

Single Family Residence **RESIDENTIAL**

144 CANTON ST

ROSCOMMON, MI 48653

\$470,000 TopHap Estimate · \$234 / ft² · confidence 84 · as of Jul 14, 2026

1

BATHS

2,007 ft²

LIVING AREA

0.69 ac

LOT SIZE

1986

YEAR BUILT

VALUATION

\$470K

\$397K low

\$543K high

Est. Owner Equity

\$217,000

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,302 (2025)
Assessed Value	\$268,100
Previous Assessed	\$239,800
Assessor Market Value	\$536,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.69
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	29 WILDFIRE	47 HEAT	59 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2025	Quitclaim	Quit Claim Transfer			\$23K
Feb 6, 2025	Quitclaim	Quit Claim Transfer			
Apr 5, 2024	Quitclaim	Quit Claim Transfer			
Jan 25, 2024	Quitclaim	Quit Claim Transfer			\$230K
Jan 25, 2024	Quitclaim	Quit Claim Transfer			\$230K
Sep 22, 2020	Financing	Warranty Deed			
May 15, 2020	Resale	Warranty Deed	\$149,900	\$75	\$135K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.9 mi
Roscommon Middle School	Middle	5–7	6.2 mi
Roscommon Elementary School	Elementary	PK–4	6.5 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	Owner occupied
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