

Residential - Vacant Land **RESIDENTIAL**

HERITAGE WAY
ROSCOMMON, MI 48653



0.33 ac
LOT SIZE

VALUATION

Last Sale **\$278,900 · May 18, 2026**

TAX & ASSESSMENT

Property Tax	\$67 (2025)
Assessed Value	\$3,800
Previous Assessed	\$3,400
Assessor Market Value	\$7,600

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	ROSCOMMON
Lot (acres)	0.33
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	46 HEAT	56 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
May 11, 2026	Resale	Warranty Deed	\$278,900		
Jan 21, 2025	Resale	Warranty Deed	\$3,000		
Mar 22, 2018	Resale	Warranty Deed	\$3,000		
Oct 12, 2005	Financing	Intrafamily Transfer			
Jul 15, 2005	Resale	Warranty Deed	\$8,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collins Elementary School	Elementary	PK–6	8.2 mi
Houghton Lake Jr/Sr High School	Middle	7–12	8.3 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	Absentee owner
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