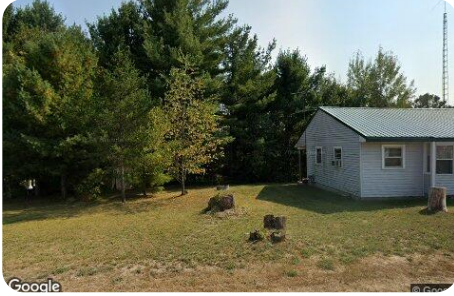


Single Family Residence **RESIDENTIAL**

# 110 OAK DR

ROSCOMMON, MI 48653

**\$105,786** TopHap Estimate · \$121 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1**

BATHS

**876 ft<sup>2</sup>**

LIVING AREA

**0.78 ac**

LOT SIZE

**1948**

YEAR BUILT

## VALUATION

**\$106K**

\$95K low

\$117K high

Last Sale

**\$53,560 · Jan 4, 2018**

Est. Owner Equity

**\$9,486**

Loan-to-Value

**107%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,082 (2025) |
| Assessed Value        | \$36,700       |
| Previous Assessed     | \$33,000       |
| Assessor Market Value | \$73,400       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.78                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 57<br>FLOOD | 35<br>WILDFIRE | 48<br>HEAT | 60<br>STORM | 2<br>DROUGHT |
|-------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|----------|--------------------|-------|
| Dec 29, 2017 | Resale | Warranty Deed | \$53,560 | \$61               | \$52K |
| Dec 29, 2017 | Resale | Warranty Deed | \$32,000 | \$37               |       |

## 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   | 1.6 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> |
|-----------|-----------------------|