

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

2025 Assessment Roll

Sales from 4/1/2023 - 3/31/2025

Class = Commercial/ Industrial-301 Acreage

Date	Parcel #		Sale Price	Bldg	Acre	Price Per Acre	Average Per Acre
12/21/2023	I052-028-016-50	201	\$ 5,000		0.53	\$ 9,434	
8/6/2024	I054-027-007-00	201	\$ 45,000	\$ 27,349	0.85	\$ 20,766	
7/1/2023	I051-011-20-30	201	\$ 75,000	\$ 62,615	1.12	\$ 11,058	
12/7/2023	I052-030-002-50	201	\$ 510,575	\$ 470,630	3.50	\$ 11,413	\$ 13,168
2/3/2025	I054-035-037-00	201	\$ 518,000	\$ 373,194	8.72	\$ 16,606	
7/24/2025	D001-400-005-00	401	\$ 42,000		5.33	\$ 7,880	\$12,243
07/02/24	006-002-004-00	401	\$ 375,000	\$ 174,900	16.43	\$ 12,179	
9/21/2023	006-055-003-00	401	\$ 73,300		17.94	\$ 4,086	\$8,132
9/6/2023	I005-134-011-40	401	\$ 39,500		20.00	\$ 1,975	
3/8/2023	I007-013-035-50	401	\$ 69,000		26.00	\$ 2,654	\$2,314
6/10/2023	M005-012-027-20	401	\$ 50,000		36.00	\$ 1,389	
6/13/2025	D001-023-007-00	401	\$ 196,000	\$ 103,404	39.00	\$ 2,374	\$1,882
8/5/2025	D001-033-004-00	401	\$ 107,500	\$ 27,194	40.00	\$ 2,008	
1/27/2023	004-166-005-10	401	\$ 60,000		37.60	\$ 1,596	\$1,802
8/8/2024	D003-217-005-00	402	\$ 130,000		70.00	\$ 1,857	
3/14/2025	D002-134-010-00	401	\$ 140,000		85.00	\$ 1,647	\$1,752
10/7/2022	D007-134-003/-20	501	\$ 148,000		172.75	\$ 857	
6/16/2022	I005-174-002-00	501	\$ 175,000		160.91	\$ 1,088	\$972

Several Res 401 sales were used due to lack of 201/301 sales available.