

Single Family Residence

RESIDENTIAL

212 RISING FAWN TRL

ROSCOMMON, MI 48653

\$250,215 TopHap Estimate · \$221 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,134 ft²

LIVING AREA

0.45 ac

LOT SIZE

1987

YEAR BUILT

VALUATION

\$250K

\$229K low

\$272K high

Last Sale

\$82,500 · Apr 16, 2014

Est. Owner Equity

\$100,215

Loan-to-Value

68%

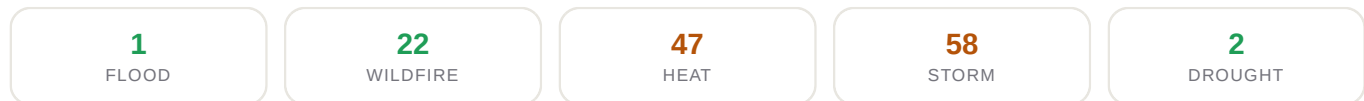
TAX & ASSESSMENT

Property Tax	\$1,915 (2025)
Assessed Value	\$128,400
Previous Assessed	\$116,000
Assessor Market Value	\$256,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	0.45
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2022	Quitclaim	Quit Claim Transfer			\$150K

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	4.0 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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