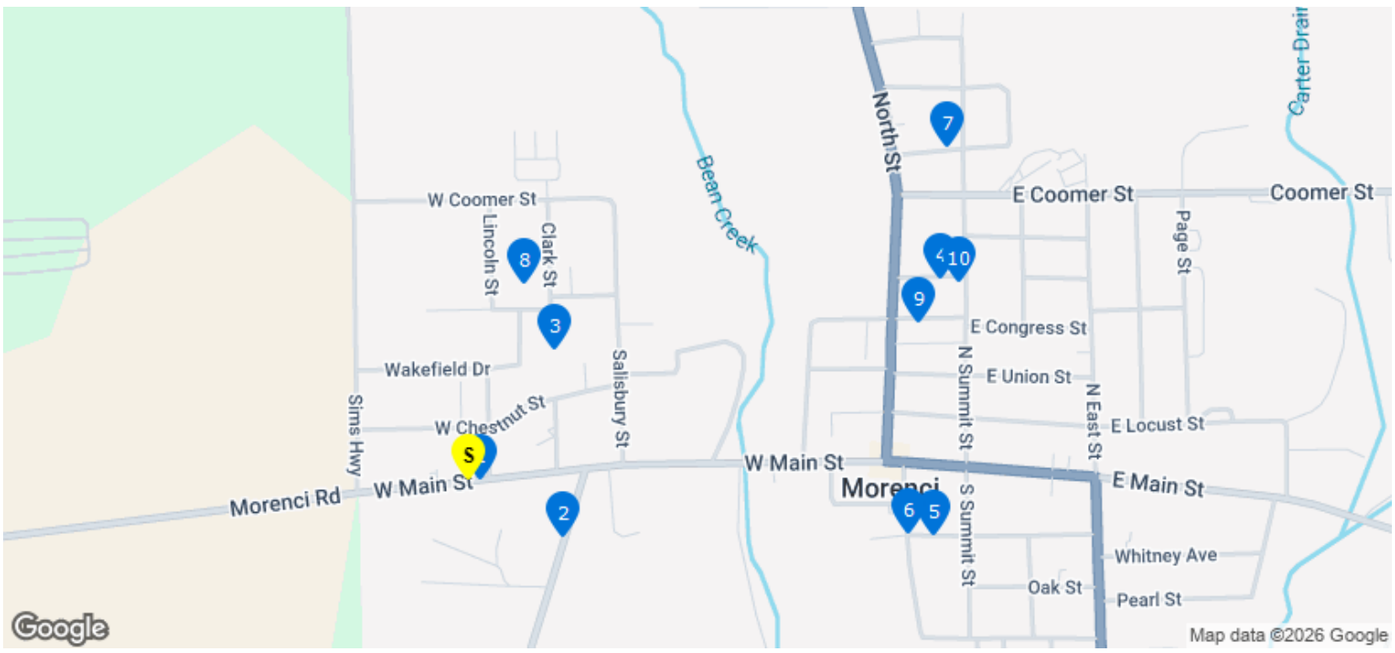
ICE SiteX Report

OrderID: 98775533

SiteX Property Information Report



Subject Property Location

808 W MAIN ST, MORENCI, MI 49256-1430

County:	**LENAWEE MI**	Census Tract:	0619.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	XM0-610-0070-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$142,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$112,180 - $171,820	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	SCH: 46100
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$2,324
Total Assessed Value:	$65,900	Total Assessor Market Value:	$131,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 District: XM0 Subdivision: C E WAKEFIELD ADD

Abbreviated Description:	HOUSE AND LOT 7 C E WAKEFIELD ADD CITY OF MORENCI
City/Muni/Twp:	MORENCI CITY

Property Characteristics

Lot Size:	15,682 SF	Bedrooms:	2	Pool:	
Building Area:	925 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:		Number of Cars:	3	A/C:	
Style:	Ranch\Rambler	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/02/2026	Loan Amount:	N/A
Document #:	BK-PG 2701-772	Loan Type:	Conventional
Contract Date:	05/21/2026		
TD Due Date:	05/01/2066	Type Finance:	

Legal Description:
Map Ref: 0

Mortgage Record

Recording Date:	05/23/2025	Loan Amount:	N/A
Document #:	BK-PG 2684-88	Loan Type:	Stand Alone Second
Contract Date:	05/19/2025		
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Subdivision: C E WAKEFIELD Map Ref: 0

Mortgage Record

Recording Date:	08/01/2024	Loan Amount:	N/A
Document #:	BK-PG 2671-905	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/18/2024		
TD Due Date:	08/01/2053	Type Finance:	

ICE SiteX Report

OrderID: 98775533

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	12/13/2022	Sales Price:	N/A
Document #:	BK-PG 2633-682	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	03/25/2022	Sales Price:	N/A
Document #:	BK-PG 2537-458	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/09/2022	Loan Amount:	N/A
Document #:	2633/682 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/07/2022		
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: MORENCI

Prior Transfer

Recording Date:	02/09/2022	Sales Price:	$75,000
Document #:	BK-PG 2633-681	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/07/2022		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: MORENCI

Prior Transfer

Recording Date:	04/05/2017	Sales Price:	N/A
Document #:	BK-PG 2294-0475	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/21/2016	Loan Amount:	N/A
Document #:	BK-PG 2537-0458	Loan Type:	Conventional
Contract Date:	12/16/2016		
TD Due Date:	01/01/2027	Type Finance:	

Legal Description:
Subdivision: CE WAKEFIELD ADDITION Map Ref: 0
City/Muni/Twp: MORENCI

Mortgage Record

Recording Date:	03/29/2005	Loan Amount:	N/A
Document #:	BK-PG 2294-0475	Loan Type:	Credit Line (Revolving)
Contract Date:	03/15/2005		
TD Due Date:	05/19/2025	Type Finance:	VAR

Legal Description:
Subdivision: WAKEFIELDS ADDITION Map Ref: 0
City/Muni/Twp: MORENCI

Prior Transfer

Recording Date:	06/03/1999	Sales Price:	$22,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: XM0 Subdivision: C E WAKEFIELD ADD
Abbreviated Description: HOUSE AND LOT 7 C E WAKEFIELD ADD CITY OF MORENCI
City/Muni/Twp: MORENCI CITY

Area Sales Analysis

Total Area Sales	$1,317,600	Median # of Bedrooms	2
Median Lot Size	9,583 SF	Median # of Baths	1
Median Living Area	1,023 SF	Median Year Built	1954
Price Range - 2 Yrs	$90,100 to $180,000	Age Range	47 years to 226 years
Median Value	$129,250	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**715 W MAIN ST** **MORENCI, MI 49256-1427**	09/09/2026	$145,900	$138	1056	/2/2	1990	13,504 SF	
		APN: XM0-630-0031-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 3 Abbreviated Description: Lot:3 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI								
2	.15Mi.	**136 GORHAM ST** **MORENCI, MI 49256-1405**	04/29/2026	$90,100	$77	1173	/2/1	1900	43,560 SF	
		APN: XM0-305-0920-00 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 92 MapRef: LB 7 PG 20 Abbreviated Description: Lot:92 Map Ref:LB 7 PG 20City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI								
3	.21Mi.	**315 LINCOLN ST** **MORENCI, MI 49256-1015**	07/10/2026	$180,000	$143	1255	/3/1	1974	15,246 SF	

ICE SiteX Report

OrderID: 98775533

APN: XM0-640-0140-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 MapRef: LB 16 PG 44 Abbreviated Description: Lot:14 Map Ref:LB 16 PG 44City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

4	.22Mi.	**229 GORHAM ST** **MORENCI, MI 49256-1406**	04/17/2026	$54,000	$43	1254	/2/1		36,590 SF

APN: XM0-305-0770-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 77-78 MapRef: LB 7 PG 20 Abbreviated Description: Lot:77-78 Map Ref:LB 7 PG 20City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

5	.51Mi.	**244 W MAIN ST** **MORENCI, MI 49256-1455**	08/07/2026	$5,000			//		SF

APN: XM0-410-0742-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 74 Abbreviated Description: Lot:74 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

6	.55Mi.	**236 W CONGRESS ST** **MORENCI, MI 49256-1241**	07/31/2026	$190,000	$134	1413	/5/1		11,761 SF

APN: XM0-480-0050-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Abbreviated Description: Lot:5 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

7	.55Mi.	**225 W MAIN ST** **MORENCI, MI 49256-1420**	05/08/2026	$12,000			//		3,049 SF

APN: XM0-000-0153-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 15 MapRef: LB 31 PG 807 Abbreviated Description: Lot:15 Map Ref:LB 31 PG 807City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

8	.56Mi.	**210 W LOCUST ST** **MORENCI, MI 49256-1322**	08/17/2026	$40,000	$35	1134	/4/1	1955	7,841 SF

APN: XM0-410-0800-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 80 MapRef: LB 50 PG 801 Abbreviated Description: Lot:80 Map Ref:LB 50 PG 801City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

9	.6Mi.	**140 W MAIN ST** **MORENCI, MI 49256-1419**	09/01/2026	$220,000			//		2,614 SF

APN: XM0-000-0112-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 11 Abbreviated Description: Lot:11 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

10	.61Mi.	**136 W MAIN ST** **MORENCI, MI 49256-1419**	07/27/2026	$42,000			//		13,068 SF

APN: XM0-000-0111-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial (General)
Legal: Lot: 11 Abbreviated Description: Lot:11 City/Muni/Twp:MORENC City/Muni/Twp: MORENC

11	.64Mi.	**121 W LAGRANGE ST** **MORENCI, MI 49256-1414**	09/28/2026	$55,501	$33	1668	/5/1	1856	10,019 SF

APN: XM0-570-0360-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 84 Abbreviated Description: Lot:84 City/Muni/Twp:MOREMCI City/Muni/Twp: MOREMCI

12	.65Mi.	**504 NORTH ST** **MORENCI, MI 49256-1226**	06/29/2026	$56,000	$33	1713	/3/1	1955	6,970 SF

APN: XM0-470-1291-00 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 129 MapRef: LB 84 PG 801 Abbreviated Description: Lot:129 Map Ref:LB 84 PG 801City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

13	.71Mi.	**219 S SUMMIT ST** **MORENCI, MI 49256-1438**	09/17/2026	$35,000	$23	1522	/5/1		9,148 SF

APN: XM0-570-0330-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Abbreviated Description: Lot:33 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

14	.73Mi.	**128 E MAIN ST** **MORENCI, MI 49256-1550**	06/12/2026	$209,900	$96	2176	//1	1950	19,166 SF

APN: XM0-000-0250-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: MapRef: LB 31 PG 807 Abbreviated Description: Map Ref:LB 31 PG 807City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

15	.76Mi.	**840 NORTH ST** **MORENCI, MI 49256-1118**	09/17/2026	$10,000	$7	1338	//1	1925	11,326 SF

APN: XM0-305-0140-00 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Abbreviated Description: Lot:14 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

16	.77Mi.	**126 W BALDWIN ST** **MORENCI, MI 49256-1104**	08/07/2026	$135,000	$165	819	/2/1	1945	12,632 SF

APN: XM0-440-0320-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 32 Abbreviated Description: Lot:32 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

17	.78Mi.	**202 E LOCUST ST** **MORENCI, MI 49256-1312**	04/30/2026	$170,000	$131	1297	/3/1		10,019 SF

APN: XM0-000-0450-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 45 MapRef: LB 31 PG 807 Abbreviated Description: Lot:45 Map Ref:LB 31 PG 807City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

18	.79Mi.	**203 E CONGRESS ST** **MORENCI, MI 49256-1209**	08/25/2026	$179,000	$94	1910	/3/1	1920	8,712 SF

APN: XM0-420-0330-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 33 Abbreviated Description: Lot:33 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

19	.82Mi.	**524 MAPLE DR** **MORENCI, MI 49256-1222**	09/04/2026	$176,500	$141	1256	/3/1	1955	10,019 SF

APN: XM0-420-0270-00 Document #:

ICE SiteX Report

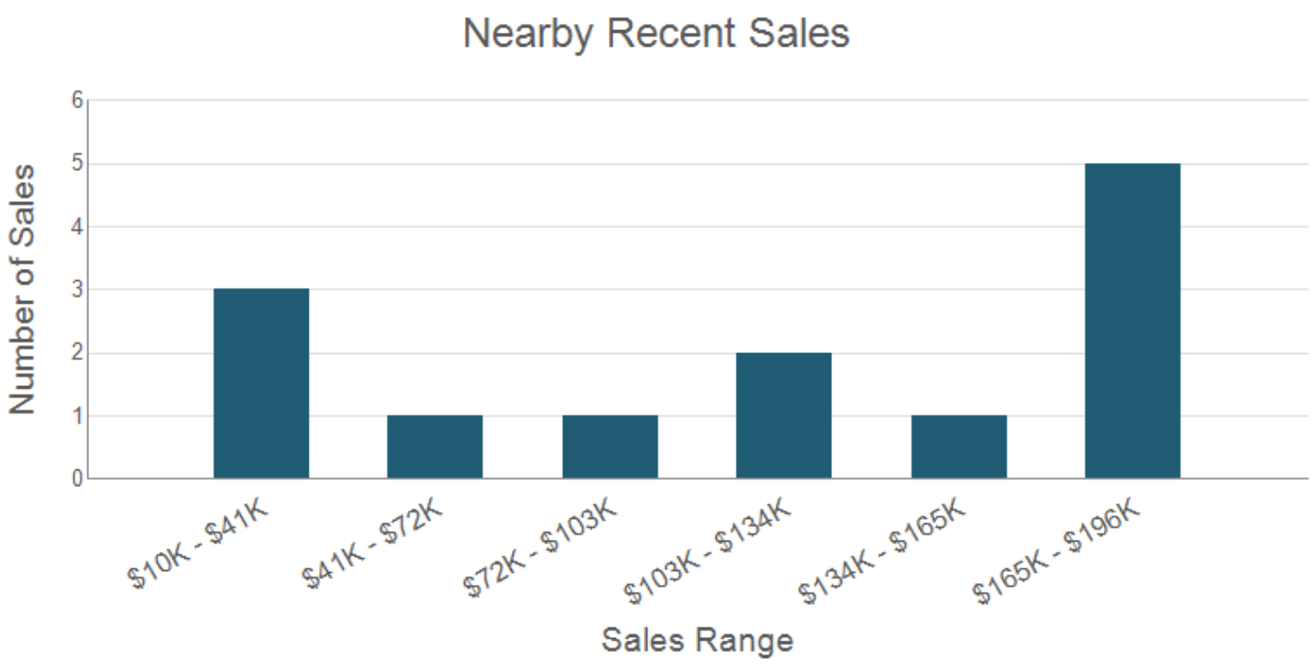
OrderID: 98775533

Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 27 Abbreviated Description: Lot:27 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

20	.83Mi.	**127 N EAST ST** **MORENCI, MI 49256-1305**	08/04/2026	$114,900	$78	1482	/3/1	7,405 SF

APN: XM0-000-0422-00 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 42 Abbreviated Description: Lot:42 City/Muni/Twp:MORENCI City/Muni/Twp: MORENCI

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**808 W MAIN ST**	**06/03/1999**	$131,800	$65,900	925	/2/1		15,682 SF	
.02Mi.	**812 W MAIN ST**	**05/01/2002**	$154,800	$77,400	1,012	/3/1	1960	16,553 SF	
.02Mi.	**804 W MAIN ST**	**04/13/2011**	$154,800	$77,400	916	/2/1		15,246 SF	
.03Mi.	**811 W CHESTNUT ST**	**03/06/1990**	$244,200	$122,100	1,885	/4/2	1964	25,265 SF	
.03Mi.	**805 W CHESTNUT ST**	**02/01/1978**	$192,200	$96,100	1,400	//2	1965	12,589 SF	
.03Mi.	**816 W MAIN ST**	**11/19/2007**	$195,200	$97,600	1,960	/3/2	1925	17,424 SF	
.03Mi.	**800 W MAIN ST**	**05/16/1996**	$145,000	$72,500	1,287	/2/1	1955	15,246 SF	
.04Mi.	**807 W MAIN ST**	**08/29/2019**	$232,600	$116,300	1,566	/3/1	1965	11,326 SF	
.04Mi.	**811 W MAIN ST**	**07/14/2006**	$158,800	$79,400	1,104	//1	1975	10,890 SF	
.05Mi.	**815 W CHESTNUT ST**	**10/14/2000**	$149,600	$74,800	1,164	/3/1	1972	13,504 SF	
.05Mi.	**121 LINCOLN ST**	**09/26/2018**	$115,400	$57,700	894	/2/1	1960	13,939 SF	
.05Mi.	**805 W MAIN ST**	**08/30/2011**	$178,400	$89,200	1,317	/2/1		10,019 SF	
.05Mi.	**820 W MAIN ST**	**07/01/2004**	$117,400	$58,700	1,205	/2/1	1950	17,424 SF	
.06Mi.	**751 W MAIN ST**	**09/24/2008**	$97,600	$48,800	1,064	/3/1	1930	13,504 SF	
.06Mi.	**819 W CHESTNUT ST**	**04/22/1992**	$123,600	$61,800	925	/3/1	1960	16,553 SF	
.06Mi.	**817 W MAIN ST**		$176,800	$88,400	1,532	/3/1	1963	31,363 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	42.2 years old	Households:	1,432
Median Household Income:	$61,351	Households w/Family:	68%
Household Income Per Capita:	$27,334	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Morenci Area Schools	Students:	499
Number of Schools:	2	Rating:	D

ICE SiteX Report

OrderID: 98775533

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Morenci Elementary School** Number of Students: 227 Student-Teacher Ratio: 13.35	D	Public	PK - 5
1.11Mi.	**Morenci Middle and High School** Number of Students: 269 Student-Teacher Ratio: 17.58 Advanced Placement: Yes	C-	Public	6 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	60%	NOTABLY LOWER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	117%	HIGHER
MURDER	128%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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