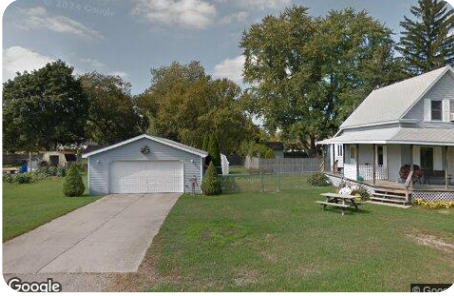


Single Family Residence **RESIDENTIAL**

317 RANNEY ST

BELDING, MI 48809

\$198,422 TopHap Estimate · \$206 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

964 ft²
LIVING AREA

0.3 ac
LOT SIZE

1900
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$198K

\$188K low

\$209K high

Est. Owner Equity

\$143,222

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,389 (2025)
Assessed Value	\$69,800
Previous Assessed	\$62,300
Assessor Market Value	\$139,600

PROPERTY FACTS

Property Type	Single Family Residence
County	IONIA
Lot (acres)	0.30
Heating	Forced Air With Air Conditioning
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2010	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ellis Elementary School	Elementary	PK–2	0.3 mi
Belding Middle School	Middle	6–8	0.6 mi
Belding High School	High	9–12	0.9 mi

District: Belding Area 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 48809

127 CRIME INDEX	82 AIR POLLUTION	11,765 POPULATION	\$67K MEDIAN IN-COME	47°F AVG TEMP	46% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------