

Residential - Vacant Land

RESIDENTIAL

**N US-23**

BLACK RIVER, MI 48721

**36 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$659 (2025) |
| Assessed Value        | \$30,100     |
| Previous Assessed     | \$26,300     |
| Assessor Market Value | \$60,200     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Residential - Vacant Land        |
| County        | ALCONA                           |
| Lot (acres)   | 36.00                            |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK

**97**

FLOOD

**13**

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   | 9.1 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 |
|-----------|----------------|