

259 FRONT AVE SW
 13-25-359-001
 1113 000

301 ✓
 203
 9

M 89

OFFICE OF CITY ASSESSOR
 GRAND RAPIDS, MICHIGAN
 REAL PROPERTY APPRAISAL

w.D. \$90,000 8/85

Sider 12.14.84

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1975	8700	8500	17,200		HEAT GAS SPACE
1976	8700	13800	22500	(b)(k) + A 2600 N 2700	BP #15 ADDN 27x45 \$9000
1977	8700	15300	24000	(P) N 1500	
1981	10,300	18000	28,300	b(A + 4300)	
1985	10500	35500	46000	b(A + 17700)	change Class 301
88	19000	38000	57000	b(A + 11,000)	
93	20,300	40,700	61000	b(A + 4000)	
94	20,300	40,700	61000		
95	20,300	40,700	61000		
96					
97					
98	21500	43200	64700		
99	41100 22100	60500 44500	471900 66600		F() A.J. () 18700 Reduced on Appeal / HAN

18%

NO. 2 YEAR BUILT 1900 YEAR REMODEL _____ MAJOR ADDITION 1976 MAJOR ADDITION 2: _____

62

GROUND FL. 12,277 S.F. AREA BASEMENT: _____ GROSS S.F. ABOVE GROUND 16,219 S.F. LAND AREA 24,281

LOCATION 259 Front Ave. NW 9911

NAME OF OWNER Burak Joseph S ADDRESS

1 9 107 3-86 WARD BOOK NO. PAGE NO. DISTRICT NO.

CITY OF GRAND RAPIDS



Table with columns for EXTRAS, WINDOWS, FLOOR FINISH, INTERIOR PAINTING, ADDRESS, STORE FRONTS, HEATING, and VENTILATION. Includes details like 'Steel Sash-Stand. Casement', 'Marble', 'Cement', and 'Radiation'.

Table for LAND VALUATIONS and RESTRICTIONS. Includes columns for LOTS, ZONING, IMPROVEMENTS, FRONT & DEPTH, CORNER FACTOR, DEPTH FACTOR, SQUARE FEET, FRONT FT. PRICE, and ASSESSED VALUE. Handwritten notes include '22896 @' and '254 5724'.

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

Main description table with columns for ZONE, DATE BUILT, DATE MOVED ON, RENTED AT, USE, COLUMNS, EXTERIOR WALLS, INTERIOR PARTITIONS, BEAMS, TRUSSES, PURLINS, JOISTS, FLOORS & ROOF STRUCT., and GROUND FLOOR. Includes various material and construction details.

Table for SKYLIGHTS, ROOFING, STAIR STRUCTURE, STAIR TREADS, STAIR BALUSTERS, MISCELLANEOUS, and WIRING. Includes details like 'Steel', 'Wood-Metal Clad', 'Composition', 'Rein. Concrete', and 'Marble'.

Table for BUILDING DIMENSIONS, BUILDING APPRAISAL TYPE CLASS, ADDITIONS & DEDUCTIONS, and DEPRECIATION. Includes columns for SIZES, STORIES, HEIGHT, SQ. FEET, CUBIC FEET, and various appraisal metrics.

Interviewed by Estimated by Classified by Date 10/17/36

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

Lot 4, Blk 2.

& that part of Lots 2, 3, 5, 6, Blk2
A L Chubb's Add. lying E of P M R R Co
rt of way.

A L Cubbb's Add.

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
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

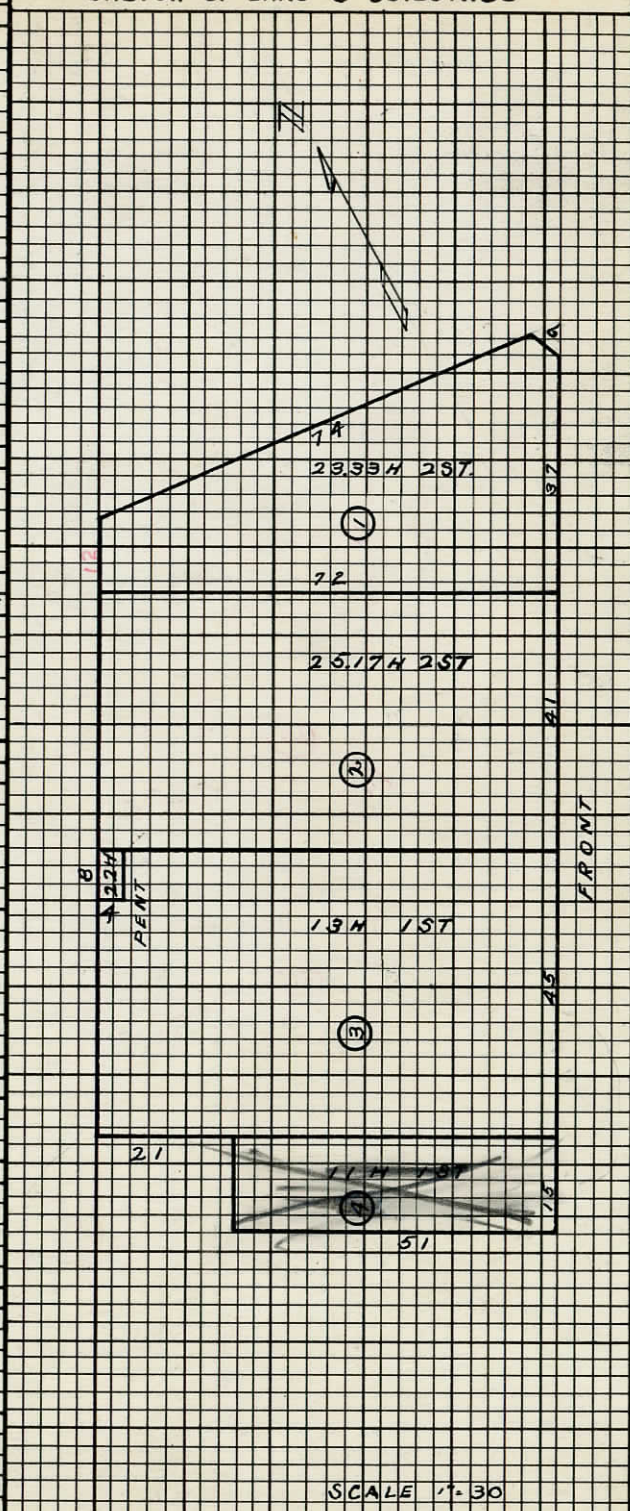
Architect or Builder
Address of Same
Remarks

ADDITIONAL INFORMATION

DATE	AMOUNT	
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" = 30'



THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

~~XXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~
~~Underwood & Jenks Add.~~

Lot 4 of Blk 2 &
 that part of Lots 2, 3, 5 & 6, Blk 2

A L Chubb's Add. Lying E of P M R R Co.
 rt of way.

A L Chubb's Add.

PROPERTY VALUATIONS

YEAR	LAND	BUILDING	TOTALS
19			
19			
19			
19			
19			
19			
19			
19			
19			
19			

PROPERTY APPEALS TO ASSESSORS
 GRANTED DENIED

TO BOARD OF REVIEW
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BUILDING PERMITS

PERMIT NO.	DATE	TYPE	STORIES	SIZE	AMOUNT

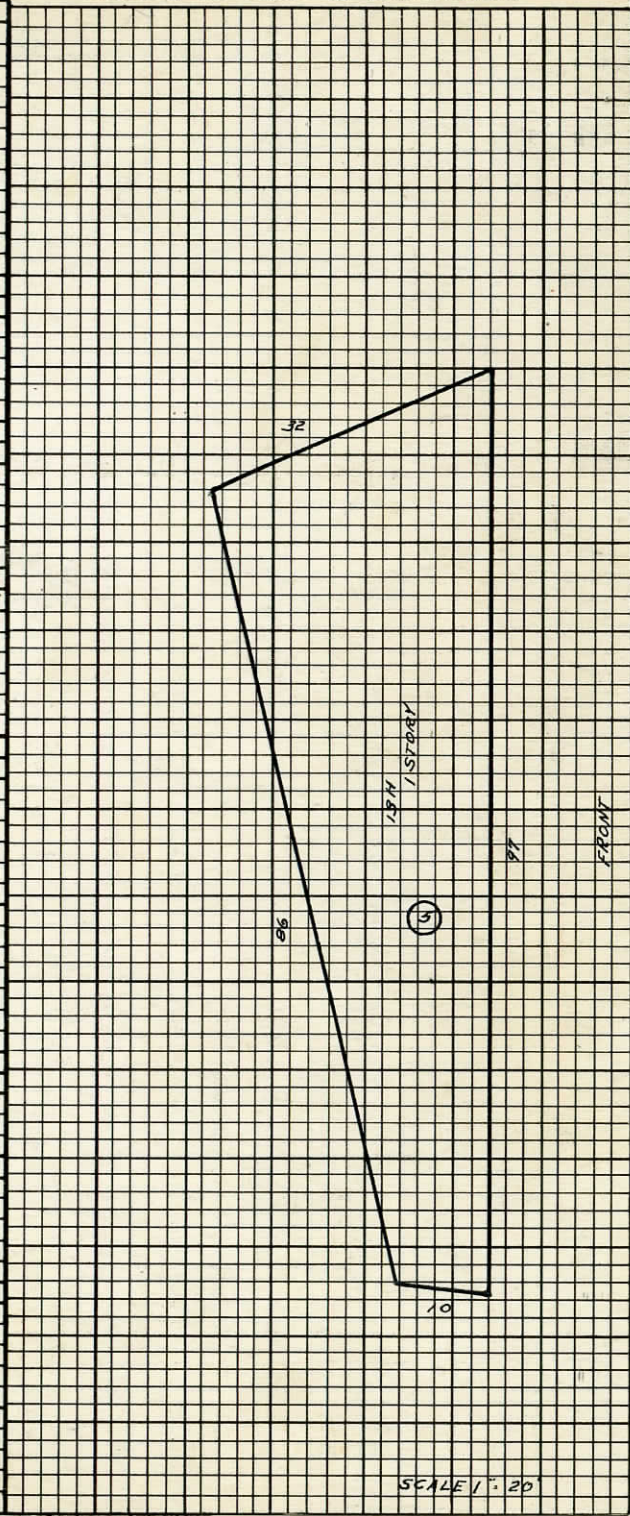
Architect or Builder
 Address of Same
 Remarks

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'

259 FRONT AVE S.W.

— NO BASEMENTS IN ANY BLDGS. —

#9921

PICTURE OK

CONDITION:

— 60% —

2ND FLOORS NOT USED 4/66

BLDG (1A) - 2 STY. - TAR ROOF
CONC. FDN

WD. FRAME - BRICK VENEER,
1/3 GLASS BLOCK WINDOWS. 2(T+L)

1ST FLR - OFFICE - 2 RMS.

23' x 30' AREA.

KNOTTY PINE & VENEER WALLS.

CELOTEX CEILING - 9' HI.

ASPHALT TILE ON ~~HEAD~~ FLR.

FLOR. FIXTURES. PINE

2ND FLR - LOCKER & REST ROOMS

HD. WD. FLR.

8' HI PLASTER BOARD CEILING.

- UNFINISHED - WD. WALLS.

BLDG (1-B) - WD. FRAME CONSTRUCTION.

1ST FLR

CONC. FLR. - 8' x 10' WD. POSTS.

10' HI. WD. CEILING.

1-12" ST. I-BEAM.

2x10x16 JOISTS.

STORAGE.

2ND FLR

8' HI. CEILING.

8" POSTS & BEAMS.

2x8x12 JOISTS.

PINE FLRS.

STORAGE.

CONC. FDN.

CENTRAL HEAT PLANT. - OIL FORCED HOT AIR FURNACE.

TOTAL PLUMBING. - 1 SHOWER - 3 T & 3 L

BLDG # (2) - 2 STY - WD. FRAME CONST.
TAR ROOF.

1ST FLR - 10x12 POSTS.

CONC. FLR - 2x12x24 JOISTS

12' HI CEILING. 12x12 WD. BEAMS

2ND FLR - PINE FLR.

11' HI CEILING.

8"x10" POSTS - 10x10 BEAMS.

3x10x24 JOISTS - CONC. FDN.

BLDG # (3) - SOLID BRICK CONSTRUCTION

TAR ROOF - 1 STY BLDG.

CONC. FLR & FDN. STUCCO

11' HI. CEILING. ON 1 SIDE.

8x8 WD. POSTS.

3/2x8 LAM. WD. BEAMS.

3x6 WD. JOISTS.

BLDG # (5) - CONC. BLK. CONST.

CONC. FLR & FDN. - TAR ROOF.

BRICK VENEER ON 1 SIDE.

11' HI CEILING - 8" POSTS - WD.

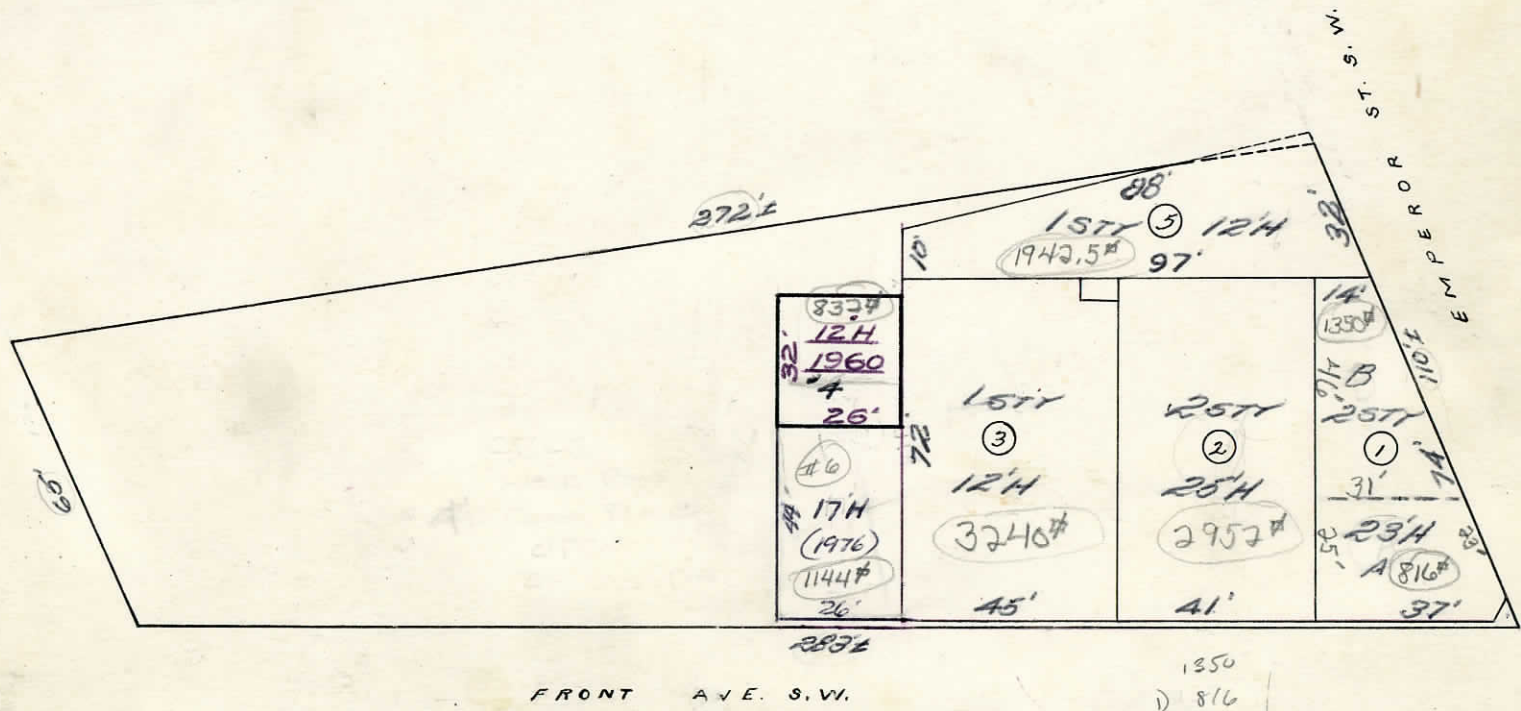
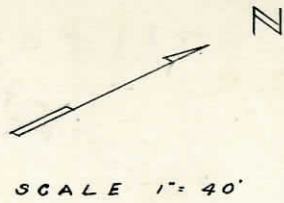
4/2x12 LAM. WD. BEAMS.

1976 ADDN 26' x 44' x 17' H - CB. WALLS WOOD ROOF

RAISED CONC. FLOOR. SHIPPING - REC. SPACE

OIL GAS SPACE - NO PLUMBING - NO INT. FIN

Handwritten notes and diagrams in the bottom right corner, including a small sketch of a structure and the text "NO PLUMBING".



- 1350
- All-Bldg
- | |
|---------|
| 1) 816 |
| 2) 2952 |
| 3) 3240 |
| 4) 832 |
| 5) 1942 |
| 6) 1141 |
- 9036

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS	NAME	WARD 1 BOOK 9 MAP 86 CODE 9921				
DESCRIPTION	ASSESSMENT RECORD				203 PERMITS — REMARKS 1113	
	YEAR	LAND	BUILDING	TOTAL		
259 FRONT AVE S W LOT 4 BLK 2 & THAT PART OF LOTS 1, 2, 3, 5 & 6 BLK 2 AL CHUBB'S ADDITION LYING E OF P M RR CO RT OF WAY A L CHUBB'S ADDITION	1960	4300	6700	11000		
	1961	4300	7800	12100	NEW GARAGE ADDN	
	✓ 1967	5900	5700	11,600	RE-APPRAISAL	
	1968	8700	8500	17200	774 ✓	
	— see parcel —					SALE 69 42,500

PHOTO

o.k. - 6/28/61



ADDRESS 259 FRONT S W USE

YR. BUILT YR. REMODELED COND. ex

STY. — HGT.

CONSTRUCTION

EXT. WALLS

ROOF



MISC. BLDG #4 NEW 1960 GARAGE & SALT BINS Cement block walls Wood roof deck on wood joists. 1 C.blk. partition. Cem fl. No interior trim, heat or plumbing

Handwritten notes and a large green checkmark.

AREA COMPUTATIONS

LAND VALUE COMPUTATIONS

ZONE I-1 IMPROVEMENTS PSW #K
 LOT SIZE OTHER ± FACTORS
 TOPOGRAPHY

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE	EFFECTIVE FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
1	1836	15 ⁰⁰	27540		107.452	20	21490						25000±	.70	17500
2	2952	13 ⁷⁵	40590												17400
3	3240	8 ⁰⁰	25920												
5	1787	7 ⁵⁰	13402										118		20532
4	832	6 ⁵⁰	5408		13988	65	9092								
6	1144	7 ⁵⁰	8580				30582		30600						

DATE APPRAISED 4/76 BY SIDOR DATE APPRAISED 4/76 BY SIDOR

Handwritten calculations: 5.7 = 15300, 50% = 8700