

Single Family Residence **RESIDENTIAL**

## 541 RANCH RD

INDIAN RIVER, MI 49749

**\$100,215** TopHap Estimate · confidence 78 · as of Jul 14, 2026

**5.5 ac**  
LOT SIZE

### VALUATION

**\$100K**

\$79K low

\$122K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$175,000 · Sep 2, 2025 |
| Est. Owner Equity | \$0                     |
| Loan-to-Value     | 153%                    |

### TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$576 (2025) |
| Assessed Value        | \$35,400     |
| Previous Assessed     | \$32,700     |
| Assessor Market Value | \$70,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | CHEBOYGAN               |
| Lot (acres)   | 5.50                    |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |              |
|------------|---------------|------------|-------------|--------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 41<br>HEAT | 67<br>STORM | 3<br>DROUGHT |
|------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Aug 27, 2025 | Resale | Warranty Deed | \$175,000 |                    | \$166K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Pellston Elementary School | Elementary | PK–5   | 9.9 mi   |
| Pellston Middlehigh School | Middle     | 6–12   | 10.0 mi  |

District: Pellston Public Schools

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 49749**

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>4,110</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>43°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|