

Single Family Residence

RESIDENTIAL

206 RISING FAWN TRL

ROSCOMMON, MI 48653

\$253,224 TopHap Estimate · \$151 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,680 ft²

LIVING AREA

0.46 ac

LOT SIZE

1984

YEAR BUILT

VALUATION

\$253K

\$234K low

\$273K high

Last Sale

\$123,500 · Jan 9, 2018

Est. Owner Equity

\$47,689

Loan-to-Value

81%

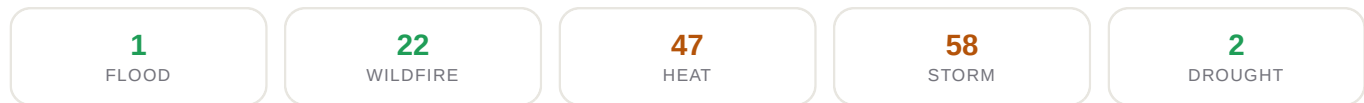
TAX & ASSESSMENT

Property Tax	\$2,039 (2025)
Assessed Value	\$143,100
Previous Assessed	\$128,500
Assessor Market Value	\$286,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ROSCOMMON
Lot (acres)	0.46
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2018	Financing	Intrafamily Transfer			
Jan 3, 2018	Resale	Warranty Deed	\$123,500	\$74	\$124K
Dec 14, 2016	Resale	Warranty Deed	\$76,000	\$45	
May 31, 2006	Resale	Warranty Deed	\$128,000	\$76	\$122K

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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