

**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 Hour Lay & Cheng Meng Guek, 10-10-07-204-008: Petitioner, Tong Hour 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 Sharrik, 10-10-25-431-011: Petitioner, Issam Sharrik, 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 Gjikolaj, 10-10-19-205-011: Petitioners, Aleksander Gjikolaj and Kleandi Gjikolaj, 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 Kasyohanah ET AL, 10-10-29-104-008: Petitioners, Jabrael Kasyohanah and Wassan Kasyohanah, 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, Ameena Alamasmari & Adnan Al-Amdi, 10-10-24-201-016: Petitioners, Ameena Alamasmari and Assna Almaasmari, 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 Gojcaj, 10-10-08-251-028: Petitioner, Kola Gojcaj, 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

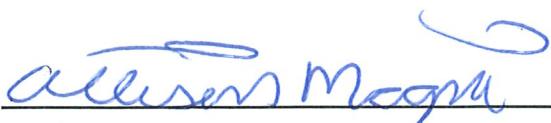
Absent

John Fenn, Board Member

COMMITTEE #2



Raymond Nadolski, Chairperson



Allison Magni, Secretary



Patrick Rye, Board Member

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	CARROLLS 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

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

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

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

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 & SHAOKA, 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

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-19-380-007	JOSEPH, CARMEN 37010 CALKA DR	401	50230	0032	145,400	141,762	0.000
MBOR					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 38169 LINCOLNDALE DR	401	50230	H004 (Poverty)	174,400	140,901	0.000
MBOR					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 38555 MOUND RD 100	003	50230	P014	35,000	35,000	0.000
MBOR					0	0	0.000
Net change	Qualified Error				-35,000	-35,000	0.000
10-10-20-330-001	JOHN PROPERTY MANAGEMENT LLC 4702 FOX HILL DR	401	50230	0062	155,100	155,100	100.000
MBOR					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 37037 MOUND RD	251	50230	P002	89,000	89,000	0.000
MBOR					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 6331 METROPOLITAN PKWY	251	50230	P007	87,000	87,000	0.000
MBOR					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 6733 METROPOLITAN PKWY	301	50230	0057	154,300	77,742	0.000
MBOR					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 7350 17 MILE RD	251	50210	P028	14,000	14,000	0.000
MBOR					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 38300 VAN DYKE AVE	201	50210	0047	590,200	590,200	100.000
MBOR					590,200	590,200	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-22-256-010	RAY, ZAID 38288 CARMALOT DR	407	50210	0027	237,500	237,500	100.000
MBOR					227,000	227,000	100.000
Net change	Revised-To Reflect TCV				-10,500	-10,500	0.000

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

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
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

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
10-10-28-376-015	LULAJ, KANTO 35345 STANLEY DR	301	50230	0014	424,900	422,952	0.000
MBOR					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 6555 15 MILE RD	251	50230	P020	6,000	6,000	0.000
MBOR					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 35430 BEATTIE DR	351	50230	P034	10,000	10,000	0.000
MBOR					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 35430 BEATTIE DR	351	50230	P035	0	0	0.000
MBOR					0	0	0.000
Net change	Personal Prop-Late Filed				0	0	0.000
10-10-29-104-008	KASYOHANAN, JABRAEL & SUAD ET AL 36739 CHENE DR	401	50230	H005 (Poverty)	154,900	118,441	0.000
MBOR					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 4202 JEFFERSON DR		50230	0040	208,600	202,488	0.000
MBOR					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 4238 JEFFERSON DR	401	50230	0075	174,700	174,700	100.000
MBOR					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 4115 DICKSON DR	401	50230	0077	182,100	182,100	100.000
MBOR					182,100	182,100	100.000
Net change	AV / TV DETERMINED ACCURATE				0	0	0.000
10-10-29-327-006	ABAIYAN, TAHAR 4823 CHADBOURNE DR	401	50230	H008 (Poverty)	128,400	110,485	0.000
MBOR					128,400	55,243	0.000
Net change	Poverty Granted-Qualifies				0	-55,242	0.000
10-10-29-330-014	SHAHID, KHAIRUL 35635 HATHERLY PL	401	50230	0063	129,200	126,813	0.000
MBOR					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 2148 METROPOLITAN PKWY	251	50230	P039	75,000	75,000	0.000
MBOR					83,800	83,800	0.000
Net change	Personal Prop-Late Filed				8,800	8,800	0.000

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

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
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

Parcel Number	Name/Property Address	Class	School	Petition #	Assessed	Taxable	Trans%
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	REPVBLIK 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	