

Single Family Residence

RESIDENTIAL

N US-23

BLACK RIVER, MI 48721

\$440,374 TopHap Estimate · confidence 86 · as of Jul 14, 2026

58.06 ac

LOT SIZE

VALUATION

\$440K

\$379K low

\$502K high

Est. Owner Equity

\$440,374

TAX & ASSESSMENT

Property Tax	\$3,617 (2025)
Assessed Value	\$136,700
Previous Assessed	\$133,000
Assessor Market Value	\$273,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ALCONA
Lot (acres)	58.06

Heating

Forced Air With Air Conditioning

Pool

No

CLIMATE RISK

60

FLOOD

11

WILDFIRE

39

HEAT

64

STORM

10

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Alcona Elementary School	Elementary	KG–5	8.9 mi
Alcona High School	Middle	6–12	9.2 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

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

OWNERSHIP

Occupancy

Absentee owner