

Residential (General/Single)

RESIDENTIAL

231 RISING FAWN TRL

ROSCOMMON, MI 48653

\$299,296 TopHap Estimate · \$147 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

2,033 ft²

LIVING AREA

1.06 ac

LOT SIZE

1978

YEAR BUILT

VALUATION

\$299K

\$284K low

\$315K high

Last Sale

\$155,000 · Jan 4, 2021

Est. Owner Equity

\$175,296

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,707 (2025)
Assessed Value	\$151,200
Previous Assessed	\$137,100
Assessor Market Value	\$302,400

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Bi-Level
County	ROSCOMMON
Lot (acres)	1.06
Fireplace	Yes
Pool	No

CLIMATE RISK

1 FLOOD	22 WILDFIRE	47 HEAT	58 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 14, 2020	Resale	Warranty Deed	\$155,000	\$76	\$124K
Mar 24, 2017	Resale	Warranty Deed	\$105,000	\$52	\$89K
Oct 26, 2012	Resale	Land Contract	\$105,000	\$52	
Sep 27, 2012	Quitclaim	Quit Claim Transfer			
Sep 19, 2008	Resale	Land Contract	\$145,000	\$71	
Feb 24, 2005	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.3 mi
Roscommon Middle School	Middle	5–7	3.6 mi
Roscommon Elementary School	Elementary	PK–4	3.9 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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