

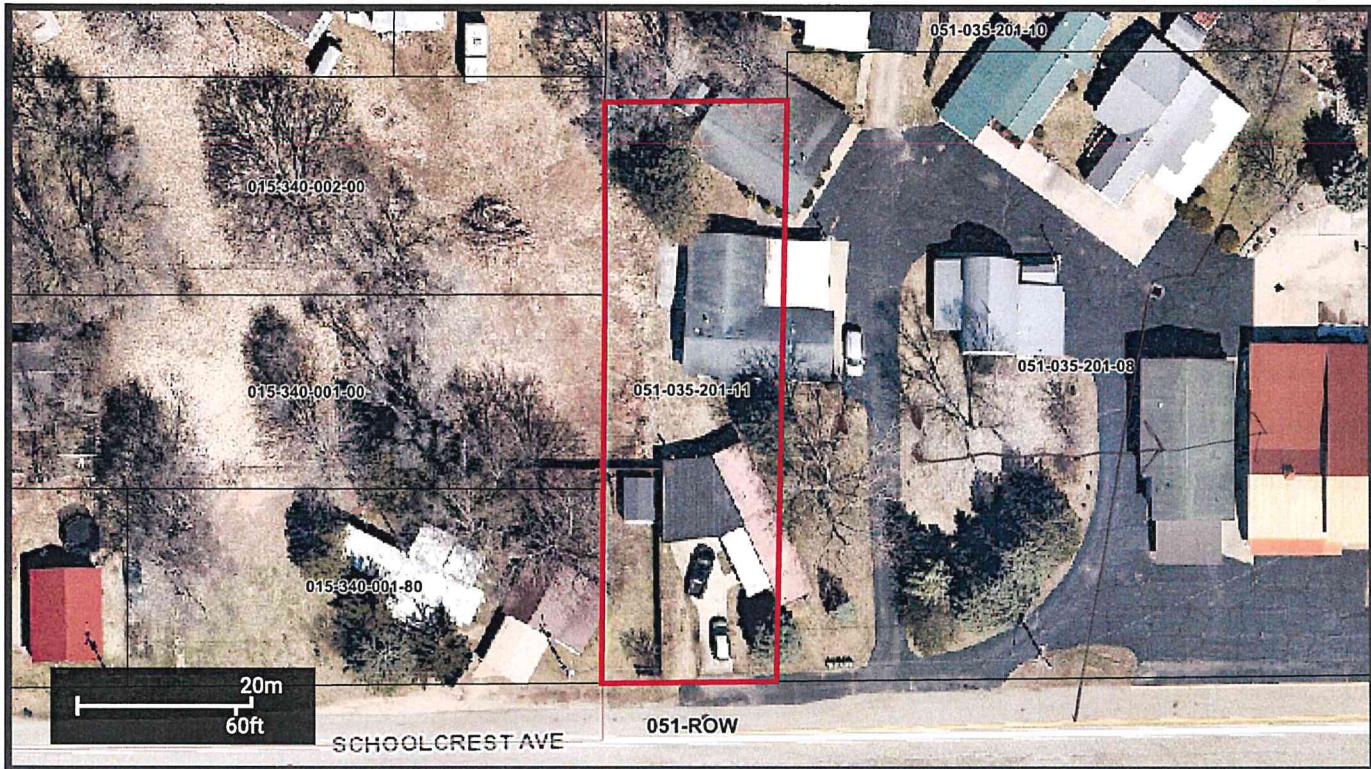


Clare County GIS

Parcel Report: 051-035-201-11

10/8/2024

10:34:38 AM



Property Address

--

--, --, --

Owner Address

SHAGENA JOHN & MARGARET

--

11285 SCHOOLCREST

CLARE, MI 48617

Unit:

051

Unit Name:

CITY OF CLARE-CLARE CO

General Information for 2024 Tax Year

Parcel Number:

051-035-201-11

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

PRE 2023: 0%
PRE 2024: 0%

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

Prev Year Info

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

Land Information

Acreage:	0.318
Zoning:	R-1

Tax Description

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

Sales Information

Sale Date: 01-01-2002

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: W566:0366

Tax History *Total Due as of settlement date

Tax Details 2023 Summer

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

Last Payment Date:

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

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

Tax Items 2023 Summer

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

Tax Details 2022 Winter

School Dist. Code:	18010
School Dist. Name:	CLARE SCHOOL DISTRICT
Property Class:	201
Class Name:	COMMERCIAL, IMPROVED
Last Payment Date:	December 5, 2022
Base Tax:	\$1,721.33
Admin Fees:	\$17.21
Interest Fees:	\$0.00
Total Tax & Fees:	\$1,738.54
Assessed Value:	\$65,000
Taxable Value:	\$61,781
State Equalized Value:	\$65,000
Exemption Percent:	0%

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

Tax Items 2022 Winter

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

Tax Details 2022 Summer

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

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

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

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

Tax Items 2022 Summer

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

Tax Details 2021 Winter

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

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

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

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

Tax Items 2021 Winter

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

Tax Details 2021 Summer

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

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

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

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

Tax Items 2021 Summer

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

Tax Details 2020 Winter

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

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Clare County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Clare County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

GIS/Mapping Disclaimer

The Geographic Information System (GIS) made available through this website is developed and maintained by Clare County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software, Inc.](#)By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software, Inc.](#)

×



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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software](#), Inc.

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 

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

Built-In Information

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

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

Deck Information

Treated Wood	44 sq ft
Treated Wood	32 sq ft

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 

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

Built-In Information

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

Carport Information

Area	304 sq ft	Roof Type	Aluminum
-------------	-----------	------------------	----------

Porch Information

CPP	12 sq ft	Foundation	Standard
------------	----------	-------------------	----------

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

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). **Appliance Allow.**

1

Carport Information

Area	378 sq ft	Roof Type	Aluminum
-------------	-----------	------------------	----------

Porch Information

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

Deck Information

Treated Wood	342 sq ft
---------------------	-----------

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software, Inc.](#)

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

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software](#), Inc.

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 

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**
 11285 SCHOOLCREST
 CLARE, MI 48617

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	\$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

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 N01°13'37"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
----------------	---

Deck Information

Treated Wood	219 sq ft
--------------	-----------

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). X

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

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

Porch Information

WPP	680 sq ft	Foundation	Standard
-----	-----------	------------	----------

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

Porch Information

CCP (1 Story)	140 sq ft	Foundation	Standard
		ion	Standard

By continuing to use this website you agree to the [BS&A Online Terms of Use](#).

**Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2025 [BS&A Software](#), Inc.

By continuing to use this website you agree to the [BS&A Online Terms of Use](#). 



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

Application Use and Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on Clare County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Clare County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

GIS/Mapping Disclaimer

The Geographic Information System (GIS) made available through this website is developed and maintained by Clare County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

