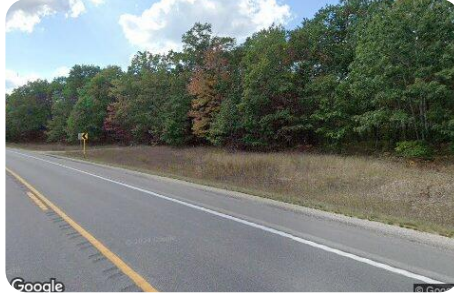


Single Family Residence **RESIDENTIAL**

## 248 RANCH RD

INDIAN RIVER, MI 49749

**\$250,196** TopHap Estimate · \$118 / ft<sup>2</sup> · confidence 79 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,112 ft<sup>2</sup>**

LIVING AREA

**6.82 ac**

LOT SIZE

**1971**

YEAR BUILT

### VALUATION

**\$250K**

\$197K low

\$304K high

Est. Owner Equity

**\$180,196**

Loan-to-Value

**27%**

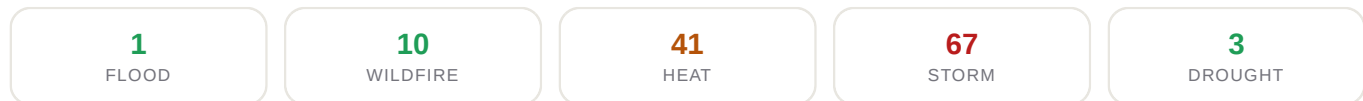
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,407 (2025) |
| Assessed Value        | \$165,500      |
| Previous Assessed     | \$160,200      |
| Assessor Market Value | \$331,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | CHEBOYGAN                        |
| Lot (acres)   | 6.82                             |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------|-------|--------|------|
| Dec 1, 2021 | Financing | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Inland Lakes Elementary School | Elementary | KG–5   | 4.7 mi   |
| Inland Lakes Secondary School  | Middle     | 6–12   | 4.8 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 | Owner occupied |
|-----------|----------------|