

Residential (General/Single)

**RESIDENTIAL**

**306 S 5TH ST**

ROSCOMMON, MI 48653

**\$107,558** TopHap Estimate · \$75 / ft<sup>2</sup> · confidence 76 · as of Jul 14, 2026



**1**

BATHS

**1,426 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1900**

YEAR BUILT

**VALUATION**

**\$108K**

**\$82K low**

**\$133K high**

Last Sale

**\$35,000 · May 12, 2023**

Est. Owner Equity

**\$72,558**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,307 (2025) |
| Assessed Value        | \$32,800       |
| Previous Assessed     | \$28,700       |
| Assessor Market Value | \$65,600       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | ROSCOMMON                    |
| Lot (acres)   | 0.23                         |
| Pool          | No                           |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 48<br>FLOOD | 29<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 |
|--------------|-----------------|-----------------------|----------|--------------------|------|
| May 10, 2023 | Resale          | Warranty Deed         | \$35,000 | \$25               |      |
| Jun 12, 2018 | Financing       | Warranty Deed         |          |                    |      |
| Jan 21, 2011 | Resale          | Special Warranty Deed | \$13,700 | \$10               |      |
| Nov 26, 2010 | Resale          | Deed                  | \$12,500 | \$9                |      |
| Feb 5, 2010  | Non-arms-length | Sheriffs Deed         | \$24,950 | \$17               |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.3 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 1.6 mi   |
| Roscommon High School       | High       | 7–12   | 1.9 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> |
|-----------|-----------------------|