

Residential (General/Single)

RESIDENTIAL

272 RISING FAWN TRL

ROSCOMMON, MI 48653

\$189,247 TopHap Estimate · \$162 / ft² · confidence 68 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,170 ft²

LIVING AREA

0.64 ac

LOT SIZE

1972

YEAR BUILT

VALUATION

\$189K

\$128K low

\$251K high

Last Sale

\$69,200 · Mar 8, 2017

Est. Owner Equity

\$126,967

Loan-to-Value

32%

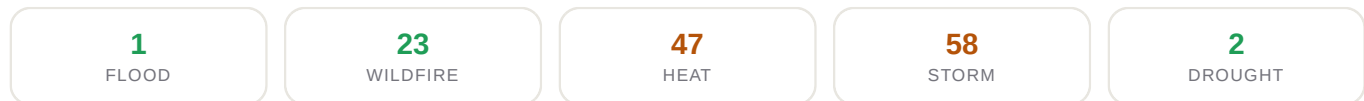
TAX & ASSESSMENT

Property Tax	\$2,841 (2025)
Assessed Value	\$101,700
Previous Assessed	\$91,600
Assessor Market Value	\$203,400

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.64
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2017	Resale	Warranty Deed	\$69,200	\$59	\$62K
Feb 24, 2017	Financing	Intrafamily Transfer			
Dec 7, 2012	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	Absentee owner
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