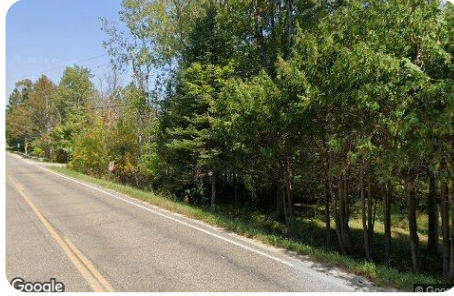


Single Family Residence **RESIDENTIAL**

1051 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$162,385 TopHap Estimate · \$188 / ft² · confidence 93 · as of Jul 14, 2026



1
BATHS

864 ft²
LIVING AREA

0.29 ac
LOT SIZE

1971
YEAR BUILT

VALUATION

\$162K

\$152K low

\$173K high

Est. Owner Equity

\$162,385

TAX & ASSESSMENT

Property Tax **\$2,027 (2025)**

Assessed Value **\$69,200**

Previous Assessed	\$58,000
Assessor Market Value	\$138,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.29
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 4, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	2.9 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	Absentee owner
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