

City of Southgate
2025 July Board of Review
July 22, 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: Maryann Zelasko
Members: Maria Schieltz, Chris Poirier

Tuesday, July 22, 2025, the meeting was called to order at 9:00 AM and recessed at 9:45 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 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,



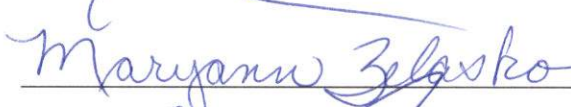
Esther Graves, Deputy City Assessor

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)

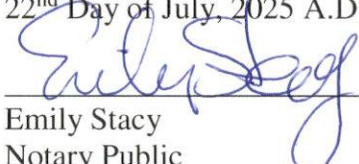
AFFIDAVIT

We the undersigned, members of the 2025 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
 _____ LS _____ LS
 _____ LS _____ LS

Subscribed and sworn to before me this
22nd 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								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 53 001 06 0075 000 HARDSHIP GRANTED ABDULGHAFOOR, NAZAR-HALIMA 12800 OAKDALE SOUTHGATE, MI 48195 12800 OAKDALE SOUTHGATE, MI 48195	22-25	401	82405	202,400	90,510	100.000	0.000	202,400	45,255	100.000	0.000	.	
2025 53 008 01 0367 001 UNCAPPED ERRONEOUSLY. RECAP. PURCHASED PROPERTY FROM HER MOTHER.	15-25	402	82405	5,800	4,948	100.000	0.000	5,800	3,040	100.000	0.000		
2024 53 008 01 0367 001 UNCAPPED ERRONEOUSLY. RECAP. PURCHASED PROPERTY FROM HER MOTHER.	15-25	402	82405	4,800	4,800	100.000	0.000	4,800	2,949	100.000	0.000		
2023 53 008 01 0367 001 UNCAPPED ERRONEOUSLY. RECAP. PURCHASED PROPERTY FROM HER MOTHER.	15-25	402	82405	4,900	4,900	100.000	100.000	4,900	2,809	100.000	0.000		
VITT, RACHEL CARMAN 12510 HELEN VACANT SOUTHGATE, MI 48195 12510 HELEN SOUTHGATE, MI 48195													
2025 53 010 03 0345 000 HARDSHIP GRANTED CROWLEY, MICHAEL/RANGLES, LAURA 13295 DRAKE SOUTHGATE, MI 48195 13295 DRAKE SOUTHGATE, MI 48195	17-25	401	82405	62,400	57,426	100.000	0.000	28,713	28,713	100.000	0.000		
2025 53 011 01 0300 000 HARDSHIP GRANTED PAYETTE, MICHELE MARIE 14171 MULBERRY SOUTHGATE, MI 48195 14171 MULBERRY SOUTHGATE, MI 48195	20-25	401	82405	70,300	33,118	100.000	0.000	16,559	16,559	100.000	0.000		
2025 53 011 02 0032 000 HARDSHIP DENIED. DOESN'T QUALIFY BASED ON INCOME GUIDELINES APPROVED BY CITY COUNCIL JOHNSTONE, ROSALINE-DAVID W 14636 EUREKA SOUTHGATE, MI 48195 14636 EUREKA SOUTHGATE, MI 48195	21-25	401	82405	71,700	44,391	100.000	0.000	71,700	44,391	100.000	0.000		

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2025 July BOR Change Summary

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Year Parcel Number		Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT	Transfer	Corrected	Corrected	Corrected PRE/MBT EX	Corrected Transfer
Comments	Owner/Prop. Addr./Mail Addr.								Assessed Value	Taxable Value		
2025 53 019 01 0182 000 HARDSHIP DENIED BADWI, GHASSAN 12805 BALSAM SOUTHGATE, MI 48195 12805 BALSAM SOUTHGATE, MI 48195		16-25	401	82405	149,100	79,299	100.000	0.000	149,100	79,299	100.000	0.000
2025 53 021 04 0339 002 HARDSHIP GRANTED MCGUIRE, DANIEL BRETT 15681 DRAKE SOUTHGATE, MI 48195 15681 DRAKE SOUTHGATE, MI 48195		18-25	401	82405	89,400	48,362	100.000	0.000	24,181	24,181	100.000	0.000
2025 53 026 02 0015 000 HARDSHIP GRANTED BAIN, DORIS A 15411 RICHMOND SOUTHGATE, MI 48195 15411 RICHMOND SOUTHGATE, MI 48195-2612		19-25	401	82405	101,600	55,249	100.000	0.000	27,624	27,624	100.000	0.000
2024 53 999 00 0002 019 AMENDED PPS TACO BELL OF AMERICA, LLC 19000 NORTHLINE SOUTHGATE, MI 48195 PO BOX 80615 INDIANAPOLIS, IN 46280		13-25	251	82405	243,000	243,000	100.000	0.000	101,374	101,374	100.000	0.000
2024 53 999 00 2000 000 AMENDED PPS TACO BELL OF AMERICA, LLC - 5095 13865 EUREKA SOUTHGATE, MI 48195 P.O. BOX 80615 INDIANAPOLIS, IN 46280		12-25	251	82405	907,500	907,500	100.000	0.000	268,563	268,563	100.000	0.000
2025 53 999 00 2502 025 OOB AS OF 12/31/24 GRIEF ACCEPTANCE 14615 NORTHLINE SOUTHGATE, MI 48195 14615 NORTHLINE SOUTHGATE, MI 48195		2-25	003	82405	3,000	3,000	100.000	0.000	0	0	100.000	0.000
2024 53 999 00 2705 003 AMENDED PPS TACO BELL OF AMERICA, LLC - 21292 12660 FORT ST SOUTHGATE, MI 48195 PO BOX 80615 INDIANAPOLIS, IN 46280		11-25	251	82405	363,800	363,800	100.000	0.000	112,448	112,448	100.000	0.000

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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	Value	Value	PRE/MBT EX	Corrected Transfer
2024 53 999 00 2883 016		4-25	003	82405	3,000	3,000	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
SUPER GAME TIME												
13645 NORTHLINE												
13645 NORTHLINE SOUTHGATE, MI 48195												
2024 53 999 00 3004 022		8-25	003	82405	5,000	5,000	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
EUPHORIA NAIL SALON												
16175 DIX-TOLEDO RD SOUTHGATE, MI 48195												
16175 DIX-TOLEDO RD SOUTHGATE, MI 48195												
2025 53 999 00 3036 007		14-25	251	82405	84,100	84,100	100.000	0.000	0	0	100.000	0.000
5076 FILED TIMELY												
CHILI'S #1241												
15201 TRENTON RD SOUTHGATE, MI 48195												
PO BOX 802206 DALLAS, TX 75380												
2025 53 999 00 3040 023		5-25	003	82405	2,500	2,500	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/24												
4K LEARNING DAYCARE CENTER												
11355 REECK RD SOUTHGATE, MI 48195												
11355 REECK RD SOUTHGATE, MI 48195												
2024 53 999 00 3042 023		9-25	003	82405	7,500	7,500	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
MOTOR CITY RESTYLING												
18676 EUREKA SOUTHGATE, MI 48195												
18676 EUREKA SOUTHGATE, MI 48195												
2024 53 999 00 3050 023		10-25	003	82405	3,000	3,000	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
GENESIS WEALTH MGT EVENT												
16045 DIX-TOLEDO RD SOUTHGATE, MI 48195												
16045 DIX-TOLEDO RD SOUTHGATE, MI 48195												
2025 53 999 00 3104 024		1-25	003	82405	2,500	2,500	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/2024												
E-HALE SMOKE SHOP												
18708 EUREKA SOUTHGATE, MI 48195												
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Year	Parcel Number	Petition		Assessed		Taxable		Corrected	Corrected	Corrected		
Comments		/Docket	Class	School	Value	Value	PRE/MBT	Transfer	Assessed	Taxable	Corrected	Corrected
Owner/Prop. Addr./Mail Addr.									Value	Value	PRE/MBT EX	Transfer
2025 53 999 00 3140 024		3-25	003	82405	2,500	2,500	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
2024 53 999 00 3140 024		3-25	003	82405	2,500	2,500	100.000	0.000	2,500	2,500	100.000	0.000
OOB AS OF 12/31/23												
A'HARA BEAUTY AESTHETICS, LLC												
13250 TRENTON SOUTHGATE, MI	48195											
13250 TRENTON SOUTHGATE, MI	48195											
2024 53 999 00 3473 013		6-25	251	82405	3,800	3,800	100.000	0.000	0	0	100.000	0.000
5076 FILED TIMELY BUT NOT POSTED												
EMERY BROTHERS AUTO REPAIR												
12530 FORT ST SOUTHGATE, MI	48195											
12530 FORT ST SOUTHGATE, MI	48195											
2024 53 999 00 4400 018		7-25	003	82405	3,000	3,000	100.000	0.000	0	0	100.000	0.000
OOB AS OF 12/31/23												
BELLA GRANITE & MARBLE												
16085 DIX-TOLEDO RD												
16085 DIX-TOLEDO RD SOUTHGATE, MI	48195											
									1,020,662	759,705		

*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 Maria Sello Member Maryann Zelasko Member Chris Member _____
Dated 7-22-25