

Single Family Residence **RESIDENTIAL**

886 RANCH RD

INDIAN RIVER, MI 49749

\$100,135 TopHap Estimate · \$72 / ft² · confidence 83 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,386 ft²

LIVING AREA

1.27 ac

LOT SIZE

2004

YEAR BUILT

VALUATION

\$100K

\$84K low

\$117K high

Last Sale

\$75,000 · May 31, 2024

Est. Owner Equity

\$100,135

TAX & ASSESSMENT

Property Tax	\$856 (2025)
Assessed Value	\$97,800
Previous Assessed	\$88,400
Assessor Market Value	\$195,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	1.27
Pool	No

CLIMATE RISK

1 FLOOD	10 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
Jul 2, 2012	Resale	Warranty Deed	\$75,000	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Inland Lakes Elementary School	Elementary	KG–5	5.2 mi
Inland Lakes Secondary School	Middle	6–12	5.2 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

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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