

City of Southgate
2026 July Board of Review
July 21, 2026

The 2026 session of the Southgate Board of Review was held in the Assessor's Office - 14400 Dix-Toledo, Southgate, MI 48195. The duly sworn members are:

Chairperson: Maryann Zelasko
Members: Maria Schieltz, Chris Poirier

Tuesday, July 21, 2026, the meeting was called to order at 9:05 AM and recessed at 9:55 AM.

Present – Members: Schieltz, Zelasko, Poirier

Also Present – Esther Graves, Eric Dunlap

The July Board of Review met on this date to consider and approve revisions to the 2026 assessment roll relating to assessed, capped and taxable values and to review poverty exemptions.

Corrections and changes are on the attached Board of Review Summary.

Respectfully Submitted,



Esther Graves, Deputy City Assessor

Cc: (via email)
Wayne County Equalization
Eric Dunlap
Mayor
Treasurer (2)
Finance
City Clerk
Board of Review (3)
Superintendent, Southgate Schools
Treasurer, Southgate Schools
Wayne County Treasurer
City Council (7)
Assessor's Office (1)

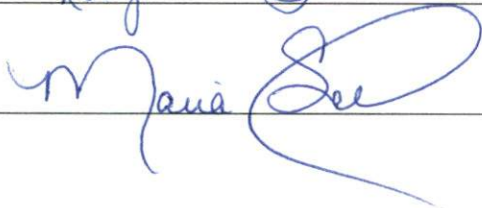
AFFIDAVIT

We the undersigned, members of the 2026 July Board of Review for the City of Southgate being duly sworn depose and say:

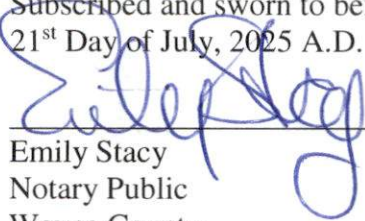
That we hereby approve the correction(s) to the assessment roll as enumerated on the attached documents and minutes of the July Board of Review and direct that all official records relative thereto be corrected, MCL 211.53b (1).

 LS _____ LS

Maryann Zelasko _____ LS _____ LS

 _____ LS _____ LS

Subscribed and sworn to before me this
21st Day of July, 2025 A.D.

 _____ LS
Emily Stacy
Notary Public
Wayne County

My commission expires: 10/31/2029

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Year	Parcel Number	Comments	Petition	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2026	53 001 06 0075 000	HARDSHIP GRANTED ABDULGHAFOOR, NAZAR-HALIMA 12800 OAKDALE SOUTHGATE, MI 48195 12800 OAKDALE SOUTHGATE, MI 48195	19-26	401	82405	214,800	92,953	100.000	0.000	46,477	46,477	100.000	0.000
2026	53 001 06 1005 000	HARDSHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL ALI, ZYIEDA 13547 CALLENDER SOUTHGATE, MI 48195 13547 CALLENDER SOUTHGATE, MI 48195	21-26	401	82405	87,700	54,969	100.000	0.000	87,700	54,969	100.000	0.000
2026	53 004 02 0012 000	CHARITABLE EXEMPTION	23-26	401	82405	94,900	92,532	0.000	0.000	0	0	0.000	0.000
2025	53 004 02 0012 000	CHARITABLE EXEMPTION PAULA RATCHFORD MINISTRIES, INC 12379 FIRST AVE SOUTH SOUTHGATE, MI 48195 PO BOX 7556 DEARBORN, MI 48121	23-26	401	82405	90,100	90,100	0.000	100.000	0	0	0.000	100.000
2026	53 007 02 0125 000	HARDSHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL GOOD, JENNIFER 12321 BEDFORD DR SOUTHGATE, MI 48195 12321 BEDFORD DR SOUTHGATE, MI 48195	18-26	401	82405	129,900	105,151	100.000	0.000	129,900	105,151	100.000	0.000
2026	53 008 04 0088 002	HARDSHIP GRANTED OELKE, JAMES 13718 ROSEDALE SOUTHGATE, MI 48195 13718 ROSEDALE SOUTHGATE, MI 48195	14-26	401	82405	73,600	40,140	100.000	0.000	20,070	20,070	100.000	0.000
2026	53 011 01 0300 000	HARDSHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL PAYETTE, MICHELE MARIE 14171 MULBERRY SOUTHGATE, MI 48195 14171 MULBERRY SOUTHGATE, MI 48195	20-26	401	82405	74,500	34,012	100.000	0.000	74,500	34,012	100.000	0.000

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Year	Parcel Number								Corrected	Corrected		
Comments	Petition			Assessed	Taxable			Assessed	Taxable	Corrected	Corrected	
Owner/Prop.	Addr./Mail Addr.	/Docket	Class School	Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT EX	Transfer	
2026 53 011 03 0007 000 HARDSHIP GRANTED LEE, EVELYN 14649 RICHMOND SOUTHGATE, MI 48195 14649 RICHMOND SOUTHGATE, MI 48195	15-26	401	82405	85,400	44,765	100.000	0.000	22,382	22,382	100.000	0.000	
2026 53 017 04 1687 000 UNCAPPED ERRONEOUSLY. RECAP 2026 TV KIEF, PAMELA 13057 PULLMAN SOUTHGATE, MI 48195 13057 PULLMAN SOUTHGATE, MI 48195	3-26	401	82405	79,300	79,300	100.000	100.000	79,300	41,501	100.000	0.000	
2026 53 017 07 0040 000 HARDSHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL GARCIA, LISA A 13396 BACKUS SOUTHGATE, MI 48195 13396 BACKUS SOUTHGATE, MI 48195	22-26	401	82405	61,000	47,991	100.000	0.000	61,000	47,991	100.000	0.000	
2026 53 017 07 0076 000 UNCAPPED ERRONEOUSLY. RECAP 2026 TV DOSTERT, KRISTINA /JORDAN 13448 JOBIN SOUTHGATE, MI 48195 13448 JOBIN SOUTHGATE, MI 48195	1-26	401	82405	93,300	93,300	100.000	100.000	93,300	48,169	100.000	0.000	
2026 53 021 02 0078 000 UNCAPPED ERRONEOUSLY. PURCHASED PROPERTY FROM MOTHER. RECAP 2026 TV DURDUBAKOV, GINA 15060 DUMAY SOUTHGATE, MI 48195 15060 DUMAY SOUTHGATE, MI 48195	13-26	401	82405	260,400	260,400	100.000	100.000	260,400	110,500	100.000	0.000	
2026 53 021 04 0278 002 HARDSHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL. ROURKE, JACQUELYN 15131 CAMERON SOUTHGATE, MI 48195 15131 CAMERON SOUTHGATE, MI 48195	16-26	401	82405	91,200	91,200	100.000	100.000	91,200	91,200	100.000	100.000	

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2026 July BOR Change Summary

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Year Parcel Number

Comments	Petition			Assessed	Taxable			Corrected	Corrected		
Owner/Prop. Addr./Mail Addr.	/Docket	Class	School	Value	Value	PRE/MBT	Transfer	Assessed	Taxable	Corrected	Corrected
								Value	Value	PRE/MBT EX	Transfer

2026 53 023 01 0051 000	2-26	401	82405	134,100	129,607	100.000	0.000	134,100	80,420	100.000	0.000
UNCAPPED ERRONEOUSLY. PURCHASED PROPERTY FROM FATHER. RECAP 2026 TV											

2025 53 023 01 0051 000	2-26	401	82405	126,200	126,200	100.000	100.000	126,200	78,306	100.000	0.000
UNCAPPED ERRONEOUSLY. PURCHASED PROPERTY FROM FATHER. RECAP 2025 TV											

VARGAS, STACEY-JUAN

16463 CLUB DRIVE SOUTHGATE, MI 48195

16463 CLUB DRIVE SOUTHGATE, MI 48195

2026 53 025 02 0040 000	17-26	401	82405	102,400	100,543	100.000	0.000	102,400	100,543	100.000	0.000
HARDESHIP DENIED. DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL											

MYRTOLLARI, RAZIJE

15610 FORDLINE SOUTHGATE, MI 48195

15610 FORDLINE SOUTHGATE, MI 48195

2026 53 999 00 0047 020	6-26	251	82405	51,800	51,800	100.000	0.000	49,000	49,000	100.000	0.000
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AMENDED PPS

FAMILY DOLLAR STORES OF MI, INC.

14441 EUREKA

PO BOX 80615 INDIANAPOLIS, IN 46280

2026 53 999 00 0299 000	4-26	003	82405	2,100	2,100	100.000	0.000	0	0	100.000	0.000
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OOB AS OF 12/31/2024

2025 53 999 00 0299 000	4-26	003	82405	1,100	1,100	100.000	0.000	0	0	100.000	0.000
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OOB AS OF 12/31/2024

DOWNRIVER DOOR & WINDOW

13536 DIX-TOLEDO SOUTHGATE, MI 48195

13536 DIX-TOLEDO SOUTHGATE, MI 48195

2026 53 999 00 2504 025	8-26	003	82405	13,000	13,000	100.000	0.000	0	0	100.000	0.000
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OOB AS OF 12/31/2025

VOLT RETAIL, LLC

13735 EUREKA SOUTHGATE, MI 48195

200 W ADAMS ST, STE 2950 CHICAGO, IL 60606

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Year Parcel Number								Corrected	Corrected				
Comments				Petition	Assessed	Taxable		Assessed	Taxable	Corrected	Corrected		
Owner/Prop.	Addr./Mail Addr.	/Docket	Class	School	Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer
2026 53 999 00 2508 025		5-26	003	82405	5,000	5,000	100.000	0.000	0	0	100.000		0.000
OOB AS OF 12/31/2024													
2025 53 999 00 2508 025		5-26	003	82405	5,000	5,000	100.000	0.000	0	0	100.000		0.000
OOB AS OF 12/31/24													
MEDMASTER PHARMACY													
12118 DIX-TOLEDO RD SOUTHGATE, MI 48195													
12118 DIX-TOLEDO RD SOUTHGATE, MI 48195													
2026 53 999 00 2839 004		12-26	251	82405	60,300	60,300	100.000	0.000	62,200	62,200	100.000		0.000
AMENDED PPS													
FAMILY DOLLAR STORE #25703													
13500 FORT ST SOUTHGATE, MI 48195													
PO BOX 80615 INDIANAPOLIS, IN 46280													
2026 53 999 00 3161 025		10-26	003	82405	7,500	7,500	100.000	0.000	0	0	100.000		0.000
OOB AS OF 12/31/2024													
2025 53 999 00 3161 025		10-26	003	82405	7,500	7,500	100.000	0.000	0	0	100.000		0.000
OOB AS OF 12/31/2024													
BURGERYARD													
13680 PENNSYLVANIA SOUTHGATE, MI 48195													
13680 PENNSYLVANIA SOUTHGATE, MI 48195													
2026 53 999 00 3224 026		11-26	003	82405	1,500	1,500	100.000	0.000	1,500	1,500	100.000		0.000
OOB AS OF 12/31/25													
THERAPY POINT													
12855 DIX-TOLEDO SOUTHGATE, MI 48195													
12855 DIX-TOLEDO SOUTHGATE, MI 48195													
2026 53 999 00 3233 026		9-26	251	82405	100,000	100,000	100.000	0.000	35,500	35,500	100.000		0.000
AMENDED PPS													
VARIETY STORES, LLC													
14333 EUREKA SOUTHGATE, MI 48195													
PO DRAWER 947 HENDERSON, NC 27536													
2026 53 999 00 3254 026		7-26	251	82405	0	0	100.000	0.000	4,700	4,700	100.000		0.000
NEW PP FOR 2026													
BITCOIN DEPOT OPERATIING, LLC													
LEASING SOUTHGATE, MI 48195													
2870 PEACHTREE RD #327 ATLANTA, GA 30305													
									1,481,829	1,034,591			

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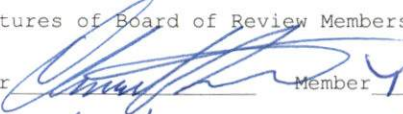
2026 July BOR Change Summary

Year Parcel Number								Corrected	Corrected				
Comments		Petition		Assessed	Taxable			Assessed	Taxable	Corrected	Corrected		
Owner/Prop.	Addr./Mail Addr.	/Docket	Class	School	Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer

*Winter PRE Change

THE BOARD OF REVIEW OF SOUTHGATE, WAYNE COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signatures of Board of Review Members

Member  Member  Member  Member _____ Member _____

Dated 7/21/26