

City of Southgate
2026 March Board of Review
March 3rd, 10th and 17th

The 2026 session of the Southgate Board of Review was held at City Hall, 14400 Dix-Toledo Rd., Southgate, MI 48195. The duly sworn members are:

Chairperson: Maryann Zelasko
Members: Maria Schieltz, Chris Poirier
Alternate: Paul Knott

Tuesday, March 3, 2026, the meeting was called to order at 9:00 AM and recessed at 7:05 PM.

Present: Zelasko, Poirier, Knott
Also Present: Eric Dunlap, Assessor & Esther Graves, Deputy City Assessor
Absent: *Schieltz (*excused)

Tuesday, March 10, 2026, the meeting reconvened at 12:00 PM and recessed at 8:45 PM

Present: Zelasko, Schieltz, Poirier, Knott
Also Present: Eric Dunlap, Assessor & Esther Graves, Deputy City Assessor

Tuesday, March 17, 2026, the meeting reconvened at 9:05 AM and recessed at 7:15 PM

Present: Zelasko, Schieltz
Also Present: Eric Dunlap, Assessor & Esther Graves, Deputy Assessor
Absent: *Poirier (*excused)

The March Board of Review met to consider revisions to the 2026 assessment roll relating to assessed, capped and taxable values, to review classification appeals and to review any poverty applications.

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

Respectfully Submitted,



Esther Graves, Deputy City Assessor

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

WAYNE County

March Board of Review / Assessment Roll Corrections

2026 March Board of Review Summary

SOUTHGATE
2026 Corrections

Sch. 82405	Parcel Number 53 001 06 0009 000	Cls. 401	Orig. SEV 95,000	Orig. Capped 51,707	Orig. TV 51,707 <	Rev. SEV 95,000	Rev. Capped 51,707	Rev. TV 95,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 15-26		ARGUEDAS-KOVACH, CHARLENE/IV				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 12/23/25	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : UNCAP	
Comments: UNCAP TAXABLE VALUE PER 12/23/25 SALE											
Sch. 82405	Parcel Number 53 001 06 0545 000	Cls. 401	Orig. SEV 178,500	Orig. Capped 93,487	Orig. TV 93,487	Rev. SEV 178,500	Rev. Capped 93,487	Rev. TV 93,487	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 12-26		FIRLIK, DAVID M				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 001 06 0677 000	Cls. 401	Orig. SEV 142,800<	Orig. Capped 42,825	Orig. TV 42,825 <	Rev. SEV 21,412 <	Rev. Capped 42,825	Rev. TV 21,412<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 7-26		BOBIER JR. ESTATE, GEORGE F				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195-1034				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : HARSHIP	
Comments: HARSHIP GRANTED											
Sch. 82405	Parcel Number 53 001 06 0833 000	Cls. 401	Orig. SEV 92,600	Orig. Capped 48,577	Orig. TV 48,577	Rev. SEV 92,600	Rev. Capped 48,577	Rev. TV 48,577	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 34-26		MONTELAURO, BARBARA				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 002 01 0001 301	Cls. 401	Orig. SEV 239,400<	Orig. Capped 242,269	Orig. TV 239,400 <	Rev. SEV 179,000<	Rev. Capped 242,269	Rev. TV 179,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 59-26		DEGG, JAMES L				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 179,000											
Sch. 82405	Parcel Number 53 002 02 0079 000	Cls. 401	Orig. SEV 192,800	Orig. Capped 158,410	Orig. TV 158,410	Rev. SEV 192,800	Rev. Capped 158,410	Rev. TV 158,410	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 56-26		MOHAMED, ABDULALAH H/MOHAME				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 002 02 0117 000	Cls. 401	Orig. SEV 183,500	Orig. Capped 138,413	Orig. TV 183,500	Rev. SEV 183,500	Rev. Capped 138,413	Rev. TV 183,500	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 32-26		DOAIS, ZIAD/MOHAMED, AMAL				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 10/28/25	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 002 03 0190 000	Cls. 401	Orig. SEV 159,100	Orig. Capped 116,623	Orig. TV 116,623	Rev. SEV 159,100	Rev. Capped 116,623	Rev. TV 116,623	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 30-26		JABLONKAY, GEZA-MARGIT				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											

Sch. 82405	Parcel Number 53 002 03 0209 000	Cls. 401	Orig. SEV 166,900	Orig. Capped 144,319	Orig. TV 144,319	Rev. SEV 166,900	Rev. Capped 144,319	Rev. TV 144,319	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 31-26		SALEH, SENAN/ALSURAIMI, ELHAM				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 005 02 0026 000	Cls. 401	Orig. SEV 268,800	Orig. Capped 229,026	Orig. TV 229,026	Rev. SEV 268,800	Rev. Capped 229,026	Rev. TV 229,026	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 19-26		ALFAREH, AHMED				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: DOESN'T QUALIFY BASED ON HARDSHIP GUIDELINES APPROVED BY COUNCIL											
Sch. 82405	Parcel Number 53 005 02 0045 000	Cls. 401	Orig. SEV 251,000<	Orig. Capped 223,064	Orig. TV 223,064 <	Rev. SEV 213,000<	Rev. Capped 223,064	Rev. TV 213,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 35-26		MILNER-PETERSEN, ANGELA				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 213,000											
Sch. 82405	Parcel Number 53 006 04 0021 000	Cls. 401	Orig. SEV 191,300<	Orig. Capped 98,794	Orig. TV 98,794	Rev. SEV 180,000<	Rev. Capped 98,794	Rev. TV 98,794	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 41-26		KUCHARCZYK, JOHN-KIM				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED VALUE REDUCED TO 180,000											
Sch. 82405	Parcel Number 53 006 04 0047 000	Cls. 401	Orig. SEV 185,300<	Orig. Capped 93,728	Orig. TV 185,300 <	Rev. SEV 170,000<	Rev. Capped 93,728	Rev. TV 170,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 54-26		AL-MATHIL, FATHI				Eq. New: 3,100		Asr. Adns.: 3,100		Transfer Date : 01/06/25	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 170,000											
Sch. 82405	Parcel Number 53 006 04 0054 000	Cls. 401	Orig. SEV 171,500	Orig. Capped 155,795	Orig. TV 155,795	Rev. SEV 171,500	Rev. Capped 155,795	Rev. TV 155,795	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 49-26		RAZZAQ, ANMAR				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 007 01 0007 308	Cls. 201	Orig. SEV 219,700<	Orig. Capped 211,767	Orig. TV 211,767 <	Rev. SEV 200,000<	Rev. Capped 211,767	Rev. TV 200,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 46-26		GALARPATY MD, DR VASUDEV				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		ORLANDO, FL 32827				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 200,000											
Sch. 82405	Parcel Number 53 007 02 0087 000	Cls. 401	Orig. SEV 106,900	Orig. Capped 101,435	Orig. TV 101,435	Rev. SEV 106,900	Rev. Capped 101,435	Rev. TV 101,435	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 5-26		STEVENS, MELISSA/WILLIAMS, KEIT				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 008 02 0105 002	Cls. 401	Orig. SEV 81,700	Orig. Capped 80,722	Orig. TV 80,722	Rev. SEV 81,700	Rev. Capped 80,722	Rev. TV 80,722	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 51-26		MARTIN, LANCE-DEBORAH				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		FLAT ROCK, MI 48134				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											

Sch. 82405	Parcel Number 53 008 04 0146 002	Cls. 401	Orig. SEV 90,600	Orig. Capped 45,036	Orig. TV 45,036	Rev. SEV 90,600	Rev. Capped 45,036	Rev. TV 45,036	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 22-26		DEFRANK, REBECCA				Eq. New:	63,874	Asr. Adns.:	22,518	Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : DENIED	
Comments:		DOESN'T QUALIFY BASED ON HARDSHIP GUIDELINES APPROVED BY COUNCIL									
Sch. 82405	Parcel Number 53 009 02 0255 001	Cls. 401	Orig. SEV 120,600<	Orig. Capped 114,247	Orig. TV 114,247 <	Rev. SEV 102,000<	Rev. Capped 114,247	Rev. TV 102,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 37-26		LAURENT, HENRY				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MKT ADJ	
Comments:		ASSESSED AND TAXABLE VALUE REDUCED TO 102,000									
Sch. 82405	Parcel Number 53 009 02 0284 001	Cls. 401	Orig. SEV 194,800<	Orig. Capped 182,013	Orig. TV 182,013 <	Rev. SEV 157,500<	Rev. Capped 182,013	Rev. TV 157,500<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 28-26		RIVAS, RENE-JESSICA				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MKT ADJ	
Comments:		ASSESSED AND TAXABLE VALUE REDUCED TO 157,500									
Sch. 82405	Parcel Number 53 009 03 0218 303	Cls. 401	Orig. SEV 128,600<	Orig. Capped 111,949	Orig. TV 128,600 <	Rev. SEV 80,000<	Rev. Capped 111,949	Rev. TV 80,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 50-26		HAMMONDS, WILLIAM				Eq. New:	0	Asr. Adns.:	0	Transfer Date : 02/10/25	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MKT ADJ	
Comments:		ASSESSED AND TAXABLE VALUE REDUCED TO 80,000									
Sch. 82405	Parcel Number 53 010 04 0001 000	Cls. 401	Orig. SEV 104,900	Orig. Capped 98,683	Orig. TV 98,683	Rev. SEV 104,900	Rev. Capped 98,683	Rev. TV 98,683	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 13-26		HOLMES, SARAH/GARZA, JAIME				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : DENIED	
Comments:		ASSESSMENT REFLECTS FAIR MARKET VALUE									
Sch. 82405	Parcel Number 53 010 06 0018 000	Cls. 401	Orig. SEV 143,200<	Orig. Capped 116,122	Orig. TV 116,122 <	Rev. SEV 58,061<	Rev. Capped 116,122	Rev. TV 58,061<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 8-26		MOSKALENKO, LYUDMILA				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : HARDSHIP	
Comments:		HARDSHIP GRANTED									
Sch. 82405	Parcel Number 53 011 01 0282 000	Cls. 401	Orig. SEV 79,700<	Orig. Capped 75,069	Orig. TV 75,069 <	Rev. SEV 37,534<	Rev. Capped 75,069	Rev. TV 37,534<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 20-26		UGORCAK, RYAN				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : HARDSHIP	
Comments:		HARDSHIP GRANTED									
Sch. 82405	Parcel Number 53 011 02 0097 000	Cls. 401	Orig. SEV 94,400	Orig. Capped 78,913	Orig. TV 78,913	Rev. SEV 94,400	Rev. Capped 78,913	Rev. TV 78,913	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 3-26		SEGURA-CARDENAS, CARLOS				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : DENIED	
Comments:		ASSESSMENT REFLECTS FAIR MARKET VALUE									
Sch. 82405	Parcel Number 53 012 02 0248 000	Cls. 401	Orig. SEV 111,600	Orig. Capped 107,321	Orig. TV 107,321 <	Rev. SEV 111,600	Rev. Capped 107,321	Rev. TV 111,600<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 27-26		ANDERSON, CHRISTIAN				Eq. New:	0	Asr. Adns.:	0	Transfer Date : 12/10/25	
Appeal Date: 03/09/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : UNCAP	
Comments:		UNCAP PER 12/10/25 SALE									

Sch. 82405	Parcel Number 53 012 02 0262 000	Cls. 401	Orig. SEV 107,300<	Orig. Capped 56,196	Orig. TV 107,300 <	Rev. SEV 80,000<	Rev. Capped 56,196	Rev. TV 80,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 42-26		PEARL CAPITAL, LLC				Eq. New: 0	Asr. Adns.: 0	Transfer Date : 11/05/25			
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : MKT ADJ			
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 80,000											
Sch. 82405	Parcel Number 53 012 03 0315 001	Cls. 401	Orig. SEV 94,100<	Orig. Capped 49,801	Orig. TV 94,100 <	Rev. SEV 85,000<	Rev. Capped 49,801	Rev. TV 85,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 47-26		SNBA INVESTMENT GROUP, LLC				Eq. New: 0	Asr. Adns.: 0	Transfer Date : 03/28/25			
Appeal Date: 03/17/26		FERNDAL, MI 48220				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : MKT ADJ			
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 85,000											
Sch. 82405	Parcel Number 53 012 03 0549 000	Cls. 401	Orig. SEV 177,400<	Orig. Capped 171,817	Orig. TV 171,817 <	Rev. SEV 167,000<	Rev. Capped 171,817	Rev. TV 167,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 10-26		WOOLUM, JESSICA-JON				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : MKT ADJ			
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 167,000											
Sch. 82405	Parcel Number 53 012 99 0015 000	Cls. 401	Orig. SEV 168,800<	Orig. Capped 159,460	Orig. TV 159,460 <	Rev. SEV 140,000<	Rev. Capped 159,460	Rev. TV 140,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 55-26		CRUMP, JEREMY/PARIS, CORISSA				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/17/26		SOUTHGATE, MI 48195-1973				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : MKT ADJ			
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 140,000											
Sch. 82405	Parcel Number 53 013 02 0137 000	Cls. 401	Orig. SEV 85,800	Orig. Capped 66,036	Orig. TV 66,036	Rev. SEV 85,800	Rev. Capped 66,036	Rev. TV 66,036	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 45-26		KROKOS, MARLENE MARIE				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : DENIED			
Comments: DOESN'T QUALIFY BASED ON HARDSHIP GUIDELINES APPROVED BY COUNCIL											
Sch. 82405	Parcel Number 53 014 99 0018 000	Cls. 401	Orig. SEV 81,100<	Orig. Capped 63,680	Orig. TV 63,680 <	Rev. SEV 31,840<	Rev. Capped 63,680	Rev. TV 31,840<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 6-26		COURTRIGHT, JUDITH				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : HARDSHIP			
Comments: HARDSHIP GRANTED											
Sch. 82405	Parcel Number 53 017 03 1496 000	Cls. 401	Orig. SEV 57,600	Orig. Capped 31,565	Orig. TV 31,565 <	Rev. SEV 57,600	Rev. Capped 31,565	Rev. TV 57,600<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 26-26		BAZZ REALTY GROUP, LLC				Eq. New: 0	Asr. Adns.: 0	Transfer Date : 12/30/25			
Appeal Date: 03/09/26		DEARBORN, MI 48124				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : UNCAP			
Comments: UNCAP PER 12/30/25 SALE											
Sch. 82405	Parcel Number 53 018 01 1294 002	Cls. 401	Orig. SEV 101,600	Orig. Capped 54,155	Orig. TV 54,155	Rev. SEV 101,600	Rev. Capped 54,155	Rev. TV 54,155	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 4-26		BARRON, MARTHA M				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : DENIED			
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 018 02 0261 000	Cls. 401	Orig. SEV 105,300	Orig. Capped 57,286	Orig. TV 57,286	Rev. SEV 105,300	Rev. Capped 57,286	Rev. TV 57,286	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 29-26		TAYLOR, ANN				Eq. New: 0	Asr. Adns.: 0	Transfer Date :			
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0	Adj. Losses: 0	Reason fo Change : DENIED			
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											

Sch. 82405	Parcel Number 53 018 02 0499 000	Cls. 401	Orig. SEV 124,200<	Orig. Capped 123,445	Orig. TV 123,445 <	Rev. SEV 120,000<	Rev. Capped 123,445	Rev. TV 120,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 9-26		ALASHWAL, NASEEM				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 120,000											
Sch. 82405	Parcel Number 53 018 02 0602 000	Cls. 401	Orig. SEV 236,800<	Orig. Capped 114,171	Orig. TV 236,800 <	Rev. SEV 175,000<	Rev. Capped 114,171	Rev. TV 175,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 57-26		GONZALEZ, DAVID				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 10/30/25	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 175,000											
Sch. 82405	Parcel Number 53 018 03 0215 002	Cls. 201	Orig. SEV 354,300	Orig. Capped 310,797	Orig. TV 310,797	Rev. SEV 354,300	Rev. Capped 310,797	Rev. TV 310,797	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 25-26		FORT STREET HOLDINGS, LLC				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		DEARBORN, MI 48124				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 018 04 0239 000	Cls. 201	Orig. SEV 215,200<	Orig. Capped 200,320	Orig. TV 200,320 <	Rev. SEV 175,000<	Rev. Capped 200,320	Rev. TV 175,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 1-26		14550 INVESTMENT, LLC				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		DEARBORN, MI 48124				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 175,000											
Sch. 82405	Parcel Number 53 019 01 0182 000	Cls. 401	Orig. SEV 154,200	Orig. Capped 81,440	Orig. TV 81,440	Rev. SEV 154,200	Rev. Capped 81,440	Rev. TV 81,440	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 21-26		BADWI, GHASSAN				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL											
Sch. 82405	Parcel Number 53 021 04 0128 002	Cls. 401	Orig. SEV 96,500<	Orig. Capped 50,752	Orig. TV 50,752 <	Rev. SEV 25,376<	Rev. Capped 50,752	Rev. TV 25,376<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 23-26		ANTANOVICH, CLEO				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : HARDSHIP	
Comments: HARDSHIP GRANTED											
Sch. 82405	Parcel Number 53 021 04 0170 002	Cls. 401	Orig. SEV 100,200	Orig. Capped 53,339	Orig. TV 100,200	Rev. SEV 100,200	Rev. Capped 53,339	Rev. TV 100,200	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 52-26		HUSSAIN, MOIZ-FAAZELA				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 03/27/25	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 021 04 0182 002	Cls. 401	Orig. SEV 114,500<	Orig. Capped 106,518	Orig. TV 106,518 <	Rev. SEV 98,000<	Rev. Capped 106,518	Rev. TV 98,000<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 2-26		WILLIAMS, AMY				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 98,000											
Sch. 82405	Parcel Number 53 022 01 0048 300	Cls. 401	Orig. SEV 158,100	Orig. Capped 86,136	Orig. TV 86,136	Rev. SEV 158,100	Rev. Capped 86,136	Rev. TV 86,136	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 44-26		PATEL, JAYESH				Eq. New: 112,864		Asr. Adns.: 43,068		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: DOESN'T QUALIFY BASED ON HARDSHIP GUIDELINES APPROVED BY COUNCIL											

Sch. 82405	Parcel Number 53 022 01 0049 302	Cls. 401	Orig. SEV 139,300	Orig. Capped 83,410	Orig. TV 83,410	Rev. SEV 139,300	Rev. Capped 83,410	Rev. TV 83,410	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 43-26		NAKAD, MAJED HABIB/THABET, KHA				Eq. New: 97,091		Asr. Adns.: 41,705		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: DOESN'T QUALIFY BASED ON GUIDELINES APPROVED BY COUNCIL											
Sch. 82405	Parcel Number 53 022 05 0066 000	Cls. 401	Orig. SEV 61,700	Orig. Capped 55,699	Orig. TV 55,699	Rev. SEV 61,700	Rev. Capped 55,699	Rev. TV 55,699	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 40-26		KORT, VICKI R				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 022 06 0050 000	Cls. 401	Orig. SEV 182,100	Orig. Capped 94,028	Orig. TV 94,028 <	Rev. SEV 182,100	Rev. Capped 94,028	Rev. TV 182,100<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 16-26		HARPENAU, KIMBERLY/JACOB				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 12/30/25	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : UNCAP	
Comments: UNCAP TAXABLE VALUE PER 12/30/25 SALE											
Sch. 82405	Parcel Number 53 025 02 0184 000	Cls. 401	Orig. SEV 87,700<	Orig. Capped 45,173	Orig. TV 87,700 <	Rev. SEV 75,000<	Rev. Capped 45,173	Rev. TV 75,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 38-26		SPECK PROPERTIES, LLC				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 10/31/25	
Appeal Date: 03/10/26		TAYLOR, MI 48180				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 75,000											
Sch. 82405	Parcel Number 53 025 03 0060 000	Cls. 401	Orig. SEV 94,500	Orig. Capped 92,738	Orig. TV 92,738	Rev. SEV 94,500	Rev. Capped 92,738	Rev. TV 92,738	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 14-26		WAHL, RICHARD				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change :	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 025 05 0142 000	Cls. 401	Orig. SEV 96,500	Orig. Capped 94,894	Orig. TV 94,894	Rev. SEV 96,500	Rev. Capped 94,894	Rev. TV 94,894	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 53-26		BERCHENI, RANDALL E				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 025 06 0068 000	Cls. 401	Orig. SEV 114,800	Orig. Capped 82,980	Orig. TV 114,800	Rev. SEV 114,800	Rev. Capped 82,980	Rev. TV 114,800	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 39-26		RODGERS, JAMES-LISA MIREE				Eq. New: 0		Asr. Adns.: 0		Transfer Date : 03/31/25	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 026 01 0512 000	Cls. 401	Orig. SEV 85,300	Orig. Capped 84,727	Orig. TV 84,727	Rev. SEV 85,300	Rev. Capped 84,727	Rev. TV 84,727	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 58-26		CARTER, ANDREA				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 026 02 0015 000	Cls. 401	Orig. SEV 106,300<	Orig. Capped 56,740	Orig. TV 56,740 <	Rev. SEV 28,370<	Rev. Capped 56,740	Rev. TV 28,370<	Pov./Vet. YES	Trans. Adjusted? NO	0.000%
Petition Number: 48-26		BAIN, DORIS A				Eq. New: 0		Asr. Adns.: 0		Transfer Date :	
Appeal Date: 03/17/26		SOUTHGATE, MI 48195-2612				Eq. Loss: 0		Adj. Losses: 0		Reason fo Change : HARSHIP	
Comments: HARSHIP GRANTED											

Sch. 82405	Parcel Number 53 027 01 0057 300	Cls. 401	Orig. SEV 331,900<	Orig. Capped 166,428	Orig. TV 331,900 <	Rev. SEV 230,000<	Rev. Capped 166,428	Rev. TV 230,000<	Pov./Vet. NO	Trans. Adjusted? NO	100.000%
Petition Number: 33-26		RUSHMAN, PHILIP-SUZANNE				Eq. New:	0	Asr. Adns.:	0	Transfer Date : 02/21/25	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MKT ADJ	
Comments: ASSESSED AND TAXABLE VALUE REDUCED TO 230,000											
Sch. 82405	Parcel Number 53 027 03 0071 000	Cls. 401	Orig. SEV 105,200	Orig. Capped 97,941	Orig. TV 97,941	Rev. SEV 105,200	Rev. Capped 97,941	Rev. TV 97,941	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 11-26		KIZNER, RICHARD-SARA				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/03/26		SOUTHGATE, MI 48195				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 027 03 0170 000	Cls. 401	Orig. SEV 110,100	Orig. Capped 99,078	Orig. TV 99,078	Rev. SEV 110,100	Rev. Capped 99,078	Rev. TV 99,078	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 36-26		BREWER, AMANDA				Eq. New:	1,500	Asr. Adns.:	1,500	Transfer Date :	
Appeal Date: 03/10/26		SOUTHGATE, MI 48195				Eq. Loss:	1,700	Adj. Losses:	1,550	Reason fo Change : DENIED	
Comments: ASSESSMENT REFLECTS FAIR MARKET VALUE											
Sch. 82405	Parcel Number 53 999 00 0362 700	Cls. 251	Orig. SEV 73,200<	Orig. Capped 73,200<	Orig. TV 73,200 <	Rev. SEV 80,300<	Rev. Capped 80,300<	Rev. TV 80,300<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 24-26		WELLS FARGO VENDOR FINANCIAL				Eq. New:	0	Asr. Adns.:	14,600	Transfer Date :	
Appeal Date: 03/10/26		MINNEAPOLIS, MN 55480				Eq. Loss:	18,800	Adj. Losses:	9,900	Reason fo Change : TIMELY PPS	
Comments: TIMELY PPS RECEIVED.											
Sch. 82405	Parcel Number 53 999 00 3041 023	Cls. 251	Orig. SEV 40,400<	Orig. Capped 40,400<	Orig. TV 40,400 <	Rev. SEV 70,100<	Rev. Capped 70,100<	Rev. TV 70,100<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 17-26		DOORDASH ESSENTIALS, LLC				Eq. New:	24,400	Asr. Adns.:	29,700	Transfer Date :	
Appeal Date: 03/03/26		SAN FRANCISCO, CA 94107				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : TIMELY PPS	
Comments: TIMELY PPS RECEIVED											
Sch. 82405	Parcel Number 53 999 00 3054 007	Cls. 251	Orig. SEV 202,300<	Orig. Capped 202,300<	Orig. TV 202,300 <	Rev. SEV 190,100<	Rev. Capped 190,100<	Rev. TV 190,100<	Pov./Vet. NO	Trans. Adjusted? NO	0.000%
Petition Number: 18-26		CASTLEMAN SURGERY CENTER				Eq. New:	0	Asr. Adns.:	159,400	Transfer Date :	
Appeal Date: 03/03/26		ELGIN, IL 60120				Eq. Loss:	24,300	Adj. Losses:	177,600	Reason fo Change : TIMELY PPS	
Comments: TIMELY PPS RECEIVED											

A1040-MARCH BOR SUMMARY

Rev. 03/23/2007

Maryann Zelasko

Chris A

Paul A. Smith

Maria S

WAYNE County

March Board of Review / Assessment Roll Corrections

2026 March Board of Review Summary - Grand Recap

SOUTHGATE

2026 Corrections

	<u>2026 Original Value</u>			<u>2026 Corrected Value</u>			<u>2026 Change in Value</u>	
<u>Ad Valorem - Real</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>TV</u>
Agricultural Real	0	0	0	0	0	0	0	0
Commercial Real	789,200	722,884	722,884	729,300	722,884	685,797	-59,900	-37,087
Industrial Real	0	0	0	0	0	0	0	0
Develpmental Real	0	0	0	0	0	0	0	0
Timber Cutover	0	0	0	0	0	0	0	0
Residential Real	7,254,400	5,328,180	5,983,333	6,305,193	5,328,180	5,522,253	-949,207	-461,080
Total Real	8,043,600	6,051,064	6,706,217	7,034,493	6,051,064	6,208,050	-1009107	-498167
<u>Ad Valorem - Personal</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>TV</u>
Agricultural Personal	0	0	0	0	0	0	0	0
Commercial Personal	315,900	315,900	315,900	340,500	340,500	340,500	24,600	24,600
Industrial Personal	0	0	0	0	0	0	0	0
Utility Personal	0	0	0	0	0	0	0	0
Residential Personal	0	0	0	0	0	0	0	0
Total Personal	315,900	315,900	315,900	340,500	340,500	340,500	24600	24600
<u>Special Acts - Real</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>TV</u>
CFT Real	0	0	0	0	0	0	0	0
CFA/CFR	0	0	0	0	0	0	0	0
IFT Real	0	0	0	0	0	0	0	0
NEZ Real	0	0	0	0	0	0	0	0
Total Special Acts Real	0	0	0	0	0	0	0	0
<u>Special Acts - Personal</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>TV</u>
CFT Personal	0	0	0	0	0	0	0	0
IFT Personal	0	0	0	0	0	0	0	0
Total Special Acts Personal	0	0	0	0	0	0	0	0
Grand Totals:	8,359,500	6,366,964	7,022,117	7,374,993	6,391,564	6,548,550	-984,507	-473,567