

Cities of Iron River, Crystal Falls & Caspian-Iron County Land Value Guide

2024 Assessment Roll

Sales from 4/1/2021 - 3/31/2023

Class = Commercial/ Industrial-201/301 Acreage

Date	Parcel #	Sale Price	Bldg	Acre	Price Per Acre	Average Per Acre
0-<5 Acres						
5/28/2021	1054-025-028-30	\$115,000	101280	1.56	\$8,795	
6/14/2019	1004-027-029-00	\$7,500		2.35	\$3,191	
5/2/2022	D002-512-010-00	\$10,000	3054	0.45	\$15,436	\$ 9,141
5-<10 Acres						
2/2/2022	1052-028-053-10	\$30,000		9.165	\$3,273	
8/26/2021	1051-011-009-50	\$40,000		9.95	\$4,020	
8/2/2019	1053-007-018-00	\$23,000		7.02	\$3,276	
11/2/2021	D002-004-026-00	\$200,000	138360	6.80	\$9,065	\$4,909
10-<20 Acres						
1/23/2023	D002-122-015-00	\$ 74,900		19.40	\$3,861	
9/30/2021	1003-216-004-00	\$ 36,000		16.60	\$2,169	
4/26/2018	1003-175-014-00	\$ 38,000		19.50	\$1,949	
5/13/2022	D002-234-007-10	\$ 42,500		17.66	\$2,407	\$2,596
20-<30 Acres						
7/3/2019	D002-006-023-00	\$ 54,500	22241	28.17	\$1,145	
12/2/2020	H009-014-002-50	\$ 42,000		29.76	\$1,411	
		\$ 30,000		20.00	\$1,500	\$1,278

30-<40 Acres							
1/31/2022	I003-118-001-00	501	\$	32,000	33.85	\$945	
10/23/2020	H010-008-013-00	501	\$	45,000	39.00	\$1,154	
9/10/2021	D001-002-037-00	401	\$	50,000	32.60	\$1,534	\$1,211

40-<50 Acres							
6/10/2021	H005-286-008-00	501		\$42,000	40.00	\$1,050	
4/2/2021	H004-119-003-75	501		\$38,000	40.00	\$950	
4/18/2022	D003-177-015-00	501		\$55,000	40.00	\$1,375	\$1,125

50-<100 Acres							
12/14/2021	D003-218-002-00	501	\$	87,500	86.92	\$1,007	
12/16/2021	D007-014-004-20/001	501	\$	82,000	83.00	\$988	\$997

>100 Acres							
10/7/2022	D007-134-003/-20/-40	501	\$	148,000	172.75	\$857	
6/16/2022	I005-174-002-00	501	\$	175,000	160.91	\$1,088	\$972

Several T-C 501 sales were used due to lack of 201/301 sales available.

Parcel Size	Price (\$/AC)
0 to >5 Acres	\$9,141
5 to >10 Acres	\$4,909
10 to <20 Acres	\$2,596
20 to <30 Acres	\$1,352
30 to <40 Acres	\$1,211
40 to <50 Acres	\$1,125
50 to <100 Acres	\$997
>100 Acres	\$972

*Figures in BSA rounded to nearest 100.

Acreage Table			
1 ACRE	9140.64	10 ACRE	\$25,962
1.5 ACRE	11065.95	15 ACRE	\$26,502
2 ACRE	12991.25	20 ACRE	\$27,043
2.5 ACRE	14916.56	25 ACRE	\$31,686
3 ACRE	16841.87	30 ACRE	\$36,329
4 ACRE	20692.49	40 ACRE	\$45,000
5 ACRE	24543.10	50 ACRE	\$49,866
7 ACRE	25110.65	100 ACRE	\$97,215

"D" - DICKINSON
"I" - IRON

"H" - HOUGHTON
"M" - MENOMINEE