

Single Family Residence **RESIDENTIAL**

1201 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$268,307 TopHap Estimate · \$177 / ft² · confidence 90 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,512 ft²
LIVING AREA

0.74 ac
LOT SIZE

2003
YEAR BUILT

3
STORIES

2
PARKING

VALUATION

\$268K

\$241K low

\$295K high

Last Sale

\$350,000 · May 30, 2023

Est. Owner Equity

\$268,307

TAX & ASSESSMENT

Property Tax	\$3,887 (2025)
Assessed Value	\$172,100
Previous Assessed	\$140,100
Assessor Market Value	\$344,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.74
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2023	Resale	Warranty Deed	\$350,000	\$231	

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