

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



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# Residential Land Value

## 2024 \$56 per Front Foot

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
52-14-355-090	933 LEONARD ST	04/27/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	\$12,973	33.26	\$25,945	\$14,372	\$1,317	109.7	128.0	0.35	0.35	\$131	\$40,714	\$0.93	120.00	NHWY2
52-14-357-050	602 N LAKE ST	02/10/23	\$53,000	PTA	03-ARM'S LENGTH	\$53,000	\$24,142	45.55	\$48,284	\$6,357	\$1,641	56.6	132.0	0.18	0.18	\$112	\$34,929	\$0.80	60.00	NHWY2
52-14-357-100	824 FLORENCE ST	04/28/22	\$51,000	WD	03-ARM'S LENGTH	\$51,000	\$24,548	48.13	\$49,096	\$2,370	\$466	27.4	128.0	0.09	0.09	\$86	\$26,932	\$0.62	30.00	NHWY2
52-14-376-010	1117 E MARGARET ST	04/26/21	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$49,462	44.16	\$98,923	\$14,107	\$1,030	85.8	132.0	0.28	0.28	\$164	\$51,112	\$1.17	91.00	NHWY3
52-14-377-030	1214 E LEONARD ST	04/05/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,225	40.38	\$48,449	\$12,442	\$891	74.3	130.0	0.24	0.24	\$167	\$52,059	\$1.20	80.00	NHWY2
52-14-378-050	1311 MARGARET ST	06/14/22	\$5,000	PTA	03-ARM'S LENGTH	\$5,000	\$1,414	28.28	\$2,828	\$5,000	\$2,828	166.4	137.0	0.54	0.54	\$30	\$9,346	\$0.21	170.00	NHWY2
52-14-382-040	1136 E FLORENCE ST	04/13/21	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$33,738	42.17	\$67,476	\$14,028	\$1,504	125.4	130.0	0.40	0.40	\$112	\$34,809	\$0.80	135.00	NHWY2
52-14-476-010	WILSON ST	02/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$13,653	97.52	\$27,305	\$14,000	\$27,305	655.3	122.0	0.70	2.11	\$21	\$20,000	\$0.46	752.00	NHWY2
52-14-477-010	NO ROAD	02/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$13,653	97.52	\$27,305	\$14,000	\$27,305	651.0	122.0	0.70	2.09	\$22	\$20,000	\$0.46	747.00	NHWY2
52-15-481-090	712 GARVEY ST	02/21/23	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$6,728	44.85	\$13,455	\$2,543	\$998	34.4	81.8	0.09	0.09	\$74	\$29,918	\$0.69	45.00	NHWY2
52-15-481-100	718 GARVEY ST	06/30/22	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$6,813	41.29	\$13,626	\$3,474	\$600	35.3	86.0	0.09	0.09	\$98	\$39,034	\$0.90	45.00	NHWY2
52-22-108-110	117 W COOLIDGE AVE	10/29/21	\$50,000	PTA	03-ARM'S LENGTH	\$50,000	\$24,148	48.30	\$48,295	\$2,263	\$558	39.9	110.0	0.11	0.11	\$57	\$19,851	\$0.46	45.00	NCAV2
52-22-110-090	213 W HARDING AVE	05/12/21	\$60,600	PTA	03-ARM'S LENGTH	\$60,600	\$29,449	48.60	\$58,898	\$2,272	\$570	40.7	120.0	0.12	0.12	\$56	\$18,777	\$0.43	44.00	NCAV3
52-22-130-140	174 E HARDING AVE	07/21/22	\$27,500	LC	03-ARM'S LENGTH	\$27,500	\$13,757	50.03	\$27,513	\$727	\$740	43.5	120.0	0.13	0.13	\$17	\$5,636	\$0.13	47.00	NCAV2
52-22-155-020	506 N HEMLOCK ST	04/07/21	\$22,500	QC	03-ARM'S LENGTH	\$22,500	\$10,948	48.66	\$21,896	\$1,307	\$703	50.2	72.0	0.12	0.12	\$26	\$11,267	\$0.26	70.00	NCAV2
52-22-177-190	233 E RIDGE ST	04/07/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$12,141	48.56	\$24,281	\$1,259	\$540	38.5	130.0	0.12	0.12	\$33	\$10,580	\$0.24	40.00	NCAV2
52-22-228-010	704 HEDIN AVE	08/26/22	\$16,500	WD	03-ARM'S LENGTH	\$16,500	\$6,512	39.47	\$13,024	\$5,152	\$1,676	98.6	136.0	0.31	0.31	\$52	\$16,513	\$0.38	100.00	NCAV2
52-22-260-360	517 E AYER ST	08/18/21	\$35,000	PTA	03-ARM'S LENGTH	\$35,000	\$16,604	47.44	\$33,208	\$2,219	\$427	30.5	50.0	0.06	0.06	\$73	\$37,610	\$0.86	51.00	NCAV2
52-22-278-010	226 PARK ST	04/06/21	\$19,500	WD	03-ARM'S LENGTH	\$19,500	\$7,989	40.97	\$15,977	\$4,478	\$955	68.2	175.0	0.25	0.25	\$66	\$18,278	\$0.42	61.00	NCAV2
52-22-280-190	615 E PABST ST	10/21/21	\$38,500	WD	03-ARM'S LENGTH	\$38,500	\$18,246	47.39	\$36,492	\$2,791	\$783	55.9	175.0	0.20	0.20	\$50	\$13,886	\$0.32	50.00	NCAV2
52-22-281-010	601 E AYER ST	09/08/22	\$23,000	LC	03-ARM'S LENGTH	\$23,000	\$11,010	47.87	\$22,019	\$1,504	\$523	30.7	75.0	0.07	0.07	\$49	\$20,889	\$0.48	42.00	NCAV2
52-22-308-020	332 W FREDERICK ST	06/04/21	\$102,500	WD	03-ARM'S LENGTH	\$102,500	\$49,562	48.35	\$99,124	\$4,496	\$1,120	80.0	140.0	0.26	0.26	\$56	\$17,494	\$0.40	80.00	NCAV3
52-22-308-030	326 W FREDERICK ST	11/16/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,007	40.01	\$48,014	\$13,106	\$1,120	80.0	140.0	0.26	0.26	\$164	\$50,996	\$1.17	80.00	NCAV2
52-22-314-170	227 W AYER ST	07/05/22	\$500	QC	03-ARM'S LENGTH	\$500	\$340	68.00	\$680	\$500	\$680	40.0	140.0	0.13	0.13	\$13	\$3,876	\$0.09	40.00	NCAV2
52-22-351-030	110 S HEMLOCK ST	07/11/22	\$1,200	QC	03-ARM'S LENGTH	\$1,200	\$1,219	101.58	\$2,438	\$1,200	\$682	40.1	134.0	0.13	0.13	\$30	\$9,524	\$0.22	41.00	NCAV2
52-22-355-010	338 W KING STREET	11/05/21	\$650	QC	03-ARM'S LENGTH	\$650	\$290	44.62	\$580	\$650	\$580	41.5	89.0	0.11	0.11	\$16	\$6,132	\$0.14	52.00	NCAV2
52-22-355-120		11/05/21	\$1,350	QC	03-ARM'S LENGTH	\$1,350	\$1,397	103.48	\$2,794	\$1,350	\$1,005	71.8	89.0	0.18	0.18	\$19	\$7,337	\$0.17	90.00	NCAV2
52-22-426-010	200 S CURRY ST	10/27/22	\$20,000	PTA	03-ARM'S LENGTH	\$20,000	\$10,032	50.16	\$20,063	\$268	\$331	19.5	85.0	0.05	0.05	\$14	\$5,469	\$0.13	25.00	NCAV2
52-23-104-010		03/03/23	\$1,756	WD	03-ARM'S LENGTH	\$1,756	\$1,398	79.61	\$2,795	\$1,756	\$2,795	96.4	130.0	0.30	0.30	\$18	\$5,893	\$0.14	100.00	NCAV2
52-23-104-060	SUTHERLAND ST	10/03/22	\$2,250	PTA	03-ARM'S LENGTH	\$2,250	\$737	32.76	\$1,474	\$2,250	\$1,474	86.7	130.0	0.27	0.27	\$26	\$8,364	\$0.19	90.00	NCAV2
52-23-106-030	829 SUTHERLAND AVE	05/11/21	\$41,500	PTA	03-ARM'S LENGTH	\$41,500	\$8,523	20.54	\$17,045	\$25,998	\$1,543	110.2	170.0	0.39	0.39	\$236	\$66,662	\$1.53	100.00	NCAV2
52-23-131-020		03/03/23	\$1,031	WD	03-ARM'S LENGTH	\$1,031	\$791	76.72	\$1,581	\$1,031	\$1,581	54.5	140.0	0.18	0.18	\$19	\$5,891	\$0.14	54.50	NCAV2
52-23-131-050		03/03/23	\$1,756	WD	03-ARM'S LENGTH	\$1,756	\$1,398	79.61	\$2,795	\$1,756	\$2,795	96.4	130.0	0.30	0.30	\$18	\$5,893	\$0.14	100.00	NCAV2
52-23-132-020		03/03/23	\$984	WD	03-ARM'S LENGTH	\$984	\$619	62.91	\$1,237	\$984	\$1,237	42.7	208.0	0.17	0.17	\$23	\$5,892	\$0.14	35.00	NCAV2
52-23-132-030		03/03/23	\$2,498	WD	03-ARM'S LENGTH	\$2,498	\$2,041	81.71	\$4,081	\$2,498	\$4,081	140.7	123.3	0.42	0.42	\$18	\$5,892	\$0.14	150.00	NCAV2
52-23-134-010		03/03/23	\$4,819	WD	03-ARM'S LENGTH	\$4,819	\$3,829	79.46	\$7,657	\$4,819	\$7,657	264.0	130.0	0.82	0.82	\$18	\$5,891	\$0.14	274.00	NCAV2
52-23-135-010		03/03/23	\$6,208	WD	03-ARM'S LENGTH	\$6,208	\$4,376	70.49	\$8,752	\$6,208	\$8,752	301.8	163.9	1.05	1.05	\$21	\$5,890	\$0.14	280.00	NCAV2
52-23-136-010		10/13/22	\$7,000	WD	03-ARM'S LENGTH	\$7,000	\$3,542	50.60	\$7,083	\$7,000	\$7,083	416.6	120.0	1.24	1.24	\$17	\$5,645	\$0.13	450.00	NCAV2
52-23-202-090	1310 WASHINGTON ST	04/18/22	\$5,000	PTA	03-ARM'S LENGTH	\$5,000	\$689	13.78	\$1,377	\$5,000	\$1,377	81.0	136.6	0.26	0.26	\$62	\$19,455	\$0.45	82.00	NCAV2
52-23-202-220	205 LUXMORE ST	09/22/21	\$62,500	WD	03-ARM'S LENGTH	\$62,500	\$20,720	33.15	\$41,439	\$23,969	\$2,908	207.7	137.0	0.66	0.66	\$115	\$36,317	\$0.83	210.00	NCAV2
52-23-351-070	479 E HOUK ST	03/04/22	\$1,000	QC	03-ARM'S LENGTH	\$1,000	\$377	37.70	\$753	\$1,000	\$753	44.3	117.0	0.14	0.14	\$23	\$7,042	\$0.16	53.00	SCAV2
52-23-377-100	95 SOUTH RANGE ROAD	01/20/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$15,636	28.43	\$31,271	\$29,831	\$6,102	210.4	206.0	0.68	0.68	\$142	\$44,129	\$1.01	143.00	SCAV2
52-23-377-120	800 E PINE ST	04/30/21	\$22,000	QC	03-ARM'S LENGTH	\$22,000	\$10,009	45.50	\$20,017	\$3,030	\$1,047	74.8	154.0	0.24	0.24	\$41	\$12,625	\$0.29	68.00	SCAV2
52-23-476-070	109 HARRIS ST	04/07/21	\$34,000	QC	03-ARM'S LENGTH	\$34,000	\$15,431	45.39	\$30,862	\$4,564	\$1,426	101.9	155.0	0.65	0.65	\$45	\$6,979	\$0.16	92.00	SCAV2
52-24-102-310	940 E AYER ST	10/07/22	\$28,000	WD	03-ARM'S LENGTH	\$28,000	\$8,594	30.69	\$17,188	\$12,998	\$2,186	128.6	150.0	0.41	0.41	\$101	\$31,472	\$0.72	120.00	SCAV2
52-24-102-680	105 TACONITE ROAD	11/04/22	\$15,000	QC	03-ARM'S LENGTH	\$15,000	\$5,575	37.17	\$11,150	\$10,134	\$6,284	369.6	225.0	1.19	1.19	\$27	\$8,530	\$0.20	230.00	SCAV2
52-24-310-010	201 BUNDY ST	10/19/21	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$13,684	45.61	\$27,367	\$3,293	\$660	47.1	132.0	0.30	0.30	\$70	\$10,868	\$0.25	50.00	SCAV2
52-24-313-030	415 FIRST NATIONAL ST	04/20/21	\$54,000	WD	03-ARM'S LENGTH	\$54,000	\$15,746	29.16	\$31,491	\$25,209	\$2,700	192.9	135.0	0.62	0.62	\$131	\$40,660	\$0.93	200.00	SCAV2
52-24-315-100	207 KENNEDY ST	10/24/22	\$37,000	WD	03-ARM'S LENGTH	\$37,000	\$17,737	47.94	\$35,473	\$1,922	\$395	23.2	65.0	0.08	0.08	\$83	\$25,627	\$0.59	50.00	SCAV2
52-24-330-010	BUNDY STREET	06/15/21	\$2,800	QC	03-ARM'S LENGTH	\$2,800	\$1,320	47.14	\$2,640	\$2,800	\$2,640	188.6	132.0	0.61	0.61	\$15	\$4,620	\$0.11	200.00	SCAV2
52-24-332-040	508 KENNEDY ST	07/11/22	\$23,100	QC	03-ARM'S LENGTH	\$23,100	\$11,083	47.98	\$22,166	\$1,735	\$801	47.1	132.0	0.15	0.15	\$37	\$11,414	\$0.26	50.00	SCAV2

52-24-333-040	612 KENNEDY ST	12/08/21	\$66,000	WD	03-ARM'S LENGTH	\$66,000	\$17,055	25.84	\$34,110	\$35,897	\$4,007	235.7	132.0	0.76	0.76	\$152	\$47,358	\$1.09	250.00	SCAV2		
52-24-336-010	601 KENNEDY ST	06/06/22	\$47,500	WD	03-ARM'S LENGTH	\$47,500	\$17,651	37.16	\$35,300	\$15,406	\$3,206	188.6	264.0	0.91	0.30	\$82	\$16,948	\$0.39	200.00	SCAV2		
52-26-107-010		03/14/22	\$2,100	QC	03-ARM'S LENGTH	\$2,100	\$456	21.71	\$911	\$2,100	\$911	53.6	125.0	0.34	0.34	\$39	\$6,158	\$0.14	60.00	SCAV2		
52-26-111-010		07/21/21	\$2,100	QC	03-ARM'S LENGTH	\$2,100	\$1,313	62.52	\$2,625	\$2,100	\$2,625	187.5	125.0	1.21	0.60	\$11	\$1,743	\$0.04	210.00	SCAV2		
52-26-111-060		07/21/21	\$2,100	QC	03-ARM'S LENGTH	\$2,100	\$1,313	62.52	\$2,625	\$2,100	\$2,625	187.5	125.0	1.21	0.34	\$11	\$1,743	\$0.04	210.00	SCAV2		
52-26-111-070		07/21/21	\$2,100	QC	03-ARM'S LENGTH	\$2,100	\$1,313	62.52	\$2,625	\$2,100	\$2,625	187.5	125.0	1.21	0.26	\$11	\$1,743	\$0.04	210.00	SCAV2		
52-26-112-050	BIRCH ST	07/27/21	\$500	QC	03-ARM'S LENGTH	\$500	\$375	75.00	\$750	\$500	\$750	53.6	125.0	0.17	0.17	\$9	\$2,907	\$0.07	60.00	SCAV2		
52-27-104-060	110 POPLAR ST	06/17/21	\$10,000	QC	03-ARM'S LENGTH	\$10,000	\$4,037	40.37	\$8,073	\$2,287	\$360	25.7	120.0	0.17	0.17	\$89	\$13,777	\$0.32	30.00	SCAV2		
52-27-128-030	242 W TAMARACK ST	12/21/21	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$20,422	40.84	\$40,843	\$10,468	\$1,311	77.1	135.0	0.50	0.50	\$136	\$21,147	\$0.49	80.00	SCAV2		
52-27-129-070	300 W TAMARACK ST	08/31/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$23,161	38.60	\$46,321	\$15,299	\$1,620	115.7	135.0	0.74	0.74	\$132	\$20,591	\$0.47	120.00	SCAV2		
52-27-134-040	305 W BIRCH ST	04/07/21	\$25,000	QC	03-ARM'S LENGTH	\$25,000	\$9,590	38.36	\$19,179	\$6,901	\$1,080	77.1	135.0	0.25	0.25	\$89	\$27,827	\$0.64	80.00	SCAV2		
52-27-208-020	408 ALFRED WRIGHT BLVD	07/13/21	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$16,184	46.24	\$32,367	\$3,173	\$540	38.6	135.0	0.24	0.24	\$82	\$13,004	\$0.30	40.00	SCAV2		
52-27-208-080	102 W ASH ST	11/22/21	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$15,348	40.39	\$30,695	\$8,385	\$1,080	77.1	135.0	0.50	0.50	\$109	\$16,939	\$0.39	80.00	SCAV2		
<b>Totals:</b>			<b>\$1,743,402</b>			<b>\$1,743,402</b>	<b>\$741,073</b>		<b>\$1,482,106</b>	<b>\$434,736</b>	<b>\$169,895</b>	<b>7,723.6</b>		<b>25.55</b>	<b>25.33</b>							
								<b>Sale. Ratio =&gt;</b>	<b>42.51</b>					<b>Average</b>			<b>Average</b>			<b>Average</b>		
								<b>Std. Dev. =&gt;</b>	<b>19.65</b>					<b>per FF=&gt;</b>	<b>\$56</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>17,014.44</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$0.39</b>	