLOOD	38 WILDFIRE	45 HEAT	54 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
Sep 14, 2018	Resale	Warranty Deed	\$45,000		
Dec 3, 2010	Resale	Warranty Deed	\$44,000		
Dec 27, 2010	Resale	Warranty Deed	\$56,000		
Jan 7, 2005	Resale	Warranty Deed	\$35,000		
Jan 10, 2005	Financing	Intrafamily Transfer			
Dec 17, 2004	Non-arms-length	Sheriffs Deed	\$133,217		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Houghton Lake Jr/Sr High School	Middle	7–12	6.2 mi
Collins Elementary School	Elementary	PK–6	6.3 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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