

Single Family Residence **RESIDENTIAL**

317 RANCH RD

INDIAN RIVER, MI 49749

\$258,671 TopHap Estimate · confidence 81 · as of Jul 14, 2026

1.38 ac
LOT SIZE

VALUATION

\$259K

\$211K low

\$307K high

Last Sale	\$150,000 · Apr 14, 2022
Est. Owner Equity	\$116,171
Loan-to-Value	61%

TAX & ASSESSMENT

Property Tax	\$1,596 (2025)
Assessed Value	\$83,100
Previous Assessed	\$72,900
Assessor Market Value	\$166,200

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	1.38
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 8, 2022	Resale	Warranty Deed	\$150,000		\$143K

ASSIGNED SCHOOLS

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