

City of Southgate
2025 December Board of Review
December 9, 2025

The 2025 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: Chris Poirier
Members: Maria Schieltz, Maryann Zelasko

Tuesday, December 9, 2025, the meeting was called to order at 9:05 AM and recessed at 9:55 AM.

Present – Members: Poirier, Schieltz
Also Present – Esther Graves, Eric Dunlap
Absent: Maryann Zelasko*excused

The December Board of Review met on this date to consider and approve revisions to the 2025 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,



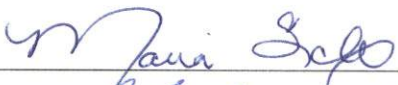
Esther Graves, Deputy City Assessor

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)

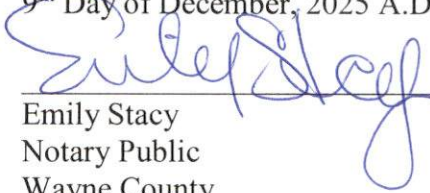
AFFIDAVIT

We the undersigned, members of the 2025 December 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 December Board of Review and direct that all official records relative thereto be corrected, MCL 211.53b (1).

	LS	_____	LS
	LS	_____	LS
_____	LS	_____	LS

Subscribed and sworn to before me this
9th Day of December, 2025 A.D.

	LS
Emily Stacy	
Notary Public	
Wayne County	

My commission expires: 10/31/2029

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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	
2025 53 002 02 0100 000 HARDSHIP GRANTED THARPE, INDIA 11310 WILLOW SOUTHGATE, MI 48195 11310 WILLOW SOUTHGATE, MI 48195-7333	8-25	401	82405	169,600	95,268	100.000	0.000	47,634	47,634	100.000	0.000		
2025 53 002 03 0165 000 HARDSHIP DENIED JOZ, ZOHAIB/MARIAM 11470 WILLOW SOUTHGATE, MI 48195 11470 WILLOW SOUTHGATE, MI 48195	15-25	401	82405	171,400	95,799	100.000	0.000	171,400	95,799	100.000	0.000		
2025 53 007 02 0125 000 HARDSHIP GRANTED GOOD, JENNIFER 12321 BEDFORD DR SOUTHGATE, MI 48195 12321 BEDFORD DR SOUTHGATE, MI 48195	5-25	401	82405	120,200	102,387	100.000	0.000	51,193	51,193	100.000	0.000		
2025 53 017 07 0026 000 HARDSHIP GRANTED CLARK, LYNN M 13383 BACKUS SOUTHGATE, MI 48195 13383 BACKUS SOUTHGATE, MI 48195-1149	12-25	401	82405	80,300	42,530	100.000	0.000	21,265	21,265	100.000	0.000		
2025 53 017 07 0037 000 HARDSHIP GRANTED HERAB, AIMAN 13360 BACKUS SOUTHGATE, MI 48195 13360 BACKUS SOUTHGATE, MI 48195-3605	9-25	401	82405	88,600	54,659	100.000	0.000	27,329	27,329	100.000	0.000		
2025 53 017 07 0040 000 HARDSHIP GRANTED GARCIA, LISA A 13396 BACKUS SOUTHGATE, MI 48195 13396 BACKUS SOUTHGATE, MI 48195	7-25	401	82405	57,900	46,730	100.000	0.000	23,365	23,365	100.000	0.000		
2025 53 018 01 1216 000 DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY CITY COUNCIL MALDONADO, JOY 13473 COMMONWEALTH SOUTHGATE, MI 48195 13473 COMMONWEALTH SOUTHGATE, MI 48195-1266	10-25	401	82405	92,900	48,624	100.000	0.000	92,900	48,624	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	
2025 53 018 02 0577 002 DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY CITY COUNCIL	13-25	401	82405	97,800	55,250	100.000	0.000	97,800	55,250	100.000	0.000	
KRASINSKI, JASON-LINDA 13266 VERONICA SOUTHGATE, MI 48195 13266 VERONICA SOUTHGATE, MI 48195												
2025 53 019 01 0355 000 HARDSHIP GRANTED STEWART, BRIAN N 13120 ORCHARD SOUTHGATE, MI 48195 13120 ORCHARD SOUTHGATE, MI 48195	11-25	401	82405	86,900	46,903	100.000	0.000	23,451	23,451	100.000	0.000	
2025 53 021 04 0128 002 HARDSHIP GRANTED ANTANOVICH, CLEO 15364 MCCANN SOUTHGATE, MI 48195 15364 MCCANN SOUTHGATE, MI 48195	14-25	401	82405	92,400	49,418	100.000	0.000	24,709	24,709	100.000	0.000	
2025 53 025 02 0040 000 HARDSHIP GRANTED MYRTOLLARI, RAZIJE 15610 FORDLINE SOUTHGATE, MI 48195 15610 FORDLINE SOUTHGATE, MI 48195	6-25	401	82405	97,900	97,900	100.000	100.000	48,950	48,950	100.000	100.000	
2025 53 025 03 0115 000 UNCAPPED ERRONEOUSLY - RECAPPED 2025 TV 2024 53 025 03 0115 000 UNCAPPED ERRONEOUSLY - RECAPPED 2024 TV 2023 53 025 03 0115 000 UNCAPPED ERRONEOUSLY - RECAPPED 2023 TV PHEE, BRENDAN RONALD 13729 ORCHARD SOUTHGATE, MI 48195 13729 ORCHARD SOUTHGATE, MI 48195	4-25	401	82405	93,900	85,196	100.000	0.000	93,900	48,890	100.000	0.000	
	4-25	401	82405	85,600	82,635	100.000	0.000	85,600	47,420	100.000	0.000	
	4-25	401	82405	78,700	78,700	100.000	100.000	78,700	45,162	100.000	0.000	
2025 53 999 00 2500 025 OOB AS OF 12/31/2024 BURGER 1 OF SOUTHGATE 15300 PENNSYLVANIA SOUTHGATE, MI 48195 15300 PENNSYLVANIA SOUTHGATE, MI 48195	3-25	003	82405	7,500	7,500	100.000	0.000	0	0	100.000	0.000	

12/08/2025
09:50 AM

2025 Dec. BOR Change Summary

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Year	Parcel Number	Comments	Petition	Class	School	Assessed	Taxable			Corrected	Corrected		
Owner/Prop.	Addr./Mail Addr.	/Docket			Value	Value	PRE/MBT	Transfer	Value	Value	PRE/MBT	EX	Transfer
2025	53 999 00 3059 023		2-25	003	82405	80,400	80,400	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/2024													
DENT WIZARD													
16600	FORT ST SOUTHGATE, MI	48195											
16600	FORT ST SOUTHGATE, MI	48195											
2025	53 999 00 3170 025		1-25	003	82405	1,500	1,500	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/2024													
SWEET ARRANGEMENTS													
16300	FORT ST SOUTHGATE, MI	48195											
16300	FORT ST SOUTHGATE, MI	48195											
										888,196	609,041		

*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 _____

Dated 12-9-25