

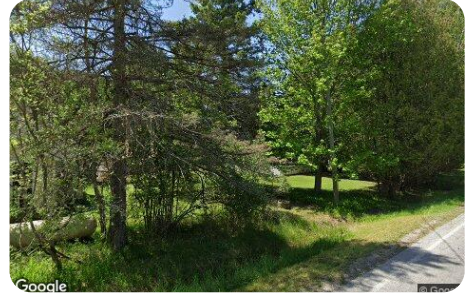
Single Family Residence

RESIDENTIAL

5312 E BLACK RIVER RD

BLACK RIVER, MI 48721

\$87,051 TopHap Estimate · confidence 78 · as of Jul 14, 2026



44 ft²

LOT SIZE

VALUATION

\$87K

\$68K low

\$106K high

Est. Owner Equity

\$87,051

TAX & ASSESSMENT

Property Tax

\$312 (2025)

Assessed Value

\$30,700

Previous Assessed	\$29,800
Assessor Market Value	\$61,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ALCONA
Lot (acres)	0.00
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

56
FLOOD

12
WILDFIRE

39
HEAT

62
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	11.6 mi
Alcona High School	Middle	6–12	11.9 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
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