

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

2025 Assessment Roll

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

Class =Residential 401/Acreage

Date	Parcel #	Class	Sale Price	Bldg	Number of Acres	Price Per Acre	Average Per Acre
0-<5 Acres							
11/2/2023	I052-029-008-00	402	\$ 4,000		1.32	\$3,030	
1/11/2023	I007-256-002-60	401	\$ 20,000		5.00	\$4,000	
9/28/2023	I002-318-027-00	401	\$ 5,000		0.86	\$5,814	
8/8/2023	I004-021-032-00	401	\$ 5,000		1.50	\$3,333	
6/12/2023	I051-011-036-20	401	\$ 22,500		2.82	\$7,979	
8/19/2023	I001-230-018-00	401	\$ 4,000		0.58	\$6,897	
8/29/2023	I007-700-056-00	401	\$ 9,500		2.00	\$4,750	
9/28/2023	I002-318-027-00	401	\$ 5,000		0.86	\$5,814	
11/8/2023	D004-014-063-60	401	\$ 18,500		2.19	\$8,447	\$ 5,563
5-<10 Acres							
3/17/2025	D007-078-002-00	401	\$ 70,000	\$ 51,242	5.00	\$3,752	
7/13/2023	D002-105-09-60	401	\$ 30,000		5.59	\$5,367	
11/15/2023	D053-477-020-70	401	\$ 31,000		5.02	\$6,175	
3/27/2024	I004-377-001-75	401	\$ 23,000		5.40	\$4,259	\$ 4,888
10-<20 Acres							
1/11/2023	007-233-040-05	401	\$ 27,500		10.00	\$2,750	
2/4/2024	D005-135-005-10	401	\$ 15,000		10.00	\$1,500	
9/21/2023	006-055-003-00	401	\$ 73,300		17.94	\$4,086	\$ 2,779
20-<30 Acres							
9/6/2023	005-134-011-40	401	\$ 39,500		20.00	\$1,975	
8/16/2023	H009-077-403-55	401	\$ 42,000		29.00	\$1,448	\$ 1,712
30-<40 Acres							
6/10/2023	M005-012-027-20	401	\$ 50,000		36.00	\$1,389	
1/27/2023	004-166-005-10	401	\$ 60,000		37.60	\$1,596	\$1,492
40-<50 Acres							
3/12/2024	H007-010-002-00	401	\$ 50,000		40.00	\$1,250	
1/7/2024	H008-274-018-00	401	\$ 38,500		40.00	\$963	
6/10/2023	M005-012-027-20	401	\$ 50,000		36.00	\$1,389	
12/7/2023	D003-111-011-00	401	\$ 78,000		44.9	\$1,737	

6/19/2023	004-355-001-00	401	\$ 52,000	40.0	\$1,300	\$1,328
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50-<100 Acres

8/15/2023	B001-067-010-20	401	\$ 78,500	79.00	\$994	
11/20/2023	H008-329-003-50	401	\$ 53,300	53.30	\$1,000	
11/29/2023	D001-024-013-00	401	\$ 60,000	59.51	\$1,008	
8/23/2023	006-254-017-00	401	\$105,000	70.05	\$1,499	
3/14/2025	D002-134-010-00	401	\$140,000	85.00	\$1,647	
1/25/2024	M013-507-006-25	401	\$ 90,000	71.60	\$1,257	\$1,234

>100 Acres

5/5/2023	D004-160-011-00	401	\$107,000	100.00	\$1,070	
8/3/2023	B005-102-001-00	401	\$150,000	159.98	\$938	\$1,004