

Single Family Residence **RESIDENTIAL**

1865 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$205,652 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,368 ft²
LIVING AREA

4 ac
LOT SIZE

1950
YEAR BUILT

4
PARKING

VALUATION

\$206K

\$192K low

\$219K high

Est. Owner Equity

\$205,652

TAX & ASSESSMENT

Property Tax	\$2,383 (2025)
Assessed Value	\$119,600
Previous Assessed	\$98,700
Assessor Market Value	\$239,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	4.00
Heating	Forced Air With Air Conditioning
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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