

Residential (General/Single) **RESIDENTIAL**

# 134 PINECREST DR

ROSCOMMON, MI 48653

**\$95,012** TopHap Estimate · \$97 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1.5**

BATHS

**981 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1946**

YEAR BUILT

## VALUATION

**\$95K**

**\$85K low**

**\$105K high**

Last Sale

**\$48,000 · Dec 21, 2021**

Est. Owner Equity

**\$95,012**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,746 (2025) |
| Assessed Value        | \$39,700       |
| Previous Assessed     | \$35,200       |
| Assessor Market Value | \$79,400       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | ROSCOMMON                    |
| Lot (acres)   | 0.34                         |
| Pool          | No                           |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 23<br>FLOOD | 34<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 15, 2021 | Resale          | Warranty Deed       | \$48,000 | \$49               |      |
| Apr 11, 2013 | Quitclaim       | Quit Claim Transfer | \$3,000  | \$3                |      |
| Nov 30, 2011 | Quitclaim       | Quit Claim Transfer | \$5,000  | \$5                |      |
| Sep 27, 2011 | Quitclaim       | Quit Claim Transfer |          |                    |      |
| Feb 6, 2009  | Non-arms-length | Sheriffs Deed       | \$23,035 | \$23               |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.0 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 1.2 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>Absentee owner</b> |
|-----------|-----------------------|