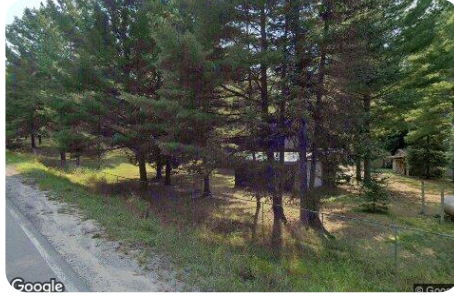
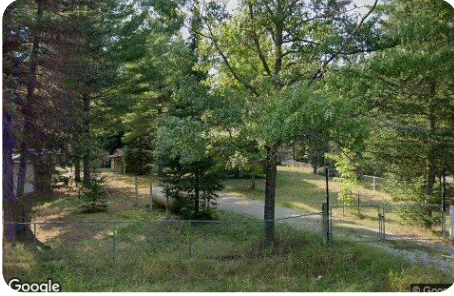


Single Family Residence **RESIDENTIAL**

1337 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$209,485 TopHap Estimate · \$144 / ft² · confidence 90 · as of Jul 14, 2026



3.5

BATHS

1,456 ft²

LIVING AREA

0.48 ac

LOT SIZE

1995

YEAR BUILT

7

PARKING

VALUATION

\$209K

\$188K low

\$231K high

Est. Owner Equity

\$209,485

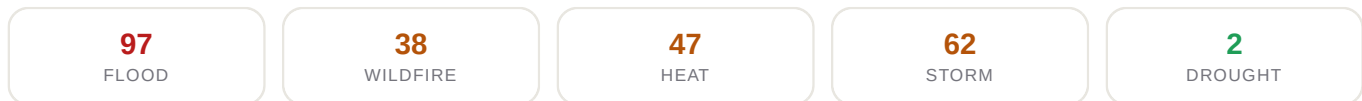
TAX & ASSESSMENT

Property Tax	\$1,991 (2025)
Assessed Value	\$114,900
Previous Assessed	\$98,200
Assessor Market Value	\$229,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.48
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 8, 2025	Quitclaim	Quit Claim Transfer			
Oct 29, 2015	Quitclaim	Quit Claim Transfer			

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	Owner occupied
-----------	-----------------------