

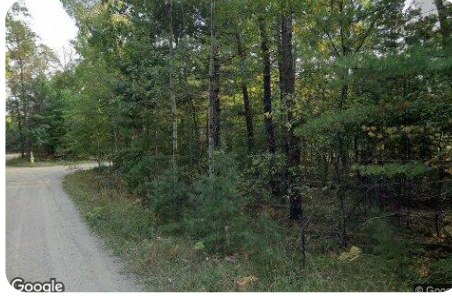
Single Family Residence

**RESIDENTIAL**

# 557 SOUTH ST

ROSCOMMON, MI 48653

**\$168,450** TopHap Estimate · \$90 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,866 ft<sup>2</sup>**

LIVING AREA

**1.2 ac**

LOT SIZE

## VALUATION

**\$168K**

**\$155K low**

**\$182K high**

Last Sale

**\$28,000 · Jul 13, 2012**

Est. Owner Equity

**\$168,450**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,306 (2025) |
| Assessed Value        | \$58,900       |
| Previous Assessed     | \$65,200       |
| Assessor Market Value | \$117,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROSCOMMON               |
| Lot (acres)   | 1.20                    |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |              |
|-------------|----------------|------------|-------------|--------------|
| 10<br>FLOOD | 33<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 |
|--------------|-----------------|---------------|----------|--------------------|------|
| Jul 11, 2012 | Resale          | Deed          | \$28,000 | \$15               |      |
| Dec 9, 2011  | Non-arms-length | Sheriffs Deed | \$71,302 | \$38               |      |
| Apr 3, 2009  | Resale          | Land Contract | \$69,900 | \$37               |      |

## 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   | 2.1 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> |
|-----------|-----------------------|