

Single Family Residence **RESIDENTIAL**

971 RANCH RD

INDIAN RIVER, MI 49749

\$369,807 TopHap Estimate · confidence 77 · as of Jul 14, 2026

VALUATION

\$370K

\$286K low

\$453K high

Est. Owner Equity	\$0
Loan-to-Value	113%

TAX & ASSESSMENT

Assessed Value	\$138,900
Assessor Market Value	\$277,800

PROPERTY FACTS

Property Type	Single Family Residence
County	CHEBOYGAN
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2025	Financing	Warranty Deed			\$448K
Nov 20, 2020	Resale	Warranty Deed	\$210,000		\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Inland Lakes Elementary School	Elementary	KG–5	5.4 mi
Inland Lakes Secondary School	Middle	6–12	5.5 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



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

OWNERSHIP

Occupancy	Owner occupied
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