

Single Family Residence **RESIDENTIAL**

397 RANCH RD

INDIAN RIVER, MI 49749

\$105,342 TopHap Estimate · confidence 79 · as of Jul 14, 2026

1.36 ac
LOT SIZE

VALUATION

\$105K

\$83K low

\$128K high

Last Sale	\$44,900 · Oct 25, 2017
Est. Owner Equity	\$55,342
Loan-to-Value	49%

TAX & ASSESSMENT

Property Tax	\$806 (2025)
Assessed Value	\$33,300
Previous Assessed	\$32,000
Assessor Market Value	\$66,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	1.36
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	41 HEAT	67 STORM	3 DROUGHT
------------	---------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 18, 2017	Resale	Warranty Deed	\$44,900		\$34K
Jan 4, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pellston Elementary School	Elementary	PK–5	10.0 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
--------------------	---------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------