Iron County Land Value Guide
Used for cities of Iron River and Caspian
2025 Assessment Roll
Sales from 4/1/2023 - 3/31/2025

Class = Commercial/Industrial 201/301Front Foot

Date	Parcel #	Class	Sale Price	TCV Bldg	Front Foot	Dollar Per Front Foot	Average Dollar/FF
IRC-Average							
2/28/2025	I054-026-044-30	201	$ 105,000	70629	130	$ 200	
8/2/2023	B044-502-004-00	201	$ 10,000		50	$ 200	
8/15/2023	I052-240-021-00	201	$ 52,500	40255	120	$ 102	
4/14/2023	I052-140-210-00	201	$ 66,500	54799	65	$ 180	
8/1/2023	D051-104-457-00	201	$ 90,000	65282	120	$ 206	$ 178
CPC-Better							
2/28/2023	I054-162-005-50	201	$ 94,000	82413	43	$ 269	
1/26/2024	I051-204-017-00*	201	$ 75,000	32867	139	$ 303	
9/11/2023	I052-100-027-00	201	$65,000	57253	30	$ 258	
							$ 220
IRC-Good							
3/26/2024	I054-110-009-00	201	$ 21,500	7431	30	$ 469	
6/8/2023	D052-121-006-00	201	$ 111,500	89282	50	$ 444	
6/2/2023	D051-104-364-00	201	$ 140,000	113400	50	$ 532	
2/20/2024	I054-117-001-00	201	$ 50,000		120	$ 417	
3/22/2024	D051-000-227-07	201	$ 310,000	211056	150	$ 660	
12/7/2023	I051-253-010-00	201	$ 650,000	607716	90	$ 470	
2/20/2024	I054-117-001-00	201	$ 50,000		60	$ 833	$ 546
9/15/2023	052-100-097-00	201	$ 3,500	10787	30	$ (243)	

Highlighted sales are outliers.
"D" - DICKINSON "I" - IRON
* Multi-parcel sale