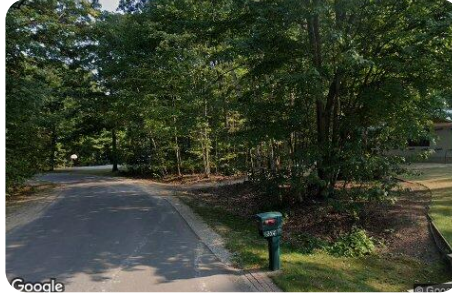


Single Family Residence **RESIDENTIAL**

254 RISING FAWN TRL

ROSCOMMON, MI 48653

\$393,983 TopHap Estimate · \$237 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,665 ft²
LIVING AREA

1.04 ac
LOT SIZE

1993
YEAR BUILT

VALUATION

\$394K

\$342K low

\$446K high

Est. Owner Equity

\$393,983

TAX & ASSESSMENT

Property Tax	\$2,201 (2025)
Assessed Value	\$228,000
Previous Assessed	\$151,700
Assessor Market Value	\$456,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	1.04
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	23 WILDFIRE	47 HEAT	58 STORM	2 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2025	Quitclaim	Quit Claim Transfer			

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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