

# Cities of Iron River, Crystal Falls & Caspian-Iron County Land Value Guide

## 2024 Assessment Roll

Sales from 4/1/2021 - 3/31/2023

Class =Residential 401/Acreage

Date	Parcel #	Class	Sale Price	Bldg	Number of Acres	Price Per Acre	Average Per Acre
<b>0-&lt;5 Acres</b>							
12/10/2021	007-056-006-00	401	\$ 21,000		3.00	\$7,000	
3/3/2022	007-403-001-00	401	\$ 8,000		1.50	\$5,333	
7/21/2021	007-700-070-00	401	\$ 5,500		1.00	\$5,500	
8/16/2022	002-251-018-16	401	\$ 10,000		3.03	\$3,300	
8/1/2021	001-018-404-80	401	\$ 12,700		4.61	\$2,755	
1/11/2023	007-256-002-60	401	\$ 20,000		5.00	\$4,000	
2/7/2022	004-166-010-00	401	\$ 4,700		1.00	\$4,700	\$ 4,656
<b>5-&lt;10 Acres</b>							
7/27/2022	002-325-005-00	401	\$ 18,500		6.00	\$3,083	
6/14/2021	054-015-008-00	401	\$ 20,201		9.00	\$2,245	
3/9/2022	005-023-006-00	401	\$ 17,000		5.00	\$3,400	
4/11/2022	002-080-060-50	401	\$ 27,500		9.29	\$2,960	
1/11/2023	007-256-002-60	401	\$ 20,000		5.00	\$4,000	\$ 3,138
9/29/2021	054-025-090-00/025-087-0	401	\$ 5,500		5.52	\$996	
<b>10-&lt;20 Acres</b>							
10/2/2022	006-169-005-40	401	\$ 39,000		16.34	\$2,387	
3/2/2023	002-260-010-00	401	\$ 15,500		12.00	\$1,292	
10/28/2022	054-025-116-00	401	\$ 11,000		11.60	\$948	
6/4/2021	004-155-009-00	401	\$ 27,500		10.10	\$2,723	
5/23/2022	002-273-015-00	401	\$ 32,000		10.00	\$3,200	
8/24/2022	004-235-017-30	401	\$ 27,000		19.50	\$1,385	\$1,989

Date	Parcel ID	Acres	Value	Area	Value	Area	Value	Area
<b>20-&lt;30 Acres</b>								
4/28/2021	005-134-011-40	401	\$	32,500	20.00	\$1,625		
3/8/2023	007-013-035-50	401	\$	69,000	26.00	\$2,654		
10/13/2021	004-167-004-08	401	\$	28,500	20.52	\$1,389		
6/8/2021	002-285-011-00	401	\$	26,000	31.90	\$815		
9/17/2021	002-154-005-00	401	\$	30,000	20.00	\$1,500		\$1,597
<b>30-&lt;40 Acres</b>								
6/18/2021	004-014-001-00	401	\$	35,000	35.84	\$977		
1/31/2022	D001-002-037-00	401	\$	50,000	32.60	\$1,534		\$1,255
<b>40-&lt;50 Acres</b>								
6/10/2021	H005-286-008-00	501	\$	42,000	40.0	\$1,050		
6/10/2021	H004-119-003-75	501	\$	38,000	40.0	\$950		
8/11/2021	001-054-009-00	401	\$	48,000	40.0	\$1,200		
6/19/2021	002-325-007-00	401	\$	52,000	40.0	\$1,300		
11/3/2021	004-017-026-00	401	\$	55,000	40.0	\$1,375		\$1,175
<b>50-&lt;100 Acres</b>								
5/28/2021	004-054-001-00	401	\$	82,500	80.00	\$1,031		
12/14/2021	007-014-004-20/001-00	501	\$	82,000	83.00	\$988		
1/24/2022	1006-285-005-00	501	\$	75,000	77.58	\$967		
1/31/2021	007-073-002-50	401	\$	74,000	65.00	\$1,138		\$1,031
<b>&gt;100 Acres</b>								
12/16/2021	007-134-003/-20/-40/004/1	501	\$	148,000	172.75	\$857		
10/7/2022	1005-174-002-00	501	\$	175,000	160.91	\$1,088		
6/16/2022	D007-042-016-00	501	\$	110,000	120.00	\$917		
11/18/2021	D007-035-010-00	401	\$	128,000	160.00	\$800		\$915

Parcel Size	Price (\$/AC)
0 to >5 Acres	\$4,656
5 to >10 Acres	\$3,138
10 to <20 Acres	\$1,989
20 to <30 Acres	\$1,597
30 to <40 Acres	\$1,255
40 to <50 Acres	\$1,175
50 to <100 Acres	\$1,031
>100 Acres	\$915

Acreage Table			
1 ACRE	4655.51	10 ACRE	\$19,890
1.5 ACRE	6034.58	15 ACRE	\$25,911
2 ACRE	7413.65	20 ACRE	\$31,931
2.5 ACRE	8792.71	25 ACRE	\$34,793
3 ACRE	10171.78	30 ACRE	\$37,655
4 ACRE	12929.92	40 ACRE	\$47,000
5 ACRE	15688.06	50 ACRE	\$51,555
7 ACRE	17368.91	100 ACRE	\$91,524

\*Figures in BSA rounded to nearest 100.  
 Highlighted sales are outliers.