

Cities of Iron River & Caspian-Iron County Land Value Guide

2025 Assessment Roll

Sales from 4/1/2022 - 3/31/2024

Class = Commercial/ Industrial-301 Acreage

Date	Parcel #	Unit	Sale Price	Bldg	Acre	Price Per Acre	Average Per Acre
0-<5 Acres							
#####	I052-028-016-50	Crystal Falls	201	\$ 5,000		0.53	\$ 9,434
5/2/2022	D002-512-010-00	Dickinson Co	201	\$ 10,000	\$ 3,054	0.45	\$ 15,436
7/1/2023	I051-011-20-30	Caspian	201	\$ 75,000	\$ 62,615	1.12	\$ 11,058
4/13/2022	I052-028-053-50	Crystal Falls	201	\$ 3,000		0.89	\$ 3,371
12/7/2023	I052-030-002-50	Crystal Falls	201	\$ 510,575	\$ 470,630	3.50	\$ 11,413 \$ 10,142
5-<10 Acres							
No sales available							\$6,638
10-<20 Acres							
1/23/2023	D002-122-015-00	Dickinson Co	401	\$ 74,900		19.40	\$ 3,861
5/13/2022	D002-234-007-10	Dickinson Co	401	\$ 42,500		17.66	\$ 2,407 \$3,134
20-<30 Acres							
9/6/2023	I005-134-011-40	Mansfield Twp	401	\$ 39,500		20.00	\$ 1,975
4/19/2022	I007-064-009-00	Mastodon Twp	401	\$ 29,500		20.00	\$ 1,475
3/8/2023	I007-013-035-50	Mastodon Twp	401	\$ 69,000		26.00	\$ 2,654
1/24/2023	I001-061-003-35	Bates Twp	401	\$ 42,000		27.00	\$ 1,556 \$1,915
30-<40 Acres							
6/10/2023	M005-012-027-20	Menominee Co	401	\$ 50,000		36.00	\$ 1,389
1/27/2023	I004-166-005-10	Iron River Twp	401	\$ 60,000		37.60	\$ 1,596 \$1,492
40-<50 Acres							
4/18/2022	D003-177-015-00	Dickinson Co	501	\$ 55,000		40.00	\$ 1,375 \$1,375
50-<100 Acres							
No sales available							\$1,174
>100 Acres							
10/7/2022	D007-134-003/-20	Dickinson Co	501	\$ 148,000		172.75	\$ 857
6/16/2022	I005-174-002-00	Mansfield Twp	501	\$ 175,000		160.91	\$ 1,088 \$972

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

* = MULTI-PARCEL SALE

1/30/2023 1052-028-053-10 201 10000 9.17 \$1,091

Parcel Size	Price (\$/AC)
0 to >5 Acre	\$10,142
5 to >10 Acr	\$6,638
10 to <20 Ac	\$3,134
20 to <30 Ad	\$1,915
30 to <40 Ad	\$1,492
40 to <50 Ad	\$1,375
50 to <100 A	\$1,174
>100 Acres	\$972

Acreage Table			
1 ACRE	10142.24	10 ACRE	\$31,337
1.5 ACRE	13023.19	15 ACRE	\$34,817
2 ACRE	15904.14	20 ACRE	\$38,297
2.5 ACRE	18785.09	25 ACRE	\$41,533
3 ACRE	21666.04	30 ACRE	\$44,770
4 ACRE	27427.94	40 ACRE	\$55,000
5 ACRE	33189.84	50 ACRE	\$58,679
7 ACRE	32448.69	100 ACRE	\$97,215

*Figures in BSA rounded to nearest 100.

"D" - DICKINSON

"H" - HOUGHTON

"I" - IRON

"M" - MENOMINEE

Highlighted = outlier