

MICHIGAN NATIONAL BANK BLDG

OFFICE OF CITY ASSESSOR GRAND RAPIDS, MICHIGAN REAL PROPERTY APPRAISAL

NAT. BANK G.R.

95 Sale 2,345,000 W 30+10 Dania

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	23,500	132,000	155,500		
1973	17,000	132,000	149,000	(b) ✓	6500 ✓
1977	17,000	132,000	149,000		6/76 REPL 4TH FLOOR +10,000
1978	17,000	140,000	157,000	BA ✓	+8000
1980	79,000	165,000	184,000	(b) +A ✓	27000 ✓ 3/78 REPLACE WINDOWS +312,000 6/80 15 H.P.A.C. 45,000
1981	19,000	165,000	184,000	(b) (NC)	7-81 INST. 5 H.P. SELF CONTAINED W/AC UNIT 5,000
1982	20,000	174,000	194,000	(b) A ✓	+19,000
1985	22,500	182,500	205,000	(b) (N) ✓	+11,000
1987	22,500	308,500 347,500	370,000	325,000	(b) N ✓ 165,000 Appeal Denied deduced by Bd. of Review is (L 45,000) ✓ 213,5
88	160,000	1,590,000	1,750,000	m (N) ✓	1,425,000 CHG CLASS 213 1188 rmdl 1st flr COMBINE
89	176,000	1,590,000	1,766,000	(b) (N) ✓	16,000 7/89 inst 4th spe LAND 10%
90	193,000	1,752,000	1,945,000	(b) A ✓	17,000 N 162,000 7/90 rmdl 4th flr 7/90 rmdl bathrm on 107 L+B 107 L+B
1991	193,000	1,803,000 1,927,000	2,120,000	1,995,000	(b) (N) ✓ 75,000 A + 109,000 Reduced on Appeal Reduced on Appeal Refused by BOR Appeal Denied -50,000 -1991 MT
1992	193,000	1,802,000	1,995,000	1,138,750	AR (No Action) (frozen) BOR no action MIT 1992
1993	193,000	1,802,000	1,995,000	1,186,250	(b) (NC) ✓ AR Denied BOR Sustained ✓
1994	193,000	1,802,000	1,995,000	1,142,500	AR Denied BOR Denied Appeal Denied ✓
1995	193,000	1,802,000	1,995,000	1,142,500	
1996	196,900	968,500	1,165,400		(b) A ✓ 22,900 Appeal Denied Sustained by Bd. of Review

M 89

213.5
203
98

LOCATION 79 Monroe Ave 23547 G R Trust Co

ADDRESS See 23563 2 10 72 4-198

WARD BOOK NO. PAGE NO. DISTRICT NO.

23564 CITY of GRAND RAPIDS



NAME OF CONTRACT OWNER OR LEASE-HOLDER										ADDRESS										LAND VALUATIONS									
EXTRAS					WINDOWS					STORE FRONTS					RESTRICTIONS														
Footings-Ordin.	Steel Sash-Stand.									Copper Set						LOTS			ZONING			IMPROVEMENTS							
Spread	Casement									Aluminum Set						Level	A-Residen'l.	Dirt Street	Water										
Deep	Hollow Metal									Wood Set					Low	B-Residen'l.	Gravel	Sewer											
Piling - Etc.	Wood Double Hung									Bulkhead - Marble					High	C-Commer'l.	Asphalt	Gas											
Fire Pumps	Casement									Stone					Swampy	D-Industrial	Brick	Electricity											
Diesel Elect.		FLOOR FINISH															E-Industrial	Concrete											
Oil Burners	Marble									Tile								Sidewalks											
Auto. Stokers	Tile									Struct. Glass								None											
Boilers	Cork									Face Brick																			
Refrigeration	Rubber Tile									Wood																			
Auditorium	Asphalt Tile									Vestibule Floor-Tile						FRONT & DEPTH	CORNER FACTOR	DEPTH FACTOR	SQUARE FEET	FRONT FT.PRICE	ASSESSED VALUE								
Stage	Terrazzo									Mosaic Tile						22x88			1936										
Movie Booth	Linoleum									Terrazzo						22		.9476	3250	67753									
Bank Vault	Parquetry									Cement																			
Insulated	Brick																												
	Wood Block	HEATING																											
	Oak									Radiation																			
	Maple									Unit Heaters																			
	Pine									Arcola																			
	Cement									Warm Air - Forced																			
	None									Gravity																			
										Stove																			
										None																			
										Own Plant H.R.																			
										Utility Plant																			
										Radiation Sq. Ft.																			

DESCRIPTION OF COMMERCIAL & INDUSTRIAL BLDG.

ZONE		DATE BUILT		DATE MOVED ON		RENTED AT		EXTERIOR WALLS				INTERIOR PARTITIONS				BUILDING DIMENSIONS					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	
USE		COLUMNS		BEAMS		TRUSSES		PURLINS		JOISTS		FLOORS & ROOF STRUCT.		GROUND FLOOR		TOTAL AREA		TOTAL HEIGHT		TOTALS	
Industrial		Steel		Rein. Concrete		Aluminum		Steel		Concrete Blocks		Rein. Concrete		Rein. Concrete		22x88	14	168	1936	264,287	150
Merchandise	✓	Cast Iron		Timber		Rubble Stone		Laminated Wood		Common Brick	✓	Steel		Rein. Concrete							
Office	✓	Pipe		Laminated Wood		Coursed Stone		Pre-Cast Concrete		Wood Siding		Wood		Junior I Beams							
Warehouse		Rein. Concrete		Pre-Cast Concrete		Metal Siding				Art Stone				Bar Joists							
Bank	✓	Wood				Corr. Iron				Cement				Pressed Steel							
Theatre		Brick				Haudlte				Art Stone											
Hotel		Concrete Blocks				Stainless Steel				Cement											
Rooming House										Art Stone											
Power House										Base-Limestone											
										Sandstone											
										Granite											
										Art Stone											
										Cement											
										Coping-Limestone											
										Sandstone											
										Granite											
										Art Stone											
										Cement											
										Art Stone											
										Brick Pattern Plain											
										Fancy											

Interviewed by _____ Estimated by _____ Classified by _____

Date 4/12/37

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

NW'ly 22 ft in width of NE'ly 88 ft in length of lot 4, Sec 11

Plat of the village of Grand Rapids
Campau Plat (so called)

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

PROPERTY APPEALS TO ASSESSORS
GRANTED DENIED

GRANTED	DENIED

TO BOARD OF REVIEW
GRANTED DENIED

GRANTED	DENIED

PROPERTY TRANSFERS

BOOK	PAGE	DATE	DEED	LAND CONTRACT

BUILDING PERMITS

PERMIT NO.	DATE	TYPE	STORIES	SIZE	AMOUNT

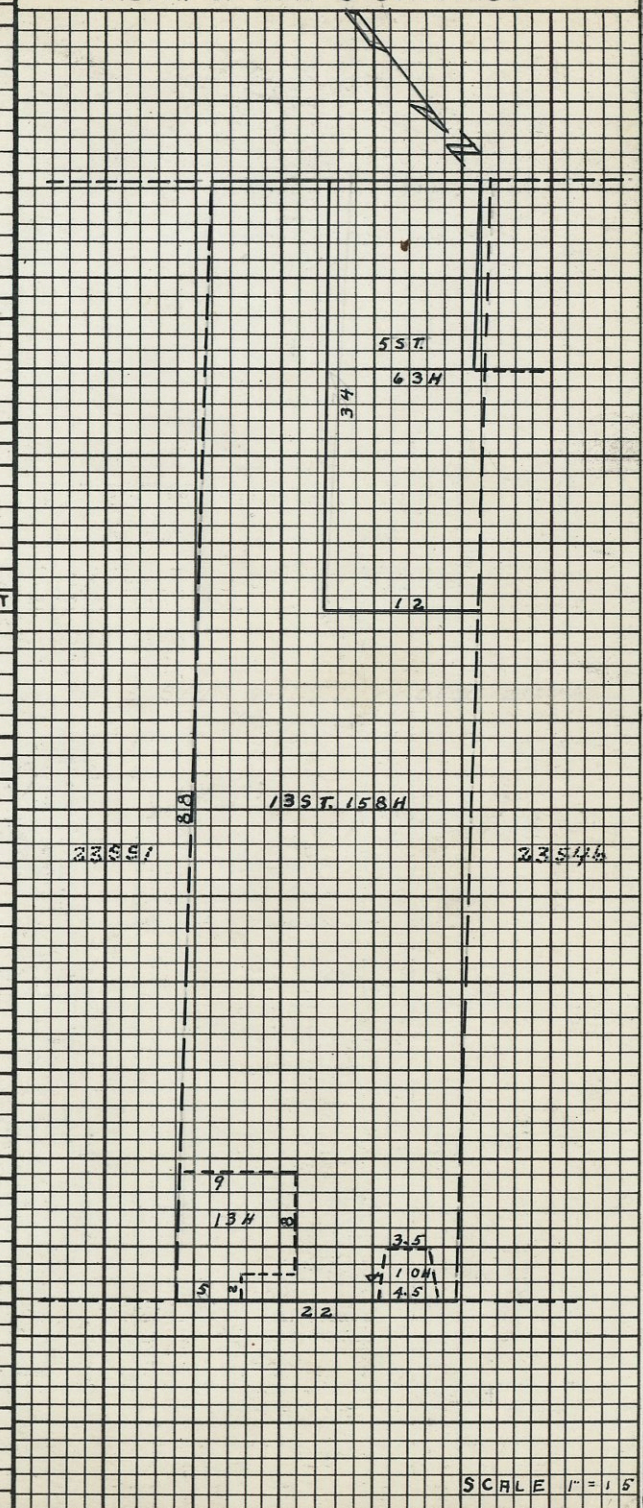
Architect or Builder
Address of Same
Remarks

ADDITIONAL INFORMATION

DATE	AMOUNT	
Land Cost		
Building Cost		
Garage Cost		
TOTAL COST		
Asking Price		
Private Appraisal		
Insurance		
Mortgage Etc.		
Annual Income		
DATE	LAST SALE PRICE	AMOUNT
All Cash		
Part Cash		
Contract Balance		
Mortgage Balance		

Remarks

SKETCH OF LAND & BUILDINGS



THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

NW'ly 22 ft of SE'ly 44 ft in width of
NE'ly 88 ft in length of lot 4, Sec 11

Plat of the village of Grand Rapids
Campau Plat (so called)

1st North of corner

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

PROPERTY APPEALS TO ASSESSORS
GRANTED DENIED

TO BOARD OF REVIEW
GRANTED DENIED

PROPERTY TRANSFERS

BOOK	PAGE	DATE	DEED	LAND CONTRACT

BUILDING PERMITS

PERMIT NO.	DATE	TYPE	STORIES	SIZE	AMOUNT
23552					

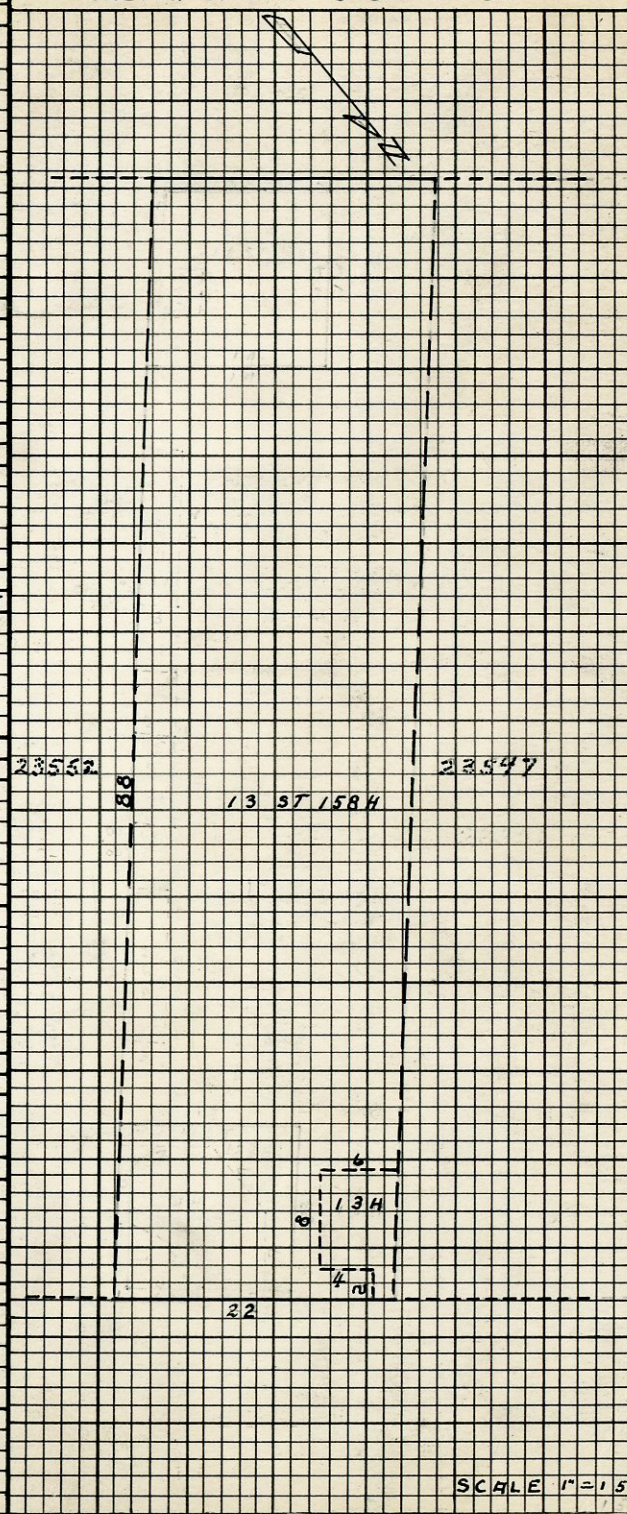
Architect or Builder
Address of Same
Remarks

ADDITIONAL INFORMATION

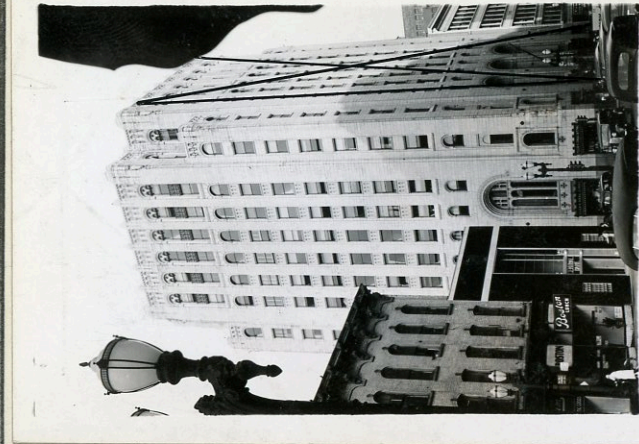
DATE	AMOUNT	
Land Cost		
Building Cost		
Garage Cost		
TOTAL COST		
Asking Price		
Private Appraisal		
Insurance		
Mortgage Etc.		
Annual Income		
DATE	LAST SALE PRICE	AMOUNT
All Cash		
Part Cash		
Contract Balance		
Mortgage Balance		

Remarks

SKETCH OF LAND & BUILDINGS



SCALE 1"=15'



NAME OF OWNER										ADDRESS														
NAME OF CONTRACT OWNER OR LEASE HOLDER										ADDRESS														
EXTRAS					WINDOWS					AB C D E F					STORE FRONTS					A B C D E F				
Footings-Ordin'y.					Steel Sash-Stand.					✓✓✓✓✓					Copper Set					✓				
Spread					Casement										Aluminum Set									
Deep					Hollow Metal										Wood Set					✓				
Piling - Etc.					Wood Double Hung										Bulkhead - Marble									
Fire Pumps					Casement										Stone									
Diesel Elect.					FLOOR FINISH										Tile									
Oil Burners					Marble										Struct. Glass					✓				
Auto. Stokers					Tile										Face Brick									
Boilers					Cork										Wood									
Refrigeration					Rubber Tile										Vestibule Floor-Tile									
Auditorium					Asphalt Tile										Mosaic Tile					✓				
Stage					Terrazzo										Terrazzo									
Movie Booth					Linoleum										Cement									
Bank Vault					Parquetry																			
Insulated					Brick																			
					Wood Block																			
					Oak																			
INTERIOR PAINTING					Maple																			
					Pine																			
					Cement																			
					None																			

HEATING									
Radiation									
Unit Heaters									
Arcola									
Warm Air - Forced									
Gravity									
Stove									
None									
Own Plant H.P.									
Utility Plant									
Radiation Sq. Ft.									
VENTILATION									
Roof Ventilators									
Fan & Ducts-Simple									
Auto. Control									
Air Conditioning									

LAND VALUATIONS													
RESTRICTIONS			RESTRICIONS										
LOTS			ZONING			IMPROVEMENTS							
Level			A-Residen'l.			Dirt Street ✓							
Low			B-Residen'l.			Gravel ✓							
High			C-Commer'l.			Asphalt ✓							
Swampy			D-Industrial			Brick ✓							
			E-Industrial			Concrete ✓							
						Sidewalks ✓							
						None							
FRONT & DEPTH		CORNER FACTOR		DEPTH FACTOR		SQUARE FEET		FRONT FT.PRICE		ASSESSED VALUE			
22x88						1936							
22		9476		3500		72,965							
ENHANCING INFLUENCE										%			
DETRACTING INFLUENCE										%			
TOTAL LAND													
BUILDING DIMENSIONS													
SIZES		STORES		HEIGHT		SQ. FEET		CUBIC FEET					
Own Plant H.P.		256L		18		54		972					
Utility Plant		13x13		128		169		20453					
Radiation Sq. Ft.		156L		150				228900					
Roof Ventilators		13x13		130		169		21820					
TOTALS													
BUILDING APPRAISAL TYPE CLASS													
ADDITIONS & DEDUCTIONS													
DESCRIPTION										RATE		FLAT	
										+		-	
										+		-	
TOTALS													
NET													
STORES		SQUARE FEET		CUBIC FEET		UNIT RATE		NET RATE		AMOUNT			
		392		272145									

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE		DATE BUILT		DATE MOVED ON		RENTED AT					
A	B	C	D	E	F	A	B	C	D	E	F
USE		COLUMNS		EXTERIOR WALLS		INTERIOR PARTITIONS					
Industrial		Steel		Face Brick		Marble - Faced					
Merchantile		Cast Iron		Enameled		Wainscot					
Office		Pipe		Enam. Metal Tile		Stone - Faced					
Warehouse		Rein. Concrete		Terra Cotta		Wainscot					
Bank		Wood		Limestone		Travertine					
Theatre		Brick		Sandstone		Tile Glazed					
Hotel		Concrete Blocks		Art Stone		Plastered					
Rooming House				Granite		Brick					
Power House				Structural Glass		Concrete Block					
		BEAMS		Aluminum		Sectional Steel					
		Rein. Concrete		Rubble Stone		Wood					
		Steel		Coursed Stone		Plaster On Studs					
		Timber		Rein. Concrete		SKYLIGHTS					
		Laminated Wood		Cement Plaster		Steel					
		Pre-Cast Concrete		Stucco		Wood-Metal Clad					
				Glazed Tile		ROOFING					
		TRUSSES		Concrete Blocks		Composition					
		Steel		Common Brick		Pitch & Gravel					
		Wood		Metal Siding		Slate					
				Wood Siding		Comp. Shingle					
		PURLINS		Corr. Iron		Roll Roofing					
		Rein. Concrete		Haydite		Tile					
		Steel		Stainless Steel		Metal Deck					
		Timber		EXTERIOR WALL TRIM							
		Laminated Wood		Belts-Limestone		STAIR STRUCTURE					
				Sandstone		Rein. Concrete					
				Granite		Steel					
				Art Stone		Wood					
				Cement		STAIR TREADS					
				Base-Limestone		Terrazzo					
				Sandstone		Marble					
				Granite		Cement					
				Art Stone		Steel					
				Cement		Wood					
				Coping-Limestone		Pan Type					
				Sandstone		STAIR BALUSTERS					
				Granite		Marble					
				Art Stone		Steel					
				Cement		Cast Iron					
				Brick Pattern Plain		Pipe					
				Fancy							

MISCELLANEOUS									
Fire Escapes									
Brick Stack									
Steel Stack									
Sidewalk Elevator									
Mail Chute									
Ash Hoist									
Incinerator									
Marquise									
Doors-Ornament.									
Overhd. Mech. Opr.									
Fire									
Elevator-Passenger									
Freight - Hand									
Electric									
Sprinkler Sys.-Wet									
Dry									
TOTALS									
ADD OR DEDUCT									
REPRODUCTION COST									
DEPRECIATION									
EXCELLENT		GOOD		FAIR		BAD		% CONDITION	
GARAGE SIZE		AREA		UNIT PRICE		NEW COST		% CONDITION	
TOTAL BUILDING \$									
Interviewed by									
Estimated by									
Classified by									

DATE 4-12-37

BUILT - 1925

4-6-55 Hmg

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

SE'ly 22 ft of NE'ly 88 ft of lot 4,
 Sec 11.
 Plat of the village of Grand Rapids
 Campau Plat (so called)

Corner

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

PROPERTY APPEALS TO ASSESSORS
 GRANTED DENIED

TO BOARD OF REVIEW
 GRANTED DENIED

PROPERTY TRANSFERS

BOOK	PAGE	DATE	DEED	LAND CONTRACT

BUILDING PERMITS

PERMIT NO.	DATE	TYPE	STORIES	SIZE	AMOUNT

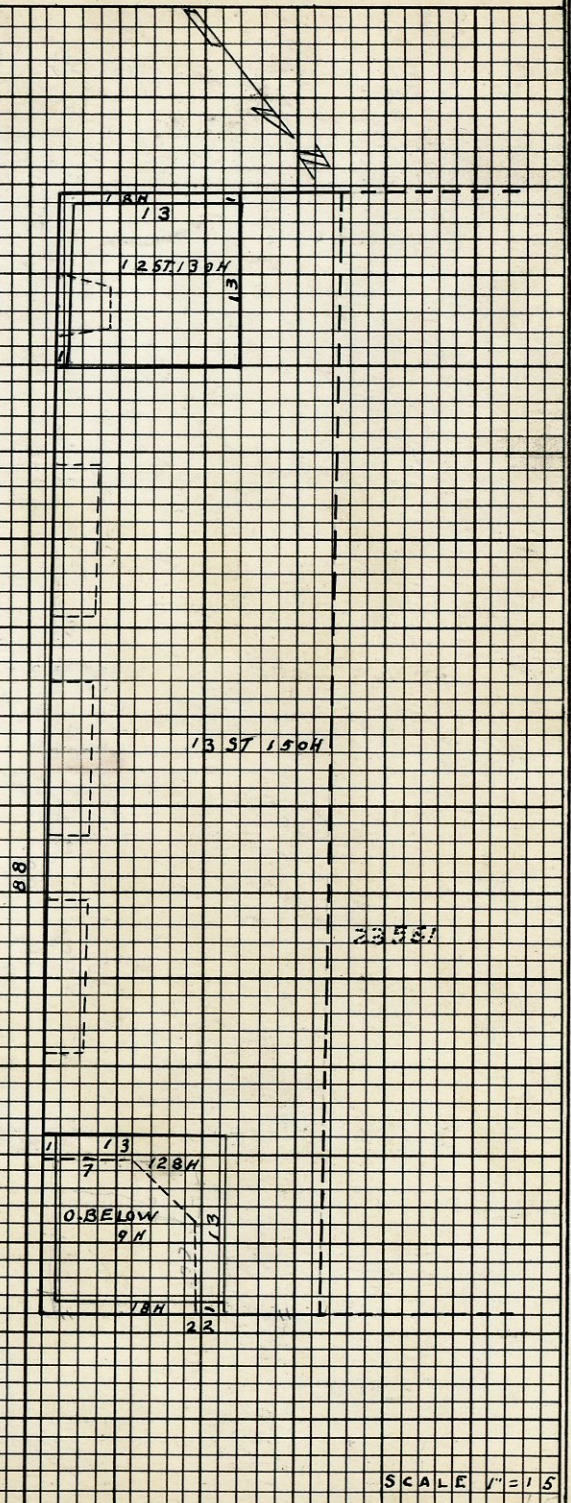
Architect or Builder
 Address of Same
 Remarks

ADDITIONAL INFORMATION

DATE	AMOUNT	
	Land Cost	
	Building Cost	
	Garage Cost	
	TOTAL COST.	
	Asking Price	
	Private Appraisal	
	Insurance	
	Mortgage Etc.	
	Annual Income	
DATE	LAST SALE PRICE	AMOUNT
	All Cash	
	Part Cash	
	Contract balance	
	Mortgage balance	

Remarks

SKETCH OF LAND & BUILDINGS



SCALE 1" = 15'

173 - Monroe Ave.

MICHIGAN NATIONAL BANK

- 12 STY. Bldg. -

Basement - full - 9' H. Con. fd. - Con fl.
Reinforced Con. Ceil. - Not used Commercially.
Machinery + Maintenance Rooms.

1st fl. - Bank and small Sec. used for
Retail Candy Store. 12' H. Plaster
Ceil. - Plaster Walls w/ Marble Trim.
Marble floor - Marble Stairway to 2nd
Veneer Panel trim - Modern Indirect flo.
Light.

2nd fl. - 22' H. - Very highly decorative Ceil. - Wood
and Plaster. - Marble floor - Panel + Plaster
Wall - Marble Pillars - 1 large Room - Office Space.

2nd fl. Balcony - 10' x 54' - 11' H. Ceil. Office space.
Plaster finish.

3rd fl. }
Through } 9' H. Ceil. Plaster - 8' H. Marble W. Cot.
12th fl. } Terrazo Halls - Linol fl. in offices.
Office Space floors 3-12. Plaster finish.

13th fl. }
and } Pent House for Elevator Machinery.
14th fl. } Plaster finish Hall + Stair Well.

6/64 15 HP A.C. } NEW UNITS FOR BANK
7/64 5 HP A.C. } + FOR CAFETERIA
PER J. B. ... Bldg Inspector
10/64 H/M

23563
23564
23565
23566

Picture OK.

Condition

85%

8/6/51
DHA
HSH
No. 1010

Michigan National Bank

23563
23564
23565
23566

4 Sty Sec. - 34' x 34'

1st fl. - Part of Bank

2nd fl. - Vaults - 10'H.

3rd fl. - Off 2nd fl. Balcony in 12 Sty. Sec.
Lounge + Rest Room.

4th fl. - same level as 3rd fl. in 12 Sty. Sec.
Offices.

Rent rate is \$3.⁰⁰ / sq. ft., however, old Tenants w/ older leases are renting for less - some \$2 / sq. ft.

Each floor has hall 6½' wide x 95' long.

Stair well - 7' x 11'

Elevator shaft - 9' x 18'

Plumbing facilities each floor - 8' x 10' room.

Each floor has an average of about 10 office rooms.

8/6/51
DHA
HJH
No. 1010

39 + 43 + 45 IONIA

- #1 ALL NEW STEEL FRAME & CONC.
BLDG. BRICK FRONT TO MATCH EXISTING
BLDG #243 35TY & FULL BSMT
REINFORCED CONCRETE FLOORS - ASPH TILED
PLASTERED WALLS EXCELLENT CONST. & INTERIOR TRIM
ACQU. TILE CEILING WITH INDIRECT LIGHTING
MODERN BANK 1ST & 2ND FL & BANK OFFICES 3RD FL
- #2 1ST & 2ND FLOORS REMODELED INCLUDING
NEW STEEL & CONC FLOORS 3RD FL UNCHANGED
- #3 SAME AS #2
(NOTE SMALL PORTION OF 1ST & 2ND
FLOORS WAS ALREADY CONC)

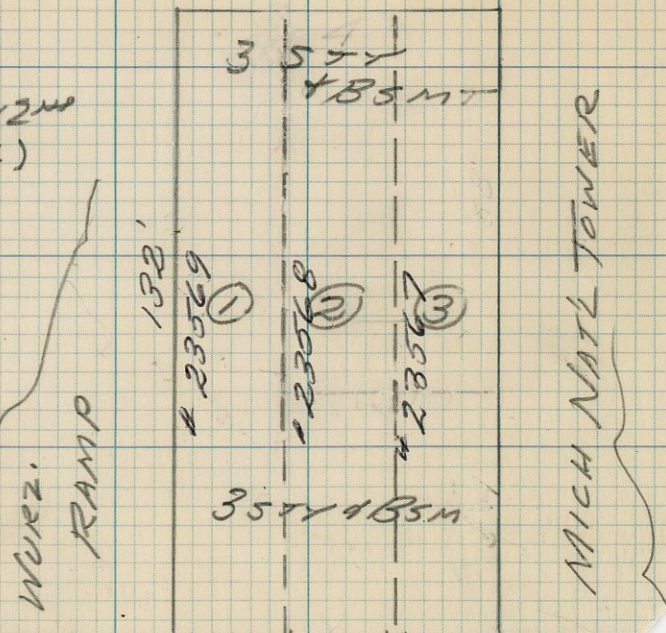
#1 $23.58 \times 132 = 3112.6 \times 52'H$ (INC. BSMT)
161,855 CU FT

#2 $22.42 \times 132 = 2959.4 \times 52'H = 153,889$

#3 $22 \times 132 = 2904 \times 52'H = 151,008$

466,752

MR STONE
MR FLETCHER



SEE MEASUREMENT FOR RESTORATION WORK

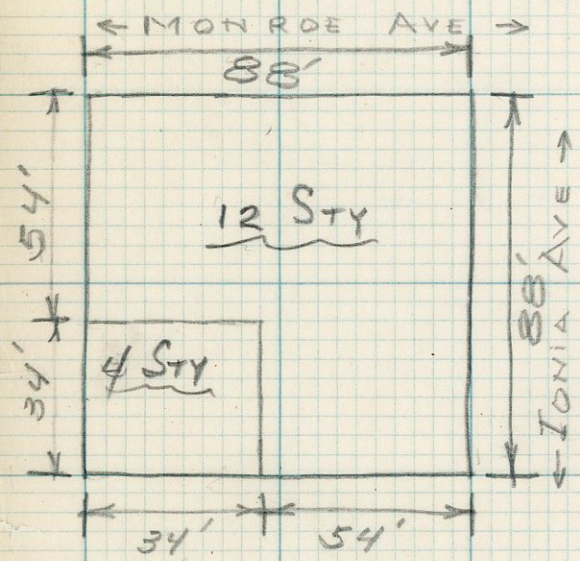
73-81 MONROE AVE. N.W.

- MICHIGAN NATIONAL BANK. -

12 STORY SECTION w/ Basement.

SOLID BRICK BLDG - TERRA COTTA FACE ON 2 SIDES
STEEL FRAME - CONC. FLRS & ROOF, T & G ROOF
3 PASS. ELEVATORS - 5'x6' - STEEL - 2500# CAP. OR 12 PERSONS.
STEEL SASH, - COPPER SET SHOW IN WINDOWS.
MARBLE FOYER, GLASS DOOR ENTRANCE.

5 (23563) 64-65-66
PICTURE - OK.
CONDITION
85%
BUILT
1925-26



4 STY SECTION. - w/ Basement.

SOLID BRICK
ALL CONC. FLRS & ROOF - T & G ROOF.
STEEL FRAME - STEEL SASH.
1 ELEVATOR - STL. 4'x4' - 1800# CAP. OR 8 PASS.

TOTAL PLUMB. - 31T - 18L - 13U

Consumers - Steam Heat.

AIR CONDITIONING - 1-13-56

- | | |
|-----------------|-----------------|
| 1 H.P. - 1955 | 7 1/2 HP - 1948 |
| 20 H.P. - 1955 | 5 H.P. - 1945 |
| 7 1/2 HP - 1955 | 3 H.P. - 1945 |
| 5 H.P. - 1949 | |
| 5 H.P. - 1949 | |
| 5 H.P. - 1949 | |

8/6/51
DHA
HJH

23552

23566 B.P.T.

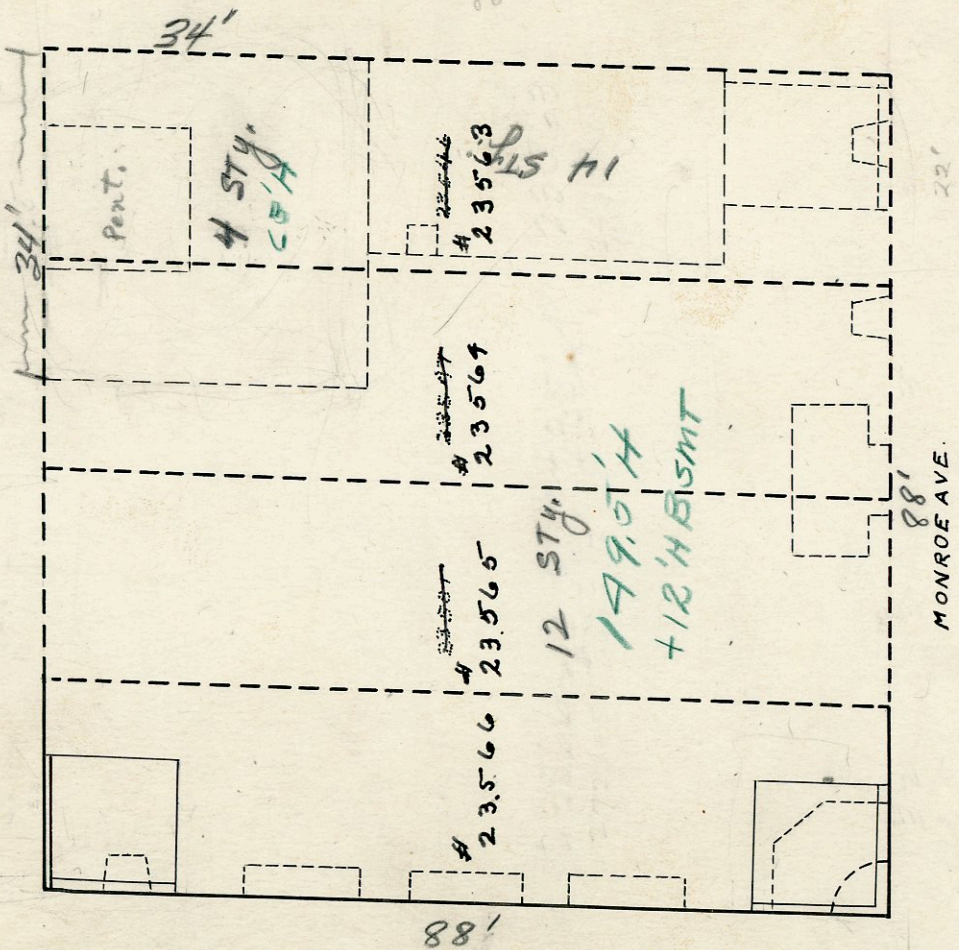
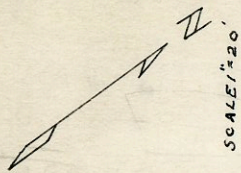
23565

23564

23563

see 23563

MICH NAT'L
BANK BLDG



130

117

MICH. NAT'L BANK

①

$$88 \times 88 = 7744 \text{ } \square \text{ GROUND FL AREA}$$

$$- 34 \times 34 = 1156 \text{ MINUS 4 STY SECTION}$$

$$\underline{6588 \text{ } \square \text{ GROUND FL AREA OF 12 STY}}$$

$$149.5 \text{ ' HIGH}$$

$$\underline{984,906 \text{ cuft}}$$

$$\left. \begin{array}{l} 18 \text{ } \left\{ \begin{array}{l} 13.75 \times 13 = \\ 13.75 \times 13.75 = 10,404 \text{ cuft} \end{array} \right. \\ 14 \text{ } \left\{ \begin{array}{l} 13.75 \times 15.25 \end{array} \right. \end{array} \right\} \text{ MINUS PART OF 11}^{\text{TH}} \text{ \& 12}^{\text{TH}} \text{ FLS}$$

$$\left. \begin{array}{l} 179 \text{ } \square \\ 189 \text{ } \square \\ 210 \text{ } \square \end{array} \right\}$$

$$\underline{974,502 \text{ cuft OF 12 STY BLDG}}$$

$$1156 \times 63 = 72,828 \text{ cuft 4 STY SECTION}$$

$$14 \times 15 \times 10 = 2,100 \text{ cuft PENT HOUSE}$$

$$37 \times 22 \times 18 = 14,652 \text{ " " "}$$

$$\underline{1,064,082}$$

$$7744 \times 12 \quad 92,928 \text{ BSMT}$$

$$\underline{1,157,010 \text{ cuft - TOTAL FOR BLDG}}$$

2

BSMT - 7744

1ST FL - 7744

2ND FL - 7744

2ND FL BALC. - 2344 APPROX
(3RD FL OF 4TH)

3RD FL - 7744

4TH - 6588

5TH - "

6TH - "

7TH - "

8TH - "

9TH - "

10TH - "

11TH - 6010

12TH - 6010

91,456

MICH NATL BK

369,900 (BSMT Balc ONLY)

149.5H = 125' AVE
125' HGT

99,350 x = 379,900

MICH NATL BNK

3

RENTABLE AREA

1ST
2ND
BALCONY
(3RD & 4TH)

10,657⁰ EST.

4711 AVA RENTABLE
AREA ON EACH FL
(4TH THRU 10TH)

3 RD	-	3,476
4 TH	-	4,813
5 TH	-	5,125
6 TH	-	4,664
7 TH	-	5,252
8 TH	-	4,674
9 TH	-	4,667
10 TH	-	4,782
11 TH	-	4,084
12 TH	-	4,084

4711
4711
1235
10,657

45,621

45,621
23,400
69,021

56,278⁰

69,021⁰ = 266,000

x = 53%

x = 84%

369,900

365,900

ASSMT

ASSMT 10% ANNUAL

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS **43 IONIA AVE NW**

NAME

WARD 2 BOOK ~~10~~ MAP 198 CODE ~~23568~~

DESCRIPTION

ASSESSMENT RECORD

203 PERMITS — REMARKS *23685*

YEAR	LAND	BUILDING	TOTAL
1957	10,200	23,800	34,000
1958	15,600 13,900	23,800	39,400 37,700
1959	13,900	^P 38,100	52,000
1960	13,900	77,400	91,300
1963	12,500	71,400	83,900 ✓
1967	12,500	71,400	83,900
1968	18,500	105,700	124,200
✓ 1969	15,000	85,000	100,000

CUT BY BO OF REV
APPEAL DENIED BY M.S.T.C.
PARTIAL ON REMDL 1-21-59
FULL + A.C. P 1-18-60 WC
HM Appeal Denied 1968 Sustained by Bd. of Review 1968
Re-Appraisal (b) - A 24/200

SEE JACKET

~~SW'LY 22 FT OF LOTS 3
 & 4 SEC 11 & NW'LY 5
 INCHES OF LOT 5 SEC 11
 PLAT OF THE VILLAGE OF
 GRAND RAPIDS
 CAMPAU PLAT (SO CALLED)~~



ADDRESS USE

YR. BUILT _____ YR. REMODELED _____ COND. *OK*

STY. — HGT.

CONSTRUCTION

EXT. WALLS

ROOF

BASEMENT

INTERIOR WALLS

CEILING

LIGHTING

FLOORS

HEAT

PLUMBING

MISC. *SEE 41 IONIA NW FOR INF.*

OK 11/72 - I. Shupar

DATE APPRAISED *8/68* BY _____

AREA COMPUTATIONS *22.42' x 132' = 2959.64*

ZONE *CBD-3* IMPROVEMENTS *I*

LAND USE *C* OTHER ± FACTORS _____

TOPOGRAPHY _____

LOT SIZE *22.42 x 132* DATE APPRAISED *11/72* BY *I. Shupar*

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
#2	12959	85 ⁰⁰	251,515						
	AIR COND	23 H.P.		<i>1/2 ON THIS PARCEL</i>					
	24.3 H.P. @	400 ⁰⁰		9720	261,235	66	172,415		<i>ROUNDED 170,000</i>
				<i>Aug cond. 76% = plus dep. -24</i>					
				<i>085 -10</i>					
				<i>total 34</i>					

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
22	<i>(1.05 x 1000)</i>		<i>23</i>	1050	23,100
				<i>ROUNDED</i>	<i>23,000</i>

50% = 85,000

50% = 11,500

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

B.P.I.

COMMERCIAL — INDUSTRIAL

ADDRESS ~~42~~ IONTA AVE NW
39

NAME

WARD 2 BOOK 10¹⁴ MAP 198 CODE 23569

DESCRIPTION

ASSESSMENT RECORD

203 PERMITS — REMARKS 23686
SALE 1950

YEAR	LAND	BUILDING	TOTAL
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SW'LY 23 7/12 FT OF
NE'LY 24 FT OF LOT 5
SEC 11
PLAT OF THE VILLAGE OF
GRAND RAPIDS
CAMPAU PLAT (SO CALLED)

1957	11,300	11,900	23,200
1958	17,000 15,100	11,900 6,000	28,900 21,100
1959	15,100	61,200	76,300
1960	15,100	109,500	124,600
1963	13,600	99,700	113,300
1967	13,600	99,700	113,300
1968	20,200	147,700	167,900
1969	15,000	100,000	115,000

203 PERMITS — REMARKS

SALE 1950
cut by B of R
PARTIAL ON NEW BLDG 1-21-59 W
FULL ON BLDG + A.C. P-15-66 WC
RATIO
Sustained by Bd. of Review 1968
HM Appeal Denied 1968
Re-Appraisal (b) - A 52,900

SEE JACKET



ADDRESS USE

YR. BUILT YR. REMODELED COND. *O.K.*

STY. — HGT.

CONSTRUCTION

EXT. WALLS

ROOF

BASEMENT

INTERIOR
WALLS

CEILING

LIGHTING

FLOORS

HEAT

PLUMBING

MISC.

DATE APPRAISED *OK 11/72* *J. Stinson*
8/68 BY *HM*

AREA COMPUTATIONS *23.58' x 132' = 3112.6*

ZONE *CBD-3* IMPROVEMENTS *I*
LAND USE *COMM. OFFICE* OTHER ± FACTORS
TOPOGRAPHY
LOT SIZE *23.58x132* DATE APPRAISED *11/72* BY *J. Stinson*

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
<i>#1</i>	<i>3112</i>	<i>96.00</i>	<i>298752</i>			<i>98</i>	<i>4763</i>		
<i>AIR COND 73 HP - 1/2 ON THIS PARCEL</i>									
	<i>24.3 HP</i>	<i>0400</i>		<i>9720</i>		<i>98</i>	<i>4763</i>		
					<i>308472</i>	<i>66</i>	<i>203592</i>		<i>200,000</i>
<i>Aug. cond 76% = phys. dep. - 24</i>									
<i>obs - 10</i>									
<i>total - 34</i>									

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
<i>24</i>	<i>(1.05 x 1000)</i>	<i>= 24</i>		<i>1050</i>	<i>25,200</i>
				<i>ROUNDED</i>	<i>25,000</i>
<i>3113 #</i>					

50% = 100,000 *50% = 12,500*

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

B.P.1

COMMERCIAL — INDUSTRIAL

ADDRESS 45 IONIA AVE NW

NAME

WARD 2 BOOK ~~10~~¹⁰⁴ MAP 198 CODE 23567

DESCRIPTION

ASSESSMENT RECORD

203 PERMITS — REMARKS *23684*

~~NE'LY 22 FT OF SW'LY
44 FT OF LOTS 3 & 4
SEC 11
PLAT OF THE VILLAGE OF
GRAND RAPIDS
CAMPAU PLAT (SO CALLED)~~

YEAR	LAND	BUILDING	TOTAL
1957	10,500	28,000	38,500
1958	10,500 <i>13,900</i>	28,000	41,200 <i>43,700</i>
1959	13,900	37,400	51,300
1960	13,900	76,100	90,000
1963	12,500	70,100	82,600
1967	12,500	70,100	82,600
1968	18,500	103,800	122,300
1969	15,000	85,000	100,000
<i>SEE JACKET</i>			

CUT BY Bd OF REV

APPEAL DENIED BY M.S.T.C.

PARTIAL ON REMOL

*1-31-59 W
P 1-15-60 W*

FULL + A.P.

HM Appeal Denied 1968 Sustained by Bd. of Review 1968

Re-Appraisal (b) - A/22300



ADDRESS	USE			
YR. BUILT	YR. REMODELED	COND.	O.K.	
STY. — HGT.				
CONSTRUCTION				
EXT. WALLS				
ROOF				
BASEMENT				
INTERIOR WALLS				
CEILING				
LIGHTING				
FLOORS				
HEAT				
PLUMBING				
MISC.	SEE 41 IONIA NW FOR INF. OK 11/72 — J. Stumpel			
DATE APPRAISED	9/68	BY	S100R	
AREA COMPUTATIONS		22' x 132' = 2904'±		
ZONE		CBD-3	IMPROVEMENTS I	
LAND USE		C	OTHER ± FACTORS	
TOPOGRAPHY				
LOT SIZE		22 x 132	DATE APPRAISED 11/72 BY J. Stumpel	

BUILDING VALUE COMPUTATIONS

LAND VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE	FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
#3	2904	85.00	246840							22	(1.05 x 1000)			1050	23,100
	73 H.R. A.C.		1/3 ON THIS PARCEL												
	24.3 HP	400.00		9720	256,560	66	169,330		170,000						
			Avg. cond 70% =		phys dep. - 24										
					obs - 10										
					total - 34										
ROUNDED															23,000

6 1/2 x 50% = 85,000

25% = 11,500

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS	NAME	WARD	BOOK	MAP	CODE
77 Monroe		2	14		23564
<p style="text-align: center;">DESCRIPTION</p> <p>NW 1/4 22 FT IN WIDTH OF NE 1/4 88 FT IN LENGTH OF LOT 4 SEC 11 PLAT OF THE VILLAGE OF GRAND RAPIDS CAMPAU PLAT (SO CALLED)</p> <p>Also See 73 MONROE 75 " 79 "</p>	ASSESSMENT RECORD				203 PERMITS — REMARKS 23681
	YEAR	LAND	BUILDING	TOTAL	
	1957	50,800	95,500	146,300	
	1958	54,700	95,500	150,200	SUSTAINED BY Bd OF REV APPEAL DENIED BY M.S.T.C.
	1959	"	"	"	
	1960	"	"	"	
	1961	"	"	"	
	1962	"	"	"	
	1963	47,700	94,900	142,600	
	1964	44,200	94,900	139,100	-3500
	1965	42,200	95,600	137,800	Re-appraisal 1965 Land adj. Add new A.C.
	1966	38,700	95,600	134,300	-3500 BP 1/2 REM 4th FLOOR OFFICES Re-appraisal 1967 \$2000
	1967	35,200	95,600	130,800	
	1968	32,900 52,700	141,600	184,500 193,700	Appeal Denied 1968 Sustained by Bd. of Review 1968
	1969	31,000	132,000	163,000	Re-Appraisal (b) - A / 25,500
1970	31,000	132,000	163,000		
1971	23,500	132,000	155,500	(b) L -7500 4/71 RMDL OFFICES 6th FL \$600	
	SEE JACKET				

PHOTO

PARCEL NO.

13-25-289-017

OFFICE OF CITY ASSESSOR

PROPERTY CLASS

213

GRAND RAPIDS, MICHIGAN

ADDRESS

77 MONROE CENTER NW

NAME

MICHIGAN NATIONAL BANK

DESCRIPTION

41 13 25 289 017
 LOT 3 EX NWLY 44 FT IN WIDTH OF
 NELY 88 FT IN LENGTH SEC 11
 ALSO LOT 4 SEC 11 ALSO NELY 24
 FT OF LOT 5 SEC 11 * PLAT OF
 VILLAGE OF GRAND RAPIDS *
 * CAMPAU PLAT * /SO CALLED/

88x88 = 7744
 132x68 = 8976
 16,720 land

AREA COMPUTATIONS

132 x 68 x 3 = 26,928
 34 x 34 x 4 = 4,624
 20 x 37 x 14 = 10,360
 88 x 88 = 7744
 -(20 x 37) - 740
 -(34 x 34) - 1156

5848 x 10 = 58480

5848 - (14x13) - (14x14) - (14x15) = 5260 x 2 = 10,520

TOTAL FLOOR AREA

110,912 above ground

+ BSMT

18,128

129,040 gross

ZONE

IMPROVEMENTS

TOPOGRAPHY

