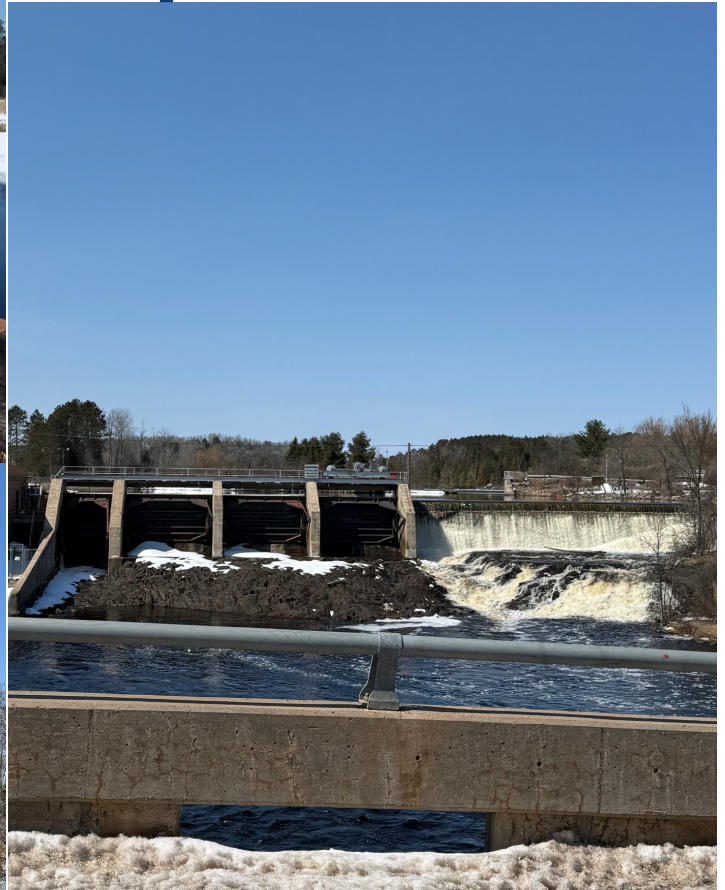




2026 Iron County Equalization Report

April 14, 2026

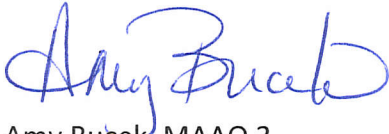


From the Director

The Iron County Equalization Department has completed its review of the 2026 assessment rolls of the seven (7) townships and four (4) cities of Iron County. The 2026 Iron County Equalization Report prepared by the Iron County Equalization Department is submitted for approval and adoption.

The recommended County Equalization Value for 2026 is \$1,202,605,343. This value is a combination of \$1,089,565,039 of Real Property and \$113,040,304 of Personal Property.

Respectfully submitted,

A handwritten signature in blue ink that reads "Amy Bucek". The signature is written in a cursive style with a large initial "A".

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
Heather Casagrande
Tammy Hendrickson
Tammy Hendrickson
Mari Negro
Patti Roell
Tammy Hendrickson
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	2024	2025	% Change
Number	505	484	-4%

Number of Appraisals and Sales Inspections in 2025

Property Class	Total Parcels	Appraisals	% Studied
Agricultural	398	50	12.56%
Commercial	675	85	12.59%
Industrial	191	41	21.47%
Residential	13,741	43 (GAC & MF Only)	0.32%
Timber Cutover	982	97	9.88%
Ag Vacant		2	
Ag ECF		8	
Com/Ind Vacant		3	
Com/Ind ECF		16	
Res Vacant		110	
Res ECF		15	
TC Vacant		10	
Total	15,987	480	

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 2024, 2025 & 2026

Property Class	2024 Taxable Value	% Change 2023/2024	2025 Taxable Value	% Change 2024/2025	2026 Taxable Value	% Change 2025/2026
Agricultural	13,826,498	6.69%	14,107,176	2.03%	14,647,202	3.83%
Commercial	42,340,885	10.11%	45,178,663	6.70%	45,931,666	1.67%
Industrial	46,322,858	5.54%	48,201,418	4.06%	49,945,455	3.62%
Residential	486,451,265	11.45%	512,929,542	5.44%	543,401,039	5.94%
Timber Cutover	16,441,166	-22.47%	17,083,668	3.91%	17,234,170	0.88%
Total Real	605,382,672	9.47%	637,500,467	5.31%	671,158,499	5.28%
Total Personal	85,805,670	5.57%	89,804,610	4.66%	104,831,636	16.73%
Total Real & Personal	691,188,342	7.45%	727,305,077	5.23%	775,991,168	6.69%

Summary of the 2025 Equalization Studies for the 2026 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 2026 assessed value change of the county is an increase of 10.27%.

Assessed Value Changes 2024, 2025 & 2026

Property Class	2024 Assessed Value	% Change 2023/2024	2025 Assessed Value	% Change 2024/2025	2026 Assessed Value	% Change 2025/2026
Agricultural	23,573,706	12.67%	23,864,402	1.23%	26,990,833	13.10%
Commercial	58,798,079	20.98%	62,767,181	6.75%	67,185,526	7.04%
Industrial	57,024,658	17.34%	61,143,984	7.22%	63,419,280	3.72%
Residential	753,462,185	21.66%	814,673,113	8.12%	901,578,034	10.67%
Timber Cutover	27,767,266	-20.87%	27,937,198	0.61%	30,391,366	8.78%
Total Real	920,625,894	19.17%	990,385,878	7.58%	1,089,565,039	10.01%
Total Personal	96,563,751	17.66%	100,205,184	3.77%	113,040,304	12.81%
Total Real & Personal	1,017,189,645	19.03%	1,090,591,062	7.22%	1,202,605,343	10.27%

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 all 4 cities (Caspian, Crystal Falls, Gaastra and Iron River) to provide assessment and tax roll maintenance. This includes name, address, legal descriptions, printing of assessment rolls and change notices 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

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	1,756,663	1,756,663	3,562,264	49.31%	6.5084%
Crystal Falls Township	4,242,800	4,242,800	8,489,914	49.97%	15.7194%
Hematite Township	0	0	0	0.00%	0.0000%
Iron River Township	5,139,270	5,139,270	10,369,382	49.56%	19.0408%
Mansfield Township	1,593,600	1,593,600	3,239,029	49.20%	5.9042%
Mastodon Township	4,146,800	4,146,800	8,415,006	49.28%	15.3637%
Stambaugh Township	10,111,700	10,111,700	20,472,078	49.39%	37.4635%
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	26,990,833	26,990,833	54,547,673	49.48%	100.0000%

REAL CLASS: COMMERCIAL

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	2,398,235	2,398,235	4,797,390	49.99%	3.5712%
Crystal Falls Township	6,727,500	6,727,500	13,565,795	49.59%	10.0178%
Hematite Township	1,169,120	1,169,120	2,357,126	49.60%	1.7409%
Iron River Township	2,024,020	2,024,020	4,057,432	49.88%	3.0139%
Mansfield Township	548,300	548,300	1,116,328	49.12%	0.8165%
Mastodon Township	1,404,200	1,434,361	2,868,725	50.00%	2.0910%
Stambaugh Township	10,929,000	10,929,000	21,959,203	49.77%	16.2742%
Caspian City	3,865,010	3,865,010	7,821,568	49.41%	5.7553%
Crystal Falls City	10,150,150	10,150,150	20,395,321	49.77%	15.1144%
Gaastra City	347,910	347,910	696,397	49.96%	0.5181%
Iron River City	27,591,920	27,591,920	56,215,327	49.08%	41.0867%
TOTAL	67,155,365	67,185,526	135,850,612	49.43%	100.0000%

REAL CLASS: INDUSTRIAL

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	906,470	906,470	1,835,272	49.39%	1.4293%
Crystal Falls Township	5,025,500	5,025,500	10,199,358	49.27%	7.9242%
Hematite Township	228,860	228,860	460,640	49.68%	0.3609%
Iron River Township	1,361,620	1,361,620	2,747,333	49.56%	2.1470%
Mansfield Township	13,552,400	13,552,400	27,120,283	49.97%	21.3695%
Mastodon Township	39,249,900	39,249,900	78,497,468	50.00%	61.8895%
Stambaugh Township	0	0	0	0.00%	0.0000%
Caspian City	307,730	307,730	619,002	49.71%	0.4852%
Crystal Falls City	0	0	0	0.00%	0.0000%
Gaastra City	0	0	0	0.00%	0.0000%
Iron River City	2,786,800	2,786,800	5,641,000	49.40%	4.3942%
TOTAL	63,419,280	63,419,280	127,120,356	49.89%	100.0000%

REAL CLASS: RESIDENTIAL

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	124,320,402	124,320,402	249,443,701	49.84%	13.7892%
Crystal Falls Township	160,320,525	160,320,525	325,446,324	49.26%	17.7822%
Hematite Township	40,929,250	40,929,250	82,334,664	49.71%	4.5397%
Iron River Township	97,716,760	97,716,760	195,533,325	49.97%	10.8384%
Mansfield Township	36,142,900	36,142,900	72,681,040	49.73%	4.0088%
Mastodon Township	103,513,099	103,513,099	209,638,219	49.38%	11.4813%
Stambaugh Township	201,976,700	201,976,700	408,940,333	49.39%	22.4026%
Caspian City	18,687,219	18,687,219	37,428,458	49.93%	2.0727%
Crystal Falls City	40,694,320	40,694,320	81,646,647	49.84%	4.5137%
Gaastra City	10,124,610	10,124,610	20,309,272	49.85%	1.1230%
Iron River City	67,152,249	67,152,249	134,429,346	49.95%	7.4483%
TOTAL	901,578,034	901,578,034	1,817,831,329	50.00%	100.0000%

REAL CLASS: TIMBER-CUTOVER

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	6,167,663	6,167,663	12,480,068	49.42%	20.2941%
Crystal Falls Township	8,526,063	8,526,063	17,238,311	49.46%	28.0542%
Hematite Township	0	0	0	0.00%	0.0000%
Iron River Township	2,602,940	2,602,940	5,238,764	49.69%	8.5647%
Mansfield Township	2,676,900	2,676,900	5,379,420	49.76%	8.8081%
Mastodon Township	4,735,800	4,735,800	9,583,068	49.42%	15.5827%
Stambaugh Township	5,682,000	5,682,000	11,493,346	49.44%	18.6961%
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	30,391,366	30,391,366	61,412,977	49.49%	100.0000%

REAL CLASS: DEVELOPMENTAL

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 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

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	135,549,433	135,549,433	272,118,695	49.81%	12.4410%
Crystal Falls Township	184,842,388	184,842,388	374,939,702	49.30%	16.9653%
Hematite Township	42,327,230	42,327,230	85,152,430	49.71%	3.8849%
Iron River Township	108,844,610	108,844,610	217,946,236	49.94%	9.9900%
Mansfield Township	54,514,100	54,514,100	109,536,100	49.77%	5.0034%
Mastodon Township	153,049,799	153,079,960	309,002,486	49.54%	14.0473%
Stambaugh Township	228,699,400	228,699,400	462,864,960	49.41%	20.9906%
Caspian City	22,859,959	22,859,959	45,869,028	49.84%	2.0981%
Crystal Falls City	50,844,470	50,844,470	102,041,968	49.83%	4.6666%
Gaastra City	10,472,520	10,472,520	21,005,669	49.86%	0.9612%
Iron River City	97,530,969	97,530,969	196,285,673	49.69%	8.9516%
TOTAL	1,089,534,878	1,089,565,039	2,196,762,947	49.60%	100.0000%

CLASS: PERSONAL PROPERTY

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
Bates Township	6,680,054	6,680,054	13,360,108	50.00%	5.9094%
Crystal Falls Township	49,168,100	49,168,100	98,336,200	50.00%	43.4961%
Hematite Township	661,260	661,260	1,322,520	50.00%	0.5850%
Iron River Township	16,532,350	16,532,350	33,064,700	50.00%	14.6252%
Mansfield Township	4,099,800	4,099,800	8,199,600	50.00%	3.6268%
Mastodon Township	5,919,600	5,919,600	11,839,200	50.00%	5.2367%
Stambaugh Township	10,752,700	10,752,700	21,505,400	50.00%	9.5123%
Caspian City	2,048,870	2,048,870	4,097,740	50.00%	1.8125%
Crystal Falls City	9,461,020	9,461,020	18,922,040	50.00%	8.3696%
Gaastra City	241,370	241,370	482,740	50.00%	0.2135%
Iron River City	7,475,180	7,475,180	14,950,360	50.00%	6.6128%
TOTAL	113,040,304	113,040,304	226,080,608	50.00	100.0000%

GRAND TOTAL : REAL & PERSONAL PROPERTY

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	% OF COUNTY TOTAL
Bates Township	142,229,487	142,229,487	285,478,803	11.8271%
Crystal Falls Township	234,010,488	234,010,488	473,275,902	19.4591%
Hematite Township	42,988,490	42,988,490	86,474,950	3.5747%
Iron River Township	125,376,960	125,376,960	251,010,936	10.4257%
Mansfield Township	58,613,900	58,613,900	117,735,700	4.8740%
Mastodon Township	158,969,399	158,999,560	320,841,686	13.2191%
Stambaugh Township	239,452,100	239,452,100	484,370,360	19.9116%
Caspian City	24,908,829	24,908,829	49,966,768	2.0713%
Crystal Falls City	60,305,490	60,305,490	120,964,008	5.0147%
Gaastra City	10,713,890	10,713,890	21,488,409	0.8909%
Iron River City	105,006,149	105,006,149	211,236,033	8.7318%
TOTAL	1,202,575,182	1,202,605,343	2,422,843,555	100.0000%

RECAP BY CLASS - REAL PROPERTY

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
101 AGRICULTURE	26,990,833	26,990,833	54,547,673	49.48%	2.2444%
201 COMMERCIAL	67,155,365	67,185,526	135,850,612	49.46%	5.5843%
301 INDUSTRIAL	63,419,280	63,419,280	127,120,356	49.89%	5.2736%
401 RESIDENTIAL	901,578,034	901,578,034	1,817,831,329	49.60%	74.9706%
501 TIMBER CUTOVER	30,391,366	30,391,366	61,412,977	49.49%	2.5272%
601 DEVELOPMENTAL	0	0	0	0.00%	0.0000%
TOTAL REAL	1,089,534,878	1,089,565,039	2,196,762,947		90.6001%

RECAP BY CLASS - PERSONAL PROPERTY

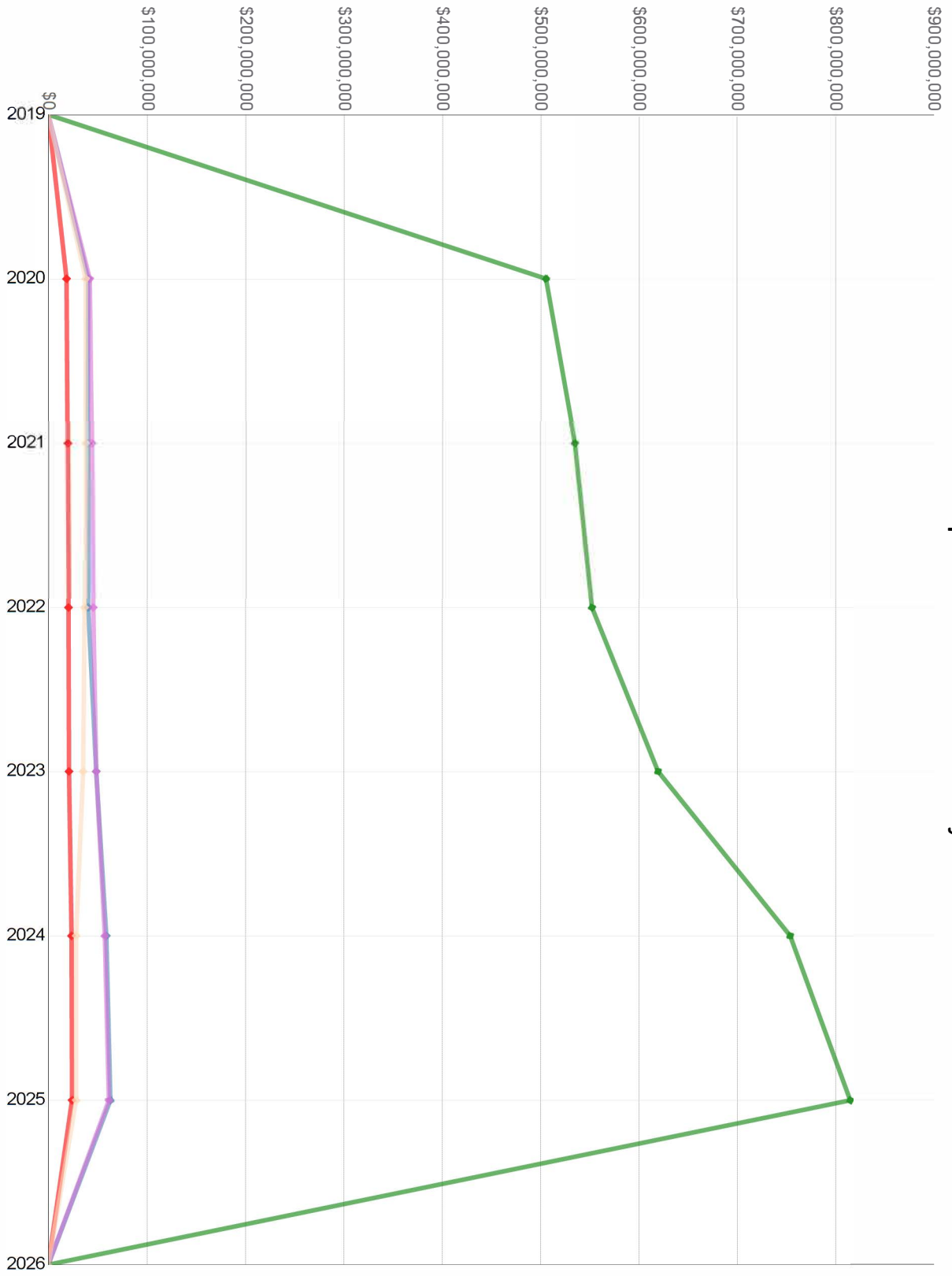
	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	RATIO	% OF COUNTY TOTAL
151 AGRICULTURE	0	0	0	0.00%	0.0000%
251 COMMERCIAL	5,394,094	5,394,094	10,788,188	50.00%	0.4485%
351 INDUSTRIAL	28,099,466	28,099,466	56,198,932	50.00%	2.3366%
451 RESIDENTIAL	0	0	0	0.00%	0.0000%
551 UTILITY	79,546,744	79,546,744	159,093,488	50.00%	6.6147%
TOTAL PERSONAL	113,040,304	113,040,304	226,080,608	50.00	9.3999%

GRAND TOTAL: REAL & PERSONAL

	2026 ASSESSED VALUATION	2026 EQUALIZED VALUE	2026 TRUE CASH VALUE	% OF COUNTY TOTAL
REAL PROPERTY	1,089,534,878	1,089,565,039	2,196,762,947	90.6001%
PERSONAL PROPERTY	113,040,304	113,040,304	226,080,608	9.3999%
GRAND TOTAL	1,202,575,182	1,202,605,343	2,422,843,555	100.0000%

Equalized Value

Equalized Value Trend By Class

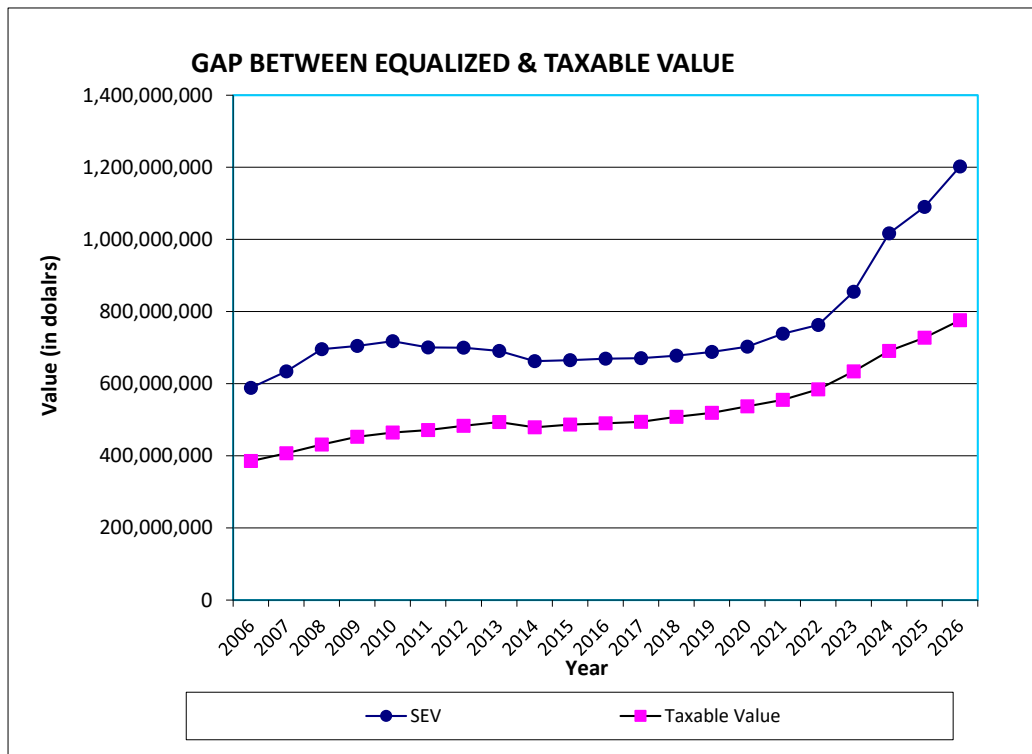


IRON COUNTY TOTALS

	2026 COUNTY EQUALIZED VALUE	2026 TAXABLE VALUE	TAXABLE % OF COUNTY TOTAL
Bates Township	142,229,487	81,795,384	10.54%
Crystal Falls Township	234,010,488	161,786,234	20.85%
Hematite Township	42,988,490	24,611,139	3.17%
Iron River Township	125,376,960	88,066,243	11.35%
Mansfield Township	58,613,900	38,605,654	4.98%
Mastodon Township	158,999,560	107,744,971	13.88%
Stambaugh Township	239,452,100	131,411,016	16.93%
Caspian City	24,908,829	18,023,550	2.32%
Crystal Falls City	60,305,490	44,078,776	5.68%
Gaastra City	10,713,890	6,165,958	0.79%
Iron River City	105,006,149	73,702,243	9.50%
TOTAL	1,202,605,343	775,991,168	100.00%

SCHOOL DISTRICT TOTALS

	2026 COUNTY EQUALIZED VALUE	2026 TAXABLE VALUE	TAXABLE % OF COUNTY TOTAL
FOREST PARK 36015			
Crystal Falls Township	234,010,488	161,786,234	20.85%
Hematite Township	42,988,490	24,611,139	3.17%
Mansfield Township	58,613,900	38,605,654	4.98%
Mastodon Township	158,999,560	107,744,971	13.88%
Crystal Falls City	60,305,490	44,078,776	5.68%
TOTAL	554,917,928	376,826,774	48.56%
WEST IRON 36025			
Bates Township	142,229,487	81,795,384	10.54%
Iron River Township	125,376,960	88,066,243	11.35%
Stambaugh Township	239,452,100	131,411,016	16.93%
Caspian City	24,908,829	18,023,550	2.32%
Gaastra City	10,713,890	6,165,958	0.79%
Iron River City	105,006,149	73,702,243	9.50%
TOTAL	647,687,415	399,164,394	51.44%
GRAND TOTAL	1,202,605,343	775,991,168	100.00%



	State Equalized Value	Taxable Value	Difference	IRM
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	1.050
2024	1,017,189,645	691,188,342	326,001,303	1.050
2025	1,090,591,062	727,305,077	363,285,985	1.031
2026	1,202,605,343	775,991,168	426,614,175	1.027

IRON COUNTY- REAL AND PERSONAL PROPERTY

UNIT	2025 STATE EQUALIZED VALUE	2026 STATE EQUALIZED VALUE	CHANGE
Bates Township	125,383,203	142,229,487	16,846,284
Crystal Falls Township	209,017,025	234,010,488	24,993,463
Hematite Township	40,068,220	42,988,490	2,920,270
Iron River Township	115,078,701	125,376,960	10,298,259
Mansfield Township	56,221,300	58,613,900	2,392,600
Mastodon Township	153,895,403	158,999,560	5,104,157
Stambaugh Township	207,223,120	239,452,100	32,228,980
Caspian City	23,308,890	24,908,829	1,599,939
Crystal Falls City	56,274,080	60,305,490	4,031,410
Gaastra City	7,386,530	10,713,890	3,327,360
Iron River City	96,734,590	105,006,149	8,271,559
TOTAL	1,090,591,062	1,202,605,343	112,014,281

UNIT	2025 TAXABLE VALUE	2026 TAXABLE VALUE	CHANGE
Bates Township	77,040,361	81,795,384	4,755,023
Crystal Falls Township	145,732,061	161,786,234	16,054,173
Hematite Township	23,733,277	24,611,139	877,862
Iron River Township	80,547,786	88,066,243	7,518,457
Mansfield Township	36,393,485	38,605,654	2,212,169
Mastodon Township	103,430,475	107,744,971	4,314,496
Stambaugh Township	124,214,478	131,411,016	7,196,538
Caspian City	17,368,920	18,023,550	654,630
Crystal Falls City	42,474,346	44,078,776	1,604,430
Gaastra City	5,818,159	6,165,958	347,799
Iron River City	70,551,729	73,702,243	3,150,514
TOTAL	727,305,077	775,991,168	48,686,091

IRON COUNTY
Percent Change - 2025 to 2026
Includes New, Loss and Adjustment
By Local Unit

Unit	2025 Equalized Value	2026 Equalized Value	C.E.V. % Change	2025 Taxable Value	2026 Taxable Value	Taxable % Change
TOWNSHIPS						
Bates Township	125,383,203	142,229,487	13.44%	77,040,361	81,795,384	6.17%
Crystal Falls Township	209,017,025	234,010,488	11.96%	145,732,061	161,786,234	11.02%
Hemaitte Township	40,068,220	42,988,490	7.29%	23,733,277	24,611,139	3.70%
Iron River Township	115,078,701	125,376,960	8.95%	80,547,786	88,066,243	9.33%
Mansfield Township	56,221,300	58,613,900	4.26%	36,393,485	38,605,654	6.08%
Mastodon Township	153,895,403	158,999,560	3.32%	103,430,475	107,744,971	4.17%
Stambaugh Township	207,223,120	239,452,100	15.55%	124,214,478	131,411,016	5.79%
CITIES						
Caspian City	23,308,890	24,908,829	6.86%	17,368,920	18,023,550	3.77%
Crystal Falls City	56,274,080	60,305,490	7.16%	42,474,346	44,078,776	3.78%
Gaastra City	7,386,530	10,713,890	45.05%	5,818,159	6,165,958	5.98%
Iron River City	96,734,590	105,006,149	8.55%	70,551,729	73,702,243	4.47%
VILLAGES						
Alpha Village	5,311,000	5,674,436	6.84%	3,331,742	3,708,876	11.32%

Arranged by Local Unit Equalized Value Change

