

IRON COUNTY

City of Caspian

COMMERCIAL/INDUSTRIAL

E.C.F.

4/1/2022 - 3/31/2024

Parcel #	Sale Date	Sale Price Price	Land Value	Building Value	Cost by Manual	ECF
054-025-028-20	5/27/2022	400000	24693	375307	389988	0.962
052-028-056-00	1/30/2023	136000	53771	17468	20882	0.837
				392775	410870	0.956

CITY OF CASPIAN

OLD CASPIAN

E.C.F. 401 Class

4/1/2022 - 3/31/2024

Parcel #	Sale Date	Sale Price Price	Land Value	Residual Value	Cost by Manual	ECF
051-380-016-00	12/16/2022	49000	3340	45660	75213	0.607
051-380-017-00	1/25/2023	38000	2352	35648	68762	0.518
051-380-019-00	11/17/2023	71900	3600	68700	61814	1.111
051-380-012-00	10/17/2022	32500	2044	30456	54317	0.561
051-380-037-00	6/3/2022	67000	2128	64872	116655	0.556
05-380-036-00	11/2/2022	31000	3973	27027	50358	0.537
				272363	427119	0.638

CITY OF CASPIAN

SPRING VALLEY

E.C.F. 401 Class

4/1/2022 - 3/31/2024

Parcel #	Sale Date	Sale Price	Land Value	Residual Value	Cost by Manual	ECF
051-390-037-00	5/2/2022	345000	16800	328200	484437	0.677
051-223-009-00	10/30/2023	145000	12533	132467	120772	1.097
051-060-057-00	11/14/2022	180000	12219	167781	217849	0.770
051-222-001-00	8/22/2022	100000	18300	81700	115500	0.707
051-050-023-00	7/15/2022	166000	18449	147551	198181	0.745
				857699	1136739	0.755

CITY OF CASPIAN
 IN TOWN
 E.C.F. 401 Class
 4/1/2022 - 3/31/2024

Parcel #	Sale Date	Sale Price	Land Value	Residual Value	Cost by Manual	ECF
051-284-001-00	11/15/2022	100000	8696	91304	151276	0.604
051-335-007-00	1/11/2023	75000	5600	69400	114945	0.604
051-229-025-00	12/15/2023	47000	4930	42070	48163	0.873
051-205-016-00	8/25/2022	57500	1680	55820	89924	0.621
051-335-010-00	5/26/2022	169900	10664	159236	177100	0.899
051-252-001-00	9/15/2022	69900	3730	66170	103644	0.638
051-332-011-00	5/4/2022	15000	4648	10352	14641	0.707
051-335-006-00	10/27/2023	110500	5534	104966	173228	0.606
				599318	872921	0.687

Iron County Land Value Guide
 Used for cities of Iron River and Caspian
 2025 Assessment Roll
 Sales from 4/1/2022 - 3/31/2024

Class = Commercial/Industrial 201/301 Front Foot

Date	Parcel #	Unit	Class	Sale Price	TCV Bldg	Front Foot	Dollar Per Front Foot	Average Dollar/FF
IRC-Average								
10/14/2022	I055-119-026-50	Iron River	201	\$ 50,000	44870	42	\$ 122	
8/15/2023	I052-240-021-00	Crystal Falls	201	\$ 52,500	40255	120		
8/11/2022	I052-100-086-00	Crystal Falls	202	\$ 5,000		30	\$ 167	\$ 144
CPC-Better								
12/21/2022	I054-117-001-00	Iron River	201	\$ 32,000		180	\$ 178	
2/28/2023	I054-162-005-50	Iron River	201	\$ 94,000	82413	43	\$ 269	
1/26/2024	I051-204-017-00*	Caspian	201	\$ 75,000	32867	139	\$ 303	
9/11/2023	I052-100-027-00	Crystal Falls	201	\$65,000	57253	30	\$ 258	
4/14/2023	I052-140-210-00	Crystal Falls	201	\$66,500	54799	65	\$ 180	\$ 238
IRC-Good								
3/26/2024	I054-110-009-00	Iron River	201	\$ 21,500	7431	30	\$ 469	
7/20/2022	D051-000-186-01	Iron Mountain	201	\$ 240,000	51931	479	\$ 393	
3/26/2024	I054-110-009-00	Iron River	201	\$ 21,500	7431	30	\$ 469	
6/14/2022	I052-100-046-50	Crystal Falls	201	\$ 35,000		60	\$ 583	
2/20/2024	I054-117-001-00	Iron River	201	\$ 50,000		120	\$ 417	
2/20/2024	I054-117-001-00	Iron River	201	\$ 50,000		120	\$ 417	
11/10/2022	I051-161-011-00	Caspian	201	\$ 65,000	35582	45	\$ 654	
12/7/2023	I051-253-010-00	Caspian	201	\$ 650,000	607716	90	\$ 470	
6/14/2022	I052-100-046-50	Crystal Falls	201	\$ 35,000		60	\$ 583	\$ 495
4/20/2022	052-180-017-00	Crystal Falls	201	\$ 25,000	100591	70	\$ (1,080)	
9/15/2023	052-100-097-00	Crystal Falls	201	\$ 3,500	10787	30	\$ (243)	
12/27/2022	052-100-085-00	Crystal Falls	201	\$ 1,000	10594	30	\$ (320)	

Highlighted sales are outliers.

"D" - DICKINSON

"I" - IRON

* Multi-parcel sale

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 Ac	\$1,915
30 to <40 Ac	\$1,492
40 to <50 Ac	\$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

Iron County Land Value Guide

Used for cities of Iron River and Caspian

2025 Assessment Roll

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

Class = Residential Front Foot

						Front	Dollar	Average	
IRC-GOOD/CPC-OLD CPC									
055-280-008-00	Iron River	1/18/2023	\$	71,900	67696	60	\$	70	
055-402-002-00	Iron River	11/1/2023	\$	2,900		40	\$	73	
055-252-001-00	Iron River	8/31/2023	\$	108,000	105728	40	\$	57	
051-351-001-00	Caspian	5/2/2022	\$	73,000	66872	80	\$	77	
								\$	69
CPC-TOWN RES/IRC-RES VERY GOOD									
052-160-325-00	Crystal Falls	7/12/2023	\$	8,000		135	\$	59	
052-100-150-50	Crystal Falls	3/1/2022	\$	80,000	75180	50	\$	96	
052-020-025-40	Crystal Falls	4/15/2022	\$	10,000		150	\$	67	
055-290-104-00	Iron River	3/31/2023	\$	49,500	36518	151	\$	86	
051-222-001-00	Caspian	2/2/2022	\$	70,000	55534	310	\$	47	
054-221-102-00	Iron River	3/30/2023	\$	2,000		30	\$	67	
054-483-014-00	Iron River	6/16/2023	\$	6,000		80	\$	75	
								\$	71
WATER FRONTAGE-IRC-ICE LAKE WEST SIDE/CPC-RIVER									
M009-460-012-10		10/13/2023	\$	35,000		145	\$	241	
002-057-009-24	Iron River Tw	1/23/2023	\$	114,000		625	\$	182	
005-032-015-00		9/2/2022	\$	70,000		400	\$	175	
M010-520-004-00		4/25/2023	\$	50,000		184	\$	272	
								\$	218
WATER FRONTAGE-ICE LAKE GOOD									
M010-224-008-20/30/40		11/30/2022	\$	440,000		1025	\$	429	
004-151-008-00		2/1/2024	\$	34,000		116	\$	293	
								\$	361
054-524-001-00	Iron River	5/5/2022		\$7,500.0		347	\$	22	
054-341-004-00	Iron River	1/23/2023		\$1,060.0		48	\$	22	
055-290-030-00	Iron River	7/28/2023	\$	55,000	46254	60	\$	146	

Highlighted sales are outliers.

"D" - DICKINSON "I" - IRON "M" - Menominee

Sales not noted, are Iron County

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 ACR	7040.85	15 ACRE	\$31,887
2 ACR	9090.91	20 ACRE	\$38,297
2.5 ACR	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