

Iron County Equalization Department
 2 South Sixth St., Ste. 13
 Crystal Falls, MI 49920
 (906)875-6502

2021-2022 Average Land Value Guide

The following is a listing of general land values for property in Iron County. We emphasize these to be 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 distributed to each assessor to assist in the updating of individual property assessment cards.

Parcel Size	Average Sales Price Per Acre	Range Per Acre
0-5 Acres	\$4723	\$495—9392
6-10 Acres	\$2162	\$632—4808
11-20 Acres	\$1336	\$583—2136
30-39 Acres	\$1252	\$460—1959
40 Acres	\$933	\$625—1559
80 Acres	\$1127	\$574—1665
100 Acres +	\$929	\$536—1313
City Lots	\$26/Per Front Foot	\$11—44
Commercial Lots	\$50/Per Front Foot	\$21—77
River Frontage	\$122/Per Front Foot	\$35 – 366
Lake Frontage		
Excellent to Good	\$458/Per Front Foot	\$1200 – 122
Average to Fair	\$225/Per Front Foot	\$43 – 650
Fair to Poor	\$195/Per Front Foot	\$63 – 447

Average Land Includes the following features:

- Year round road, good gravel or paved
- Electricity on or very near site
- Reasonable cover, trees and/or nice field
- Typical road frontage for parcel size, gravel or paved

The following is a listing or rating of the major lakes in Iron County. This rating is general in nature. The assessor is encouraged to consider the location, services, utilities, access, surrounding development and water quality of the lake.

EXCELLENT	GOOD	AVERAGE	FAIR	POOR
Chicagon	Camp	Armstrong	Anderson	Bone
1 st Fortune	Ellen	Bass	Cable	Butler
2 nd Fortune	Golden	Brule	Deer	Hemlock
Hagerman	Homan	Buck	Dawson	Hope
Mary	Ice	Emily	3 rd Fortune	Mallard
Smoky	Indian	Fire	Gages	Minnie
Sunset	Ottawa	Gibson	Hannah Webb	Shank
	Runkle	Gilbert	Harding	Spring
	Stanley	Glidden	Upper Holmes	
	Swan	Iron	Lower Holmes	
		James	Jule	
		Little Smoky	Kennedy	
		Long (CFT)	Lost	
		Light	Maggie	
		Robinson	Martin	
		Silver	Mitchell	
		Snipe	Mitigwaki	
		Stager	Norway	
		Tamarack	Paint	
		Teepee	Perch	
		Webb	Porter	
		Wildwood	Railroad	
			Saint Kathryn	