

Single Family Residence

RESIDENTIAL

3440 E BLACK RIVER RD

BLACK RIVER, MI 48721

\$431,619 TopHap Estimate · confidence 86 · as of Jul 14, 2026

20 ac

LOT SIZE

VALUATION

\$432K

\$372K low

\$492K high

Last Sale

\$192,000 · Oct 17, 2019

Est. Owner Equity

\$431,619

TAX & ASSESSMENT

Property Tax	\$1,806 (2025)
Assessed Value	\$147,300
Previous Assessed	\$138,400
Assessor Market Value	\$294,600

PROPERTY FACTS

Property Type	Single Family Residence
County	ALCONA
Lot (acres)	20.00
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

63 FLOOD	12 WILDFIRE	39 HEAT	61 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alcona Elementary School	Elementary	KG–5	10.5 mi
Alcona High School	Middle	6–12	10.8 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 CRIME INDEX	93 AIR POLLUTION	437 POPULATION	\$53K MEDIAN IN-COME	44°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied