

Single Family Residence **RESIDENTIAL**

447 RANCH RD

INDIAN RIVER, MI 49749

\$368,060 TopHap Estimate · confidence 79 · as of Jul 14, 2026



16 ac
LOT SIZE

VALUATION

\$368K

\$291K low

\$445K high

Last Sale

\$217,000 · Jul 6, 2021

Est. Owner Equity

\$194,460

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,647 (2025)
Assessed Value	\$80,800
Previous Assessed	\$74,900
Assessor Market Value	\$161,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Lot (acres)	16.00
Pool	No

CLIMATE RISK

1 FLOOD	8 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
Jun 25, 2021	Resale	Warranty Deed	\$217,000		\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pellston Elementary School	Elementary	PK–5	9.9 mi
Pellston Middlehigh School	Middle	6–12	10.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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