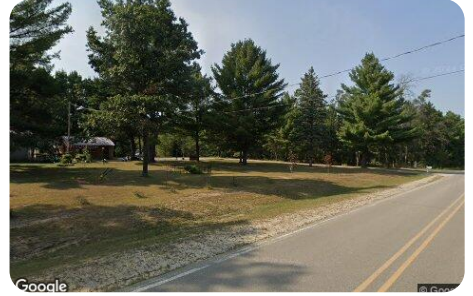


Single Family Residence **RESIDENTIAL**

1292 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$88,886 TopHap Estimate · \$83 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

1,068 ft²

LIVING AREA

2.12 ac

LOT SIZE

1

STORIES

VALUATION

\$89K

\$79K low

\$99K high

Last Sale

\$55,000 · Dec 14, 2007

Est. Owner Equity

\$88,886

TAX & ASSESSMENT

Property Tax	\$1,334 (2025)
Assessed Value	\$48,300
Previous Assessed	\$48,200
Assessor Market Value	\$96,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	2.12
Heating	Forced Air With Air Conditioning
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

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	Absentee owner
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