

Iron County Land Value Guide  
 Used for cities of Iron River, Crystal Falls and Caspian  
 2024 Assessment Roll  
 Sales From 4/1/2021 - 3/31/2023

Class = Commercial Front Foot

Date	Parcel #	Unit	Class	Sale Price	TCV Bldg	Front Foot	Dollar Per Front Foot	Average Dollar/FF
10/12/2021	1003-300-081-00	Hematite Twp	201	\$ 5,000		50	\$ 100.00	
1/21/2022	1002-080-027-00	Crystal Falls Twp	201	\$ 50,000		487	\$ 102.67	\$ 101
12/21/2022	1054-117-001-00	Iron River	201	\$ 32,000		180	\$ 178	
6/11/2021	M051-019-590	Menominee	201	\$ 415,000	376981	159	\$ 239	\$ 208
9/2/2021	D051-101-221-00	Iron Mountain	201	\$ 85,000	73636	50	\$ 227.28	
7/20/2022	D051-000-186-01	Iron Mountain	201	\$ 240,000	51931	479	\$ 392.63	
1/12/2022	M051-006-930-10	Menominee	201	\$ 450,000	367347	194	\$ 426.05	
6/14/2022	1052-100-046-50	Crystal Falls	201	\$ 35,000		60	\$ 583.33	\$ 407
8/23/2021	1051-011-020-05	City of Caspian		\$ 175,000		226	\$ 774.34	
6/14/2019	1004-027-029-00	City of Iron River		\$ 10,500		330	\$ 31.82	

Highlighted sales are outliers.

"D" - DICKINSON  
 "H" - HOUGHTON  
 "M" - MENOMINEE  
 "I" - IRON