

Single Family Residence **RESIDENTIAL**

1322 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$33,841 TopHap Estimate · \$64 / ft² · confidence 84 · as of Jul 14, 2026



1

BATHS

528 ft²

LIVING AREA

0.78 ac

LOT SIZE

1960

YEAR BUILT

VALUATION

\$34K

\$28K low

\$39K high

Last Sale

\$19,000 · Nov 8, 2004

Est. Owner Equity

\$33,841

TAX & ASSESSMENT

Property Tax	\$443 (2025)
Assessed Value	\$11,500
Previous Assessed	\$11,300
Assessor Market Value	\$23,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Modular
County	CRAWFORD
Lot (acres)	0.78
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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