

Single Family Residence **RESIDENTIAL**

1785 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$195,457 TopHap Estimate · \$164 / ft² · confidence 89 · as of Jul 14, 2026

1

BATHS

1,192 ft²

LIVING AREA

5.71 ac

LOT SIZE

1950

YEAR BUILT

2

PARKING

VALUATION

\$195K

\$174K low

\$217K high

Last Sale

\$2,935 · Apr 6, 2026

Est. Owner Equity

\$195,457

TAX & ASSESSMENT

Property Tax	\$1,835 (2025)
Assessed Value	\$98,200
Previous Assessed	\$87,500
Assessor Market Value	\$196,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	5.71
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 6, 2026	Resale	Foreclosure	\$2,935	\$2	
Apr 9, 2025	Foreclosure sale	Foreclosure	\$2,743	\$2	
Mar 1, 2025	Non-arms-length	Foreclosure	\$2,537	\$2	
Apr 5, 2024	Foreclosure sale	Foreclosure	\$2,666	\$2	
Mar 1, 2024	Non-arms-length	Foreclosure	\$2,370	\$2	
Aug 1, 2018	Quitclaim	Quit Claim Transfer			
Oct 5, 2017	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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