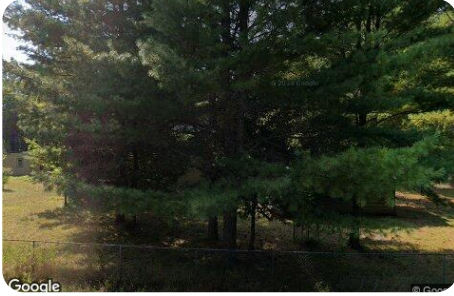


Single Family Residence **RESIDENTIAL**

1325 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$288,867 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,481 ft²

LIVING AREA

1 ac

LOT SIZE

1956

YEAR BUILT

5

STORIES

5

PARKING

VALUATION

\$289K

\$273K low

\$304K high

Last Sale

\$155,000 · Oct 7, 2020

Est. Owner Equity

\$164,867

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,357 (2025)
Assessed Value	\$166,400
Previous Assessed	\$137,300
Assessor Market Value	\$332,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	CRAWFORD
Lot (acres)	1.00
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2020	Resale	Warranty Deed	\$155,000	\$105	\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	3.1 mi
Roscommon Middle School	Middle	5–7	3.4 mi
Roscommon High School	High	7–12	3.7 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------