



# Iron River Township

102 McNutt Road  
Iron River, MI 49935  
(906) 358-0504 (Assessor)

## 2024 Roll Average Land Value Guide

The following is a listing of general land values for property within our township. These values are general in nature. Each parcel should be considered on its own merits. The averages and ranges given are derived from an on-going two year sales study. This guide is available to the public upon request.

|                                     | <b>Range Value<br/>per acre (A) or front foot (ff)</b> | <b>Average Applied Value<br/>per acre (A) or front foot (ff)</b> |
|-------------------------------------|--|--|
| <b>Residential/Recreational</b>     |  |  |
| 0 to 5A                             | \$1637 – 19,947 / A                                    | \$4000 / A   |
| 5 to 10A                            | \$1250 – 3117 / A                                      | \$2800 / A   |
| 10 to 20A                           | \$ 968 – 3319 / A                                      | \$2200 / A   |
| 20 to 40A                           | \$ 965 – 2665 / A                                      | \$1800 / A   |
| 40 +                                | \$ 735 – 2379 / A                                      | \$1400 / A   |
| <b>Res / Rec Frontage</b>           |  |  |
| Road                                | \$10 – 53 / ff   | \$40 / ff  |
| River                               | \$29 – 75 / ff   | \$60 / ff  |
| <b>Forested / Timber Land</b>       | \$921 – 1968 / A                                       | \$1040 / A   |
| <b>Town Lots</b>                    | \$16 – 52 / ff   | \$32 / ff  |
| US 2                                | \$25 – 67 / ff   | \$50 / ff  |
| <b>Commercial / Industrial Lots</b> | \$ 75 – 118 / ff<br>\$941 – 6689 / A                   | \$75 / ff<br>\$2000 / A  |
| <b>Agricultural land</b>            | \$1424 – 4757 / A                                      | \$2300 / A   |
| <b>Lakes</b>                        |  |  |
| Acreage                             | \$1152 – 6704 / A                                      | \$1880 / A   |
| Frontage                            |  |  |
| Iron                                | \$ 101 – 412 / ff                                      | \$279 / ff   |
| Homan                               | \$ 284 – 316 / ff                                      | \$305 / ff   |
| Silver                              | \$ 211 – 805 / ff                                      | \$480 / ff   |
| Small Lakes                         | \$127 – 328 / ff                                       |  |





| Parcel Number  | Street Address   | Sale Date | Sale Price  | Sq. Ft.     | Lot       | Width | Depth | Acres | Year | Est. Value  | Diff. from | Dollars/Ft. | Depth | Max Acres | Ballot | Access   | Area     | Actual From | Lines/Pages | Like Parcels in S/W | Class |
|----------------|------------------|-----------|-------------|-------------|-----------|-------|-------|-------|------|-------------|------------|-------------|-------|-----------|--------|----------|----------|-------------|-------------|---------------------|-------|
| 04-000-005-001 | 301 ARNESS ROAD  | 06/27/21  | \$10,000    | 25,000      | 30        | 32.7  |       | 0.72  |      | \$38,000    | \$28,000   | \$1,120     | 33.0  | 1.80      | \$20   |          | 0.00     | 0.00        | 294-41      | 085                 |       |
| 04-000-005-002 | 377 WYVA LANE    | 07/15/20  | \$200,000   | 30,000      | 30        | 32.7  |       | 0.72  |      | \$55,000    | \$145,000  | \$4,833     | 33.0  | 1.80      | \$20   |          | 0.00     | 0.00        | 294-41      | 085                 |       |
| 04-002-005-001 | 215 MEADOWOOD RD | 08/30/21  | \$174,000   | \$65,000    | 37.36     |       |       | 0.81  |      | \$186,288   | \$38,917   | \$38,458    | 132.6 | 57.1      | 445.0  | 1.28     | \$28,037 | 1.28        | 151.00      | 801-20              | 408   |
| 04-002-005-02  | 215 MEADOWOOD RD | 08/30/21  | \$49,000    | \$14,700    | 30.00     |       |       | 0.72  |      | \$42,491    | \$4,901    | \$15.3      | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-005-03  | 215 MEADOWOOD RD | 08/30/21  | \$80,000    | \$24,000    | 30.00     |       |       | 0.72  |      | \$56,877    | \$26,877   | \$928.0     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-005-04  | 215 MEADOWOOD RD | 08/30/21  | \$90,000    | \$27,000    | 30.00     |       |       | 0.72  |      | \$63,977    | \$33,977   | \$1,099     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-005-13  | 215 ANGELO ROAD  | 08/15/21  | \$75,000    | \$22,500    | 31.89     |       |       | 0.74  |      | \$52,918    | \$22,418   | \$703.5     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-044-00  | 215 ANGELO ROAD  | 05/04/21  | \$23,000    | \$6,900     | 40.44     |       |       | 0.94  |      | \$18,700    | \$5,500    | \$133.0     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-044-01  | 215 ANGELO ROAD  | 05/04/21  | \$295,000   | \$295,000   | 20.35     |       |       | 0.47  |      | \$283,851   | \$21,149   | \$448.3     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-002-044-02  | 215 ANGELO ROAD  | 04/25/22  | \$294,800   | \$294,800   | 20.35     |       |       | 0.47  |      | \$287,700   | \$7,100    | \$1,329     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-010-004-33  | 224 ANGELO ROAD  | 05/04/21  | \$23,000    | \$6,900     | 40.44     |       |       | 0.94  |      | \$18,700    | \$5,500    | \$133.0     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-010-004-24  | 224 ANGELO ROAD  | 03/09/23  | \$95,000    | \$26,000    | 28.00     |       |       | 0.64  |      | \$10,765    | \$84,235   | \$3,009     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-010-004-05  | 224 ANGELO ROAD  | 03/09/23  | \$95,000    | \$26,000    | 28.00     |       |       | 0.64  |      | \$10,765    | \$84,235   | \$3,009     | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| 04-010-004-06  | 224 ANGELO ROAD  | 03/09/23  | \$18,000    | \$5,100     | 47.85     |       |       | 1.08  |      | \$13,913    | \$4,087    | \$77.0      | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |
| Totals:        |                  |           | \$1,007,000 | \$1,007,000 | \$735,000 | 36.61 |       | 0.917 |      | \$1,106,575 | \$78,254   | \$69.8      | 33.0  | 20.0      | 1.84   | \$28,829 | 1.84     | \$33.00     | 284-55      | 408                 |       |

For Iron River Township 2021 roll  
**Iron Lake**  
**Land Value Analysis**

| \$/ft        | average | \$/ft       | range        | in sales | avg ft | 206.69 |
|--------------|---------|-------------|--------------|----------|--------|--------|
| average      | \$279   | \$295       | 101 to 412   | 524.65   | 236.69 |        |
| average      | \$7,047 | \$7,124     | 1225 to 9459 | 226.69   |        |        |
| overall      | \$3,137 | \$3,179,024 |              |          |        |        |
| acre parcels |         | \$279       | median       | \$279    | 28.61  |        |
| acre parcels |         | \$293       | median       | \$293    | 28.61  |        |
| acre parcels |         | \$287       | median       | \$287    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |
| acre parcels |         | \$324       | median       | \$324    | 28.61  |        |

Frontage: 15.1 Feet: 215.00  
 Standard Deviation: 2.00  
 Standard Depth: 7.00

Table: Area Average Table  
 1: LAND VALUE  
 2: LAND VALUE  
 3: LAND VALUE  
 4: LAND VALUE  
 5: LAND VALUE  
 6: LAND VALUE  
 7: LAND VALUE  
 8: LAND VALUE  
 9: LAND VALUE  
 10: LAND VALUE  
 11: LAND VALUE  
 12: LAND VALUE  
 13: LAND VALUE  
 14: LAND VALUE  
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 41: LAND VALUE  
 42: LAND VALUE  
 43: LAND VALUE  
 44: LAND VALUE  
 45: LAND VALUE  
 46: LAND VALUE  
 47: LAND VALUE  
 48: LAND VALUE  
 49: LAND VALUE  
 50: LAND VALUE

like parcels sale prices more reflective of frontage vs acreage  
 review off water sales and compile to acreage parcels near lake  
 waterfront 5/ft relevant, 5/ft not  
 applied study values to 10+  
 reviewed human lake sales for larger parcel info

Average  
 per ft Acre = \$318  
 Average  
 per ft Parcel = \$324

\$94.64

\$11.85  
 Average  
 per ft Acre = \$293  
 Average  
 per ft Parcel = \$287

| Parcel Number  | Street Address     | Sale Date | Sale Price       | Adj. Sale \$     | Our Accts.       | Asd/Acc. \$  | Cur. Appraisal   | Land Residual    | Ent. Land Value  | Net Acres      | Total Acres              | 3/Acre         | 1btr/Pg                                | Other Parcels in Sale | Class |
|----------------|--------------------|-----------|------------------|------------------|------------------|--------------|------------------|------------------|------------------|----------------|--------------------------|----------------|--|-----------------------|-------|
| 001-081-000-00 | 585 LITTLE HICKORY | 05/27/72  | \$25,000         | \$25,000         | \$4,000          | \$4,000      | \$25,000         | \$25,000         | \$25,000         | 39.84          | 39.84                    | \$628.28       | 839/224                                |                       | 502   |
| 001-071-000-00 | POLLACK RD         | 05/18/71  | \$47,000         | \$47,000         | \$30,715         | \$44,08      | \$44,885         | \$47,000         | \$44,885         | 39.84          | 39.84                    | \$1,180        | 792/090                                |                       | 501   |
| 004-186-005-50 |                    | 09/11/73  | \$59,000         | \$59,000         | \$18,690         | 31.53        | \$41,972         | \$59,000         | \$41,972         | 33.24          | 33.24                    | \$1,775        | 826/963                                |                       | 501   |
| 004-252-020-50 | BASSWOOD ROAD      | 10/20/72  | \$120,000        | \$120,000        | \$52,600         | 43.83        | \$16,930         | \$42,320         | \$39,250         | 21.50          | 20.00                    | \$1,908        | 818-141 004-252-004-00                 |                       | 502   |
| 001-081-000-00 |                    | 06/28/71  | \$37,500         | \$37,500         | \$20,800         | 35.87        | \$41,840         | \$37,500         | \$41,840         | 69.09          | 69.09                    | \$605          | 755/552                                |                       | 502   |
| 001-081-000-00 |                    | 06/09/71  | \$280,000        | \$280,000        | \$109,340        | 39.05        | \$281,680        | \$280,000        | \$281,680        | 280.00         | 80.00                    | \$1,000        | 794/148 001-081-000-60, 001-081-000-50 |                       | 502   |
| <b>Total:</b>  |                    |           | <b>\$793,500</b> | <b>\$793,500</b> | <b>\$319,894</b> | <b>48.31</b> | <b>\$715,250</b> | <b>\$715,250</b> | <b>\$638,353</b> | <b>633.49</b>  | <b>411.99</b>            | <b>\$1,157</b> |  |                       |       |
|                |                    |           |                  |                  |                  |              |                  |                  |                  | <b>Average</b> | <b>Per Net Acre=&gt;</b> | <b>\$1,157</b> |  |                       |       |

Iron River Township  
**501 & 502 Land Value Analysis**  
**Timber Properties**  
For 2024 Assessment Roll

Proportions: 1.00  
Standard Proportions: 1.00  
Standard Proportions: 1.00  
Standard Proportions: 1.00

Values for Average Table 1: 1.00  
1.00 Acres: 1,350  
1.25 Acres: 1,672  
1.50 Acres: 2,000  
1.75 Acres: 2,328  
2.00 Acres: 2,656  
2.25 Acres: 2,984  
2.50 Acres: 3,312

FR Parcels: 132  
Standard Parcel: 1320

all vacant properties, 501 = TC, 502 = CFR  
properties not purchased with an sf of land consideration  
only river front parcels evaluated by ff  
see M&S for ff river reference  
insufficient sales, borrowed from neighboring twp

| Parcel Number   | Street Address      | Sale Date | Sale Price | Lot Size  | Cur. Appraisal | Land Product | Est. Land Value | Flt% | Front     | Depth | Net Acres | Dist. to Acres | Dist. to Acres | Dist. to Acres | Liberty/Price |
|---|---------------------|-----------|------------|-----------|----------------|--------------|-----------------|------|-----------|-------|-----------|----------------|----------------|----------------|---------------|
| 002-000-010-00  | 3841 US HWY-2       | 02/07/21  | \$320,000  | 630,000   | \$320,000      |              | \$214,800       |      | 547,800   | 14.6  | 1.46      | 534,800        | 534,800        | 5118           | \$85          |
| 002-000-017-00  | US HWY-2            | 02/07/21  | \$50,000   | \$50,000  | \$50,000       |              | \$19,800        |      | \$19,800  | 42.0  | 192.0     | 1.46           | 534,800        | 534,800        | \$85          |
| 002-000-030-00  | 1341 US HWY-2       | 11/07/21  | \$62,000   | \$62,000  | \$62,000       |              | \$8,530         |      | \$7,000   | 100.0 | 167.0     | 1.46           | 534,800        | 534,800        | \$85          |
| 002-277-014-00  | 1850 US HWY 2       | 11/07/21  | \$149,000  | \$149,000 | \$149,000      |              | \$176,400       |      | \$15,000  | 5.00  | 5.00      | 5.00           | 534,800        | 534,800        | \$85          |
| 004-017-009-00  | 481 BRIBS CITY ROAD | 04/27/21  | \$107,463  | \$107,463 | \$107,463      |              | \$46,300        |      | \$26,754  | 17.0  | 396.0     | 4.00           | 534,800        | 534,800        | \$85          |
| 004-019-025-25  | 3461 S US 2         | 06/24/21  | \$300,000  | \$300,000 | \$300,000      |              | \$13,800        |      | \$13,800  | 37.0  | 396.0     | 4.00           | 534,800        | 534,800        | \$85          |
| <b>Totals:</b>  |                     |           |            |           |                |              |                 |      |           |       |           |                |                |                |               |
|   |                     | 06/24/21  | \$726,463  | \$726,463 | \$726,463      |              | \$281,445       |      | \$139,890 | 70.00 | Average   | 61.25          | \$123          | \$123          | \$75          |
| <b>Sale Ratio</b> = $\frac{14.05}{16.41}$ <b>per Net Acres</b> = $\frac{2,601.50}{62.23}$ |                     |           |            |           |                |              |                 |      |           |       |           |                |                |                |               |

### Iron River Township Commercial Industrial Land Value Analysis for 2024 roll

other unit sales, reviewed record card info  
choose sales of similar properties  
no multi parcel sales  
not bought or sold by sf

average range  
\$102 75 to 118  
\$1A.....all  
\$2,502 941 to 3,176

Frontage: 'B' Description: '180 Frontage  
Frontage 'C' Description: '180 Frontage'  
Frontage 'D' Description: '180 Frontage'  
Standard Frontage: 0  
Standard Frontage: 0  
Standard Frontage: 0

Size: 'A' Description: '2.19 ACRES'  
Values for Acreage: '2.19 ACRES'  
1 Acres: 9,888     2 Acres: 18,400     3 Acres: 26,912  
4 Acres: 35,424     5 Acres: 43,936     6 Acres: 52,448  
7 Acres: 60,960     8 Acres: 69,472     9 Acres: 77,984

Size: 'B' Description: '200 FEET'  
Values for Acreage: '200 FEET'  
1 Acres: 1,000     2 Acres: 2,000     3 Acres: 3,000  
4 Acres: 4,000     5 Acres: 5,000     6 Acres: 6,000  
7 Acres: 7,000     8 Acres: 8,000     9 Acres: 9,000

Size: 'C' Description: '25 ACRES'  
Values for Acreage: '25 ACRES'  
10 Acres: 34,000     15 Acres: 51,000     20 Acres: 68,000  
25 Acres: 85,000     30 Acres: 102,000     35 Acres: 119,000  
40 Acres: 136,000     45 Acres: 153,000     50 Acres: 170,000

other unit sales, reviewed record card info  
choose sales of similar properties  
no multi parcel sales  
not bought or sold by sf

per Net Acres = 2,601.50

other unit sales, reviewed record card info  
choose sales of similar properties  
no multi parcel sales  
not bought or sold by sf

per Net Acres = 2,601.50

| Parcel Number      | Street Address   | Sale Date | Sale Price       | Adj. Sale \$     | Acq. when Sold   | Acq. Adj.    | Sale             | Cur. Appraisal   | Land Residual    | Est. Land Value  | Net Acres                 | Total Acres    | Dollars/Acre   | libert/Page        |
|--------------------|------------------|-----------|------------------|------------------|------------------|--------------|------------------|------------------|------------------|------------------|---------------------------|----------------|----------------|--------------------|
| 887-07-015-001-001 | EAST JOHNS ROADS | 11/24/22  | \$185,000        | \$165,000        | \$50,000         | 58.85        | \$49,850         | \$165,000        | \$49,850         | \$49,850         | 53.2                      | 53.2           | 2,815          |                    |
| 887-07-015-001-002 | EAST JOHNS ROADS | 07/07/22  | \$230,000        | \$170,000        | \$100,000        | 68.75        | \$107,850        | \$170,000        | \$107,850        | \$107,850        | 57.46                     | 57.46          | \$1,874        |                    |
| 004-153-001-50     |                  | 03/02/22  | \$60,000         | \$60,000         | \$22,200         | 37.00        | \$51,250         | \$60,000         | \$51,250         | \$51,250         | 40.58                     | 40.58          | \$1,263        | 004-153-015-00 101 |
| <b>Totals:</b>     |                  |           | <b>\$348,500</b> | <b>\$348,500</b> | <b>\$138,000</b> |              | <b>\$208,539</b> | <b>\$905,837</b> | <b>\$170,276</b> | <b>\$170,276</b> | <b>133.40</b>             | <b>133.40</b>  | <b>\$1,479</b> | <b>802-544</b>     |
|                    |                  |           |                  |                  |                  | <b>39.60</b> |                  |                  |                  |                  | <b>Average</b>            | <b>133.40</b>  | <b>\$13.40</b> |                    |
|                    |                  |           |                  |                  |                  | <b>4.52</b>  |                  |                  |                  |                  | <b>per Net Acres=&gt;</b> | <b>\$2,299</b> |                |                    |

Iron River Township  
**Agricultural Land Value Analysis**  
for 2024 rol

Values for Percent Table  
1 Acres: 2,000  
1.5 Acres: 4,000  
2 Acres: 6,000  
2.5 Acres: 8,000

1: RAND VALUE >1.0%  
10 Acres: 10,000  
20 Acres: 20,000  
30 Acres: 30,000  
40 Acres: 40,000  
50 Acres: 50,000  
60 Acres: 60,000  
70 Acres: 70,000  
80 Acres: 80,000  
90 Acres: 90,000  
100 Acres: 100,000  
110 Acres: 110,000  
120 Acres: 120,000  
130 Acres: 130,000  
140 Acres: 140,000  
150 Acres: 150,000  
160 Acres: 160,000  
170 Acres: 170,000  
180 Acres: 180,000  
190 Acres: 190,000  
200 Acres: 200,000  
210 Acres: 210,000  
220 Acres: 220,000  
230 Acres: 230,000  
240 Acres: 240,000  
250 Acres: 250,000  
260 Acres: 260,000  
270 Acres: 270,000  
280 Acres: 280,000  
290 Acres: 290,000  
300 Acres: 300,000  
310 Acres: 310,000  
320 Acres: 320,000  
330 Acres: 330,000  
340 Acres: 340,000  
350 Acres: 350,000  
360 Acres: 360,000  
370 Acres: 370,000  
380 Acres: 380,000  
390 Acres: 390,000  
400 Acres: 400,000  
410 Acres: 410,000  
420 Acres: 420,000  
430 Acres: 430,000  
440 Acres: 440,000  
450 Acres: 450,000  
460 Acres: 460,000  
470 Acres: 470,000  
480 Acres: 480,000  
490 Acres: 490,000  
500 Acres: 500,000  
510 Acres: 510,000  
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610 Acres: 610,000  
620 Acres: 620,000  
630 Acres: 630,000  
640 Acres: 640,000  
650 Acres: 650,000  
660 Acres: 660,000  
670 Acres: 670,000  
680 Acres: 680,000  
690 Acres: 690,000  
700 Acres: 700,000  
710 Acres: 710,000  
720 Acres: 720,000  
730 Acres: 730,000  
740 Acres: 740,000  
750 Acres: 750,000  
760 Acres: 760,000  
770 Acres: 770,000  
780 Acres: 780,000  
790 Acres: 790,000  
800 Acres: 800,000  
810 Acres: 810,000  
820 Acres: 820,000  
830 Acres: 830,000  
840 Acres: 840,000  
850 Acres: 850,000  
860 Acres: 860,000  
870 Acres: 870,000  
880 Acres: 880,000  
890 Acres: 890,000  
900 Acres: 900,000  
910 Acres: 910,000  
920 Acres: 920,000  
930 Acres: 930,000  
940 Acres: 940,000  
950 Acres: 950,000  
960 Acres: 960,000  
970 Acres: 970,000  
980 Acres: 980,000  
990 Acres: 990,000  
1,000 Acres: 1,000,000

no ff sales  
not sold by ff  
looked outside time  
latest sale used