

Single Family Residence **RESIDENTIAL**

# 988 RANCH RD

INDIAN RIVER, MI 49749

**\$312,796** TopHap Estimate · \$222 / ft² · confidence 87 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**1,408 ft²**  
LIVING AREA

**4.33 ac**  
LOT SIZE

**1971**  
YEAR BUILT

## VALUATION

**\$313K**

\$271K low

\$354K high

Last Sale

**\$310,000 · Jun 30, 2026**

Est. Owner Equity

**\$91,796**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,241 (2025) |
| Assessed Value        | \$121,100      |
| Previous Assessed     | \$119,000      |
| Assessor Market Value | \$242,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CHEBOYGAN                        |
| Lot (acres)   | 4.33                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

|            |               |            |             |              |
|------------|---------------|------------|-------------|--------------|
| 1<br>FLOOD | 9<br>WILDFIRE | 41<br>HEAT | 67<br>STORM | 3<br>DROUGHT |
|------------|---------------|------------|-------------|--------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 26, 2026 | Financing | Mortgage      |           |        | \$221K |
| Jun 24, 2026 | Resale    | Warranty Deed | \$310,000 | \$220  |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Inland Lakes Elementary School | Elementary | KG–5   | 5.3 mi   |
| Inland Lakes Secondary School  | Middle     | 6–12   | 5.3 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 | Absentee owner |
|-----------|----------------|