

Single Family Residence

RESIDENTIAL

1149 AUSABLE RIVER TRL

ROSCOMMON, MI 48653

\$225,322 TopHap Estimate · \$179 / ft² · confidence 90 · as of Jul 14, 2026

1.5

BATHS

1,260 ft²

LIVING AREA

1.3 ac

LOT SIZE

1955

YEAR BUILT

4

PARKING

VALUATION

\$225K

\$202K low

\$249K high

Last Sale

\$200,000 · Nov 23, 2007

Est. Owner Equity

\$225,322

TAX & ASSESSMENT

Property Tax	\$3,392 (2025)
Assessed Value	\$146,600
Previous Assessed	\$117,800
Assessor Market Value	\$293,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CRAWFORD
Lot (acres)	1.30
Heating	Forced Air With Air Conditioning
Fireplace	Yes
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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------