6

Morenci Modern Residential ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold
XM0-560-0010-00	305 MEADOW DR	10/09/24	$163,250	WD	03-ARM'S LENGTH	$163,250	$54,600
XM0-565-0010-00	9547 COOMER ST	07/19/23	$260,000	WD	03-ARM'S LENGTH	$260,000	$84,500
XM0-565-0010-00	9547 COOMER ST	08/28/24	$275,000	WD	03-ARM'S LENGTH	$275,000	$83,900
XM0-575-0010-00	500 SILVER CREEK DR	11/30/23	$685,000	WD	19-MULTI PARCEL ARM'S LENGTH	$685,000	$305,400
		Totals:	**$1,383,250**			**$1,383,250**	**$528,400**
							Sale. Ratio =>
							Std. Dev. =>

Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area
33.45	$142,211	$23,845	$139,405	$147,039	0.948	1,176	$118.54	NEW
32.50	$218,550	$30,353	$229,647	$233,785	0.982	1,452	$158.16	NEW
30.51	$218,550	$30,353	$244,647	$233,785	1.046	1,452	$168.49	NEW
44.58	$829,562	$93,460	$591,540	$880,400	0.672	6,638	$89.11	NEW
	$1,408,873		**$1,205,239**	**$1,495,009**			**$133.58**	
38.20				**E.C.F. =>**	**0.806**		**Std. Deviation=>**	**0.16529995**
6.34				**Ave. E.C.F. =>**	**0.912**		**Ave. Variance=>**	**12.0144**

Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
3.5899	RANCH	$19,500		RES #1 GEN PARCELS	401	59
7.0113	CONVENTIONAL	$20,500		RES #1 GEN PARCELS	401	74
13.4275	CONVENTIONAL	$20,500		RES #1 GEN PARCELS	401	74
24.0287	OTHER	$79,790	XM0-575-0012-00	RES #1 GEN PARCELS	401	82
10.6011						

Coefficient of Var=> **13.17094294**

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 1:25 PM

Parcel:	XM0-560-0010-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	ADAMS JOSHUA & COURTNEY	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	305 MEADOW DR MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2675-0589 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	NEW CITY OF MORENCI MODERN
Topography:	None		

Mailing Address:

ADAMS JOSHUA & COURTNEY
305 MEADOW DR
MORENCI MI 49256

Most Recent Sale Information

Sold on 10/09/2024 for 163,250 by WHITEHEAD, ERIC L.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2675-0589

Most Recent Permit Information

None Found

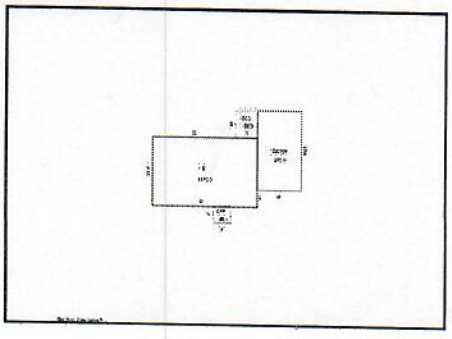
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	63,000	**2025 Taxable:**	63,000	**Acreage:**	0.34
Zoning:		**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1979
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 3
Full Baths: 1 Half Baths: 1
Floor Area: 1,176
Ground Area: 1,176
Garage Area: 570
Basement Area: 1,176
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 1:25 PM

Parcel:	XM0-565-0010-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	MULLIGAN, COLLEEN	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	9547 COOMER ST MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2673-0171 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	NEW CITY OF MORENCI MODERN
Topography:	None		

Mailing Address:

MULLIGAN, COLLEEN
9547 COOMER ST
MORENCI MI 49256

Most Recent Sale Information

Sold on 08/28/2024 for 275,000 by GRIFFITH, JOHN & GLADYS.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2673-0171

Most Recent Permit Information

None Found

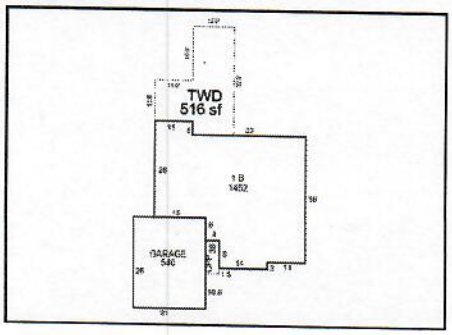
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	95,700	**2025 Taxable:**	95,700	**Acreage:**	0.48
Zoning:		**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1998
Occupancy: Single Family
Class: C+10
Style: CONVENTIONAL
Exterior:
% Good (Physical): 74
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,452
Ground Area: 1,452
Garage Area: 546
Basement Area: 1,452
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 1:25 PM

Parcel:	XM0-575-0010-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	SIMPKINS, MATTHEW J	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	500 SILVER CREEK DR MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2662-0457 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	NEW CITY OF MORENCI MODERN
Topography:	None		

Mailing Address:

SIMPKINS, MATTHEW J
500 SILVER CREEK DR
MORENCI MI 49256

Most Recent Sale Information

Sold on 11/30/2023 for 685,000 by HIPPS, AARON.

Terms of Sale: 19-MULTI PARCEL ARM'S LENGTH **Liber/Page:** 2662-0457

Most Recent Permit Information

Permit 9-10 on 04/23/2010 for $0 category DECK/PORCH.

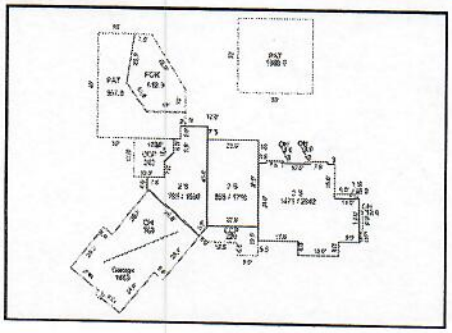
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	340,400	**2025 Taxable:**	298,062	**Acreage:**	12.41
Zoning:		**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 2006
Occupancy: Single Family
Class: BC
Style: OTHER
Exterior:
% Good (Physical): 82
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 0
Full Baths: 4 Half Baths: 2
Floor Area: 6,638
Ground Area: 3,139
Garage Area: 1,460
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 1:25 PM

Parcel:	XM0-575-0012-00	**Current Class:**	402.RESIDENTIAL-VACANT
Owner's Name:	SIMPKINS, MATTHEW J	**Previous Class:**	402.RESIDENTIAL-VACANT
Property Address:	SILVER CREEK DR MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2662-0457 **Created:** 11/03/2020	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	NEW CITY OF MORENCI MODERN
Topography:	None		

Mailing Address:

SIMPKINS, MATTHEW J
500 SILVER CREEK DR
MORENCI MI 49256

Most Recent Sale Information

Sold on 11/30/2023 for 685,000 by HIPPS, AARON.

Terms of Sale: 20-MULTI PARCEL SALE REF **Liber/Page:** 2662-0457

Most Recent Permit Information

None Found

Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	13,700	**2025 Taxable:**	13,700	**Acreage:**	2.46
Zoning:		**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

None

Sketch

