

58 ✓

-56 MONROE CENTER NW

230 ✓
203

LA BARON

James Fatis
57 Monroe

James Fatis 03

13-25-287-004

23713 000

9

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN
REAL PROPERTY APPRAISAL

189

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	28,000	7,500	35,500		
1973	22,400	7,600	30,000	(b) L	5,500 ✓
1980	30,000	18,000	48,000	(b) N	18,000 3/80 90 M.C.
1981	30,000	18,000	48,000	(b) (NC)	
1982	30,000	18,800	48,800	(b) A	+800 ✓
85	33,600	19,700	53,300	(b) (N)	+4500 ✓
87					(230) ✓
89	37,000	19,700	56,700	(b) (N)	3400 LAND 10%
90	40,500	20,000	60,500	(b) (A)	+3800 ✓ prop. add ✓
93	40,500	21,000	61,500		
94	40,500	21,000	61,500		
95	41,700	21,600	63,300		
98	45,100	23,400	68,500		\$ 42,000 7/98 bid strwl INC 99
99	45,100	28,400	73,500	VNP	(5,000) 11/98 JAS

LOCATION

56-58 Monroe Ave NW

23591

McCasline Wm R Rec'r for G R Savings

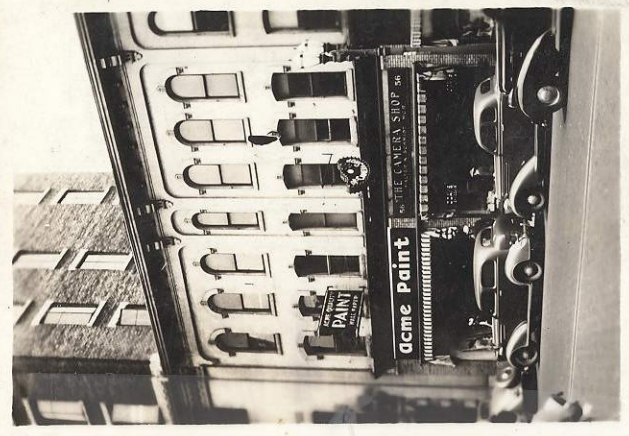
2 10 108 4-198

NAME OF OWNER

ADDRESS

B.P. 123605

CITY OF GRAND RAPIDS



NAME OF CONTRACT OWNER OR LEASE HOLDER					ADDRESS									
EXTRAS	WINDOWS	A	B	C	D	E	F	STORE FRONTS	A	B	C	D	E	F
Footings-Ordin.	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							HEATING						
Insulated	Brick							Radiation						
	Wood Block							Unit Heaters						
	Oak							Arcola						
INTERIOR PAINTING	Maple							Warm Air-Forced						
Sq. Ft.	Pine							Gravity						
	Cement							Stove						
	None							None						
								own Plant H.P.						
								Utility Plant						
								Radiation Sq. Ft.						
								VENTILATION						
								Roof Ventilators						
								Fan & Ducts-Simple						
								Auto. Control						
								Air Conditioning						
								PLUMBING						
								Wash Sinks-Modn.						
								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						

LAND VALUATIONS			RESTRICTIONS		
LOTS	ZONING	IMPROVEMENTS			
Level	A-Residentl.	Dirt Street	Water		
Low	B-Residentl.	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
			4110		
ENHANCING INFLUENCE %					
DETRACTING INFLUENCE %					
TOTAL LAND					
BUILDING DIMENSIONS					
SIZES	STORIES	HEIGHT	SQ. FEET	CUBIC FEET	
41.5 X 70.5	3	43	2925	123893	
2 Sect	1	14.3	919	539	
PENT				32	
VENT				32	
SKYLIGHT					
TOTALS					
BUILDING APPRAISAL TYPE CLASS					
ADDITIONS & DEDUCTIONS					
DESCRIPTION				RATE	FLAT
				+	-
				+	-
TOTALS					
NET					
STORIES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
	3844	137665			
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 4/6/37	
Estimated by					
Classified by					

Brick	Plank	Cement
Dirt	Haydite	Brick Pattern Plain
None		Fancy

Part of lot 5, Sec 17

Com on N'ly line of Monroe Ave in center of brick wall 85.29' SE'ly along N'ly line of Monroe Ave from NW'ly face of the wall of the brick building located at NE cor Monroe Ave & Ionia Ave which pt is 2.05' SE'ly measured along N'ly line Monroe Ave from SW'ly cor of sd lot 5, th SE'ly along N'ly line Monroe Ave 41.45' more or less to W'ly face of brick wall of the bldg known as 54 Monroe Ave, th NE'ly along NW'ly face of sd wall & line thereof extended to NE'ly line of sd lot 5, th NW'ly along NE'ly line of sd lot 5, 41.59 ft more or less to center line of 1st mentioned brick wall extending from Monroe Ave to a pt which is 1.92' SE'ly from the NW cor of sd lot 5, th SW'ly along sd wall to beg.

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 ASSESSOR'S
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

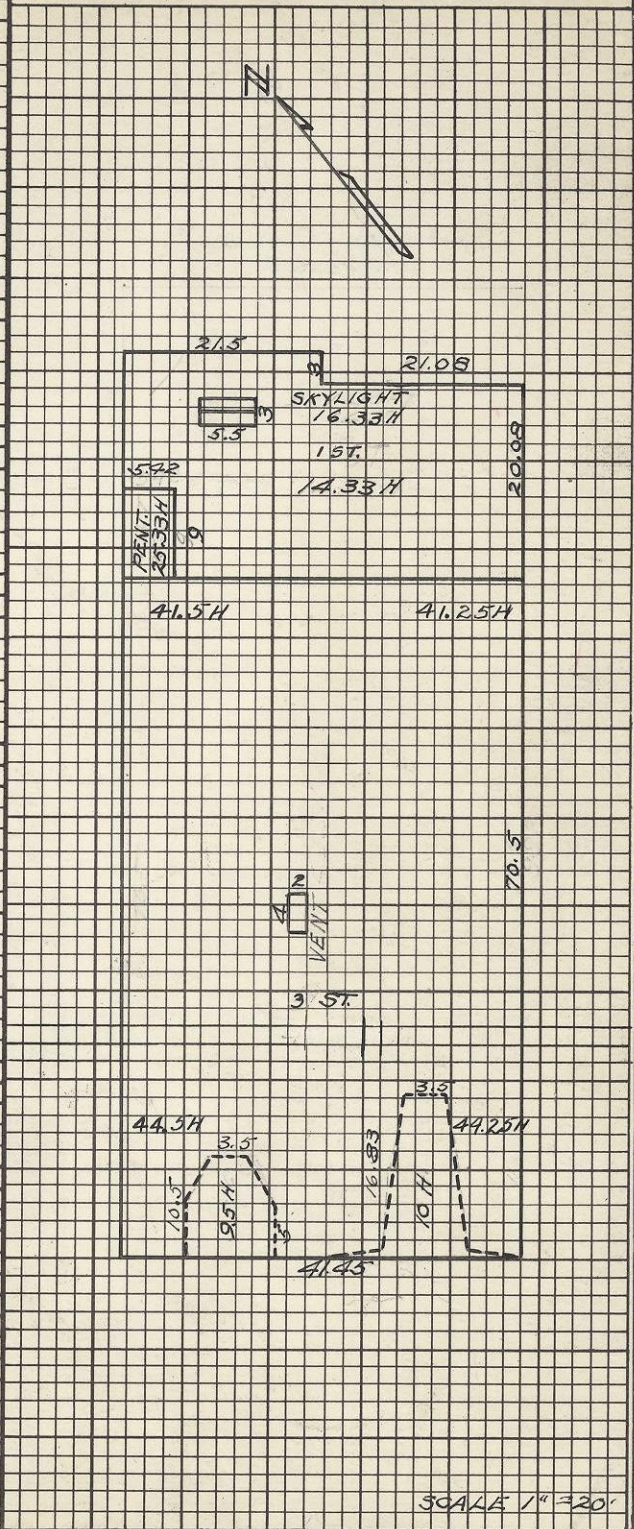
Architect or builder
Address of same
Remarks

ADDITIONAL INFORMATION

DATE	AMOUNT

Remarks

SKETCH OF LAND & BUILDINGS



VICKI + GROSS KOPFS

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS

56-58 MONROE NW

NAME

WARD 2 BOOK 10¹⁴ MAP 198 CODE 23605

DESCRIPTION

ASSESSMENT RECORD

203 PERMITS — REMARKS 23713
SALE 1959

YEAR	LAND	BUILDING	TOTAL
1960	53,600	18,500	72,100
1961	53,600	18,500	72,100
1962	41,300	10,100	51,400
1963	41,300	10,100	51,400
1964	34,400	10,100	44,500
1965	31,700	10,000	41,700
1966	26,200	10,000	36,200
1967	26,200	10,000	36,200
1968	38,800	14,900	53,700
1969	33,500	7,500	41,000
1970	33,500	7,500	41,000
1971	28,000	7,500	35,500

reappraised
Cut by Bd. of Review 1962
ON REC. OF ASSESSOR

- 6,900
- 2,800 Re-appraisal 1965
- 5,500
Re-appraisal 1967

ASST { 1/27 7 1/2 HP - SHPAC \$2500 }
OK { 1/67 REM. INT. EXT. \$6,000 }

Re-Appraisal (b) - A 12,700 INCOME INFO

11/68 CORN. REAR ENTRANCE & PANEL HALLWAY \$500 - MINOR

MINOR (6) L - 5500

SEE JACKET

PART OF LOT 5 SEC 17 COM ON N'LY LINE OF MONROE AVE IN CENTER OF BRICK WALL 85.29 FT SE'LY ALONG N'LY LINE OF MONROE AVE FROM NW'LY FACE OF THE WALL OF THE BRICK BUILDING LOCATED AT NE COR MONROE AVE & IONIA AVE WHICH PT IS 2.05 FT SE'LY MEASURED ALONG N'LY LINE MONROE AVE FROM SW'LY COR OF SD LOT 5 TH SE'LY ALONG N'LY LINE MONROE AVE 41.45 FT MORE OR LESS TO W'LY FACE OF BRICK WALL OF THE BLDG KNOWN AS 54 MONROE AVE TH NE'LY ALONG NW'LY FACE OF SD WALL & LINE THEREOF EXTENDED TO NE'LY LINE OF SD LOT 5 TH NW'LY ALONG NW'LY LINE OF SD LOT 5, 41.59 FT MORE OR LESS TO CENTER LINE OF 1ST MENTIONED BRICK WALL EXTENDING FROM MONROE AVE TO A PT WHICH IS 1.92 FT SE'LY FROM THE NW COR OF SD LOT 5 TH SW'LY ALONG SD WALL TO BEG PLAT OF THE VILLAGE OF GRAND RAPIDS CAMPAU PLAT (SO CALLED)



ADDRESS _____ USE _____

YR. BUILT _____ YR. REMODELED _____ COND. JO

STY. — HGT. _____

CONSTRUCTION _____

EXT. WALLS _____

ROOF _____

BASEMENT _____

INTERIOR WALLS _____

CEILING _____

LIGHTING _____

FLOORS _____

HEAT _____

PLUMBING _____

MISC. _____

DATE APPRAISED 10/72 BY J. Shyler



AREA COMPUTATIONS _____

ZONE cbd-3 IMPROVEMENTS 2

LAND USE _____ OTHER ± FACTORS _____

TOPOGRAPHY _____

LOT SIZE 41 x 99 DATE APPRAISED 10/72 BY J. Shyler

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
14B	3819	20.00	76380			20	15276	USE	15,200
	3RD FLOOR		NO VALUE						
				Phys. deprec -50					
				OBS -30					
				total -80					

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
41					
41	(.91 x 1200)			1092	44772
				ROUND	44,800

4059 # 11 05

56-58 MONROE AVE., N.W.

#23605.

2 STORES. ~~VICT'S~~ & GROSSCOPPS.

3 STY, 41' X 70' X 4 1/2' HI. BRICK & MILL CONST. CONDITION.

BRICK & STON FOUNDATION. FULL BASEMENT CONFLR 60%.

1ST FLOOR CEILING 12' HI. METAL CEILING, PLASTER PICTURE O.K.

ASPH. TILE ON HI.W. FLOORS.

GLASS TILE FRONTS. NEW, FIRST CLASS CONDITION.

2 TOILETS & LAVS. STEM HEAT CON POWER CO

2ND & 3RD FLOOR S NOT USABLE.

UPPER FLOORS
ARE VACANT

TAR & GRAVEL ROOF F. D.

FOR GROSSCOPPS &
1956 - Remod'l 1/2 OF 1ST FL FOR ZIMMER BOOK STORE
NEW FRONT ON 1ST STY - PLAIN

INTERIOR - NEW LIGHTING

PAINTING, ETC.

THIS IS A VERY SIMPLE JOB

EXCEPT FOR A NEW MEZZ

34' X 20' AT REAR. USED FOR

BOOKKEEPER

12-56

AM

1967 Remod'l for dress shop
12-67

BOTH STORES
VACANT AS OF
2/6/2 HM

E 8/20
1/51
T 51