

Single Family Residence **RESIDENTIAL**

307 RANCH RD

INDIAN RIVER, MI 49749

\$67,623 TopHap Estimate · confidence 77 · as of Jul 14, 2026

1.39 ac
LOT SIZE

VALUATION

\$68K

\$52K low

\$83K high

Last Sale

\$72,500 · Apr 13, 2021

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax

\$947 (2025)

Assessed Value

\$54,000

Previous Assessed

\$47,800

Assessor Market Value

\$108,000

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	1.39
Pool	No

CLIMATE RISK

1 FLOOD	7 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
Apr 2, 2021	Resale	Warranty Deed	\$72,500		\$69K

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

OWNERSHIP

Occupancy	Owner occupied
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