

Single Family Residence **RESIDENTIAL**

1161 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$157,893 TopHap Estimate · \$201 / ft² · confidence 91 · as of Jul 14, 2026

1

BATHS

784 ft²

LIVING AREA

0.73 ac

LOT SIZE

1990

YEAR BUILT

VALUATION

\$158K

\$144K low

\$171K high

Last Sale

\$55,000 · Aug 14, 2018

Est. Owner Equity

\$157,893

TAX & ASSESSMENT

Property Tax	\$1,161 (2025)
Assessed Value	\$61,200
Previous Assessed	\$52,900
Assessor Market Value	\$122,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.73
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

90 FLOOD	38 WILDFIRE	47 HEAT	62 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 22, 2018	Quitclaim	Quit Claim Transfer			
Aug 9, 2018	Resale	Warranty Deed	\$55,000	\$70	

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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