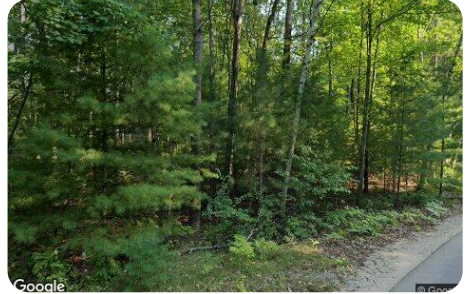


Single Family Residence **RESIDENTIAL**

284 RISING FAWN TRL

ROSCOMMON, MI 48653

\$194,436 TopHap Estimate · \$145 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

1.07 ac

LOT SIZE

1974

YEAR BUILT

VALUATION

\$194K

\$167K low

\$222K high

Last Sale

\$175,000 · Nov 4, 2024

Est. Owner Equity

\$28,186

Loan-to-Value

87%

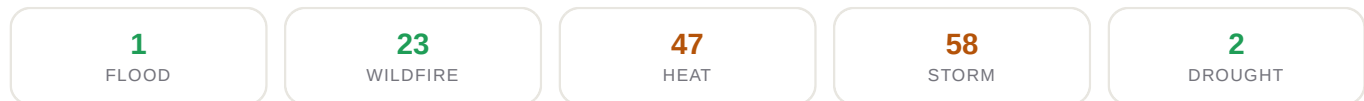
TAX & ASSESSMENT

Property Tax	\$2,852 (2025)
Assessed Value	\$108,600
Previous Assessed	\$96,800
Assessor Market Value	\$217,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ROSCOMMON
Lot (acres)	1.07
Fireplace	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2024	Resale	Warranty Deed	\$175,000	\$130	\$166K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roscommon High School	High	7–12	3.2 mi
Roscommon Middle School	Middle	5–7	3.5 mi
Roscommon Elementary School	Elementary	PK–4	3.8 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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