



## PROPERTY INFORMATION PACKAGE



### Shagena Meat Processing Real Estate & Equipment

**11285 Schoolcrest Ave, Clare, MI 48617**

Open Houses: Wednesday, June 4 from 11am-1pm  
& Monday, June 23 from 3pm-5pm

**Online Auction Ending:  
Tuesday, June 24, 2025**

**Sale Manager: Neil Sheridan 517-749-7616**

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## **Auctioneer's Disclaimer**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective Purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at auction sale. Please review all information supplied and seek appropriate assistance prior to bidding at auction.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection. All documents and information are being furnished to the bidder for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the bidder's risk. These documents are being provided without any warranty or representation, express or implied, as to its content, its suitability for any purpose or its accuracy, truthfulness or completeness.

All parties acknowledge and agree that the Property is being sold "AS IS" with any and all faults, the Seller shall have no obligation for repairs or replacements noted in any inspection(s) made by or for Purchaser. Such repairs or replacements shall be the sole responsibility of Purchaser.

Purchaser and Seller acknowledge and agree that the only auctioneer/broker involved in this transaction is Sheridan Realty & Auction Co., and has acted as agent for the Seller in this transaction. Sheridan Realty & Auction Co. has not acted as agent in this transaction for the Purchaser.

Auctioneer has the right to sell this Property in any form or fashion that is legal and ethical in order to produce the best offer to the Seller.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



June 24, 2025

Dear Prospective Bidder:

Sheridan Realty & Auction Co. proudly announces that we have been commissioned by the lender to sell property located at 11285 Schoolcrest Ave, Clare, MI 48617 at public auction.

This is an online auction only, with the bidding ending on Tuesday, June 24 at 1:00 PM. Please plan on attending one or both open houses on Wednesday, June 4 from 11:00 AM to 1:00 PM and Monday, June 23 from 3:00 PM to 5:00 PM.

This property is being offered "As Is, Where Is" with any and all faults. We encourage you to read through this Property Information Packet carefully and preview the property. The sale is not contingent upon your ability to acquire mortgage financing. You are expected to pre-qualify yourself with a lender before the auction. Don't forget the 10% down payment the day of the auction.

Please contact us if you have any questions:  
Sheridan Realty & Auction Co. 517-676-9800  
Sale Manager: Neil Sheridan 517-749-7616

Sincerely,

Bill Sheridan, CAI, AARE, GPPA  
Sheridan Realty & Auction Co.

Doug Sheridan, CAI  
Sheridan Realty & Auction Co.

Sheridan Realty & Auction Co.  
740 S. Cedar St  
Mason, MI 48854  
517-676-9800  
[www.sheridanauctionservice.com](http://www.sheridanauctionservice.com)

## **Exhibit A**

### **Terms and Conditions of Online Only Real Estate Auction**

This online only auction is subject to Seller and/or lender confirmation and is a cash sale not contingent on or subject to financing, appraisal, survey, or inspections of any/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

This property does sell subject to tenant rights. Seller has given all renters the right to stay in their homes until November 1, 2025 at the current rent rates. Buyer will assume lessor's position on lease. This does not guarantee the tenants will stay the entire period of the lease and there will be no Early Termination or penalty for leaving early. The buyer will not change rental rates or terms of the rental agreement during this period of time. The buyer will assume the monthly rental payment starting on the first day of the month after closing. There will be no daily proration. For example if the buyer closes on July 15, 2025 their first monthly rental payment will be to due them August 1, 2025. It is the buyer's responsibility to inform the tenants who the payment will be made out to and where the payment will be sent to.

Any security deposits the seller has will be paid to the new buyer at the closing table by personal check from seller.

Once you place a bid, it cannot be removed, even if you have bid incorrectly. Therefore, please check and verify your bids before submitting.

Bidding increments are as follows:

\$200 - \$1000 = \$25  
\$1,000 - \$10,000 = \$100  
\$10,000 - \$25,000 = \$500  
\$25,000 - \$500,000 = \$1,000  
\$500,000 - \$1,000,000 = \$5,000  
\$1,000,000 and up = \$10,000

Be advised that a Buyer's Premium of 10% is added to the high bid. Please take this into consideration when bidding. For example: if the final bid price on a property is \$100,000.00, then add the 10% buyer's premium of \$10,000.00 to get a final purchase price of \$110,000. This is then the actual sales price that will be used on the Purchase Agreement, and the amount upon which transfer tax and title insurance are based. At the close of the auction, the successful Bidder will be emailed a Contract to be executed and returned to Sheridan Realty & Auction Co. within Forty-Eight (48) hours.

The high bidder will then deposit earnest money of 10% of the total sale price in the form of a cashier's check or wire transfer to Sheridan Realty & Auction Co. within Forty-Eight (48) hours of the completion of the auction. The earnest money deposit is

non-refundable. The entirety of the remaining balance (90% of the total sale price) is due at closing on or before Forty-Five (45) days from Auction Day. Buyer will be responsible for all wire transfers. If the Purchase Agreement is not accepted by the Seller and/or Lender, the Buyer will receive a full refund of their earnest deposit as soon as practicable.

Successful Bidders that do not execute and return their Contract with an Earnest Money deposit within Forty-Eight (48) hours of the conclusion of the auction will be considered in default. If a closing on the Real Property is delayed for any reason, Buyer, or other parties working on your behalf, including any lender you involve, you may be declared in breach of the Contract, forfeit all deposits made, and could be held liable for any and all costs incurred by Seller and Sheridan Realty & Auction Co. incurred in a subsequent resale of the property.

Per the Purchase Agreement, time is of the essence; you should proceed to closing within Forty-Five (45) days. Possession shall be given to the successful Buyer(s) at closing. All closing fees charged by the Title Company are shared equally between Buyer(s) and Seller(s).

Buyer(s) must be prepared to make a cash offer. There are no contingencies to this sale (i.e. financing, appraisal, repairs, or inspections), but for Seller(s) and/or Lender approval (referenced above). Therefore, Bidders should be "pre-qualified" by a lender (if you require financing) prior to submitting a bid. The property is being sold for cash "as-is, where-is" without representation or warranty of any kind. Buyer agrees to accept in its present condition, Real Property, including any personal property items not taken by Seller(s).

Sheridan Realty & Auction Co. (Sheridan) reserves the right to remove or cancel the bids and or bidding rights and privileges of any party at any time. The identity of all bidders will be verified. Bidding rights are therefore provisional, and if complete verification is not possible, Sheridan may reject the registration of a bidder, and bidding activity will be terminated.

Buyer acknowledges they are buying the Real Property "as-is, where-is", that Buyer(s) are relying on his/her own judgment and prior inspection. By signing an offer, Buyer(s) waive the 10-day lead based paint test. Equipment, if any, is sold with no warranty express or implied of any kind. Any excess materials left after the auction become the responsibility of the Buyer.

Seller(s) will provide an owner's policy of insurance and convey title with a Full Warranty Deed.

Sheridan and their representatives are Exclusive Agents of the Seller(s). Sheridan reserves the right to negotiate a final sales price on behalf of the Seller, or bid on behalf of the Seller, if necessary.

Real Estate is sold subject to any and all existing matters of record, and all easements, building use or zoning laws and regulations, including drain assessments, tile drainage system rights of way, and PA116 agreements. Properties that are rented are subject to Tenant's Rights. There are no security deposits associated with the Real Property. Taxes will be pro-rated to the closing date. Buyer agrees to assume all amortization schedules if applicable. Any drain assessments will be assumed by Buyer.

It has come to the attention of Sheridan Realty & Auction Co. as 6/17/2025 that because the plant has been idle for over 6 months the previous Commercial-Improved property class has lapsed and this real estate property is zoned Residential (R-1).

The seller has agreed to get the zoning changed or a special use permit to run the butcher shop at his expense. If the seller can not get approval from the city for the butcher shop than a full refund of earnest money will returned to the buyer and the contract will be void. This process could take 90 days to get completed. The seller will not start the process until the auction is complete with a fully executed purchase agreement with 10% earnest money deposit. Once the city has approved the zoning use of the property, the 45 day deadline to close starts.

If the buyer wants a different use of the property that will be the responsibility of the buyer to get that approval, and can NOT be considered a contingency of the sale of the property.

Sheridan makes no guarantee that the maps are accurate.

All Sheridan Realty & Auction Co. Online Only Real Estate Auctions are timed events that have an auto-extend feature. Any bid placed within 5 minutes of a lot ending will automatically extend that lot for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are received within the 5-minute time frame.

During this auction process there is a chance that you will be outbid. At that time you will receive an outbid notification by email. Bidders may also find out if they have been outbid by refreshing the individual lot information. Due to varying internet connections/speed, sometimes email notifications can be delayed. We are not responsible for the failure of any part of the bidding process or internet bidding.

If you are bidding against someone who has placed a max bid in the system, the max bid that is placed first will take precedence over a bid placed after. This means that the person who placed the bid first will have the high bid, in the event that the same bid is placed.

Sheridan Realty & Auction Co. has full discretion to modify the date and time, order, and details of the auction for any reason or no reason at all, including but not limited to technical issues, emergencies, and convenience of Sheridan Realty & Auction Co. or the Seller.

In the event that there are technical difficulties related to the server, software or any other online auction-related technologies, Sheridan Realty & Auction Co., MarkNet Alliance and the Seller reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Sheridan Realty & Auction Co., MarkNet Alliance or the Seller shall be held responsible for a missed bid or the failure of the software to function properly for any reason. Email notifications may be sent to registered bidders with updated information as deemed necessary.

By agreeing to these terms, you give Sheridan Realty & Auction permission to send auction marketing emails to the address on the account.

Your use of this site and bid placement constitutes your acceptance and agreement to adhere to these terms. Please print a copy for your records. All bidders are responsible for reading all terms and conditions carefully. Lack of knowledge of Auction Terms and Conditions will not release bidders from their obligations.

The terms and conditions of the Purchase Agreement, including these additional terms (Exhibit A), shall survive closing and the benefits shall inure to the respective heirs, successors, representative and assigns of the Parties.

Sheridan Realty & Auction Co. reserves the right to revise The Terms and Conditions.

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## **Property Features**

11285 Schoolcrest Ave., Clare, MI 48617  
Wise Township, Clare County

### **Lot 1: Complete Meat Processing Plant and Two (2) Residential Buildings, One (1) Parcel**

**Parcel 3:** .86 acres, One (1) commercial building and Two (2) Residential Buildings

**Parcel ID:** 051-035-210-12

Complete commercial butcher shop approx. 5000 sq. ft., new roof in 2017, steel.

2 residential buildings.

One home is a 2-bedroom, 2 bath-apartment, bottom level of building is storage. The second is a 24x32 apartment with 1-bedroom and 1-bathroom.

All equipment selling with real estate: compressors, condensers, hooks, coolers, rollers, slicers, grinders, mixers, saw, totes, etc. Everything you need to operate a butcher shop.

**Water/Sewer:** City sewer

**School District:** Clare Public Schools

This property does sell subject to tenant rights. Seller has given all renters the right to stay in their homes until November 1, 2025 at the current rent rates. Buyer will assume lessor's position on lease. This does not guarantee the tenants will stay the entire period of the lease and there will be no Early Termination or penalty for leaving early. The buyer will not change rental rates or terms of the rental agreement during this period of time. The buyer will assume the monthly rental payment starting on the first day of the month after closing. There will be no daily proration. For example if the buyer closes on July 15, 2025 their first monthly rental payment will be to due them August 1, 2025. It is the buyer's responsibility to inform the tenants who the payment will be made out to and where the payment will be sent to.

### **Lot 2: Seven (7) Residential Homes, Two (2) Parcels**

**Parcel 1:** .67 acres, Four (4) Residential Homes, all currently rented out for a total monthly income of \$1975.00

**Parcel ID:** 051-035-210-14

**Water/Sewer:** City sewer

**School District:** Clare Public Schools

821 Schoolcrest #1: 1969 Marlette Mobil Home 12x56, 1 bedroom, 1 bathroom, 20x30 garage with laundry and storage area

821 Schoolcrest #2: 1987 Commodore Manufactured Home, 3 bedroom, 2 bath, attached 26x26 garage, and 30x30 carport

821 Schoolcrest #3: 1987 Commodore Manufactured Home, 2 bedroom, 2 bathroom, with covered car port and a deck, 8x12 storage shed

819 Schoolcrest #1: 1989 Skyline Mobil Home, 2 bedroom, 2 bathroom with expand, 8x12 storage shed, 1 car garage

**Parcel 2-** .81 acres, Three (3) Residential Homes, all currently rented out for a total monthly income of \$1325.00

**Parcel ID:** 051-035-210-13

819 Schoolcrest #2: 1985 Springbrook Mobile Home, 2 bedroom, 1 bathroom, carport, deck and 8x12 storage shed

819 Schoolcrest #3: 1986 Commodore Manufactured Home with 12x32 addition, 2 bedroom, 2 bathroom, carport, deck, 8x12 storage shed

819 Schoolcrest #4: 20x32, 2-story barn styled house, 2 bedroom, 1 bathroom, carport, 8x12 shed new steel roof in 2011

All properties except 819 #1 have city sewer  
Water is 3 private 4" wells





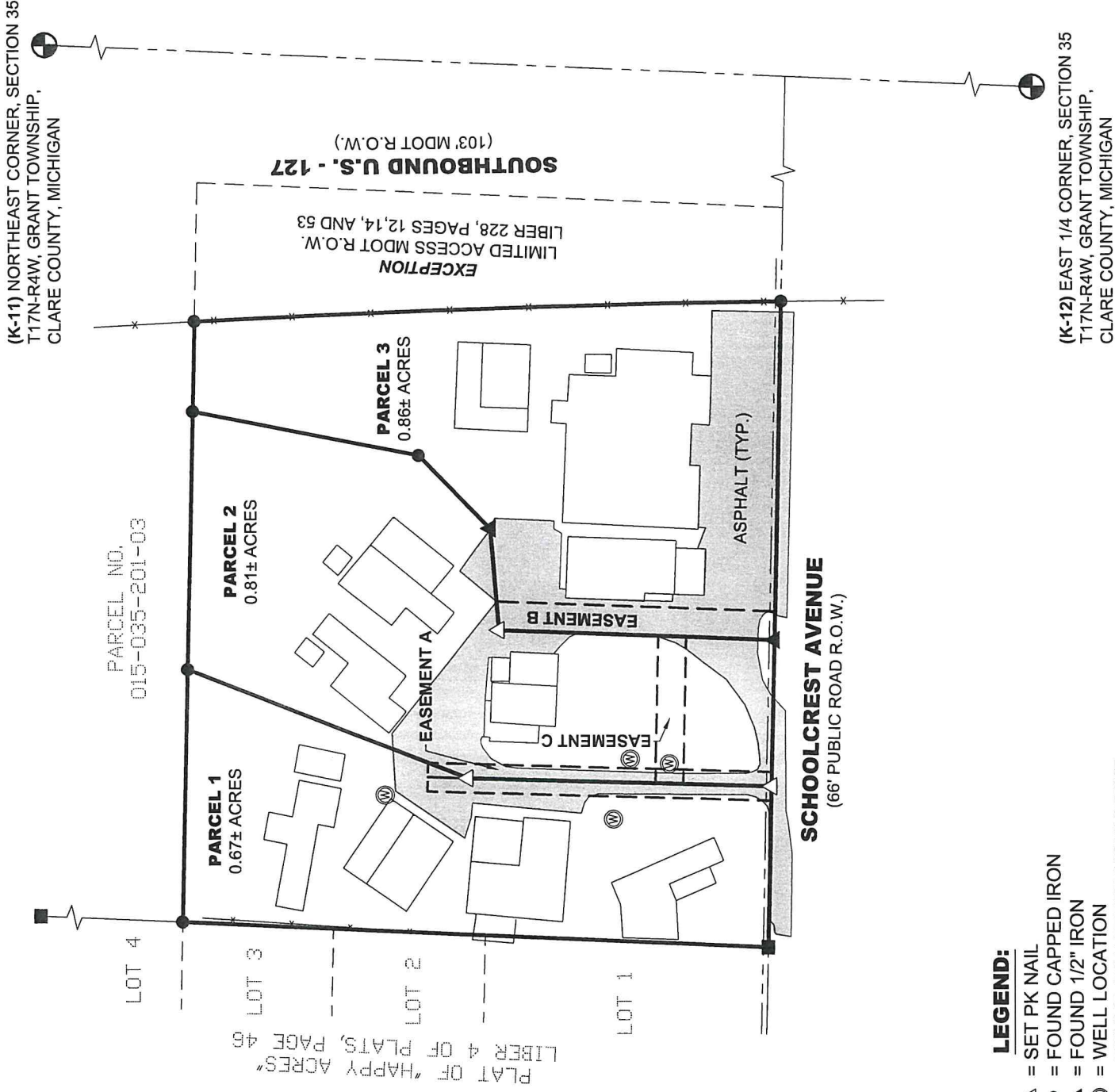
CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

Parking Lot Location Detail:



SCALE: 1" = 80'



LEGEND:

- △ = SET PK NAIL
- = FOUND CAPPED IRON
- ▲ = FOUND 1/2" IRON
- ⊙ = WELL LOCATION
- = FOUND CONCRETE MONUMENT
- (R) = RECORDED AS PER: PLAT OF "HAPPY ACRES"
- (M) = MEASURED AS

BEARINGS ESTABLISHED FROM: PLAT OF "HAPPY ACRES", LIBER 4 OF PLATS, PAGE 46

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Field: DMM	Checked: DM	Revised:

Job No. C-240443	Sheet: 2 of 4
Daniel M. Martin, P.S. No. 4001071337	

COPY



# CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

### Property Descriptions:

#### PARCEL 1

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, 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; thence continuing N88°41'37"W, along said monumented North One-eighth line, 84.18 feet to the Southeast corner of the Plat of "HAPPY ACRES", as recorded in Liber 4 of Plats on Page 46, Clare County, Michigan Public Records; thence N02°16'00"E, along the East line of said Plat of "HAPPY ACRES", 310.01 feet to the Northeast corner of Lot 3 of said Plat of "HAPPY ACRES"; thence S88°41'37"E, parallel with said monumented North One-eighth line, 132.15 feet; thence S20°51'07"W, 158.34 feet; thence S01°22'36"W, 160.75 feet back to the Point of Beginning. This property is subject to and goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement A on sheet 3 of 3). Containing 0.67 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.

#### PARCEL 2

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, 775.75 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; thence continuing N88°41'37"W, along said monumented North One-eighth line, 76.82 feet; thence N01°22'36"E, 160.75 feet; thence N20°51'07"E, 158.34 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 135.80 feet; thence S10°42'23"W, 121.46 feet; thence S45°30'06"W, 53.80 feet; thence S85°22'45"W, 53.64 feet; thence S01°52'38"W, 146.03 feet back to the Point of Beginning. This property is subject to and goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement A on sheet 3 of 3). This property also goes together with a 15 foot wide easement for ingress, egress, and public and private utility purposes (see Easement B on sheet 3 of 3). This property is also subject to a 15 foot wide water line easement (see Easement C on sheet 3 of 3). Containing 0.81 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.

#### 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.



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Revised:

Job No. C-240443

Sheet: 3 of 4

Daniel M. Martin, P.S. No. 4001071337

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# CERTIFICATE OF SURVEY

SECTION 35, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

### Easement Descriptions:

#### EASEMENT A

A 15 foot wide easement for ingress, egress, and public and private utility purposes being 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, 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence lying 7.50 feet on either side of the following described centerline: N01°22'36"E, 182.00 feet to the point of ending of said easement. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

#### EASEMENT B

A 15 foot wide easement for ingress, egress, and public and private utility purposes being 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, 760.75 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N88°41'37"W, along said monumented North One-eighth line, 15.00 feet; thence N01°52'38"E, 146.03 feet; thence N85°22'45"E, 15.10 feet; thence S01°52'38"W, 147.51 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

#### EASEMENT C

A 15 foot wide water line easement being 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, 775.75 feet; thence N01°52'38"E, 46.87 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N01°52'38"E, 15.00 feet; thence N88°41'37"W, parallel with said monumented North One-eighth line, 77.36 feet; thence S01°22'36"W, 15.00 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 77.23 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

### Government Corner Witnesses:

(K-11) NORTHEAST CORNER, SECTION 35  
T17N-R4W, GRANT TOWNSHIP,  
CLARE COUNTY, MICHIGAN

WITNESSES:

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX  
N60°E 52.62' S. EDGE OF STOP SIGN POST AT BASE OF THE POST  
N50°E 39.13' FOUND N&T IN TOP OF WOOD GUARD RAIL SPACER  
S35°W 30.14' FOUND PK NAIL IN TOP OF WOOD GUARD RAIL POST  
N70°W 35.64' FOUND NAIL IN POWER POLE

(K-12) EAST 1/4 CORNER, SECTION 35  
T17N-R4W, GRANT TOWNSHIP,  
CLARE COUNTY, MICHIGAN

WITNESSES:

FOUND CLARE COUNTY REMON MONUMENT IN MONUMENT BOX  
N55°W 54.95' FOUND N&T IN 11" BALSAM FIR  
N35°W 54.80' FOUND N&T #9433 IN POWER POLE  
S20°E 58.90' FOUND N&T IN 10" ASH  
N25°E 48.43' FOUND N&T IN 14" ELM  
N70°E 24.51' FOUND N&T IN 16" ASH  
S35°E 22.57' FOUND N&T IN E. END 48" CMP  
S65°W 25.54' FOUND N&T IN W. END 48" CMP



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Field: DMM	Checked: 	Revised:

Job No. C-240443	Sheet: 4 of 4
Daniel M. Martin, P.S. No. 4001071337	
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# Seller's Disclosure Statement

819 - 1 thru. 5

Property Address:

819 Schoolcraft # 821, 821<sup>2</sup>, 821<sup>3</sup>

Street

City, Village or Township

MICHIGAN

**Purpose of Statement:** This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitution for any inspections or warranties the Buyer may wish to obtain.**

**Seller's Disclosure:** The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

**Instructions to the Seller.** (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

**Appliances/Systems/Services:** The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven			<input checked="" type="checkbox"/>		Lawn sprinkler system			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher			<input checked="" type="checkbox"/>		Water heater			<input checked="" type="checkbox"/>	
Refrigerator			<input checked="" type="checkbox"/>		Plumbing system			<input checked="" type="checkbox"/>	
Hood/fan			<input checked="" type="checkbox"/>		Water softener/conditioner	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>		Well & pump	<input checked="" type="checkbox"/>			
TV antenna, TV rotor controls					Septic tank & drainfield				
					Sump pump				<input checked="" type="checkbox"/>
Electric system					City water system	<input checked="" type="checkbox"/>			
Garage door opener & remote				<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>			
Alarm System				<input checked="" type="checkbox"/>	Central air conditioning				<input checked="" type="checkbox"/>
Intercom				<input checked="" type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Central vacuum				<input checked="" type="checkbox"/>	Wall furnace	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Humidifier				<input checked="" type="checkbox"/>
Pool heater, wall liner				<input checked="" type="checkbox"/>	Electronic air filter				<input checked="" type="checkbox"/>
& equipment				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Microwave				<input checked="" type="checkbox"/>	Fireplace & chimney				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Wood burning system				<input checked="" type="checkbox"/>
Ceiling fan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sauna/hot tub			<input checked="" type="checkbox"/>						
Washer			<input checked="" type="checkbox"/>						

Explanations (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED WITHOUT WARRANTY BEYOND DATE OF CLOSING.

## Property conditions, improvements & additional information:

1. **Basement/Crawlspace:** Has there been evidence of water?

yes \_\_\_\_\_ no ☒

If yes, please explain: \_\_\_\_\_

2. **Insulation:** Describe, if known: \_\_\_\_\_

Urea Formaldehyde Foam Insulation (UFFI) is installed?

unknown ☒ yes \_\_\_\_\_ no \_\_\_\_\_  
yes \_\_\_\_\_ no \_\_\_\_\_

3. **Roof:** Leaks?

Approximate age if known: \_\_\_\_\_

4. **Well:** Type of well (depth/diameter, age and repair history, if known): \_\_\_\_\_

Has the water been tested?

yes \_\_\_\_\_ no \_\_\_\_\_

If yes, date of last report/results: \_\_\_\_\_

BUYER'S INITIALS \_\_\_\_\_

SELLER'S INITIALS \_\_\_\_\_

PAGE 1 OF 2

FORM H JUN/06

# Seller's Disclosure Statement

Property Address: 819 I thru V Street 821, #2-123 City, Village or Township \_\_\_\_\_

5. Septic tanks/drain fields: Condition, if known: unknown
6. Heating system: Type/approximate age: \_\_\_\_\_
7. Plumbing system: Type: copper \_\_\_\_\_ galvanized \_\_\_\_\_ other X
- Any known problems? \_\_\_\_\_
8. Electrical system: Any known problems? No
9. History of Infestation, if any: (termites, carpenter ants, etc.) unknown
10. Environmental problems: Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
- Unknown ✓ yes \_\_\_\_\_ no \_\_\_\_\_

- If yes, please explain: \_\_\_\_\_
11. Flood Insurance: Do you have flood insurance on the property? unknown ✓ yes \_\_\_\_\_ no \_\_\_\_\_
12. Mineral Rights: Do you own the mineral rights? unknown ✓ yes \_\_\_\_\_ no \_\_\_\_\_

## Other Items: Are you aware of any of the following:

- |   |                  |              |             |
|---|------------------|--------------|-------------|
| 1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | unknown <u>✓</u> | yes <u>✓</u> | no _____    |
| 2. Any encroachments, easements, zoning violations or nonconforming uses?   | unknown <u>✓</u> | yes _____    | no _____    |
| 3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others) or a homeowners' association that has any authority over the property?                                    | unknown <u>✓</u> | yes _____    | no _____    |
| 4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?  | unknown _____    | yes _____    | no <u>✓</u> |
| 5. Settling, flooding, drainage, structural, or grading problems?   | unknown _____    | yes _____    | no <u>✓</u> |
| 6. Major damage to the property from fire, wind, floods, or landslides?   | unknown _____    | yes _____    | no <u>✓</u> |
| 7. Any underground storage tanks?   | unknown _____    | yes _____    | no <u>✓</u> |
| 8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.?   | unknown _____    | yes <u>✓</u> | no _____    |
| 9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?   | unknown _____    | yes _____    | no <u>✓</u> |
| 10. Any outstanding municipal assessments or fees?  | unknown _____    | yes _____    | no <u>✓</u> |
| 11. Any pending litigation that could affect the property or the Seller's right to convey the property?   | unknown _____    | yes _____    | no <u>✓</u> |

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: \_\_\_\_\_

The Seller has lived in the residence on the property from 1973 (date) to NO (date).

The Seller has owned the property since 1973 (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller John R. J. J. Date: DEC 2<sup>nd</sup> 2024

Seller \_\_\_\_\_ Date: \_\_\_\_\_

Buyer has read and acknowledges receipt of this statement.

Buyer \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Buyer \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

**Disclaimer:** This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of form for misrepresentation or for warranties made in connection with the form.

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 =&gt; 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 =&gt; TCV: 2,687

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

Costs are taken from the Markets - Convenience cost schedules.

&lt;&lt;&lt;&lt;&lt; Calculator Cost Computations &gt;&gt;&gt;&gt;&gt;

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 =&gt; 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						
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	



Parcel Number: 051-035-210-13

Jurisdiction: CITY OF CLARE-CLARE CO

County: CLARE

Printed on

03/24/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.					
Property Address	Class: COMMERCIAL-IMPROVE Zoning: R-1			Building Permit(s)	Date	Number	Status						
SCHOOLCREST AVE	School: CLARE PUBLIC SCHOOLS												
Owner's Name/Address	P.R.E. 0%												
SHAGENA JOHN 11285 SCHOOLCREST CLARE MI 48617	MAP #:												
	2025 Est TCV 142,293 TCV/TFA: 247.04												
	X Improved	Vacant	Land Value Estimates for Land Table C-EST. COMMERCIAL - EASTSIDE										
	Public Improvements		* Factors *										
Tax Description	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
PARCEL 2	Dirt Road		66.00	100.00	1.0000	0.0000	0	40*		0			
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	Gravel Road		80.00	389.00	1.0000	0.0000	0	40*		0			
NORTH ONE-EIGHTH LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE, THENCE N88°41'37"W ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE.	Paved Road		EASTSIDE C 20001-	43560 SQ	35284 SqFt	1.50000	100			52,926			
	Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.										
	Sidewalk		146 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	52,926		
	Sewer		Land Improvement Cost Estimates										
	Electric		Description							Rate	Size % Good	Cash Value	
	Gas		D/W/P: 4in Concrete							6.39	36	79	182
	Curb		D/W/P: 4in Concrete							6.39	304	79	1,535
	Street Lights		Wood Frame							24.54	120	79	2,327
	Standard Utilities		Wood Frame							21.25	240	79	4,029
	Underground Utils.		Total Estimated Land Improvements True Cash Value =										8,073
	Topography of Site												
	Level												
	Rolling												
	Low												
	High												
	Landscaped												
	Swamp												
	Wooded												
	Pond												
	Waterfront												
	Ravine												
	Wetland												
	Flood Plain												
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
KW	09/06/2022	INSPECTED	2025	26,500	44,600	71,100	0		40,312C				
KW	08/16/2022	INSPECTED	2024	0	0	0	0		0				
			2023	0	0	0	0		0				
			2022	0	0	0	0		0				

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*









Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 48 WCP (1 Story) 342 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum			
Building Style: TRAILER Yr Built 2010 Condition: Good		X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:		(4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 48 WCP (1 Story) 342 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		(6) Ceilings X Drywall (7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(6) Ceilings X Drywall (7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 48 WCP (1 Story) 342 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum	
(2) Windows Many Avg. Few Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 48 WCP (1 Story) 342 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum			
(3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle		(7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 48 WCP (1 Story) 342 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum			
Chimney: Joists: Unsupported Len: Cntr. Sup:		(7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(15) Fireplaces Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		(16) Porches/Decks Area Type 48 WCP (1 Story) 342 Treated Wood		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum			

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Parcel Number: 051-035-210-14

Jurisdiction: CITY OF CLARE-CLARE CO

County: CLARE

Printed on

03/24/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.	
Property Address	Class: COMMERCIAL-IMPROVE Zoning: R-1		Building Permit(s)	Date	Number	Status			
SCHOOLCREST AVE	School: CLARE PUBLIC SCHOOLS								
Owner's Name/Address	P.R.E. 0%								
SHAGENA JOHN 11285 SCHOOLCREST CLARE MI 48617	MAP #:								
	2025 Est TCV 214,148 TCV/TEFA: 158.39								
	X Improved	Vacant	Land Value Estimates for Land Table C-EST.COMMERCIAL - EASTSIDE						
Tax Description	Public Improvements	* Factors *							
PARCEL 1 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.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	Description Frontage Depth Front Depth Rate %Adj. Reason Value 66.00 210.00 1.0000 0.0000 0 100* EASTSIDE C 20001- 43560 SQ 29185 SqFt 1.50000 100 * denotes lines that do not contribute to the total acreage calculation. 66 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 43,778					0 43,778 43,778		
	Topography of Site	Land Improvement Cost Estimates							
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description D/W/P: 4in Concrete D/W/P: 4in Concrete D/W/P: 4in Concrete D/W/P: 4in Concrete Total Estimated Land Improvements True Cash Value =					Rate 6.39 6.39 6.39 6.39	Size & Good 480 124 336 138	Cash Value 2,270 586 1,589 653
	Who When What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	KW 09/06/2022 INSPECTED	2025	21,900	85,200	107,100			74,939C	
	KW 08/30/2022 INSPECTED	2024	0	0	0			0	
	KW 08/09/2022 INSPECTED	2023	0	0	0			0	
		2022	0	0	0			0	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*









<b>Building Type</b>		<b>(3) Roof (cont.)</b>		<b>(11) Heating/Cooling</b>		<b>(15) Built-Ins</b>		<b>(15) Fireplaces</b>		<b>(16) Porches/Decks</b>		<b>(17) Garage</b>	
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G		X Gas Oil Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 240 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 256 Roof: Aluminum	
<b>Building Style:</b>		<b>Trim &amp; Decoration</b>		<b>Size of Closets</b>		<b>(12) Electric</b>		<b>Class: C</b>		<b>E.C.F.</b>			
RANCH Yr Built Remodeled 2010 0		Ex X Ord Min		Lg X Ord Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		Effic. Age: 6 Floor Area: 0 Total Base New : 11,006 Total Depr Cost: 10,345 Estimated T.C.V: 8,276		X 0.800			
<b>Condition: Good</b>		<b>Size of Closets</b>		<b>(12) Electric</b>		<b>Cost Est. for Res. Bldg: 3 Single Family RANCH</b>		<b>Cls C</b>		<b>Blt 2010</b>			
<b>Room List</b>		<b>Doors:</b>		<b>(12) Electric</b>		<b>(11) Heating System: Forced Air w/ Ducts</b>		<b>Ground Area = 0 SF</b>		<b>Floor Area = 0 SF.</b>			
Basement 1st Floor 2nd Floor 3 Bedrooms		Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:		No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab. Phy/Func/Econ/Comb. & Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Other Additions/Adjustments Deck Treated Wood Built-Ins Appliance Allow. Carports Aluminum Notes: ECF (2001 COMMERCIAL) 0.800 => TCV: 8,276		240 4,603 4,327 1 2,727 2,563 256 3,676 3,455 Totals: 11,006 10,345					
<b>(1) Exterior</b>		<b>(6) Ceilings</b>		<b>(7) Excavation</b>		<b>(8) Basement</b>		<b>(9) Basement Finish</b>		<b>(14) Water/Sewer</b>			
Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		X Drywall (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:					
<b>(2) Windows</b>		<b>(7) Excavation</b>		<b>(8) Basement</b>		<b>(9) Basement Finish</b>		<b>(14) Water/Sewer</b>					
Many Large Avg. X Avg. Few Small Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:							
<b>(3) Roof</b>		<b>(9) Basement Finish</b>		<b>(14) Water/Sewer</b>									
X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
<b>Chimney:</b>		<b>Joists:</b>		<b>Unsuported Len:</b>		<b>Unsuported Len:</b>		<b>Unsuported Len:</b>		<b>Unsuported Len:</b>		<b>Unsuported Len:</b>	

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

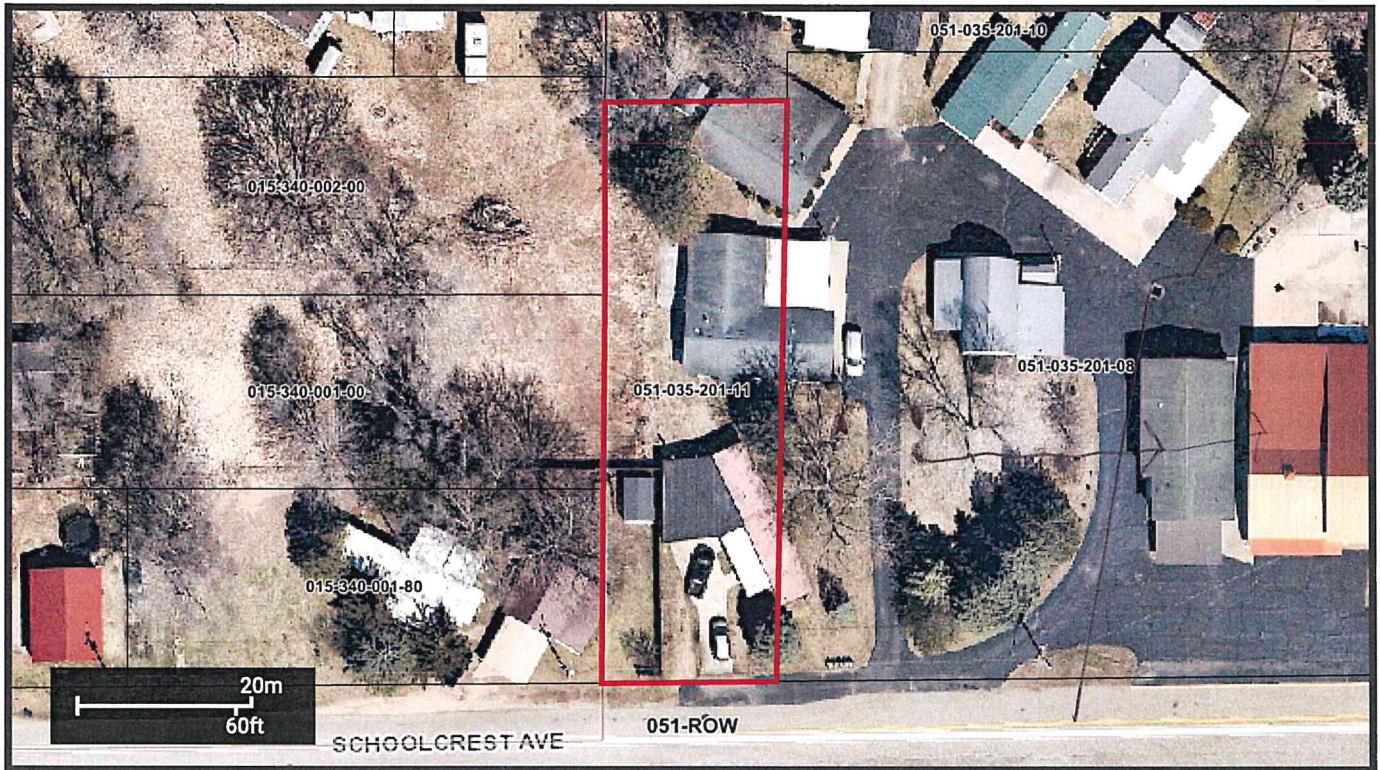


# Clare County GIS

Parcel Report: 051-035-201-11

10/8/2024

10:34:38 AM



## Property Address

--  
-- --

## Owner Address

SHAGENA JOHN & MARGARET

--

11285 SCHOOLCREST

CLARE, MI 48617

Unit:

051

Unit Name:

CITY OF CLARE-CLARE CO

## General Information for 2024 Tax Year

Parcel Number:

051-035-201-11



Property Class:	201
Class Name:	COMMERCIAL, IMPROVED
School Dist Code:	18010
School Dist Name:	CLARE SCHOOL DISTRICT
PRE 2023:	0%
PRE 2024:	0%

Assessed Value:	\$65,000
Taxable Value:	\$65,000
State Equalized Value:	\$65,000

#### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$65,000	\$65,000	\$64,870
2022	\$65,000	\$65,000	\$61,781

#### Land Information

Acreage:	0.318
Zoning:	R-1

#### Tax Description

T17N R4W SEC 35 . BEG WHERE N 1/8 L INTERSECTS E L OF HAPPY ACRES SUB TH N 210 FT TH E 66 FT TH S 210 FT TO N 1/8 L TH W 66 FT TO POB ANNEXED TO CITY OF CLARE (2-97)

#### Sales Information

Sale Date: 01-01-2002

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: W566:0366

## Tax History \*Total Due as of settlement date

### Tax Details 2023 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:

Base Tax:	\$2,217.62
Admin Fees:	\$22.17
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,239.79
Assessed Value:	\$65,000
Taxable Value:	\$64,870
State Equalized Value:	\$65,000
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

### Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	389.22	\$0.00
CITY OPERATING	18.5	1,200.09	\$0.00
CITY PARKS	0.75	48.65	\$0.00
CITY STREETS	3	194.61	\$0.00
COUNTY ALLOCATED	4.6902	304.25	\$0.00
PM DIST LIBRARY	0.9923	64.37	\$0.00
COUNTY SENIORS	0.2534	16.43	\$0.00

## Tax Details 2022 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date: December 5, 2022

Base Tax:	\$1,721.33
Admin Fees:	\$17.21
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,738.54
Assessed Value:	\$65,000
Taxable Value:	\$61,781
State Equalized Value:	\$65,000
Exemption Percent:	0%

Base Paid:	\$1,721.33
Admin Fees Paid:	\$17.21
Interest Fees Paid:	\$0
Total Paid:	\$1,738.54

## Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.498	30.76	\$30.76
COUNTY SENIORS	0.4781	29.53	\$29.53
911 EXTRA VOTED	0.3486	21.53	\$21.53
ANIMAL CONTROL	0.2988	18.46	\$18.46
GYPSY MOTH	0.9964	61.55	\$61.55
MSU 4H EXTENSION	0.1295	8.00	\$8.00
RESD OPERATING	0.404	24.95	\$24.95
RESD SPEC ED	1.6175	99.93	\$99.93
RESD CAREER TECH	0.9918	61.27	\$61.27
MID MICH COLLEGE	1.2183	75.26	\$75.26
SCHOOL OPERATING	17.982	1,110.94	\$1,110.94
SCHOOL DEBT GO	1.7	105.02	\$105.02
SCHOOL DEBT QZAB	1.2	74.13	\$74.13
SCHOOL OPER FC	17.982	0.00	\$0.00

## Tax Details 2022 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2022
--------------------	-----------------

Base Tax:	\$2,096.35
Admin Fees:	\$20.96
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,117.31
Assessed Value:	\$65,000
Taxable Value:	\$61,781
State Equalized Value:	\$65,000
Exemption Percent:	0%

Base Paid:	\$2,096.35
Admin Fees Paid:	\$20.96
Interest Fees Paid:	\$0
Total Paid:	\$2,117.31

#### Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	370.68	\$370.68
CITY OPERATING	18.5	1,142.94	\$1,142.94
CITY PARKS	0.75	46.33	\$46.33
CITY STREETS	3	185.34	\$185.34
COUNTY ALLOCATED	4.6902	289.76	\$289.76
PM DIST LIBRARY	0.9923	61.30	\$61.30

#### Tax Details 2021 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 9, 2021
--------------------	------------------

Base Tax:	\$1,683.23
Admin Fees:	\$16.83
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,700.06
Assessed Value:	\$65,000
Taxable Value:	\$59,808
State Equalized Value:	\$65,000
Exemption Percent:	0%

Base Paid:	\$1,683.23
Admin Fees Paid:	\$16.83
Interest Fees Paid:	\$0
Total Paid:	\$1,700.06

#### Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.4992	29.85	\$29.85
COUNTY SENIORS	0.7487	44.77	\$44.77
911 EXTRA VOTED	0.3494	20.89	\$20.89
ANIMAL CONTROL	0.2995	17.91	\$17.91
GYPSY MOTH	0.9985	59.71	\$59.71
MSU 4H EXTENSION	0.1298	7.76	\$7.76
RESD OPERATING	0.4047	24.20	\$24.20
RESD SPEC ED	1.62	96.88	\$96.88
RESD CAREER TECH	0.9933	59.40	\$59.40
MID MICH COLLEGE	1.2202	72.97	\$72.97
SCHOOL OPERATING	17.982	1,075.46	\$1,075.46
SCHOOL DEBT GO	1.8	107.65	\$107.65
SCHOOL DEBT QZAB	1.1	65.78	\$65.78
SCHOOL OPER FC	17.982	0.00	\$0.00

#### Tax Details 2021 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2021
--------------------	-----------------

Base Tax:	\$2,029.99
Admin Fees:	\$20.29
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,050.28
Assessed Value:	\$65,000
Taxable Value:	\$59,808
State Equalized Value:	\$65,000
Exemption Percent:	0%

Base Paid:	\$2,029.99
Admin Fees Paid:	\$20.29
Interest Fees Paid:	\$0
Total Paid:	\$2,050.28

#### Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	358.84	\$358.84
CITY OPERATING	18.5	1,106.44	\$1,106.44
CITY PARKS	0.75	44.85	\$44.85
CITY STREETS	3	179.42	\$179.42
COUNTY ALLOCATED	4.7001	281.10	\$281.10
PM DIST LIBRARY	0.9923	59.34	\$59.34

#### Tax Details 2020 Winter



<b>School Dist. Code:</b>	18010
<b>School Dist. Name:</b>	CLARE SCHOOL DISTRICT
<b>Property Class:</b>	201
<b>Class Name:</b>	COMMERCIAL, IMPROVED

<b>Last Payment Date:</b>	December 14, 2020
---------------------------	-------------------

<b>Base Tax:</b>	\$1,660.33
<b>Admin Fees:</b>	\$16.60
<b>Interest Fees:</b>	\$0.00
<b>Total Tax &amp; Fees:</b>	\$1,676.93
<b>Assessed Value:</b>	\$65,000
<b>Taxable Value:</b>	\$58,983
<b>State Equalized Value:</b>	\$65,000
<b>Exemption Percent:</b>	0%

<b>Base Paid:</b>	\$1,660.33
<b>Admin Fees Paid:</b>	\$16.60
<b>Interest Fees Paid:</b>	\$0
<b>Total Paid:</b>	\$1,676.93

#### Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
ANIMAL CONTROL	0.3	17.69	\$17.69
GYPSY MOTH	1	58.98	\$58.98
MSU 4H EXTENSION	0.13	7.66	\$7.66
RESD OPERATING	0.4047	23.87	\$23.87
RESD SPEC ED	1.62	95.55	\$95.55
RESD CAREER TECH	0.9933	58.58	\$58.58
MID MICH COLLEGE	1.2202	71.97	\$71.97
SCHOOL OPERATING	17.982	1,060.63	\$1,060.63
SCHOOL DEBT GO	1.8	106.16	\$106.16
SCHOOL DEBT QZAB	1.1	64.88	\$64.88
SCHOOL OPER FC	17.982	0.00	\$0.00
COUNTY TRANSIT	0.5	29.49	\$29.49
COUNTY SENIORS	0.75	44.23	\$44.23
911 EXTRA VOTED	0.35	20.64	\$20.64

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**SCHOOLCREST AVE** (Property Address)

Parcel Number: 051-035-201-11



Item 1 of 13    12 Images / 1 Sketch

**Property Owner:** SHAGENA JOHN**Summary Information**

&gt; Property Tax information found

&gt; Building Department information found

**Owner and Taxpayer Information**

<b>Owner</b>	SHAGENA JOHN 11285 SCHOOLCREST CLARE, MI 48617	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Legal Description**

T17N R4W SEC 35 . BEG WHERE N 1/8 L INTERSECTS E L OF HAPPY ACRES SUB TH N 210 FT TH E 66 FT TH S 210 FT TO N 1/8 L TH W 66 FT TO POB ANNEXED TO CITY OF CLARE (2-97)

**Other Information****Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Winter	\$1,812.98	\$1,812.98	01/07/2025	\$0.00
2024	Summer	\$2,220.48	\$2,220.48	09/03/2024	\$0.00
2023	Winter	\$1,837.93	\$1,837.93	12/04/2023	\$0.00
2023	Summer	\$2,239.79	\$2,239.79	08/22/2023	\$0.00
2022	Winter	\$1,738.54	\$1,738.54	12/05/2022	\$0.00
2022	Summer	\$2,117.31	\$2,117.31	08/30/2022	\$0.00
2021	Winter	\$1,700.06	\$1,700.06	12/09/2021	\$0.00
2021	Summer	\$2,050.28	\$2,050.28	08/30/2021	\$0.00

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**SCHOOLCREST AVE** (Property Address)

Parcel Number: 051-035-210-14



Item 1 of 12 12 Images / 0 Sketches

**Property Owner: SHAGENA JOHN****Summary Information**

## &gt; Residential Building Summary

- Year Built: 2010
- Full Baths: 3
- Sq. Feet: 1,352
- Bedrooms: 9
- Half Baths: 0
- Acres: 0.670

&gt; Assessed Value: \$107,100 | Taxable Value: \$74,939

**Owner and Taxpayer Information**

<b>Owner</b>	SHAGENA JOHN 11285 SCHOOLCREST CLARE, MI 48617	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2025**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	051 CITY OF CLARE-CLARE CO
<b>School District</b>	CLARE PUBLIC SCHOOLS	<b>Assessed Value</b>	\$107,100
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$74,939
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$107,100
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	11/04/2005
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>	R-1	<b>Total Acres</b>	0.670
<b>Land Value</b>	\$43,800	<b>Land Improvements</b>	\$5,028
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	210.00 ft
<b>Total Frontage: 66.00 ft</b>		<b>Average Depth: 210.00 ft</b>

**Legal Description**

PARCEL 1 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, 852.57 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N88°41'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE, 84.18 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF "HAPPY ACRES", AS RECORDED IN LIBER 4 OF PLATS ON PAGE 46, CLARE COUNTY, MICHIGAN





PUBLIC RECORDS; THENCE N02°16'00"E, ALONG THE EAST LINE OF SAID PLAT OF "HAPPY ACRES", 310.01 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT OF "HAPPY ACRES"; THENCE S88°41'37"E, PARALLEL WITH SAID MONUMENTED NORTH ONE-EIGHTH LINE, 132.15 FEET; THENCE S20°51'07"W, 158.34 FEET; THENCE S01°22'36"W, 160.75 FEET BACK TO THE POINT OF BEGINNING. THIS PROPERTY IS SUBJECT TO AND GOES TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY PURPOSES (SEE EASEMENT A ON SHEET 3 OF 3). CONTAINING 0.67 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 Division Act Information

<b>Date of Last Split/Combine</b>	02/09/2025	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/09/2025	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

## Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

## Building Information - 0 sq ft TRAILER (Residential)

## General

<b>Floor Area</b>	0 sq ft	<b>Estimated TCV</b>	\$12,357
<b>Garage Area</b>	270 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	0 sq ft		
<b>Year Built</b>	2010	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	32 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	TRAILER
<b>Bedrooms</b>	3		

## Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

## Plumbing Information

<b>3 Fixture Bath</b>	1
-----------------------	---

## Built-In Information

<b>Appliance Allow.</b>	1
-------------------------	---

## Garage Information

<b>Area</b>	270 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	1/2 Wall
<b>Year Built</b>	No Data to Display	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	1

## Porch Information

<b>CPP</b>	12 sq ft	<b>Foundation</b>	Standard
<b>CPP</b>	230 sq ft	<b>Foundation</b>	Standard

## Building Information - 1352 sq ft MODULAR (Residential)

## General

<b>Floor Area</b>	1,352 sq ft	<b>Estimated TCV</b>	\$142,643
<b>Garage Area</b>	676 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	1,352 sq ft		
<b>Year Built</b>	2010	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	22 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts



AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	MODULAR
Bedrooms	3		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	1,352 sq ft	1 Story

**Basement Finish**

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

**Plumbing Information**

3 Fixture Bath	1
----------------	---

**Built-In Information**

Appliance Allow.	1
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**Garage Information**

Area	676 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	Detached
Year Built	No Data to Display	Finished	No
Auto Doors	2	Mech Doors	0

**Carport Information**

Area	650 sq ft	Roof Type	Aluminum
------	-----------	-----------	----------

**Porch Information**

CPP	25 sq ft	Foundation	Standard
CPP	364 sq ft	Foundation	Standard
CPP	650 sq ft	Foundation	Standard

**Building Information - 0 sq ft RANCH (Residential)****General**

Floor Area	0 sq ft	Estimated TCV	\$8,189
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	0 sq ft		
Year Built	2010	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	7 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	RANCH
Bedrooms	3		

**Basement Finish**

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

**Plumbing Information**

3 Fixture Bath	1
----------------	---

**Built-In Information**

Appliance Allow.	1
------------------	---

**Carport Information**

Area	256 sq ft	Roof Type	Aluminum
------	-----------	-----------	----------

**Deck Information**

X





Treated Wood

240 sq ft

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# Clare County GIS

Parcel Report: 051-035-201-10

10/8/2024

10:25:22 AM



## Property Address

—  
—, —, —

## Owner Address

SHAGENA JOHN & MARGARET

—

11285 SCHOOLCREST

CLARE, MI 48617

Unit:

051

Unit Name:

CITY OF CLARE-CLARE CO

## General Information for 2024 Tax Year

Parcel Number:

051-035-201-10



Property Class:	201
Class Name:	COMMERCIAL, IMPROVED
School Dist Code:	18010
School Dist Name:	CLARE SCHOOL DISTRICT

PRE 2023:	0%
PRE 2024:	0%

Assessed Value:	\$40,000
Taxable Value:	\$40,000
State Equalized Value:	\$40,000

#### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$40,000	\$40,000	\$38,813
2022	\$40,000	\$40,000	\$36,965

#### Land Information

Acreage:	0.852
Zoning:	R-1

#### Tax Description

T17N R4W SEC 35 . BEG 66 FT E AND 210 FT N OF INT OF 1/8 L AND E L OF HAPPY ACRES SUB TH N 20 FT TH E TO W R/W L OF NEW U.S.27 TH N 80 FT TH W TO E L OF HAPPY ACRES SUB TH S 100 FT TH E 66 FT TO POB. ANNEXED TO CITY OF CLARE (2-97)

#### Sales Information

No Records Found

## Tax History

\*Total Due as of settlement date

### Tax Details 2023 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:

Base Tax:	\$1,326.82
Admin Fees:	\$13.26
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,340.08
Assessed Value:	\$40,000
Taxable Value:	\$38,813
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

### Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	232.87	\$0.00
CITY OPERATING	18.5	718.04	\$0.00
CITY PARKS	0.75	29.10	\$0.00
CITY STREETS	3	116.43	\$0.00
COUNTY ALLOCATED	4.6902	182.04	\$0.00
PM DIST LIBRARY	0.9923	38.51	\$0.00
COUNTY SENIORS	0.2534	9.83	\$0.00

### Tax Details 2022 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 5, 2022
--------------------	------------------

Base Tax:	\$1,029.90
Admin Fees:	\$10.29
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,040.19
Assessed Value:	\$40,000
Taxable Value:	\$36,965
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$1,029.90
Admin Fees Paid:	\$10.29
Interest Fees Paid:	\$0
Total Paid:	\$1,040.19

**Tax Items 2022 Winter**

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.498	18.40	\$18.40
COUNTY SENIORS	0.4781	17.67	\$17.67
911 EXTRA VOTED	0.3486	12.88	\$12.88
ANIMAL CONTROL	0.2988	11.04	\$11.04
GYPSY MOTH	0.9964	36.83	\$36.83
MSU 4H EXTENSION	0.1295	4.78	\$4.78
RESD OPERATING	0.404	14.93	\$14.93
RESD SPEC ED	1.6175	59.79	\$59.79
RESD CAREER TECH	0.9918	36.66	\$36.66
MID MICH COLLEGE	1.2183	45.03	\$45.03
SCHOOL OPERATING	17.982	664.70	\$664.70
SCHOOL DEBT GO	1.7	62.84	\$62.84
SCHOOL DEBT QZAB	1.2	44.35	\$44.35
SCHOOL OPER FC	17.982	0.00	\$0.00

**Tax Details 2022 Summer**

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2022
--------------------	-----------------

Base Tax:	\$1,254.30
Admin Fees:	\$12.54
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,266.84
Assessed Value:	\$40,000
Taxable Value:	\$36,965
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$1,254.30
Admin Fees Paid:	\$12.54
Interest Fees Paid:	\$0
Total Paid:	\$1,266.84

#### Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	221.79	\$221.79
CITY OPERATING	18.5	683.85	\$683.85
CITY PARKS	0.75	27.72	\$27.72
CITY STREETS	3	110.89	\$110.89
COUNTY ALLOCATED	4.6902	173.37	\$173.37
PM DIST LIBRARY	0.9923	36.68	\$36.68

#### Tax Details 2021 Winter



School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 9, 2021
--------------------	------------------

Base Tax:	\$1,007.13
Admin Fees:	\$10.07
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,017.20
Assessed Value:	\$40,000
Taxable Value:	\$35,785
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$1,007.13
Admin Fees Paid:	\$10.07
Interest Fees Paid:	\$0
Total Paid:	\$1,017.20

#### Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.4992	17.86	\$17.86
COUNTY SENIORS	0.7487	26.79	\$26.79
911 EXTRA VOTED	0.3494	12.50	\$12.50
ANIMAL CONTROL	0.2995	10.71	\$10.71
GYPSY MOTH	0.9985	35.73	\$35.73
MSU 4H EXTENSION	0.1298	4.64	\$4.64
RES D OPERATING	0.4047	14.48	\$14.48
RES D SPEC ED	1.62	57.97	\$57.97
RES D CAREER TECH	0.9933	35.54	\$35.54
MID MICH COLLEGE	1.2202	43.66	\$43.66
SCHOOL OPERATING	17.982	643.48	\$643.48
SCHOOL DEBT GO	1.8	64.41	\$64.41
SCHOOL DEBT QZAB	1.1	39.36	\$39.36
SCHOOL OPER FC	17.982	0.00	\$0.00

#### Tax Details 2021 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2021
--------------------	-----------------

Base Tax:	\$1,214.60
Admin Fees:	\$12.14
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,226.74
Assessed Value:	\$40,000
Taxable Value:	\$35,785
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$1,214.60
Admin Fees Paid:	\$12.14
Interest Fees Paid:	\$0
Total Paid:	\$1,226.74

#### Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	214.71	\$214.71
CITY OPERATING	18.5	662.02	\$662.02
CITY PARKS	0.75	26.83	\$26.83
CITY STREETS	3	107.35	\$107.35
COUNTY ALLOCATED	4.7001	168.19	\$168.19
PM DIST LIBRARY	0.9923	35.50	\$35.50

#### Tax Details 2020 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 14, 2020
--------------------	-------------------

Base Tax:	\$993.40
Admin Fees:	\$9.93
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,003.33
Assessed Value:	\$40,000
Taxable Value:	\$35,291
State Equalized Value:	\$40,000
Exemption Percent:	0%

Base Paid:	\$993.40
Admin Fees Paid:	\$9.93
Interest Fees Paid:	\$0
Total Paid:	\$1,003.33

#### Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.5	17.64	\$17.64
COUNTY SENIORS	0.75	26.46	\$26.46
911 EXTRA VOTED	0.35	12.35	\$12.35
ANIMAL CONTROL	0.3	10.58	\$10.58
GYPSY MOTH	1	35.29	\$35.29
MSU 4H EXTENSION	0.13	4.58	\$4.58
RESD OPERATING	0.4047	14.28	\$14.28
RESD SPEC ED	1.62	57.17	\$57.17
RESD CAREER TECH	0.9933	35.05	\$35.05
MID MICH COLLEGE	1.2202	43.06	\$43.06
SCHOOL OPERATING	17.982	634.60	\$634.60
SCHOOL DEBT GO	1.8	63.52	\$63.52
SCHOOL DEBT QZAB	1.1	38.82	\$38.82
SCHOOL OPER FC	17.982	0.00	\$0.00

**SCHOOLCREST AVE** CLARE, MI 48617 (Property Address)

Parcel Number: 051-035-201-10 Location ID: SCHO-000821-0003-00



Item 1 of 18 18 Images / 0 Sketches

**Property Owner:** SHAGENA JOHN**Summary Information**

- > Property Tax information found
- > Utility Billing information found

&gt; Building Department information found

**Owner and Taxpayer Information****Owner**

SHAGENA JOHN  
11285 SCHOOLCREST  
CLARE, MI 48617

**Taxpayer**

SEE OWNER INFORMATION

**Legal Description**

T17N R4W SEC 35 . BEG 66 FT E AND 210 FT N OF INT OF 1/8 L AND E L OF HAPPY ACRES SUB TH N 20 FT TH E TO W R/W L OF NEW U.S.27 TH N 80 FT TH W TO E L OF HAPPY ACRES SUB TH S 100 FT TH E 66 FT TO POB. ANNEXED TO CITY OF CLARE (2-97)

**Other Information****Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/18/2025

Recalculate

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Winter	\$1,115.68	\$1,115.68	01/07/2025	\$0.00
2024	Summer	\$1,366.45	\$1,366.45	09/03/2024	\$0.00
2023	Winter	\$1,099.64	\$1,099.64	12/04/2023	\$0.00
2023	Summer	\$1,340.08	\$1,340.08	08/22/2023	\$0.00
2022	Winter	\$1,040.19	\$1,040.19	12/05/2022	\$0.00
2022	Summer	\$1,266.84	\$1,266.84	08/30/2022	\$0.00
2021	Winter	\$1,017.20	\$1,017.20	12/09/2021	\$0.00
2021	Summer	\$1,226.74	\$1,226.74	08/30/2021	\$0.00

Load More Years

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**SCHOOLCREST AVE** CLARE, MI 48617 (Property Address)

Parcel Number: 051-035-210-13



Item 1 of 18 18 Images / 0 Sketches

**Property Owner: SHAGENA JOHN****Summary Information**

## &gt; Residential Building Summary

- Year Built: 2010
- Full Baths: 3
- Sq. Feet: 576
- Bedrooms: 9
- Half Baths: 0
- Acres: 0.810

&gt; Assessed Value: \$71,100 | Taxable Value: \$40,312

**Owner and Taxpayer Information**

<b>Owner</b>	SHAGENA JOHN 11285 SCHOOLCREST CLARE, MI 48617	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2025**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	051 CITY OF CLARE-CLARE CO
<b>School District</b>	CLARE PUBLIC SCHOOLS	<b>Assessed Value</b>	\$71,100
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$40,312
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$71,100
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	11/04/2005
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>	R-1	<b>Total Acres</b>	0.810
<b>Land Value</b>	\$53,000	<b>Land Improvements</b>	\$7,970
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	100.00 ft
Lot 2	80.00 ft	389.00 ft
<b>Total Frontage: 146.00 ft</b>		<b>Average Depth: 244.50 ft</b>

**Legal Description**

PARCEL 2 PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35, T17N-R4W, CITY OF CLARE, CLARE COUNTY, STATE OF MICHIGAN. BY CONTINUING TO USE THIS WEBSITE YOU AGREE TO THE [BS&A Online Terms of Use](#). OF SAID SECTION 35: THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53 FEET TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N88°41'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH



LINE, 76.82 FEET; THENCE N01°22'36"E, 160.75 FEET; THENCE N20°51'07"E, 158.34 FEET; THENCE S88°41'37"E, PARALLEL WITH SAID MONUMENTED NORTH ONE-EIGHTH LINE, 135.80 FEET; THENCE S10°42'23"W, 121.46 FEET; THENCE S45°30'06"W, 53.80 FEET; THENCE S85°22'45"W, 53.64 FEET; THENCE S01°52'38 W, 146.03 FEET BACK TO THE POINT OF BEGINNING. THIS PROPERTY IS SUBJECT TO AND GOES TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY PURPOSES (SEE EASEMENT A ON SHEET 3 OF 3). THIS PROPERTY ALSO GOES TOGETHER WITH A 15 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC AND PRIVATE UTILITY PURPOSES (SEE EASEMENT B ON SHEET 3 OF 3). THIS PROPERTY IS ALSO SUBJECT TO A 15 FOOT WIDE WATER LINE EASEMENT (SEE EASEMENT C ON SHEET 3 OF 3). CONTAINING 0.81 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 Division Act Information

<b>Date of Last Split/Combine</b>	02/09/2025	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/09/2025	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

### Building Information - 192 sq ft TRAILER (Residential)

#### General

<b>Floor Area</b>	192 sq ft	<b>Estimated TCV</b>	\$30,205
<b>Garage Area</b>	216 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	192 sq ft		
<b>Year Built</b>	2010	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	32 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	TRAILER
<b>Bedrooms</b>	3		

#### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	192 sq ft	1 Story

#### Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

#### Plumbing Information

<b>3 Fixture Bath</b>	1
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#### Built-In Information

<b>Appliance Allow.</b>	1
-------------------------	---

#### Garage Information

<b>Area</b>	216 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	No Data to Display	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	1

#### Porch Information

<b>CCP (1 Story)</b>	36 sq ft	<b>Foundation</b>	Standard
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#### Deck Information

<b>Treated Wood</b>	44 sq ft
<b>Treated Wood</b>	32 sq ft

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## Building Information - 0 sq ft TRAILER (Residential)

## General

Floor Area	0 sq ft	Estimated TCV	\$5,503
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	0 sq ft		
Year Built	2010	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	47 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	TRAILER
Bedrooms	3		

## Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

## Plumbing Information

3 Fixture Bath	1
----------------	---

## Built-In Information

Appliance Allow.	1
------------------	---

## Carport Information

Area	304 sq ft	Roof Type	Aluminum
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## Porch Information

CPP	12 sq ft	Foundation	Standard
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## Deck Information

Treated Wood	320 sq ft
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## Building Information - 384 sq ft TRAILER (Residential)

## General

Floor Area	384 sq ft	Estimated TCV	\$44,433
Garage Area	0 sq ft	Basement Area	384 sq ft
Foundation Size	384 sq ft		
Year Built	2010	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	C
Effective Age	32 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	TRAILER
Bedrooms	3		

## Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	384 sq ft	1 Story

## Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

## Plumbing Information

3 Fixture Bath	1
----------------	---

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Appliance Allow. 1



***Carport Information***

<b>Area</b>	378 sq ft	<b>Roof Type</b>	Aluminum
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***Porch Information***

<b>WCP (1 Story)</b>	48 sq ft	<b>Foundation</b>	Standard
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***Deck Information***

<b>Treated Wood</b>	342 sq ft
---------------------	-----------

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11285 SCHOOLCREST AVE CLARE, MI 48617 (Property Address)

Parcel Number: 051-035-201-08 Location ID: SCHO-011285-0000-00



Item 1 of 24 20 Images / 4 Sketches

Property Owner: SHAGENA JOHN & MARGARET

Summary Information

- > Property Tax information found
- > Utility Billing information found
- > 1 Building Department records found

Owner and Taxpayer Information

Owner	SHAGENA JOHN & MARGARET Taxpayer	SEE OWNER INFORMATION
	11285 SCHOOLCREST	
	CLARE, MI 48617	

Legal Description

T17N R4W SEC 35 11285 SCHOOLCREST ST COM AT SE COR OF NE 1/4 OF NE 1/4 TH 548 FT W TO POB TH N 230 FT TH W TO A PT 66 FT E OF NE COR OF LOT 2 HAPPY ACRES SUB TH S 230 FT TH E TO POB.EXC THE US 27/US 10 ROW

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

6/18/2025

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2024	Winter	\$2,442.77	\$2,442.77	01/07/2025	\$0.00
2024	Summer	\$2,991.88	\$2,991.88	09/03/2024	\$0.00
2023	Winter	\$2,363.22	\$2,363.22	12/04/2023	\$0.00
2023	Summer	\$2,879.92	\$2,879.92	08/22/2023	\$0.00
2022	Winter	\$2,235.48	\$2,235.48	12/05/2022	\$0.00
2022	Summer	\$2,722.48	\$2,722.48	08/30/2022	\$0.00
2021	Winter	\$2,186.01	\$2,186.01	12/09/2021	\$0.00
2021	Summer	\$2,636.30	\$2,636.30	08/30/2021	\$0.00
Load More Years					

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**11285 SCHOOLCREST AVE** CLARE, MI 48617 (Property Address)

Parcel Number: 051-035-210-12



Item 1 of 23 20 Images / 3 Sketches

**Property Owner:** SHAGENA JOHN & MARGARET**Summary Information**

## &gt; Residential Building Summary

- Year Built: 1900
- Full Baths: 3
- Sq. Feet: 1,760
- Bedrooms: 8
- Half Baths: 0
- Acres: 0.860

&gt; Assessed Value: \$132,800 | Taxable Value: \$83,298

**Owner and Taxpayer Information****Owner**

SHAGENA JOHN & MARGARET Taxpayer  
11285 SCHOOLCREST  
CLARE, MI 48617

SEE OWNER INFORMATION

**General Information for Tax Year 2025**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	051 CITY OF CLARE-CLARE CO
<b>School District</b>	CLARE PUBLIC SCHOOLS	<b>Assessed Value</b>	\$132,800
<b>MAP #</b>	No Data to Display	<b>Taxable Value</b>	\$83,298
<b>USER NUM IDX</b>	0	<b>State Equalized Value</b>	\$132,800
<b>USER ALPHA 1</b>	Not Available	<b>Date of Last Name Change</b>	10/11/2018
<b>USER ALPHA 3</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>USER ALPHA 2</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information****Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$0	\$0	\$0
2023	\$0	\$0	\$0
2022	\$0	\$0	\$0

**Land Information**

<b>Zoning Code</b>	R-1	<b>Total Acres</b>	0.860
<b>Land Value</b>	\$42,200	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	230.00 ft
<b>Total Frontage: 66.00 ft</b>		<b>Average Depth: 230.00 ft</b>

**Legal Description**

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 N00°14'37"W, ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE, 597.35 FEET TO THE

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 127 AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S00°14'37"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 Division Act Information

<b>Date of Last Split/Combine</b>	02/09/2025	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/09/2025	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	No Data to Display		

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

### Building Information - 4343 sq ft Markets - Convenience (Commercial)

<b>Floor Area</b>	4,343 sq ft	<b>Estimated TCV</b>	\$105,066
<b>Occupancy</b>	Markets - Convenience	<b>Class</b>	C
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	12 ft
<b>Basement Wall Height</b>	Not Available	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1950	<b>Year Remodeled</b>	No Data to Display
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air Furnace
<b>Physical Percent Good</b>	35%	<b>Functional Percent Good</b>	80%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	41 yrs

### Building Information - 800 sq ft 1 PLUS STORY (Residential)

#### General

<b>Floor Area</b>	800 sq ft	<b>Estimated TCV</b>	\$39,479
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	640 sq ft	<b>Year Remodeled</b>	1970
<b>Year Built</b>	1900	<b>Class</b>	D
<b>Occupancy</b>	Single Family	<b>Tri-Level</b>	No
<b>Effective Age</b>	47 yrs	<b>Heat</b>	Forced Air w/o Ducts
<b>Percent Complete</b>	100%	<b>Wood Stove Add-on</b>	No
<b>AC w/Separate Ducts</b>	No	<b>Water</b>	Not Available
<b>Basement Rooms</b>	0	<b>Sewer</b>	Not Available
<b>1st Floor Rooms</b>	3	<b>Style</b>	1 PLUS STORY
<b>2nd Floor Rooms</b>	1		
<b>Bedrooms</b>	2		

#### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.25 Story	Crawl Space	Siding	640 sq ft	1.25 Story

#### Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

#### Plumbing Information

<b>3 Fixture Bath</b>	1
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#### Deck Information

<b>Treated Wood</b>	219 sq ft
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**General**

<b>Floor Area</b>	960 sq ft	<b>Estimated TCV</b>	\$71,457
<b>Garage Area</b>	960 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	960 sq ft		
<b>Year Built</b>	2005	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	CD
<b>Effective Age</b>	25 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	MODULAR
<b>Bedrooms</b>	3		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
1 Story	Blt-In Gar.	Siding	960 sq ft	1 Story

**Basement Finish**

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

<b>3 Fixture Bath</b>	1
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**Garage Information**

<b>Area</b>	960 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	1987	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

**Carport Information**

<b>Area</b>	384 sq ft	<b>Roof Type</b>	Aluminum
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**Porch Information**

<b>WPP</b>	680 sq ft	<b>Foundation</b>	Standard
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**Building Information - 0 sq ft RANCH (Residential)****General**

<b>Floor Area</b>	0 sq ft	<b>Estimated TCV</b>	\$2,638
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	0 sq ft
<b>Foundation Size</b>	0 sq ft		
<b>Year Built</b>	2010	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	CD
<b>Effective Age</b>	47 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	RANCH
<b>Bedrooms</b>	3		

**Basement Finish**

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

<b>3 Fixture Bath</b>	1
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**Porch Information**

<b>CCP (1 Story)</b>	140 sq ft	<b>Foundation</b>	Standard
		<b>ion</b>	Standard

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# Clare County GIS

Parcel Report: 051-035-201-08

10/8/2024

10:20:26 AM



## Property Address

11285 SCHOOLCREST AVE

CLARE, MI, 48617

## Owner Address

SHAGENA JOHN & MARGARET

-

11285 SCHOOLCREST AVE

CLARE, MI 48617

Unit:

051

Unit Name:

CITY OF CLARE-CLARE CO

## General Information for 2024 Tax Year

Parcel Number:

051-035-201-08

Property Class:	201
Class Name:	COMMERCIAL, IMPROVED
School Dist Code:	18010
School Dist Name:	CLARE SCHOOL DISTRICT
PRE 2023:	0%
PRE 2024:	0%

Assessed Value:	\$118,500
Taxable Value:	\$87,580
State Equalized Value:	\$118,500

#### Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$117,700	\$117,700	\$83,410
2022	\$107,000	\$107,000	\$79,439

#### Land Information

Acreage:	0.348
Zoning:	R-1

#### Tax Description

T17N R4W SEC 35 11285 SCHOOLCREST AVE COM AT SE COR OF NE 1/4 OF NE 1/4 TH 548 FT W TO POB TH N 230 FT TH W TO A PT 66 FT E OF NE COR OF LOT 2 HAPPY ACRES SUB TH S 230 FT TH E TO POB.

#### Sales Information



No Records Found

## Tax History \*Total Due as of settlement date

### Tax Details 2023 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:

Base Tax:	\$2,851.41
Admin Fees:	\$28.51
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,879.92
Assessed Value:	\$117,700
Taxable Value:	\$83,410
State Equalized Value:	\$117,700
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

### Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	500.46	\$0.00
CITY OPERATING	18.5	1,543.08	\$0.00
CITY PARKS	0.75	62.55	\$0.00
CITY STREETS	3	250.23	\$0.00
COUNTY ALLOCATED	4.6902	391.20	\$0.00
PM DIST LIBRARY	0.9923	82.76	\$0.00
COUNTY SENIORS	0.2534	21.13	\$0.00

### Tax Details 2022 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 5, 2022
--------------------	------------------

Base Tax:	\$2,213.35
Admin Fees:	\$22.13
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,235.48
Assessed Value:	\$107,000
Taxable Value:	\$79,439
State Equalized Value:	\$107,000
Exemption Percent:	0%

Base Paid:	\$2,213.35
Admin Fees Paid:	\$22.13
Interest Fees Paid:	\$0
Total Paid:	\$2,235.48

#### Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.498	39.56	\$39.56
COUNTY SENIORS	0.4781	37.97	\$37.97
911 EXTRA VOTED	0.3486	27.69	\$27.69
ANIMAL CONTROL	0.2988	23.73	\$23.73
GYPSY MOTH	0.9964	79.15	\$79.15
MSU 4H EXTENSION	0.1295	10.28	\$10.28
RES D OPERATING	0.404	32.09	\$32.09
RES D SPEC ED	1.6175	128.49	\$128.49
RES D CAREER TECH	0.9918	78.78	\$78.78
MID MICH COLLEGE	1.2183	96.78	\$96.78
SCHOOL OPERATING	17.982	1,428.47	\$1,428.47
SCHOOL DEBT GO	1.7	135.04	\$135.04
SCHOOL DEBT QZAB	1.2	95.32	\$95.32
SCHOOL OPER FC	17.982	0.00	\$0.00

#### Tax Details 2022 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2022
--------------------	-----------------

Base Tax:	\$2,695.53
Admin Fees:	\$26.95
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,722.48
Assessed Value:	\$107,000
Taxable Value:	\$79,439
State Equalized Value:	\$107,000
Exemption Percent:	0%

Base Paid:	\$2,695.53
Admin Fees Paid:	\$26.95
Interest Fees Paid:	\$0
Total Paid:	\$2,722.48

#### Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	476.63	\$476.63
CITY OPERATING	18.5	1,469.62	\$1,469.62
CITY PARKS	0.75	59.57	\$59.57
CITY STREETS	3	238.31	\$238.31
COUNTY ALLOCATED	4.6902	372.58	\$372.58
PM DIST LIBRARY	0.9923	78.82	\$78.82

#### Tax Details 2021 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	December 9, 2021
--------------------	------------------

Base Tax:	\$2,164.37
Admin Fees:	\$21.64
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,186.01
Assessed Value:	\$96,700
Taxable Value:	\$76,902
State Equalized Value:	\$96,700
Exemption Percent:	0%

Base Paid:	\$2,164.37
Admin Fees Paid:	\$21.64
Interest Fees Paid:	\$0
Total Paid:	\$2,186.01

#### Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.4992	38.38	\$38.38
COUNTY SENIORS	0.7487	57.57	\$57.57
911 EXTRA VOTED	0.3494	26.86	\$26.86
ANIMAL CONTROL	0.2995	23.03	\$23.03
GYPSY MOTH	0.9985	76.78	\$76.78
MSU 4H EXTENSION	0.1298	9.98	\$9.98
RESD OPERATING	0.4047	31.12	\$31.12
RESD SPEC ED	1.62	124.58	\$124.58
RESD CAREER TECH	0.9933	76.38	\$76.38
MID MICH COLLEGE	1.2202	93.83	\$93.83
SCHOOL OPERATING	17.982	1,382.85	\$1,382.85
SCHOOL DEBT GO	1.8	138.42	\$138.42
SCHOOL DEBT QZAB	1.1	84.59	\$84.59
SCHOOL OPER FC	17.982	0.00	\$0.00

#### Tax Details 2021 Summer

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED

Last Payment Date:	August 30, 2021
--------------------	-----------------

Base Tax:	\$2,610.20
Admin Fees:	\$26.10
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,636.30
Assessed Value:	\$96,700
Taxable Value:	\$76,902
State Equalized Value:	\$96,700
Exemption Percent:	0%

Base Paid:	\$2,610.20
Admin Fees Paid:	\$26.10
Interest Fees Paid:	\$0
Total Paid:	\$2,636.30

#### Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SET	6	461.41	\$461.41
CITY OPERATING	18.5	1,422.68	\$1,422.68
CITY PARKS	0.75	57.67	\$57.67
CITY STREETS	3	230.70	\$230.70
COUNTY ALLOCATED	4.7001	361.44	\$361.44
PM DIST LIBRARY	0.9923	76.30	\$76.30

#### Tax Details 2020 Winter



School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED
Last Payment Date:	December 14, 2020
Base Tax:	\$2,134.90
Admin Fees:	\$21.34
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,156.24
Assessed Value:	\$93,800
Taxable Value:	\$75,841
State Equalized Value:	\$93,800
Exemption Percent:	0%

Base Paid:	\$2,134.90
Admin Fees Paid:	\$21.34
Interest Fees Paid:	\$0
Total Paid:	\$2,156.24

#### Tax Items 2020 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
COUNTY TRANSIT	0.5	37.92	\$37.92
COUNTY SENIORS	0.75	56.88	\$56.88
911 EXTRA VOTED	0.35	26.54	\$26.54
ANIMAL CONTROL	0.3	22.75	\$22.75
GYPSY MOTH	1	75.84	\$75.84
MSU 4H EXTENSION	0.13	9.85	\$9.85
RES D OPERATING	0.4047	30.69	\$30.69
RES D SPEC ED	1.62	122.86	\$122.86
RES D CAREER TECH	0.9933	75.33	\$75.33
MID MICH COLLEGE	1.2202	92.54	\$92.54
SCHOOL OPERATING	17.982	1,363.77	\$1,363.77
SCHOOL DEBT GO	1.8	136.51	\$136.51
SCHOOL DEBT QZAB	1.1	83.42	\$83.42
SCHOOL OPER FC	17.982	0.00	\$0.00

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## **P.I.P.**

Thank you for reviewing the entire Property Information Package. We look forward to seeing you at the auction. If you have any questions please don't hesitate to contact us!



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