47.00 MONROE CENTER ST NW
41-13-25-294-026 201
C_COMMERCIAL ALL 41010

RENZ

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN

REAL PROPERTY APPRAISAL

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS

47 MONROE CENTER NW
13-25-294-009
23706 000

~~230-31~~ ~~203-7~~ 230 9

HALLMARK SHOP
MINNHAR BLDG

CFT

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN
REAL PROPERTY APPRAISAL

1/22/71 47 M.L.C.

M 89

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	26,000	6,000	32,000		
1973	20,700	7,300	28,000		(b) L -4000
					12/78 105 MBH FURNACE $1000
					1979 138,888 CASH
1980	27,500	35500	63,000		(b) N 35,000
1981	27,500	—	27,500	27,500	Sustained by Bd. Rev. (b) L-35500 CLASS #-7 1979 A.V. FROZEN OF CFT ROLL (REST.)
1982	27,500	-	27,500		(b) N/C
1985	31000	CFT	31000		b (N 3500)
87					230.3
89	34000	—	34000		b (N 3000) 10/88 rmdl int-shoe store LAND 10%
90	37,500		37,500		b (H A 3500) 10/90 inst int spc 4th flr L + 10%
93	37,500	~~300000~~ 250000	~~387500~~ 337500	287500	b (N 300000) CFT 80-02 EXP class 230 -50000 BOR MTT?
94	37,500	250,000	287,500		
95	38,600	257,500	296,100		
2000	44,800	298,400	343,200		Appeal Denied/AR L M(48500) F(8500)

LOCATION	NAME OF OWNER	ADDRESS	WARD	BOOK NO.	PAGE NO.	DISTRICT NO.
47 Monroe Ave 23583	Bankers Trust Co Trustee		2	10	~~106~~	4-198

NAME OF CONTRACT OWNER OR LEASE'HOLDER: Sippy Camilla B & Reynolds Annie B. ADDRESS: P. P. L 23597

CITY of GRAND RAPIDS

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE	DATE BUILT	DATE MOVED ON	RENTED AT
A B C D ✓E			

EXTRAS	WINDOWS	A	B	C	D	E	F
Footings-Ordin'y.	Steel Sash-Stand.						
Spread	Casement						
Deep	Hollow Metal						
Piling-Etc.	Wood Double Hung			✓	✓	✓	✓
Fire Pumps	Casement						
Diesel Elect.	**FLOOR FINISH**						
Oil Burners	Marble						
Auto. Stokers	Tile						
Boilers	Cork						
Refrigeration	Rubber Tile						
Auditorium	Asphalt Tile						
Stage	Terrazzo						
Movie Booth	Linoleum						
Bank Vault	Parquetry						
Insulated	Brick						
	Wood Block						
	Oak						
INTERIOR PAINTING	Maple						
Sq.Yd.	Pine						
	Cement						
	None						

STORE FRONTS	A	B	C	D	E	F
Copper Set			✓			
Aluminum Set						
Wood Set						
Bulkhead-Marble						
Stone						
Tile						
Struct. Glass						
Face Brick						
Wood			✓			
Vestibule Floor-Tile						
Mosaic Tile			✓			
Terrazzo						
Cement						
HEATING						
Radiation						
Unit Heaters						
Arcola						
Warm Air-Forced						
Gravity						
Stove						
None						
Own Plant H.P.						
Utility Plant						
Radiation Sq. Ft.						
VENTILATION						
Roof Ventilators						
Fan & Ducts-Simple						
Auto. Control						
Air Conditioning						
PLUMBING						
Wash Sinks-Mod'n.						
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						
MISCELLEANOUS						
Fire Escapes			✓	✓	✓	
Brick Stack						
Steel Stack						
Sidewalk Elevator						
Mail Chute						
Ash Hoist						
Incinerator						
Marquise						
Doors-Ornament.						
Overh'd. Mech. Op'r.						
Fire						
Elevator-Passenger						
Freight-Hand						
Electric						
Sprinkler Sys.-Wet						
Dry						

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 Hyrib						
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						

INTERIOR PARTITIONS
Marble-Faced
Wainscot
Stone-Faced
Wainscot
Travertine
Tile Glazed
Plastered
Brick
Concrete Block
Sectional Steel
Wood
Plaster On Studs

SKYLIGHTS	A	B	C	D	E	F
Steel						✓
Wood-Metal Clad						
ROOFING						
Composition						
Pitch & Gravel						✓
Slate						
Comp. Shingle						
Roll Roofing						
Tile						
Metal Deck						
STAIR STRUCTURE						
Rein. Concrete						
Steel						
Wood						
STAIR TREADS						
Terrazzo						
Marble						
Cement						
Steel						
Wood						
Pan Type						
STAIR BALUSTERS						
Marble						
Steel						
Cast Iron						
Pipe						

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
33x132			4356		

ENHANCING INFLUENCE %
DETRACTING INFLUENCE %
TOTAL LAND

BUILDING DIMENSIONS

SIZES	STORIES	HEIGHT	SQ. FEET	CUBIC FEET
1 SEC	5	74.5	3718	275207
PENTHSKYL				2156
78' W INCL BSMT =				290,004
TOTALS				

BUILDING APPRAISAL TYPE CLASS

ADDITIONS & DEDUCTIONS

DESCRIPTION	RATE +	RATE −	FLAT +	FLAT −
TOTALS				
NET				

STORIES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
	3718	277363			
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 3-26-37
Estimated by
Classified by

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

SE'ly ½ of lot 3, Sec 15
Plat of the Village of Grand Rapids

Campau Plat (So called)

77736 — 38¢ $2208
of 58¢ 37947
66 0.0
land
72957

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

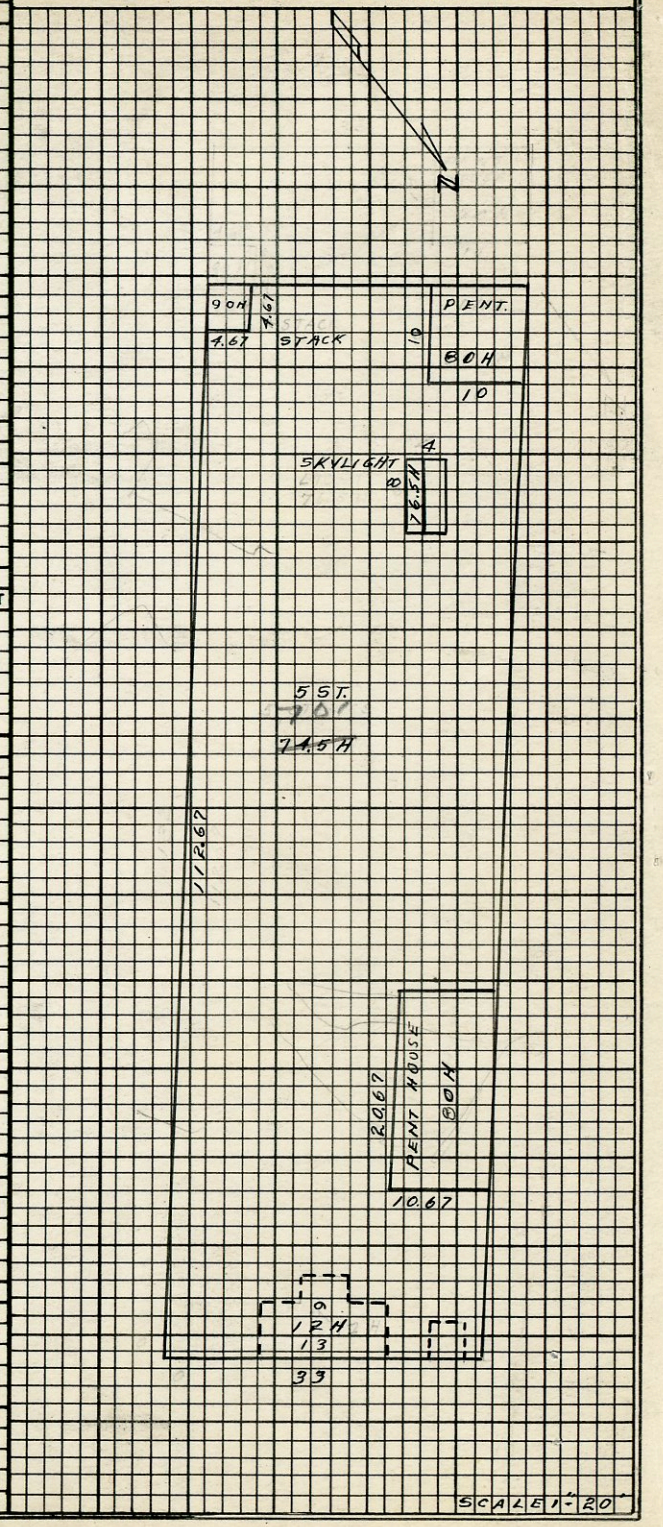
Architect or Builder
Address of Same
Remarks

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



47 MONROE AVE N.W.

#23597

PICTURE - N.G.
FRONT HAS BEEN REMODELED.

- SOLID BRICK BLDG - STEEL FRAME.
T & G ROOF - SPRINKLERED THRU-OUT. 13'H AVG
CONSUMERS STEAM HT.
~~FREIGHT ELEVATOR - 5'x5' - WOOD 2000# CAP.~~ FREIGHT ELEVATOR NOT OPERABLE 8/68 CONDEMNED
PASSENGER ELEVATOR - 5'x7' - STEEL 2500# CAP. OR 10 PASSENGERS.
METAL TILE FRONT 1RST FLR. - ALUM. SET SASH.
1RST FLR & BSMT. OCCUPIED BY SINGER SEWING MACHINE CO.
RENT. - BASED ON SALES VOLUMN. - AVERAGES ABOUT $500.00 MO.
GLASS DOOR ENTRANCE.

CONDITION. 75%.

TOTAL PLUMBING 6T & 7L

BSMT. - FULL - 8' HI.
PARTITIONED INTO ROOMS - 3 ROOMS
3/4 PLASTERED - CONC FLR. - 1/2 WITH ASPHALT TILE.
BRICK FDN. -
USED FOR STOCK ROOMS & GENERAL REPAIR.

RECT. BLDG - 112½ x 39 x 70

1RST FLR - PLASTERERED.
HDWD FLR/ASPHALT TILE & CARPETING.
12' HI CEILING FLORESCENT FIXTURES.
AIR CONDITIONED.

- ENTRANCE TO UPPER FLRS HAS A SEPARATE ENTRANCE - GLASS DOOR.
CORK TILE FOYER - PASSENGER ELEVATOR & STAIR INELL.

2ND FLR - HDWD FLR. W/BATTLESHIP LINOLEUM.
1/2 AREA VACANT & UNUSED. TEMPORARY WALLBOARD PARTITIONS.
USED AS DEVELOPING ROOMS BY VERSLUIS STUDIOS.
PLASTERED - CEILING 12' HI

3RD FLR - USED BY VERSLUIS STUDIOS - 12' CEILING - PLASTERED.
- TEMPORARY PARTITIONS
HDWD FLRS/WITH VARIOUS COVERINGS

4TH FLR - VERSLUIS STUDIOS, - 10' CEILING - PLASTERED.
AIR CONDITIONED. - HDWD. FLRS./ASPHALT TILE & LINOLEUM.
TEMPORARY PARTITIONS.

5TH FLR - 1/3 OCCUPIED BY SINGER CO & VERSLUIS - 2/3 JUNK STORA
- 3 ROOMS - PLASTERED. - HDWD FLR - 10' HI CEILING

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS 47 MONROE NW

NAME

WARD 2 BOOK ~~10~~ 14 MAP 198 CODE ~~23599~~

DESCRIPTION

SE'LY 1/2 OF LOT 3
SEC 15
PLAT OF THE VILLAGE OF
GRAND RAPIDS
CAMPAU PLAT (SO CALLED)

ASSESSMENT RECORD

YEAR	LAND	BUILDING	TOTAL	PERMITS — REMARKS
				Z03 23706
1957	62,000	45,000	107,000	
1958	~~98,900~~ 89,300	45,000	~~143,000~~ 134,300	CUT BY BD OF REV APPEAL DENIED BY M.S.T.C.
1960	89,300	45,000	134,300	
1963	68,000	38,400	106,400	
1964	61,100	35,200	96300	~~6,900~~ 10,100
1965	55,600	35,200	90,800	-5500 Re-appraisal 1965
1966	49,500	35,200	84,700	-6100
✓ 1967	~~43,300~~ 55,000	35200	78500 ~~107,000~~	Re-appraisal 1967
1968	~~64,100~~	52,000	~~116,200~~	JS RE-APPRAISAL
✓ 1969	43,000	19,500	62,500	Re-Appraisal (b) -A 44500 INCOME INFO
1970	43,000	19,500	62,500	
✓ 1971	26,000	6,000	32,000	(b) L 30,500
	SEE JACKET			10/75 FURN $2000

Form 1237 6-57 KP 54

ADDRESS | USE

YR. BUILT YR. REMODELED COND.

STY. — HGT.

CONSTRUCTION

EXT. WALLS

ROOF

BASEMENT

INTERIOR
WALLS

CEILING

LIGHTING

FLOORS

HEAT

PLUMBING

MISC.

DATE APPRAISED 10/72 BY J. Shuyer

NOTE: ENTIRE BLDG BEING USED (EXCEPT GROUND FLOOR) 12/70

AREA COMPUTATIONS

ZONE CBD-3 IMPROVEMENTS I

LAND USE OTHER ± FACTORS

TOPOGRAPHY

LOT SIZE 33 X 132 DATE APPRAISED 10/72 BY J. Shuyer

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. & OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
1&B	3718	20.00	74,360			.20	14,872		ROUND
									14,600

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
33	(1.05 ×	1200)		1260	41,580
				USE	41,400
4356 ⊕	@ 9.50				

50% = 19,500 50% = 7,300 50% = 20,700