



2024
Iron County
Equalization Report



April 9, 2024

Iron County Equalization

From the Director

The Iron County Equalization Department has completed its review of the 2024 assessment rolls of the seven (7) townships and four (4) cities of Iron County. The 2024 Iron County Equalization Report prepared by the Iron County Equalization Department is submitted for approval and adoption.

The recommended County Equalization Value for 2024 is \$1,017,189,645. This value is a combination of \$920,625,894 of Real Property and \$96,563,751 of Personal Property.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy Bucek". The signature is fluid and cursive, with a large initial "A" and "B".

Amy Bucek, MAAO 3
Equalization Director

Iron County Assessing Officers

Assessing Jurisdiction

Bates Township
Crystal Falls Township
Hematite Township
Iron River Township
Mansfield Township
Mastodon Township
Stambaugh Township
Caspian City
Crystal Falls City
Gaastra City
Iron River City

Assessing Officer

Laura Erhart
Ken West
Cameron Fuess
Laura Erhart
Abbey Taylor
Tammy Hendrickson
Mari Negro
Patti Roell
Patti Roell
Tammy Hendrickson
Patti Roell

Equalization Department

Amy Bucek, MAAO
Director

Julie Harp-Creel, MCAO
Deputy Director

Equalization Department Core Services

Equalization Studies	Appraisal of property, Sale Verification
Study Results Reports	Compilations of study results to local units, Board of Commissioners, Michigan State Tax Commission (STC) Annual February publication of ratios and factors for the county
Equalization by BOC L-4024	Final reporting of local unit audited MBOR Assessed Value
Headlee MRF Calculation L-4028	Assembles all data to compute Millage Reduction Fraction for each taxing authority
Taxable Value Report L-4046	Assemble and report PRE and Non-PRE and total taxable value
Apportionment Report L-4402	Compile and examine millage request reports of all taxing jurisdictions that levy in Iron County. Report list of requested millage rates to Iron County Board of Commissioners for approval and report to the STC

Equalization Department Mandate

As mandated in the Constitution of Michigan of 1963 Article 9 sec. 3 state in part "The legislature shall provide for the uniform general ad valorem taxation of real and tangible personal property not exempt by law except for taxes levied for school operation purposes. The legislature shall provide for the determination of true cash value of such property; the proportion of true cash value at which such property shall be uniformly assessed, which shall not, after January 1, 1966 exceed 50 percent; and for a system of equalization of assessments."

Michigan Compiled Law 211.34 expands on this.

The County Board of Commissioners shall establish and maintain a department to survey assessments and assist the board of commissioners in the matter of equalization of assessments. Additionally, the County Board of Commissioners through the department, may furnish assistance to local assessing officers in the performance of duties imposed upon those offices by this act.

The Equalization Department's function is to measure the level of assessment in each of the 7 property classifications in each of the 7 townships and 4 cities to determine if the average level of assessment in each class of property is at the constitutionally required level of 50 percent. This is accomplished through the annual sales and appraisal study process.

Equalization Report

How we got there-

1. Recorded real estate documents are reviewed and qualified as arms-length or not
2. Documents are mapped and data entered
3. Sales are sorted by property class and are reviewed and verified
4. Sample selection for appraisal studies created
5. Field inspections and interviews begin
6. Sales analysis and appraisals are completed and reporting begins

Number of Sales in 2 year Residential sales studies

Number of Residential Arms-Length Sales			
Year	2022	2023	% Change
Number	786	735	-6.5%

Number of Appraisals and Sales Inspections in 2023

Property Class	Total Parcels	Appraisals	% Studied
Agricultural	422	54	12.80%
Commercial	630	79	12.54%
Industrial	178	43	24.16%
Residential	13440	21(Gaastra City Only)	0.15%
Timber Cutover	1269	140	11.03%
Ag Vacant		6	
Ag ECF		6	
Com/Ind Vacant		11	
Com/Ind ECF		29	
Res Vacant		158	
Res ECF		6	
TC Vacant		27	
Total	15939	580	

Reports to get there-

The equalization studies are summarized on the below required reports and supplied to the appropriate local unit of government for their review and comments. After reconciling report data with the local unit the report is sent to the State Tax Commission as final with additional recap sheets of the entire county.

L-4015 – Sales Study

L-4015a – Appraisal Study Listing

L-4017 – Sales Ratio

L-4047 – Single Year Sales Ratio Study

L-4018 – Analysis for Equalized Valuation

L-4023 – Analysis for Equalized Valuation

L-3127 –Recommended County Equalization Valuation by Equalization Director

L-4024 – Personal and Real Property Totals

Additional Annual Reports

Millage Reduction Fractions Calculations, MCL 211.34d

Millage reduction fractions are calculated by the Equalization Director and communicated with all tax jurisdictions and the appropriate neighboring counties that may share a taxing jurisdiction i.e. School Districts in late May for intra-county and inter-county by the first week of June. The Iron County Equalization Director is responsible for calculating roll back fractions for 19 taxing jurisdictions:

Iron County

7 Townships (Bates, Crystal Falls, Hematite, Iron River, Mansfield, Mastodon, Stambaugh)

4 Cities (Caspian, Crystal Falls, Gaastra, Iron River)

1 Village (Alpha)

2 School Districts (Forest Park, West Iron County)

2 Libraries (Crystal Falls Community Library, West Iron District Library)

1 DDA (Iron River City DDA)

1 Recreational Authority (Windsor Recreational Authority)

1 ISD that crosses county lines and is calculated by Dickinson County (Dickinson-Iron Intermediate School District)

The summary report of the millage rollback fractions is:

L-4028 – Millage Reduction Fraction Calculation

Apportionment Report

In October the Apportionment Report is prepared for and presented to the Board of Commissioners detailing the millage being requested by all taxing jurisdictions for approval.

The millage Request Report, L-4029 is to be delivered by the local clerks to the Iron County Clerk on or before September 30th. This information is compiled by the Equalization Department, reviewed for compliance and application of the millage reduction fraction and reported to the County Board of Commission as the L-4402 Apportionment Report at the October apportionment meeting.

Taxable Value Report

In June the taxable value report L-4046, is compiled by the Equalization Director and sent to the State Tax Commission. It is a summary of each local unit’s taxable value as approved by their board of review and reported to the Equalization Department prior to May 1st. This information is shown below and will change only in the distribution of value between Principal Residence and Non-Principal Residence exemptions. The total taxable will remain unchanged.

Taxable Value Changes 2022, 2023 & 2024

Property Class	2022 Taxable Value	% Change 2021/2022	2023 Taxable Value	% Change 2022/2023	2024 Taxable Value	% Change 2023/2024
Agricultural	11,774,729	3.32%	12,960,080	10.07%	13,826,498	6.69%
Commercial	35,507,382	3.60%	38,454,904	8.30%	42,340,885	10.11%
Industrial	41,915,032	2.59%	43,893,133	4.72%	46,322,858	5.54%
Residential	407,366,509	5.54%	436,494,422	7.15%	486,451,265	11.45%
Timber Cutover	20,587,907	2.36%	21,205,273	3.00%	16,441,166	-22.47%
Total Real	517,151,559	4.98%	553,007,812	6.93%	605,382,672	9.47%
Total Personal	66,898,038	7.30%	81,275,917	21.49%	85,805,670	5.57%
Total Real & Personal	584,049,597	5.24%	634,283,729	8.60%	691,188,342	7.45%

Summary of the 2023 Equalization Studies for the 2024 Equalization Report

The table below is a summary of state equalized values of previous years and the county equalized values for the current year. The table makes a comparison between years and lists the percent of change between each. As shown in the % change column the current year’s values have increased. The 2024 assessed value change of the county is an increase of 19.03%.

Assessed Value Changes 2022, 2023 & 2024

Property Class	2022 Assessed Value	% Change 2021/2022	2023 Assessed Value	% Change 2022/2023	2024 Assessed Value	% Change 2023/2024
Agricultural	20,348,383	6.69%	20,923,194	2.82%	23,573,706	12.67%
Commercial	40,294,624	1.24%	48,602,976	20.62%	58,798,079	20.98%
Industrial	45,184,861	3.52%	48,596,431	7.55%	57,024,658	17.34%
Residential	552,251,637	3.24%	619,298,291	12.14%	753,462,185	21.66%
Timber Cutover	36,634,493	-2.54%	35,090,449	-4.21%	27,767,266	-20.87%
Total Real	694,713,998	2.92%	772,511,341	11.20%	920,625,894	19.17%
Total Personal	68,033,779	6.97%	82,069,253	20.63%	96,563,751	17.66%
Total Real & Personal	762,747,777	3.27%	854,580,594	12.04%	1,017,189,645	19.03%

Non-Mandated Services

Michigan Compiled Law also allows the Equalization Department to act in an advisory capacity to the local units and provide them with assessment related services including, production of assessment rolls, assessment change notices and personal property notices. The Equalization Department provides assessment roll maintenance and mapping services for several of the local units within Iron County.

The Equalization Department contracts with 4 townships (Crystal Falls, Hematite, Mansfield and Stambaugh) and 3 cities (Crystal Falls, Gaastra and Iron River) to provide the assessment and tax roll maintenance. This includes name, address and legal descriptions on the assessing side and creation of summer and winter tax databases and printing of tax bills, tax rolls and warrants on the tax side.

REAL CLASS: AGRICULTURAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	1,930,256	1,930,256	3,926,481	49.16%	8.1882%
Crystal Falls Township	3,263,600	3,263,600	6,606,175	49.40%	13.8442%
Hematite Township	397,720	397,720	800,632	49.68%	1.6871%
Iron River Township	4,090,230	4,090,230	8,234,508	49.67%	17.3508%
Mansfield Township	1,535,100	1,535,100	3,088,316	49.71%	6.5119%
Mastodon Township	4,922,300	4,922,300	9,981,387	49.31%	20.8805%
Stambaugh Township	7,434,500	7,434,500	14,884,582	49.95%	31.5373%
Caspian City	0	0	0	0.00%	0.0000%
Crystal Falls City	0	0	0	0.00%	0.0000%
Gaastra City	0	0	0	0.00%	0.0000%
Iron River City	0	0	0	0.00%	0.0000%
TOTAL	23,573,706	23,573,706	47,522,081	49.61%	100.0000%

REAL CLASS: COMMERCIAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	1,910,049	1,910,049	3,846,281	49.66%	3.2485%
Crystal Falls Township	5,874,600	5,874,600	11,896,216	49.38%	9.9911%
Hematite Township	1,118,710	1,118,710	2,261,400	49.47%	1.9026%
Iron River Township	2,560,090	2,560,090	5,127,055	49.93%	4.3540%
Mansfield Township	1,130,400	1,130,400	2,266,341	49.88%	1.9225%
Mastodon Township	1,128,500	1,128,500	2,258,880	49.96%	1.9193%
Stambaugh Township	7,309,300	7,309,300	14,735,253	49.60%	12.4312%
Caspian City	3,672,950	3,672,950	7,366,411	49.86%	6.2467%
Crystal Falls City	8,398,870	8,398,870	16,797,206	50.00%	14.2843%
Gaastra City	284,770	284,770	571,163	49.86%	0.4843%
Iron River City	25,409,840	25,409,840	51,202,676	49.63%	43.2154%
TOTAL	58,798,079	58,798,079	118,328,882	49.69%	100.0000%

REAL CLASS: INDUSTRIAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	812,148	812,148	1,635,333	49.66%	1.4242%
Crystal Falls Township	4,358,900	4,358,900	8,800,045	49.53%	7.6439%
Hematite Township	227,200	227,200	457,988	49.61%	0.3984%
Iron River Township	1,261,260	1,261,260	2,526,515	49.92%	2.2118%
Mansfield Township	12,442,800	12,442,800	25,138,258	49.50%	21.8200%
Mastodon Township	35,056,700	35,056,700	70,167,798	49.96%	61.4764%
Stambaugh Township	0	0	0	0.00%	0.0000%
Caspian City	280,160	280,160	564,259	49.65%	0.4913%
Crystal Falls City	0	0	0	0.00%	0.0000%
Gaastra City	0	0	0	0.00%	0.0000%
Iron River City	2,585,490	2,585,490	5,246,757	49.28%	4.5340%
TOTAL	57,024,658	57,024,658	114,536,953	49.79%	100.0000%

REAL CLASS: RESIDENTIAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	95,260,586	95,260,586	192,496,996	49.49%	12.6430%
Crystal Falls Township	135,283,650	135,283,650	273,725,313	49.42%	17.9549%
Hematite Township	35,725,681	35,725,681	72,644,861	49.18%	4.7415%
Iron River Township	92,730,101	92,730,101	186,421,324	49.74%	12.3072%
Mansfield Township	32,587,800	32,587,800	65,581,475	49.69%	4.3251%
Mastodon Township	89,662,257	89,662,257	180,759,307	49.60%	11.9000%
Stambaugh Township	163,395,000	163,395,000	330,549,625	49.43%	21.6859%
Caspian City	13,750,180	13,750,180	27,676,246	49.68%	1.8249%
Crystal Falls City	33,519,490	33,519,490	67,786,919	49.45%	4.4487%
Gaastra City	7,562,920	7,562,920	15,404,282	49.10%	1.0038%
Iron River City	53,984,520	53,984,520	108,383,060	49.81%	7.1649%
TOTAL	753,462,185	753,462,185	1,521,429,408	50.00%	100.0000%

REAL CLASS: TIMBER-CUTOVER

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	5,016,496	5,016,496	10,183,515	49.26%	18.0662%
Crystal Falls Township	7,058,700	7,058,700	14,289,531	49.40%	25.4209%
Hematite Township	0	0	0	0.00%	0.0000%
Iron River Township	2,997,570	2,997,570	6,005,968	49.91%	10.7953%
Mansfield Township	2,659,700	2,659,700	5,333,445	49.87%	9.5785%
Mastodon Township	4,173,500	4,173,500	8,452,783	49.37%	15.0303%
Stambaugh Township	5,861,300	5,861,300	11,860,390	49.42%	21.1087%
Caspian City	0	0	0	0.00%	0.0000%
Crystal Falls City	0	0	0	0.00%	0.0000%
Gaastra City	0	0	0	0.00%	0.0000%
Iron River City	0	0	0	0.00%	0.0000%
TOTAL	27,767,266	27,767,266	56,125,632	49.47%	100.0000%

REAL CLASS: DEVELOPMENTAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	0	0	0		N/C
Crystal Falls Township	0	0	0		N/C
Hematite Township	0	0	0		N/C
Iron River Township	0	0	0		N/C
Mansfield Township	0	0	0		N/C
Mastodon Township	0	0	0		N/C
Stambaugh Township	0	0	0		N/C
Caspian City	0	0	0		N/C
Crystal Falls City	0	0	0		N/C
Gaastra City	0	0	0		N/C
Iron River City	0	0	0		N/C
TOTAL	0	0	0		

CLASS: REAL PROPERTY

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	104,929,535	104,929,535	212,088,606	49.47%	11.3976%
Crystal Falls Township	155,839,450	155,839,450	315,317,280	49.42%	16.9276%
Hematite Township	37,469,311	37,469,311	76,164,881	49.19%	4.0700%
Iron River Township	103,639,251	103,639,251	208,315,370	49.75%	11.2575%
Mansfield Township	50,355,800	50,355,800	101,407,835	49.66%	5.4697%
Mastodon Township	134,943,257	134,943,257	271,620,155	49.68%	14.6578%
Stambaugh Township	184,000,100	184,000,100	372,029,850	49.46%	19.9864%
Caspian City	17,703,290	17,703,290	35,606,916	49.72%	1.9230%
Crystal Falls City	41,918,360	41,918,360	84,584,125	49.56%	4.5532%
Gaastra City	7,847,690	7,847,690	15,975,445	49.12%	0.8524%
Iron River City	81,979,850	81,979,850	164,832,493	49.74%	8.9048%
TOTAL	920,625,894	920,625,894	1,857,942,956	49.55%	100.0000%

CLASS: PERSONAL PROPERTY

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	6,571,801	6,571,801	13,143,602	50.00%	6.8057%
Crystal Falls Township	38,752,300	38,752,300	77,504,600	50.00%	40.1313%
Hematite Township	472,480	472,480	944,960	50.00%	0.4893%
Iron River Township	12,636,560	12,636,560	25,273,120	50.00%	13.0862%
Mansfield Township	3,653,200	3,653,200	7,306,400	50.00%	3.7832%
Mastodon Township	5,380,100	5,380,100	10,760,200	50.00%	5.5716%
Stambaugh Township	10,264,200	10,264,200	20,528,400	50.00%	10.6295%
Caspian City	2,135,860	2,135,860	4,271,700	50.00%	2.2119%
Crystal Falls City	9,391,600	9,391,600	18,783,200	50.00%	9.7258%
Gaastra City	228,290	228,290	456,580	50.00%	0.2364%
Iron River City	7,077,360	7,077,360	14,154,720	50.00%	7.3292%
TOTAL	96,563,751	96,563,751	193,127,482	50.00%	100.0000%

GRAND TOTAL : REAL & PERSONAL PROPERTY

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	% OF COUNTY TOTAL
Bates Township	111,501,336	111,501,336	225,232,208	10.9617%
Crystal Falls Township	194,591,750	194,591,750	392,821,880	19.1303%
Hematite Township	37,941,791	37,941,791	77,109,841	3.7301%
Iron River Township	116,275,811	116,275,811	233,588,490	11.4311%
Mansfield Township	54,009,000	54,009,000	108,714,235	5.3096%
Mastodon Township	140,323,357	140,323,357	282,380,355	13.7952%
Stambaugh Township	194,264,300	194,264,300	392,558,250	19.0981%
Caspian City	19,839,150	19,839,150	39,878,616	1.9504%
Crystal Falls City	51,309,960	51,309,960	103,367,325	5.0443%
Gaastra City	8,075,980	8,075,980	16,432,025	0.7940%
Iron River City	89,057,210	89,057,210	178,987,213	8.7552%
TOTAL	1,017,189,645	1,017,189,645	2,051,070,438	100.0000%

RECAP BY CLASS - REAL PROPERTY

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
101 AGRICULTURE	23,573,706	23,573,706	47,522,081	49.61%	2.3175%
201 COMMERCIAL	58,798,079	58,798,079	118,328,882	49.69%	5.7804%
301 INDUSTRIAL	57,024,658	57,024,658	114,536,953	49.79%	5.6061%
401 RESIDENTIAL	753,462,185	753,462,185	1,521,429,408	49.52%	74.0729%
501 TIMBER CUTOVER	27,767,266	27,767,266	56,125,632	49.47%	2.7298%
601 DEVELOPMENTAL	0	0	0	0.00%	0.0000%
TOTAL REAL	920,625,894	920,625,894	1,857,942,956		90.5068%

RECAP BY CLASS - PERSONAL PROPERTY

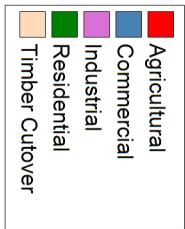
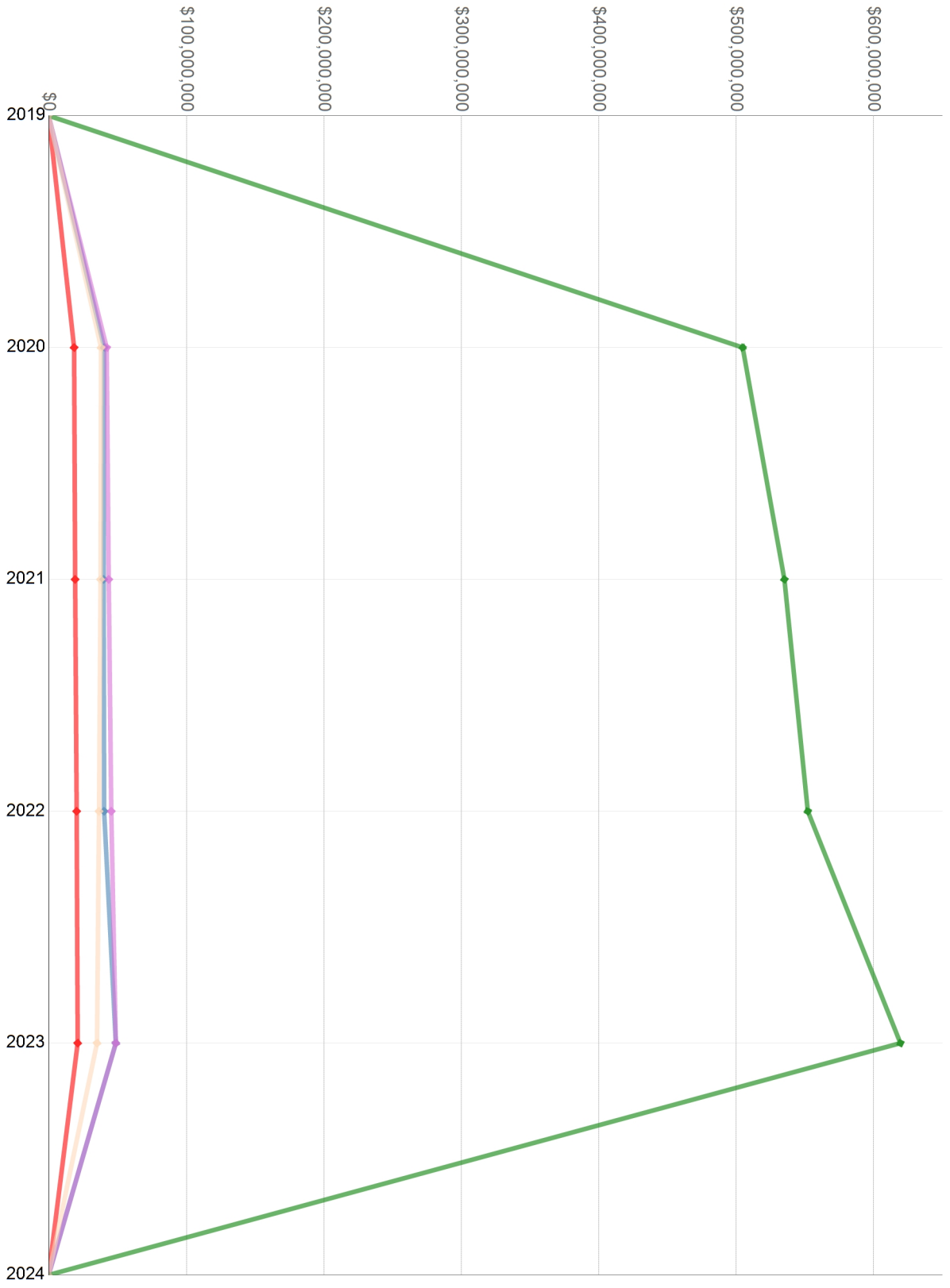
	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
151 AGRICULTURE	0	0	0	0.00%	0.0000%
251 COMMERCIAL	5,543,034	5,543,034	11,086,068	50.00%	0.5449%
351 INDUSTRIAL	19,142,586	19,142,586	38,285,172	50.00%	1.8819%
451 RESIDENTIAL	0	0	0	0.00%	0.0000%
551 UTILITY	71,878,131	71,878,131	143,756,262	50.00%	7.0663%
TOTAL PERSONAL	96,563,751	96,563,751	193,127,502	50.00	9.4932%

GRAND TOTAL: REAL & PERSONAL

	2024 ASSESSED VALUATION	2024 EQUALIZED VALUE	2024 TRUE CASH VALUE	% OF COUNTY TOTAL
REAL PROPERTY	920,625,894	920,625,894	1,857,942,956	90.5068%
PERSONAL PROPERTY	96,563,751	96,563,751	193,127,502	9.4932%
GRAND TOTAL	1,017,189,645	1,017,189,645	2,051,070,458	100.0000%

Equalized Value

Equalized Value Trend By Class

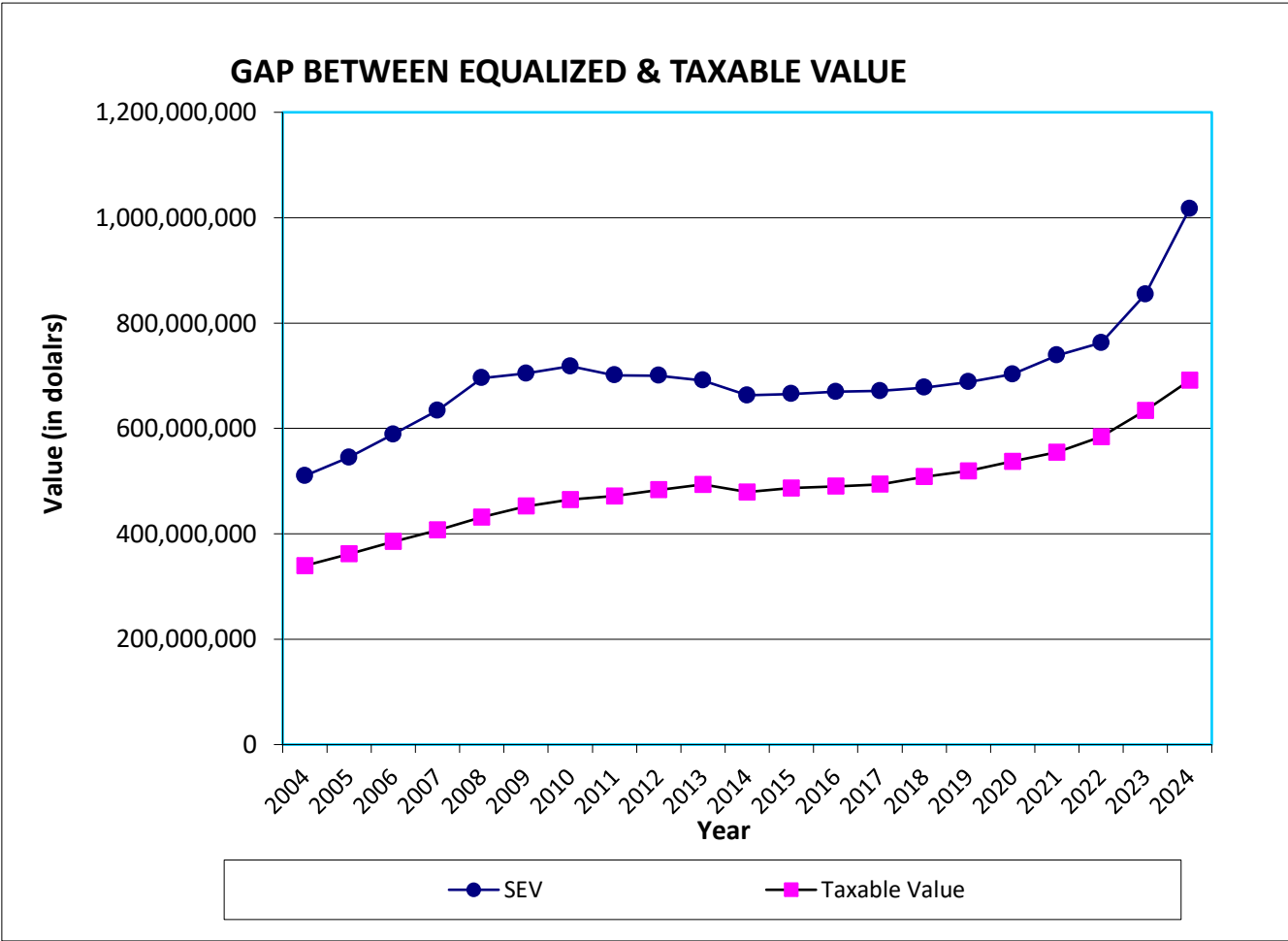


IRON COUNTY TOTALS

	2024 COUNTY EQUALIZED VALUE	2024 TAXABLE VALUE	TAXABLE % OF COUNTY TOTAL
Bates Township	111,501,336	72,786,262	10.53%
Crystal Falls Township	194,591,750	136,052,570	19.68%
Hematite Township	37,941,791	22,698,003	3.28%
Iron River Township	116,275,811	78,509,287	11.36%
Mansfield Township	54,009,000	34,670,533	5.02%
Mastodon Township	140,323,357	98,183,316	14.21%
Stambaugh Township	194,264,300	119,305,445	17.26%
Caspian City	19,839,150	16,559,520	2.40%
Crystal Falls City	51,309,960	40,577,717	5.87%
Gaastra City	8,075,980	5,625,363	0.81%
Iron River City	89,057,210	66,220,326	9.58%
TOTAL	1,017,189,645	691,188,342	100.00%

SCHOOL DISTRICT TOTALS

	2024 COUNTY EQUALIZED VALUE	2024 TAXABLE VALUE	TAXABLE % OF COUNTY TOTAL
FOREST PARK 36015			
Crystal Falls Township	194,591,750	136,052,570	19.68%
Hematite Township	37,941,791	22,698,003	3.28%
Mansfield Township	54,009,000	34,670,533	5.02%
Mastodon Township	140,323,357	98,183,316	14.21%
Crystal Falls City	51,309,960	40,577,717	5.87%
TOTAL	478,175,858	332,182,139	48.06%
WEST IRON 36025			
Bates Township	111,501,336	72,786,262	10.53%
Iron River Township	116,275,811	78,509,287	11.36%
Stambaugh Township	194,264,300	119,305,445	17.26%
Caspian City	19,839,150	16,559,520	2.40%
Gaastra City	8,075,980	5,625,363	0.81%
Iron River City	89,057,210	66,220,326	9.58%
TOTAL	539,013,787	359,006,203	51.94%
GRAND TOTAL	1,017,189,645	691,188,342	100.00%



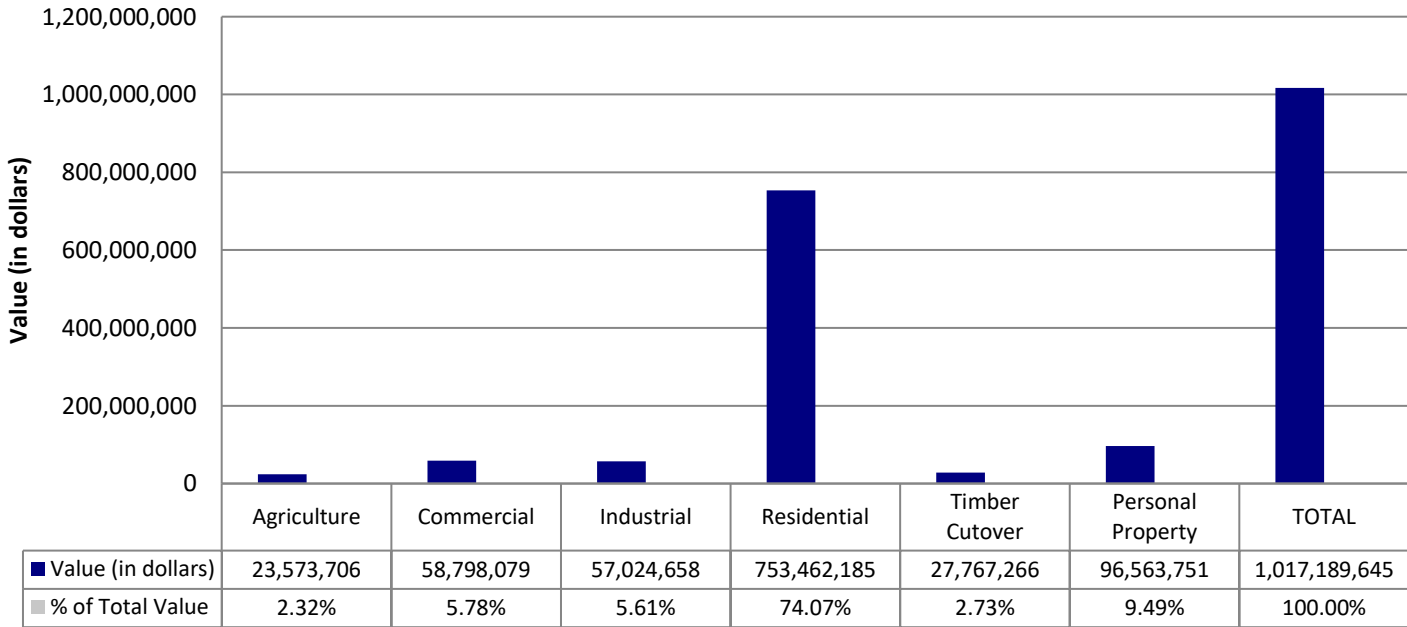
	State Equalized Value	Taxable Value	Difference	IRM
2004	510,134,359	339,554,127	170,580,232	1.023
2005	544,910,439	361,636,736	183,273,703	1.023
2006	588,609,718	385,333,562	203,276,156	1.033
2007	634,078,605	407,246,655	226,831,950	1.037
2008	695,770,707	431,431,191	264,339,516	1.023
2009	704,424,440	452,523,013	251,901,427	1.044
2010	718,016,904	464,767,339	253,249,565	0.997
2011	700,909,278	471,542,938	229,366,340	1.017
2012	700,161,888	483,408,192	216,753,696	1.027
2013	691,122,933	493,608,638	197,514,295	1.024
2014	662,250,664	479,164,617	183,086,047	1.016
2015	665,307,700	486,710,195	178,597,505	1.016
2016	669,622,220	490,103,209	179,519,011	1.003
2017	671,103,222	494,059,357	177,043,865	1.009
2018	677,576,334	508,224,278	169,352,056	1.021
2019	688,128,703	519,181,044	168,947,659	1.024
2020	702,766,244	537,272,906	165,493,338	1.019
2021	738,618,554	554,956,202	183,662,352	1.014
2022	762,747,777	584,049,597	178,698,180	1.033
2023	854,580,594	634,283,729	220,296,865	1.05
2024	1,017,189,645	691,188,342	326,001,303	1.05

IRON COUNTY- REAL AND PERSONAL PROPERTY

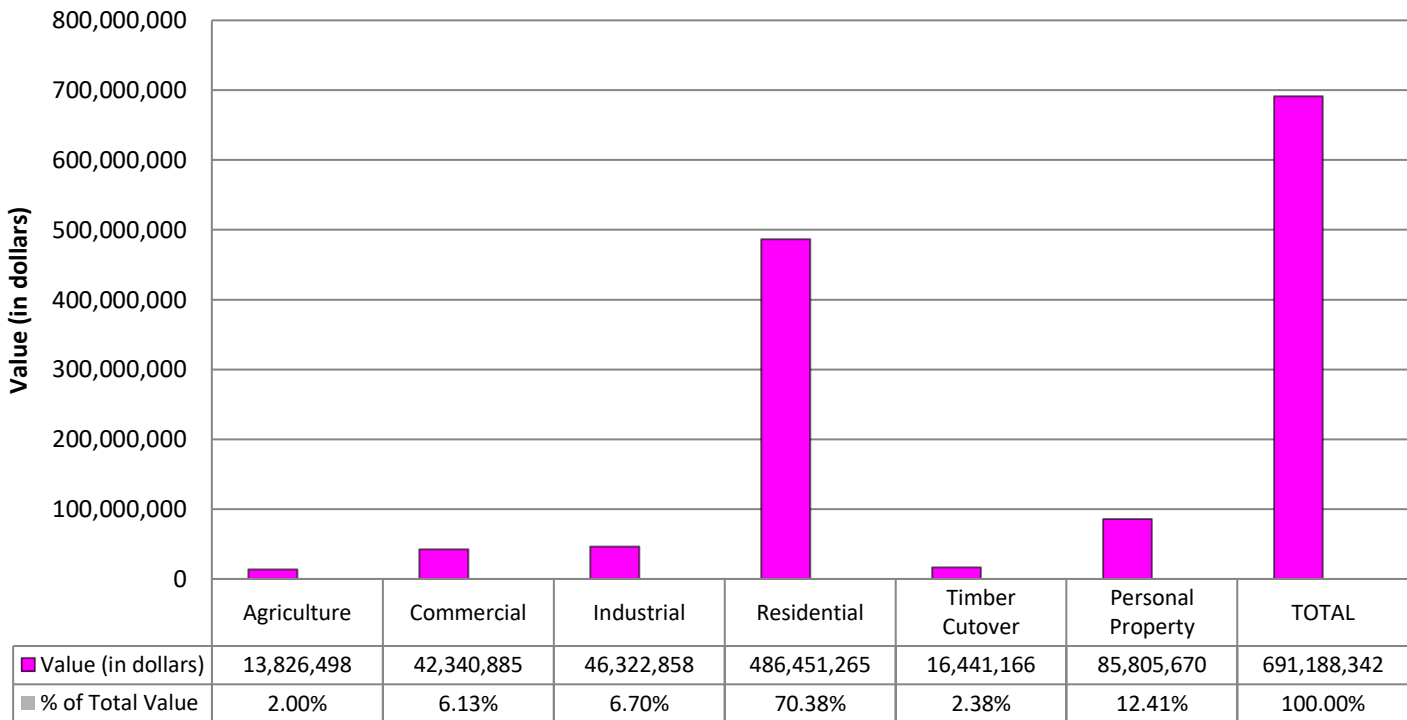
UNIT	2023 STATE EQUALIZED VALUE	2024 STATE EQUALIZED VALUE	CHANGE
Bates Township	95,144,160	111,501,336	16,357,176
Crystal Falls Township	161,346,825	194,591,750	33,244,925
Hematite Township	35,267,280	37,941,791	2,674,511
Iron River Township	92,570,700	116,275,811	23,705,111
Mansfield Township	42,250,000	54,009,000	11,759,000
Mastodon Township	116,265,945	140,323,357	24,057,412
Stambaugh Township	171,660,047	194,264,300	22,604,253
Caspian City	15,529,940	19,839,150	4,309,210
Crystal Falls City	44,789,470	51,309,960	6,520,490
Gaastra City	6,611,410	8,075,980	1,464,570
Iron River City	73,144,817	89,057,210	15,912,393
TOTAL	854,580,594	1,017,189,645	162,609,051

UNIT	2023 TAXABLE VALUE	2024 TAXABLE VALUE	CHANGE
Bates Township	65,901,221	72,786,262	6,885,041
Crystal Falls Township	126,534,738	136,052,570	9,517,832
Hematite Township	21,496,987	22,698,003	1,201,016
Iron River Township	69,429,389	78,509,287	9,079,898
Mansfield Township	31,592,262	34,670,533	3,078,271
Mastodon Township	91,636,818	98,183,316	6,546,498
Stambaugh Township	111,003,019	119,305,445	8,302,426
Caspian City	13,788,469	16,559,520	2,771,051
Crystal Falls City	37,205,449	40,577,717	3,372,268
Gaastra City	5,066,019	5,625,363	559,344
Iron River City	60,629,358	66,220,326	5,590,968
TOTAL	634,283,729	691,188,342	56,904,613

State Equalized Value



Taxable Value



IRON COUNTY
Percent Change - 2023 to 2024
Includes New, Loss and Adjustment
By Local Unit

Unit	2023 Equalized Value	2024 Equalized Value	C.E.V. % Change	2023 Taxable Value	2024 Taxable Value	Taxable % Change
TOWNSHIPS						
Bates Township	95,144,160	111,501,336	17.19%	65,901,221	72,786,262	10.45%
Crystal Falls Township	161,346,825	194,591,750	20.60%	126,534,738	136,052,570	7.52%
Hemaitte Township	35,267,280	37,941,791	7.58%	21,496,987	22,698,003	5.59%
Iron River Township	92,570,700	116,275,811	25.61%	69,429,389	78,509,287	13.08%
Mansfield Township	42,250,000	54,009,000	27.83%	31,592,262	34,670,533	9.74%
Mastodon Township	116,265,945	140,323,357	20.69%	91,636,818	98,183,316	7.14%
Stambaugh Township	171,660,047	194,264,300	13.17%	111,003,019	119,305,445	7.48%
CITIES						
Caspian City	15,529,940	19,839,150	27.75%	13,788,469	16,559,520	20.10%
Crystal Falls City	44,789,470	51,309,960	14.56%	37,205,449	40,577,717	9.06%
Gaastra City	6,611,410	8,075,980	22.15%	5,066,019	5,625,363	11.04%
Iron River City	73,144,817	89,057,210	21.75%	60,629,358	66,220,326	9.22%
VILLAGES						
Alpha Village	3,698,628	4,289,200	15.97%	2,720,687	2,961,151	8.84%

Arranged by Local Unit Equalized Value Change

