

Single Family Residence **RESIDENTIAL**

115 CANTON ST

ROSCOMMON, MI 48653

\$290,846 TopHap Estimate · \$222 / ft² · confidence 94 · as of Jul 14, 2026

1

BATHS

1,308 ft²

LIVING AREA

1.38 ac

LOT SIZE

1974

YEAR BUILT

VALUATION

\$291K

\$274K low

\$307K high

Est. Owner Equity

\$203,594

Loan-to-Value

42%

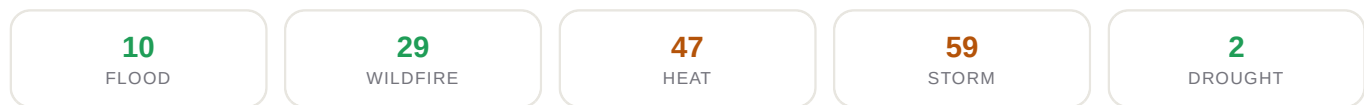
TAX & ASSESSMENT

Property Tax	\$2,386 (2025)
Assessed Value	\$138,400
Previous Assessed	\$124,600
Assessor Market Value	\$276,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	1.38
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 8, 2018	Resale	Warranty Deed	\$84,000	\$64	\$86K
Oct 5, 2016	Resale	Warranty Deed	\$75,000	\$57	
Oct 5, 2016	Quitclaim	Quit Claim Transfer			\$75K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	5.8 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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