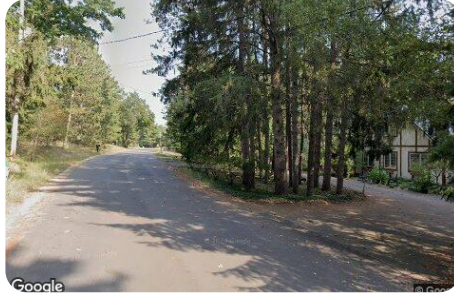


Residential (General/Single) **RESIDENTIAL**

# 1362 ESTHER CT

ROSCOMMON, MI 48653

**\$354,526** TopHap Estimate · \$180 / ft² · confidence 89 · as of Jul 14, 2026



**3.5**  
BATHS

**1,968 ft²**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**1996**  
YEAR BUILT

## VALUATION

**\$355K**

\$316K low

\$393K high

Last Sale

**\$334,900 · Nov 4, 2025**

Est. Owner Equity

**\$124,526**

Loan-to-Value

**66%**

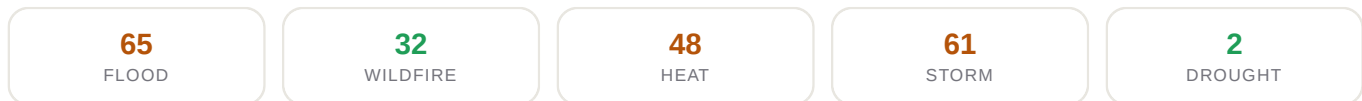
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,359 (2025) |
| Assessed Value        | \$167,500      |
| Previous Assessed     | \$222,000      |
| Assessor Market Value | \$335,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential (General/Single)     |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.50                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Oct 30, 2025 | Resale    | Warranty Deed       | \$334,900 | \$170  | \$230K |
| Jul 11, 2008 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 11, 2008 | Quitclaim | Quit Claim Transfer | \$1,000   | \$1    |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon Elementary School | Elementary | PK–4   | 1.6 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 1.9 mi   |
| Roscommon High School       | High       | 7–12   | 2.2 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> |
|-----------|-----------------------|