

Single Family Residence **RESIDENTIAL**

478 RANCH RD

INDIAN RIVER, MI 49749

\$231,210 TopHap Estimate · \$131 / ft² · confidence 79 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,770 ft²

LIVING AREA

9.75 ac

LOT SIZE

1971

YEAR BUILT

VALUATION

\$231K

\$182K low

\$281K high

Last Sale

\$118,000 · Jun 18, 1998

Est. Owner Equity

\$113,135

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$1,271 (2025)

Assessed Value

\$128,200

Previous Assessed

\$126,400

Assessor Market Value

\$256,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CHEBOYGAN
Lot (acres)	9.75
Pool	No

CLIMATE RISK

1 FLOOD	12 WILDFIRE	41 HEAT	67 STORM	3 DROUGHT
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Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Inland Lakes Elementary School	Elementary	KG–5	4.9 mi
Inland Lakes Secondary School	Middle	6–12	4.9 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