

1005 KALAMAZOO AVE SE

14-32-352-018

57470 000

7041 ✓
7061 ✓
203 203 ✓
230 ✓
9

1 STY STORES

COUNTRY FOOD

3-UNIT - 574
VACANT - 1000 sq ft

John F. Fredup
245-3734



M 89

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN
REAL PROPERTY APPRAISAL

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1968	1400	9100	10500		
1973	1400	7600	9000		(b) - A 1500 ✓
1978	1400	4200	5600		(b) - A 3400
1981	1500	4400	5900		(b) (+ 4300) 1/78 4.5M. 1/78 ON IT RATE 1500
1983			EX		(g) (L 5900) chg cls 7061 (L 2383 p 135 6/1/82) ✓
84			EX		chg cls 7041 (L 2415 P 1320 11-3-83)
85	1500	4400	5900		(b) N 5900 chg cls 203 (L 2427 P 432 0C 1-17-84) JAS 5/84
87					(230) ✓
88	1500	4400	5900		nb (NC) 11/6/87 815 #
93	1600	4600	6200		
94	1600	4600	6200		
95	1600	4800	6400		

5%

SALES INPUT FORM

PARCEL#: _____

SALE AV: _____ (IF DIFFERENT THAN CURRENT AV)

SOURCE: _____ VERIFIED? _____

NO. YEAR YEAR MAJOR MAJOR
STORY: 1 BUILT: 1929 REMODEL: _____ ADDITION1: _____ ADDITION2: _____

AREA IN SQUARE FEET

GROUND FL: 2596 BASEMENT: 2596 GROSS ABOVE: 2596 LAND: 6447
AREA AREA AREA AREA

COMMENT: _____

1009 - 07 - 05 Kalamazoo Ave.

33858

Picture OK

Percent Condition

80%

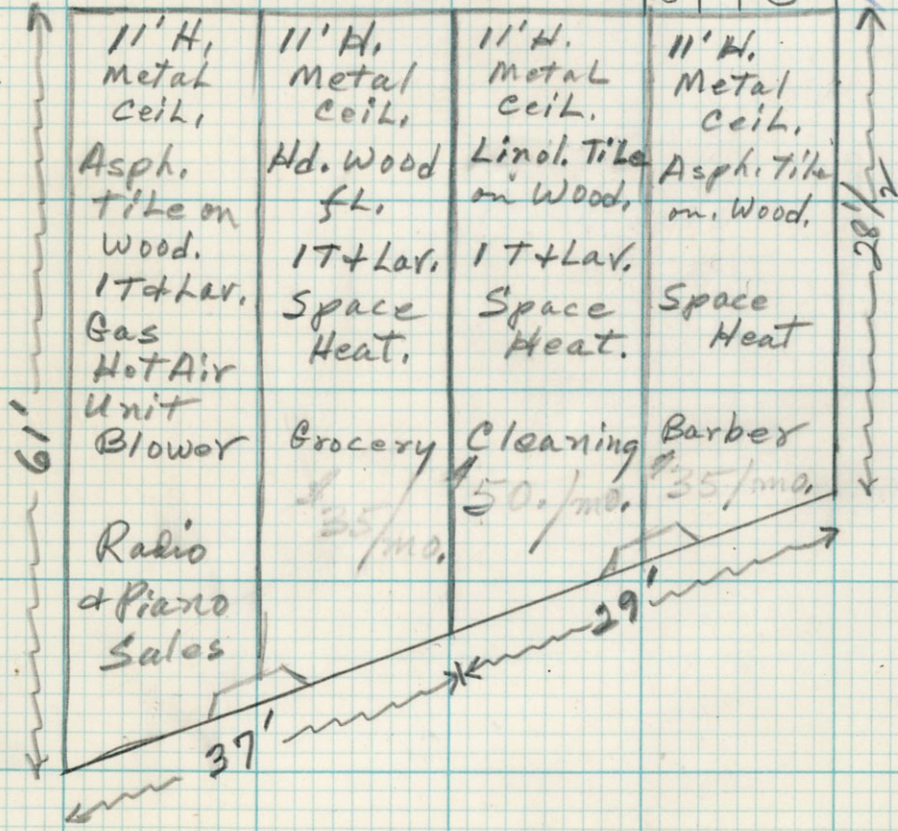
Full Basement 7' H. GAR

Con. fd. - Con. Fl. 26'

2x12 - 12 Joist Wood Bms.

3 STALL GARAGE
AVE. HT. - 9'
WD. FRM. LAP SIDING
ROLL ROOF
CONC. FLR.

WD. FRM.
ROLL ROOF
JIB FLE.
① 6' Hi (3x6)
② 7' Hi (3x17)



14' H.
1 STY Bldg.
Wood Frame
Const. / w /
Brick Veneer
Face Brick front
Tar + Grav Roof

11/22/50
DWA
DED

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS **1005-1009 KALAMAZOO AVE SE**

NAME

WARD 3 BOOK **5** MAP **357** CODE **33888**

DESCRIPTION

ASSESSMENT RECORD

PERMITS — REMARKS

PART OF LOTS 6, 7 & 8
BLK 2 COM AT SE COR OF
SD LOT 6 TH NW'LY ALONG
E'LY LINE OF SD LOT 6 TO
A PT 45.74 FT SE'LY FROM
NE COR OF SD LOT 6 TH W
PAR WITH N LINE OF SD
LOTS 6, 7 & 8, 94.3 FT TH
S 0° 21' E TO S LINE OF
SD LOT 8 TH E TO BEG
EAST STREET ADDITION

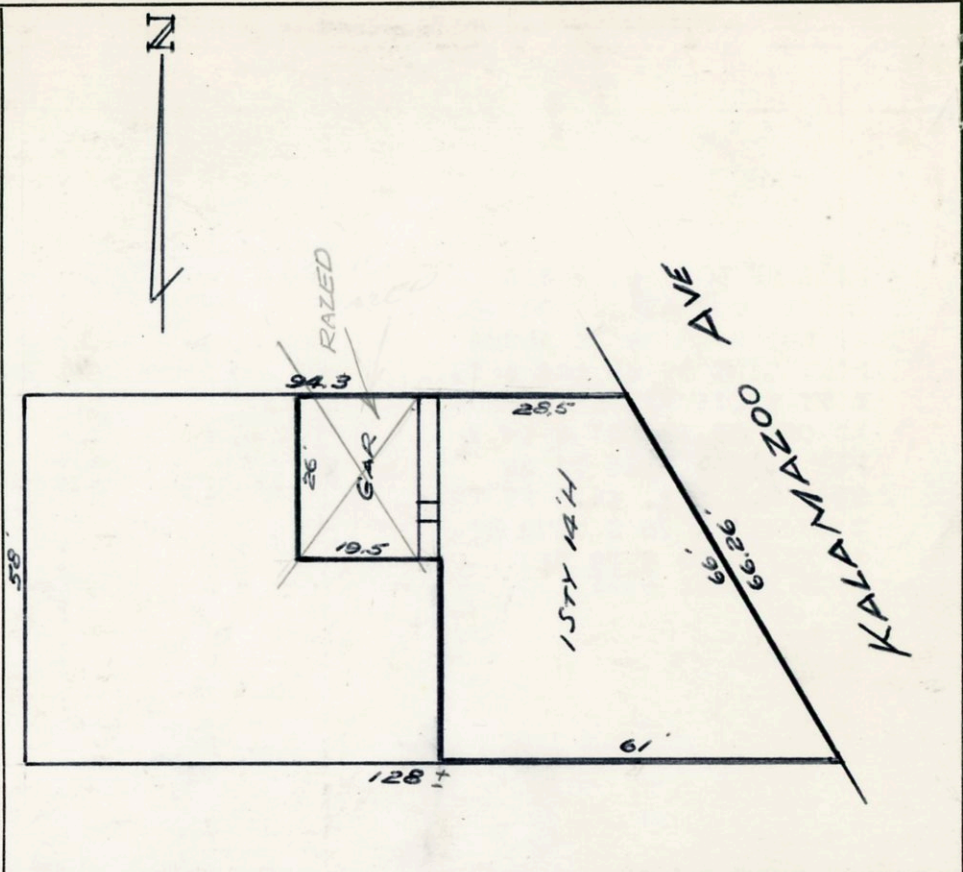
YEAR	LAND	BUILDING	TOTAL
1960	1,600	7,100	8,700
1966	950	6,150	7,100
1967	950	6,150	7,100
1968	1,400	9,100	10,500
1973	- SEE JACKET -		

57470
Re-Appraisal LIST 1965

SALE 8M 5/77



ADDRESS		USE
YR. BUILT	YR. REMODELED	COND. <i>60 + 100es</i>
STY. — HGT.		
CONSTRUCTION		
<i>5/77 3 units vacant</i>		
<i>↳ bounded</i>		
<i>poor cond</i>		
EXT. WALLS		
ROOF		
BASEMENT		
INTERIOR WALLS		
CEILING		
LIGHTING		
FLOORS		
HEAT		
PLUMBING		
MISC.		
DATE APPRAISED <i>5/77</i> BY <i>SIDOR</i>		
<i>COUNTRY FOOD - JOHN PERDUE</i> <i>243-3724</i>		



AREA COMPUTATIONS

ZONE R-2 IMPROVEMENTS _____

LAND USE _____ OTHER ± FACTORS _____

TOPOGRAPHY _____

LOT SIZE 58 X 111 AVG. DATE APPRAISED 5/77 BY SIDOR

BUILDING VALUE COMPUTATIONS									
BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
	<i>2970</i>	<i>19.00</i>	<i>56430</i>			<i>15%</i>	<i>8465</i>		<i>use</i> <i>8400</i>

LAND VALUE COMPUTATIONS					
FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
<i>58</i>	<i>(.97 x</i>	<i>50)</i>		<i>48.50</i>	<i>2813</i>
				<i>25</i>	
				<i>USE</i>	<i>2800</i>

50% = 4200

50% = 1400