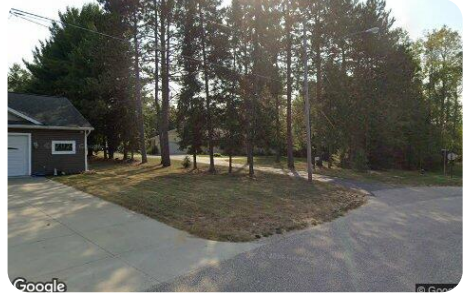


Single Family Residence **RESIDENTIAL**

316 DIVISION ST

ROSCOMMON, MI 48653

\$191,350 TopHap Estimate · \$130 / ft² · confidence 88 · as of Jul 14, 2026



2
BATHS

1,468 ft²
LIVING AREA

1 ac
LOT SIZE

1969
YEAR BUILT

VALUATION

\$191K

\$169K low

\$214K high

Last Sale

\$50,000 · Jan 8, 2009

Est. Owner Equity

\$102,850

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$1,687 (2025)
Assessed Value	\$87,600
Previous Assessed	\$77,900
Assessor Market Value	\$175,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	1.00
Pool	No

CLIMATE RISK

42 FLOOD	30 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
Feb 11, 2009	Financing	Intrafamily Transfer			
Jan 8, 2009	Resale	Warranty Deed	\$50,000	\$34	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	1.3 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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