

Single Family Residence **RESIDENTIAL**

## 975 RANCH RD

INDIAN RIVER, MI 49749

**\$220,971** TopHap Estimate · \$246 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026

**2**

BEDS

**1**

BATHS

**898 ft<sup>2</sup>**

LIVING AREA

**0.9 ac**

LOT SIZE

**1959**

YEAR BUILT

### VALUATION

**\$221K**

\$179K low

\$263K high

Last Sale

**\$22,000 · Feb 19, 2013**

Est. Owner Equity

**\$194,571**

Loan-to-Value

**13%**

### TAX & ASSESSMENT

Property Tax

**\$336 (2025)**

Assessed Value

**\$69,400**

Previous Assessed

**\$71,100**

Assessor Market Value

**\$138,800**

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CHEBOYGAN                        |
| Lot (acres)   | 0.90                             |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|                   |                       |                   |                    |                     |
|-------------------|-----------------------|-------------------|--------------------|---------------------|
| <b>1</b><br>FLOOD | <b>10</b><br>WILDFIRE | <b>41</b><br>HEAT | <b>67</b><br>STORM | <b>3</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|---------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE            | DEED          | PRICE    | \$/FT² | LOAN |
|---------------------|-----------------|---------------|----------|--------|------|
| <b>Feb 12, 2013</b> | Resale          | Deed          | \$22,000 | \$24   |      |
| <b>Nov 29, 2012</b> | Financing       | Warranty Deed |          |        |      |
| <b>Jul 20, 2012</b> | Non-arms-length | Sheriffs Deed | \$83,150 | \$93   |      |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Inland Lakes Elementary School</b> | Elementary | KG–5   | 5.4 mi   |
| <b>Inland Lakes Secondary School</b>  | Middle     | 6–12   | 5.4 mi   |

District: Inland Lakes 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>129</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>4,110</div> <div>POPULATION</div> | <div>\$64K</div> <div>MEDIAN IN-COME</div> | <div>43°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|