

Single Family Residence **RESIDENTIAL**

1226 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$177,815 TopHap Estimate · \$71 / ft² · confidence 89 · as of Jul 14, 2026

1

BATHS

2,512 ft²

LIVING AREA

2.42 ac

LOT SIZE

1950

YEAR BUILT

5

STORIES

VALUATION

\$178K

\$158K low

\$197K high

Last Sale

\$40,000 · Sep 23, 2025

Est. Owner Equity

\$177,815

TAX & ASSESSMENT

Property Tax	\$1,378 (2025)
Assessed Value	\$79,700
Previous Assessed	\$79,700
Assessor Market Value	\$159,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	2.42
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2025	Resale	Warranty Deed	\$40,000	\$16	
Aug 25, 2023	Foreclosure sale	Foreclosure	\$1,881	\$1	
Mar 21, 2018	Resale	Deed	\$40,000	\$16	
Jan 25, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK-4	3.0 mi
Roscommon Middle School	Middle	5-7	3.2 mi
Roscommon High School	High	7-12	3.5 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
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