

Single Family Residence **RESIDENTIAL**

417 DIVISION ST

ROSCOMMON, MI 48653

\$92,229 TopHap Estimate · \$82 / ft² · confidence 90 · as of Jul 14, 2026



1
BATHS

1,122 ft²
LIVING AREA

0.11 ac
LOT SIZE

VALUATION

\$92K

\$83K low

\$102K high

Last Sale

\$9,500 · Dec 20, 2011

Est. Owner Equity

\$92,229

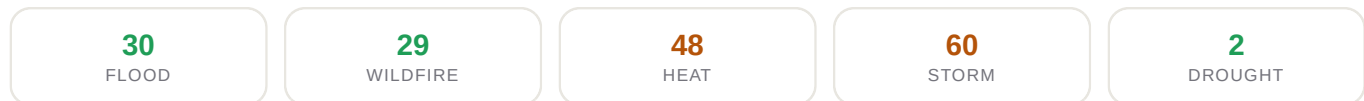
TAX & ASSESSMENT

Property Tax	\$697 (2025)
Assessed Value	\$26,400
Previous Assessed	\$23,000
Assessor Market Value	\$52,800

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.11
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 12, 2011	Resale	Deed	\$9,500	\$8	
Jul 13, 2011	Financing	Intrafamily Transfer			
Apr 29, 2011	Non-arms-length	Sheriffs Deed	\$48,655	\$43	
Dec 21, 2005	Resale	Deed	\$45,000	\$40	\$45K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	1.4 mi
Roscommon Middle School	Middle	5–7	1.6 mi
Roscommon High School	High	7–12	1.9 mi

District: Gerrish-Higgins 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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