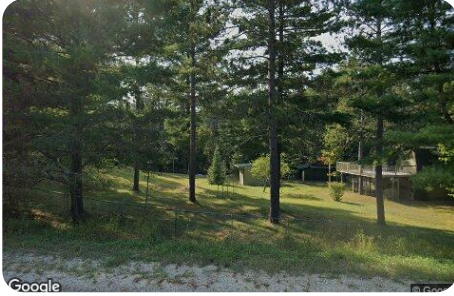


Single Family Residence **RESIDENTIAL**

# 1263 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

**\$204,329** TopHap Estimate · \$175 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1**  
BATHS

**1,170 ft<sup>2</sup>**  
LIVING AREA

**0.65 ac**  
LOT SIZE

**2**  
PARKING

## VALUATION

**\$204K**

\$191K low

\$218K high

Last Sale

**\$143,500 · Oct 4, 2002**

Est. Owner Equity

**\$204,329**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,490 (2025) |
| Assessed Value        | \$137,100      |
| Previous Assessed     | \$115,900      |
| Assessor Market Value | \$274,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | CRAWFORD                |
| Lot (acres)   | 0.65                    |
| Heating       | Hot Water               |
| 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 | <b>Absentee owner</b> |
|-----------|-----------------------|