

Single Family Residence

**RESIDENTIAL**

# 7866 ROCKCRESS DR

FREELAND, MI 48623

**\$295,103**

TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,340 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$295K**

\$266K low

\$324K high

Last Sale

**\$279,900 · Jun 17, 2025**

Est. Owner Equity

**\$29,198**

Loan-to-Value

**89%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,346 (2025) |
| Assessed Value        | \$133,700      |
| Previous Assessed     | \$133,500      |
| Assessor Market Value | \$267,400      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | SAGINAW                          |
| Lot (acres)   | 0.21                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

Porch · 120 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 6<br>WILDFIRE | 53<br>HEAT | 62<br>STORM | 13<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 28, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Jun 6, 2025  | Resale    | Warranty Deed        | \$279,900 | \$209  | \$266K |
| Jun 14, 2022 | Resale    | Warranty Deed        | \$241,051 | \$180  |        |
| Oct 25, 2019 | Resale    | Warranty Deed        | \$175,000 | \$131  | \$165K |
| Jul 25, 2013 | Resale    | Warranty Deed        | \$145,000 | \$108  | \$139K |
| Dec 21, 2011 | Resale    | Warranty Deed        | \$145,000 | \$108  | \$139K |
| Dec 13, 2007 | Quitclaim | Quit Claim Transfer  |           |        |        |
| Oct 1, 2007  | Quitclaim | Quit Claim Transfer  |           |        | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Freeland Learning Center          | Elementary | PK–1   | 1.2 mi   |
| Freeland Middle Schoolhigh School | Middle     | 6–12   | 1.7 mi   |

District: Freeland Community 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 48623

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>47</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>14,881</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|