

Iron County Land Value Guide
 Used for cities of Iron River and Caspian
 2025 Assessment Roll
 Sales from 4/1/2022 - 3/31/2024

Class = Commercial/Industrial 201/301 Front Foot

Date	Parcel #	Unit	Class	Sale Price	TCV Bldg	Front Foot	Dollar Per Front Foot	Average Dollar/FF
IRC-Average								
10/14/2022	I055-119-026-50	Iron River	201	\$ 50,000	44870	42	\$ 122	
8/15/2023	I052-240-021-00	Crystal Falls	201	\$ 52,500	40255	120		
8/11/2022	I052-100-086-00	Crystal Falls	202	\$ 5,000		30	\$ 167	\$ 144
CPC-Better								
12/21/2022	I054-117-001-00	Iron River	201	\$ 32,000		180	\$ 178	
2/28/2023	I054-162-005-50	Iron River	201	\$ 94,000	82413	43	\$ 269	
1/26/2024	I051-204-017-00*	Caspian	201	\$ 75,000	32867	139	\$ 303	
9/11/2023	I052-100-027-00	Crystal Falls	201	\$65,000	57253	30	\$ 258	
4/14/2023	I052-140-210-00	Crystal Falls	201	\$66,500	54799	65	\$ 180	\$ 238
IRC-Good								
3/26/2024	I054-110-009-00	Iron River	201	\$ 21,500	7431	30	\$ 469	
7/20/2022	D051-000-186-01	Iron Mountain	201	\$ 240,000	51931	479	\$ 393	
3/26/2024	I054-110-009-00	Iron River	201	\$ 21,500	7431	30	\$ 469	
6/14/2022	I052-100-046-50	Crystal Falls	201	\$ 35,000		60	\$ 583	
2/20/2024	I054-117-001-00	Iron River	201	\$ 50,000		120	\$ 417	
2/20/2024	I054-117-001-00	Iron River	201	\$ 50,000		120	\$ 417	
11/10/2022	I051-161-011-00	Caspian	201	\$ 65,000	35582	45	\$ 654	
12/7/2023	I051-253-010-00	Caspian	201	\$ 650,000	607716	90	\$ 470	
6/14/2022	I052-100-046-50	Crystal Falls	201	\$ 35,000		60	\$ 583	\$ 495
4/20/2022	052-180-017-00	Crystal Falls	201	\$ 25,000	100591	70	\$ (1,080)	
9/15/2023	052-100-097-00	Crystal Falls	201	\$ 3,500	10787	30	\$ (243)	
12/27/2022	052-100-085-00	Crystal Falls	201	\$ 1,000	10594	30	\$ (320)	

Highlighted sales are outliers.

"D" - DICKINSON

"I" - IRON

* Multi-parcel sale