

Single Family Residence **RESIDENTIAL**

1849 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$150,261 TopHap Estimate · \$118 / ft² · confidence 94 · as of Jul 14, 2026

1

BATHS

1,271 ft²

LIVING AREA

0.34 ac

LOT SIZE

1950

YEAR BUILT

6

PARKING

VALUATION

\$150K

\$142K low

\$159K high

Last Sale

\$80,000 · Jul 24, 2014

Est. Owner Equity

\$150,261

TAX & ASSESSMENT

Property Tax	\$2,536 (2025)
Assessed Value	\$82,400
Previous Assessed	\$67,000
Assessor Market Value	\$164,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.34
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2018	Quitclaim	Quit Claim Transfer			
Jul 11, 2014	Resale	Warranty Deed	\$64,732	\$51	
Jul 2, 2014	Resale	Warranty Deed	\$80,000	\$63	

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	Absentee owner
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