

# 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 = Residential Front Foot

CFC-RESIDENTIAL/CPC-TOWN RESIDENTIAL		Sale Price	TCV Bldg	Front Foot	Dollar Per/FF	Average Dollar Per/FF
052-160-325-00	Crystal Falls	8/15/2022 \$ 6,000		135	\$ 44.44	
051-222-001-00	Caspian	2/2/2022 \$ 70,000	55534	310	\$ 46.66	
052-260-019-00	Crystal Falls	8/24/2022 \$ 20,000	17127	62	\$ 46.34	
052-160-325-00	Crystal Falls	7/12/2023 \$ 8,000		135	\$ 59.26	
051-114-009-00	Caspian	7/15/2021 \$ 45,000	41205	110	\$ 34.50	
052-180-019-00	Crystal Falls	4/20/2022 \$ 2,000		60	\$ 33.33	
052-180-019-50	Crystal Falls	5/9/2022 \$ 2,500		60	\$ 41.67	
051-114-009-00	Caspian	7/15/2021 \$ 45,000	37020	110	\$ 72.55	
051-228-001-00/005	Caspian	8/6/2021 \$ 68,900	48793	270	\$ 74.47	
052-100-150-50	Crystal Falls	3/1/2022 \$ 80,000	75180	50	\$ 96.40	
052-220-025-00	Crystal Falls	10/6/2021 \$ 62,500	58960	60	\$ 59.00	
052-303-006-00	Crystal Falls	7/16/2021 \$ 4,650		100	\$ 46.50	
052-303-019-00	Crystal Falls	11/29/2021 \$ 5,000		75	\$ 66.67	
052-304-001-00	Crystal Falls	1/7/2022 \$ 8,000		150	\$ 53.33	
054-464-005-00	Iron River	3/17/2022 \$ 5,000		60	\$ 83.33	
052-020-025-40	Crystal Falls	4/15/2022 \$ 10,000		150	\$ 66.67	
054-134-006-00	Iron River	7/28/2021 \$ 3,500		60	\$ 58.33	\$ 58
052-140-273-75	Crystal Falls	12/7/2022 \$ 116,000	61320	117	\$ 467.35	
051-284-001-00	Caspian	11/15/2022 \$ 100,000	40210	120	\$ 498.25	
051-230-013-00	Caspian	8/2/2021 \$ 35,000	23113	60	\$ 198.12	
051-103-006-00	Caspian	11/16/2022 \$ 55,900	38980	80	\$ 211.50	
051-204-016-00	Caspian	9/19/2022 \$ 400		30	\$ 13.33	

051-201-005-00	Caspian	2/18/2022	\$	500		45	\$	11.11
055-340-103-00	Iron River	6/28/2021	\$	6,000		420	\$	14.29
052-307-022-00	Crystal Falls	9/4/2021	\$	3,000		150	\$	20.00
052-029-038-00	Crystal Falls	10/11/2021	\$	148,500		130	\$	144.48
052-305-009-25	Crystal Falls	4/9/2022	\$	110,000	88341	125	\$	173.27

**Avg-IRC**

054-134-006-00	Iron River	7/28/2021	\$	3,500		60	\$	58.33
053-117-019-00	Gastra	7/1/2021	\$	1,000		60	\$	16.67
051-380-035-00	Caspian	12/29/2021	\$	23,500	20820	75	\$	35.73

**Old Caspian-CPC**

051-380-018-00	Caspian	10/12/2021	\$	35,000	32903	75	\$	27.96
051-351-001-00	Caspian	5/2/2022	\$	73,000	66872	80	\$	76.60
051-380-051-00	Caspian	5/3/2022	\$	62,000	55708	73.5	\$	85.61
051-380-029-00	Caspian	4/22/2021	\$	36,000	33547	89	\$	27.56
051-380-035-00	Caspian	12/9/2021	\$	23,500	21920	75	\$	21.07

051-380-037-00	Caspian	6/3/2022	\$	67,000	59926	76	\$	93.08
051-380-016-00	Caspian	12/16/2022	\$	49,000	38637	77	\$	134.58

**Riverfrontage-CPC/CFC**

051-115-009-00	Caspian	1/3/2022	\$	166,000	55800	110	\$	1,001.82
052-028-026-30	Crystal Falls	6/7/2022	\$	55,000		700	\$	78.57

Highlighted sales are outliers.

540

37

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