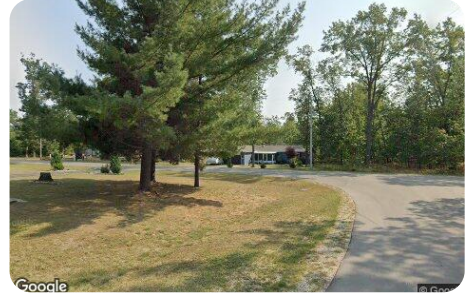


Single Family Residence **RESIDENTIAL**

116 VALENCIA DR

ROSCOMMON, MI 48653

\$191,924 TopHap Estimate · \$213 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

1
BATHS

900 ft²
LIVING AREA

0.34 ac
LOT SIZE

VALUATION

\$192K

\$173K low

\$211K high

Last Sale

\$165,000 · Apr 30, 2024

Est. Owner Equity

\$35,174

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,294 (2025)
Assessed Value	\$100,500
Previous Assessed	\$88,000
Assessor Market Value	\$201,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.34
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
Apr 29, 2024	Resale	Warranty Deed	\$165,000	\$183	\$157K
Oct 27, 2023	Resale	Warranty Deed	\$172,500	\$192	\$155K
Aug 24, 2023	Resale	Warranty Deed	\$158,500	\$176	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collins Elementary School	Elementary	PK–6	8.0 mi
Houghton Lake Jr/Sr High School	Middle	7–12	8.2 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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