

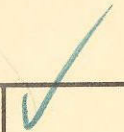
1855 MEADOWFIELD DR NE  
 14-17-101-008 403  
 32564 000 9

(2E) 1956

OFFICE OF CITY ASSESSOR  
 GRAND RAPIDS, MICHIGAN  
 REAL PROPERTY APPRAISAL

M 89

YEAR	LAND	BUILDINGS	TOTAL	BOARD OF REVIEW	REMARKS
1974	3900	42,700	46,600		
1975	3900	46,800	50,700		(A+4600) Appeal Denied
1976	3900	<del>57,800</del> 46,800	<del>61,700</del> 50,700		(A+5050) (-A*5050)
78	3900	51,850	55,750		b(A+5050)
79	3900	56,300	60,200		b(A+4450)
80	6650	67000	73650		(b)+A 13450
1981	6700	79500	86200		b(A+12550)
82	6700	85900	92600		b(A+6400)
83	6700	85900	92600		b(NC)
84	6700	85900	92600		b(NC)
87	10700	88500	99200		b(A+3600)
88	6700	92900	99600		b(A+4400) 9-88 REPL 1/2 NC
89	8400	99200	107600		b(A+8000)
90	9000	106,100	115,100		b(A+7500)
91	9600	113600	123200		b(A+8100)
92	9600	113600	123200		
93	10900	<del>129500</del> 121600	<del>140400</del> 140500	107,500	b(A+17200) Appeal Denied (-A27900) MTT 1993 BOR Reduced
94	10900	96,600	107,500		b(w) (-A5000)





<b>1. TYPE</b>		<b>5. ROOF</b>		<b>8. HEATING</b> 2000		<b>12. CLASS</b> A+10	
<input checked="" type="checkbox"/> SINGLE RESIDENCE		<input checked="" type="checkbox"/> FLAT		<input type="checkbox"/> GRAVITY HOT AIR		<b>13. YR. BLT.</b> 1956	
<input type="checkbox"/> 2-FAMILY		<input type="checkbox"/> GABLE HIP		<input checked="" type="checkbox"/> FORCED AIR		<b>14. YR. REM.</b>	
<input type="checkbox"/> APARTMENTS		<input type="checkbox"/> SHINGLE ASPH		<input type="checkbox"/> STEAM		<b>15. COND.</b> 95	
<b>2. FDN. BSMT.</b>		<input checked="" type="checkbox"/> T&G		<input type="checkbox"/> 2 UNITS @ 500 EA	<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> AVERAGE	
FULL <input type="checkbox"/>	PART <input checked="" type="checkbox"/>	<b>6. INT. FIN.</b>		<input type="checkbox"/> 1 AIR - 1 WATER	<input type="checkbox"/> POOR	<input type="checkbox"/> V. POOR	
	1968	<input checked="" type="checkbox"/> PLASTER <i>Baths</i>		<input checked="" type="checkbox"/> GAS BURNER			
<input checked="" type="checkbox"/> CONCRETE		<input checked="" type="checkbox"/> DRYWALL		<input type="checkbox"/> OIL BURNER			
<input type="checkbox"/> C. BLOCK		<input checked="" type="checkbox"/> TRIM - PINE					
<input type="checkbox"/> FLOOR CONC.		<input checked="" type="checkbox"/> TRIM - HDWOOD		<input checked="" type="checkbox"/> AIR COND. 5 TON			
<input type="checkbox"/> 304 # <i>concrete clause</i>		<input type="checkbox"/> FLOOR - PINE		<input type="checkbox"/> @ 200 HP			
<input checked="" type="checkbox"/> REC. RM. 13x28=364		<input checked="" type="checkbox"/> FLOOR - HDWOOD		<b>9. FIRE PLACE</b> 1500			
<input type="checkbox"/> FIN. INTERIOR		<input checked="" type="checkbox"/> FLOOR - PLYWOOD		<input type="checkbox"/> INSIDE			
<b>3. EXT. WLS.</b>		<b>7. PLUMBING</b> 1300		<input type="checkbox"/> OUTSIDE			
<input checked="" type="checkbox"/> BRICK FACE		<input type="checkbox"/> BATH W.T. F.T.		<input type="checkbox"/> 3 @ 500 EA <i>functional 3-9-68</i>			
<input type="checkbox"/> BRICK H. B. COM.		<input checked="" type="checkbox"/> EXT. BATH W. F.		<b>10. ROOMS</b>			
<input type="checkbox"/> SIDING		<input checked="" type="checkbox"/> STALL SHOWER TILE		2 BASEMENT			
<input type="checkbox"/> TRIM AVG.		<input type="checkbox"/> LAV. (2-PC.) W. F.		98 1st FLOOR			
<input checked="" type="checkbox"/> TRIM ABV. AVG. +		<input type="checkbox"/> EXT. Shower <i>Small area</i>		2nd FLOOR			
<b>4. INSULATION</b>		<input type="checkbox"/> EXT. WASH BOWL		ATTIC			
<input checked="" type="checkbox"/> WALLS		<input checked="" type="checkbox"/> ELEC HEATERS		3-4 <i>bedrms</i>			
<input checked="" type="checkbox"/> ROOF		<input checked="" type="checkbox"/> BUILT-IN RANGE <i>oven</i>		<b>11. APTS.</b>			
<input type="checkbox"/> ATTIC		<input checked="" type="checkbox"/> BUILT-IN DISHWASHER		RM. APTS			
		<input checked="" type="checkbox"/> BUILT-IN HOOD & FAN		RM. APTS			
		<input checked="" type="checkbox"/> <i>Disposal</i>		RM. APTS			

1+ LP 17x26 = 442  
 1-F 25x33 = 825  
 1-F 17x18 = 306 } = 254  
 3x10.5 = 32 }  
 254  
 1-F 15x33 = 495  
 1-F 11x14 = 154  
 1-F 14x36 = 504  
 2674  
 + 396  
 3070 #

2 9.20  
 1 6.31  
 FLAT 00  
 BV + 36  
 HT + 24  
 HT + 62  
 10.42

1 00  
 + 36  
 + 14  
 + 33  
 7.14

GARAGE YEAR BUILT 1956  
 BASE VAL. 1465  
 PORCHES  
 "BILCO" ENTRY - REAR

1966 POOL ENCLOSURE  
 30x64.5 = 1935  
 11x25 = 275  
 2210

CONG. FLOOR WITH HEAT IN FLOOR  
 BEAM ROOF WITH INSUL ROCK 6x20" BEAMS 8' OC.  
 16x16 SKY LITE  
 HOT WATER HEAT  
 SLIDING GLASS DOORS 8' BV ON SIDES

MISC. 1st Fl - LR, Kit/Dining, FDR, 3 bedrms, 3 baths, Florida Rm (Heated)  
 MFU, Fam Rm & possible 4th bedroom  
 Bsmt - Rec Rm & small fin. rm. F.P. is non-functional

BUILDING VALUE COMPUTATIONS								
NO. STY.	ROOF PITCH	AREA	UNIT COST	BASE VALUE	COND. & OBSOL.	DEPREC. VALUE	ECON. FACTOR	ADJUSTED VALUE
1+	F	442	10.42	4605				
1	F	2257	7.14	15936	18764			
	CP-F	52	3.00	156				
	#2	364	2.50	910				
	#7			1300				
	#8			2000				
	#9			1500				
	#16			1465				
				27872	95	26478	+10	32081
				30700				300
	SPRINKLERS			1888				10233
	POOL			8840				139658
	POOL ENCLOSURE	2210	4.00	10728	1.06	11371	-10	
	FD	394	12.04	4743	1.07	5075		5075
								84391

COMPUTATIONS AREA RATES		BASE 2400
GAR 700 #		3050 #
24x28 RATE	FD	
BASE 906		1464
BV 315		-260
PL 144		1204
EL DR 100		
1465		

ZONE \_\_\_\_\_ IMPROVEMENTS \_\_\_\_\_  
 TOPOGRAPHY \_\_\_\_\_ OTHER ± FACTORS \_\_\_\_\_  
 LOT SIZE 120x218

LAND VALUE COMPUTATIONS					
EFFECTIVE FRONTAGE	DEPTH FACTOR	EQUIVALENT FRONT FOOT	AREA	RATE	VALUE
		120		30	3600
				65	7800

Location **1855** Meadowfield Drive N. E.

Kent Country Club

15315-22

2

5

12-AD

2-133

Name of Owner

Address

Ward

Book No.

Page No.

District No.

Kentview, Inc.

R. P. I.

CITY of GRAND RAPIDS

Name of Contract Owner

Address

\$

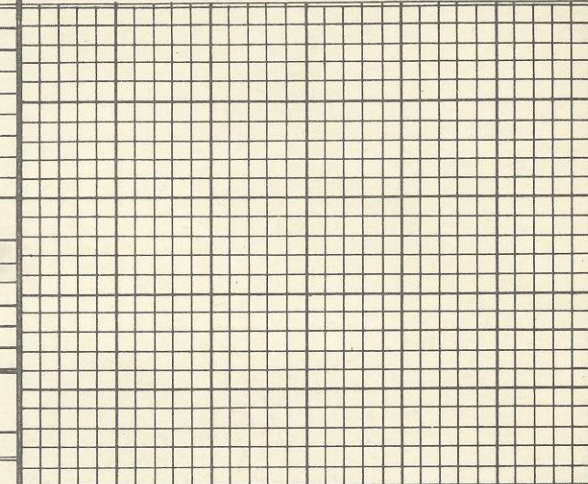
Rent Per Month

LAND VALUATION

LAND SKETCH

SPACE FOR PICTURE  
2 1/2" x 3 1/2"

RESTRICTIONS					
LOTS	ZONING	IMPROVEMENTS			
Level	A-Residential	Dirt Street	Water		
Low	B-Residential	Gravel	Sewer		
High	C-Commercial	Asphalt	Gas		
Swampy	D-Industrial	Brick	Electricity		
	E-Industrial	Concrete			
		Sidewalk			
		None			
FRONT & DEPTH.	CORNER FACTOR	DEPTH FACTOR	SQUARE FEET	FRONT FOOT PRICE	ASSESSED VALUE
120		1.22		29	2050
					221
				25	3660
Enhancing Influence				%	
Detracting Influence				%	
Total Land					



DESCRIPTION OF RESIDENCE

BUILDING DIMENSIONS

ZONE					BUILT	MOVED ON	RENTED AT
A	B	C	D	E	DATE 1956		

SIZES	STORIES	HEIGHT	SQUARE Ft.	CUBIC Ft.

USE	CONSTRUCTION	FOUNDATIONS	EXTERIOR WALLS	MISCELLANEOUS
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Bungalow	Wood Frame	None	Wood	PORCHES
Single House	Veneer	Piers	Brick	Open
Double House	Brick	Posts	Stone	Glazed
Multiple House	Steel Frame	Stone	Stucco	Sleeping
Apartment	Mill Construction	Brick	Terra Cotta	Sun Parlor
Store & Flat	Rein. Concrete	Concrete	Metal	Fin. Attic Rooms
	Tile	Concrete Units	Brick Veneer	Fin. Basmt. Rooms
	Concrete Units		Concrete Units	Breakfast Room
				Passenger Elevator
				Hand Elevator

BASEMENT	ROOF	ROOFING	FLOORS	Fire Escape
None	Gable	Roll	Dirt	Fire Places
Part Cellar	Hip	Wood Shingle	Pine	Incinerator
Michigan Cellar	Flat	Asphalt Shingle	Beach	Refrigerators
Full Cellar	Gambrel	Tar & Gravel	Maple	Vacuum Clean. Sys.
Dirt floor	Mansard	Composition	Birch	Air Conditioning
Cement floor	Dormers	Slate	Oak	Remodeled
Finished		Tile	Cement	Oil Burner
Social Room		Metal	Tile	Auto. Stoker
			Marble	

INTERIOR TRIM & FINISH	PLUMBING	HEATING	SIZE
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FIRST FLOOR	SECOND FLOOR	None	Stoves	x
Pine	Pine	Toilet Only	Pipeless	No. of Rooms
Gum	Gum	Lavatory	Hot Air	Stories
Birch	Birch	Bath Rooms	Steam	
Oak	Oak	Tile Floors	Hot Water	
Metal	Metal	Tile Walls	Vapor	
Marble		Showers		
Tile	Tile	Laundry		
Plastered	Plastered	Sinks	LIGHTING	
Wall Board	Wall Board	Drains	Lamps	
Decorated	Decorated	Old	Gas	
			Electric	

RESIDENCE BUILDING SKETCH



Add or Deduct				
Reproduction Cost				
DEPRECIATION				% CONDITION
EXCELLENT	GOOD	FAIR	DAD	
GARAGE				
Size	x			
Unit				
Construction				
Floor				
Condition				
Roof				
Total Building				\$

Interviewed by \_\_\_\_\_ Date \_\_\_\_\_ Measured By \_\_\_\_\_ Date \_\_\_\_\_





# CITY OF GRAND RAPIDS

Street Address 1855 Meadowfield NE

Description

403 # ~~R.P.I.~~ 2-5

~~15315-22~~  
32564

Year	Land	Bldg.	Total	REMARKS
1951				
1952				
1953				
1954				
1955				
1956				8/56 New Hw & ATT GAR
1957				#6000 PARTIAL (less 25%) on Bldg \$3,500 LOT 1833 IMP (H451F)
1958	2700	19900	22,600	
1959	2750	19,850	22,600	
1960				
1961	2700			RE-APPRAISAL
1962	2450	19,550	22,000 ✓	LAND & BLDG @ -10%
1963				
1964				
1965				
1966				9/66- 1500 SWIM POOL.
1967	2450	PARTIAL 23550	26000 ✓	4968
1968	3600	34800	38400 ✓	WE ✓
1969				
1970				
1971				

VACANT - Went thru.

1. Type	3. Ext. Walls	5. Roofing	7. Int. Finish	9. Plumbing	11. No. Rooms	17. Condition Adjmt.
Cottage	Drop Siding	Wood Shingle	Pine Trim	*Elec Wall Heater None Tiled	2 Basement	+   -
Bungalow	Lap Siding	Compos. Shingle	✓ Hardwood Trim	* Bath Double Sink	89 1st Floor	
✓ Single House	Stucco	Asbestos Shingle	✓ Plaster H.W. Walls	Tile Floor	2nd Floor	
Double House	Brick	Roll	Wall Board	Tile Walls	3rd Floor	
Flats	✓ Brick Veneer Roman	Tile	Metal	2 Shower Stall Tiled	Attic - Sq. Ft.	18. Garage 1290
Apartments	Wood Shingle	Slate		* Lavatory 2 piece	3-4 Bedrooms	✓ Attached   Detached
Store	Asbestos Siding	✓ Metal	✓ Pine Floors	1 Tile Floor		2 Cars Cond. A
	Imitation Brick	✓ T E G	✓ Hardwood Floors	1 Tile Walls	12. Apartments	25 Wide 28 Deep
	Concrete Block		Cement Floors	Extra Stool		Walls Roman BU
	Metal Siding	6. Fdn. & Bsmt.	Tile Floors	Extra Wash Bowl	1 Room Apts.	Roof T E G P
		Post		1 Shower Stall - area	2 Room Apts.	Floor CON
		✓ Concrete	8. Heating	*1300*	3 Room Apts.	Doors 2 o.H.
		Brick	2 UNITS \$2000	*"B" Rates + \$100 -	4 Room Apts.	Solid Drive
		Concrete Block	Stove		Bsmt. Apts.	2 Sides - wired - underpin
		Stone	Pipeless			Year Built 1956 200's
2. Construction	4. Ext. Trim & Des.	None	A Hot Air	10. Fireplaces		Base Value
✓ Heavy +	Pl. Trim Simple Des.	Part	B Hot Water	* Three	13. Rating "A" #10	% Condition 95%
Average	Mod. Trim & Des.	✓ Full	AB Gas Burner	4 ft. or less	14. Year Built 1956	Base Value
Light	✓ + Much Trim-Cutup	✓ Dirt Floor	A Blower	5 ft. \$1500	15. Year Remod.	4/11/56
Very Light		✓ Cement Floor	Radiant Heat	6 ft. (\$500 EACH)	16. Condition 95%	McGarry
✓ Wood Frame		✓ *Recreation Room	Air Conditioning	7 ft.	Good   Average	
Concrete Block		✓ Insulation		8 ft. or over	Poor   Very Poor	
Brick		Finished Rooms		✓ 10 to 12' Wide +		
Steel Frame		* 13x28 + small rm.		OUTSIDE STACKS		
Reinf. Concrete				PP in see am non-funct		
Brickcrete				* Two STACKS		

Type of Building	No. Stys.	Roof Pitch	Sq. Ft. Area or	Unit Cost	Base Value	Rating	Reproduction Cost New	Phys. Depr. % Cond.	Reproduction Cost Depr'd
<del>17x26 15x21 25x16</del>	<del>1.1</del>	<del>L</del>	<del>1157</del>	<del>754</del>	<del>8724</del>	<del>✓</del>			
<del>CP-F</del>	<del>1</del>	<del>L</del>	<del>1520</del>	<del>696</del>	<del>10579</del>	<del>✓</del>			
<del>CP-R (SEP)</del>	<del>1</del>		<del>77</del>	<del>350</del>	<del>270</del>	<del>✓</del>			
<del>8</del>			<del>321</del>	<del>350</del>	<del>1124</del>	<del>✓</del>			
<del>E 5 Ton A.C. @ 200 Ton</del>				1000					
<del>9</del>				1000					
<del>10</del>				1300					
<del>Rec Room</del>			364	3.00	1092			+10	2648
<del>18</del>					1290			95	26,485
						27,879			

LAND VALUE COMPUTATIONS						IMPROVEMENTS	LAND	ACREAGE USE
Land Use	Lot Size	Depth Factor	Equip. Front	Rate	Base Value	Dirt	✓ Level	Crop
			120	25	3600	Gravel	Rolling	Un. Past.
				30	3600	Paved	Low	Wood Lot
						Curb	High	Orchard
						Sidewalk	Landscaped	Truck
						Water	Swamp	Road
						Sewer	Loam	
						Electric	Clay	
						Gas		

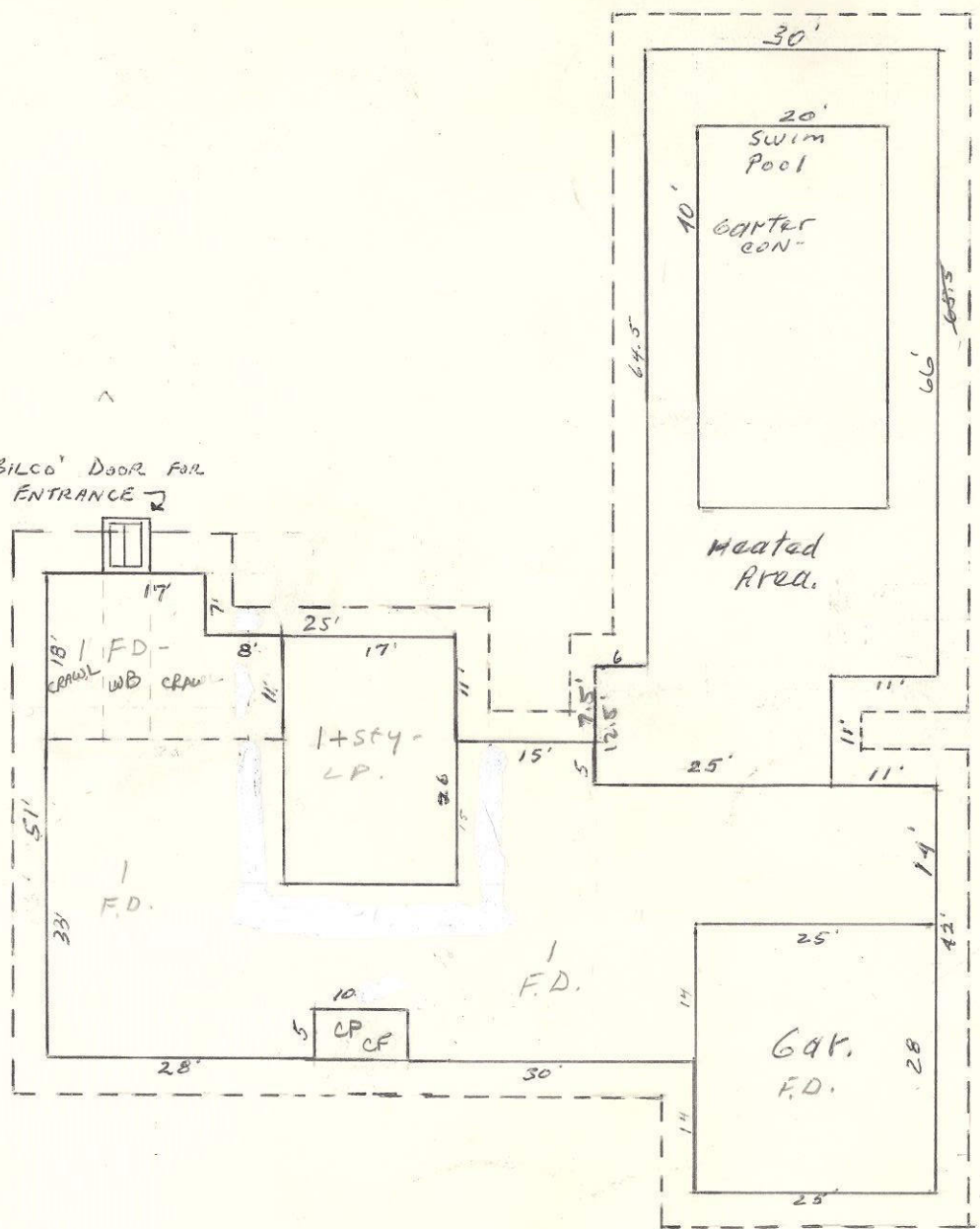
32,733 @ 675 = 22,000 675 = 2430



1855 meadowfield NE. - 403-2-5 # 32564

3 1/2' Roof over - Dotted Line

STEEL "BILCO" DOOR FOR  
BSMT ENTRANCE



**Exterior:**

Tar & Gravel Roof  
 1 Story Low(6 different roof levels)  
 Roman Brick  
 Copper Flashings, Gutters, & Downspouts  
 Stone Sills  
 Covered Porch(Front) has Slate floor(  
 (Heated floor & steps)  
 5 Ton Air Cond (Yard Unit)

**Interior:****Kitchen:**

Built in Kitchen: ie,  
 Built in Stove(Tiled top)  
 Built in Oven  
 Built in Refrigerator & Freezer  
 Built in Center Sink(Tiled)&Disposal  
 Counter tops all tiled  
 Marble Window Sills  
 Thermo Windows  
 Hardwood Walls  
 Wood Sectional Ceiling(4"x12"Exposed Beams)

**Vestibule:**

6'x8' Slate floor  
 Hardwood(Sectional)Walls

**Living Room:**

Wood Sectional Ceiling(4"x12" exposed beams)  
 Hardwood Walls  
 Plywood Floors(Carpeted)  
 Floor to Ceiling Fireplace(Outside Stack)10'Wide  
 Built in Hi-Fi

**Family Room:**

Wood Sectional Ceiling(4"x12" Exposed Beams)  
 Hardwood Walls  
 Plywood Floors(Carpeted)

**Dining Room:**

Wood Sectional Ceiling(4"x12" Exposed Beams)  
 Three floor to ceiling thermo Windows  
 Two floor to ceiling sliding Thermo doors  
 Plywood floor(Carpeted)  
 11' Fireplace(Outside Stack)

**Interior(Con't):****Utility Room:**

Plastered Walls(Upper half)  
 Tiled Walls(Lower half)  
 Tiled Floor  
 Wood Sectional Ceiling(4"x12" Exposed Beams)

**Bedroom #1:**

Wood Sectional Ceiling(4"x12" Exposed Beams)  
 Hardwood Walls(Deck Planking)  
 Hardwood Floors

**Bedroom #2:**

Wood Sectional Ceiling(4"x12" Exposed Beams)  
 Plywood Floor(Carpeted)  
 Wormed Hardwood Walls

**Bedroom #3 (or Den)**

Wood Sectional Ceiling(4"x12" Exposed Beams)  
 Hardwood Walls  
 Hardwood Floors

**Basement:**

Concrete Floor & Walls  
 Walk in Bas't entrance(rear)  
 Steel "I" Beams & Support Posts  
 2x10 floor joist - 12" on center  
 85 gal heavy duty Gas Hot Water Heater  
 Duo-Therm Gas Incinerator  
 Copper Plumbing  
 Gas Forced Air Furnace & Gas Hot Water Furnace  
 Recreation Room(Hardwood Walls)13'x28'  
 Tornado Shelter

4/11/56

McGarry