

Single Family Residence **RESIDENTIAL**

# 1444 ESTHER CT

ROSCOMMON, MI 48653

**\$516,491** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2.5**  
BATHS

**1,752 ft<sup>2</sup>**  
LIVING AREA

**0.45 ac**  
LOT SIZE

**2003**  
YEAR BUILT

## VALUATION

**\$516K**

\$446K low

\$587K high

Last Sale

**\$149,000 · Jun 1, 2009**

Est. Owner Equity

**\$456,491**

Loan-to-Value

**10%**

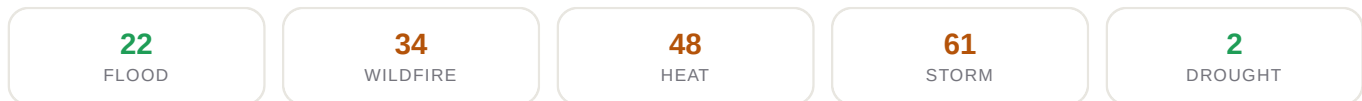
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,288 (2025) |
| Assessed Value        | \$322,200      |
| Previous Assessed     | \$277,100      |
| Assessor Market Value | \$644,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.45                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE        | TYPE            | DEED                | PRICE     | \$/FT² | LOAN |
|-------------|-----------------|---------------------|-----------|--------|------|
| May 5, 2009 | Resale          | Deed                | \$149,000 | \$85   |      |
| Jun 9, 2008 | Quitclaim       | Quit Claim Transfer |           |        |      |
| May 9, 2008 | Non-arms-length | Sheriffs Deed       | \$223,125 | \$127  |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.7 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 2.0 mi   |
| Roscommon High School       | High       | 7–12   | 2.3 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> |
|-----------|-----------------------|