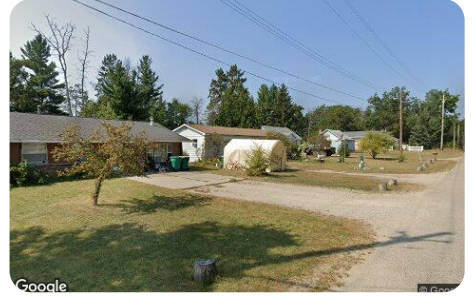


Residential (General/Single) **RESIDENTIAL**

115 PINECREST DR

ROSCOMMON, MI 48653

\$102,444 TopHap Estimate · \$68 / ft² · confidence 84 · as of Jul 14, 2026



1

BATHS

1,508 ft²

LIVING AREA

0.41 ac

LOT SIZE

VALUATION

\$102K

\$87K low

\$118K high

Last Sale

\$29,750 · Nov 21, 2011

Est. Owner Equity

\$78,644

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$1,215 (2025)
Assessed Value	\$36,000
Previous Assessed	\$31,800
Assessor Market Value	\$72,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.41
Pool	No

CLIMATE RISK

23 FLOOD	35 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
Nov 10, 2011	Resale	Deed	\$29,750	\$20	\$24K
Jan 7, 2011	Non-arms-length	Sheriffs Deed	\$54,157	\$36	

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	1.4 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	Absentee owner
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