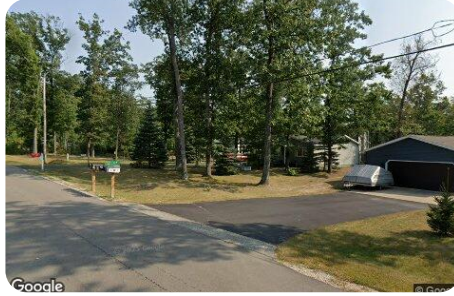


Single Family Residence **RESIDENTIAL**

117 VALENCIA DR

ROSCOMMON, MI 48653

\$232,698 TopHap Estimate · \$186 / ft² · confidence 88 · as of Jul 14, 2026



1
BATHS

1,248 ft²
LIVING AREA

0.29 ac
LOT SIZE

VALUATION

\$233K

\$205K low

\$261K high

Last Sale

\$218,000 · May 7, 2025

Est. Owner Equity

\$94,698

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$1,470 (2025)
Assessed Value	\$130,700
Previous Assessed	\$113,400
Assessor Market Value	\$261,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	29 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	\$/FT²	LOAN
Oct 10, 2023	Quitclaim	Quit Claim Transfer			
Jul 11, 2022	Quitclaim	Quit Claim Transfer			
Oct 19, 2020	Quitclaim	Quit Claim Transfer			
Mar 19, 2018	Resale	Deed	\$55,000	\$44	\$44K
Feb 1, 2017	Financing	Special Warranty Deed			
Jan 6, 2017	Non-arms-length	Sheriffs Deed	\$55,875	\$45	
May 26, 2010	Resale	Warranty Deed	\$86,900	\$70	
Jun 24, 2009	Financing	Intrafamily Transfer			

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

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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