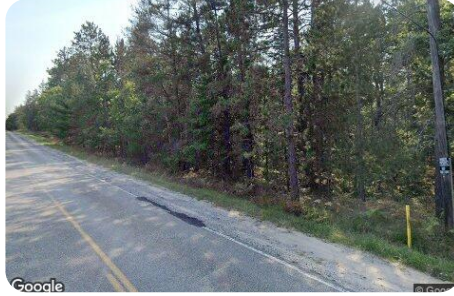


Single Family Residence **RESIDENTIAL**

1901 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$365,476 TopHap Estimate · \$173 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,112 ft²

LIVING AREA

19.83 ac

LOT SIZE

1988

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$365K

\$318K low

\$413K high

Est. Owner Equity

\$365,476

TAX & ASSESSMENT

Property Tax	\$3,678 (2025)
Assessed Value	\$199,000
Previous Assessed	\$164,700
Assessor Market Value	\$398,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	19.83
Heating	Hot Water
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.5 mi
Roscommon Middle School	Middle	5–7	3.8 mi
Roscommon High School	High	7–12	4.1 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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