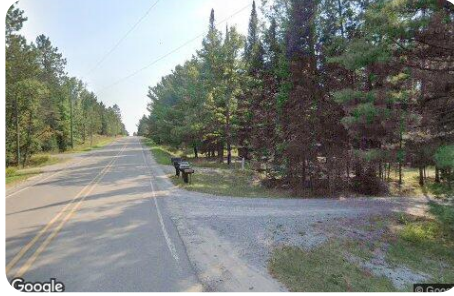


Single Family Residence **RESIDENTIAL**

# 1241 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

**\$170,064** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**858 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**3**

PARKING

## VALUATION

**\$170K**

**\$157K low**

**\$183K high**

Est. Owner Equity

**\$170,064**

## TAX & ASSESSMENT

Property Tax

**\$2,725 (2025)**

Assessed Value

**\$90,900**

|                       |           |
|-----------------------|-----------|
| Previous Assessed     | \$76,600  |
| Assessor Market Value | \$181,800 |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CRAWFORD                         |
| Lot (acres)   | 0.41                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

Occupancy

**Absentee owner**