



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

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 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 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 be 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.

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 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

I, Daniel M. Martin, hereby certify to John Shagena that:
on December 11, 2024 I surveyed the land described hereon; the
relative positional precision of each corner in the survey is less
than 0.15 feet plus 1 part per 5000; and, the requirements of
Section 3 of PA 132 of 1970, as amended, have been met.

Parking Lot Location Detail: See Sheet 2 of 4

Property Descriptions: See Sheet 3 of 4

Easement Descriptions: See Sheet 4 of 4

Government Corner Witnesses: See Sheet 4 of 4

NOTE:

PARCEL 1, PARCEL 2, AND PARCEL 3
(AS SHOWN AND PROPOSED) ARE SUBJECT TO
MUNICIPAL APPROVAL PURSUANT TO THE LAND
DIVISION ACT, P.A. 591 OF 1996, AS AMENDED.

NORTHEAST CORNER
PLAT OF "HAPPY ACRES"

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

(K-12) SOUTHBOUND U.S. - 127

EAST SECTION LINE S 02°13'29" W 2649.03'

1327.53'

103, MDOT R.O.W.

LIBER 228, PAGES 12,14, AND 53

LIMITED ACCESS MDOT R.O.W.

EXCEPT

U.S. - 127 R.O.W. LINE AS OCCUPIED AND MONUMENTED

LC = S 02°09'19" E 310.53'. RADUIS (MDOT) = 7536.44'

ARC=310.55'

PARCEL 3 0.86± ACRES

N 10°42'23" E

121.46'

SHED

SHED

MEAT
PROCESSING
FACILITY

FRACTIONAL
NORTH 1/8 LINE

2.85'

597.35'

548.00'

N 88°41'37" W

SCHOOLCREST AVENUE
(66' PUBLIC ROAD R.O.W.)

SOUTHEAST CORNER
PLAT OF "HAPPY ACRES"

PLAT OF "HAPPY ACRES" PAGE 46
LIBER 4 OF PLATS PAGE 46
EAST LINE OF PLAT OF "HAPPY ACRES"
OF "HAPPY ACRES" PLAT OF "HAPPY ACRES" PAGE 46
LIBER 4 OF PLATS PAGE 46
EAST LINE OF PLAT OF "HAPPY ACRES" PAGE 46

LOT 4 665.45'

PARCEL NO.
015-035-201-03

S 88°41'37" E

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 1

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 2

0.81± ACRES

EASEMENT A

158.34'

SHED

SHED

HOUSE

HOUSE

HOUSE

HOUSE

PORCH

PORCH

PORCH

PORCH

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT B

N 01°52'38" E

53.64'

CARPORT

178.40'

178.40'

LOT 2

2.76'

84.18'

LOT 1

2.76'

84.18'

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT C

N 01°22'36" E

76.82'

2 WELL
CAPS

LOT 4

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 1

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 2

0.81± ACRES

EASEMENT A

158.34'

SHED

SHED

HOUSE

HOUSE

HOUSE

PORCH

PORCH

PORCH

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT B

N 01°52'38" E

53.64'

CARPORT

178.40'

178.40'

LOT 2

2.76'

84.18'

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT C

N 01°22'36" E

76.82'

2 WELL
CAPS

LOT 4

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 1

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 2

0.81± ACRES

EASEMENT A

158.34'

SHED

SHED

HOUSE

HOUSE

HOUSE

PORCH

PORCH

PORCH

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT B

N 01°52'38" E

53.64'

CARPORT

178.40'

178.40'

LOT 2

2.76'

84.18'

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT C

N 01°22'36" E

76.82'

2 WELL
CAPS

LOT 4

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 1

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 2

0.81± ACRES

EASEMENT A

158.34'

SHED

SHED

HOUSE

HOUSE

HOUSE

PORCH

PORCH

PORCH

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT B

N 01°52'38" E

53.64'

CARPORT

178.40'

178.40'

LOT 2

2.76'

84.18'

CONCRETE
INCROACHES 3.5ft

310.01'

(R8M) N 02°16.00" E

LOT 3

182.00'

160.75'

146.03'

EASEMENT C

N 01°22'36" E

76.82'

2 WELL
CAPS

LOT 4

132.15'

2.5± E. OF LINE
GARAGE

N 20°51'07" E

0.67± ACRES

PARCEL 1

132.15'

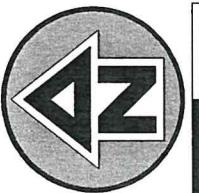
2.5± E. OF LINE
GARAGE

N 20°51'07" E

CERTIFICATE OF SURVEY

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

Parking Lot Location Details:



0 80
SCALE: 1" = 80'

PLAT OF "HAPPY ACRES", LIBER 4 OF PLATS, PAGE 46
Liber 4 of "Happy Acres", Page 46
LOT 4
LOT 3
LOT 2
LOT 1
PARCEL NO. 015-035-201-03
PARCEL 1 0.67± ACRES
PARCEL 2 0.81± ACRES
PARCEL 3 0.86± ACRES
(K-11) NORTHEAST CORNER, SECTION 35
T17N-R4W, GRANT TOWNSHIP,
CLARE COUNTY, MICHIGAN
(K-12) EAST 1/4 CORNER, SECTION 35
T17N-R4W, GRANT TOWNSHIP,
CLARE COUNTY, MICHIGAN
SOUTHBOUND U.S. - 127
EXCEPTION
LIMITED ACCESS MDOT R.O.W.
LIBER 228, PAGES 12, 14, AND 53
(103) MDOT R.O.W.
ASPHALT (TYP.)
EASEMENT B
EASEMENT C
SCHOOLCREST AVENUE
(66) PUBLIC ROAD R.O.W.)

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

LAPHAM
ASSOCIATES
ENGINEERING
PLANNING
ENVIRONMENTAL
SURVEYING

515 E. Fifth Street, P.O. Box 33
Clare, Michigan 48617
Ph. (989) 386-7774

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Date: December 12, 2024	Scale: As Noted	Drawn by: DMM
Field: DMM	Checked: <i>DMM</i>	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°1'32"9" 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°1'32"9" 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°1'32"9" 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 monumented North One-eighth line, 178.40 feet; 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.

LAPHAM ASSOCIATES

ENGINEERING
PLANNING
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SURVEYING

515 E. Fifth Street, P.O. Box 33
Clare, Michigan 48617
Ph. (989) 386-7774

116 S. Third Street
West Branch, Michigan 48661
Ph. (989) 345-5030

www.laphamassoc.com

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Job No. C-240443	Sheet: 3 of 4
Daniel M. Martin, P.S. No. 4001071337	

COPY

Date: December 12, 2024 Scale: As Noted

Drawn by: DMM

Field: DMM

Checked: *DMM*

Revised:

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, 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 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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Date: December 12, 2024 Scale: As Noted Drawn by: DMM

Field:DMM Checked: *Dm* Revised:

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

COPY

Seller's Disclosure Statement

819 - 1 thru. 5

Property Address: 819 Schuylervant #821, 821 1/2, 821 3/4 MICHIGAN
 Street
 City, Village or Township

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			✓		Lawn sprinkler system			✓	4
Dishwasher			✓		Water heater			✓	
Refrigerator			✓		Plumbing system			✓	
Hood/fan			✓						
Disposal			✓		Water softener/conditioner			✓	4
TV antenna, TV rotor controls					Well & pump				
					Septic tank & drainfield				
Electric system					Sump pump				4
Garage door opener & remote									
Alarm System					City water system				
					City sewer system				
Intercom					Central air conditioning				
Central vacuum					Central heating system				
Attic fan					Wall furnace				
Pool heater, wall liner & equipment					Humidifier				
Microwave					Electronic air filter				
Trash compactor					Solar heating system				
Ceiling fan					Fireplace & chimney				
Sauna/hot tub					Wood burning system				
Washer					Dryer				

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/Crawlspacel:** 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
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 _____

Seller's Disclosure Statement

Property Address: 819 I thru V Street 821, Lot 2 - 123 City, Village or Township _____

5. **Septic tanks/drain fields:** Condition, if known: _____

6. **Heating system:** Type/approximate age: Unknown

7. **Plumbing system:** Type: copper _____ galvanized _____ other X
Any known problems? _____

8. **Electrical system:** Any known problems? No Unknown

9. **History of Infestation,** if any: (termites, carpenter ants, etc.) _____

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 ✓ yes _____ no _____
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown ✓ 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 ✓ yes _____ no _____
4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors? unknown ✓ yes _____ no ✓
5. Settling, flooding, drainage, structural, or grading problems? unknown ✓ yes _____ no ✓
6. Major damage to the property from fire, wind, floods, or landslides? unknown ✓ yes _____ no ✓
7. Any underground storage tanks? unknown ✓ yes _____ no ✓
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown ✓ yes _____ no ✓
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown ✓ yes _____ no ✓
10. Any outstanding municipal assessments or fees? unknown ✓ yes _____ no ✓
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown ✓ yes _____ no ✓

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 _____ (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. Dwyer Date: Dec 2nd 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.COMMERCIAL - EASTSIDE

* Factors *

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

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

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

Ground Area = 640 SF Floor Area = 800 SF.

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

Building Areas

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

Other Additions/Adjustments

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

Notes: BARN CONVERTED INTO LIVING

ECF (2001 COMMERCIAL) 0.800 => 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: 3

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

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

Est. TCV/Total Floor Area = 43.51

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



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

Residential Building 1 of 3

Parcel Number: 051-035-210-13

Printed on

03/24/2025

Building Type	(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home	X Eavestrough	X Gas	Oil	Elc.	1 Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class: C	Exterior 2 Story	36 CCP (1 Story)	Common Wall: Detache	Car Capaci
Town Home	X Insulation	X Wood	Coal	Steam	Cook Top	2nd/Same Stack	36	44 Treated Wood	Exterior: Siding	Exterior: Siding	Exterior: Siding	2nd/Same Stack	44 Treated Wood	Exterior: Siding	Exterior: Siding
Duplex	0 Front Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Air w/ Ducts	Dishwasher	Two Sided	32	Treated Wood	Brick Ven.: 0	Brick Ven.: 0	Brick Ven.: 0	Two Sided	32 Treated Wood	Brick Ven.: 0	Brick Ven.: 0
A-Frame	X Other Overhang	Bath Heater	Bath Heater	Bath Heater	Garbage Disposal	Exterior 1 Story	32	Stone Ven.: 0	Stone Ven.: 0	Stone Ven.: 0	Stone Ven.: 0	Exterior 1 Story	32 Treated Wood	Stone Ven.: 0	Stone Ven.: 0
X Wood Frame	(4) Interior			Forced Hot Water			Forced Hot Water			Forced Hot Water		Forced Hot Water		Forced Hot Water	
Building Style:	X Drywall	Plaster	Electric Baseboard	Electric Baseboard	Electric. Cel.	Radiant (in-floor)	Electric. Cel.	Electric. Cel.	Hot Tub	Hot Tub	Hot Tub	Hot Tub	Hot Tub	Hot Tub	Hot Tub
TRAILER	X Panned	Wood T&G	Electric Wall Heat	Electric Wall Heat	Radiant (in-floor)	Electric Wall Heat	Electric Wall Heat	Electric Wall Heat	Unvented Hood	Unvented Hood	Vented Hood	Vented Hood	Vented Hood	Vented Hood	Vented Hood
Yr Built	2010	2010	Condition: Good	Condition: Good	Trim & Decoration	Space Heater	Space Heater	Space Heater	Intercom	Intercom	Intercom	Intercom	Intercom	Intercom	Intercom
Room List	Ex	X Ord	Min	Min	Central Air	Central Air	Central Air	Central Air	Jacuzzi Tub	Jacuzzi Tub	Jacuzzi Tub	Jacuzzi Tub	Jacuzzi Tub	Jacuzzi Tub	Jacuzzi Tub
Basement	Doors:	Solid	X H.C.	Wood Furnace	Wood Furnace	Wood Furnace	Wood Furnace	Wood Furnace	Direct-Vented Gas	Direct-Vented Gas	Direct-Vented Gas	Direct-Vented Gas	Direct-Vented Gas	Direct-Vented Gas	Direct-Vented Gas
1st Floor	(5) Floors			(12) Electric			(13) Plumbing			Class: C		Class: C		Class: C	
2nd Floor	Kitchen:			Other: Carpeted			Other:			Effec. Age: 31		Effec. Age: 31		Effec. Age: 31	
3 Bedrooms	Other:			No. of Amps Service			No. / Qual. of Fixtures			Total Base New : 49,291		Total Base New : 49,291		Total Base New : 49,291	
(1) Exterior	(6) Ceilings			X Drywall			X Ex. Ord. Min			Floor Area: 192		Floor Area: 192		Floor Area: 192	
Wood/Shingle	Aluminum/Vinyl	Brick	Vinyl	X Insulation	Many	X Ave.	Few	No. of Elec. Outlets	Trash Compactor	Central Vacuum	Central Vacuum	Central Vacuum	Central Vacuum	Central Vacuum	Central Vacuum
(2) Windows	Many	Large	Small	(7) Excavation			No. / Qual. of Fixtures(s)			Security System		Security System		Security System	
X Avg.	X Avg.	X Avg.	X Avg.	Basement: 0	S.F.	S.F.	Basement: 0	13 Fixture Bath	1 Story	Stories	Stories	Stories	Stories	Stories	Stories
X Few	X Few	X Few	X Few	Crawl: 192	S.F.	Slab: 0	Slab: 0	2 Fixture Bath	Siding	Exterior	Exterior	Exterior	Exterior	Exterior	Exterior
Wood Sash	Metal Sash	Metal Sash	Vinyl Sash	Height to Joists:	0.0	Height to Joists:	0.0	Softener, Auto	Crawl Space	Foundation	Foundation	Foundation	Foundation	Foundation	Foundation
X Double Hung	X Double Hung	X Double Hung	X Double Hung	Extra Toilet	Extra Sink	Separate Shower	Separate Shower	Softener, Auto	Total:	Size	Size	Size	Size	Size	Size
Horiz. Slide	Horiz. Slide	Horiz. Slide	Horiz. Slide	Extra Toilet	Extra Sink	Separate Shower	Separate Shower	Softener, Auto	30,311	192	192	192	192	192	192
Casement	(8) Basement			Conc. Block			Deck			Total:		Total:		Total:	
X Double Glass	Poured Conc.			Stone			Deck			30,311		30,311		30,311	
X Patio Doors	Treated Wood			Treated Wood			Treated Wood			23,945		23,945		23,945	
X Storms & Screens	X Concrete Floor			X Concrete Floor			Treated Wood			1		1		1	
(3) Roof	(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			2,727		2,727		2,727	
X Gable	Gambrel	Gambrel	Gable	Recreation	SF	Living	Public Water	Garages	Notes:	1	1,140	1,140	1,140	1,140	1,140
X Hip	Mansard	Mansard	Hip	Walkout	SF	Walkout	Public Sewer	Class: C	Foundation: 42 Inch	36	1,648	1,648	1,648	1,648	1,648
X Flat	Shed	Shed	Flat	No Floor	SF	Water Well	Water Well	Base Cost	Foundation: 42 Inch	44	1,384	1,384	1,384	1,384	1,384
X Asphalt Shingle	(10) Floor Support			Walkout Doors (A)			2000 Gal Septic			32		32		32	
Chimney:	Joists:			Unsupported Len:			Lump Sum Items:			49,291		49,291		49,291	
	Cntr.Sup:									38,250		38,250		38,250	
										9,544		9,544		9,544	
										216		12,081		12,081	
										49,291		49,291		49,291	
										30,600		30,600		30,600	
										ECF (2001 COMMERCIAL)		0.800 => TCV:		0.800 => TCV:	

Residential Building 2 of 3

Parcel Number: 051-035-210-13

Printed on

03/24/2025

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

Residential Building 3 of 3

Parcel Number: 051-035-210-13

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03/24/2025

Building Type	(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X Single Family	X Eavestrough		X Gas	X Wood	Oil	Elec.	1 Appliance Allow.	Interior 1 Story		Area	Type	Year Built:		Car Capacity:				
Mobile Home	X Insulation						Cook Top	Interior 2 Story				48 WCP	(1 Story)	Class:				
Town Home	0 Front Overhang						Dishwasher	2nd/Same Stack				342	Treated Wood	Brick Ven.:				
Duplex	0 Other Overhang						Garbage Disposal	Two Sided						Stone Ven.:				
A-Frame							Forced Air w/o Ducts	Exterior 1 Story						Common Wall:				
X Wood Frame							Forced Air w/ Ducts	Exterior 2 Story						Foundation:				
(4) Interior							Forced Hot Water	Prefab 1 Story						Finished ?:				
TRAILER							Electric Baseboard	Prefab 2 Story						Auto. Doors:				
Yr Built	Remodeled						Elec. Cel. Radiant	Heat Circulator						Mech. Doors:				
2010	0						Radiant (in-floor)	Raised Hearth						Area:				
Building Style:							Electric Wall Heat	Wood Stove						% Good:				
TRAILER							Space Heater	Direct-Vented Gas						Storage Area:				
Exterior							Wall/Floor Furnace	Oven						No Conc. Floor:				
Condition: Good							Forced Heat & Cool	Microwave						Bsmt Garage:				
Size of Closets							Heat Pump	Standard Range						Carport Area: 378				
Lg X Ord							No Heating/Cooling	Self Clean Range						Roof: Aluminum				
Small							Central Air	Sauna										
Room List							Wood Furnace	Trash Compactor										
Basement								Central Vacuum										
1st Floor								Security System										
2nd Floor																		
3 Bedrooms																		
(1) Exterior																		
Wood/Shingle																		
Aluminum/Vinyl																		
Brick																		
X Vinyl																		
X Insulation																		
(2) Windows																		
Many																		
X Avg.																		
X Few																		
X Metal Sash																		
X Vinyl Sash																		
X Double Hung																		
X Horiz. Slide																		
X Casement																		
X Double Glass																		
X Patio Doors																		
X Storms & Screens																		
(3) Roof																		
X Gable																		
X Hip																		
X Flat																		
X Asphalt Shingle																		
Chimney:																		
Joists:																		
Unsupported Len:																		
Cntr.Sup:																		
(4) Interior																		
Trim & Decoration																		
Ex Drywall																		
X Drywall																		
(5) Floors																		
Kitchen:																		
Other: Carpeted																		
Other:																		
(6) Ceilings																		
(7) Excavation																		
1 Large																		
X Avg.																		
X Few																		
X Small																		
(8) Basement																		
13 Fixture Bath																		
2 Fixture Bath																		
Slab: 0 S.F.																		
Height to Joists: 0.0																		
(9) Basement Finish																		
Recreation																		
SF																		
Living																		
Walkout Doors (B)																		
No Floor																		
SF																		
Walkout Doors (A)																		
(10) Floor Support																		
Lump Sum Items:																		
Cntr.Sup:																		

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

Parcel Number: 051-035-210-14

Printed on

03/24/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Date	Number	Status
Property Address SCHOOLCREST AVE			Class: COMMERCIAL-IMPROVE Zoning: R-1			Liber & Page		
Owner's Name/Address SHAGENA JOHN 11285 SCHOOLCREST CLARE MI 48617			School: CLARE PUBLIC SCHOOLS					
Tax Description PARCEL 1			P.R.E. 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 LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE.			MAP #:					
2025 Est TCV 214,148 TCV/TFR: 158.39			X Improved Vacant			Land Value Estimates for Land Table C-EST.COMMERCIAL - EASTSIDE		
Public Improvements			Description			* Factors *		
Dirt Road			Frontage Depth Front Depth Rate %Adj. Reason			Value		
Gravel Road			66.00 210.00 1.0000 0.0000 0 100*			0		
Paved Road			EASTSIDE C 20001-435185 SQ 29185 Sqft 1.50000 100			43,778		
Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.					
Sidewalk			66 Actual Front Feet, 0.67 Total Acres			Total Est. Land Value = 43,778		
Water Sewer			Land Improvement Cost Estimates					
Electric			Description Rate					
Gas			D/W/P: 4in Concrete 6.39			Size % Good		
Curb			D/W/P: 4in Concrete 6.39			Cash Value		
Street Lights			D/W/P: 4in Concrete 6.39			2,270		
Standard Utilities			D/W/P: 4in Concrete 6.39			586		
Underground Utils.			Total Estimated Land Improvements			1,593		
Topography of Site			True Cash Value = 5,098			653		
Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other
Who	When	What	2025	21,900	85,200	107,100		Taxable Value
KW	09/06/2022	INSPECTED	2024	0	0	0		74,939C
KW	08/30/2022	INSPECTED	2023	0	0	0		0
KW	08/09/2022	INSPECTED	2022	0	0	0		0

*** 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	X Eavestrough	X Gas	Oil	Elec.	1 Appliance Allow.		Interior 1 Story	Area	Type	Year Built:		Car Capacity:		Car Capacity:	
Town Home	X Insulation	X Wood	Coal	Steam	Cook Top		Interior 2 Story	12 CPP		12 CPP		Class: C		Class: C	
Duplex	0 Front Overhang	X Forced Air w/o Ducts			Dishwasher		2nd/Same Stack	230 CPP		2nd/Same Stack		Exterior: Siding		Exterior: Siding	
A-Frame	0 Other Overhang	X Forced Air w/ Ducts			Bath Heater		Two Sided			Two Sided		Brick Ven.: 0		Brick Ven.: 0	
X Wood Frame	(4) Interior				Vent Fan		Exterior 1 Story			Exterior 1 Story		Stone Ven.: 0		Stone Ven.: 0	
Building Style:	X Drywall	Plaster			Hot Tub		Exterior 2 Story			Exterior 2 Story		Common Wall: 1/2 Wal		Common Wall: 1/2 Wal	
TRAILER	Panels	Wood T&G			Unvented Hood		Prefab 1 Story			Prefab 1 Story		Foundation: 42 Inch		Foundation: 42 Inch	
Condition: Good					Vented Hood		Prefab 2 Story			Prefab 2 Story		Finished?:		Finished?:	
Yr Built	2010	Remodeled			Intercom		Heat Circulator			Heat Circulator		Auto. Doors: 0		Auto. Doors: 0	
Trim & Decoration					Electric Wall Heater		Raised Hearth			Raised Hearth		Mech. Doors: 1		Mech. Doors: 1	
Room List					Space Heater		Wood Stove			Wood Stove		Area: 270		Area: 270	
Basement					Wall/Floor Furnace		Direct-Vented			Direct-Vented		% Good: 79		% Good: 79	
1st Floor					Forced Heat & Cool		Gas			Gas		Storage Area: 0		Storage Area: 0	
2nd Floor					Heat Pump							No Conc. Floor: 0		No Conc. Floor: 0	
3 Bedrooms					No Heating/Cooling							Roof:		Roof:	
Doors:		Solid	X H.C.		Central Air		Jacuzzi Tub			Jacuzzi Tub					
(5) Floors					Wood Furnace		Wood Furnace			Wood Furnace					
Kitchen:					(12) Electric										
Other:					No. of Elec. Outlets										
(1) Exterior					No. / Qual. of Fixtures										
Wood/Shingle					X Ex.	Ord.	Min								
Aluminum/Vinyl					200 Amps Service										
Brick															
Vinyl															
X Insulation															
(2) Windows															
Many		Large			(7) Excavation										
X Avg.	X Avg.				1 3 Fixture Bath										
Few	Small				2 Fixture Bath										
Wood Sash					Softener, Auto										
Metal Sash					Softener, Manual										
Vinyl Sash					Solar Water Heat										
Double Hung					No Plumbing										
Horiz. Slide					Extra Toilet										
Casement					Extra Sink										
Double Glass					Separate Shower										
Patio Doors					Ceramic Tile Floor										
Storms & Screens					Ceramic Tile Wains										
X Concrete Floor					Ceramic Tub Alcove										
(9) Basement Finish					Vent Fan										
(14) Water/Sewer															
Recreation	SF														
Living	SF				Public Water										
Walkout Doors	(B)				Public Sewer										
No Floor	SF				Water Well										
Walkout Doors	(A)				1000 Gal Septic										
X Asphalt Shingle					2000 Gal Septic										
Chimney:					Lump Sum Items:										
Joists:															
Unsupported Len:															
Cntr..Sup:															

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

Residential Building 2 of 3

Parcel Number: 051-035-210-14

Printed on

03/24/2025

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Residential Building 3 of 3

Parcel Number: 051-035-210-14

Printed on

03/24/2025

Building Type	(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family	X Eavestrough			X Gas	Oil	Elec.	1 Appliance Allow.	Interior 1 Story			Area	Type	Year Built:		
Mobile Home	X Insulation			X Wood	Coal	Steam	Cook Top	Interior 2 Story			240	Treated Wood	Car Capacity:		
Town Home	0 Front Overhang			Forced Air w/o Ducts	Dishwasher			2nd/Same Stack			Class:				
Duplex	0 Other Overhang			Forced Air w/ Ducts	Garbage Disposal			Two Sided			Exterior:				
A-Frame	X			Forced Hot Water	Bath Heater			Exterior 1 Story			Brick Ven.:				
Wood Frame	(4) Interior			Electric Baseboard	Vent Fan			Exterior 2 Story			Stone Ven.:				
RANCH	X Drywall			Electric. Cel. Radiant	Hot Tub			Prefab 1 Story			Common Wall:				
Building Style:	X Panelled			Radiant (in-floor)	Unvented Hood			Prefab 2 Story			Foundation:				
Condition: Good	Trim & Decoration			Electric Wall Heat	Vented Hood			Heat Circulator			Finished ?:				
Yr Built 2010	Remodeled 0	Ex	X Ord	Min	Space Heater	Intercom			Raised Hearth			Auto. Doors:			
Size of Closets	Lg	X Ord	Small	Wall/Floor Furnace	Jacuzzi Tub			Wood Stove			Mech. Doors:				
Doors: Solid X H.C.	Central Air			Forced Heat & Cool	Oven			Direct-Vented Gas			Area:				
(5) Floors	Wood Furnace			Heat Pump	Microwave			Class: C			% Good:				
1st Floor	(12) Electric			No Heating/Cooling	Standard Range			Effec. Age: 6			Storage Area:				
2nd Floor	No. /Qual. of Fixtures			Self Clean Range	Sauna			Floor Area: 0			No Conc. Floor:				
3 Bedrooms	X	Other: Carpeted	200 Amps Service	Trash Compactor	Central Vacuum			Total Base New: 11,006			Bsmnt Garage:				
(1) Exterior	X	Other:	X Ex.	Min	Security System			Total Depr Cost: 10,345			Carport Area: 256				
Wood/Shingle	(6) Ceilings	No. of Elec. Outlets	Building Areas			Estimated T.C.V: 8,276			Roof: Aluminum						
Aluminum/Vinyl	X Drywall	Many	X Ave.	Few	Stories			E.C.F.							
Brick	X Vinyl	(13) Plumbing			Deck			X 0.800							
Vinyl	Insulation	Average Fixture(s)			Treated Wood			Cost New							
(2) Windows	(7) Excavation	1	3 Fixture Bath	Built-Ins			Depr. Cost								
Many	Large	2	Fixture Bath	Appliance Allow.			Deck								
X Avg.	X Avg.	Crawl: 0 S.F.	Softener, Auto	Carports			4,603								
Few	Small	Slab: 0 S.F.	Softener, Manual	Aluminum			240	4,327							
Wood Sash	Metal Sash	Height to Joists: 0.0	Solar Water Heat				1	2,727							
Vinyl Sash	Double Hung	No Plumbing	Extra Toilet				255	2,563							
X	Horiz. Slide	Extra Sink	Extra Sink				3,676	3,455							
Double Glass	Caseement	Separate Shower	Ceramic Tile Floor				11,006	10,345							
X	Patio Doors	Ceramic Tile Wains	Ceramic Tub Alcove				Totals:	8,276							
X	Storms & Screens	Treated Wood	Vent Fan												
(3) Roof	(9) Basement Finish			(14) Water/Sewer			Notes:			ECF (2001 COMMERCIAL) 0.800 => TCV:					
X Gable	Gambrel	Recreation	SF	Public Water						8,276					
Hip	Manard	Living	SF	Public Sewer											
Flat	Shed	Walkout Doors (B)	SF	Water Well											
X Asphalt Shingle		No Floor	SF	1000 Gal Septic											
Chimney:		Walkout Doors (A)		2000 Gal Septic											
		Joists:	Lump Sum Items:												
		Unsupported Len:	Cntr.Supp:												

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

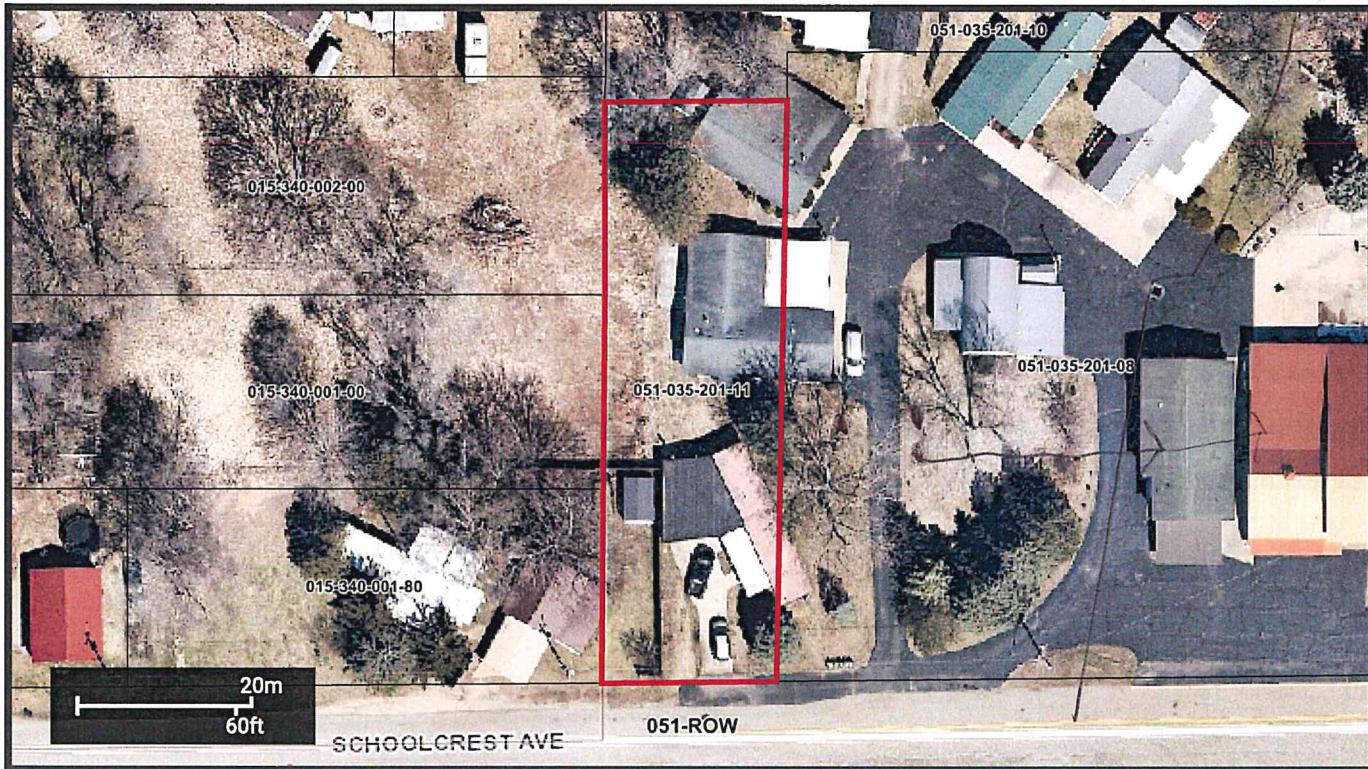


Clare County GIS

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
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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

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

Base Paid:	\$1,660.33
Admin Fees Paid:	\$16.60
Interest Fees Paid:	\$0
Total Paid:	\$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

Application Use and Disclaimer

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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**

> Property Tax information found

> 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 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

6/18/2025

Recalculate

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

Load More Years

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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**

> Residential Building Summary

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

> Assessed Value: \$107,100 | Taxable Value: \$74,939

Owner and Taxpayer Information**Owner**

SHAGENA JOHN
11285 SCHOOLCREST
CLARE, MI 48617

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2025

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

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

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	210.00 ft
Total Frontage: 66.00 ft		Average Depth: 210.00 ft

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 COMER OF LOT 3 OF SAID PLAT OF "HAPPY ACRES", THENCE \$88°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

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

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

Garage Information

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

Porch Information

CPP	12 sq ft	Foundation	Standard
CPP	230 sq ft	Foundation	Standard

Building Information - 1352 sq ft MODULAR (Residential)

General

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

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
------------------	---

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
RESD OPERATING	0.4047	14.48	\$14.48
RESD SPEC ED	1.62	57.97	\$57.97
RESD 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

- > 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**

> Residential Building Summary		> Assessed Value: \$71,100 Taxable Value: \$40,312
- Year Built: 2010	- Bedrooms: 9	
- Full Baths: 3	- Half Baths: 0	
- Sq. Feet: 576	- Acres: 0.810	

Owner and Taxpayer Information

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

General Information for Tax Year 2025

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

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

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

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 MI
 By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X OF SAID SECTION 35: THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53
 '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.

Land Division Act Information

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

Floor Area	192 sq ft	Estimated TCV	\$30,205
Garage Area	216 sq ft	Basement Area	0 sq ft
Foundation Size	192 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	Crawl Space	Siding	192 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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Built-In Information

Appliance Allow.	1
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Garage Information

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

Porch Information

CCP (1 Story)	36 sq ft	Foundation	Standard
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Deck Information

Treated Wood	44 sq ft
Treated Wood	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	<i>No Data to Display</i>
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	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
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
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Built-In Information

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

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	<i>No Data to Display</i>
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	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
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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1

Carport Information

Area	378 sq ft	Roof Type	Aluminum
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Porch Information

WCP (1 Story)	48 sq ft	Foundation	Standard
----------------------	----------	-------------------	----------

Deck Information

Treated Wood	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**
 11285 SCHOOLCREST
 CLARE, MI 48617

SEE OWNER INFORMATION

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**

> Residential Building Summary

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

> Assessed Value: \$132,800 | Taxable Value: \$83,298

Owner and Taxpayer Information

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

General Information for Tax Year 2025

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

Principal Residence Exemption Information

Homestead Date	No Data to Display
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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

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

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	230.00 ft
Total Frontage: 66.00 ft		Average Depth: 230.00 ft

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 NORTHEAST ONE-EIGHTH LINE; THENCE N00°11'37"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](#). X 127 AND THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53 FEET TO THE MONUMENTED NORTHEAST ONE-EIGHTH LINE, 597.35 FEET TO THE

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

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

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

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

General

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

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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Deck Information

Treated Wood	219 sq ft
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General

Floor Area	960 sq ft	Estimated TCV	\$71,457
Garage Area	960 sq ft	Basement Area	0 sq ft
Foundation Size	960 sq ft		
Year Built	2005	Year Remodeled	No Data to Display
Occupancy	Single Family	Class	CD
Effective Age	25 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	MODULAR
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Blt-In Gar.	Siding	960 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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Garage Information

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

Carport Information

Area	384 sq ft	Roof Type	Aluminum
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Porch Information

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

Floor Area	0 sq ft	Estimated TCV	\$2,638
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	CD
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	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
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Porch Information

CCP (1 Story)	140 sq ft	Foundation	Standard
		ion	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
RESD OPERATING	0.404	32.09	\$32.09
RESD SPEC ED	1.6175	128.49	\$128.49
RESD 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
RESD OPERATING	0.4047	30.69	\$30.69
RESD SPEC ED	1.62	122.86	\$122.86
RESD 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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Property Images



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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!



Neil Sheridan

Phone: (517) 749-7616

Email: neil@sheridanauctionservice.com

Website: www.sheridanauctionservice.com

