75

0840 GRANDVILLE AVE SW
13-36-330-004 230
9

RENZ

M 89

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN
REAL PROPERTY APPRAISAL

#16000-885

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1974	1600	3400	5000		
1975	800	4200	5000		(b) REAPPRAISAL
1981	800	4200	5000		b (NC) 11/78 LISTING
1984					
1987					230
90	1400	8600	10,000		b (N 3000, A+2000)
93	1500	8900	10400		
94	1500	8900	10400		
95	1500	9200	10700		
96	1500	9,400	10,900		
97	1600	9,700	11,300		

73

LOCATION 840 Grandville Ave. S.W. 28646

NAME OF OWNER McCaul Wallace & Wf Ella

ADDRESS

NAME OF CONTRACT OWNER OR LEASE'HOLDER Mekman & Hordorp

ADDRESS P.P. L 28646

WARD	BOOK NO.	PAGE NO.	DISTRICT NO.
3	2	~~85~~	1-332

CITY of GRAND RAPIDS

EXTRAS		WINDOWS	A	B	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							HEATING						
		Wood Block							Radiation						
		Oak							Unit Heaters						
INTERIOR PAINTING		Maple							Arcola						
Sq.Yd.		Pine							Warm Air-Forced						
		Cement			✓				Gravity						
		None							Stove			✓			
									None						
									Own Plant H.P.						
									Utility Plant						
		INTERIOR PARTITIONS							Radiation Sq. Ft.						
		Marble-Faced							VENTILATION						
		Wainscot							Roof Ventilators						
		Stone-Faced							Fan & Ducts-Simple						
		Wainscot							Auto. Control						
		Travertine							Air Conditioning						
		Tile Glazed							PLUMBING						
		Plastered							Wash Sinks-Mod'n.						
		Brick							Old Type						
		Concrete Block							Lavatories						
		Sectional Steel							Toilets-Modern						
		Wood			✓				Old Type						
		Plaster On Studs							Showers						
									Urinals-Individ'l.						
		SKYLIGHTS							Trough						
		Steel							Drinking Fountains						
		Wood-Metal Clad							Metal Stalls						
		ROOFING							Marble Stalls						
		Composition							Wood Stalls						
		Pitch & Gravel													
		Slate							WIRING						
		Comp. Shingle			✓				Conduit			✓			
		Roll Roofing							Flexible Conduit						
		Tile							Knob & Tube						
		Metal Deck							Fixtures						
		STAIR STRUCTURE							MISCELLEANOUS						
		Rein. Concrete							Fire Escapes						
		Steel							Brick Stack						
		Wood							Steel Stack						
		STAIR TREADS							Sidewalk Elevator						
		Terrazzo							Mail Chute						
		Marble							Ash Hoist						
		Cement							Incinerator						
		Steel							Marquise						
		Wood							Doors-Ornament.						
		Pan Type							Overh'd. Mech. Opr.						
									Fire						
		STAIR BALUSTERS							Elevator-Passenger						
		Marble							Frieght-Hand						
		Steel							Electric						
		Cast Iron							Sprinkler Sys.-Wet						
		Pipe							Dry						

LAND VALUATIONS

RESTRICTIONS

LOTS	ZONING	IMPROVEMENTS	
✓ Level	A-Residen'l.	Dirt Street	✓ Water
Low	B-Residen'l.	Gravel	✓ Sewer
✓ High	✓ C-Commer'l.	✓ Asphalt	✓ Gas
Swampy	D-Industrial	Brick	✓ Electricity
	E-Industrial	Concrete	
		✓ Sidewalks	
		None	

FRONT & DEPTH	CORNER FACTOR	DEPTH FACTOR	SQUARE FEET	FRONT FT. PRICE	ASSESSED VALUE
ENHANCING INFLUENCE				%	
DETRACTING INFLUENCE				%	
TOTAL LAND					

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE A B C D E

DATE BUILT 11-27-40

DATE MOVED ON

RENTED AT

USE	A	B	C	D	E	F
Industrial			✓			
Merchantile						
Office						
Warehouse						
Bank						
Theatre						
Hotel						
Rooming House						
Power House						
FLOOR AREAS SQ. FT.						
A x						
B x						
C x						
D x						
E x						
F x						
TOTAL AREA						
FLOOR TO FLOOR HEIGHT						
A to B						
B to C						
C to D						
D to E						
E to F						
TOTAL HEIGHT						
CONSTRUCTION						
Fireproof						
Steel						
Rein. Concrete						
Mill						
Brick-Solid						
Veneer						
Wood Frame						
Concrete Blocks			✓			
Haydite						
GROUND FLOOR						
Rein. Concrete						
Brick						
Dirt						
None						

COLUMNS	A	B	C	D	E	F
Steel						
Cast Iron						
Pipe						
Rein. Concrete						
Wood						
Brick						
Concrete Blocks						
BEAMS						
Rein. Concrete						
Steel						
Timber						
Laminated Wood						
Pre-Cast Concrete						
TRUSSES						
Steel						
Wood						
PURLINS						
Rein. Concrete						
Steel						
Timber						
Laminated Wood						
JOISTS						
Pre-Cast Concrete						
Junior I Beams						
Bar Joists						
Pressed Steel						
Wood						
Haydite						
FLOORS & ROOF STRUCT.						
Rein. Concrete						
Conc. & Clay Tile						
Struct Tile						
On Hurlb						
Dress. & Match.						
Plank						
Haydite						

EXTERIOR WALLS	A	B	C	D	E	F
Face Brick						
Enameled						
Enam. Metal Tile						
Terra Cotta						
Limestone						
Sandstone						
Art Stone						
Granite						
Structural Glass						
Aluminum						
Rubble Stone						
Coursed Stone						
Rein. Concrete						
Cement Plaster						
Stucco						
Glazed Tile						
Concrete Blocks			✓			
Common Brick						
Wood Siding						
Metal Siding						
Corr. Iron						
Haydite						
Stainless Steel						
EXTERIOR WALL TRIM						
Belts-Limestone						
Sandstone						
Granite						
Art Stone						
Cement						
Base-Limestone						
Sandstone						
Granite						
Art Stone						
Cement						
Coping-Limestone						
Sandstone						
Granite						
Art Stone						
Cement						
Brick Pattern Plain						
Fancy						

BUILDING DIMENSIONS

SIZES	STORIES	HEIGHT	SQ. FEET	CUBIC FEET
30 X 20	1	12	600	7200
~~5X4~~	~~F~~	~~7~~	~~24~~	~~216~~
30-10X29-10	1	13·6	919	12406
TOTALS				

BUILDING APPRAISAL TYPE CLASS

ADDITIONS & DEDUCTIONS

DESCRIPTION	RATE +	RATE −	FLAT +	FLAT −
TOTALS				
NET				

STORIES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
~~F~~	~~624~~	~~7416~~			
1	1519	19606			
TOTALS					
ADD OR DEDUCT					
REPRODUCTION COST					

DEPRECIATION

EXCELLENT	GOOD	FAIR	BAD	% CONDITION

GARAGE SIZE	AREA	UNIT PRICE	NEW COST	% CONDITION
			$	
			$	
			$	
		TOTAL BUILDING	$	

Interviewed by Date 11-23-36

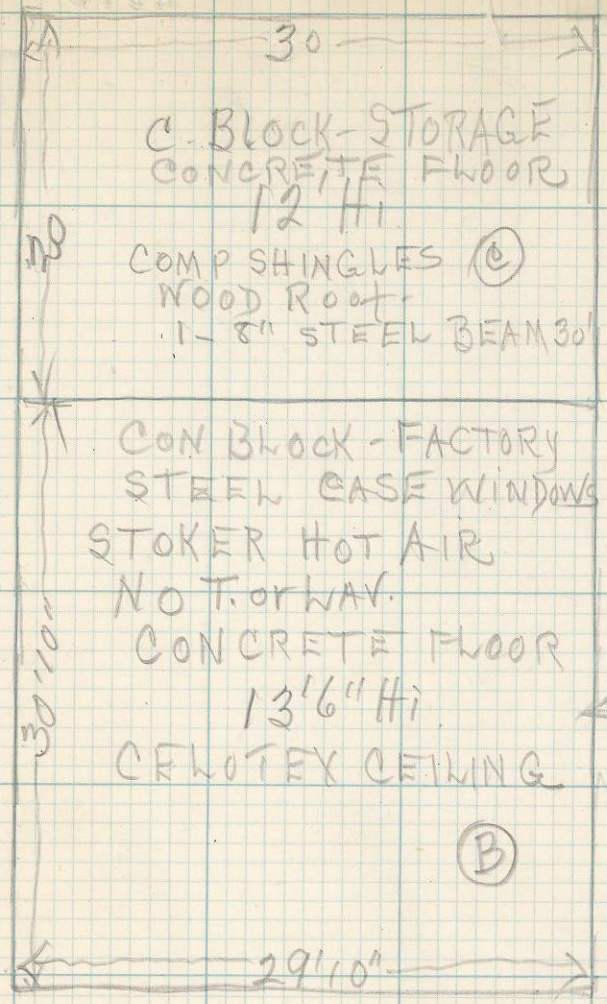
Estimated by 9-27-45

Classified by

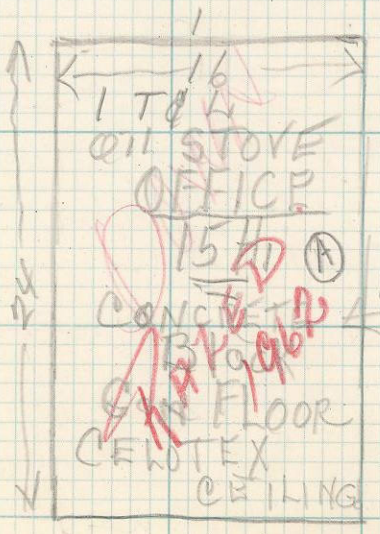
840 GRANDVIEW AVE #28646

C.B. FACTORY - OFFICE
STORAGE BLDG.
CONCRETE FOUNDATIONS
NO BASEMENTS.

CONDITION
(A) BLDG - 70 %
B " 85 "
C " 70 "
PICTURES OK



NO BASEMENTS



NO BASEMENT

DLG
HJH
10/25/80

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

~~N'ly 328 of Lot 8.~~

~~Rumsey 3rd Farm Add.~~

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
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

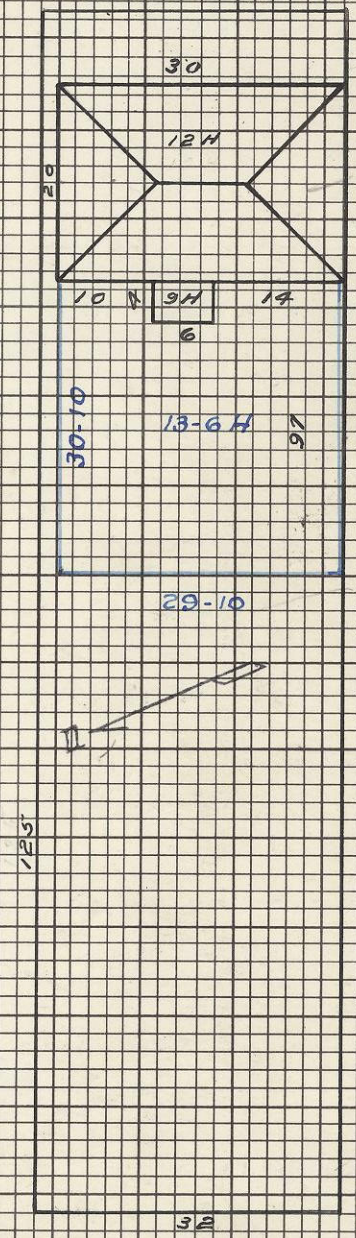
Remarks

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

B. P. I.

COMMERCIAL — INDUSTRIAL

ADDRESS 840 GRANDVILLE SW

NAME

WARD 3 BOOK 2 MAP 332 CODE ~~28646~~

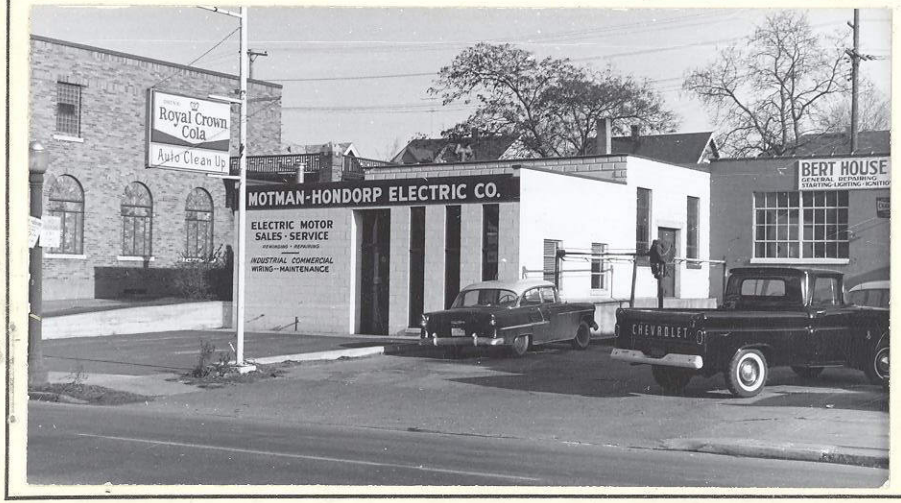
DESCRIPTION

~~N'LY 32 FT OF LOT 8~~
~~RUMSEY THIRD FARM~~
~~ADDITION~~

3/17/03 EM dn 41 13 36 330 004
NLY 32 FT OF LOT 8 *
RUMSEY 3RD FARM ADDITION

ASSESSMENT RECORD

YEAR	LAND	BUILDING	TOTAL	PERMITS — REMARKS
				203 71747 SALE 62
1960	750	2050	2800	✓
1963	750	2700	3450	✓ BLDG RAZED - BLDG ADDED
				BP 2 62 (1) STY CB & FRAME ADDN 20x30 2000
1966	1400	2050	3450	✓ Re-Appraisal
1967	1400	2050	3450	
1968	2050	3000	5050	JS ✓
✓ 1971	1600	3400	5000	(b) - A 50 Re-appraisal
1974	- SEE	JACKET	-	



Form 1237 6-58 KP 1504

ADDRESS	USE	

YR. BUILT YR. REMODELED COND.

STY. — HGT.

CONSTRUCTION

EXT. WALLS

ROOF

BASEMENT

INTERIOR WALLS

CEILING

LIGHTING

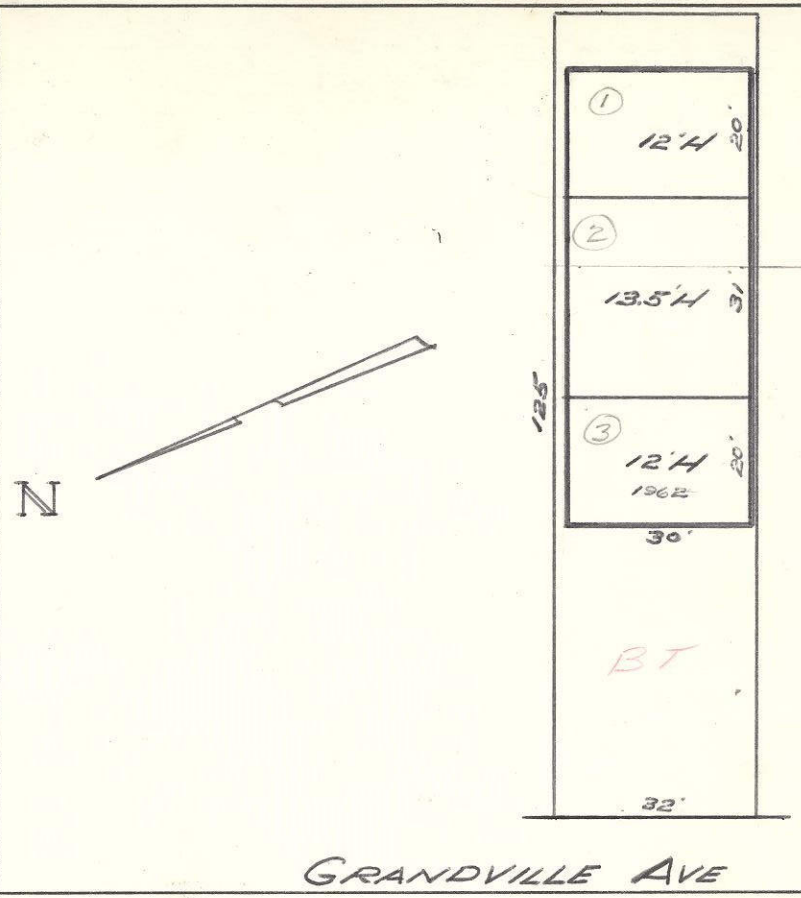
FLOORS

HEAT

PLUMBING

MISC.

DATE APPRAISED BY



AREA COMPUTATIONS
20X30=600H
31X30=930H
30X20=600b

ZONE C-4 IMPROVEMENTS I

LAND USE OTHER ± FACTORS

TOPOGRAPHY

LOT SIZE 32x125 DATE APPRAISED 7/74 BY J. Sprague

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
32	(1.02 ×	50)		51	1632
					WSL
				Round	1600

50% = 1800