

City of Ironwood
213 S. Marquette St.
Ironwood, MI 49938



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Commercial & Industrial ECF 2024 .727

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
52-14-454-040	100 ROOSEVELT ST	08/11/21	\$131,000	WD	03-ARM'S LENGTH	\$131,000	\$76,577	58.46	\$153,153	\$34,393	\$96,607	\$115,863	0.834
52-15-382-050	146 E CLOVERLAND DRIVE	09/01/22	\$580,000	LC	03-ARM'S LENGTH	\$580,000	\$361,151	62.27	\$722,300	\$147,332	\$432,668	\$624,287	0.693
52-15-382-070	SOUTHLAND AVE	09/01/22	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$361,151	62.27	\$722,300	\$147,332	\$432,668	\$624,287	0.693
52-15-382-110	130 E CLOVERLAND DRIVE	09/01/22	\$580,000	PTA	03-ARM'S LENGTH	\$580,000	\$361,151	62.27	\$722,300	\$147,332	\$432,668	\$624,287	0.693
52-22-133-150	174 E MICHIGAN AVE	03/01/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$23,952	29.94	\$47,903	\$11,513	\$68,487	\$57,854	1.184
52-22-176-020	108 E ARCH ST	10/05/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$51,903	31.46	\$103,806	\$13,318	\$151,682	\$143,860	1.054
52-22-182-030	200 E FREDERICK ST	08/31/21	\$40,000	PTA	03-ARM'S LENGTH	\$40,000	\$20,820	52.05	\$41,640	\$8,586	\$31,414	\$42,000	0.748
52-22-227-200	405 LAKE ST	06/29/21	\$60,000	LC	03-ARM'S LENGTH	\$60,000	\$32,962	54.94	\$65,923	\$3,773	\$56,227	\$80,401	0.699
52-22-262-080	315 E AURORA ST	09/02/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$21,251	35.42	\$42,502	\$5,832	\$54,168	\$46,595	1.163
52-22-314-080	200 W AURORA ST	07/18/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$31,204	156.02	\$62,408	\$3,643	\$16,357	\$69,135	0.237
52-22-327-040	116 W AYER ST	01/21/22	\$72,405	WD	03-ARM'S LENGTH	\$72,405	\$42,193	58.27	\$84,386	\$21,575	\$50,830	\$73,895	0.688
52-22-327-090	117 N LOWELL ST	10/29/21	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$45,423	82.59	\$90,846	\$10,577	\$44,423	\$101,994	0.436
52-22-327-090	117 N LOWELL ST	09/05/22	\$77,500	QC	03-ARM'S LENGTH	\$77,500	\$48,746	62.90	\$97,492	\$14,926	\$62,574	\$97,136	0.644
52-22-329-010	100 S SUFFOLK ST	01/26/23	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$48,279	53.64	\$96,557	\$14,813	\$75,187	\$102,565	0.733
52-22-329-210	225 E AYER ST	11/01/22	\$53,000	PTA	03-ARM'S LENGTH	\$53,000	\$25,468	48.05	\$50,935	\$5,080	\$47,920	\$53,947	0.888
52-22-330-110	126 E AURORA ST	07/14/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$19,611	49.03	\$39,221	\$1,800	\$38,200	\$47,549	0.803
52-22-330-210	101 S SUFFOLK ST	04/11/22	\$75,500	WD	03-ARM'S LENGTH	\$75,500	\$44,798	59.34	\$89,596	\$2,162	\$73,338	\$102,864	0.713
52-22-333-090	131 E AURORA ST	10/04/21	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$42,324	84.65	\$84,648	\$7,579	\$42,421	\$97,928	0.433
52-22-334-020	210 S SUFFOLK ST	02/21/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$32,780	65.56	\$65,559	\$14,905	\$35,095	\$59,593	0.589
52-22-356-120	301 W AURORA ST	10/29/21	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$47,940	63.08	\$95,879	\$5,133	\$70,867	\$115,306	0.615
52-22-356-130	397 W AURORA ST	05/13/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$67,958	37.75	\$135,916	\$37,362	\$142,638	\$115,946	1.230
52-22-402-040	460 VAUGHN ST	11/01/21	\$10,000	PTA	03-ARM'S LENGTH	\$10,000	\$8,374	83.74	\$16,747	\$7,513	\$2,487	\$11,733	0.212
52-23-101-150	823 E CLOVERLAND	07/28/21	\$333,000	WD	03-ARM'S LENGTH	\$333,000	\$195,427	58.69	\$390,853	\$119,284	\$213,716	\$264,945	0.807
Totals:			\$3,458,405			\$3,458,405	\$2,011,443		\$4,022,870		\$2,672,642	\$3,673,969	
								Sale. Ratio =>	58.16			E.C.F. =>	0.727
								Std. Dev. =>	25.35			Ave. E.C.F. =>	0.730