

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



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# Commercial Land Value 2024 \$379 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	
52-14-361-050	910 E CLOVERLAND DRIVE	03/20/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$47,587	23.79	\$95,173	\$128,316	\$23,489	121.7	144.0	0.40	0.40	\$1,054	\$323,214	\$7.42	120.00	1000A	
52-14-451-080	1480 E CLOVERLAND DRIVE	12/17/21	\$2,700,000	PTA	03-ARM'S LENGTH	\$2,700,000	\$927,667	34.36	\$1,855,334	\$987,273	\$142,607	525.0	140.0	6.58	6.58	\$1,881	\$150,110	\$3.45	525.00	1000A	
52-14-454-020	ROOSEVELT ST	06/20/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,564	72.82	\$29,126	\$20,000	\$29,126	186.7	244.0	0.56	0.28	\$107	\$35,714	\$0.82	200.00	1000A	
52-14-454-030	ROOSEVELT ST	06/20/22	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$14,564	72.82	\$29,126	\$20,000	\$29,126	186.7	244.0	0.56	0.28	\$107	\$35,714	\$0.82	200.00	1000A	
52-14-481-080		02/22/22	\$14,000	WD	03-ARM'S LENGTH	\$14,000	\$13,653	97.52	\$27,305	\$14,000	\$27,305	233.4	122.0	0.70	0.70	\$60	\$20,000	\$0.46	250.00	1000A	
52-15-457-020	711 N CURRY ST	08/02/22	\$25,000	WD	03-ARM'S LENGTH	\$25,000	\$1,460	5.84	\$2,920	\$25,000	\$2,920	1,040.0	0.0	2.92	2.92	\$24	\$8,562	\$0.20	1,040.00	1000A	
52-15-486-010	600 E CLOVERLAND DRIVE	10/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$44,269	29.51	\$88,537	\$98,210	\$36,747	235.6	74.0	0.55	0.55	\$417	\$178,564	\$4.10	324.00	1000A	
52-15-486-020	636 E CLOVERLAND DRIVE	09/28/21	\$52,500	WD	03-ARM'S LENGTH	\$52,500	\$27,286	51.97	\$54,571	\$4,603	\$6,674	111.2	74.0	0.26	0.26	\$41	\$17,704	\$0.41	153.00	1000A	
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	\$74,512	\$13,318	783.4	149.5	2.61	2.61	\$95	\$28,571	\$0.66	760.00	1000B	
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	\$6,946	\$8,586	86.7	130.0	0.27	0.27	\$80	\$25,822	\$0.59	90.00	AA	
52-22-183-020	222 E AYER ST	07/29/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$23,851	26.53	\$47,701	\$51,545	\$9,346	94.4	141.8	0.31	0.31	\$546	\$169,000	\$3.88	93.79	AA	
52-22-226-220	663 E CLOVERLAND DRIVE	11/23/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$76,952	35.79	\$153,903	\$78,371	\$17,274	287.9	126.3	0.88	0.88	\$272	\$88,856	\$2.04	304.00	1000A	
52-22-226-230	655 E CLOVERLAND DRIVE	08/30/21	\$89,900	WD	03-ARM'S LENGTH	\$89,900	\$30,288	33.69	\$60,576	\$33,524	\$4,200	70.0	140.0	0.23	0.23	\$479	\$148,996	\$3.42	70.00	1000A	
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	\$21,098	\$3,600	40.0	140.0	0.13	0.13	\$527	\$163,550	\$3.75	40.00	AA	
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	\$8,256	\$14,813	92.6	120.0	0.28	0.28	\$89	\$30,022	\$0.69	100.00	AA	
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	\$7,145	\$5,080	40.0	140.0	0.13	0.13	\$179	\$55,388	\$1.27	40.00	AA	
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	\$2,579	\$1,800	20.0	140.0	0.06	0.06	\$129	\$40,297	\$0.93	20.00	AA	
52-22-334-030	212 S SUFFOLK ST	03/20/23	\$11,000	WD	03-ARM'S LENGTH	\$11,000	\$5,259	47.81	\$10,517	\$11,000	\$10,517	65.7	120.0	0.20	0.20	\$167	\$56,122	\$1.29	71.00	AA	
52-23-151-020	226 N LAKE ST	03/30/23	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$19,284	30.61	\$38,568	\$27,673	\$3,241	49.1	135.0	0.16	0.16	\$564	\$178,535	\$4.10	50.00	1000B	
<b>Totals:</b>			<b>\$4,098,300</b>			<b>\$4,098,300</b>	<b>\$1,434,016</b>		<b>\$2,868,018</b>	<b>\$1,620,051</b>	<b>\$389,769</b>	<b>4,270.1</b>		<b>17.76</b>	<b>17.20</b>						
								<b>Sale. Ratio =&gt;</b>	<b>34.99</b>					<b>Average</b>			<b>Average</b>				
								<b>Std. Dev. =&gt;</b>	<b>20.90</b>					<b>per FF=&gt;</b>	<b>\$379</b>	<b>Average</b>	<b>per Net Acre=&gt;</b>	<b>91,213.95</b>	<b>Average</b>	<b>per SqFt=&gt;</b>	<b>\$2.09</b>