

Residential - Vacant Land **RESIDENTIAL**

**403 LAKE ST**  
ROSCOMMON, MI 48653

**\$97,669** TopHap Estimate · confidence 74 · as of Jul 14, 2026



**0.22 ac**  
LOT SIZE

**VALUATION**

**\$98K**

\$73K low

\$123K high

|                   |                        |
|-------------------|------------------------|
| Last Sale         | \$36,784 · Dec 3, 2021 |
| Est. Owner Equity | \$52,669               |
| Loan-to-Value     | 29%                    |

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$35 (2025) |
| Assessed Value        | \$1,300     |
| Previous Assessed     | \$1,300     |
| Assessor Market Value | \$2,600     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | ROSCOMMON                 |
| Lot (acres)   | 0.21                      |
| Pool          | No                        |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 55<br>FLOOD | 28<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   |
|--------------|--------|---------------|----------|--------------------|--------|
| Oct 30, 2008 | Resale | Warranty Deed | \$42,900 |                    | \$390K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.0 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> |
|-----------|-----------------------|