



951 KALAMAZOO AVE SE
 14-32-308-030
 77764 000

220
203
9

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

'84 Sale 8500

8/95 Sale 31,000

M 89

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	1000	3400	4400		
1973	1000	2500	3500		(b) - A 900 ✓
1978	1000	2500	3500		(b) n.c. 8/77 3,242M.
1981	1100	2600	3700		b (+A 200)
1987					220 ✓
88	1100	3400	4500		b (+A 800) 11/6/87 815
93	1100	3500	4600		
94	1100	3500	4600		
95	1100	3600	4700		
98	1100	4000	5100		
03	1400	5500	6900		

5%

#

NO. YEAR YEAR MAJOR MAJOR
STORY: BUILT: REMODEL: ADDITION1: ADDITION2:

GROUND FL: 2,365 BASEMENT S.F. AREA
S.F. AREA GROUND 2,365 S.F. LAND: 4,859
AREA

LOCATION 951 Kalamazoo Ave S E 33738

Hartel Benj & wf Elizabeth C

3 5 157 2-339
 WARD BOOK NO. PAGE NO. DISTRICT NO.

NAME OF OWNER ADDRESS B.P.L. 33732

CITY of GRAND RAPIDS



NAME OF CONTRACT OWNER OR LEASE-HOLDER		ADDRESS	
EXTRAS	WINDOWS	A B C D E F	STORE FRONTS
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		
	Wood Block		
	Oak		
INTERIOR PAINTING	Maple		
Sq.Yd.	Pine		
	Cement		
	None		

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

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE	DATE BUILT	DATE MOVED ON	RENTED AT
A B C D E	A B C D E F	A B C D E F	A B C D E F
USE	COLUMNS	EXTERIOR WALLS	INTERIOR PARTITIONS
Industrial	Steel	Face Brick	Marble - Faced
Merchandise	Cast Iron	Enameled	Wainscot
Office	Pipe	Enam. Metal Tile	Stone - Faced
Warehouse	Rein. Concrete	Terra Cotta	Wainscot
Bank	Wood	Limestone	Travertine
Theatre	Brick	Sandstone	Tile Glazed
Hotel	Concrete Blocks	Art Stone	Plastered
Rooming House		Granite	Brick
Power House		Structural Glass	Concrete Block
	BEAMS	Aluminum	Sectional Steel
	Rein. Concrete	Rubble Stone	Wood
FLOOR AREAS SQ. FT.	Steel	Coursed Stone	Plaster On Studs
A x	Timber	Rein. Concrete	
B x	Laminated Wood	Cement Plaster	SKYLIGHTS
C x	Pre-Cast Concrete	Stucco	Steel
D x		Glazed Tile	Wood-Metal Clad
E x		Concrete Blocks	ROOFING
F x		Common Brick	Composition
TOTAL AREA	Wood	Wood Siding	Pitch & Gravel
FLOOR TO FLOOR HEIGHT		Metal Siding	Slate
A to B	PURLINS	Corr. Iron	Comp. Shingle
B to C	Rein. Concrete	Haydite	Roll Roofing
C to D	Steel	Stainless Steel	Tile
D to E	Timber		Metal Deck
E to F	Laminated Wood	EXTERIOR WALL TRIM	
TOTAL HEIGHT		Belts-Limestone	STAIR STRUCTURE
CONSTRUCTION	JOISTS	Sandstone	Rein. Concrete
Fireproof	Pre-Cast Concrete	Granite	Steel
Steel	Junior I Beams	Art Stone	Wood
Rein. Concrete	Bar Joists	Cement	STAIR TREADS
Mill	Pressed Steel	Base-Limestone	Terrazzo
Brick - Solid	Wood	Sandstone	Marble
Veneer	Haydite	Granite	Cement
Wood Frame		Art Stone	Steel
Concrete Blocks	FLOORS & ROOF STRUCT.	Cement	Wood
Haydite	Rein. Concrete	Coping-Limestone	Pan Type
	Conc. & Clay Tile	Sandstone	STAIR BALUSTERS
	Struct. Tile	Granite	Marble
	On Hyrb	Art Stone	Steel
GROUND FLOOR	Dress. & Match.	Cement	Cast Iron
Rein. Concrete	Plank	Brick Pattern Plain	Pipe
Brick	Haydite	Fancy	
Dirt			
None			

HEATING		ENHANCING INFLUENCE		DETRACTING INFLUENCE	
Radiation	Unit Heaters		%		%
Arcola	Warm Air-Forced				
Gravaty	Stove				
None	None				
Own Plant H.R.	Utility Plant				
Radiation Sq. Ft.					
VENTILATION		BUILDING APPRAISAL TYPE CLASS		ADDITIONS & DEDUCTIONS	
Roof Ventilators	Fan & Ducts-Simple	DESCRIPTION		RATE	FLAT
Auto. Control	Air Conditioning			+	-
PLUMBING		TOTALS			
Wash Sinks-Mod'n.	Old Type				
Lavatories	Toilets - Modern				
Old Type	Showers				
Urinals-Individ'l.	Trough				
Drinking Fountains	Metal Stalls				
Marble Stalls	Wood Stalls				
WOOD STALLS					
WIRING	Conduit				
Flexible Conduit	Knob & Tube				
Fixtures					
TOTALS		ADD OR DEDUCT		REPRODUCTION COST	
STORIES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
	2865	32840			
TOTALS		DEPRECIATION		% CONDITION	
		EXCELLENT	GOOD	FAIR	BAD
TOTALS		GARAGE SIZE		AREA	UNIT PRICE
		18x20	360		
TOTAL BUILDING		NEW COST		% CONDITION	
TOTAL BUILDING		Interviewed by		Date: 12-14-36.	
		Estimated by		FEB 1937	
		Classified by			

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

S 43 ft of N 86 ft of lots 15 & 16, blk 5 Winsor Add.

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
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

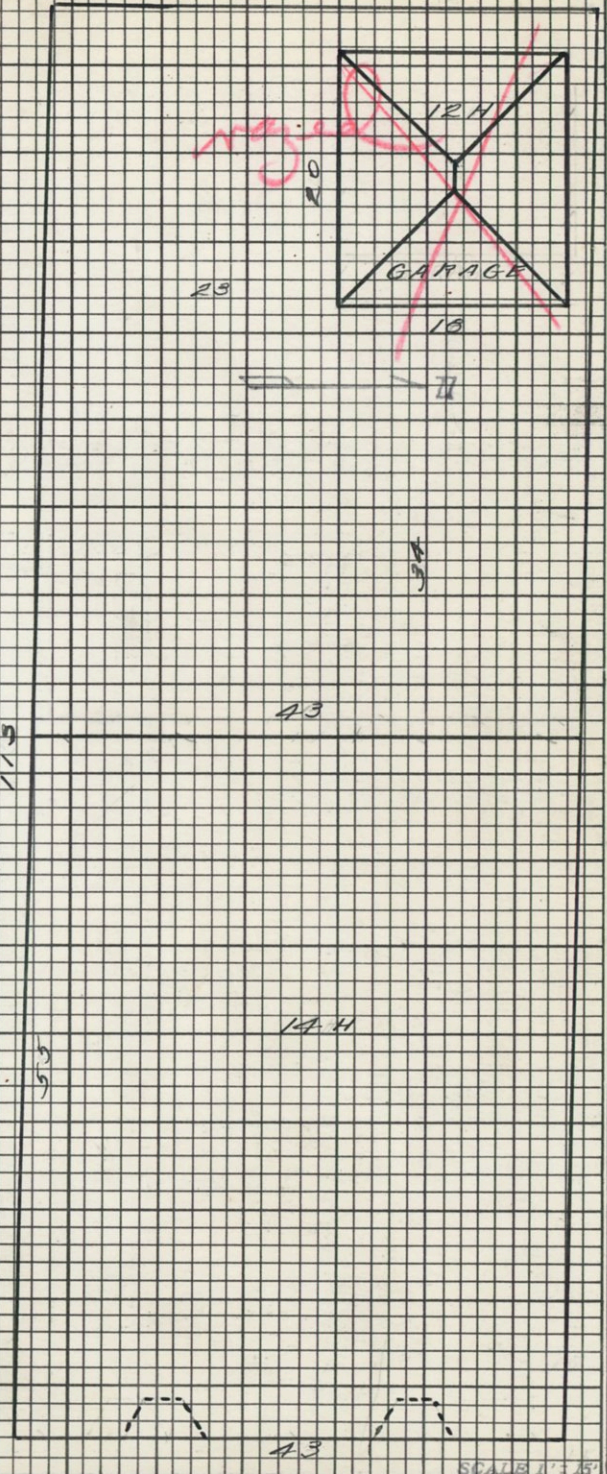
PERMIT NO.	DATE	TYPE	STORIES	SIZE	AMOUNT

builder
name

ADDITIONAL INFORMATION

	AMOUNT
Original Cost	
Improvement Cost	
Other Cost	
TOTAL COST	
Market Price	
Appraisal Price	
Income	
Other Etc.	
Income	
SALE PRICE	AMOUNT
Cash	
Contract Balance	
Other Balance	

SKETCH OF LAND & BUILDINGS



935 KALAMAZOO AVE SE.

#33436

11/16/50

Picture OK

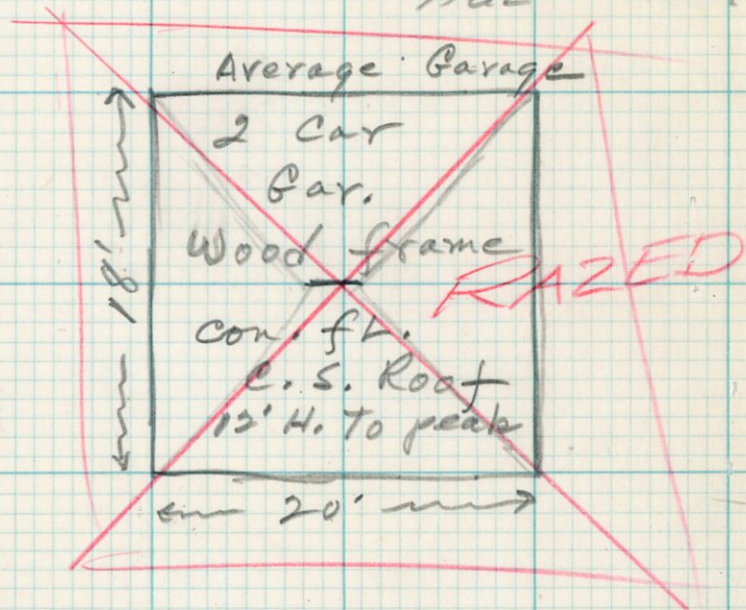
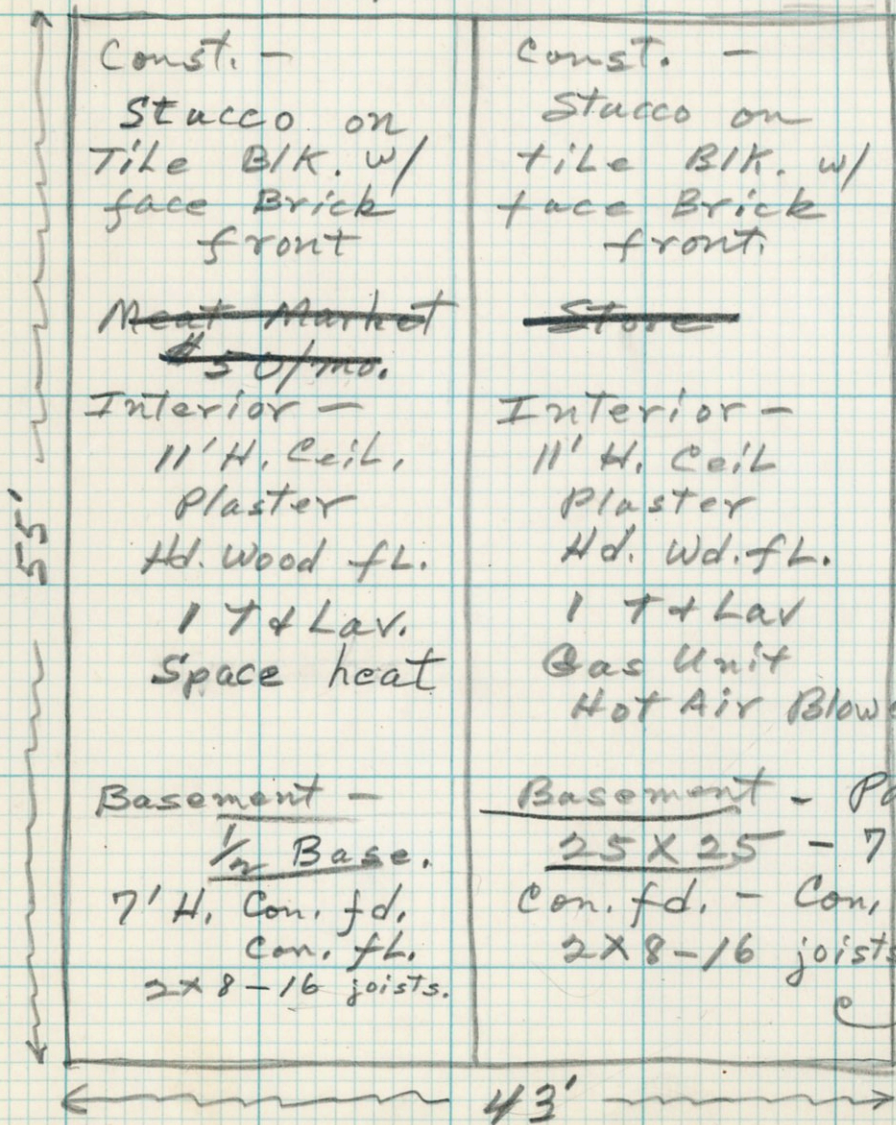
Percent of Condition

80%

AGE - 1930?

Tar + Gravel Roof,
Bldg. 13' H.

~~LISTED
\$12,900~~



11/22/50
Ded

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS	951 KALAMAZOO AVE SE			NAME	WARD 3 BOOK 5 MAP 339 CODE 33732	
DESCRIPTION	S 43 FT OF N 86 FT OF LOTS 15 & 16 BLK 5 WINSOR ADDITION			ASSESSMENT RECORD		203 PERMITS — REMARKS 77764 gar w/aged Re-Appraisal LISTED 72 - 7M
				YEAR	LAND	
		1958	950	4050	5000	
		1959	950	3850	4800	
		1960	950	3850	4800	
		1966	700	3600	4300	
		1967	700	3600	4300	
		1968	1050	5300	6350	7M ✓
		1969	1050	5300	6350	-A 1950 ✓
			<i>sd jacket</i>			



ADDRESS _____ USE SHEET MTL SHOP

YR. BUILT _____ YR. REMODELED _____ COND. 5/77
04-10-13

STY. — HGT. _____

CONSTRUCTION _____

EXT. WALLS _____

ROOF _____

BASEMENT _____

INTERIOR WALLS _____

CEILING _____

LIGHTING _____

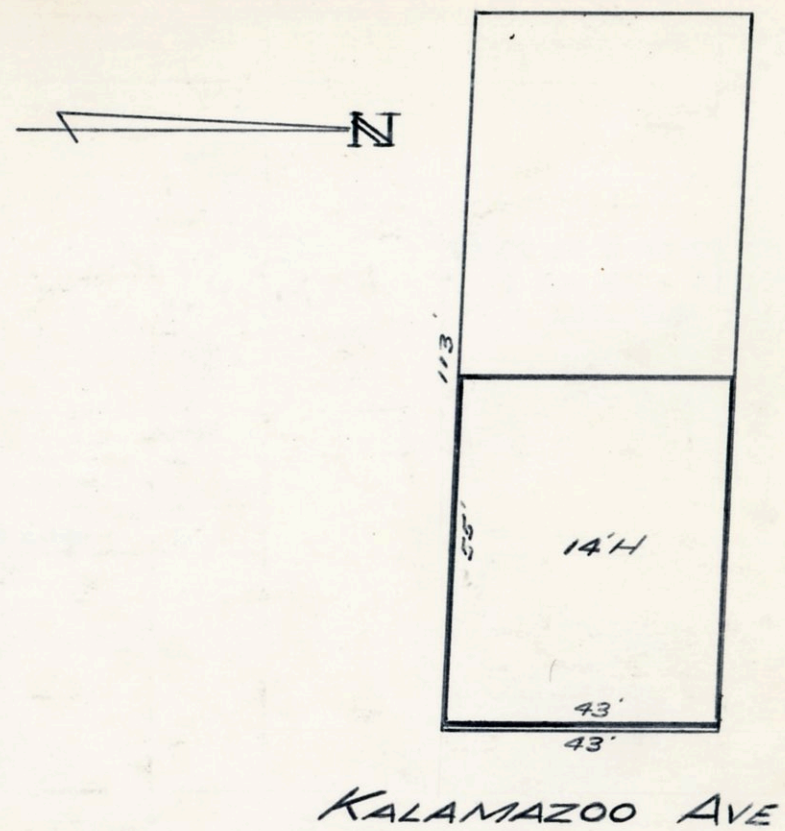
FLOORS _____

HEAT _____

PLUMBING _____

MISC. _____

DATE APPRAISED 5/77 BY SIDOR



AREA COMPUTATIONS 43 X 55 = 2365 #

ZONE R-2 IMPROVEMENTS I

LAND USE _____ OTHER ± FACTORS _____

TOPOGRAPHY _____

LOT SIZE 434/13 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
	<u>2365</u>	<u>10.50</u>	<u>24833</u>		<u>17511</u>	<u>20</u>	<u>4967</u>		<u>6529</u>
									<u>ROUNDED</u>
									<u>5000</u>

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
<u>43</u>	<u>(.97 x 50)</u>			<u>49</u>	<u>2107</u>
					<u>WELL</u>
					<u>2000</u>

50% = 2500

50% = 1000