

Single Family Residence **RESIDENTIAL**

# 102 PINECREST DR

ROSCOMMON, MI 48653

**\$72,538** TopHap Estimate · \$108 / ft² · confidence 66 · as of Jul 14, 2026



**1**  
BATHS

**672 ft²**  
LIVING AREA

**0.51 ac**  
LOT SIZE

**1950**  
YEAR BUILT

## VALUATION

**\$73K**

\$48K low

\$97K high

Est. Owner Equity

**\$24,538**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$660 (2025) |
| Assessed Value        | \$17,900     |
| Previous Assessed     | \$16,000     |
| Assessor Market Value | \$35,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROSCOMMON               |
| Lot (acres)   | 0.51                    |
| Heating       | Floor/Wall Furnace      |
| Pool          | No                      |

## CLIMATE RISK

**38**  
FLOOD

**35**  
WILDFIRE

**48**  
HEAT

**60**  
STORM

**2**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.1 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 1.3 mi   |
| Roscommon High School       | High       | 7–12   | 1.5 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|