

Single Family Residence

RESIDENTIAL

N US-23

BLACK RIVER, MI 48721

\$214,860

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

60 ac

LOT SIZE

VALUATION

\$215K

\$181K low

\$249K high

Last Sale

\$75,000 · Sep 21, 2021

Est. Owner Equity

\$214,860

TAX & ASSESSMENT

Property Tax	\$1,281 (2025)
Assessed Value	\$39,200
Previous Assessed	\$39,000
Assessor Market Value	\$78,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ALCONA
Lot (acres)	60.00
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	39 HEAT	63 STORM	14 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	9.6 mi
Alcona High School	Middle	6–12	9.9 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

Absentee owner