

0852 GRANDVILLE AVE SW

13-36-330-029 232103

11749 000

9-9

# RENZ

VEENSTRA REPRODUCTIONS

75



## OFFICE OF CITY ASSESSOR GRAND RAPIDS, MICHIGAN REAL PROPERTY APPRAISAL

P.P. 5.83 \$ 45000

M 89

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1974	2000	10,500	12,500		
1975	1000	11,500	12,500		(b) N/C
1977	3200	14,800	18,000	(M) N	18,000 OLD TOTAL 18000
1981	3200	15,800	19,000		6/79 REMOVAL FOR CAMERA ROOM \$3,000 8/79 INST. 3 H.P.A.C. \$1,500
1982	1000	23,000	24,000		(b) (J) N 24,000
1984					5-1-83 MLC VEENSTRA TO HOEK L 2402 P 184
87					232
1989	2,500	36,500	39,000		(b) (A+15,000)
1993	2600	37,900	40,500		1-91 inst awnings
1994	2600	37,900	40,500		
1995	2700	39,000	41,700		
96	2800	39,700	42,500		
97	2,900	41,300	44,200		

NO. YEAR YEAR MAJOR MAJOR  
STORY: BUILT: REMODEL: ADDITION2:

GROUND FL: BASEMENT: ABOVE S.F.  
S.F. AREA S.F. AREA GROUND LAND:  
AREA







THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

~~Lot 11~~

~~Rumsey Third Farm Addition~~

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

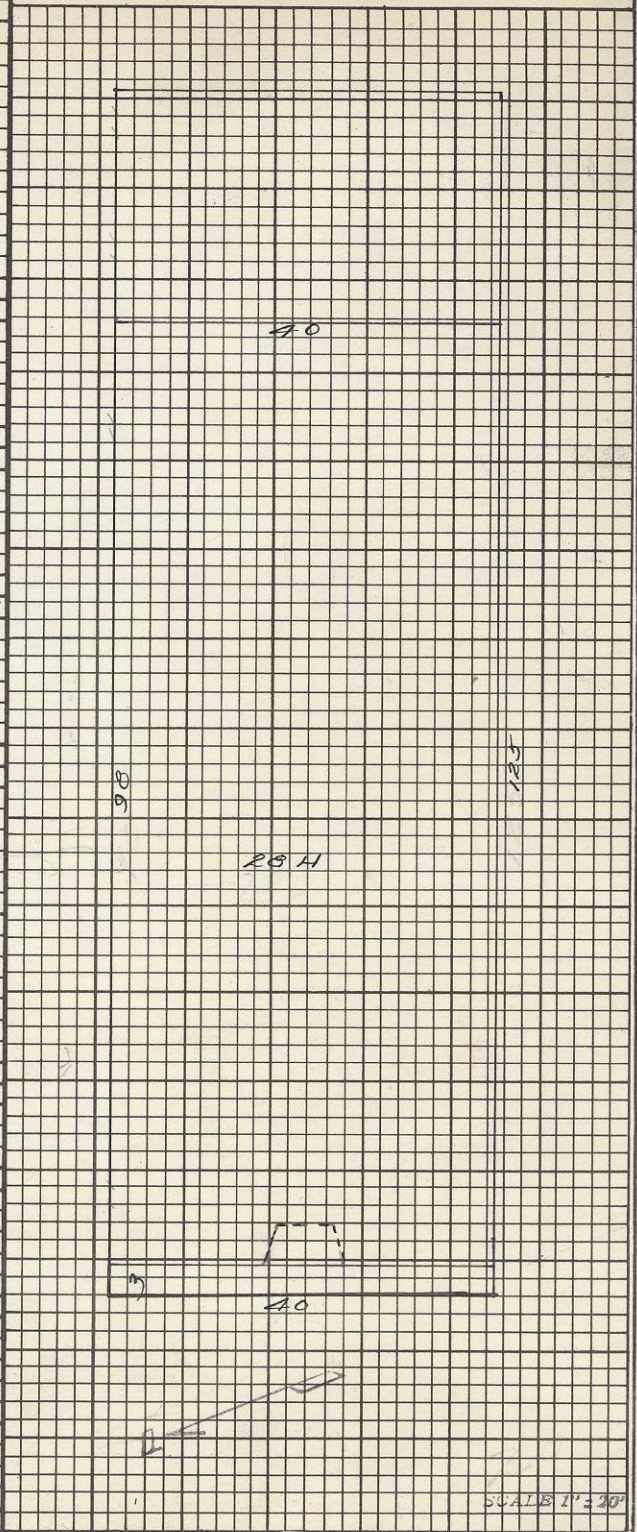
Architect or Builder  
Address of Same  
Remarks

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" = 20'



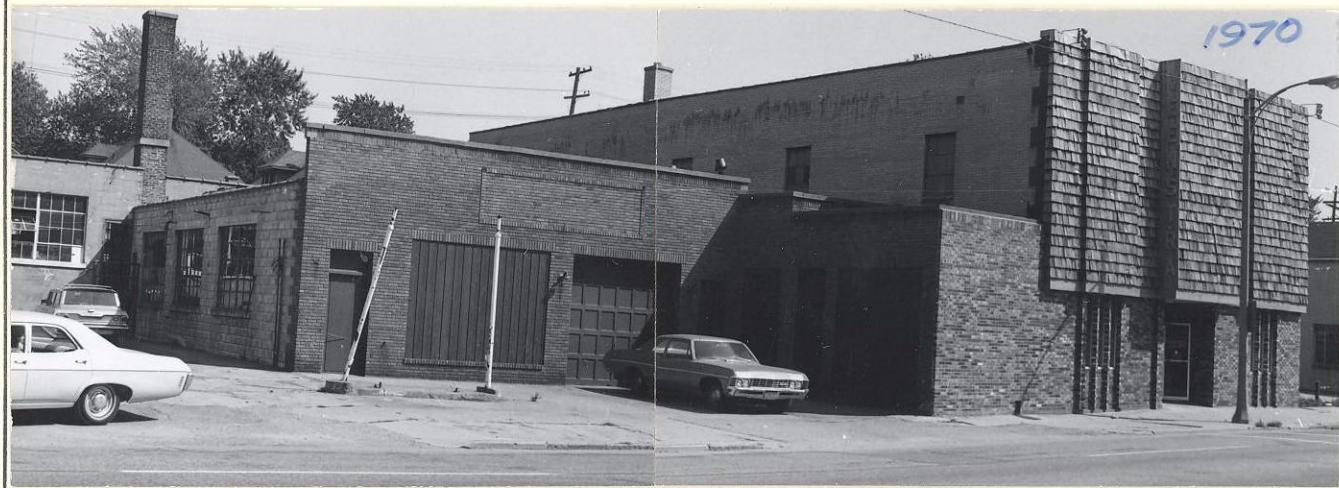
# OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS	NAME	WARD 3 BOOK 2 MAP 332 CODE 28649
852 GRANDVILLE SW		
DESCRIPTION	ASSESSMENT RECORD	
	YEAR	LAND
	BUILDING	TOTAL
	1960	900
	12,000	12,900
<p><del>LOT 11</del> <del>RUMSEY THIRD FARM</del> <del>ADDITION</del></p> <p style="background-color: #ffe0b2; padding: 5px;"> <del>41-13-36-330-026</del>  <del>SLY 8 FT OF LOT 8 ALSO LOTS 9</del>  <del>10 &amp; 11 *</del>  <del>RUMSEYS THIRD FARM ADDITION</del> </p> <p style="text-decoration: line-through;"> <del>LOT 11 *</del>  <del>RUMSEY FARM ADD</del> </p> <p style="background-color: #fff9c4; padding: 5px;">             03/17/03 an 41 13 36 330 029              LOT 11 *              RUMSEY 3RD FARM ADDITION           </p>	<p style="text-align: right;">203 PERMITS — REMARKS 71749</p> <p style="text-align: right;">LIST 1/17/62 SALE CA 22-500</p> <p>1966 1400 6900 8300 ✓ Re-Appraisal</p> <p>1967 1400 6900 8300</p> <p>1968 2050 10,200 12,250 JS ✓</p> <p>1969 2050 10,200 12,250</p> <p>1970 2050 10,200 12,250 MINOR ✓</p> <p>1971 2000 10,500 12,500 (b) 7A 250</p> <p style="text-align: center;">SEE JACKET</p>	<p>RAZE # 16860</p> <p>8/68 GENERAL REPAIR</p> <p>ck. for gas station across street</p> <p>11/69 RMDL PART OF BLDG. #4000</p> <p>5/71 AC 3 1/2 HP. #1500</p>

*need new pic*





ADDRESS \_\_\_\_\_ USE \_\_\_\_\_

YR. BUILT \_\_\_\_\_ YR. REMODELED \_\_\_\_\_ COND. 58

STY. — HGT. \_\_\_\_\_

CONSTRUCTION \_\_\_\_\_

EXT. WALLS \_\_\_\_\_

ROOF \_\_\_\_\_

BASEMENT \_\_\_\_\_

INTERIOR WALLS \_\_\_\_\_

CEILING \_\_\_\_\_

LIGHTING \_\_\_\_\_

FLOORS \_\_\_\_\_

HEAT \_\_\_\_\_

PLUMBING \_\_\_\_\_

MISC. \_\_\_\_\_

DATE APPRAISED 12/10  
7/74 BY C ORWANT  
J. Stupac

AREA COMPUTATIONS  
 $40' \times 98' = 3920 \text{ sq ft} + \text{Bsmt. } 40' \times 58' = 2320 \text{ sq ft}$

ZONE C-4 IMPROVEMENTS I

LAND USE \_\_\_\_\_ OTHER  $\pm$  FACTORS \_\_\_\_\_

TOPOGRAPHY \_\_\_\_\_

LOT SIZE 40x125 DATE APPRAISED 7/74 BY J. Stupac

**BUILDING VALUE COMPUTATIONS**

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
2-STRY	3920	17.50	68,600		68,600				ROUND
BSMT.	2320	3.50	8,120		76,720	33	25,318		25,400
SPUR OFF	5572	7.85	43,740		43,740	15	6,561		

**LAND VALUE COMPUTATIONS**

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
<del>128</del>	<del>1.02</del>	<del>(50)</del>	<del>12,864</del>	<del>51</del>	<del>6528</del>
40	(1.02)	(50)	2,040	51	2040
			ROUND		6400
			ROUND		2000

50% = 12,700

50% = 1000



852 GRANVILLE AVE., SW #28649

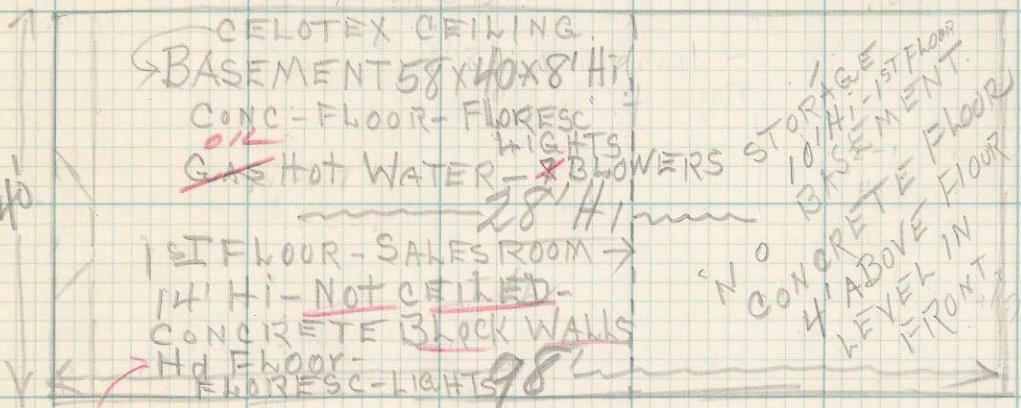
VEENSTRA REPRODUCTIONS  
~~CURRIAN R-4510~~

2-STORY <sup>BRICK VENEER ON CONCRETE BLOCK</sup> ~~FURNITURE STORE~~

CONDITION  
80%  
PICTURE OK

CONCRETE FOUNDATION-T&G ROOF  
HEAVY WOOD CONSTRUCTION, 2-12-12+<sup>CONC.</sup> 8X8 & 10X12 BEAMS

GRANVILLE AVE  
40'

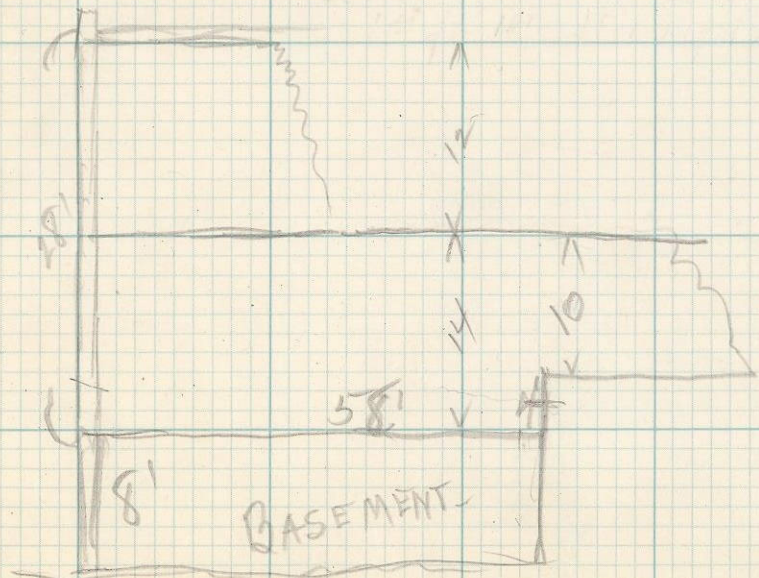


1 T. & W.  
1 ELEVATOR-8' x 10'

NO CHANGE INTERIOR  
STILL OPEN JOIST & WALL  
& FLOORS

OPEN 2ND FLOOR - UNCEILED - 2x12x16 ROOF - 8X8 COLUMNS 10X12 BEAMS - 12' HI  
USED FOR STORAGE + SOME DISPLAY - HARDWOOD FLOOR.

6-79 REMODEL CAMERA ROOM  
8-79 INST. 3 H.T. AC. 3,000  
1,500



8/19/63

DWG # 74  
10/25/57