

Single Family Residence **RESIDENTIAL**

407 DIVISION ST

ROSCOMMON, MI 48653

\$86,394 TopHap Estimate · \$138 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

625 ft²

LIVING AREA

0.41 ac

LOT SIZE

VALUATION

\$86K

\$80K low

\$93K high

Last Sale

\$65,000 · Oct 19, 2022

Est. Owner Equity

\$34,394

Loan-to-Value

50%

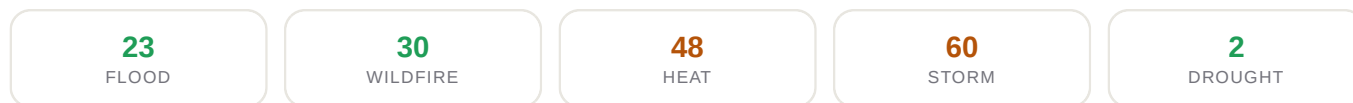
TAX & ASSESSMENT

Property Tax	\$886 (2025)
Assessed Value	\$28,100
Previous Assessed	\$24,400
Assessor Market Value	\$56,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.41
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
Oct 14, 2022	Resale	Warranty Deed	\$65,000	\$104	\$52K
Sep 21, 2012	Resale	Deed	\$14,350	\$23	
May 17, 2012	Quitclaim	Quit Claim Transfer	\$4,000	\$6	
May 1, 2012	Quitclaim	Quit Claim Transfer			
Apr 20, 2012	Financing	Sheriffs Deed			
Mar 2, 2010	Quitclaim	Quit Claim Transfer			
Oct 22, 2007	Quitclaim	Quit Claim Transfer			

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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