

Single Family Residence **RESIDENTIAL**

1171 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$216,994 TopHap Estimate · \$191 / ft² · confidence 93 · as of Jul 14, 2026

1.5

BATHS

1,134 ft²

LIVING AREA

0.66 ac

LOT SIZE

1974

YEAR BUILT

1

PARKING

VALUATION

\$217K

\$201K low

\$233K high

Last Sale

\$2,274 · Mar 10, 2026

Est. Owner Equity

\$216,994

TAX & ASSESSMENT

Property Tax	\$1,546 (2025)
Assessed Value	\$92,200
Previous Assessed	\$78,300
Assessor Market Value	\$184,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.66
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 1, 2026	Non-arms-length	Foreclosure	\$2,274	\$2	
Mar 9, 2026	Foreclosure sale	Foreclosure	\$2,489	\$2	
Mar 1, 2025	Non-arms-length	Foreclosure	\$2,187	\$2	
May 21, 2018	Resale	Warranty Deed	\$142,500	\$126	

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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