

Residential (General/Single)

RESIDENTIAL

100 BALSAM RD

ROSCOMMON, MI 48653

\$389,698

TopHap Estimate · \$375 / ft² · confidence 84 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,040 ft²

LIVING AREA

0.33 ac

LOT SIZE

1994

YEAR BUILT

VALUATION

\$390K

\$327K low

\$452K high

Est. Owner Equity

\$389,698

TAX & ASSESSMENT

Property Tax	\$3,537 (2025)
Assessed Value	\$202,500
Previous Assessed	\$177,400
Assessor Market Value	\$405,000

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.33
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	48 HEAT	60 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 27, 2023	Financing	Warranty Deed			
Feb 22, 2022	Quitclaim	Quit Claim Transfer			
Dec 13, 2018	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.9 mi
Roscommon Middle School	Middle	5–7	7.2 mi
Roscommon Elementary School	Elementary	PK–4	7.5 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

118 CRIME INDEX	91 AIR POLLUTION	8,693 POPULATION	\$67K MEDIAN IN-COME	43°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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