

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

2025 Assessment Roll

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

Class =Residential 401/Acreage

Date	Parcel #	Unit	Class	Sale Price	Bldg	Number of Acres	Price Per Acre	Average Per Acre
0-<5 Acres								
11/2/2023	052-029-008-00	Crystal Falls	402	\$ 4,000		1.32	\$3,030	
8/16/2022	002-251-018-16	Crystal Falls Twp	401	\$ 10,000		3.03	\$3,300	
1/11/2023	007-256-002-60	Stambaugh Twp	401	\$ 20,000		5.00	\$4,000	
9/28/2023	002-318-027-00	Crystal Falls Twp	401	\$ 5,000		0.86	\$5,814	
8/8/2023	004-021-032-00	Iron River Twp	401	\$ 5,000		1.50	\$3,333	
6/12/2023	051-011-036-20	Caspian	401	\$ 22,500		2.82	\$7,979	
8/19/2023	001-230-018-00	Bates Twp	401	\$ 4,000		0.58	\$6,897	
8/29/2023	007-700-056-00	Stambaugh Twp	401	\$ 9,500		2.00	\$4,750	
9/28/2023	002-318-027-00	Crystal Falls Twp	401	\$ 5,000		0.86	\$5,814	\$ 4,991
5-<10 Acres								
7/27/2022	002-325-005-00	Crystal Falls Twp	401	\$ 18,500		6.00	\$3,083	
4/11/2022	002-080-060-50	Crystal Falls Twp	401	\$ 27,500		9.29	\$2,960	
1/11/2023	007-256-002-60	Stambaugh Twp	401	\$ 20,000		5.00	\$4,000	
3/27/2024	004-377-001-75	Iron River Twp	401	\$ 23,000		5.40	\$4,259	
11/1/2022	004-006-024-00	Iron River Twp	401	\$ 36,000		5.55	\$6,486	
7/27/2022	002-325-005-00	Crystal Falls Twp	401	\$ 18,500		6.00	\$3,083	
9/28/2022	002-068-010-25	Crystal Falls Twp	401	\$ 50,000		6.76	\$7,396	
4/11/2022	002-080-060-50	Crystal Falls Twp	401	\$ 27,500		9.30	\$2,957	\$ 4,278
10-<20 Acres								
10/2/2022	006-169-005-40	Mastodon Twp	401	\$ 39,000		16.34	\$2,387	
5/23/2022	002-273-015-00	Crystal Falls Twp	401	\$ 32,000		10.00	\$3,200	
8/24/2022	004-235-017-30	Iron River Twp	401	\$ 27,000		19.50	\$1,385	
12/8/2023	002-275-030-00	Crystal Falls Twp	401	\$ 25,000		10.00	\$2,500	
1/11/2023	007-233-040-05	Stambaugh Twp	401	\$ 27,500		10.00	\$2,750	
8/24/2022	004-235-017-30	Iron River Twp	401	\$ 27,000		16.00	\$1,688	
10/3/2022	006-169-005-40	Mastodon Twp	401	\$ 39,000		16.34	\$2,387	
9/21/2023	006-055-003-00	Mastodon Twp	401	\$ 73,300		17.94	\$4,086	\$2,548

20-<30 Acres

9/6/2023	005-134-011-40	Mansfield Twp	401	\$ 39,500	20.00	\$1,975	
4/19/2022	007-064-009-00	Stambaugh Twp	401	\$ 29,500	20.00	\$1,475	
3/8/2023	007-013-035-50	Stambaugh Twp	401	\$ 69,000	26.00	\$2,654	
1/24/2023	001-061-003-35	Bates Twp	401	\$ 42,000	27.00	\$1,556	\$1,915

30-<40 Acres

6/10/2023	M005-012-027-20	Menominee	401	\$ 50,000	36.00	\$1,389	
1/27/2023	004-166-005-10	Iron River Twp	401	\$ 60,000	37.60	\$1,596	\$1,492

40-<50 Acres

11/4/2022	001-008-203-00	Bates Twp	401	\$ 55,000	40.0	\$1,375	
12/6/2022	002-068-004-00	Crystal Falls Twp	401	\$ 43,000	40.0	\$1,075	
2/15/2024	003-223-010-00	Hematite Twp	401	\$ 31,750	40.0	\$794	
5/19/2022	004-161-010-00	Iron River Twp	401	\$ 55,000	40.0	\$1,375	
6/17/2022	004-171-001-00	Iron River Twp	401	\$ 72,500	40.0	\$1,813	
6/19/2023	004-355-001-00	Iron River Twp	401	\$ 52,000	40.0	\$1,300	
8/10/2022	006-274-005-00	Mastodon Twp	401	\$ 42,500	40.0	\$1,063	\$1,256

50-<100 Acres

8/23/2023	006-254-017-00	Mastodon Twp	401	\$ 50,000	80.00	\$625	
1/24/2022	006-285-005-00	Mastodon Twp	501	\$ 75,000	77.58	\$967	
6/20/2023	007-056-020-00	Stambaugh Twp	401	\$140,000	85.00	\$1,647	
1/25/2024	M013-507-006-20	Menominee	401	\$ 90,000	71.60	\$1,257	\$1,124

>100 Acres

6/16/2022	D007-042-016-00	West Branch Twp	501	\$110,000	120.00	\$917	
5/5/2023	004-160-011-00	Iron River Twp	401	\$107,000	100.00	\$1,070	\$993

Parcel Size	Price (\$/AC)
0 to >5 Acr	\$4,991
5 to >10 Ac	\$4,278
10 to <20 A	\$2,548
20 to <30 A	\$1,915
30 to <40 A	\$1,492
40 to <50 A	\$1,256
50 to <100	\$1,124
>100 Acres	\$993

Acreage Table			
1 ACR	4990.79	10 ACRE	\$25,477
1.5 A	7040.85	15 ACRE	\$31,887
2 ACR	9090.91	20 ACRE	\$38,297
2.5 A	11140.97	25 ACRE	\$41,533
3 ACR	13191.03	30 ACRE	\$44,770
4 ACR	17291.15	40 ACRE	\$50,250
5 ACR	21391.26	50 ACRE	\$56,198
7 ACR	23025.52	100 ACRE	\$99,333

*Figures in BSA rounded to nearest 100.

Highlighted sales are outliers.

"D" = Dickinson Co, all not noted are Iron County

"M" = Menominee Co