

03/24/2025
09:49 AM

Valuation Report

DB: City Of Clare 2025

051-035-210-12	2025 Est. T.C.V.	SHAGENA JOHN & 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.COMMERICAL - EASTSIDE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	230.00	1.0000	0.0000	0	100*		0
EASTSIDE C 20001-	43560 SQ	37462	SqFt	1.50000	75		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
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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 => TCV: 40,206

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

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 051-035-210-12

Page: 2

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Blt-in Gar.	960		
			Total:	74,554	56,661

Other Additions/Adjustments

Porches					
WPP			680	9,853	7,488

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	960	31,843	24,201
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Carports

Aluminum	384	5,080	2,184	*43% Good
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Totals:	121,330	90,534
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Notes:

ECF (2001 COMMERICAL) 0.800 => TCV: 72,427

Cost Est. for Res. Bldg: 3 Single Family RANCH Cls CD Blt 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					

Porches

CCP (1 Story)			140	3,452	1,864
CCP (1 Story)			110	2,768	1,495

Totals:	6,220	3,359
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Notes: COMM BLDG

ECF (2001 COMMERICAL) 0.800 => TCV: 2,687

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1950

Costs are taken from the Markets - Convenience cost schedules.

<<<<< Calculator Cost Computations >>>>>

Class: C Quality: Low Cost

Stories: 1 Story Height: 12 Perimeter: 294

Base Rate for Upper Floors = 99.04

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.96 100%

Adjusted Square Foot Cost for Upper Floors = 108.00

Total Floor Area: 4,343 Base Cost New of Upper Floors = 469,044

Reproduction/Replacement Cost = 469,044

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/80 /100/28.8

Total Depreciated Cost = 135,085

ECF (2001 COMMERICAL) 0.800 => TCV of Bldg: 1 = 108,068

Replacement Cost/Floor Area= 108.00 Est. TCV/Floor Area= 24.88

Parcel Number: 051-035-210-12

Page: 3

Total Estimated True Cash Value of Commercial/Industrial Buildings =

108,068

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	