

Single Family Residence

RESIDENTIAL

5244 F 41

BLACK RIVER, MI 48721

\$155,332

TopHap Estimate · confidence 84 · as of Jul 14, 2026

11.69 ac

LOT SIZE

VALUATION

\$155K

\$131K low

\$180K high

Last Sale

\$148,000 · Jan 27, 2025

Est. Owner Equity

\$155,332

TAX & ASSESSMENT

Property Tax	\$1,065 (2025)
Assessed Value	\$90,600
Previous Assessed	\$84,700
Assessor Market Value	\$181,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ALCONA
Lot (acres)	11.69
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

75 FLOOD	11 WILDFIRE	39 HEAT	62 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	10.1 mi
Alcona High School	Middle	6–12	10.3 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

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