

Single Family Residence **RESIDENTIAL**

1755 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$132,357 TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026

1

BATHS

672 ft²

LIVING AREA

6.63 ac

LOT SIZE

1950

YEAR BUILT

VALUATION

\$132K

\$126K low

\$139K high

Est. Owner Equity

\$132,357

TAX & ASSESSMENT

Property Tax	\$2,173 (2025)
Assessed Value	\$82,900
Previous Assessed	\$76,100
Assessor Market Value	\$165,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD

Lot (acres)	6.63
Heating	Space
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.4 mi
Roscommon Middle School	Middle	5–7	3.7 mi
Roscommon High School	High	7–12	4.0 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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