



83 MONROE CENTER NW

13-25-289-004

23678 000

213 ✓  
203

9

Fox's &amp; ...

OFFICE OF CITY ASSESSOR  
GRAND RAPIDS, MICHIGAN  
REAL PROPERTY APPRAISAL

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	34,000	42,500	76,500		
1973	30,000	42,500	76,500		(1) 2 6500
1979	34,000	42,500	76,500		4/76 7 1/2 HIF + 2500
1980	34,000	46,000	80,000		(b) N 3500
1981	34,000	46,000	80,000		(A) (CNC) 2/79 REMODEL ENTRANCE
1982	36,000	48,000	84,000		(b) A + 4000
1985	41,600	50,400	92,000		b (N + 8000)
1988	42,000	88,000	130,000		(b) A + 38,000 (213.0)
89	46,200	88,000	134,200		b (N 4200) Inst. 3 hrs dr in fire wall \$1,000 5/88 LAND 10% MINOR GAS
90	51,000	88,000	139,000		b (A 4800) L + 10%
93	51,000	88,000	139,000		
94	51,000	96,000	147,000		b (A 8000) EQ 1993
95	52,500	98,900	151,400		
96			154,400		
97	55,700	104,900	160,600		
98	56,800	107,000	163,800	100,000	Appeal Denied AR Reduced by Bd. of Review

LOCATION 85 Monroe Ave NW 23545

Mich Trust Co & CL Peck

23561

2 10 99 4-198



NAME OF OWNER		ADDRESS	
NAME OF CONTRACT OWNER OR LEASE HOLDER		ADDRESS	
EXTRAS	WINDOWS	AB C D E F	STORE FRONTS
Footings-Ordin.	Steel Dash-Stend.		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		
Oil Burners	Marble		Tile
Auto. Stokers	Tile		Struct. Glass
Boilers	Cork		Face Brick
Refrigeration	Rubber Tile		Wood
Auditorium	Asphalt Tile		Vestibule Floor-Tile
Stage	Terrazzo		Mosaic Tile
Movie Booth	Linoleum		Terrazzo
Bank Vault	Parquetry		Cement
Insulated	Brick		
	Wood Block		
	Oak		
INTERIOR PAINTING	Maple		
Sq.Yd.	Pine		
	Cement		
	None		

CITY of GRAND RAPIDS

LAND VALUATIONS		
RESTRICTIONS		
LOTS	ZONING	IMPROVEMENTS
Level	A-Residen'l.	Dirt Street
Low	D-Residen'l.	Gravel
High	C-Commer'l.	Asphalt
Swampy	D-Industrial	Brick
	E-Industrial	Concrete
		Sidewalks
		None
FRONT & DEPTH	CORNER FACTOR	DEPTH FACTOR
44x80		
		SQUARE FEET
		3972
		FRONT FT. PRICE
		250.66
		ASSESSED VALUE
		66,711

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE	DATE BUILT	DATE MOVED ON	RENTED AT
A B C D E			
USE	AB C D E F	COLUMNS	AB C D E F
Industrial		Steel	Face Brick
Merchantile	✓✓✓✓	Cast Iron	Enameled
Office		Pipe	Enam. Metal Tile
Warehouse		Rein. Concrete	Terra Cotta Front
Bank		Wood	Limestone
Theatre		Brick	Sandstone
Hotel		Concrete Blocks	Art Stone
Rooming House			Granite
Power House			Structural Glass
		BEAMS	Aluminum
		Rein. Concrete	Rubble Stone
		Steel	Coursed Stone
		Timber	Rein. Concrete
		Laminated Wood	Cement Plaster
		Pre-Cast Concrete	Stucco
			Glazed Tile
		TRUSSES	Concrete Blocks
		Steel	Common Brick
		Wood	Wood Siding
			Metal Siding
		PURLINS	Corr. Iron
		Rein. Concrete	Haydite
		Steel	Stainless Steel
		Timber	
		Laminated Wood	
			EXTERIOR WALL TRIM
			Belts-Limestone
			Sandstone
			Granite
			Art Stone
			Cement
			Base-Limestone
			Sandstone
			Granite
			Art Stone
			Cement
			Coping-Limestone
			Sandstone
			Granite
			Art Stone
			Cement
			Stair Structure
			Rein. Concrete
			Steel
			Wood
			Stair Treads
			Terrazzo
			Marble
			Cement
			Steel
			Wood
			Pan Type
			Stair Balusters
			Marble
			Steel
			Cast Iron
			Pipe

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		
	PLUMBING		
	Wash Sinks-Mod'n.		
	Old Type		
	Lavatories		
	Toilets-Modern		
	Old Type		
	Showers		
	Urinals-Individ'l.		
	Trough		
	Drinking Fountains		
	Metal Stalls		
	Marble Stalls		
	Wood Stalls		
	WIRING		
	Conduit		
	Flexible Conduit		
	Knob & Tube		
	Fixtures		

BUILDING DIMENSIONS					
SIZES	STORIES	HEIGHT	SQ. FEET	CUBIC FEET	
44x80	5	70	3028	209878	
8.5x13	3	45	110	4950	
17x16	4	59	172	16048	
8.5x13	3	45	110	4950	
22x8	1	10	176	1760	
TOTALS					
BUILDING APPRAISAL TYPE CLASS					
ADDITIONS & DEDUCTIONS					
DESCRIPTION				RATE	FLAT
				+	-
TOTALS					
NET					
STORIES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
	3696	237586			
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 4/8/37					

Undivided 1/2 interest in NW 1/4 44' in width of NE 1/4 88' in length of lot 3, Sec 11.

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

237 576 • 207 89 396  
47% remainder 432 000

each year

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

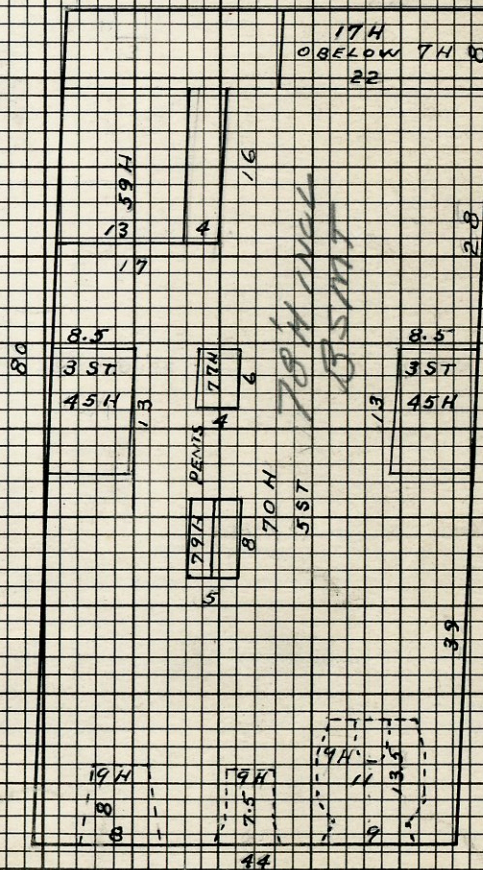
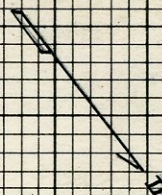
ADDITIONAL INFORMATION

DATE	AMOUNT	
	Land Cost	
	Building Cost	
	Garage Cost	
	<b>TOTAL COST</b>	
	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

UNDIVIDED 1/2 INTEREST  
SEE DESC 23550



SCALE 1"=20'

**OFFICE OF CITY ASSESSOR**  
**GRAND RAPIDS, MICHIGAN**

1 of 2 cards

**COMMERCIAL — INDUSTRIAL**

ADDRESS **83 — 85 MONROE AVE N W**

NAME

WARD **2** BOOK **1014** MAP **198** CODE **23561**

DESCRIPTION

ASSESSMENT RECORD

**203** PERMITS — REMARKS **23678**

YEAR	LAND	BUILDING	TOTAL
1960	54,700	21,400	76,100
1963	49,300	15,200	64,500 ✓
1964	42,200	15,200	57,400 ✓
1965	38,700	15,200	53,900 ✓
1966	35,200	15,200	50,400 ✓
1967	31,700	15,200	46,900 ✓
1968	33,400	28,300	111,700 ✓
1969	47,500	42,500	90,000 ✓
1971	34,000	42,500	76,500 ✓

7,100  
 - 3500 Re-appraisal 1968  
 - 3500  
 Re-appraisal 1967 (TOTAL OF 2 PARCELS 82,600)  
 Reduced on Appeal 1967  
 RE-APPRAISAL  
 COMB. UND. 1/2 INTERESTS (new ratio)  
 Re-Appraisal (b) - A 211,700  
 (b) L - 13,500

~~UNDIVIDED 1/2 INTEREST~~  
~~1/2~~ NW'LY 44 FT IN WIDTH  
 OF NE'LY 88 FT IN LENGTH  
 OF LOT 3 SEC 11  
 PLAT OF THE VILLAGE OF  
 GRAND RAPIDS  
 CAMPAU PLAT (SO CALLED)

SEE JACKET



ADDRESS	USE	
YR. BUILT	YR. REMODELED	COND.
STY. — HGT.		
CONSTRUCTION		
<p style="font-size: 2em; transform: rotate(-45deg); opacity: 0.5;">CONDITION 45% 50%</p>		
EXT. WALLS		
ROOF		
BASEMENT		
INTERIOR WALLS		
CEILING		
LIGHTING		
FLOORS		
HEAT		
PLUMBING		
MISC.		

AREA COMPUTATIONS

DATE APPRAISED 10/72 BY J. Shuman

ZONE CBD-3 IMPROVEMENTS I

LAND USE \_\_\_\_\_ OTHER ± FACTORS \_\_\_\_\_

TOPOGRAPHY \_\_\_\_\_

LOT SIZE 44 x 88 = 3872 DATE APPRAISED 10/72 BY J. Shuman

**BUILDING VALUE COMPUTATIONS**

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
	3520	65.00			228,800	.35			80,080
									ROUND 80,000

**LAND VALUE COMPUTATIONS**

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
44					
44	(.86 x 1600)			1376	60544
				ROUND	60,000

50% = 40,000

50% = 30,000

81-83-85 Monroe Ave.

# 23561 and  
23562

18'H Avls

5 Sty. w/ Basement

44' x 80' - 70' H.

Solid Brick Wall Const.

Steel I Bm. and Mill Ceil. and

Roof Const. - Tar + Grav Roof

Terracotta tile face all 5 floors

Picture OK

Condition

75%

Basement - full - 7 1/2' H. - fair - not used  
commercially - Stone fd. - Con. fl.  
wood joists and posts.

~~Stoker~~ - Steam Central Heat Plant COOP POWER

1<sup>st</sup> floor - 2 Stores - Fox's Jewellery - Hat Shop  
One Store Modern - 12' H. false Ceil. - Plaster - Plaster Walls  
Asph. tile fl. - Modern flo. Light.  
One Store - rather old layout - 15' H. Metal Ceil.  
Plaster Walls - Linol on Wood floor.

2<sup>nd</sup> floor - Selling floor for Fox's - Modern Layout.  
11' H. Plaster Ceil. - Plaster Walls - Asph. tile fl.

3<sup>rd</sup> floor - 11' H. Plaster Ceil. and Walls - Asph. tile fl.

Beauty Shop - 2 Rooms

Beauty Shop - 1 Room.

Jeweler + Repair - 2 Rooms.

Music Teacher - 1 Room

Stock Storage - 2 Rooms.

(cont.)

9/6/51  
DHA

(Cont.) - Peck Building -

# 23561  
and 23562

4<sup>th</sup> floor - 12' H. Plaster Ceil. + Walls  
Hd. Wood floors.

Doctors Office - 4 Rooms - Asph. Tile fl.  
Stock Storage - 5 Rooms - Hd. Wood.  
Jeweler + Watch Repair - 3 Rooms

5<sup>th</sup> floor - 12' H. Plaster Ceil. + Walls.

Photo Studio - 3 Rooms - Hd. Wood  
Doctors Office - 3 Rooms - Asph. Tile.  
Fox's Stock Storage - 4 Rooms - Hd. Wood.

Total Plumbing - 7 Toilets - 1 - Urinal  
16 Lavs.

Passenger Elevator - 8 People - 2000# capacity.  
4 X 6 - Steel Car

S.H.P. A.C. UNIT PER PROP  
11-12-57/Hm

8/6/51  
DHA  
No. 1010