

Single Family Residence

RESIDENTIAL

# 4649 E BLACK RIVER RD

BLACK RIVER, MI 48721

**\$552,244** TopHap Estimate · \$521 / ft<sup>2</sup> · confidence 34 · as of Jul 14, 2026

**1**

BATHS

**1,059 ft<sup>2</sup>**

LIVING AREA

**30.5 ac**

LOT SIZE

**1920**

YEAR BUILT

## VALUATION

**\$552K**

\$189K low

\$916K high

Last Sale

**\$85,500 · Jun 15, 2022**

Est. Owner Equity

**\$552,244**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,303 (2025)</b> |
| Assessed Value        | <b>\$46,000</b>       |
| Previous Assessed     | <b>\$45,000</b>       |
| Assessor Market Value | <b>\$92,000</b>       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ALCONA                  |
| Lot (acres)   | 30.50                   |
| Heating       | Space                   |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 67<br>FLOOD | 15<br>WILDFIRE | 39<br>HEAT | 62<br>STORM | 14<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Alcona Elementary School | Elementary | KG–5   | 11.4 mi  |
| Alcona High School       | Middle     | 6–12   | 11.7 mi  |

District: Alcona Community 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 48721

|                   |                     |                   |                         |                  |                 |
|-------------------|---------------------|-------------------|-------------------------|------------------|-----------------|
| 84<br>CRIME INDEX | 93<br>AIR POLLUTION | 437<br>POPULATION | \$53K<br>MEDIAN IN-COME | 44°F<br>AVG TEMP | 50%<br>SUNSHINE |
|-------------------|---------------------|-------------------|-------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**