



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/or kind, as agreed to by bidders at registration prior to bidding and specified in the Agreement to Purchase Real Estate (the Contract) to which these terms and conditions are attached.

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

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

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

Bidding increments are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

There are no surveys on any property. Buyer is purchasing by way of parcel ID and legal description only. All maps used in auction materials in print or online are based on specific County Equalization maps. 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

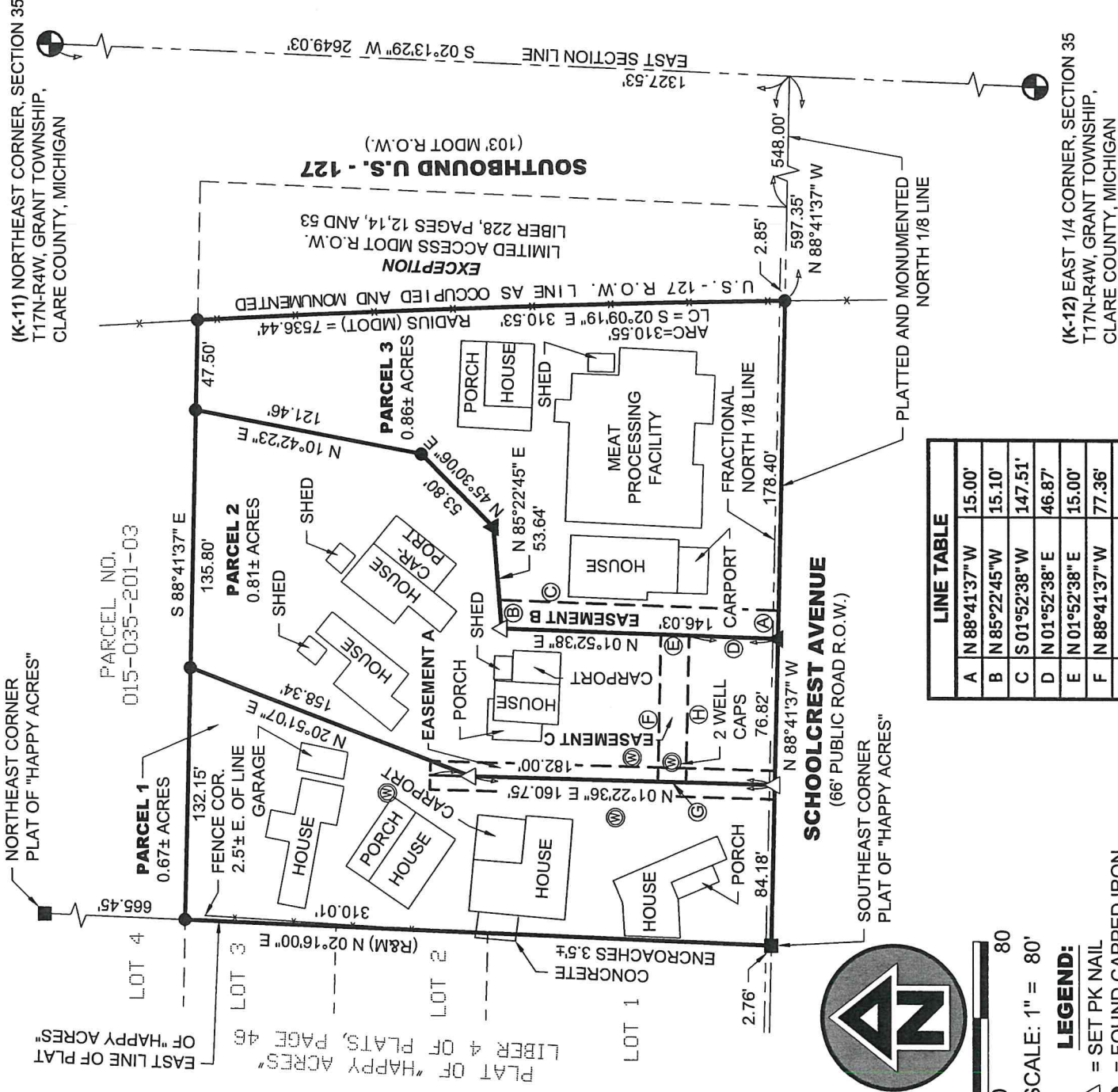
All properties except 819 #1 have city sewer
Water is 3 private 4" wells

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.



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

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: Decemeber 12, 2024 Scale: As Noted

Drawn by: DMM

Field: DMM

Checked: DM

Revised:

Job No. C-240443

Sheet: 1 of 4

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

COPY

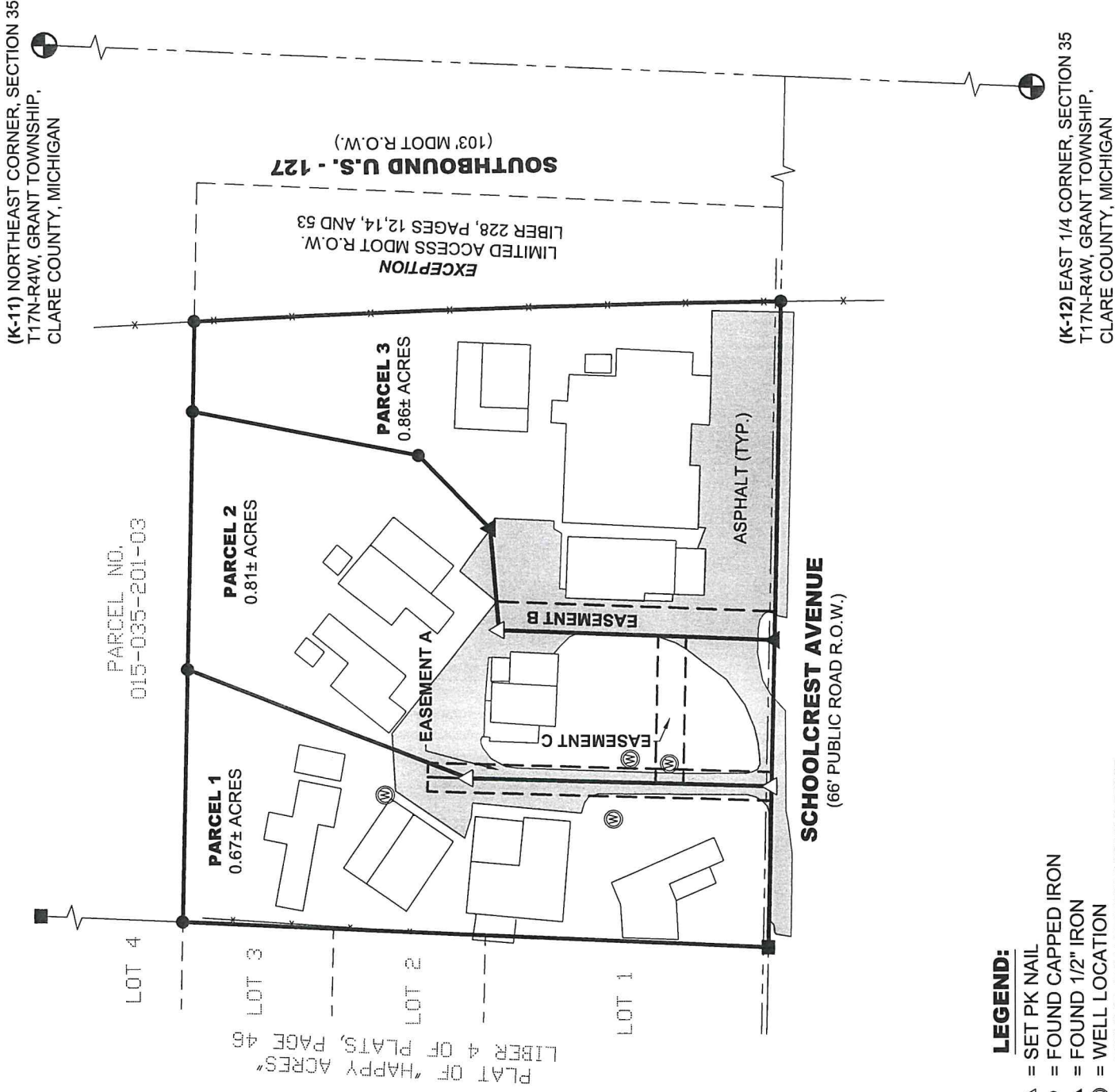
CERTIFICATE OF SURVEY

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

Parking Lot Location Detail:



SCALE: 1" = 80'



LEGEND:

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

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

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Field: DMM	Checked: DM	Revised:

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

COPY

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

PARCEL 1

PARCEL 2

PARCEL 3



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Field:DMM

Checked: DM

Revised:

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Job No. C-240443 Sheet: 3 of 4

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

YOL

CERTIFICATE OF SURVEY

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

Easement Descriptions:

EASEMENT A

A 15 foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 852.57 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence lying 7.50 feet on either side of the following described centerline: N01°22'36"E, 182.00 feet to the point of ending of said easement. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

EASEMENT B

A 15 foot wide easement for ingress, egress, and public and private utility purposes being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 760.75 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N88°41'37"W, along said monumented North One-eighth line, 15.00 feet; thence N01°52'38"E, 146.03 feet; thence N85°22'45"E, 15.10 feet; thence S01°52'38"W, 147.51 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

EASEMENT C

A 15 foot wide water line easement being part of the Northeast One-quarter of the Northeast One-quarter, Section 35, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Northeast corner of said Section 35; thence S02°13'29"W, along the East Section line, 1327.53 feet to the monumented North One-eighth line; thence N88°41'37"W, along said monumented North One-eighth line, 775.75 feet; thence N01°52'38"E, 46.87 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT; thence continuing N01°52'38"E, 15.00 feet; thence N88°41'37"W, parallel with said monumented North One-eighth line, 77.36 feet; thence S01°22'36"W, 15.00 feet; thence S88°41'37"E, parallel with said monumented North One-eighth line, 77.23 feet back to the Point of Beginning. This easement is subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.

Government Corner Witnesses:

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

WITNESSES:

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

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

WITNESSES:

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



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Field: DMM	Checked:	Revised:

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

Seller's Disclosure Statement

819 - 1 thru 5

Property Address:

819 Schoolcraft # 821, 821⁽²⁾, 821⁽³⁾

Street

City, Village or Township

MICHIGAN

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

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

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

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

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven			☒		Lawn sprinkler system			☒	☒
Dishwasher			☒		Water heater			☒	
Refrigerator			☒		Plumbing system			☒	
Hood/fan			☒		Water softener/conditioner	☒			☒
Disposal			☒		Well & pump	☒			
TV antenna, TV rotor controls					Septic tank & drainfield	☒			
Electric system					Sump pump				☒
Garage door opener & remote				☒	City water system	☒			
Alarm 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/Crawlspace:** Has there been evidence of water?

yes _____ no ☒

If yes, please explain: _____

2. **Insulation:** Describe, if known: _____

Urea Formaldehyde Foam Insulation (UFFI) is installed?

unknown ☒ yes _____ no _____

3. **Roof:** Leaks?

Approximate age if known: _____

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

Has the water been tested?

yes _____ no _____

If yes, date of last report/results: _____

BUYER'S INITIALS _____

SELLER'S INITIALS _____

PAGE 1 OF 2

FORM H JUN/06

Seller's Disclosure Statement

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

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

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property? unknown ☒ yes _____ no _____
 12. Mineral Rights: Do you own the mineral rights? unknown ☒ yes _____ no _____

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

- | | | | |
|---|---|---|--|
| 1. Features of property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? | unknown _____ | 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 NO (date).
 The Seller has owned the property since 1973 (date).

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

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

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

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

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

Seller John R. J. Jager 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.COMMERICAL - EASTSIDE

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	66.00	230.00	1.0000	0.0000	0	100*		0
EASTSIDE C 20001-	43560 SQ	37462	SqFt	1.50000	75		LOCATION	42,145
* denotes lines that do not contribute to the total acreage calculation.								
66 Actual Front Feet, 0.86 Total Acres								Total Est. Land Value = 42,145

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

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

Ground Area = 640 SF Floor Area = 800 SF.

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

Building Areas

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

Other Additions/Adjustments

Deck

Treated Wood	219	4,148	3,443	*83% Good
--------------	-----	-------	-------	-----------

Water/Sewer

Public Water	1	1,158	625
Public Sewer	1	1,158	625

Totals: 90,842 50,257

Notes: BARN CONVERTED INTO LIVING

ECF (2001 COMMERCIAL) 0.800 => TCV: 40,206

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

(11) Heating System: Forced Air w/ Ducts

Parcel Number: 051-035-210-12

Page: 2

Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

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

Other Additions/Adjustments

Porches					
WPP			680	9,853	7,488

Garages

Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 960 31,843 24,201

Carports

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

Notes:

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

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

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Porches					
CCP (1 Story)			140	3,452	1,864
CCP (1 Story)			110	2,768	1,495
Totals:			6,220	3,359	

Notes: COMM BLDG

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

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

Costs are taken from the Markets - Convenience cost schedules.

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

Class: C Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 294

Base Rate for Upper Floors = 99.04

(10) Heating system: Forced Air Furnace Cost/SqFt: 8.96 100%
Adjusted Square Foot Cost for Upper Floors = 108.00

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

Reproduction/Replacement Cost = 469,044

Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/80 /100/28.8
Total Depreciated Cost = 135,085

ECF (2001 COMMERICAL) 0.800 => TCV of Bldg: 1 = 108,068
Replacement Cost/Floor Area= 108.00 Est. TCV/Floor Area= 24.88

Parcel Number: 051-035-210-12

Page: 3

Total Estimated True Cash Value of Commercial/Industrial Buildings =

108,068

2025 Est. T.C.V. 051-035-210-12

=

265,533

Est. TCV/Total Floor Area = 43.51

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

Parcel Number: 051-035-210-13

Jurisdiction: CITY OF CLARE-CLARE CO

County: CLARE

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03/24/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
Property Address	Class: COMMERCIAL-IMPROVE Zoning: R-1			Building Permit(s)	Date	Number	Status				
SCHOOLCREST AVE	School: CLARE PUBLIC SCHOOLS										
Owner's Name/Address	P.R.E. 0%										
SHAGENA JOHN 11285 SCHOOLCREST CLARE MI 48617	MAP #:										
	2025 Est TCV 142,293 TCV/TFA: 247.04										
	X Improved	Vacant	Land Value Estimates for Land Table C-EST. COMMERCIAL - EASTSIDE								
	Public Improvements		* Factors *								
Tax Description	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PARCEL 2	Dirt Road		66.00	100.00	1.0000	0.0000	0	40*		0	
PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35, T17N-R4W, CITY OF CLARE, CLARE COUNTY, STATE OF MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35: THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE.	Gravel Road		80.00	389.00	1.0000	0.0000	0	40*		0	
	Paved Road		EASTSIDE C 20001- 43560 SQ	35284 SqFt	1.50000	100				52,926	
	Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
	Sidewalk		146 Actual Front Feet, 0.81 Total Acres							Total Est. Land Value =	52,926
	Sewer										
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	Rolling										
	Low										
	High										
	Landscaped										
	Swamp										
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	KW	09/06/2022	INSPECTED	2025	26,500	44,600	71,100	0		40,312C	
	KW	08/16/2022	INSPECTED	2024	0	0	0	0		0	
				2023	0	0	0	0		0	
				2022	0	0	0	0		0	

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

Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-Ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area Type 12 CPP 320 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: & Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 304 Roof: Aluminum
X Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				
Building Style: TRAILER	Trim & Decoration					
Xr Built Remodeled 2010	Ex X Ord Min					
Condition: Good	Size of Closets					
	Lg X Ord Small					
Room List	Doors: Solid X H.C.					
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors Kitchen: Other: Carpeted Other:					
(1) Exterior						
Wood/Shingle Aluminum/Vinyl Brick Vinyl X Insulation	(6) Ceilings X Drywall					
(2) Windows	(7) Excavation					
Many X Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					
Wood Sash Metal Sash X Vinyl Sash	(8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					
X Double Hung Horiz. Slide Casement						
X Double Glass Patio Doors X Storms & Screens	(9) Basement Finish					
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					
X Gable Hip Flat Shed						
X Asphalt Shingle	(10) Floor Support					
Chimney:	Joists: Unsupported Len: Cntr.Spd:					
	Lump Sum Items:					
	(14) Water/Sewer					
	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
	Notes: ECF (2001 COMMERCIAL) 0.800 => TCV:					
	Totals:					
	304					
	4,365					
	2,357					
	7,009					
	5,607					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame X Wood Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Cell. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area Type 48 WCP (1 Story) 342 Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 378 Roof: Aluminum	
Building Style: TRAILER Yr Built 2010 Condition: Good		X Drywall Paneled Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Carpeted		No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 3 Single Family TRAILER (11) Heating System: Forced Air w/ Ducts Ground Area = 384 SF Floor Area = 384 SF. Phy./Ab. Phy./Func/Econ/Comb. % Good=69/100/100/100/69 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 384 Size 64,749 Cost New 44,677		Class: C Effec. Age: 31 Floor Area: 384 Total Base New: 81,679 Total Depr Cost: 56,359 Estimated T.C.V: 45,087 E.C.F. X 0.800		Bsmt Garage: Carport Area: 378 Roof: Aluminum	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		(6) Ceilings X Drywall		(7) Excavation Basement: 384 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support Joists: Unsupported Len: Cntr. Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Notes: ECF (2001 COMMERCIAL) 0.800 => TCV: 45,087		Porches WCP (1 Story) Deck Treated Wood Built-ins Appliance Allow. Carports Aluminum Totals: 378 5,428 81,679 45,087		48 2,971 2,050 342 5,804 4,005 1 2,727 1,882 3,745 56,359 45,087	
(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney:		Gambrel Mansard Shed		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Notes: ECF (2001 COMMERCIAL) 0.800 => TCV: 45,087		Porches WCP (1 Story) Deck Treated Wood Built-ins Appliance Allow. Carports Aluminum Totals: 378 5,428 81,679 45,087		48 2,971 2,050 342 5,804 4,005 1 2,727 1,882 3,745 56,359 45,087			

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

Parcel Number: 051-035-210-14

Jurisdiction: CITY OF CLARE-CLARE CO

County: CLARE

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.				
Property Address	Class: COMMERCIAL-IMPROVE Zoning: R-1		Building Permit(s)		Date	Number	Status					
SCHOOLCREST AVE	School: CLARE PUBLIC SCHOOLS											
Owner's Name/Address	P.R.E. 0%											
SHAGENA JOHN 11285 SCHOOLCREST CLARE MI 48617	MAP #:											
	2025 Est TCV 214,148 TCV/TEFA: 158.39											
	X Improved	Vacant	Land Value Estimates for Land Table C-EST.COMMERCIAL - EASTSIDE									
Tax Description	Public Improvements	* Factors *										
PARCEL 1 PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, SECTION 35, T17N-R4W, CITY OF CLARE, CLARE COUNTY, STATE OF MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S02°13'29"W, ALONG THE EAST SECTION LINE, 1327.53 FEET TO THE MONUMENTED NORTH ONE-EIGHTH LINE; THENCE N88°41'37"W ALONG SAID MONUMENTED NORTH ONE-EIGHTH LINE.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utilis.	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		66.00		210.00	1.0000	0.0000	0	100*				0
		EASTSIDE C 20001-		43560 SQ	29185 SqFt	1.50000	100					43,778
		* denotes lines that do not contribute to the total acreage calculation.										
		66 Actual Front Feet, 0.67 Total Acres										43,778
		Total Estimated Land Improvements True Cash Value =										5,098
	Topography of Site											
	Level											
	Rolling											
	Low											
	High											
	Landscaped											
	Swamp											
	Wooded											
	Pond											
	Waterfront											
	Ravine											
	Wetland											
	Flood Plain											
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	KW	09/06/2022	INSPECTED	2025	21,900	85,200	107,100	0		74,939C	0	
	KW	08/30/2022	INSPECTED	2024	0	0	0			0	0	
	KW	08/09/2022	INSPECTED	2023	0	0	0			0	0	
	KW	08/09/2022	INSPECTED	2022	0	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 Town Home Duplex A-Frame X Wood Frame		X Eavestrough X Insulation 0 Front Overhang 0 Other Overhang (4) Interior X Drywall Plaster Paneled Wood T&G Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors: Solid X H.C. (5) Floors Kitchen: Other: Carpeted Other:		X Gas Oil Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Mains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System Cost Est. for Res. Bldg: 3 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy./Ab. Phy./Func/Econ/Comb. & Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Other Additions/Adjustments Deck Treated Wood Built-Ins Appliance Allow. Carports Aluminum Notes: ECF (2001 COMMERCIAL) 0.800 => TCV: 8,276		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 11,006 Total Depr Cost: 10,345 Estimated T.C.V: 8,276		Area Type 240 Treated Wood Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 256 Roof: Aluminum			
Condition: Good Room List Basement 1st Floor 2nd Floor 3 Bedrooms (1) Exterior Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation (2) Windows Many Large Avg. Small Few Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens (3) Roof X Gable Gambrel Hip Mansard Flat Shed X Asphalt Shingle Chimney: Joists: Unsupported Len: Cntr. Sup:		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0 (8) Basement Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A) (10) Floor Support		(15) Built-Ins 1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl. Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System Cost Est. for Res. Bldg: 3 Single Family RANCH (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy./Ab. Phy./Func/Econ/Comb. & Good=94/100/100/100/94 Building Areas Stories Exterior Foundation Other Additions/Adjustments Deck Treated Wood Built-Ins Appliance Allow. Carports Aluminum Notes: ECF (2001 COMMERCIAL) 0.800 => TCV: 8,276		Area Type 240 Treated Wood Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor: Bsmt Garage: Carport Area: 256 Roof: Aluminum							

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

Property Images



View our website for more images!

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

