8

Wakefield ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
XM0-610-0020-00	840 W MAIN ST	10/15/24	$145,000	WD	03-ARM'S LENGTH	$145,000	$52,700	36.34
XM0-630-0022-00	118 GORHAM ST	05/13/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,300	43.31
XM0-630-0323-00	629 W CHESTNUT ST	05/03/24	$142,000	WD	03-ARM'S LENGTH	$142,000	$48,000	33.80
XM0-640-0030-00	819 WAKEFIELD DR	04/19/24	$188,000	WD	03-ARM'S LENGTH	$188,000	$64,200	34.15
XM0-640-0350-00	813 WALNUT CT	10/03/24	$225,000	WD	03-ARM'S LENGTH	$225,000	$89,200	39.64
XM0-640-0410-00	804 WAKEFIELD DR	05/24/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$56,200	40.14
		Totals:	**$970,000**			**$970,000**	**$366,600**	
							Sale. Ratio =>	**37.79**
							Std. Dev. =>	**3.76**

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. $	E.C.F.	Floor Area	$/Sq.Ft.	ECF Area	Dev. by Mean (%)
$139,349	$34,505	$110,495	$113,961	0.970	949	$116.43	XM7	3.5411
$145,615	$29,029	$100,971	$126,724	0.797	1,655	$61.01	XM7	13.7397
$127,012	$26,180	$115,820	$109,600	1.057	1,160	$99.84	XM7	12.2576
$170,267	$27,530	$160,470	$155,149	1.034	1,365	$117.56	XM7	10.0120
$233,694	$35,145	$189,855	$215,779	0.880	1,681	$112.94	XM7	5.4319
$146,498	$32,006	$107,994	$124,448	0.868	1,047	$103.15	XM7	6.6391
$962,435		**$785,605**	**$845,661**			**$101.82**		**0.5193**
			E.C.F. =>	**0.929**		**Std. Deviation=>**	**0.10250759**	
			Ave. E.C.F. =>	**0.934**		**Ave. Variance=>**	**8.6036**	**Coefficient of Var=>**

Building Style	Land Value	Land Table	Property Class	Building Depr.
RANCH	$28,500	WAKEFIELD	401	59
CONVENTIONAL	$25,000	WAKEFIELD	401	54
RANCH	$25,000	WAKEFIELD	401	53
RANCH	$27,000	WAKEFIELD	401	59
RANCH	$27,000	WAKEFIELD	401	59
RANCH	$27,000	WAKEFIELD	401	59

9.209787137

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 12:36 PM

Parcel:	XM0-630-0022-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	GRAY, LEVI M	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	118 GORHAM ST MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2669-0130 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	XM7 WAKEFIELD - XM
Topography:	None		

Mailing Address:

GRAY, LEVI M
118 GORHAM ST
MORENCI MI 49256

Most Recent Sale Information

Sold on 05/13/2024 for 130,000 by WING, ASHLYN.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2669-0130

Most Recent Permit Information

Permit 2024-0025 on 07/31/2024 for $3,892 category REROOF.

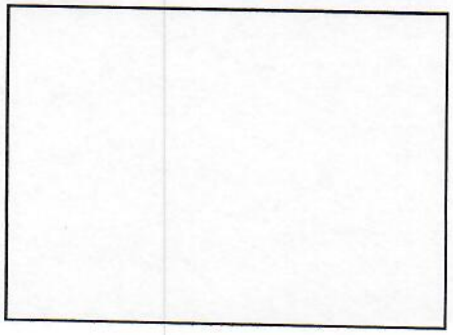
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	60,900	**2025 Taxable:**	60,900	**Acreage:**	0.25
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: 0
Occupancy: Single Family
Class: CD
Style: CONVENTIONAL
Exterior:
% Good (Physical): 54
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
# of Bedrooms: 4
Full Baths: 1 Half Baths: 0
Floor Area: 1,655
Ground Area: 1,102
Garage Area: 252
Basement Area: 459
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 10/14/2025 12:36 PM

Parcel:	XM0-630-0323-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	SHOCK, SCOTT	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	629 W CHESTNUT ST MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
		Gov. Unit:	XM0 CITY OF MORENCI
Liber/Page:	2669-0295 **Created:** / /	**School:**	46100 MORENCI AREA SCHOOLS
Split:	/ / **Active:** Active	**Neighborhood:**	XM7 WAKEFIELD - XM
Public Impr.:	None		
Topography:	None		

Mailing Address:

SHOCK, SCOTT
629 W CHESTNUT ST
MORENCI MI 49256

Most Recent Sale Information

Sold on 05/03/2024 for 142,000 by BOVEE, BRETT A.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2669-0295

Most Recent Permit Information

None Found

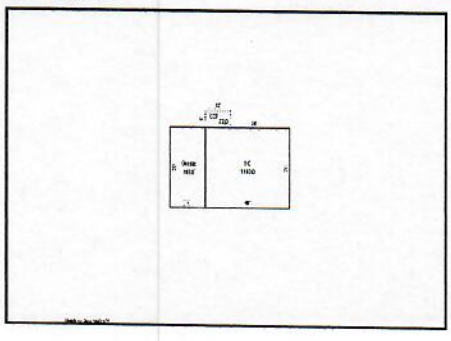
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	52,100	**2025 Taxable:**	52,100	**Acreage:**	0.20
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: 0
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 53
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 0
# of Bedrooms: 3
Full Baths: 1 Half Baths: 0
Floor Area: 1,160
Ground Area: 1,160
Garage Area: 493
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 12:36 PM

Parcel:	XM0-640-0030-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	VANCE, REALINA M	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	819 WAKEFIELD DR MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2668-0227 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	XM7 WAKEFIELD - XM
Topography:	None		

Mailing Address:

VANCE, REALINA M
819 WAKEFIELD DR
MORENCI MI 49256

Most Recent Sale Information

Sold on 04/19/2024 for 188,000 by TUCKERMAN, CURTIS G & DIANE.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2668-0227

Most Recent Permit Information

None Found

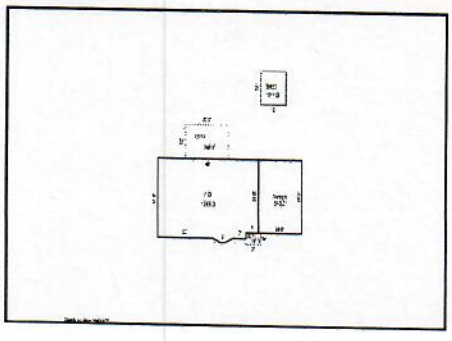
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	69,600	**2025 Taxable:**	69,600	**Acreage:**	0.37
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: 1969
Occupancy: Single Family
Class: C
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 2
Full Baths: 2 Half Baths: 0
Floor Area: 1,365
Ground Area: 1,365
Garage Area: 543
Basement Area: 1,365
Basement Walls:
Estimated TCV: Tentative

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 12:36 PM

Parcel:	XM0-640-0350-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	STURMER, JASON & RACHEL	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	813 WALNUT CT MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	**Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	XM7 WAKEFIELD - XM
Topography:	None		

Mailing Address:

STURMER, JASON & RACHEL
813 WALNUT CT
MORENCI MI 49256

Most Recent Sale Information

Sold on 10/03/2024 for 225,000 by TORO, DEBORAH & MICHAEL.

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

Most Recent Permit Information

Permit 2024-0035 on 11/11/2024 for $0 category MISC.

Physical Property Characteristics

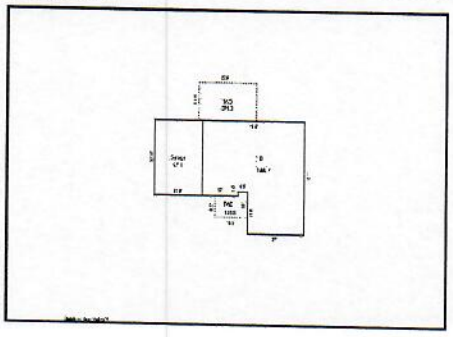
2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	96,400	**2025 Taxable:**	96,400	**Acreage:**	0.35
Zoning:		**Land Value:**	Tentative	**Frontage:**	0.0
PRE:	100.000	**Land Impr. Value:**	Tentative	**Average Depth:**	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1974
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Electric Baseboard
Electric - Amps Service: 0
# of Bedrooms: 0
Full Baths: 3 Half Baths: 0
Floor Area: 1,681
Ground Area: 1,681
Garage Area: 621
Basement Area: 1,681
Basement Walls:
Estimated TCV: Tentative

# of Agricultural Buildings: 1
Estimated TCV: Tentative
Cmts:

Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

10/14/2025 12:36 PM

Parcel:	XM0-640-0410-00	**Current Class:**	401.RESIDENTIAL-IMPROVED
Owner's Name:	MERILLAT, KIEGAN	**Previous Class:**	401.RESIDENTIAL-IMPROVED
Property Address:	804 WAKEFIELD DR MORENCI, MI 49256	**Taxable Status**	TAXABLE
		Prev. Taxable Stat	TAXABLE
Liber/Page:	2669-0615 **Created:** / /	**Gov. Unit:**	XM0 CITY OF MORENCI
Split:	/ / **Active:** Active	**School:**	46100 MORENCI AREA SCHOOLS
Public Impr.:	None	**Neighborhood:**	XM7 WAKEFIELD - XM
Topography:	None		

Mailing Address:

MERILLAT, KIEGAN
804 WAKEFIELD DR
MORENCI MI 49256

Most Recent Sale Information

Sold on 05/24/2024 for 140,000 by FETHER, FRANCES REV TRUST.

Terms of Sale: 03-ARM'S LENGTH **Liber/Page:** 2669-0615

Most Recent Permit Information

Permit PB16-0011 on 05/25/2016 for $0 category REROOF.

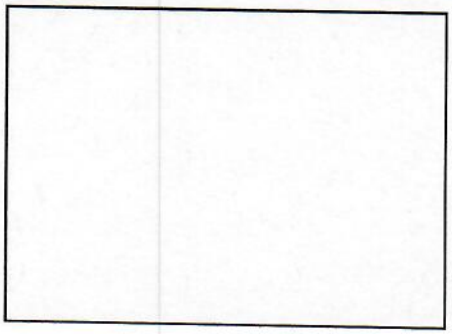
Physical Property Characteristics

2026 S.E.V.:	Tentative	**2026 Taxable:**	Tentative	**Lot Dimensions:**	
2025 S.E.V.:	60,800	**2025 Taxable:**	60,800	**Acreage:**	0.35
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: 1972
Occupancy: Single Family
Class: C+5
Style: RANCH
Exterior:
% Good (Physical): 59
Heating System: Forced Heat & Cool
Electric - Amps Service: 0
# of Bedrooms: 2
Full Baths: 1 Half Baths: 0
Floor Area: 1,047
Ground Area: 1,047
Garage Area: 662
Basement Area: 0
Basement Walls:
Estimated TCV: Tentative

Sketch



Wakefield Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale
XM0-610-0020-00	840 W MAIN ST	10/15/24	$145,000	WD	03-ARM'S LENGTH	$145,000	$52,700	36.34
XM0-630-0022-00	118 GORHAM ST	05/13/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$56,300	43.31
XM0-630-0323-00	629 W CHESTNUT ST	05/03/24	$142,000	WD	03-ARM'S LENGTH	$142,000	$48,000	33.80
XM0-640-0030-00	819 WAKEFIELD DR	04/19/24	$188,000	WD	03-ARM'S LENGTH	$188,000	$64,200	34.15
XM0-640-0350-00	813 WALNUT CT	10/03/24	$225,000	WD	03-ARM'S LENGTH	$225,000	$89,200	39.64
XM0-640-0410-00	804 WAKEFIELD DR	05/24/24	$140,000	WD	03-ARM'S LENGTH	$140,000	$56,200	40.14
		Totals:	**$970,000**			**$970,000**	**$366,600**	
							Sale. Ratio =>	**37.79**
							Std. Dev. =>	**3.76**

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area	Liber/Page	Land Table
$118,078	$49,422	$22,500	0.41	0.41	$120,541	$2.77	XM7	2674-0962	WAKEFIELD
$123,634	$26,366	$20,000	0.25	0.25	$105,464	$2.42	XM7	2669-0130	WAKEFIELD
$107,326	$54,674	$20,000	0.20	0.20	$273,370	$6.28	XM7	2669-0295	WAKEFIELD
$143,477	$65,523	$21,000	0.37	0.37	$177,089	$4.07	XM7	2668-0227	WAKEFIELD
$198,833	$47,167	$21,000	0.35	0.35	$134,763	$3.09	XM7		WAKEFIELD
$123,822	$37,178	$21,000	0.35	0.35	$106,223	$2.44	XM7	2669-0615	WAKEFIELD
$815,170	**$280,330**	**$125,500**	**1.93**	**1.93**					
		Average per FF=>	**Average per Net Acre=>**	**145,248.70**	**Average per SqFt=>**	**$3.33**			

Class
401
401
401
401
401
401