

Residential (General/Single)

RESIDENTIAL

447 CANTON ST

ROSCOMMON, MI 48653

\$402,300 TopHap Estimate · \$162 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,483 ft²

LIVING AREA

0.63 ac

LOT SIZE

1989

YEAR BUILT

VALUATION

\$402K

\$363K low

\$442K high

Est. Owner Equity

\$402,300

TAX & ASSESSMENT

Property Tax

\$2,329 (2025)

Assessed Value

\$216,800

Previous Assessed	\$195,500
Assessor Market Value	\$433,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.63
Pool	No

CLIMATE RISK

1 FLOOD	26 WILDFIRE	47 HEAT	59 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	6.2 mi
Roscommon Middle School	Middle	5–7	6.5 mi
Roscommon Elementary School	Elementary	PK–4	6.8 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