

Single Family Residence **RESIDENTIAL**

261 RISING FAWN TRL

ROSCOMMON, MI 48653

\$266,521 TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,324 ft²
LIVING AREA

0.63 ac
LOT SIZE

1996
YEAR BUILT

VALUATION

\$267K

\$247K low

\$286K high

Last Sale

\$118,800 · Aug 30, 2012

Est. Owner Equity

\$266,521

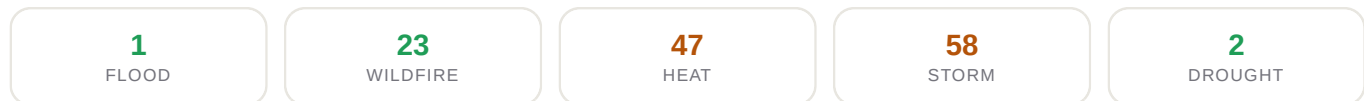
TAX & ASSESSMENT

Property Tax	\$1,797 (2025)
Assessed Value	\$143,800
Previous Assessed	\$129,900
Assessor Market Value	\$287,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.63
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2012	Resale	Warranty Deed	\$118,800	\$90	
Dec 10, 2007	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.2 mi
Roscommon Middle School	Middle	5–7	3.5 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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