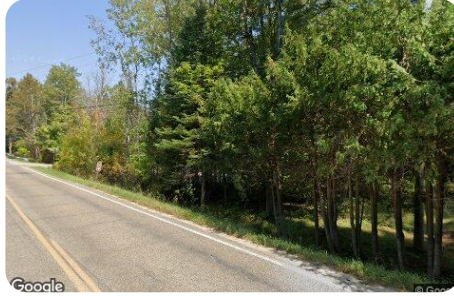


Single Family Residence **RESIDENTIAL**

1075 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$281,337 TopHap Estimate · \$195 / ft² · confidence 94 · as of Jul 14, 2026



1

BATHS

1,440 ft²

LIVING AREA

0.24 ac

LOT SIZE

2010

YEAR BUILT

3

STORIES

VALUATION

\$281K

\$266K low

\$297K high

Est. Owner Equity

\$281,337

TAX & ASSESSMENT

Property Tax	\$4,254 (2025)
Assessed Value	\$140,600
Previous Assessed	\$111,900
Assessor Market Value	\$281,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

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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