

Single Family Residence **RESIDENTIAL**

277 RANCH RD

INDIAN RIVER, MI 49749

\$41,238 TopHap Estimate · confidence 60 · as of Jun 23, 2026

1.4 ac
LOT SIZE

VALUATION

\$41K

\$25K low

\$58K high

Est. Owner Equity

\$41,238

TAX & ASSESSMENT

Property Tax	\$388 (2025)
Assessed Value	\$16,100
Previous Assessed	\$15,300
Assessor Market Value	\$32,200

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	1.40

Pool

No

CLIMATE RISK

1

FLOOD

7

WILDFIRE

41

HEAT

67

STORM

3

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 19, 2024	Quitclaim	Quit Claim Transfer			
Jul 19, 2024	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pellston Elementary School	Elementary	PK–5	10.1 mi
Pellston Middlehigh School	Middle	6–12	10.2 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

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

OWNERSHIP

Occupancy

Owner occupied