

**CITY OF STERLING HEIGHTS
BOARD OF REVIEW MEETING MINUTES
MARCH 17, 2025
IN CITY HALL**

In accordance with Act 206 of 1893, the General Property Tax Act (211.1 - 211.157 Michigan Compiled Tax Law), the Board of Review convened for the March Board of Review meeting.

The meeting was called to order at 9:05 a.m. by Raymond Nadolski, Chairperson for the Board of Review for the City of Sterling Heights.

MEMBERS PRESENT AT ROLL CALL: John Hages, Committee 1 Chairperson
Kimberly Legarski, Committee 1 Secretary
Raymond Nadolski, Committee 2 Chairperson
Allison Magni, Committee 2 Secretary
Patrick Rye, Committee 2 Member

MEMBERS ABSENT: John Fenn, Committee 1 Member

OTHERS PRESENT: Robin Palazzolo, Assessor
Victoria Willis, Assessing Coordinator
Jeffery Dean, Appraiser III
Shelley Welch, Appraiser I

Two three-person Committees met simultaneously to accommodate petitioners every fifteen minutes. Each petition number is followed by either "C1" or "C2" so as to indicate which of the above-listed Committees reviewed the petition. Each Committee Secretary also approves and receives copies of the completed petitions, the Taxable Value Calculations Worksheets, and these Minutes.

0001 C-1, HPA III Acquisitions 1 LLC, 10-10-34-152-013: Petitioner, Rachel Holland, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0002 C-1, Valentina Elia, 10-10-08-300-065: Petitioner, Laura Hallahan, authorized agent, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0003 C-2, Marcel & Monica Bulic, 10-10-11-480-007: Petitioner, Marcel Bulic, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-08-278-001 and 10-10-29-178-006.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0004 C-1, Fifth Third Bank, 10-10-22-479-003: Petitioner, Paxton Zaves, authorized agent, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0005 C-2, Ultra Services LLC, 10-10-26-429-038: Petitioner, Mark Kochan, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0006 C-1, Shadi Dubaisi, 10-10-27-279-017: Petitioner, Shadi Dubaisi, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0007 C-1, Lithia Real Estate, Inc, 10-10-16-200-019: Petitioner, Pivotal Tax Solutions authorized agent, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0008 C-1, Lithia Real Estate, Inc, 10-10-16-200-031: Petitioner, Pivotal Tax Solutions, authorized agent, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0009 C-1, Yousif Ablahad, 10-10-06-277-171: Petitioner, Yousif Ablahad, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0010 C-1, Ebony Comer, 10-10-35-227-047: Petitioner, Ebony Comer, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0011 C-2, Antone & Diana Ansara, 10-10-07-226-010: Petitioner, Antone Ansara, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-07-226-007 and 10-10-23-154-009.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0012 C-2, Antone & Diana Ansara, 10-10-07-328-015: Petitioner, Antone Ansara, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-13-401-006 and 10-10-13-406-018.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0013 C-1, Kanto Lulaj, 10-10-28-376-012: Petitioner, Kanto Lulaj, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0014 C-1, Kanto Lulaj, 10-10-28-376-015: Petitioner, Kanto Lulaj, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0015 C-2, Ronald Pisarski & A. Perazza, 10-10-20-403-034: Petitioner, Ronald Pisarski, was present to appeal the value of the property.

Moved by Nadolski, supported by Rye, to deny the value appeal due to property being in line with current market, parcels 10-10-30-278-011 and 10-10-20-457-004.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0016 C-2, Ron Yaldo, 10-10-19-306-006: Petitioner, Ron Yaldo, was present to appeal the value of the property.

Moved by Nadolski, supported by Rye, to deny the value appeal due to property being in line with current market, parcels 10-10-19-130-015 and 10-10-08-402-002.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0017 C-1, Mihriba Elkasovic, 10-10-30-282-003: Petitioners, Mihriba Elkasovic and Faris Elkasovic, were present to appeal the value of the property.

Moved by Hages, supported by Legarski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0018 C-2, Nail Jaao, 10-10-17-407-011: Petitioner, Nail Jaao, was present to appeal the value of the property.

Moved by Nadolski, supported by Rye, to deny the value appeal due to property being in line with current market, parcels 10-10-17-455-015 and 10-10-01-376-009.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0019 C-2, LaTanya Matthews, 10-10-03-351-010: Petitioner, LaTanya Matthews, was present to appeal the value of the property.

Moved by Nadolski, supported by Rye, to accept the appraisal and/or documentation and revise the Assessed Value from \$165,500 to \$142,000. No change to Taxable Value.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0020 C-2, Tong Hourt Lay & Cheng Meng Guek, 10-10-07-204-008: Petitioner, Tong Hourt Lay, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-05-377-006 and 10-10-05-303-016.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0021 C-1, Banka Family Living Trust, 10-10-14-226-030: Petitioner, Daniel Banka, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed and Taxable Value changed from \$184,000 to \$169,500.
NAYS: None. Absent: Fenn. The motion carried.

H001: C-2, Talal Shammo, 10-10-08-429-005: Petitioner, Tala Shammo, was present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$148,800 to \$74,400 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.
AYES: Nadolski, Magni and Rye.
NAYS: None. The motion carried.

0022 C-1, Joseph Woods, 10-10-24-476-001: Petitioner, Joseph Woods, was present to appeal the value of the property and classification.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate, and to deny the classification appeal pursuant to MCL 211.34c.
AYES: Hages and Legarski.
NAYS: None. Absent: Fenn. The motion carried.

H002: C-2, Linda Jabbar and Qays Faraj, 10-10-34-305-016: Petitioners, Linda Jabbar and Qays Faraj Tala Shammo, were present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$118,327 to \$59,164 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.
AYES: Nadolski, Magni and Rye.
NAYS: None. The motion carried.

0023 C-1, Rawah & Saher Ishaq, 10-10-17-102-013: Petitioner, Saher Ishaq, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.
AYES: Hages and Legarski.
NAYS: None. Absent: Fenn. The motion carried.

H003: C-2, Aisha Afroz, 10-10-05-326-027: Petitioner, Aisha Afroz, was present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$216,168 to \$108,084 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.
AYES: Nadolski, Magni and Rye.
NAYS: None. The motion carried.

0024 C-1, Osamah Kadhim, 10-10-12-301-009: Petitioner, Osamah Kadhim, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0025 C-2, Tiana & Randall Buchman, 10-10-13-354-050: Petitioner, Tiana Buchman, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$367,900 to \$354,500. No change to Taxable Value.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0026 C-1, Faaiza & Mouayad Karoumy, 10-10-24-227-021: Petitioner, Mouayad Karoumy, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0027 C-1, Zaid Ray, 10-10-22-256-010: Petitioner, Zaid Ray, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed and Taxable Value changed from \$237,500 to \$227,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0028 C-1, Bellagio of Lakeside, LLC, 10-10-01-105-014: Petitioner, Dominic Maratta, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$1,320,000 to \$1,270,000. No change to Taxable Value.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0029 C-2, Umor and Jamila, LLC, 10-10-31-182-001: Petitioner, Mohammed Kalam, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-31-204-013 and 10-10-15-330-002.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0030 C-2, Umor and Jamila, LLC, 10-10-36-453-010: Petitioner, Mohammed Kalam, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-31-431-038 and 10-10-27-401-003.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0031 C-1, Sahid Shourob, 10-10-31-328-004: Petitioner, Sahid Shourob, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0032 C-1, Carmen Joseph, 10-10-19-380-007: Petitioner, Carmen Joseph, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0033 C-2, John & Joann Kaplin, 10-10-12-128-005: Petitioner, John Kaplin, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-18-104-017 and 10-10-18-104-034.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0034 C-2, James & Lois Bell, 10-10-06-379-013: Petitioner, Lois Bell, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0035 C-2, Mark Lorkowski, 10-10-03-431-017: Petitioner, Mark Lorkowski, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-03-478-027 and 10-10-03-404-012.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

RECESS: Moved by Rye, supported by Legarski, to recess at 5:00 p.m. on Monday, March 17, 2025, for both Committee #1 and Committee #2 until Tuesday, March 18, 2025, at 2:00 p.m.

AYES: Hages, Legarski, Nadolski, Magni and Rye.

NAYS: None. Absent: Fenn. The motion carried.

RECONVENE: The meeting was reconvened on Tuesday, March 18, 2025, at 2:00 p.m. for both Committee #1 and Committee #2.

Moved by Rye, supported by Hages, to reconvene the meeting of the Board of Review on Tuesday, March 18, 2025, at 2:00 p.m.

AYES: Hages, Legarski, Nadolski, Magni and Rye.

NAYS: None. Absent: Fenn. The motion carried.

0036 C-2, Sana & Dhia Meram, 10-10-07-277-006: Petitioner, Dhia Meram, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$457,100 to \$408,000. No change to Taxable Value.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0037 C-2, Emmanuel/Dhia/Thomas Meram, 10-10-07-277-007: Petitioner, Dhia Meram, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-06-376-036 and 10-10-05-353-006.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0038 C-1, Lotfa Parvin & Mohammed Uddin, 10-10-36-253-007: Petitioner, Mohammed Uddin, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0039 C-1, Scot Graham, 10-10-30-304-011: Petitioner, Scot Graham, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$156,000 to \$150,000. Taxable Value changed from \$153,412 to \$150,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0040 C-1, Baralaskar & Jakaria Chowdhury, 10-10-29-107-027: Petitioner, Jakaria Chowdhury, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$208,600 to \$200,000. Taxable Value changed from \$202,488 to \$200,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

H004: C-2, Adel Aboona & Kifah Yousuf, 10-10-20-252-002: Petitioners, Adel Aboona, Kifah Yousuf, and Karam Aboona, were present to appeal for Hardship Exemption.

Moved by Nadolski, supported by Rye, to grant a partial Poverty Exemption and reduce the Taxable Value from \$140,901 to \$70,451 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0041 C-1, J&M Plaza, LLC, 10-10-30-231-012: Petitioners, Sam & May Alisa, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0042 C-2, Cathy Nguyen, 10-10-12-228-002: Petitioners, Cathy Nguyen and Aldrin Noel Santiago, were present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-12-229-008 and 10-10-02-152-020.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0043 C-2, Mohammed Haque, 10-10-06-255-003: Petitioner, Mohammed Haque, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$341,800 to \$325,000. No change to Taxable Value.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0044 C-1, SSMRM, LLC, 10-10-19-306-004: Petitioners, Sahra Naeem and Salim Daghir, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0045 C-1, Vjorela & Eriton Muhametaj, 10-10-24-456-005: Petitioner, Eriton Muhametaj, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$176,600 to \$168,000. No change to Taxable Value.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0046 C-2, Maha Saba ET AL, 10-10-25-406-039: Petitioners, Maha Saba and Rima Saba, were present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-25-377-003 and 10-10-25-404-023.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0047 C-1, Corri Enterprises, LLC, 10-10-22-151-014: Petitioners, Kastriot Corri and Kanto Corri, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0048 C-1, Bercich Investment SRP Mound Rd, 10-10-20-276-030: Petitioner, Andrea Bercich, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0049 C-2, Zina & Issam Sharrak, 10-10-25-431-011: Petitioner, Issam Sharrak, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0050 C-1, Rachael Jones, 10-10-15-454-041: Petitioner, Rachael Jones, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$136,500 to \$127,500. Taxable Value changed from \$136,500 to \$127,500.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0051 C-1, Samuel Bruha & Karlee Bednarowski, 10-10-11-381-007: Petitioners, Samuel Bruha and Karlee Bednarowski, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0052 C-2, Anna & Marian Strzelczyk, 10-10-17-102-006: Petitioner, Marian Strzelczyk, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-17-378-026 and 10-10-17-377-016.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0053 C-1, Rafi/Raneen/Reham Yousuf, 10-10-12-157-017: Petitioners, Rafi Yousuf and Isam Yousuf, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0054 C-2, Gary & Collette Zelinski, 10-10-10-382-005: Petitioner, Gary Zelinski, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0055 C-2, Maureen & Michael Roy, 10-10-32-401-005: Petitioner, Maureen Roy, was present to appeal the value of the property.

Moved by Nadolski, supported by Rye, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$242,600 to \$220,000. No change to Taxable Value.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0056 C-1, Lindita & Aleksander Gjokolaj, 10-10-19-205-011: Petitioners, Aleksander Gjokolaj and Kleandi Gjokolaj, were present to appeal the value of the property.

Moved by Hages, supported by Legarski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0057 C-1, C&S Precision Products Corp, 10-10-21-376-008: Petitioner, Chester Rudnicki, was present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$154,300 to \$80,800. No change to Taxable Value.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0058 C-1, Sana Mate & Esa Nehad Tallw, 10-10-06-278-001: Petitioners, Sana Mate, Maren Tallw, and Gina Yatooma, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0059 C-1, Nehad & Maren Tallw ET AL, 10-10-02-351-018: Petitioners, Sana Mate, Maren Tallw, and Gina Yatooma, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0060 C-1, Sana Mate & Nehad Tallw, 10-10-18-331-013: Petitioners, Sana Mate, Maren Tallw, and Gina Yatooma, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0061 C-2, Zuhoor Danha & Zaid Karoomi, 10-10-06-302-025: Petitioners, Zuhoor Danha and Sue Bush, were present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-06-424-009 and 10-10-06-424-019.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0062 C-1, John Property Management LLC, 10-10-20-330-001: Petitioners, Sam Asknder and John Asknder, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

H005: C-2, Jabrael & Suad Kasyohanan ET AL, 10-10-29-104-008: Petitioners, Jabrael Kasyohanan and Wassan Kasyohanan, were present to appeal for Hardship Exemption.

Moved by Nadolski, supported by Rye, to grant a partial Poverty Exemption and reduce the Taxable Value from \$118,441 to \$59,221 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

RECESS: Moved by Rye, supported by Magni, to recess at 9:00 p.m. on Tuesday, March 18, 2025, for both Committee #1 and Committee #2 until Wednesday, March 19, 2025 at 10:00 a.m.

AYES: Hages, Legarski, Nadolski, Magni and Rye.

NAYS: None. Absent: Fenn. The motion carried.

RECONVENE: The meeting was reconvened on Wednesday, March 19, 2025 at 10:00 a.m. for both Committee #1 and Committee #2.

Moved by Rye, supported by Hages, to reconvene the meeting of the Board of Review on Wednesday, March 19, 2025 at 10:00 a.m.

AYES: Hages, Legarski, Nadolski, Magni and Rye.

NAYS: None. Absent: Fenn. The motion carried.

H006: C-2, Tareq & Suhailah Bahri 10-10-05-226-079: Petitioners, Tareq Bahri, Suhailah Bahri and Shawki Bahri, were present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$135,500 to \$67,750 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

H007: C-2, Stavro Shaoka & Selva Matti, 10-10-19-228-027: Petitioner, Selva Matti, was present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to deny the Petitioner's appeal for Hardship Exemption, as the Petitioner does not meet the Asset Standard or other standards as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0063 C-2, Khairul Shahid, 10-10-29-330-014: Petitioner, Khairul Shahid, appealed the value of the property by letter.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-26-155-026 and 10-10-26-154-008.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0064 C-1, Aameena Alamasari & Adnan Al-Amdi, 10-10-24-201-016: Petitioners, Aameena Alamasari and Assna Almaasari, were present to appeal the value of the property.

Moved by Hages, supported by Legarski, to revise the Assessed Value to reflect the True Cash Value. Assessed and Taxable Value changed from \$401,600 to \$395,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0065 C-2, Bashar & Sally Tomika, 10-10-06-429-017: Petitioner, Sally Tomika, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-06-429-002 and 10-10-06-429-003.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0066 C-1, Repvblik Sterling Heights LLC, 10-10-33-226-028: Petitioners, Collin Hooper and Courtney Frato, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0067 C-1, Jessica & Rafat Tomka, 10-10-27-280-017: Petitioner, Jessica Tomka, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed Value changed from \$161,000 to \$150,000. Taxable Value changed from \$155,062 to \$150,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0068 C-1, Jessica & Rafat Tomka, 10-10-31-405-033: Petitioner, Jessica Tomka, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0069 C-1, Masuma & Imran Chowdhury, 10-10-19-206-001: Petitioner, Imran Chowdhury, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0070 C-2, Bryan Downer, 10-10-31-476-006: Petitioner, Bryan Downer, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal due to property being in line with current market, parcels 10-10-31-476-016 and 10-10-26-227-012.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

H008: C-2, Taha Abaiyan, 10-10-29-327-006: Petitioners, Taha Abaiyan and Mona Ahmed, was present to appeal for Hardship Exemption.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$110,485 to \$55,243 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

H009: C-2, Souad Shaya, 10-10-27-351-047: Petitioner, Souad Shaya, appealed for Hardship Exemption by letter.

Moved by Rye, supported by Nadolski, to grant a partial Poverty Exemption and reduce the Taxable Value from \$26,763 to \$13,382 for the current year, as Petitioner meets all eligibility requirements as set forth in the Hardship Exemption Guidelines.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0071 C-1, Surayia Nasser, 10-10-18-477-012: Petitioner, Muhammad Nasser, was present with a letter of authorization to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed and Taxable Value changed from \$191,100 to \$185,000.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0072 C-1, Maria & Constantin CuCu, 10-10-10-351-187: Petitioners, Constantin CuCu and Sergio CuCu, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0073 C-1, Souham & Naji Abdal, 10-10-08-127-035: Petitioner, Naji Abdal, appealed the value of the property by letter.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0074 C-2, Kola Gojcay, 10-10-08-251-028: Petitioner, Kola Gojcay, was present to appeal the value of the property.

Moved by Rye, supported by Nadolski, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Nadolski, Magni and Rye.

NAYS: None. The motion carried.

0075 C-1, Iqbal Sayem & Mohammad Khan, 10-10-29-107-030: Petitioners, Iqbal Sayem and Mohammad Alom, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0076 C-1, Tikana Group LLC & Rajmin Begum, 10-10-07-127-012: Petitioners, Iqbal Sayem and Mohammad Alom, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0077 C-1, MD Luckmanual Islam ET AL & Asma Begum, 10-10-29-155-026: Petitioners, MD Islam and Asma Begum, were present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0078 C-1, Lakesha Smith, 10-10-19-203-007: Petitioner, Lakesha Smith, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to deny the value appeal, as the Assessed Value and/or Taxable Value determined to be accurate.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

0079 C-1, Tazim Khan, 10-10-17-456-021: Petitioner, Tazim Khan, was present to appeal the value of the property.

Moved by Legarski, supported by Hages, to revise the Assessed Value to reflect the True Cash Value. Assessed and Taxable Value changed from \$157,700 to \$149,500.

AYES: Hages and Legarski.

NAYS: None. Absent: Fenn. The motion carried.

P001-P039 C-2, PERSONAL PROPERTY APPEALS: Moved by Rye, supported by Nadolski, to approve the 2025 Personal Property Appeals P001-P039, as submitted.
AYES: Nadolski, Magni and Rye.
NAYS: None. The motion carried.

A001 C-2, ASSESSORS QUALIFIED ERROR APPEALS: Moved by Rye, supported by Nadolski, to approve the 2025 Assessors Qualified Error Appeal A001, as submitted.
AYES: Nadolski, Magni and Rye.
NAYS: None. The motion carried.

PETITION SYNOPSIS:

Real Property Appeals	0001- 0079
Poverty Exemptions	H001-H009
Personal Property	P001-P039
Assessors Qualified Error Appeals	A001
TOTAL APPEALS:	128

ADJOURNMENT: Moved by Rye, supported by Nadolski, to adjourn the regular meeting of the City of Sterling Heights March Board of Review at 4:00 p.m. on Wednesday, March 19, 2025.
AYES: Hages, Legarski, Nadolski, Magni and Rye.
NAYS: None. Absent: Fenn. The motion carried.

Respectfully submitted,

Victoria Willis

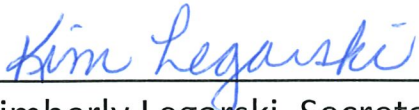
Victoria Willis, Assessing Coordinator
Recording Secretary for the Board of Review

2025 MARCH BOARD OF REVIEW SIGNATURES

COMMITTEE #1



John Hages, Chairperson



Kimberly Legarski, Secretary

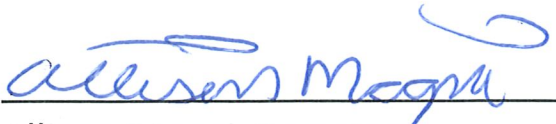
Absent

John Fenn, Board Member

COMMITTEE #2



Raymond Nadolski, Chairperson



Allison Magni, Secretary



Patrick Rye, Board Member

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Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-01-100-022-005	MILAN LASER HAIR REMOVAL	251	50210	P019	55,000	55,000	0.000
MBOR	14471 LAKESIDE CIR				47,400	47,400	0.000
Net change	Personal Prop-Late Filed				-7,600	-7,600	0.000
10-10-01-102-004-002	HONEYBEE FOODS CORPORATION	251	50210	P030	0	0	0.000
MBOR	44945 WOODRIDGE DR				264,000	264,000	0.000
Net change	Personal Prop-Late Filed				264,000	264,000	0.000
10-10-01-105-014	BELLAGIO OF LAKESIDE, LLC	201	50210	0028	1,320,400	816,845	0.000
MBOR	13810 LAKESIDE CIR				1,270,400	816,845	0.000
Net change	Revised-To Reflect TCV				-50,000	0	0.000
10-10-01-203-003-009	CRUMBL COOKIES	251	50210	P033	35,000	35,000	0.000
MBOR	14844 HALL RD				32,900	32,900	0.000
Net change	Personal Prop-Late Filed				-2,100	-2,100	0.000
10-10-01-310-008-003	MCDONALDS #5569	251	50210	P001	69,000	69,000	0.000
MBOR	13640 SOUTHCove DR				65,000	65,000	0.000
Net change	Personal Prop-Late Filed				-4,000	-4,000	0.000
10-10-02-351-018	TALLW, MAREM & NEHAD ET AL	401	50210	0059	114,900	111,863	0.000
MBOR	43237 FORTNER DR				114,900	111,863	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-03-351-010	MATTHEWS, LA TANYA	401	50210	0019	165,500	136,555	0.000
MBOR	43195 O'HARA CIR				142,000	136,555	0.000
Net change	Accepted Appraisal/Documents				-23,500	0	0.000
10-10-03-431-017	LORKOWSKI, MARK	401	50210	0035	132,000	123,513	0.000
MBOR	11490 FARTHING DR				132,000	123,513	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-04-427-040-052	WHITE LIGHT ELECTRIC	351	50210	P024	0	0	0.000
MBOR	43682 UTICA RD				0	0	0.000
Net change	Personal Prop-Late Filed				0	0	0.000
10-10-05-200-029-002	CARROLS LLC DBA BURGER KING 1056	251	50210	P036	74,000	74,000	0.000
MBOR	44751 MOUND RD				0	0	0.000
Net change	Personal Prop-Late Filed				-74,000	-74,000	0.000
10-10-05-226-079	BAHRI, TAREQ & SUHAILAH	407	50210	H006	145,400	135,500	0.000
MBOR	5813 WOODVIEW DR	(Poverty)			145,400	67,750	0.000
Net change	Poverty Granted-Qualifies				0	-67,750	0.000

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Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-05-326-027	AFROZ, AISHA	401	50210	H003	266,900	216,168	0.000
MBOR	43603 TRILLIUM DR	(Poverty)			266,900	108,084	0.000
Net change	Poverty Granted-Qualifies				0	-108,084	0.000
10-10-06-255-003	HAQUE, MOHAMMED	401	50210	0043	341,800	289,397	0.000
MBOR	44073 GINKGO DR				325,000	289,397	0.000
Net change	Revised-To Reflect TCV				-16,800	0	0.000
10-10-06-277-171	ABLAHAD, YOUSIF	407	50210	0009	173,800	173,800	100.000
MBOR	3192 GALAXY BLVD				173,800	173,800	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-06-278-001	TALLW, NEHAD ESA & MATE, SANA Y.	407	50210	0058	387,600	342,273	0.000
MBOR	3989 CORKWOOD DR				387,600	342,273	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-06-379-013	BELL, JAMES & LOIS	401	50210	0034	221,500	135,075	0.000
MBOR	43170 CORALBEAN CT				221,500	135,075	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-06-429-017	TOMIKA, SALLY & BASHAR	407	50210	0065	277,400	264,277	0.000
MBOR	43721 LEGACY DR				277,400	264,277	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-07-127-012	TIKANA GROUP LLC & BEGUM, RAJMIN	401	50210	0076	266,700	266,700	100.000
MBOR	2506 OAK TRAIL DR				266,700	266,700	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-07-204-008	LAY, TONG HOURT & GUEK MENG CHENG	401	50210	0020	283,700	163,978	0.000
MBOR	42664 FLIS DR				283,700	163,978	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-07-226-010	ANSARA, ANTONE & DIANA	407	50210	0011	167,700	146,773	0.000
MBOR	3722 WARWICK DR				167,700	146,773	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-07-277-006	MERAM, DHIA & SANA	401	50210	0036	457,100	401,895	0.000
MBOR	42425 FLIS DR				408,000	401,895	0.000
Net change	Revised-To Reflect TCV				-49,100	0	0.000
10-10-07-277-007	MERAM, THOMAS/DHIA/EMMANUEL	401	50210	0037	308,500	290,231	0.000
MBOR	42433 FLIS DR				308,500	290,231	0.000
Net change	Denied - In Line with Market				0	0	0.000

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Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-07-300-039-043	PRIMARY EYECARE	251	50210	P004	20,000	20,000	0.000
MBOR	2185 18 MILE RD				42,400	42,400	0.000
Net change	Personal Prop-Late Filed				22,400	22,400	0.000
10-10-07-328-015	ANSARA, ANTONE & DIANA	401	50210	0012	209,100	137,227	0.000
MBOR	41658 GARDEN WAY DR				209,100	137,227	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-08-127-035	ABDAL, NAJI & SOUHAM	407	50210	0073	337,300	241,410	0.000
MBOR	4854 NORWAY DR				337,300	241,410	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-08-279-017-001	DEPENDABLE HEALTH MANAGEMENT	251	50210	P005	6,000	6,000	0.000
MBOR	42371 MOUND RD				0	0	0.000
Net change	Personal Prop-Late Filed				-6,000	-6,000	0.000
10-10-08-300-065	ELIA, VALENTINA	401	50210	0002	522,800	522,800	100.000
MBOR	4524 18 HALF MILE RD				522,800	522,800	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-08-429-005	SHAMMO, TALAL	401	50210	H001	190,400	148,800	0.000
MBOR	41565 VANCOUVER DR	(Poverty)			190,400	74,400	0.000
Net change	Poverty Granted-Qualifies				0	-74,400	0.000
10-10-09-300-010-015	PRO-MO LAWN & LANDSCAPE	251	50210	P037	19,000	19,000	0.000
MBOR	6067 18 MILE RD				0	0	0.000
Net change	Personal Prop-Late Filed				-19,000	-19,000	0.000
10-10-10-351-187	CUCU, CONSTANTIN & MARIA	407	50210	0072	59,200	59,200	0.000
MBOR	8401 18 MILE RD 187				59,200	59,200	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-10-382-005	ZELINSKI, GARY S. & COLLETTE	401	50210	0054	225,200	132,836	0.000
MBOR	11030 SHADOW CREEK CT				225,200	132,836	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-11-381-007	BRUHA, SAMUEL & BEDNAROWSKI, KARLEE	401	50210	0051	115,200	107,945	0.000
MBOR	12670 DENOTER DR				115,200	107,945	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-11-480-007	BULIC, MARCEL & MONICA	401	50210	0003	171,100	97,786	0.000
MBOR	13402 BUTLER DR				171,100	97,786	0.000
Net change	Denied - In Line with Market				0	0	0.000

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Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-12-128-005	KAPLIN, JOHN A. & JOANN	407	50210	0033	156,200	133,817	0.000
MBOR	42920 GREYSTONE DR				156,200	133,817	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-12-157-017	YOUSUF, RAFI & RANEEN & REHAM	401	50210	0053	187,800	181,765	0.000
MBOR	13854 WELLINGTON DR				187,800	181,765	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-12-228-002	NGUYEN, CATHY	401	50210	0042	160,200	133,228	0.000
MBOR	42776 MICHIGAN DR				160,200	133,228	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-12-301-009	KADHIM, OSAMAH	401	50210	0024	146,500	139,185	0.000
MBOR	41516 SCHOENHERR RD				146,500	139,185	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-13-354-050	BUCHMAN, RANDALL & TIANA	401	50210	0025	367,900	328,120	0.000
MBOR	13815 SOUTHGATE DR				354,500	328,120	0.000
Net change	Revised-To Reflect TCV				-13,400	0	0.000
10-10-14-226-030	BANKA FAMILY LIVING TRUST	407	50210	0021	184,000	184,000	100.000
MBOR	40775 LONG HORN DR				169,500	169,500	100.000
Net change	Revised-To Reflect TCV				-14,500	-14,500	0.000
10-10-15-454-041	JONES, RACHEL	401	50210	0050	136,500	136,500	100.000
MBOR	39151 MILLINGTON DR				127,500	127,500	100.000
Net change	Revised-To Reflect TCV				-9,000	-9,000	0.000
10-10-16-151-024-001	DVM UTILITIES, INC	251	50210	P006	1,036,000	1,036,000	0.000
MBOR	6045 SIMS DR 2				932,800	932,800	0.000
Net change	Personal Prop-Late Filed				-103,200	-103,200	0.000
10-10-16-200-019	LITHIA REAL ESTATE, INC.	201	50210	0007	375,000	375,000	0.000
MBOR	7500 FORD COUNTRY LN				375,000	375,000	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-16-200-031	LITHIA REAL ESTATE, INC.	201	50210	0008	5,210,400	5,160,856	0.000
MBOR	40333 VAN DYKE AVE				5,210,400	5,160,856	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-17-102-006	STRZELCZYK, MARIAN & ANNA	401	50210	0052	176,200	90,365	0.000
MBOR	4136 WINGATE DR				176,200	90,365	0.000
Net change	Denied - In Line with Market				0	0	0.000

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Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-17-102-013	ISHAQ, SAHER & RAWAH	401	50210	0023	204,000	190,312	0.000
MBOR	40531 HARMON DR				204,000	190,312	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-17-407-011	JAAO, NAIL	401	50210	0018	134,100	110,131	0.000
MBOR	5309 E GARDNER ST				134,100	110,131	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-17-456-021	KHAN, TAZIM	401	50210	0079	157,700	157,700	100.000
MBOR	5339 PROVOST DR				149,500	149,500	100.000
Net change	Revised-To Reflect TCV				-8,200	-8,200	0.000
10-10-18-331-013	TALLW, NEHAD E. & MATE, SANA	401	50210	0060	159,700	89,279	0.000
MBOR	39644 PINEBROOK DR				159,700	89,279	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-18-477-012	NASSER, SURAYIA	401	50210	0071	191,100	191,100	100.000
MBOR	3514 BATES DR				185,000	185,000	100.000
Net change	Revised-To Reflect TCV				-6,100	-6,100	0.000
10-10-19-203-007	SMITH, LAKESHA M.	401	50230	0078	163,200	163,200	100.000
MBOR	3080 ALBANY DR				163,200	163,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-19-205-011	GJIKOLAJ, ALEKSANDER & LINDITA	401	50230	0056	167,700	136,609	0.000
MBOR	3128 BELINDA DR				167,700	136,609	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-19-206-001	CHOWDHURY, IMRAN & MASUMA	401	50230	0069	154,100	154,100	100.000
MBOR	3004 CHARITY DR				154,100	154,100	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-19-228-027	MATTI, SELVA & SHAOA, STAVRO	401	50230	H007	175,400	132,728	0.000
MBOR	38972 TRAWICK CT				175,400	132,728	0.000
Net change	Poverty Denied - Due to Assets				0	0	0.000
10-10-19-306-004	SSMRM LLC	401	50230	0044	147,000	147,000	100.000
MBOR	2352 FOX HILL DR				147,000	147,000	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-19-306-006	YALDO, R., PETRUS, S. & SHAMOU, K.	401	50230	0016	165,000	146,773	0.000
MBOR	2315 MICHAEL DR				165,000	146,773	0.000
Net change	Denied - In Line with Market				0	0	0.000

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10-10-19-380-007	JOSEPH, CARMEN	401	50230	0032	145,400	141,762	0.000
MBOR	37010 CALKA DR				145,400	141,762	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-20-252-002	ABOONA, ADEL & YOUSUF, KIFAH	401	50230	H004	174,400	140,901	0.000
MBOR	38169 LINCOLNDALE DR	(Poverty)			174,400	70,451	0.000
Net change	Poverty Granted-Qualifies				0	-70,450	0.000
10-10-20-276-030-001	SPECIAL RISKS FACILITIES INC	003	50230	P014	35,000	35,000	0.000
MBOR	38555 MOUND RD 100				0	0	0.000
Net change	Qualified Error				-35,000	-35,000	0.000
10-10-20-330-001	JOHN PROPERTY MANAGEMENT LLC	401	50230	0062	155,100	155,100	100.000
MBOR	4702 FOX HILL DR				155,100	155,100	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-20-403-034	PISARSKI, RONALD E. & PERAZZA, A.	401	50230	0015	151,600	82,156	0.000
MBOR	5111 AMHERST DR				151,600	82,156	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-20-479-034-001	MCDONALDS OF MI #211443	251	50230	P002	89,000	89,000	0.000
MBOR	37037 MOUND RD				185,900	185,900	0.000
Net change	Personal Prop-Late Filed				96,900	96,900	0.000
10-10-21-352-010-003	GORDIES GARAGE INC	251	50230	P007	87,000	87,000	0.000
MBOR	6331 METROPOLITAN PKWY				0	0	0.000
Net change	Personal Prop-Late Filed				-87,000	-87,000	0.000
10-10-21-376-008	C & S PRECISION PRODUCTS CORP	301	50230	0057	154,300	77,742	0.000
MBOR	6733 METROPOLITAN PKWY				80,800	77,742	0.000
Net change	Revised-To Reflect TCV				-73,500	0	0.000
10-10-21-400-012-005	CASSENS TRANSPORT CO	251	50210	P028	14,000	14,000	0.000
MBOR	7350 17 MILE RD				10,700	10,700	0.000
Net change	Personal Prop-Late Filed				-3,300	-3,300	0.000
10-10-22-151-014	CORRI ENTERPRISES LLC	201	50210	0047	590,200	590,200	100.000
MBOR	38300 VAN DYKE AVE				590,200	590,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-22-256-010	RAY, ZAID	407	50210	0027	237,500	237,500	100.000
MBOR	38288 CARMALOT DR				227,000	227,000	100.000
Net change	Revised-To Reflect TCV				-10,500	-10,500	0.000

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10-10-22-351-011-002	PHANTOM FIREWORKS	251	50210	P031	31,000	31,000	0.000
MBOR	37002 VAN DYKE AVE				30,300	30,300	0.000
Net change	Personal Prop-Late Filed				-700	-700	0.000
10-10-24-201-016	AL-AMDI, ADNAN & ALMASMARI, AMEENA	401	50210	0064	401,600	401,600	100.000
MBOR	14444 HANNEBAUER LN				395,000	395,000	100.000
Net change	Revised-To Reflect TCV				-6,600	-6,600	0.000
10-10-24-227-021	KAROUMY, MOUAYAD & FAAIZA	401	50210	0026	243,800	239,604	0.000
MBOR	38992 HARVEST MEADOWS CT				243,800	239,604	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-24-456-005	MUHAMETAJ, ERITON & VJORELA	401	50210	0045	176,600	157,433	0.000
MBOR	37504 FIELDCREST LN				168,000	157,433	0.000
Net change	Revised-To Reflect TCV				-8,600	0	0.000
10-10-24-476-001	WOODS, JOSEPH M.	402	50210	0022	37,100	37,100	0.000
MBOR	37394 UTICA RD				37,100	37,100	0.000
Net change	AV / TV DETERMINED ACCURATE, Class Change Denied-2					0	0 0.000
10-10-25-351-006-002	RUSS ORTISI DDS ANTHONY ABATE PLLC	251	50230	P011	41,000	41,000	0.000
MBOR	13801 15 MILE RD E				0	0	0.000
Net change	Personal Prop-Late Filed				-41,000	-41,000	0.000
10-10-25-406-039	SABA, MAHA ET AL	401	50230	0046	142,700	131,529	0.000
MBOR	14707 HOWELL CT				142,700	131,529	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-25-431-011	SHARRAK, ISSAM & ZINA	407	50230	0049	251,300	125,506	0.000
MBOR	35839 BELLA SERA DR				251,300	125,506	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-26-429-038	ULTRA SERVICES LLC	401	50230	0005	141,700	139,185	0.000
MBOR	13609 KINGSVILLE DR				141,700	139,185	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-26-477-042-059	SKIN DIVA LASER	251	50230	P022	73,000	73,000	0.000
MBOR	13315 15 MILE RD				0	0	0.000
Net change	Personal Prop-Late Filed				-73,000	-73,000	0.000
10-10-27-151-007-002	STARBUCK'S COFFEE #2771	251	50230	P038	76,000	76,000	0.000
MBOR	36350 VAN DYKE AVE				108,800	108,800	0.000
Net change	Personal Prop-Late Filed				32,800	32,800	0.000

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10-10-27-279-017	DUBAISI, SHADI & MARINA & NAIM	401	50210	0006	171,200	171,200	100.000
MBOR	11574 CANTERBURY DR				171,200	171,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-27-280-017	TOMKA, RAFAT & JESSICA	401	50210	0067	161,000	155,062	0.000
MBOR	11575 CANTERBURY DR				150,000	150,000	0.000
Net change	Revised-To Reflect TCV				-11,000	-5,062	0.000
10-10-27-300-044-001	CREST LINCOLN-MERCURY INC	251	50230	P032	330,000	330,000	0.000
MBOR	36200 VAN DYKE AVE				285,600	285,600	0.000
Net change	Personal Prop-Late Filed				-44,400	-44,400	0.000
10-10-27-351-047	SHAYA, S./ZOURA, F./ISRAIL, F.	407	50230	H009	65,800	26,763	0.000
MBOR	35187 TERRYBROOK DR	(Poverty)			65,800	13,382	0.000
Net change	Poverty Granted-Qualifies				0	-13,381	0.000
10-10-28-127-006-005	GENUINE PARTS COMPANY	251	50230	P013	58,000	58,000	0.000
MBOR	36760 METRO CT				0	0	0.000
Net change	Personal Prop-Late Filed				-58,000	-58,000	0.000
10-10-28-227-016-023	NEXT CARE	251	50230	P008	0	0	0.000
MBOR	36765 VAN DYKE AVE				49,200	49,200	0.000
Net change	Personal Prop-Late Filed				49,200	49,200	0.000
10-10-28-227-016-025	SUSHI ART	251	50230	P021	25,000	25,000	0.000
MBOR	36693 VAN DYKE AVE				0	0	0.000
Net change	Personal Prop-Late Filed				-25,000	-25,000	0.000
10-10-28-227-017-001	BRIDGESTONE RETAIL OPS, LLC - 24619251		50230	P029	70,000	70,000	0.000
MBOR	36797 VAN DYKE AVE				0	0	0.000
Net change	Personal Prop-Late Filed				-70,000	-70,000	0.000
10-10-28-301-014-001	CONTINENTAL SERVICES	251	50230	P026	216,000	216,000	0.000
MBOR	35710 MOUND RD				340,400	340,400	0.000
Net change	Personal Prop-Late Filed				124,400	124,400	0.000
10-10-28-326-030-003	RICARDO DEFENSE SYSTEMS, LLC	251	50230	P009	1,239,000	1,239,000	0.000
MBOR	35860 BEATTIE DR				415,900	415,900	0.000
Net change	Personal Prop-Late Filed				-823,100	-823,100	0.000
10-10-28-376-012	LULAJ, KANTO	301	50230	0013	223,100	223,100	100.000
MBOR	35365 STANLEY DR				223,100	223,100	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000

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10-10-28-376-015	LULAJ, KANTO	301	50230	0014	424,900	422,952	0.000
MBOR	35345 STANLEY DR				424,900	422,952	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-28-378-036-003	LUTZ ROOFING COMPANY, INC	251	50230	P020	6,000	6,000	0.000
MBOR	6555 15 MILE RD				0	0	0.000
Net change	Personal Prop-Late Filed				-6,000	-6,000	0.000
10-10-28-379-015-002	BORITE PRECISION TOOLS, LLC	351	50230	P034	10,000	10,000	0.000
MBOR	35430 BEATTIE DR				0	0	0.000
Net change	Personal Prop-Late Filed				-10,000	-10,000	0.000
10-10-28-379-015-003	ONEIRIC SYSTEMS, INC	351	50230	P035	0	0	0.000
MBOR	35430 BEATTIE DR				0	0	0.000
Net change	Personal Prop-Late Filed				0	0	0.000
10-10-29-104-008	KASYOHANAN, JABRAEL & SUAD ET AL	401	50230	H005	154,900	118,441	0.000
MBOR	36739 CHENE DR	(Poverty)			154,900	59,221	0.000
Net change	Poverty Granted-Qualifies				0	-59,220	0.000
10-10-29-107-027	CHOWDHURY, JAKARIA & BARALASKAR, S.	401	50230	0040	208,600	202,488	0.000
MBOR	4202 JEFFERSON DR				200,000	200,000	0.000
Net change	Revised-To Reflect TCV				-8,600	-2,488	0.000
10-10-29-107-030	KHAN, MOHAMMAD & SAYEM, IQBAL	401	50230	0075	174,700	174,700	100.000
MBOR	4238 JEFFERSON DR				174,700	174,700	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-29-155-026	ISLAM, MD LUCKMANUL ET AL	401	50230	0077	182,100	182,100	100.000
MBOR	4115 DICKSON DR				182,100	182,100	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-29-327-006	ABAIYAN, TAHA	401	50230	H008	128,400	110,485	0.000
MBOR	4823 CHADBOURNE DR	(Poverty)			128,400	55,243	0.000
Net change	Poverty Granted-Qualifies				0	-55,242	0.000
10-10-29-330-014	SHAHID, KHAIRUL	401	50230	0063	129,200	126,813	0.000
MBOR	35635 HATHERLY PL				129,200	126,813	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-30-101-026-006	STARBUCKS COFFEE #23872	251	50230	P039	75,000	75,000	0.000
MBOR	2148 METROPOLITAN PKWY				83,800	83,800	0.000
Net change	Personal Prop-Late Filed				8,800	8,800	0.000

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10-10-30-201-044-039	WEALTH HOSPITALITY	251	50230	P027	5,000	5,000	0.000
MBOR	3058 METROPOLITAN PKWY 102				0	0	0.000
Net change	Personal Prop-Late Filed				-5,000	-5,000	0.000
10-10-30-231-012	J & M PLAZA, LLC	201	50230	0041	556,200	541,210	0.000
MBOR	36833 RYAN RD				556,200	541,210	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-30-282-003	ELKASOVIC, MIHRIBA	401	50230	0017	150,200	150,200	100.000
MBOR	3530 MARC DR				150,200	150,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-30-304-011	GRAHAM, SCOT	401	50230	0039	156,000	153,412	0.000
MBOR	2280 MAPLECREST RD				150,000	150,000	0.000
Net change	Revised-To Reflect TCV				-6,000	-3,412	0.000
10-10-30-399-008	KIM, STEVEN HYUN-SOO	407	50230	A001	118,900	118,900	0.000
MBOR	2623 MYSTIC FOREST DR				118,900	50,606	0.000
Net change	Qualified Error				0	-68,294	0.000
10-10-31-182-001	UMOR AND JAMILA, LLC	401	50230	0029	143,100	136,710	0.000
MBOR	33968 VICEROY DR				143,100	136,710	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-31-328-004	SHOUROB, SAHID	401	50230	0031	141,200	139,906	0.000
MBOR	2625 WINSTON DR				141,200	139,906	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-31-405-033	TOMKA, RAFAT & JESSICA	401	50230	0068	129,200	129,200	100.000
MBOR	33522 CLIFTON DR				129,200	129,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-31-476-006	DOWNER, BRYAN	401	50230	0070	146,900	143,205	0.000
MBOR	33232 RICHARD O DR				146,900	143,205	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-32-401-005	ROY, MAUREEN & MICHAEL	401	50230	0055	242,600	201,839	0.000
MBOR	4973 NORTHLAWN DR				220,000	201,839	0.000
Net change	Revised-To Reflect TCV				-22,600	0	0.000
10-10-33-102-010-002	SITE ONE LANDSCAPE SUPPLY	251	50230	P016	6,000	6,000	0.000
MBOR	34650 MOUND RD				158,800	158,800	0.000
Net change	Personal Prop-Late Filed				152,800	152,800	0.000

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10-10-33-326-001-001	CS&T WHOLESALERS	251	50230	P017	53,000	53,000	0.000
MBOR	6566 S STERLING DR				0	0	0.000
Net change	Personal Prop-Late Filed				-53,000	-53,000	0.000
10-10-33-401-028-006	DIAMABRUSH	251	50230	P010	6,000	6,000	0.000
MBOR	33286 STERLING PONDS BLVD				0	0	0.000
Net change	Personal Prop-Late Filed				-6,000	-6,000	0.000
10-10-34-101-126-002	MCDONALD'S RESTAURANT	251	50230	P003	122,000	122,000	0.000
MBOR	8280 15 MILE RD				128,500	128,500	0.000
Net change	Personal Prop-Late Filed				6,500	6,500	0.000
10-10-34-152-013	HPA III ACQUISITIONS 1 LLC	401	50230	0001	173,400	158,810	0.000
MBOR	34084 WILLIAMSBURG CT				173,400	158,810	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-34-305-016	JABBAR, LINDA & FARAJ, QAYS	401	50230	H002	139,800	118,327	0.000
MBOR	33693 ASHTON DR	(Poverty)			139,800	59,164	0.000
Net change	Poverty Granted-Qualifies				0	-59,163	0.000
10-10-35-227-047	COMER, EBONY	407	50230	0010	113,600	113,600	100.000
MBOR	34474 MANOR RUN CIR				113,600	113,600	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-36-253-007	UDDIN, MOHAMMED & PARVIN, LOTFA	401	50230	0038	223,700	223,700	100.000
MBOR	14642 EMERSON DR				223,700	223,700	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-36-305-008-001	VHS REHABILITATION INSTITUTE OF MI	251	50230	P023	42,000	42,000	0.000
MBOR	33464 SCHOENHERR RD 100				0	0	0.000
Net change	Personal Prop-Late Filed				-42,000	-42,000	0.000
10-10-36-453-010	UMOR AND JAMILA LLC	401	50230	0030	134,700	134,700	100.000
MBOR	33208 STONER DR				134,700	134,700	100.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-96-000-000-891	AT&T CAPITAL SERVICES, INC.	251	50210	P018	13,900	13,900	0.000
MBOR	VARIOUS LOCATIONS				0	0	0.000
Net change	Personal Prop-Amended Stmt				-13,900	-13,900	0.000
10-10-96-000-001-382	BITCOIN DEPOT OPERATING, LLC	251	50210	P025	8,000	8,000	0.000
MBOR	VARIOUS				7,800	7,800	0.000
Net change	Personal Prop-Late Filed				-200	-200	0.000

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10-10-96-000-001-389	VALET LIVING LLC	251	50210	P012	6,000	6,000	0.000
MBOR	VARIOUS				0	0	0.000
Net change	Personal Prop-Late Filed				-6,000	-6,000	0.000
10-10-96-000-001-400	ROYAL CUP, INC	251	50210	P015	5,000	5,000	0.000
MBOR	VARIOUS				0	0	0.000
Net change	Personal Prop-Late Filed				-5,000	-5,000	0.000
10-10-33-226-028	REPVBLLIK STERLING HEIGHTS LLC	201	50230	0066	5,073,600	3,641,151	0.000
MBOR	34911 VAN DYKE AVE				5,073,600	3,641,151	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-06-302-025	KAROOMI, ZAID & DANHA, ZUHOOR	401	50210	0061	335,500	267,888	0.000
MBOR	2481 PARSLEY CT				335,500	267,888	0.000
Net change	Denied - In Line with Market				0	0	0.000
10-10-08-251-028	GOJCAJ, KOLA	401	50210	0074	110,500	79,347	0.000
MBOR	42307 TESSMER DR				110,500	79,347	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-20-276-030	BERCICH INVESTMENT GRP MOUND RD LLC201		50230	0048	611,800	565,546	0.000
MBOR	38555 MOUND RD				611,800	565,546	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-22-479-003	FIFTH THIRD BANK	201	50210	0004	683,500	479,946	0.000
MBOR	11555 METROPOLITAN PKWY				683,500	479,946	0.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
TOTAL VALUE CHANGES: 128					Assessed	Taxable	
Total post March BOR values (Real)					29,854,500	25,371,788	
Total post March BOR adjustments (Real)					-338,000	-641,846	
Total post March BOR values (Personal)					3,190,200	3,190,200	
Total post March BOR adjustments (Personal)					-865,700	-865,700	
Total post March BOR values (Real & Personal)					33,044,700	28,561,988	