

Single Family Residence **RESIDENTIAL**

117 RANCH RD

INDIAN RIVER, MI 49749

\$99,457 TopHap Estimate · confidence 71 · as of Jun 23, 2026



0.72 ac
LOT SIZE

VALUATION

\$99K

\$71K low

\$128K high

Last Sale

\$79,500 · Oct 27, 2022

Est. Owner Equity

\$99,457

TAX & ASSESSMENT

Property Tax	\$1,399 (2025)
Assessed Value	\$38,800
Previous Assessed	\$36,900
Assessor Market Value	\$77,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	0.72
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	41 HEAT	67 STORM	3 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 24, 2022	Resale	Warranty Deed	\$79,500		
May 8, 2015	Resale	Warranty Deed	\$22,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pellston Elementary School	Elementary	PK–5	10.3 mi
Pellston Middlehigh School	Middle	6–12	10.3 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

129 CRIME INDEX	83 AIR POLLUTION	4,110 POPULATION	\$64K MEDIAN IN-COME	43°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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