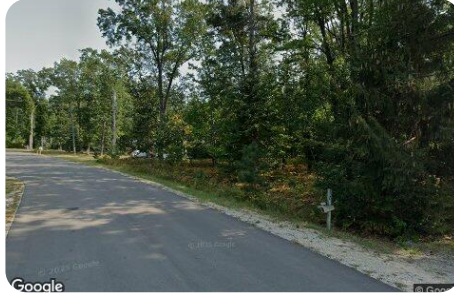
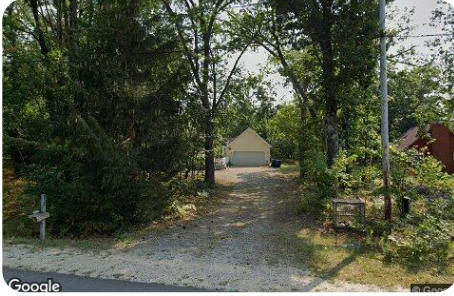


Residential (General/Single) **RESIDENTIAL**

203 VALENCIA DR

ROSCOMMON, MI 48653

\$198,262 TopHap Estimate · \$148 / ft² · confidence 91 · as of Jul 14, 2026



1

BATHS

1,344 ft²

LIVING AREA

0.31 ac

LOT SIZE

VALUATION

\$198K

\$181K low

\$216K high

Est. Owner Equity

\$198,262

TAX & ASSESSMENT

Property Tax

\$2,158 (2025)

Assessed Value

\$99,600

Previous Assessed	\$86,400
Assessor Market Value	\$199,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.31
Heating	Forced Air With Air Conditioning
Fireplace	Yes
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	\$/FT ²	LOAN
Nov 8, 2017	Quitclaim	Quit Claim 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	Absentee owner
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