

Single Family Residence **RESIDENTIAL**

# 8343 DEVINS TRL

ROSCOMMON, MI 48653

**\$291,384** TopHap Estimate · \$304 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**960 ft<sup>2</sup>**

LIVING AREA

**6.24 ac**

LOT SIZE

**1999**

YEAR BUILT

## VALUATION

**\$291K**

\$264K low

\$318K high

Last Sale

\$69,000 · Sep 15, 2016

Est. Owner Equity

**\$241,384**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

Property Tax

**\$212 (2025)**

Assessed Value

**\$137,500**

Previous Assessed

**\$126,800**

Assessor Market Value

**\$275,000**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | ROSCOMMON                        |
| Lot (acres)   | 6.24                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 47<br>HEAT | 59<br>STORM | 2<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|----------------------|----------|--------|-------|
| May 7, 2026  | Financing | Mortgage             |          |        | \$50K |
| Aug 8, 2016  | Financing | Intrafamily Transfer |          |        | \$49K |
| Sep 12, 2016 | Resale    | Warranty Deed        | \$69,000 | \$72   |       |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roscommon High School       | High       | 7–12   | 6.1 mi   |
| Roscommon Middle School     | Middle     | 5–7    | 6.4 mi   |
| Roscommon Elementary School | Elementary | PK–4   | 6.7 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>Owner occupied</b> |
|-----------|-----------------------|