

Residential (General/Single)

RESIDENTIAL

# 326 SHEFFIELD DR

ROSCOMMON, MI 48653

**\$180,135** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**1**

BATHS

**1,104 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

## VALUATION

**\$180K**

\$164K low

\$197K high

Last Sale

**\$80,000 · Dec 20, 2016**

Est. Owner Equity

**\$116,135**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

Property Tax

**\$2,062 (2025)**

Assessed Value

**\$91,800**

Previous Assessed

**\$80,100**

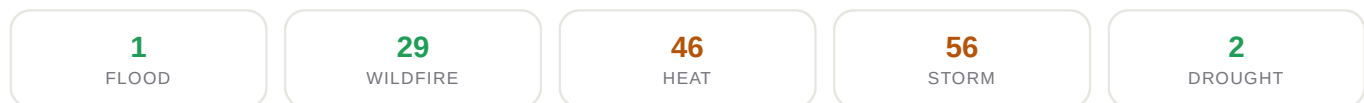
Assessor Market Value

**\$183,600**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.30                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT² | LOAN  |
|--------------|--------|---------------|----------|--------|-------|
| Dec 15, 2016 | Resale | Warranty Deed | \$80,000 | \$72   | \$64K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Collins Elementary School       | Elementary | PK–6   | 8.0 mi   |
| Houghton Lake Jr/Sr High School | Middle     | 7–12   | 8.1 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|