

Single Family Residence **RESIDENTIAL**

212 TERRACE DR

ROSCOMMON, MI 48653

\$103,979 TopHap Estimate · \$132 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

788 ft²

LIVING AREA

0.17 ac

LOT SIZE

1953

YEAR BUILT

VALUATION

\$104K

\$95K low

\$113K high

Last Sale

\$100,000 · Jul 16, 2021

Est. Owner Equity

\$2,969

Loan-to-Value

70%

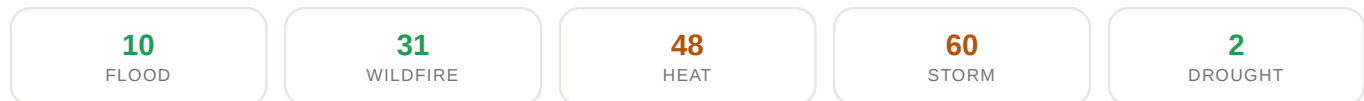
TAX & ASSESSMENT

Property Tax	\$1,193 (2025)
Assessed Value	\$42,800
Previous Assessed	\$38,300
Assessor Market Value	\$85,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.17
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 16, 2021	Resale	Warranty Deed	\$100,000	\$127	\$101K
Feb 24, 2020	Resale	Warranty Deed	\$68,000	\$86	\$69K
Oct 19, 2016	Resale	Warranty Deed	\$62,000	\$79	\$44K
Oct 1, 2012	Financing	Warranty Deed			
Apr 13, 2007	Resale	Warranty Deed	\$58,000	\$74	\$58K

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

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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