

Residential (General/Single)

RESIDENTIAL

279 RISING FAWN TRL

ROSCOMMON, MI 48653

\$345,526 TopHap Estimate · \$233 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,486 ft²

LIVING AREA

0.43 ac

LOT SIZE

2003

YEAR BUILT

VALUATION

\$346K

\$321K low

\$370K high

Last Sale

\$330,000 · Sep 11, 2025

Est. Owner Equity

\$345,526

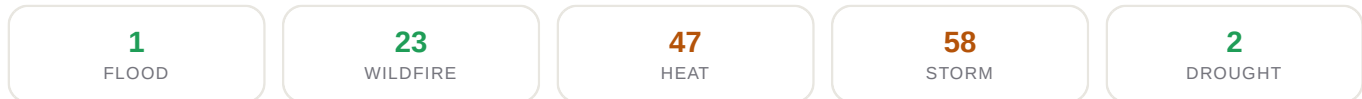
TAX & ASSESSMENT

Property Tax	\$1,913 (2025)
Assessed Value	\$169,200
Previous Assessed	\$153,700
Assessor Market Value	\$338,400

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.43
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 5, 2025	Resale	Warranty Deed	\$330,000	\$222	
Jan 21, 2010	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	Absentee owner
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