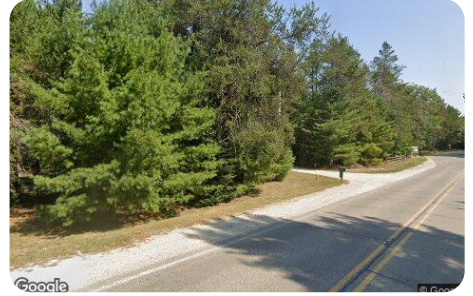


Single Family Residence **RESIDENTIAL**

1059 E RIVER RD

ROSCOMMON, MI 48653

\$271,842 TopHap Estimate · \$221 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,232 ft²

LIVING AREA

3.41 ac

LOT SIZE

2008

YEAR BUILT

7

PARKING

VALUATION

\$272K

\$245K low

\$299K high

Last Sale

\$18,000 · Sep 26, 2008

Est. Owner Equity

\$143,842

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$2,155 (2025)
Assessed Value	\$144,800
Previous Assessed	\$145,200
Assessor Market Value	\$289,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	3.41
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 26, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.0 mi
Roscommon Middle School	Middle	5–7	3.3 mi
Roscommon High School	High	7–12	3.6 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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