

2026 Iron River Twp ECFs

Study Period 4/1/2023-3/31/2025

RES ECF									
Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF	
2/29/2024	RES	004-363-007-40	WD	\$ 320,076	\$ 310,000	\$ 14,000	\$ 296,000	0.925	
2/7/2024	RES	004-151-008-00	WD	\$ 8,570	\$ 34,000	\$ 18,760	\$ 15,240	1.778	
1/2/2024	RES	004-021-041-00	WD	\$ 93,279	\$ 88,000	\$ 5,700	\$ 82,300	0.882	
12/15/2023	RES	004-027-014-00	WD	\$ 31,331	\$ 54,000	\$ 9,200	\$ 44,800	1.430	
11/9/2023	RES	004-021-077-00	WD	\$ 103,928	\$ 170,000	\$ 29,000	\$ 141,000	1.357	
10/18/2023	RES	004-152-404-50	WD	\$ 130,245	\$ 229,000	\$ 34,960	\$ 194,040	1.490	
10/11/2023	RES	004-027-053-00	WD	\$ 44,365	\$ 59,900	\$ 5,340	\$ 54,560	1.230	
9/7/2023	RES	004-021-046-00	WD	\$ 87,711	\$ 104,500	\$ 12,800	\$ 91,700	1.045	
7/28/2023	RES	004-058-028-00	WD	\$ 101,404	\$ 210,000	\$ 53,200	\$ 156,800	1.546	
6/15/2023	RES	004-027-035-00	WD	\$ 81,081	\$ 109,000	\$ 9,800	\$ 99,200	1.223	
5/19/2023	RES	004-027-051-00	WD	\$ 48,965	\$ 45,000	\$ 7,000	\$ 38,000	0.776	
11/9/2023	RES	004-021-077-00	WD	\$ 103,928	\$ 170,000	\$ 29,000	\$ 141,000	1.357	
2/1/2024	RES	004-151-008-00	WD	\$ 8,570	\$ 34,000	\$ 18,760	\$ 15,240	1.778	
10/6/2023	RES	004-167-001-07	WD	\$ 444,091	\$ 530,000	\$ 86,400	\$ 443,600	0.999	
11/7/2023	RES	004-500-014-00	LC	\$ 79,656	\$ 50,000	\$ 42,400	\$ 7,600	0.095	
1/15/2025	RES	004-377-001-10	WD	\$ 304,800	\$ 355,000	\$ 7,700	\$ 347,300	1.139	
7/28/2023	RES	004-058-028-00	WD	\$ 101,404	\$ 210,000	\$ 53,200	\$ 156,800	1.546	
6/7/2024	RES	004-386-001-30	WD	\$ 146,550	\$ 175,000	\$ 14,060	\$ 160,940	1.098	
4/18/2025	RES	004-160-006-01	WD	\$ 297,903	\$ 342,500	\$ 5,600	\$ 336,900	1.131	
5/1/2025	RES	004-011-011-50	WD	\$ 581,505	\$ 647,000	\$ 13,500	\$ 633,500	1.089	
4/16/2024	RES	004-021-055-50	WD	\$ 109,616	\$ 99,900	\$ 6,180	\$ 93,720	0.855	
12/1/2023	RES	004-078-007-00	WD	\$ 123,663	\$ 235,000	\$ 33,000	\$ 202,000	1.633	
7/3/2023	RES	004-273-003-00	WD	\$ 51,282	\$ 90,000	\$ 25,000	\$ 65,000	1.268	
1/21/2025	RES	004-520-019-00	WD	\$ 76,630	\$ 160,000	\$ 60,840	\$ 99,160	1.294	
3/13/2025	RES	004-002-005-04	WD	\$ 61,390	\$ 95,000	\$ 47,280	\$ 47,720	0.777	
1/23/2025	RES	004-400-003-00	WD	\$ 33,780	\$ 89,900	\$ 16,200	\$ 73,700	2.182	
2/7/2025	RES	004-027-078-00	WD	\$ 40,800	\$ 118,000	\$ 6,700	\$ 111,300	2.728	
1/15/2025	RES	004-377-001-10	WD	\$ 191,590	\$ 355,000	\$ 7,700	\$ 347,300	1.813	

Totals	\$ 2,575,542				\$ 2,579,280				1.001
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AG ECF									
Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF	
11/2/2024	RES	004-007-011-50	WD	\$ 126,900	\$ 180,000	\$ 9,526	\$ 170,474	1.343	
11/15/2024	AG	005-003-005-00	WD	\$ 60,121	\$ 62,500	\$ 7,100	\$ 55,400	0.921	
2/8/2024	AG	004-016-402-30	WD	\$ 62,931	\$ 83,000	\$ 23,565	\$ 59,435	0.944	
9/7/2023	RES	004-021-046-00	WD	\$ 97,649	\$ 104,500	\$ 8,697	\$ 95,803	0.981	
9/19/2024	AG	004-084-011-00	WD	\$ 22,817	\$ 300,000	\$ 140,320	\$ 159,680	6.998	
9/29/2023	AG	004-059-203-00	WD	\$ 328,247	\$ 1,350,000	\$ 130,698	\$ 1,219,302	3.715	
7/17/2023	AG	005-032-008-10	WD	\$ 275,738	\$ 419,900	\$ 39,782	\$ 380,118	1.379	
8/21/2023	AG	005-126-020-00	WD	\$ 473,156	\$ 491,200	\$ 124,020	\$ 367,180	0.776	
7/3/2023	RES	004-273-003-00	WD	\$ 51,282	\$ 90,000	\$ 19,700	\$ 70,300	1.371	
7/28/2023	RES	004-058-028-00	WD	\$ 101,404	\$ 210,000	\$ 78,052	\$ 131,948	1.301	
		004-151-008-00	WD	\$ 9,726	\$ 34,000	\$ 22,977	\$ 11,023	1.133	
6/23/2023	AG	007-064-014-00	WD	\$ 103,936	\$ 255,000	\$ 45,000	\$ 210,000	2.020	

Totals	\$ 1,362,843				\$ 1,551,681				1.139
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COM/IND ECF									
Date of Sale	Class	Parcel #	Instrument	RCNLD	Sale Price	Price of Land	Residual Building	ECF	
9/26/2023		055-036-038-75	WD	\$ 249,689	\$ 215,000	\$ 20,000	\$ 195,000	0.781	
12/19/2024	COM	004-021-085-00	WD	\$ 99,896	\$ 129,261	\$ 36,168	\$ 93,093	0.932	
12/15/2023	COM	004-027-014-00	WD	\$ 34,036	\$ 54,000	\$ 32,164	\$ 21,836	0.642	
1/5/2024	COM	004-480-001-00	WD	\$ 126,934	\$ 65,000	\$ 20,636	\$ 44,364	0.350	
3/14/2025		052-140-210-00	WD	\$ 106,921	\$ 94,900	\$ 4,550	\$ 90,350	0.845	
4/1/2023		054-026-044-30	WD	\$ 25,549	\$ 50,000	\$ 10,456	\$ 39,544	1.548	
1/31/2025		055-035-037-00	WD	\$ 260,974	\$ 518,000	\$ 22,099	\$ 495,901	1.900	
8/17/2023	COM	004-162-007-00	WD	\$ 197,840	\$ 255,000	\$ 98,137	\$ 156,863	0.793	
9/11/2023		052-100-027-00	WD	\$ 69,450	\$ 65,000	\$ 1,500	\$ 63,500	0.914	
12/27/2024	c	041-589-006-00	WD	\$ 83,750	\$ 80,000	\$ 17,150	\$ 62,850	0.750	
		054-108-016-00	WD	\$ 333,671	\$ 225,000	\$ 23,130	\$ 201,870	0.605	

Totals	\$ 1,461,776	\$ 1,420,807	0.972
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RCNLD- Replacement Cost New, Less Depreciation

Outliers shown in red