

IRON COUNTY EQUALIZATION DEPARTMENT
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2004-2005 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 ongoing two-year sales study. This guide is distributed to each assessor to assist in the updating of individual property assessment cards.

BUILDING SITES	AVERAGE SALES PRICE PER ACRE	RANGE PER ACRE
1 ACRE	3000	2500-5000
5-10 ACRES	2000	1500-2500
RECREATIONAL TIMBER		
20 ACRES	1500	1000-2000
40 ACRES	1200	900-1500
SWAMP/LOWLAND	800	750-875
River frontage with low frontage, poor road access		50-150 PFF
River frontage with good frontage and road access		150-300 PFF
Lake frontage with no access or power		350-400 PFF
Lake frontage with average access, no power		400-450 PFF
Lake frontage with secondary road and power		500-600 PFF
Lk. frontage with power, primary road, ave/good lake		600-700 PFF
Lk. frontage with power, primary road, good/exc lake		750-950 PFF

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