

Single Family Residence

RESIDENTIAL

249 RISING FAWN TRL

ROSCOMMON, MI 48653

\$348,154 TopHap Estimate · \$140 / ft² · confidence 90 · as of Jul 14, 2026



2

BATHS

2,488 ft²

LIVING AREA

0.5 ac

LOT SIZE

1980

YEAR BUILT

VALUATION

\$348K

\$312K low

\$384K high

Last Sale

\$260,000 · Nov 10, 2021

Est. Owner Equity

\$140,154

Loan-to-Value

59%

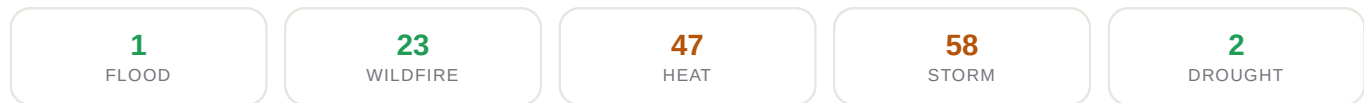
TAX & ASSESSMENT

Property Tax	\$2,998 (2025)
Assessed Value	\$177,600
Previous Assessed	\$160,100
Assessor Market Value	\$355,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.50
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2021	Resale	Warranty Deed	\$260,000	\$105	\$208K
May 29, 2018	Quitclaim	Quit Claim 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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