

16 MONROE CENTER NE

14-30-157-006

213.3
203-7

KENDALL BLDG

22121 000

9

KENDALL ASSOCIATES

OFFICE OF CITY ASSESSOR
GRAND RAPIDS, MICHIGAN
REAL PROPERTY APPRAISAL

189

✓

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1972	33000	13500	46,500		
1972	26500	13500	40,000		(L) \$6500
1973	26,500	13,500	40,000		(b) N/C
1980	21,500	23,000	44,500		(J) N 4500
1981	21,500	23000	44500		(b) (N/C)
1982	21,500	24200	45,700		(b) A +1200 9-2-1982 L.O. MEMO REC L 2385 P. 306 JAMIE & MARG LADD TO LONSON BARR & SAMUEL LADINA \$215,000
1984	21,500	-0-	21,500		(h) L 24,200 BLDG TO CFT (FROZEN) CLASS TO -7
1985	27,000 24000		27,000	24000	(b) N 5500 Appeal Denied Reduced by Bd. of Review 18 (L 3000)
87					\$160,000 - 200,000 (213.3)
89	30,000	-	30,000		(b) N 6000 (LAND 10% + RESTORE CUT
90	33,000	-	33,000		(b) (+A 3000) L+10%
93	33,000	CFT	33,000		
94	33,000	CFT	33000		1993 EQ
95	25,000	CFT	25,000		(W) b(A-8000)
96	25,500	-	25,500		
97	26,500	35,000	61,500		V NB(35,000) A5(+1,000) [CFT 83-17 Expired] Change Class Appeal Denied AR Bd. of Review



NAME OF CONTRACT OWNER OR LEASE-HOLDER					ADDRESS						
EXTRAS	WINDOWS	ABCDEF	STORE FRONTS	ABCDEF	LAND VALUATIONS						
Footings-Ordin'y.	Steel Sash-Stand.		Copper Set		RESTRICTIONS						
Spread	Casement		Aluminum Set		LOTS		ZONING		IMPROVEMENTS		
Deep	Hollow Metal		Wood Set		Level	A-Resident'l.	Dirt Street	Water			
Piling - Etc.	Wood Double Hung	///	Bulkhead - Marble		Low	B-Resident'l.	Gravel	Sewer			
Fire Pumps	Casement		Stone		High	C-Commer'l.	Asphalt	Gas			
Diesel Elect.	FLOOR FINISH			Tile	Swampy	D-Industrial	Brick	Electricity			
Oil Burners	Marble		Struct. Glass		FRONT & DEPTH		CORNER FACTOR		DEPTH FACTOR		
Auto. Stokers	Tile		Face Brick		SQUARE FEET		FRONT FT. PRICE		ASSESSED VALUE		
Boilers	Cork		Wood		ENHANCING INFLUENCE %						
Refrigeration	Rubber Tile		Vestibule Floor-Tile		DETRACTING INFLUENCE %						
Auditorium	Asphalt Tile		Mosaic Tile		TOTAL LAND						
Stage	Terrazzo		Terrazzo		BUILDING DIMENSIONS						
Movie Booth	Linoleum		Cement		SIZES		STORES		HEIGHT		
Bank Vault	Parquetry		HEATING			SQ. FEET		CUBIC FEET			
Insulated	Brick		Radiation		None		None				
	Wood Block		Unit Heaters		Own Plant H.R.		45 x 70.25		5		
	Oak		Arcola		Utility Plant		BA 45		69.5		
INTERIOR PAINTING	Maple		Warm Air - Forced		Radiation Sq. Ft.		SKYLIGHT		3102		
Sq.Yd.	Pine		Gravity		Ventilation		STACK		26		
	Cement		Stove		Roof Ventilators				1298		
	None		None		Fan & Ducts-Simple				2228		
					Auto. Control				108		
					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						

DESCRIPTION of COMMERCIAL & INDUSTRIAL BLDG.

ZONE	DATE BUILT	DATE MOVED ON	RENTED AT
A B C D E	AB C D E F	AB C D E F	AB C D E F
USE	COLUMNS	EXTERIOR WALLS	INTERIOR PARTITIONS
Industrial	Steel	Face Brick	Marble - Facad
Merchandise	Cast Iron	Enameled	Walnscof
Office	Pipe	Enam. Metal Tile	Stone - Facad
Warehouse	Rein. Concrete	Terra Cotta	Walnscof
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
	Steel	Coursed Stone	Plaster On Studs
FLOOR AREAS SQ. FT.	Timber	Rein. Concrete	SKYLIGHTS
A x	Laminated Wood	Cement Plaster	Steel
E x	Pre-Cast Concrete	Stucco	Wood-Metal Clad
C x		Glazed Tile	Composition
D x		Concrete Blocks	Pitch & Gravel
E x		Common Brick	Slate
F x		Wood Siding	Comp. Shingle
TOTAL AREA	TRUSSES	Metal Siding	Roll Roofing
	Steel	Corr. Iron	Tile
FLOOR TO FLOOR HEIGHT	Wood	Haydite	Metal Deck
A to B	PURLINS	Stainless Steel	EXTERIOR WALL TRIM
B to C	Rein. Concrete		Belts-Limestone
C to D	Steel		Sandstone
D to E	Timber		Granite
E to F	Laminated Wood		Art Stone
TOTAL HEIGHT			Cement
			Base-Limestone
CONSTRUCTION	JOISTS		Sandstone
Fireproof	Pre-Cast Concrete		Granite
Steel	Junior I Beams		Art Stone
Rein. Concrete	Bar Joists		Cement
Mill	Dressed Steel		Base-Limestone
Brick - Solid	Wood		Sandstone
Veneer	Haydite		Granite
Wood Frame			Sandstone
Concrete Blocks	FLOORS & ROOF STRUCT.		Art Stone
Haydite	Rein. Concrete		Cement
	Conc. & Clay Tile		Coping-Limestone
	Struct Tile		Sandstone
	On Hyrlb		Granite
GROUND FLOOR	Dress. & Match.		Art Stone
Rein. Concrete	Plank		Cement
Brick	Haydite		Brick Pattern Plain
Dirt			Fancy
None			

FRONT & DEPTH	CORNER FACTOR	DEPTH FACTOR	SQUARE FEET	FRONT FT. PRICE	ASSESSED VALUE
ENHANCING INFLUENCE %					
DETRACTING INFLUENCE %					
TOTAL LAND					
BUILDING DIMENSIONS					
SIZES	STORES	HEIGHT	SQ. FEET	CUBIC FEET	
45 x 70.25	5	69.5	3102	215013	
BA 45			26	1298	
SKYLIGHT				2228	
STACK				108	
TOTALS					
BUILDING APPRAISAL TYPE CLASS					
ADDITIONS & DEDUCTIONS					
DESCRIPTION				RATE	FLAT
				+	-
				+	-
TOTALS					
NET					
STORES	SQUARE FEET	CUBIC FEET	UNIT RATE	NET RATE	AMOUNT
	3128	218597			
ADD OR DEDUCT					
REPRODUCTION COST					
DEPRECIATION					
EXCELLENT	GOOD	FAIR	BAD	% CONDITION	
GARAGE SIZE					
AREA	UNIT PRICE	NEW COST	% CONDITION		
TOTAL BUILDING \$					
Interviewed by					
Estimated by					
Classified by					
Date 3/18/27					

3/18/27

THIS SPACE RESERVED FOR DESCRIPTION OF PROPERTY

Part of Lots 1, 2 & 3, Blk 15.
& part of lots 1 & 6, Sec. 21 Plat of the
Village of Grand Rapids Campau Plat (so
called).

Com on N'y line Monroe Ave. 45' SE'y
from NE cor Monroe Ave. & Division Ave., th
SE'y of N'y line Monroe Ave. 84' 10", N'y
at rt angles to Monroe Ave. 76', NW'y
par with Monroe Ave. to E line sd lot 6,
W par with S line sd lot 6 to intersection
of a line running from pt of beg at rt
angles to Monroe Ave. SW'y along sd line
to beg. (Used as one parcel).

Bostwick & Co's Ad.

PREVIOUS SURVEY

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

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

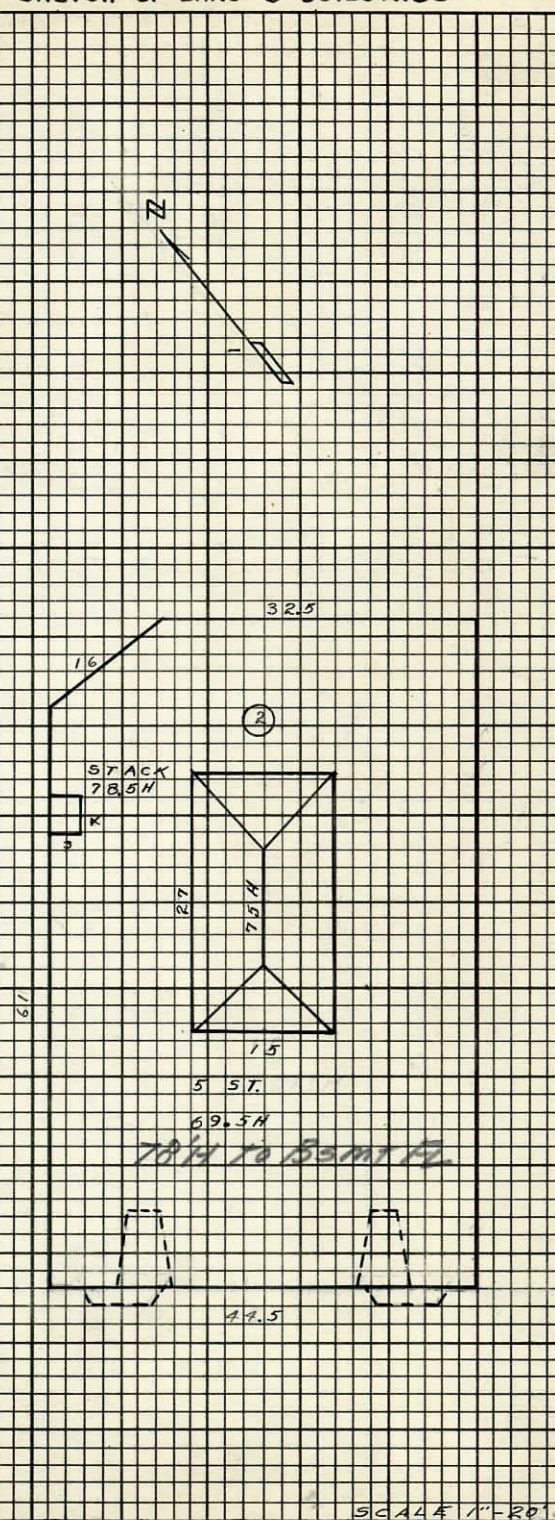
Remarks

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		

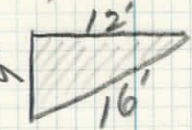
Remarks

SKETCH OF LAND & BUILDINGS



12-18 Monroe Ave.

23665

- Kendall Bldg. -
Bldg. # ② - 5 sty. Bldg. w/ Basement.
44' x 70' Less  - 68' H.

Picture OK
Condition

Solid Brick and Mill Const. - Tar
and Grav Roof. Wood Sash.

~~70%~~
60%

2/60 Bldg #2
UPPER FLOORS
HAVE A 68%
VACANCY
UPPER FLS
EMPTY
1965

Basement - full - 8 1/2' H. - 3/4 Finished.
Stone fd. - Con. fl. - Brick Partitions
3/4 area - plastered Ceil. - Stock rooms.

1st fl. - 2 Stores - Linol. fl. - Plaster Walls
14' H. Metal Ceil.

2nd fl. - 5 - Doctors Office Suites (4-5-6 small
Rooms each) 12' H. Plaster Ceil. - Plaster Walls
and Partitions - Asph. Tile on Wood fls.

3rd fl. - 11' H. } 4 - Doctors Office Suites each floor.

4th fl. - 11' H. } Plaster Ceils and Walls, Partitions

5th fl. - 12' H. } Asph. tile and Carpet on Wood fls.

TOTAL - 13 Toilets - 13 Lavs.

Passenger Elevator - 10 People - 1500 # cap.

Stoker - Steam Boiler - Central Heat, also for
Bldg ① this card.

CLOSED OFF IN 1965

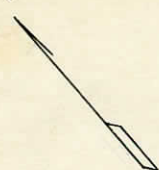
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23651

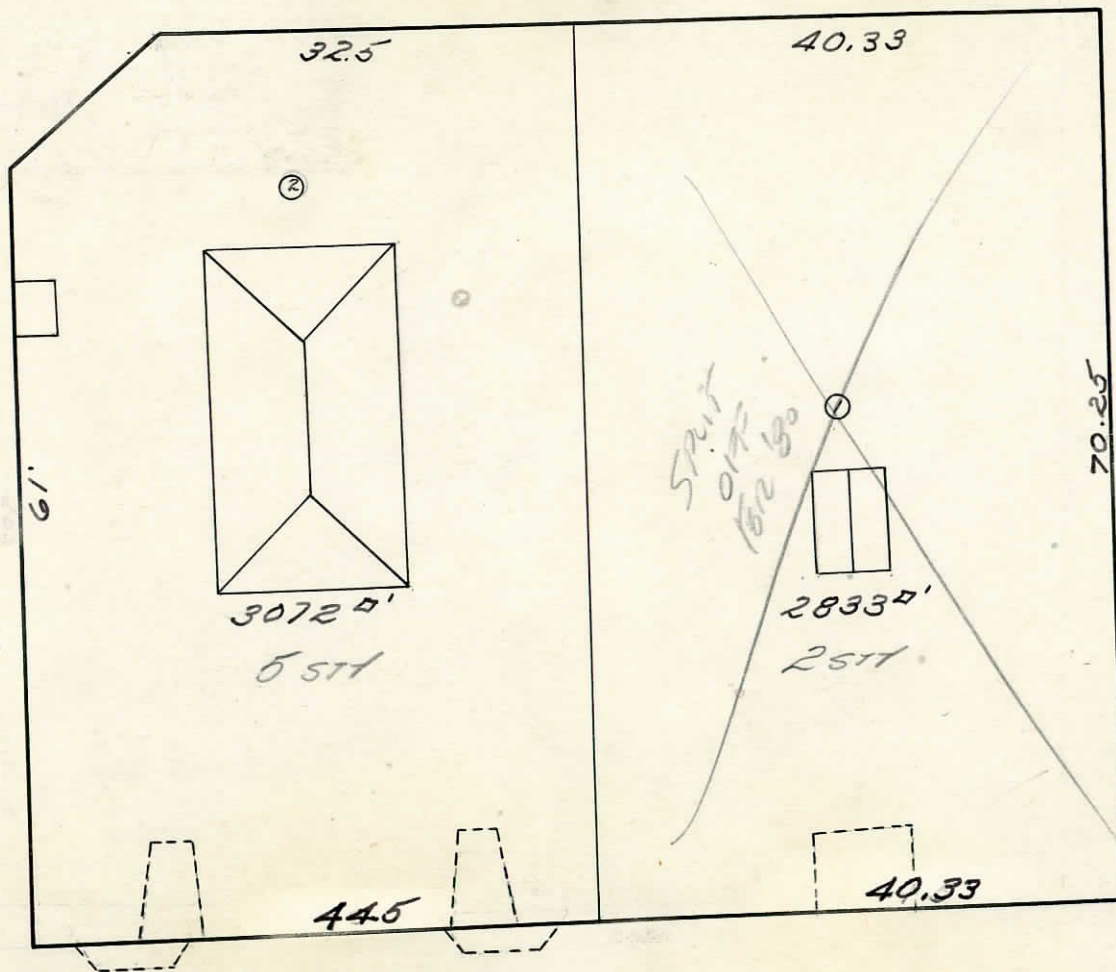
23665

B. P. I.

N



SCALE 1" = 15'



MONROE AVE. N.W.

OFFICE OF CITY ASSESSOR

GRAND RAPIDS, MICHIGAN

COMMERCIAL — INDUSTRIAL

ADDRESS 12-16 MONROE NE	NAME	WARD 2 BOOK 14 MAP	CODE 23665		
DESCRIPTION	ASSESSMENT RECORD				
	YEAR	LAND	BUILDING	TOTAL	
<p>PART OF LOTS 1, 2 & 3 BLK 15 BOSTWICK & CO'S ADDITION & PART OF LOTS 1 & 6 SEC 21 PLAT OF THE VILLAGE OF GRAND RAPIDS CAMPAU PLAT (SO CALLED) COM ON N'LY LINE MONROE AVE 45 FT SE'LY FROM NE COR MONROE & DIVISION AVES TH SE'LY ON N'LY LINE MONROE AVE 84 FT 10 INCHES N'LY AT RT ANGLES TO MONROE AVE 73 FT TH NW'LY PAR N'LY LINE MONROE AVE 41.35 FT TH N'LY PAR 2ND COURSE 3 FT NW'LY PAR WITH MONROE AVE TO E LINE SD LOT 6 W PAR WITH S LINE SD LOT 6 TO INTERSECTION OF A LINE RUNNING FROM PT OF BEG AT RT ANGLES TO MONROE AVE SW'LY ALONG SD LINE TO BEG</p>	1959	61,800	58,200	120,000	<p>203 PERMITS — REMARKS 22121</p> <p>REAPPRAISED ON APPEAL</p> <p>ADT 90</p> <p>Reduced on Appeal 1966</p> <p>Appraisal Denied 1967 Sustained by Bd. of Review 1967</p> <p>APPRaisal 1966</p> <p>Re-Appraisal (b) - A 14,500</p> <p>INCOME INFO</p> <p>(b) L 13,500</p> <p>(b) L - 6500 Cut on Appeal 1972</p> <p>SEE JACKET</p> <p>Assmt incl. both bldgs</p>
	1960	61800	58200	120,000	
	1963	55700	32,200	87,900	
	1964	55700	32,200	87,900	
	1966	38,000	16,000	54,000	
	1967	30,400	19,600	50,000	
	1968	45,000	29,500	74,500	
	1969	46,500	13,500	60,000	
	1970	46,500	13,500	60,000	
	1971	33,000	13,500	46,500	
	1972	26,500	13,500	40,000	

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PHOTO

41 14 30 157 009

PART OF LOTS 1 & 3 BLK 15 *
 BOSTWICK & COS ADDITION * &
 PART OF LOTS 1 & 6 SEC 21 *
 PLAT OF THE VILLAGE OF GRAND
 RAPIDS CAMPAU PLAT /SO CALLED/*
 DESC AS - COM ON NLY LINE OF
 MONROE AVE AT A PT 45 FT SELY
 FROM E LINE OF DIVISION AVE TH
 SELY ALONG NLY LINE SD MONROE
 AVE 44.55 FT TH NLY PERP TO N
 LINE OF MONROE AVE 76 FT TH
 NWLY PAR WITH N LINE MONROE AVE
 TO E LINE OF SD LOT 6 TH W PAR
 WITH S LINE OF SD LOT 6 TO A
 LINE WHICH IS N PERP TO N LINE
 MONROE AVE FROM BEG TH SLY TO
 BEG *



ADDRESS	USE	
YR. BUILT	YR. REMODELED	COND.
STY. — HGT.		
CONSTRUCTION		
EXT. WALLS		
ROOF		
BASEMENT		
INTERIOR WALLS		
CEILING		
LIGHTING		
FLOORS		
HEAT		
PLUMBING		
MISC.		
DATE APPRAISED <u>8/68</u> BY <u>HCHH V Shupen 10/72</u>		
AREA COMPUTATIONS		
ZONE <u>CBD-5</u>		IMPROVEMENTS <u>I</u>
LAND USE _____		OTHER ± FACTORS _____
TOPOGRAPHY <u>LEVEL</u>		
LOT SIZE <u>8453 x 73 1/2</u>		DATE APPRAISED <u>10/72</u> BY <u>Shupen</u>

BUILDING VALUE COMPUTATIONS

BLDG. NO.	AREA	UNIT COST	BASE VALUE	TOTAL EXTRAS	TOTAL VALUE	COND. OBS.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
2FB #1	2833	28.00	79324		79324				
1FB 2	3072	18.75			56832			ROUNDED	
					136924	20	27385		27000
			PHYS DEPRE. -	50%					
			OBS. -	30%					
			TOTAL -	80%					

LAND VALUE COMPUTATIONS

FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
85				BASE RATE \$1400	
				DEPTH F. .78	
85				EQUIV. RATE \$1092	92820
85	(.78 x 800)			624	53,040
				USE	53,000
5624	9.42				

50% = 13500

50% = 26,500