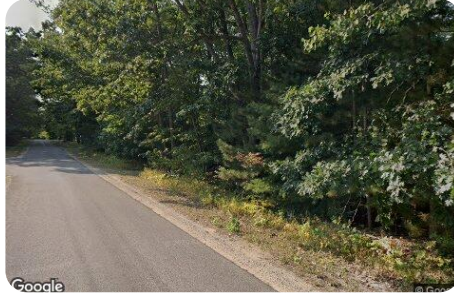


Single Family Residence **RESIDENTIAL**

266 RISING FAWN TRL

ROSCOMMON, MI 48653

\$276,383 TopHap Estimate · \$175 / ft² · confidence 91 · as of Jul 14, 2026



1.5

BATHS

1,580 ft²

LIVING AREA

0.6 ac

LOT SIZE

1993

YEAR BUILT

VALUATION

\$276K

\$253K low

\$300K high

Est. Owner Equity

\$27,633

Loan-to-Value

102%

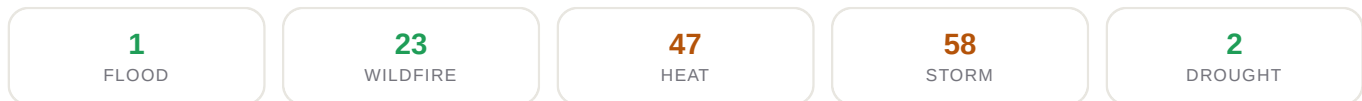
TAX & ASSESSMENT

Property Tax	\$1,977 (2025)
Assessed Value	\$149,700
Previous Assessed	\$134,600
Assessor Market Value	\$299,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.60
Fireplace	Yes
Pool	No

CLIMATE RISK



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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