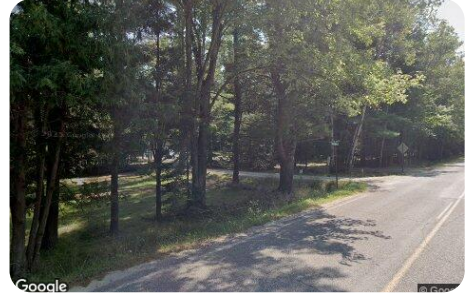


Single Family Residence **RESIDENTIAL**

1071 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$291,256 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



1

BATHS

1,504 ft²

LIVING AREA

0.23 ac

LOT SIZE

2000

YEAR BUILT

3

STORIES

4

PARKING

VALUATION

\$291K

\$265K low

\$318K high

Last Sale

\$29,000 · Sep 27, 1985

Est. Owner Equity

\$291,256

TAX & ASSESSMENT

Property Tax	\$3,109 (2025)
Assessed Value	\$160,800
Previous Assessed	\$128,700
Assessor Market Value	\$321,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 20, 2019	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	Owner occupied
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