

Residential (General/Single)

RESIDENTIAL

# 606 BROOKS ST

ROSCOMMON, MI 48653

**\$103,673** TopHap Estimate · \$93 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,116 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

## VALUATION

**\$104K**

\$92K low

\$115K high

Last Sale

\$7,500 · May 17, 2011

Est. Owner Equity

**\$103,673**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,505 (2025)</b> |
| Assessed Value        | <b>\$31,700</b>       |
| Previous Assessed     | <b>\$28,400</b>       |
| Assessor Market Value | <b>\$63,400</b>       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.12                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 56<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    | \$/FT² | LOAN |
|--------------|-----------------|---------------------|----------|--------|------|
| Mar 5, 2024  | Quitclaim       | Quit Claim Transfer |          |        |      |
| May 22, 2019 | Quitclaim       | Quit Claim Transfer |          |        |      |
| May 10, 2011 | Quitclaim       | Quit Claim Transfer | \$7,500  | \$7    |      |
| Oct 28, 2010 | Resale          | Land Contract       | \$7,500  | \$7    |      |
| Nov 25, 2008 | Quitclaim       | Quit Claim Transfer |          |        |      |
| May 8, 2008  | Quitclaim       | Quit Claim Transfer |          |        |      |
| Apr 4, 2008  | Non-arms-length | Sheriffs Deed       | \$28,860 | \$26   |      |

## 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   | 1.7 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> |
|-----------|-----------------------|