

Single Family Residence **RESIDENTIAL**

# 285 RISING FAWN TRL

ROSCOMMON, MI 48653

**\$288,017** TopHap Estimate · \$144 / ft² · confidence 91 · as of Jul 14, 2026



**2.5**  
BATHS

**2,002 ft²**  
LIVING AREA

**0.6 ac**  
LOT SIZE

**1978**  
YEAR BUILT

## VALUATION

**\$288K**

\$263K low

\$313K high

Last Sale

**\$155,000 · Oct 12, 2020**

Est. Owner Equity

**\$164,017**

Loan-to-Value

**48%**

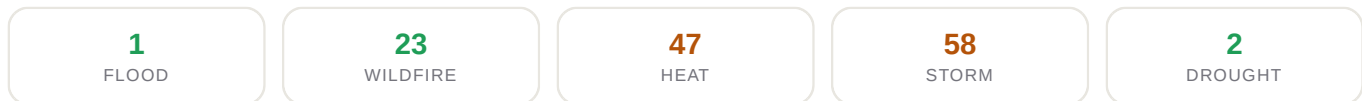
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,584 (2025) |
| Assessed Value        | \$167,600      |
| Previous Assessed     | \$150,500      |
| Assessor Market Value | \$335,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | ROSCOMMON                        |
| Lot (acres)   | 0.60                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK



## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 23, 2020 | Resale    | Warranty Deed        | \$155,000 | \$77   | \$124K |
| Jan 12, 2011 | Financing | Intrafamily Transfer |           |        |        |
| Jul 6, 2009  | Resale    | Warranty Deed        | \$98,000  | \$49   | \$101K |

## 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>91</b><br>AIR POLLUTION | <b>8,693</b><br>POPULATION | <b>\$67K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|