

Residential (General/Single) **RESIDENTIAL**

242 RISING FAWN TRL

ROSCOMMON, MI 48653

\$298,200 TopHap Estimate · \$161 / ft² · confidence 91 · as of Jul 14, 2026



2
BATHS

1,856 ft²
LIVING AREA

0.65 ac
LOT SIZE

1983
YEAR BUILT

VALUATION

\$298K

\$270K low

\$326K high

Last Sale

\$120,000 · Nov 9, 2009

Est. Owner Equity

\$132,768

Loan-to-Value

63%

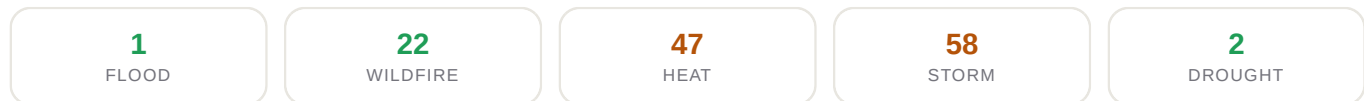
TAX & ASSESSMENT

Property Tax	\$2,959 (2025)
Assessed Value	\$162,800
Previous Assessed	\$145,000
Assessor Market Value	\$325,600

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ROSCOMMON
Lot (acres)	0.65
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2012	Financing	Correction Deed			\$69K
Apr 12, 2010	Financing	Intrafamily Transfer			
Aug 27, 2009	Resale	Warranty Deed	\$120,000	\$65	\$96K

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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