

051-035-210-12

2025 Est. T.C.V.

SHAGENA JOHN &amp; MARGARET

Property Class: 201

11285 SCHOOLCREST AVE

Map #:

CITY OF CLARE-CLARE CO

CLARE, MI 48617

## PARCEL 3

PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35, T17N-R4W, CITY OF CLARE, CLARE COUNTY, STATE OF MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE, 597.35 FEET TO THE OCCUPIED AND MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF U.S.-127 AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N88°41'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE, 178.40 FEET; THENCE N01°52'38"E, 146.03 FEET; THENCE N85°22'45"E, 53.64 FEET; THENCE N45°30'06"E, 53.80 FEET; THENCE N10°42'23"E, 121.46 FEET; THENCE S88°41'37"E, PARALLEL WITH SAID MONUMENTED NORTH ONE-EIGHTH LINE, 47.50 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE 310.55 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND A 7536.44 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S02°09'19"E, 310.53 FEET BACK TO THE POINT OF BEGINNING. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY PURPOSES (SEE EASEMENT B ON SHEET 3 OF 3). THIS PROPERTY ALSO GOES TOGETHER WITH A 15 FOOT WIDE WATER LINE EASEMENT (SEE EASEMENT C ON SHEET 3 OF 3). CONTAINING 0.86 ACRES, MORE OR LESS, AND BEING SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, RIGHTS-OF-WAY, ZONING, GOVERNMENTAL REGULATIONS, AND MATTERS VISIBLE, IF ANY, UPON OR AFFECTING SAID LANDS.

## Land Value Estimates for Land Table C-EST.COMMERCIAL - EASTSIDE

\* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
EASTSIDE C 20001- 43560 SQ	66.00	230.00	1.0000	0.0000	0	100*		0
							LOCATION	42,145
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.86 Total Acres				Total Est. Land Value =				42,145

## Cost Est. for Res. Bldg: 1 Single Family 1 PLUS STORY Cls D Blt 1900

(11) Heating System: Forced Air w/o Ducts

Ground Area = 640 SF Floor Area = 800 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

## Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	640		
			Total:	84,378	45,564

## Other Additions/Adjustments

Deck				
Treated Wood		219	4,148	3,443 *83% Good
Water/Sewer				
Public Water		1	1,158	625
Public Sewer		1	1,158	625
		Totals:	90,842	50,257

Notes: BARN CONVERTED INTO LIVING

ECF (2001 COMMERCIAL) 0.800 =&gt; TCV: 40,206

## Cost Est. for Res. Bldg: 2 Single Family MODULAR Cls CD Blt 2005

(11) Heating System: Forced Air w/ Ducts



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Total Estimated True Cash Value of Commercial/Industrial Buildings = 108,068

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2025 Est. T.C.V. 051-035-210-12 = 265,533

Est. TCV/Total Floor Area = 43.51

2024 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.		
0	0	0	80,794	3.10		
2025 New	Eq.	Adjustment	Loss	Additions	Tax Adjustment	Losses
132,800		0	0	0	83,298	0
2025 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT	
132,800	132,800	132,800	83,298	83,298	0	