

Single Family Residence

**RESIDENTIAL**

# 4257 E BLACK RIVER RD

BLACK RIVER, MI 48721

**\$217,480** TopHap Estimate · \$161 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**1**

BATHS

**1,348 ft<sup>2</sup>**

LIVING AREA

**40 ac**

LOT SIZE

**1889**

YEAR BUILT

## VALUATION

**\$217K**

\$197K low

\$238K high

Last Sale

**\$700,000 · Jun 23, 2014**

Est. Owner Equity

**\$217,480**

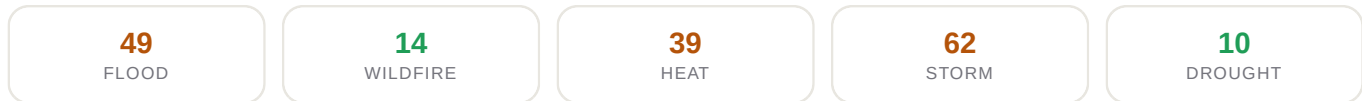
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,044 (2025) |
| Assessed Value        | \$74,600       |
| Previous Assessed     | \$66,000       |
| Assessor Market Value | \$149,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | ALCONA                           |
| Lot (acres)   | 40.00                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



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

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Alcona Elementary School | Elementary | KG–5   | 11.1 mi  |
| Alcona High School       | Middle     | 6–12   | 11.3 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|