

Residential (General/Single)

RESIDENTIAL

447 S MAIN ST

ROSCOMMON, MI 48653

\$50,102 TopHap Estimate · confidence 73 · as of Jul 14, 2026



1.21 ac
LOT SIZE

VALUATION

\$50K

\$36K low

\$64K high

Last Sale

\$16,000 · May 13, 2024

Est. Owner Equity

\$50,102

TAX & ASSESSMENT

Property Tax	\$3,818 (2025)
Assessed Value	\$86,600
Previous Assessed	\$74,800
Assessor Market Value	\$173,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	1.21
Pool	No

CLIMATE RISK

10 FLOOD	32 WILDFIRE	48 HEAT	60 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
May 7, 2024	Resale	Warranty Deed	\$16,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	1.6 mi
Roscommon Middle School	Middle	5–7	1.8 mi
Roscommon High School	High	7–12	2.1 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	Absentee owner
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