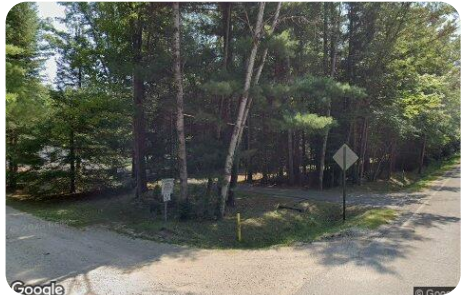


Residential - Vacant Land

RESIDENTIAL

1113 AUSABLE RIVER TRL

ROSCOMMON, MI 48653



1,136 ft²

LIVING AREA

0.85 ac

LOT SIZE

1965

YEAR BUILT

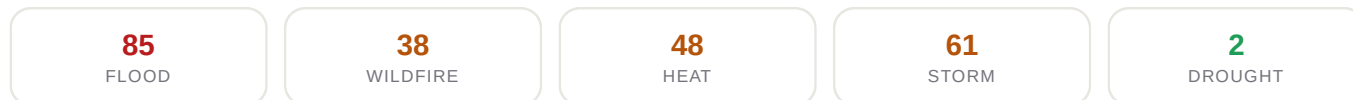
TAX & ASSESSMENT

Property Tax	\$4,279 (2025)
Assessed Value	\$131,200
Previous Assessed	\$108,100
Assessor Market Value	\$262,400

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	CRAWFORD
Lot (acres)	0.84
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 19, 2022	Quitclaim	Quit Claim Transfer	\$8,000	\$7	
Apr 6, 2020	Resale	Deed	\$170,000	\$150	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon Elementary School	Elementary	PK–4	2.9 mi
Roscommon Middle School	Middle	5–7	3.2 mi
Roscommon High School	High	7–12	3.5 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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