

**City of Troy**

**Board of Review**

**ANNUAL REPORT**

**2025 ASSESSMENT ROLL SUMMARY**

**2025 Board of Review:**

**John Howard Adams, Chairman**  
**Michele Shoan**  
**Karen Greenwood**

**Submitted by: Kelly M. Timm, City Assessor**  
**Kim Harper, Deputy City Assessor**

July 14, 2025

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2025 Assessment Roll Report and Board of Review Minutes

State Equalization was completed on June 10, 2025 therefore, it is my pleasure to present to you the 2025 Assessment Roll Report and Board of Review Minutes for the City of Troy. The goal of the Assessing Department is to promote and maintain public trust in the assessment services provided. Our department provides the highest quality assessment services of real and personal property. We strive for the highest quality of professionalism and communication skills to ensure public trust in assessment administration practices. We continuously examine best practices to ensure proper administration of land division, property tax exemptions and record retention policies. The Assessing Department continues to make accessible useful parcel data information to the public through the internet.

This assessment roll is the product of a full year's effort by the entire Assessing Department Staff. Without the able assistance of the Assessing Department Staff, the quality of this assessment roll would have been diminished. I am most appreciative of the efforts they expend every year to service the community.

The **2025 City of Troy Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
9,479,926,770	6,959,891,440	4,663,110,810	1,439,219,190	473,864,480	383,696,960

The Assessed Value for 2025 reflects an **7.41%** increase from 2024. This year, the **Taxable Value** increased **5.34%**.

The following chart represents a **5-year history of Assessed and Taxable Values**:

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2025	9,479,926,770	653,975,160	7.41	6,959,891,440	352,925,450	5.34
2024	8,825,951,610	687,662,640	8.44	6,606,965,990	412,003,340	6.65
2023	8,138,288,970	630,862,100	8.40	6,194,962,650	440,724,490	7.66
2022	7,507,426,870	351,192,140	4.90	5,754,238,160	375,665,490	6.98
2021	7,156,234,730	240,053,260	3.50	5,378,572,670	112,788,250	2.10

The Consumer Price Index in Michigan for the 2025 Taxable Values was **3.1%**, compared to 2024 which incurred Proposal A's maximum CPI rate of 5.0%.

The following chart details the **Ratio of Taxable Value to Market Value** (two times the Assessed Value) with and without Personal Property, since the passage of Proposal "A".

<b>Ratio of Taxable Value to Market Value since 1994</b>					
<b>Year</b>	<b>Assessed Value</b>	<b>Taxable Value</b>	<b>Ratio All</b>	<b>Personal Property</b>	<b>Ratio No Personal</b>
<b>2025</b>	9,479,926,770	6,959,891,440	36.71	383,696,960	36.15
<b>2024</b>	8,825,951,610	6,606,965,990	37.42	367,090,830	35.34
<b>2023</b>	8,138,288,970	6,194,962,650	38.06	364,598,800	35.82
<b>2022</b>	7,507,426,870	5,754,238,160	38.32	368,284,690	32.55
<b>2021</b>	7,156,234,730	5,378,572,670	37.58	365,554,540	36.91
<b>2020</b>	6,916,181,470	5,265,784,420	38.07	380,822,580	37.37
<b>2019</b>	6,536,364,170	5,095,995,110	38.98	386,182,310	38.29
<b>2018</b>	6,146,885,474	4,873,078,440	39.64	382,154,210	38.95
<b>2017</b>	5,894,241,720	4,467,788,440	39.70	384,517,840	38.98
<b>2016</b>	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
<b>2015</b>	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
<b>2014</b>	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
<b>2013</b>	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
<b>2012</b>	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
<b>2011</b>	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
<b>2010</b>	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
<b>2009</b>	5,838,869,239	5,459,779,936	46.75	448,100,230	46.48
<b>2008</b>	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
<b>2007</b>	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
<b>2006</b>	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
<b>2005</b>	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
<b>2004</b>	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
<b>2003</b>	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
<b>2002</b>	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
<b>2001</b>	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
<b>2000</b>	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
<b>1999</b>	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
<b>1998</b>	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
<b>1997</b>	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
<b>1996</b>	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
<b>1995</b>	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
<b>1994</b>	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2025 is \$383,696,960 representing an increase of \$16,606,130 or 4.53%. This increase is due Personal Property Audits conducted throughout the year by the Assessing staff along with new businesses moving into the City.

The following chart illustrates the **5-year Personal Property Roll** history:

<b>5 Year Personal Property History</b>			
<b>Year</b>	<b>Assessed/Taxable Value</b>	<b>Change</b>	<b>% +,-</b>
<b>2025</b>	383,696,960	16,606,130	4.53
<b>2024</b>	367,090,830	2,492,030	.68
<b>2023</b>	364,598,800	(3,685,890)	(1.00)
<b>2022</b>	368,284,690	2,730,150	.74
<b>2021</b>	365,554,540	(15,268,040)	(4.00)

The **Industrial Facilities Tax Roll** has expired as all IFT's have ended. The chart below reflects a 5-year history of the tax abatement roll:

<b>5 Year Industrial Facilities Tax Abatement History</b>			
<b>Year</b>	<b>Assessed/Taxable Value</b>	<b>Change</b>	<b>% +,-</b>
<b>2025</b>	0	(1,116,900)	(100)
<b>2024</b>	1,116,900	18,790	1.71
<b>2023</b>	1,098,110	(2,204,610)	(66.75)
<b>2022</b>	3,302,720	(1,477,780)	(30.91)
<b>2021</b>	4,780,500	(2,965,300)	(38.28)

As you recall, the **Downtown Development Authority (DDA)** was reconfigured and the debt was refinanced for the 2022 year. The history of the DDA is 10 years at this point.

The DDA taxable capture value for 2025 increased 9.46% due to Personal Property Audits, new construction, uncapping, and the consumer price index.

The following chart details the **11-year history of the DDA:**

<b>Downtown Development Authority (DDA) History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL DDA Taxable Value</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+,-</b>
<b>2025</b>	520,070,500	433,492,130	86,578,370	210,878,230	9.46
<b>2024</b>	501,858,390	417,155,510	84,702,880	192,666,120	11.33
<b>2023</b>	482,246,130	397,576,080	84,670,050	173,053,860	17.87
<b>2022</b>	456,004,500	365,085,100	90,919,400	146,812,230	48.69
<b>2021</b>	407,929,380	320,436,970	87,492,410	98,737,110	(11.78)
<b>2020</b>	421,121,610	323,435,390	97,686,220	111,929,340	0.20
<b>2019</b>	420,883,490	321,085,080	99,798,410	111,691,220	11.16
<b>2018</b>	409,667,440	309,325,190	100,342,250	100,475,170	26.85
<b>2017</b>	388,398,470	287,767,050	100,631,420	79,206,200	6.59
<b>2016</b>	383,504,400	283,344,760	100,159,640	74,312,130	6.18
<b>2015</b>	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)

The City of Troy currently has **4 active Brownfield Redevelopment Authority Sites (BRA)**, **TCF Bank, Somerset Shoppes, Harrison Poolside Troy Apartments and Village of Troy.**

The **TCF Bank BRA** is in its 19th year. The 2025 Taxable Value is \$1,079,640, a decrease of \$4,770 or 0.43% from the 2024 value, the capture decreased 0.54% from the previous year. The decrease is due to Personal Property that has depreciated.

<b>TCF BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+,-</b>
<b>2025</b>	1,079,640	869,460	210,180	881,700	(0.54)
<b>2024</b>	1,084,410	843,320	241,090	886,470	(2.52)
<b>2023</b>	1,107,380	803,170	304,210	909,440	54.22
<b>2022</b>	787,630	787,630	0	589,690	236.70
<b>2021</b>	373,080	373,080	0	175,140	3.0
<b>2020</b>	367,930	367,930	0	169,990	4.20
<b>2019</b>	361,070	361,070	0	163,130	5.47
<b>2018</b>	352,610	352,610	0	154,670	4.92
<b>2017</b>	345,360	345,360	0	147,420	2.13
<b>2016</b>	342,280	342,280	0	144,340	0.30
<b>2015</b>	341,260	341,260	0	143,320	3.89
<b>2014</b>	335,890	335,890	0	137,950	0.73
<b>2013</b>	334,880	334,880	0	136,940	(15.60)
<b>2012</b>	360,210	360,210	0	162,270	(12.08)
<b>2011</b>	382,510	382,510	0	184,570	(22.85)
<b>2010</b>	437,180	437,180	0	239,240	(21.71)
<b>2009</b>	503,530	503,530	0	305,590	(5.66)
<b>2008</b>	521,860	521,860	0	323,920	(4.91)
<b>2007</b>	538,570	538,570	0	340,630	

The **Somerset Shoppes BRA** is in its 8th year. It has a 2025 captured Taxable Value of \$1,360,210. This represents a decrease in capture of 2.58 % due to new businesses moving out the Somerset Shoppes, along with the Personal Property Exemption threshold increase.

<b>Somerset Shoppes BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+,-</b>
<b>2025</b>	3,198,560	2,302,260	896,300	1,360,210	(2.58)
<b>2024</b>	3,234,590	2,233,040	1,001,550	1,396,240	25.16
<b>2023</b>	2,953,890	2,126,710	827,180	1,115,540	2.62
<b>2022</b>	2,930,290	2,025,440	904,850	1,087,040	13.65
<b>2021</b>	2,735,700	1,960,740	774,960	956,480	40.61
<b>2020</b>	2,459,440	1,791,000	668,440	680,220	998.0
<b>2019</b>	1,881,890	1,757,610	109,890	68,100	(15.95)
<b>2018</b>	1,778,870	1,640,330	138,540	81,020	

The **Harrison Poolside Troy (HPT) BRA** had zero captured Taxable Value for 2025 due to the site improvements not being started.

<b>Harrison Poolside Troy (HPT) BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+, -</b>
<b>2025</b>	188,190	188,190	0	0	
<b>2024</b>	182,540	182,540	0	0	
<b>2023</b>	173,850	173,850	0	0	
<b>2022</b>	165,580	165,580	0	0	
<b>2021</b>	160,300	160,300	0	0	
<b>2020</b>	160,300	160,300	0	0	
<b>2019</b>	377,460	377,460	0	0	

The **Village of Troy BRA** is in its second year of capture. The 2025 taxable value is \$17,129,450. This represents an increase of \$9,032,920 due to new residential construction. The capture increased 119.72% from the previous year.

<b>Village of Troy BRA History and Capture Changes</b>					
<b>Year</b>	<b>TOTAL BRA</b>	<b>Real</b>	<b>Personal</b>	<b>Capture</b>	<b>Capture %+, -</b>
<b>2025</b>	17,129,450	17,129,450	0	16,578,040	119.72
<b>2024</b>	8,096,530	8,096,530	0	7,545,120	

This is the 22nd year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. The SmartZone has a positive capture for 2025.

The chart below details the **History of the SmartZone**.

SmartZone (LDFA) Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2025	24,743,410	19,629,530	5,113,880	10,296,030	7.24
2024	24,048,600	19,000,950	5,047,650	9,601,220	29.78
2023	21,845,200	18,096,180	3,749,020	7,397,820	22.42
2022	20,490,250	17,330,750	3,159,500	6,042,870	(18.16)
2021	21,831,400	16,777,140	5,054,260	7,384,020	16.62
2020	20,779,280	16,545,550	4,233,730	6,331,900	9.26
2019	20,242,700	16,226,360	4,016,340	5,795,320	27.60
2018	18,989,235	14,277,910	4,711,325	4,541,855	(44.50)
2017	22,626,490	14,767,100	7,859,390	8,179,110	13.30
2016	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
2015	22,850,510	13,261,600	9,588,910	8,403,130	29.75
2014	20,923,395	13,052,800	7,870,595	6,476,015	6.10
2013	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
2012	20,096,250	12,118,900	7,977,350	6,546,350	14.27
2011	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
2010	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
2009	26,221,980	19,630,100	6,591,880	11,774,600	12.14
2008	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
2007	25,725,320	18,164,810	7,560,510	11,277,940	25.89
2006	23,405,930	16,888,080	6,517,850	8,958,550	11.50
2005	22,482,220	16,372,300	6,109,920	8,034,840	48.22
2004	19,867,910	15,089,770	4,778,140	5,420,530	

For the 2025 Assessment Year, there are **27,838** residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$229,935 and an average Market Value of \$459,870. The average Taxable Value (T/V) for residential parcels is \$167,509.

There were **806** valid single-family residential sales in the 2024 calendar year. The total of the sale prices equaled \$421,834,901, with an **average sale price of \$523,368**. The lowest recorded residential sale was \$136,000 and the highest recorded residential sale in 2024 was \$3,500,000.

There were also **180** sales of residential condominiums in 2024, reflecting the total sale prices of \$60,697,148, with an **average sale price of \$337,206**. The lowest recorded residential condominium sale was \$107,000 and the highest recorded residential condominium sale in 2024 was \$920,000.



There were approximately **2,281 recorded deeds** processed by the Assessing Office Staff in 2024. The vast majority of these lead to the filing of a Property Transfer Affidavit that is also processed by this department. In addition, we process approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently **2,001** Commercial/Industrial classed real parcels in the City of Troy. These parcels encompass 5,561 businesses that file Personal Property returns in the City. The filing deadline is February 20<sup>th</sup>, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

Following this report is a variety of information that is valuable throughout the year. It includes:

**Assessment Roll Summary or Quick Stats.** It summarizes all of the information in this report, in an easy-to-use format.

**Commercial/Industrial Economic Condition Factors.** This report indicates the parcel count along with the percent change from the previous year.

**Local Millage Comparison.** Which compares any local unit's millage rate in Oakland, Macomb or Wayne County to Troy's millage rate.

**Top Twenty Taxpayers.** A Listing of the Top Twenty Taxpayers in the entire City along with separate listings for each of the 7 school districts in Troy. This report also includes the Top Twenty Taxpayers in the DDA.

I must also praise the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally reviews taxpayers' Assessments annually. With the multitude of citizens we speak with, we receive many compliments regarding our professionalism and knowledge. Staff's work this year was again, outstanding.

This year, all of this work was accomplished accurately and on time.

The citizen volunteers who served on the 2025 Board of Review performed extraordinary work under a difficult and stressful environment.

The Minutes of the March Board of Review close this report.

I am available to answer any questions you may have.

Respectfully submitted,

*Kelly M. Timm*

Kelly M. Timm, City of Troy Assessor

**2025 March Board of Review  
2025 Assessment Roll Summary**

Type	Count	Assessed Value	Taxable Value
Commercial Real	1,073	1,962,222,610	1,439,219,190
Industrial Real	928	733,070,300	473,864,480
Residential Real	27,838	6,400,936,900	4,663,110,810
<b>Total Real</b>	<b>29,839</b>	<b>9,096,229,810</b>	<b>6,576,194,480</b>
Commercial Personal	5,163	266,385,380	266,385,380
Industrial Personal	379	35,121,530	35,121,530
Utility Personal	19	82,190,050	82,190,050
Deletes	0		
<b>Total Personal</b>	<b>5,561</b>	<b>383,696,960</b>	<b>383,696,960</b>
<b>Total of Roll</b>	<b>35,400</b>	<b>9,479,926,770</b>	<b>6,959,891,440</b>

**Percent Changes by Class**

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential	8.30%	Residential	13.36%
Commercial	4.38%	Commercial	10.22%
Industrial	9.64%	Industrial	15.28%
Personal	4.52%	Personal	4.52%
<b>Overall A/V</b>	<b>7.41%</b>	<b>Overall T/V</b>	<b>5.34%</b>

**Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)**

	A/V %	T/V %		A/V %	T/V %
Residential	67.52	67.00	Real	95.95	94.49
Commercial	20.70	20.68	Personal	4.05	5.51
Industrial	7.73	6.81			
Personal	4.05	5.51			
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>Total</b>	<b>100.00</b>	<b>100.00</b>

**Averages**

	Sale Price	Market Value	Assessed Value	Taxable Value
<b>Residential</b>	523,368			
806 Sales @ \$421,834,901	High Sale	3,500,000	Low Sale	136,000
	Price	M/V	A/V	T/V
<b>Condo</b>	337,206			
180 Sales @ \$60,697,148	High Sale	920,000	Low Sale	107,000
	Price	M/V	A/V	T/V
<b>Combined Residential &amp; Condo</b>	489,383			
986 Sales @ \$482,532,049	High Sale	3,500,000	Low Sale	107,000

**2025 March Board of Review  
2025 Assessment Roll Summary**

**Ratio of Taxable Value to Market Value**

Total Market Value (including Personal Property)	18,959,853,540
Total Taxable Value (including Personal Property)	13,919,782,880
<b>Ratio of T/V to M/V (including Personal Property) %</b>	<b>36.71</b>

Total Market Value (No Personal Property)	18,192,459,620
Total Taxable Value (No Personal Property)	13,152,388,960

<b>Ratio of T/V to M/V (No Personal Property) %</b>	<b>36.15</b>
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By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,962,222,610	3,924,445,220	1,439,219,190	36.67
Industrial	733,070,300	1,466,140,600	473,864,480	32.32
Residential	6,400,936,900	12,801,873,800	4,663,110,810	36.43

**DDA Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	309,192,270	520,070,500	210,878,230

**Troy Brownfield #4 - TCF Bank Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	197,940	1,079,640	881,700

**Troy Brownfield #8 - Somerset Shoppes Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	1,838,350	3,198,560	1,360,210

**Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	368,620	188,190	0

**Troy Brownfield #11 - Village of Troy Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	551,410	17,129,450	16,578,040

**Troy Smart Zone (SZ) Statistics**

	Base	2025 T/V	2025 Capture
<b>Total</b>	14,447,380	24,743,410	10,296,030

**2024 Millage Rates (2025 rates are not Certified until late Fall)**

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
63150	Troy	29.3419	6.9699	36.3118	37.1292	14.7538	51.8830
63070	Avondale	28.5674	6.1921	34.7595	37.6574	15.2821	52.9395
63010	Birmingham	30.6573	4.4438	35.1011	37.4049	11.1916	48.5965
63080	Bloomfield	28.4283	6.0528	34.4811	35.3046	12.9291	48.2337
63280	Lamphere	32.4812	10.1058	42.5870	34.9774	12.6021	47.5795
63040	Royal Oak	28.7407	2.1016	30.8423	45.8795	2.1016	47.9811
50230	Warren	34.0974	2.1016	36.1990	49.1086	2.1016	51.2102

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

**Top Twenty Taxpayers - 2025**

Rank	Name	2025 A/V	2025 T/V	# of Parcels	Business Activity	% of Total T/V
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99%
2	DTE Electric Co	54,425,460	53,815,330	17	Utility	0.77%
3	Lithia Real Estate Inc	47,087,340	43,330,690	19	Automotive Dealer	0.62%
4	Troy Apts I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53%
5	Zen Troy LLC	33,923,930	33,314,920	2	Office/Apartments	0.48%
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45%
7	Consumers Energy	24,891,740	24,634,130	12	Utility	0.35%
8	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35%
9	LREH Michigan LLC	26,714,800	23,834,540	7	Office Leasing	0.34%
10	Wilshire Plaza MI LP	20,962,280	19,668,580	3	Office Leasing	0.28%
11	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall - Retail	0.28%
12	Bmark 2020 1960 Ring	18,684,210	18,684,210	5	Office Leasing	0.27%
13	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27%
14	755 Tower Assoc LLC	22,000,150	17,626,770	2	Office Leasing	0.25%
15	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24%
16	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office Leasing	0.23%
17	Troy R2G Owner LLC	16,007,740	16,007,740	6	Shopping-Retail	0.23%
18	Marriott	15,628,600	15,456,090	1	Hotel	0.22%
19	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Corp Headquarters	0.21%
20	Zimmer US Inc	13,860,560	13,860,560	1	Medical Equip Lease	0.20%

9,479,926,770    6,959,891,440    123    7.57%

City of Troy - Assessing Department					
2025 Commercial/Industrial ECF's					
Neighborhood	Count	2024 ECF	2025 ECF	% Change	Business Description
APT1	85	1.005	0.758	-24.58%	Apartments (Income Approach)
AUTO	20	1.436	1.238	-13.8%	Auto Dealer
BANK	30	0.935	0.859	-8.13%	Bank
BBS	7	1.069	1.069	0.00%	Barber Beauty Shops
BOWL	4	0.247	0.247	0.00%	Bowling (alleys have n/v)/Movie/Rink
CH	6	0.434	0.434	0.00%	Clubhouse
CW	10	1.794	3.331	85.67%	Car Wash
DCC	15	0.819	0.800	-2.32%	Day Care Centers
DISTW	17	1.345	1.236	-8.10%	Distribution Warehouse
ENG	73	0.795	0.852	7.17%	Engineering
GAS	20	0.968	1.075	11.05%	Gas/Service Station/Convenience
HC	3	0.200	0.250	25.00%	Health Club
Hosp	3	0.874	0.874	0.00%	Hospital Surgical Center
HTL	18	0.400	0.828	107.00%	Hotel/Motel
ILM	677	1.049	1.103	5.15%	Industrial LM
LOFT	41	0.786	1.019	29.64%	Loft
MED	91	0.819	0.965	17.83%	Medical Office
MINIW	14	1.285	1.154	-10.19%	Mini Warehouse
MKT	21	1.107	1.281	15.72%	Market
MORT	2	0.641	0.641	0.00%	Mortuary-Funeral Home
MSC	8	1.250	1.088	-12.96%	Multiple Senior Citizen
OFF	257	0.778	0.685	-11.95%	Office
RHCOM	23	0.762	0.972	27.56%	Row Houses Commercial
RST	52	0.965	1.351	40.00%	Restaurant Sit Down
RSTFF	30	0.801	0.940	17.35%	Restaurant Fast Food
RTL	65	0.624	0.791	26.76%	Retail
SCN	84	1.615	1.902	17.77%	Shopping Center Neighborhood
SCR	4	0.543	0.621	14.36%	Shopping Center Regional (Somerset & Oakland Malls)
SG	39	1.559	1.863	19.50%	Garage/Service Garage
VET	4	1.637	1.556	-4.95%	Veterinary
C3501	7	1.868	1.660	-11.13%	Oakland Mall 14 Mile & John R Condos

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	9.5727	Southfield Twp	0.6000
Auburn Hills	13.0702	Holly Twp	2.7454
Berkley	15.6443	Commerce Twp	3.0327
Beverly Hills Village	14.2349	Novi Twp	3.6241
Bingham Farms Village	10.6000	Groveland Twp	4.4557
Birmingham	13.2661	Rose Twp	4.4590
Bloomfield Hills	10.9600	Oakland Twp	5.0020
Bloomfield Twp	12.2206	Brandon Twp	6.4206
Brandon Twp	6.4206	Lyon Twp	7.6364
Clarkston	12.1412	Springfield Twp	8.0921
Clawson	21.2685	Highland Twp	8.2857
Commerce Twp	3.0327	Orchard Lake Village (City)	8.3463
Farmington	19.6834	Independence Twp	8.7411
Farmington Hills	17.8928	Addison Twp	9.5727
Fenton	13.3317	Orion Twp	9.7185
Ferndale	23.4372	Milford Twp	9.7860
Franklin Village	9.8048	<b>**Troy**</b>	<b>9.7919</b>
Groveland Twp	4.4557	Franklin Village	9.8048
Hazel Park	33.7030	White Lake Twp	10.1681
Highland Twp	8.2857	Waterford Twp	10.3063
Holly Twp	2.7454	Novi	10.5376
Holly Village	14.2620	Bingham Farms Village	10.6000
Holly Village (RH)	15.9756	Rochester Hills	10.8473
Huntington Woods	23.7360	Bloomfield Hills	10.9600
Independence Twp	8.7411	Lake Angelus	11.1267
Keego Harbor	15.0075	West Bloomfield Twp	12.0912
Lake Angelus	11.1267	Clarkston	12.1412
Lake Orion Village	18.9152	Bloomfield Twp	12.2206
Lathrup Village (City)	23.8256	Oxford Twp	12.3498
Leonard Village	16.5727	Wolverine Lake Village	12.6057
Lyon Twp	7.6364	Rochester	12.8496
Madison Heights	25.4572	Wixom	12.9526
Milford Twp	9.7860	Auburn Hills	13.0702
Milford Village	17.2602	Royal Oak Twp	13.0818
Northville	16.3064	Birmingham	13.2661
Novi	10.5376	Fenton	13.3317
Novi Twp	3.6241	Beverly Hills Village	14.2349
Oak Park	33.3520	Holly Village	14.2620
Oakland Twp	5.0020	Ortonville Village	14.4206

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Oakland County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	8.3463	Keego Harbor	15.0075
Orion Twp	9.7185	Berkley	15.6443
Ortonville Village	14.4206	Holly Village (RH)	15.9756
Oxford Twp	12.3498	Northville	16.3064
Oxford Village	19.6867	Leonard Village	16.5727
Pleasant Ridge	21.7851	Sylvan Lake	16.9055
Pontiac	18.9957	Royal Oak	17.2414
Rochester	12.8496	Milford Village	17.2602
Rochester Hills	10.8473	Farmington Hills	17.8928
Rose Twp	4.4590	South Lyon	18.7109
Royal Oak	17.2414	Lake Orion Village	18.9152
Royal Oak Twp	13.0818	Pontiac	18.9957
South Lyon	18.7109	Walled Lake	19.5606
Southfield	26.7174	Farmington	19.6834
Southfield Twp	0.6000	Oxford Village	19.6867
Springfield Twp	8.0921	Clawson	21.2685
Sylvan Lake	16.9055	Pleasant Ridge	21.7851
<b>** Troy **</b>	<b>9.7919</b>	Ferndale	23.4372
Walled Lake	19.5606	Huntington Woods	23.7360
Waterford Twp	10.3063	Lathrup Village (City)	23.8256
West Bloomfield Twp	12.0912	Madison Heights	25.4572
White Lake Twp	10.1681	Southfield	26.7174
Wixom	12.9526	Oak Park	33.3520
Wolverine Lake Village	12.6057	Hazel Park	33.7030

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Macomb County**

2024 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Macomb County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate)	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	7.2812	Richmond Twp	3.8084
Armada Village	11.8703	Ray Twp	4.5735
Bruce Twp	7.2616	Macomb Twp	5.9916
Center Line	28.2885	Lenox Twp	6.5041
Chesterfield Twp	9.3018	Washington Twp	7.2564
Clinton Twp	15.5219	Bruce Twp	7.2616
Eastpointe	24.7492	Armada Twp	7.2812
Fraser	21.7899	Shelby Twp	9.2999
Grosse Pointe Shores	17.7827	Chesterfield Twp	9.3018
Harrison Twp	9.4957	Harrison Twp	9.4957
Lenox Twp	6.5041	<b>** Troy **</b>	<b>9.7919</b>
Macomb Twp	5.9916	New Baltimore	11.7876
Memphis	18.0775	Armada Village	11.8703
Mount Clemens	24.4322	New Haven Village	13.7500
New Baltimore	11.7876	Richmond	15.5039
New Haven Village	13.7500	Clinton Twp	15.5219
Ray Twp	4.5735	Romeo Village (Bruce)	16.1529
Richmond	15.5039	Romeo Village (Washington)	16.1529
Richmond Twp	3.8084	Sterling Heights	16.5823
Romeo Village (Bruce)	16.1529	Grosse Pointe Shores	17.7827
Romeo Village (Washington)	16.1529	Memphis	18.0775
Roseville	29.4365	Utica	19.2513
Shelby Twp	9.2999	Fraser	21.7899
St Clair Shores	23.5358	St Clair Shores	23.5358
Sterling Heights	16.5823	Mount Clemens	24.4322
<b>** Troy **</b>	<b>9.7919</b>	Eastpointe	24.7492
Utica	19.2513	Warren	27.4030
Warren	27.4030	Center Line	28.2885
Washington Twp	7.2564	Roseville	29.4365



City of Troy - Assessing Department  
Comparison of County Certified Local Millage Rates - Wayne County

2024 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2024 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	24.2189	Plymouth Twp	5.1276
Belleville	21.7172	Sumpter Twp	5.2707
Brownstown Twp	13.5977	Van Buren Twp	7.2866
Canton Twp Chrtr	13.7163	Northville Twp	8.3509
Dearborn	22.9000	Huron Twp	8.6026
Dearborn Heights	21.6077	<b>** Troy **</b>	<b>9.7919</b>
Detroit	31.4105	Grosse Isle Twp	12.8313
Ecorse	48.3015	Brownstown Twp	13.5977
Flat Rock	19.9688	Canton Twp Chrtr	13.7163
Garden City	24.4980	Plymouth	15.5079
Gibraltar	21.3957	Romulus	15.6922
Grosse Isle Twp	12.8313	Northville	16.3064
Grosse Pointe	18.7449	Livonia	16.3252
Grosse Pointe Farms	18.5199	Grosse Pointe Farms	18.5199
Grosse Pointe Park	21.0379	Grosse Pointe	18.7449
Grosse Pointe Shores	19.0811	Grosse Pointe Shores	19.0811
Grosse Pointe Woods	19.8638	Westland	19.4472
Hamtramck	22.8008	Grosse Pointe Woods	19.8638
Harper Woods	54.7254	Rockwood	19.9593
Highland Park	46.4740	Flat Rock	19.9688
Huron Twp	8.6026	Grosse Pointe Park	21.0379
Inkster	27.6599	Woodhaven	21.1371
Lincoln Park	21.3850	Lincoln Park	21.3850
Livonia	16.3252	Gibraltar	21.3957
Melvindale	46.2892	Dearborn Heights	21.6077
Northville	16.3064	Belleville	21.7172
Northville Twp	8.3509	Wyandotte	22.7191
Plymouth	15.5079	Hamtramck	22.8008
Plymouth Twp	5.1276	Dearborn	22.9000
Redford Twp	27.2850	Riverview	23.7370
River Rouge	42.6870	Trenton	23.7438
Riverview	23.7370	Allen Park	24.2189
Rockwood	19.9593	Wayne	24.2714
Romulus	15.6922	Garden City	24.4980
Southgate	26.5475	Taylor	25.1030
Sumpter Twp	5.2707	Southgate	26.5475
Taylor	25.1030	Redford Twp	27.2850
Trenton	23.7438	Inkster	27.6599
<b>** Troy **</b>	<b>9.7919</b>	Detroit	31.4105
Van Buren Twp	7.2866	River Rouge	42.6870
Wayne	24.2714	Melvindale	46.2892
Westland	19.4472	Highland Park	46.4740
Woodhaven	21.1371	Ecorse	48.3015
Wyandotte	22.7191	Harper Woods	54.7254

**2025**

**Top Twenty by Taxable Value**

**Troy City - All**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99
2	DTE Electric Co	54,425,460	53,815,330	17	Utility	0.77
3	Lithia Real Estate Inc	47,087,340	43,330,690	19	Automotive Dealer	0.62
4	Troy Apts I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53
5	Zen Troy LLC	33,923,930	33,314,920	2	Office/Apartment	0.48
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45
7	Consumers Energy	24,891,740	24,634,130	12	Utility	0.35
8	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
9	LREH Michigan LLC	26,714,800	23,834,540	7	Office Leasing	0.34
10	Wilshire Plaza MI LP	20,962,280	19,668,580	3	Office Leasing	0.28
11	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall - Retail	0.28
12	Bmark 220 1960 Ring	18,684,210	18,684,210	5	Office Leasing	0.27
13	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27
14	755 Tower Assoc LLC	22,000,150	17,626,770	2	Office Leasing	0.25
15	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24
16	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office Leasing	0.23
17	Troy R2G Owner LLC	16,007,740	16,007,740	6	Shopping-Retail	0.23
18	Marriott	15,628,600	15,456,090	1	Hotel	0.22
19	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Corporate HQ	0.21
20	Zimmer US Inc	13,860,560	13,860,560	1	Medical Equip Lease	0.20
<b>Totals</b>		635,795,900	526,538,610	123		7.57

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Avondale Schools 63070**

**City of Troy - Assessing Department**

Rank	Name	2025 A/V	2025 T/V	Parcels	Activity	%
1	Nino Salvaggio Investment	7,044,530	4,874,640	2	Market	0.07
2	Northfield Commons LLC	11,286,700	3,908,510	1	Retail Rental	0.06
3	925 W South Blvd MI LLC	3,989,490	3,753,430	1	Senior Housing	0.05
4	Caswell Townhomes LLC	6,265,730	2,675,520	1	Retail & Apartments	0.04
5	Sunrise Assisted Living	3,244,080	2,185,160	1	Senior Housing	0.03
6	DTE Electric Co	2,073,790	2,073,790	1	Utility	0.03
7	Trivista Investments LLC	1,893,750	1,893,750	1	Clubhouse	0.03
8	Caswell Town Center LLC	2,559,400	1,129,420	4	Retail	0.02
9	Consumers Energy	922,130	922,130	1	Utility	0.01
10	Troy Professional Bldgs LLC	1,007,460	873,180	2	Office Leasing	0.01
11	1981 South Blvd LLC	967,610	837,550	1	Retail	0.01
12	Amberwood Townhomes	819,070	589,620	1	Apartments	0.01
13	Comcast	573,700	573,700	1	Cable/Utility	0.01
14	Kroger Co of MI	561,760	561,760	1	Shopping Market	0.01
15	Bostick, Charles Trust	873,700	553,660	4	Residential/Rental	0.01
16	South Blvd Property LLC	542,430	542,430	1	Gas Station	0.01
17	Zhu Dongxiao	540,000	540,000	1	Residence	0.01
18	Rest Ret/Off LLC	2,046,220	508,340	1	Office Leasing	0.01
19	Boji Vince & Walaa	417,920	486,000	1	Residence	0.01
20	Nikolla Eranda	629,690	475,140	1	Residence	0.01
<b>Totals</b>		<b>48,259,160</b>	<b>29,957,730</b>	<b>28</b>		<b>0.43</b>

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Birmingham Schools 63010**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Grand/Sakwa New Holland	13,100,560	6,570,520	3	Retail Rental	0.09
2	DTE Electric Co	6,551,150	6,539,860	2	Utility	0.09
3	Target Corp	8,110,910	5,689,020	2	Retail	0.08
4	Home Depot	6,503,970	3,972,470	2	Retail	0.06
5	SP Industrial IV LP	4,405,140	3,342,010	2	Industrial	0.05
6	Kroger Co of Michigan	4,391,840	2,569,380	2	Shopping Market	0.04
7	International Transmission	2,478,650	2,478,650	1	Utility	0.04
8	Kohl's Michigan LP	2,827,980	2,076,470	1	Retail	0.03
9	LA Fitness	2,495,340	1,285,510	2	Gym	0.02
10	Consumers Energy	868,120	868,120	1	Utility	0.01
11	Secured Storage	1,463,930	853,710	2	Storage	0.01
12	2717 Industrial Row LLC	861,250	815,980	1	Industrial	0.01
13	Wolverine Carbide Die Co	1,503,770	810,270	1	Industrial	0.01
14	ESS Prisa LLC	1,509,100	803,230	1	Warehouse	0.01
15	Fields Christopher	931,420	766,940	1	Residence	0.01
16	Koneru Trust	910,590	751,150	1	Residence	0.01
17	Fishman Trust	900,080	743,090	1	Residence	0.01
18	2966 Industrial Row LLC	783,390	738,740	1	Industrial	0.01
19	Sunblad, Kyle & Stacy	835,030	692,710	1	Residence	0.01
20	3808 Poppleton Trust	757,240	633,770	1	Residence	0.01
<b>Totals</b>		62,189,460	43,001,600	29		0.62

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Bloomfield Schools 63080**

**City of Troy - Assessing Department**

Rank	Name	2025 A/V	2025 T/V	Parcels	Activity	%
1	Windemere Park of Troy	3,641,940	3,224,720	1	Senior Living	0.05
2	Kumar & Shwet	2,258,360	2,252,120	1	Residence	0.03
3	Jazrawi	1,554,500	1,516,670	1	Residence	0.02
4	DTE Electric Co	1,571,640	1,504,890	2	Utility	0.02
5	Chadha Rajbir & Satinder	1,723,550	1,395,430	2	Residence	0.02
6	Montgomery Mark & Alex	1,365,910	1,365,910	1	Residence	0.02
7	Brikho George & Suzanne	1,485,070	1,279,870	2	Residential	0.02
8	Reid John & Mary	2,351,400	1,135,010	2	Residential	0.02
9	Pllumaj Arben & Mirela	2,243,520	1,123,000	2	Residential	0.02
10	LREH California LLC	1,207,790	1,117,920	1	Office Leasing	0.02
11	Garippa Trust	1,489,570	1,049,720	1	Residence	0.02
12	Pillarisetty Srinivas	973,180	945,960	1	Residence	0.01
13	Velurr Ramesh & Haripriya	1,913,560	916,210	1	Residence	0.01
14	Malik Asif & Naseem	1,918,520	855,770	1	Residence	0.01
15	Dedvukaj Deda & Christine	1,678,600	843,000	1	Residence	0.01
16	Mac Neill John	1,732,060	840,650	1	Residence	0.01
17	Varghese Mathew & Naysha	1,644,230	813,170	1	Residence	0.01
18	Kissoondial	962,920	788,370	1	Residence	0.01
19	Rao Anitha & Sunilkumar	905,050	772,140	1	Residence	0.01
20	Khan Amin & Nina	1,431,060	716,950	1	Residence	0.01
<b>Totals</b>		34,052,430	24,457,480	25		0.35

**Total A/V** 9,479,926,770 **6,959,891,440** **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Lamphere Schools 63280**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Count	Activity	%
1	MK Oakland Mall LLC	23,391,550	19,215,490	6	Mall/Retail	0.28
2	RCG Troy LLC	12,838,920	12,838,920	2	Retail	0.18
3	CR Oakland Square LLC	12,922,400	10,662,500	3	Retail	0.15
4	500 W Holdings LLC	9,338,120	9,338,120	1	Retail	0.13
5	MGA Research Corp	9,013,550	9,013,550	1	Engineering	0.13
6	Spirit Realty LP	4,514,570	4,436,310	1	Retail	0.06
7	14 Mile & John R Holdings LLC	5,819,260	4,295,280	5	Retail	0.06
8	Zago Properties LLC	5,311,900	4,267,430	1	Retail	0.06
9	Sun Rise Troy LLC	4,375,950	3,805,880	1	Retail	0.05
10	CTL Propco I LLC	6,362,530	3,134,220	1	Retail	0.05
11	400 John R Road LLC	3,874,760	2,578,900	1	Retail	0.04
12	Wolverine Carbide & Tool	2,809,700	2,212,040	2	Warehouse	0.03
13	Bostick West Prop LLC	3,206,740	2,079,940	4	Industrial	0.03
14	Terry Mammen Invest Trust	2,066,430	2,066,430	1	Retail	0.03
15	Managed Way Co	1,953,130	1,953,130	1	Personal Property	0.03
16	AGNL Doors LLC	1,468,540	1,341,430	1	Industrial	0.02
17	600 Data Center LLC	1,762,770	1,290,450	1	Industrial	0.02
18	Telli Invt LLC	1,241,450	1,175,960	1	Industrial	0.02
19	CME Property LLC	1,081,690	1,038,530	1	Industrial	0.01
20	Macy's	996,340	996,340	1	Retail Personal Prop	0.01
<b>Totals</b>		114,350,300	97,740,850	36		1.40

**Total A/V** 9,479,926,770 **6,959,891,440** **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Royal Oak Schools 63040**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Cole OFC Troy MI LLC	4,554,170	4,233,500	1	Office Leasing	0.06
2	Fairfield Inn & Towneplace	7,308,780	4,026,800	1	Hotel	0.06
3	Holiday Inn Express	6,004,810	3,807,190	2	Hotel	0.05
4	250 Stephenson Assoc Inc	5,258,790	3,262,390	1	Office Leasing	0.05
5	SourceHOV LLC	2,749,880	2,741,480	1	Office Leasing	0.04
6	LREH Michigan LLC	3,637,820	2,652,510	1	Office Leasing	0.04
7	Kostal of America Inc	4,388,070	2,427,030	2	Corporate HQ	0.03
8	HOV Services Inc	1,998,440	1,998,440	1	Personal Property	0.03
9	Troy 750 Investors LLC	2,711,240	1,580,520	1	Office Leasing	0.02
10	FSC Con Troy MI LLC	2,088,620	1,489,690	1	Industrial	0.02
11	501 Stephenson LLC	1,164,390	1,122,600	1	Industrial	0.02
12	Troy 500 Investors LLC	3,639,100	1,098,780	1	Office Leasing	0.02
13	Site One Landscape LLC	1,210,670	954,680	2	Landscaping	0.01
14	Phoenix Wire Works Inc	1,747,040	899,700	1	Industrial	0.01
15	Intraco Corporation	987,930	790,000	2	Office Leasing	0.01
16	Source Corp BPS Inc	773,680	773,680	1	Personal Property	0.01
17	Deal Investment LLC	896,110	742,340	1	Office Leasing	0.01
18	Continental Catering	697,200	697,200	1	Catering	0.01
19	St Real Estate Holdings LLC	894,530	649,900	1	Office Leasing	0.01
20	North American Bancard	615,590	615,590	1	Personal Property	0.01
<b>Totals</b>		<b>53,326,860</b>	<b>36,564,020</b>	<b>24</b>		<b>0.53</b>

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**

**2025**

**Top Twenty by Taxable Value**

**Troy Schools 63150**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall - Retail	0.99
2	DTE Electric Co	41,142,070	40,609,980	9	Utility	
3	Lithia Real Estate Inc	41,923,000	38,541,740	17	Auto Dealership	0.55
4	Troy Apartments I-IV LLC	110,180,610	36,657,520	25	Apartments	0.53
5	Zen Troy LLC	33,923,930	33,314,920	2	Apartments	0.48
6	Midtown Place Troy LLC	31,521,120	30,990,680	2	Apartments	0.45
7	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
8	LREH Michigan LLC	23,076,980	21,182,030	6	Office Leasing	0.30
9	Consumers Energy	20,079,560	19,821,950	6	Utility	0.28
10	Wilshire Plaza MI Realty	20,962,280	19,668,580	3	Office Leasing	0.28
11	GLF Troy Office LLC	21,359,110	18,567,830	2	Office Leasing	0.27
12	755 Tower Associates LLC	22,000,150	17,626,770	2	Office Leasing	0.25
13	Marriott	17,191,100	17,018,590	2	Hotel	0.24
14	Regents Park of Troy	22,866,970	16,541,160	3	Apartments	0.24
15	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office	0.23
16	Troy R2G Owner LLC	16,007,740	16,007,740	6	Retail	0.23
17	Troy Beaver Realty LLC	15,104,810	14,809,750	2	Office Leasing	0.21
18	Zimmer US Inc	13,860,560	13,860,560	1	Personal Property	0.20
19	CC Troy Assoc I LLC	14,105,130	13,472,780	3	Office	0.19
20	VHS Childrens Hospital of MI	13,212,220	13,117,430	2	Hospital	0.19
<b>Totals</b>		595,702,260	491,332,630	101		7.06

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**



**2025**

**Top Twenty by Taxable Value**

**Warren Consolidated Schools 50230**

**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	BMARK 2020-B20 Ring Rd LLC	18,684,210	18,684,210	5	Industrial Leasing	0.27
2	Edinburgh Properties LP	10,277,460	7,051,310	1	Apartments	0.10
3	Home Properties	11,404,800	5,567,250	2	Apartments	0.08
4	Lithia Real Estate Inc	5,164,340	4,788,950	2	Auto Dealer	0.07
5	2055 Meridian Troy LLC	4,452,670	4,113,690	1	Industrial	0.06
6	Indusco Holdings LLC	4,268,360	4,080,010	1	Industrial	0.06
7	1783 East Fourteen Mile LLC	3,079,020	3,012,230	1	Industrial	0.04
8	Holden Hayden LLC	2,733,320	2,531,620	1	Industrial	0.04
9	DTE Electric Co	2,499,980	2,499,980	1	Utility Personal Prop	0.04
10	Consumers Energy	2,317,240	2,317,240	1	Utility Personal Prop	0.03
11	Lukowski Yarema LLC	4,526,330	2,170,330	5	Manufacturing	0.03
12	PNC Equipment Finance LLC	2,002,720	2,002,720	1	Personal Property	0.03
13	DL Assoc LLC	1,746,660	1,746,660	2	Industrial	0.03
14	1735 Troy LLC	1,664,810	1,641,740	1	Warehouse	0.02
15	1099 Chicago Road LLC	2,572,040	1,577,340	1	Industrial	0.02
16	1740 E Maple LLC	1,840,280	1,474,270	1	Industrial Leasing	0.02
17	Superior Elect Great Lakes	1,427,440	1,427,440	1	Personal Property	0.02
18	John R Spring Co LLC	4,136,450	1,393,470	1	Repair	0.02
19	American Polish Cultural	2,501,700	1,381,900	3	Clubhouse	0.02
20	Tepel Land LLC	2,429,740	1,270,230	7	Industrial	0.02
<b>Totals</b>		<b>89,729,570</b>	<b>70,732,590</b>	<b>39</b>		<b>1.02</b>

**Total A/V** 9,479,926,770 **6,959,891,440** **Total T/V**

**2025**  
**Top Twenty by Taxable Value**  
**DDA**  
**City of Troy - Assessing Department**

Rank	Owner	2025 A/V	2025 T/V	Parcels	Activity	%
1	Somerset Collection	74,809,810	69,196,660	5	Mall Retail	0.99
2	Zen Troy LLC	33,923,930	33,314,920	2	Apartments	0.48
3	Pentrecentre LLC	26,277,650	24,228,500	2	Office Leasing	0.35
4	Wilshire Plaza MI Realty	20,962,280	19,668,580	3	Office Leasing	0.28
5	755 Tower Associates LLC	22,000,150	17,626,770	2	Office Leasing	0.25
6	Somerset Campus Hold LLC	16,097,460	16,097,460	1	Office	0.23
7	CC Troy Associates I LLC	14,105,130	13,472,780	3	Office Leasing	0.19
8	VHS Childrens Hospital	13,212,220	13,117,430	2	Hospital	0.19
9	CC Troy Associates II LLC	12,701,500	12,554,960	1	Office Leasing	0.18
10	Nemer Troy Place Realty	14,514,750	12,438,890	5	Office Leasing	0.18
11	LREH Michigan LLC	13,791,040	11,936,900	4	Office Leasing	0.17
12	Macy's	14,364,630	10,093,240	2	Retail	0.15
13	F Squared LLC	11,854,540	9,958,100	1	Apartments	0.14
14	Liberty Investments I LLC	9,912,620	9,603,760	2	Office Leasing	0.14
15	Troy KS Development LLC	9,125,480	8,762,140	5	Office Leasing	0.13
16	Galleria of Troy LLC	11,770,320	8,537,040	1	Office Leasing	0.12
17	NS International Ltd	8,811,740	7,710,740	2	Office Leasing	0.11
18	Nordstrom Inc	9,477,090	7,523,950	2	Retail	0.11
19	Troy Dual Hospitality LLC	6,905,980	6,905,980	1	Hotel	0.10
20	Sheffield Owner LLC	12,172,750	5,949,500	2	Office Leasing	0.09
<b>Totals</b>		<b>356,791,070</b>	<b>318,698,300</b>	<b>48</b>		<b>4.58</b>

**Total A/V** 9,479,926,770    **6,959,891,440**    **Total T/V**

**City of Troy 2025**

**March Board of Review Minutes**

**Organizational Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 4, 2025 10:00 A.M.-12:00 P.M.**

The 2025 Board of Review was called to order at 10:00 A.M. at Troy City Hall. Members present: Howard Adams and Michele Shoan. Members absent: Karen Greenwood. Motion by Michele Shoan to appoint Howard Adams as Chairperson, motion carried. Also present were City Assessor, Kelly Timm who served as the Secretary to the Board of Review and Kim Harper, Deputy Assessor. Kelly Timm presented the 2025 Certified Assessment Roll to the Board, reviewed with the Board of Review how to conduct business, reviewed statutory or policy changes for the current year, and briefed the members on aspects of the 2025 Assessment Roll. There were no corrections of omissions or errors. Motion by Michele Shoan to adjourn the meeting, Seconded by Howard Adams. Meeting adjourned at 12:00 PM. Actual hours in Session-2 hours. There were no scheduled appointments for this session.

**City of Troy 2025**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**MONDAY, MARCH 10, 2025 9:00 A.M-4:00 P.M.**

The 2025 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 4:00 PM. Actual hours in Session-8 hours.

## 2025 March Board of Review Report March 10, 2025

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/10/2025	001.03.10	88-20-06-276-005
<b>HARRIS, JAMES &amp; KATRINA</b>		<b>6525 PARK VIEW</b>

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 397,500.

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
447,690	447,690	397,500	397,500	-50,190	-50,190

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/10/2025	002.03.10	88-20-19-201-006
<b>TODEBUSH, SUSAN</b>		<b>3790 BEACH</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE TAXABLE AND ASSESSED VALUE TO 277,000.

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
284,120	284,120	277,000	277,000	-7,120	-7,120

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/10/2025	003.03.10	88-20-15-327-009
<b>CHARFI, MEHDI</b>		<b>391 RANDALL</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
298,400	278,880	298,400	278,880	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/10/2025	004.03.10	88-20-20-427-019
<b>SOHAL, KULVINDER K</b>		<b>1538 BANMOOR</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
645,030	601,710	645,030	601,710	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/10/2025	005.03.10	88-20-24-477-004
<b>SHEKO, ARDIAN &amp; ELIDJONA</b>		<b>3147 HERITAGE</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
170,310	166,750	170,310	166,750	0	0

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## 2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/10/2025	006.03.10	88-20-18-130-002
MALHOTRA, MANU K & JESSICA A		2532 BEACHVIEW CT

THE PETITIONER QUESTIONED THE SALES STUDY AND THE PROPERTIES BEING COMPARED. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
607,470	548,110	607,470	548,110	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	007.03.10	88-20-11-353-013
MODZELEWSKI, WESLEY		1086 ASHLEY

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
170,220	153,700	170,220	153,700	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	008.03.10	88-20-06-151-003
KUMAR, RAVI & SHWETA DABAS		2880 TEWKSBURY

THE PETITIONER AND HIS LAWYER SUBMITTED UNIQUENESS OF PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,258,360	2,252,120	2,258,360	2,252,120	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	009.03.10	88-20-06-453-005
SINGH, NANUA		2305 CHARNWOOD

THE PETITIONER AND HER LAWYER SUBMITTED UNIQUENESS OF PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,178,430	2,155,500	2,178,430	2,155,500	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	010.03.10	88-20-13-304-022
VOTEL, PATRICK & EMILY		4275 ALLEGHENY

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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## 2025 March Board of Review Report

184,910

184,910

184,910

184,910

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/10/2025

011.03.10

88-20-22-177-049

**LI, KAI QUAN****315 TROMBLEY**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED FROM A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

154,720

154,720

154,720

154,720

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/10/2025

012.03.10

88-20-09-427-030

**DELUCA, STEVEN R****5259 LIVERNOIS**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

129,520

66,100

129,520

66,100

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/10/2025

013.03.10

88-20-12-152-006

**PANESIU, PETRU****5578 JOHN R**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,120

126,220

136,120

126,220

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/10/2025

014.03.10

88-20-15-352-004

**MALIK, HAROON JAMSHED****4126 LIVERNOIS**

THE PETITIONER SUBMITTED COMPARABLES TO THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE 324,090.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

331,020

331,020

324,090

324,090

-6,930

-6,930

**Appeal Date****Appeal #****Parcel ID #**

03/10/2025

015.03.10

88-20-12-351-031

**LANHAM, MICHAEL W****2124 TUCKER**

## 2025 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME TO THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 175,000 AND NO CHANGE TO THE TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
201,640	104,950	175,000	104,950	-26,640	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	016.03.10	88-20-22-176-014
COLEBROOK OF TROY LLC		331 COLEBROOK

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND TO LOWER THE ASSESSED VALUE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 150,000.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
153,460	153,460	150,000	150,000	-3,460	-3,460

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	017.03.10	88-20-24-129-013
GATE OF TROY LLC		3840 GATE

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND TO LOWER THE ASSESSED VALUE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 180,000.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
190,090	190,090	180,000	180,000	-10,090	-10,090

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	018.03.10	88-20-05-129-030
WANG, QILU		6787 LOCUST

THE PETITIONER SUBMITTED CONTESTING HER TV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
343,580	334,750	343,580	334,750	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	019.03.10	88-20-21-304-004
ANDRAKOVICH TRUST, CAROLINA G		983 EMERSON

PETITIONER SUBMITTED CONDITION OF HOUSE FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
244,570	171,250	244,570	171,250	0	0

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## 2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/10/2025	020.03.10	88-20-20-327-025
COON, JEFFERY		3426 GRESHAM

PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
442,180	435,710	442,180	435,710	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	021.03.10	88-20-04-304-003
PATEL, KETUL & RINA		792 WESLEY

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
315,350	199,920	315,350	199,920	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	022.03.10	88-20-03-279-012
JONES, JASON A		926 MARENGO

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
152,410	152,410	152,410	152,410	0	0

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	023.03.10	88-20-02-427-012
TALOS, JASON		6191 JOHN R

PETITIONER SUBMITTED CONDITION PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 170,500.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
200,340	200,340	170,500	170,500	-29,840	-29,840

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Appeal Date	Appeal #	Parcel ID #
03/10/2025	024.03.10	88-20-14-255-001
1514 HAMMAN LLC		1514 HAMMAN

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
195,150	195,150	195,150	195,150	0	0

**City of Troy 2025**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 11, 2025 1:00 P.M - 9:00 P.M.**

The 2025 Board of Review was called to order at 1:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-8 hours.

## 2025 March Board of Review Report March 11, 2025

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

025.03.11

88-20-10-305-019

**WYSS, RACHEL****121 HAMPSHIRE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

232,380

202,060

232,380

202,060

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

026.03.11

88-20-10-476-064

**MUCLLARI, ILIR & MARINELA****966 TRINWAY**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

275,620

238,980

275,620

238,980

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

027.03.11

88-20-27-429-042

**HMB DEVELOPMENT INC****2146 ROCHESTER -2148**

THE PETITIONER SUBMITTED CONTESTING HER TV AND AV. THE BOARD VOTED NO CHANGE ON THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$240,000.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

252,000

88,710

240,000

88,710

-12,000

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

028.03.11

88-20-27-478-022

**JLGM LLC****1030 VERMONT -1034**

THE PETITIONER SUBMITTED CONTESTING HER TV AND AV. THE BOARD VOTED NO CHANGE ON THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$240,000.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

252,000

88,710

240,000

88,710

-12,000

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

029.03.11

88-20-28-426-018

**SIABRAKAS, DENNIS & TERESA****330 OLYMPIA**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME, BROUGHT COMPARABLES AND CONTESTED HIS TV AND AV FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

## 2025 March Board of Review Report

157,650

39,480

157,650

39,480

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

030.03.11

**88-20-28-426-017****SIAVRAKAS, DENNIS & TERESA**

THE PETITIONER SUBMITTED ECONOMIC OBSOLESCENCE OF THE HOME AND BROUGHT COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE.

**2025 A/V**

59,830

**2025 T/V**

16,880

**2025 BOR A/V**

59,830

**2025 BOR T/V**

16,880

**Change A/V**

0

**Change T/V**

0

---

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

031.03.11

**88-20-15-201-053****BRYDEN LAND CO LLC**

THE PETITIONER SUBMITTED COMPARABLES AND CONTESTED HIS TV AND AV FOR THE BOARD TO REVIEW. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE.

**2025 A/V**

189,720

**2025 T/V**

60,130

**2025 BOR A/V**

189,720

**2025 BOR T/V**

60,130

**Change A/V**

0

**Change T/V**

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

032.03.11

**88-20-07-276-007****KADIA, KALPIT****1984 CONNOLLY**

THE PETITIONER SUBMITTED CONTESTING HIS TV AND AV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

**2025 A/V**

274,760

**2025 T/V**

253,600

**2025 BOR A/V**

274,760

**2025 BOR T/V**

253,600

**Change A/V**

0

**Change T/V**

0

---

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

033.03.11

**88-20-03-401-014****BISCHOFF, NYAL A****767 OTTAWA**

THE PETITIONER SUBMITTED CONTESTING COMPARABLES USED FOR THE AV. THE BOARD EXPLAINED THE SALES STUDY USED AND VOTED NO CHANGE TO THE TAXABLE VALUE AND TO REDUCE THE ASSESSED VALUE TO \$310,000.

**2025 A/V**

354,020

**2025 T/V**

171,260

**2025 BOR A/V**

310,000

**2025 BOR T/V**

171,260

**Change A/V**

-44,020

**Change T/V**

0

## 2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/11/2025	034.03.11	88-20-08-202-113
<b>IWASCHINA, LYDIA</b>		<b>1232 AUTUMN</b>

THE PETITIONER SUBMITTED CONDITION OF HOME BASED ON CONDO ASSOCIATION REPAIRS NEEDED FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
188,590	155,970	188,590	155,970	0	0

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Appeal Date	Appeal #	Parcel ID #
03/11/2025	035.03.11	88-20-18-101-006
<b>IQBAL, HAROON &amp; NAFEEES UNNISA</b>		<b>4879 VALLEY VISTA</b>

THE PETITIONER SUBMITTED CONTESTING HIS AND HER TV AND AV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND THE SALES STUDY USED AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,038,510	655,120	1,038,510	655,120	0	0

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Appeal Date	Appeal #	Parcel ID #
03/11/2025	036.03.11	88-20-30-126-022
<b>THOMPSON, TARAH</b>		<b>1228 WRENWOOD</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
187,480	187,480	187,480	187,480	0	0

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Appeal Date	Appeal #	Parcel ID #
03/11/2025	037.03.11	88-20-07-426-022
<b>WIAND, RONALD &amp; LIN NA</b>		<b>5486 SPRINGBROOK</b>

THE PETITIONER BROUGHT COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
492,720	463,680	492,720	463,680	0	0

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Appeal Date	Appeal #	Parcel ID #
03/11/2025	038.03.11	88-20-13-429-010
<b>KRIEGER, THERESA L</b>		<b>2875 BYWATER</b>

THE PETITIONER SUBMITTED CONTESTING HER TV. THE BOARD EXPLAINED MICHIGAN TAX LAW AND VOTED NO CHANGE TO THE TAXABLE AND ASSESSED VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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## 2025 March Board of Review Report

238,520

222,510

238,520

222,510

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

039.03.11

88-20-07-202-025

**DAHHAN, WAEL****5829 CLEARVIEW**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

466,230

466,230

466,230

466,230

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

040.03.11

88-20-12-455-012

**JOSEPH, FIRAS YOUSIF & LOUIS, EMAN****5027 SPRING MEADOWS**

THE PETITIONER SUBMITTED CONTESTING HIS AV. THE BOARD EXPLAINED THE SALES STUDY AND VOTED NO CHANGE TO THE ASSESSED OR TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

227,460

227,460

227,460

227,460

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

041.03.11

88-20-06-477-011

**WALTER, MATTHEW C & JOAN J****2190 W SQUARE LAKE**

THE PETITIONER SUBMITTED ECONOMIC OBSOLENCENCE OF THE HOME AND SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

276,160

196,810

276,160

196,810

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

042.03.11

88-20-05-454-005

**JOSEPH, JOHNSON****1439 FALCON**

THE PETITIONER SUBMITTED COMPARABLES AND ECONOMIC OBSOLESCENCE OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$260,000.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

269,620

269,620

260,000

260,000

-9,620

-9,620

**City of Troy 2025**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**WEDNESDAY, MARCH 12, 2025 3:00 P.M. - 9:00 P.M.**

The 2025 Board of Review was called to order at 3:00 P.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Howard Adams to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 9:00 PM. Actual hours in Session-6 hours.

## 2025 March Board of Review Report March 12, 2025

Appeal Date	Appeal #	Parcel ID #
03/12/2025	043.03.12	88-20-27-476-021
<b>KRANZ, GERALD &amp; CAROL</b>		<b>1030 WOODSLEE</b>

THE PETITIONER SUBMITTED CONDITION OF NEIGHBORHOOD FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
112,230	54,190	112,230	54,190	0	0

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	044.03.12	88-20-08-377-003
<b>SQUEEZER LLC</b>		<b>1758 BRENTWOOD</b>

THE PETITIONER REQUESTED THE BOARD TO LOWER THE VALUES TO THE PURCHASE PRICE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
119,430	119,430	119,430	119,430	0	0

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	045.03.12	88-20-36-100-072
<b>RAHMAN, ABDUR</b>		<b>1435 MILVERTON</b>

THE PETITIONER SUBMITTED COMPARABLES AND QUESTIONED THE SQUARE FOOTAGE. THE BOARD VOTED NO CHANGE WITH ONE BOARD MEMBER NOT PRESENT.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
362,560	327,280	362,560	327,280	0	0

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	046.03.12	88-20-36-376-045
<b>BRAINSRING HQ LLC</b>		<b>376 ROBBINS</b>

THE PETITIONER SUBMITTED THE CONDITION OF BUILDING FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 490,000 WITH ONE MEMBER NOT PRESENT.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
560,280	560,280	490,000	490,000	-70,280	-70,280

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	047.03.12	88-20-13-476-002
<b>WU, JIANPING</b>		<b>4145 MOREHEAD</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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## 2025 March Board of Review Report

246,610

173,620

246,610

173,620

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

048.03.12

**88-20-26-200-060****LAN TROY PROPERTIES LLC****2341 ALGER**

THE PETITIONER SUBMITTED INFLATION COSTS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 850,570.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

890,530

863,770

850,570

850,570

-39,960

-13,200

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**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

049.03.12

**88-20-04-133-006****HUTT, TOM****707 KIMBERLY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 259,000.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

281,860

281,860

259,000

259,000

-22,860

-22,860

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**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

050.03.12

**88-20-08-351-008****HE, WU JIAN****1902 BRENTWOOD**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED FROM A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

253,120

253,120

253,120

253,120

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

051.03.12

**88-20-13-401-006****ABITHEIRA, STEVEN M & TAYLOR K****4321 FORSYTH**

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 317,500.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

333,630

333,630

317,500

317,500

-16,130

-16,130

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**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

052.03.12

**88-20-07-151-045****HASAN, AKM R & SHORMI S****2974 SQUIRE CT**

## 2025 March Board of Review Report

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
476,900	352,700	476,900	352,700	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	053.03.12	88-20-02-153-006
1249 ALAMEDA BLVD LLC		1249 ALAMEDA

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC IN 2023. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
225,490	223,770	225,490	223,770	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	054.03.12	88-20-05-353-004
SHIVAPUJA, ACHYUTH		6173 CARRIAGE TRAIL

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 424,300.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
447,150	447,150	424,300	424,300	-22,850	-22,850

Appeal Date	Appeal #	Parcel ID #
03/12/2025	055.03.12	88-20-23-101-009
TENNYSON LLC		1291 TENNYSON

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC IN 2025. THE PETITIONER REQUESTED THE BOARD TO NOT UNCAP THE PROPERTY IN 2026. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
206,100	206,100	206,100	206,100	0	0

Appeal Date	Appeal #	Parcel ID #
03/12/2025	056.03.12	88-20-24-401-029
CHOWDHURY, MOHAMMED & JANNATUN N		2673 LOCKSLEY

THE PETITIONER SUBMITTED MORTGAGE ESTIMATE FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO 258,000 WITH NO CHANGE TO THE TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
269,430	252,520	258,000	252,520	-11,430	0

## 2025 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

057.03.12

88-20-06-477-015

**LOSEY, TODD M & JENNIFER****2040 W SQUARE LAKE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD OF REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO 211,000.

**2025 A/V**

283,700

**2025 T/V**

283,700

**2025 BOR A/V**

211,000

**2025 BOR T/V**

211,000

**Change A/V**

-72,700

**Change T/V**

-72,700

**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

058.03.12

88-20-21-302-016

**980 BANMOOR LLC****980 BANMOOR**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V**

272,660

**2025 T/V**

243,310

**2025 BOR A/V**

272,660

**2025 BOR T/V**

243,310

**Change A/V**

0

**Change T/V**

0

**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

059.03.12

88-20-22-356-015

**3146 LOUIS LLC****3146 LOUIS**

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO A LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V**

181,360

**2025 T/V**

178,250

**2025 BOR A/V**

181,360

**2025 BOR T/V**

178,250

**Change A/V**

0

**Change T/V**

0

**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

060.03.12

88-20-29-228-026

**TANG, DAYONG****2886 SUMMERS**

THE PETITIONER SUBMITTED MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2025 A/V**

253,560

**2025 T/V**

253,560

**2025 BOR A/V**

253,560

**2025 BOR T/V**

253,560

**Change A/V**

0

**Change T/V**

0

**Appeal Date****Appeal #****Parcel ID #**

03/12/2025

061.03.12

88-20-17-454-018

**RAJA, JOY M****4048 NORTHFIELD PARKWAY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED TO 467,540 WITH NO CHANGE TO THE TAXABLE VALUE.

## 2025 March Board of Review Report

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
518,470	376,110	467,540	376,110	-50,930	0

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	062.03.12	88-20-25-102-001
JOHN PROPERTY MGMT LLC		2673 ROUNDTREE

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO SON'S LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
87,600	87,600	87,600	87,600	0	0

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Appeal Date	Appeal #	Parcel ID #
03/12/2025	063.03.12	88-20-22-357-032
ALZAIAT, HIBA & FRAZ A		3150 TROY

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
200,750	170,530	200,750	170,530	0	0

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**City of Troy 2025**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**THURSDAY, MARCH 13, 2025 9:00 A.M. - 12:00 P.M.**

The 2025 Board of Review was called to order at 9:00 A.M. at Troy City Hall. Members present: Karen Greenwood, Howard Adams, Chairperson and Michele Shoan. Also present was City Assessor, Kelly Timm who served as the Secretary. See Attached for the Petitions heard at this meeting. Motion by Karen Greenwood to adjourn the meeting, Seconded by Michele Shoan. Meeting adjourned at 12:00 P.M. Actual hours in Session-3 hours.

## 2025 March Board of Review Report-Correspondence

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR001.03.13	88-20-07-102-038
<b>ZOURA, HADEER &amp; LARSA HANONA</b>		<b>5780 SUSSEX</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
693,030	674,860	693,030	674,860	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR002.03.13	88-20-12-427-008
<b>BRIDGES TRUST, DANIEL &amp; DANETTE</b>		<b>2850 SANTIA</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
357,310	207,840	321,500	207,840	-35,810	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR003.03.13	88-20-29-401-031
<b>LITHIA REAL ESTATE INC</b>		<b>1804 MAPLELAWN -1810</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
4,728,690	4,583,120	4,728,690	4,583,120	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR004.03.13	88-20-29-401-035
<b>LITHIA REAL ESTATE INC</b>		<b>1814 MAPLELAWN</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
2,470,950	2,470,950	2,470,950	2,470,950	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR005.03.13	88-20-29-426-056
<b>LITHIA REAL ESTATE INC</b>		<b>1815 MAPLELAWN</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
4,165,550	4,046,260	4,165,550	4,046,260	0	0

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	COR006.03.13	88-20-29-401-026
<b>LITHIA REAL ESTATE INC</b>		<b>1790 MAPLELAWN -1794</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
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## 2025 March Board of Review Report

5,588,180

4,069,950

5,588,180

4,069,950

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

COR007.03.13

88-20-19-276-009

**WANG, XIAOFENG**

**3679 BOULDER**

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

216,550

183,200

216,550

183,200

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

COR008.03.13

88-20-11-102-006

**LEWANDOWSKI, BRANDON**

**1166 FAIRWAYS**

CHANGE AFTER BOR STARTED.

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

182,860

182,860

170,000

170,000

-12,860

-12,860

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

COR009.03.13

88-20-06-328-001

**REDMAN, MARK A**

**6360 MALVERN**

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

1,164,900

581,120

900,000

581,120

-264,900

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

COR010.03.13

88-20-25-303-029

**BRINSTON LLC**

**2018 BRINSTON**

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

139,130

139,130

139,130

139,130

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

COR011.03.13

88-20-18-228-006

**CAMPBELL, ANDREW & AMY**

**4892 RIVERS EDGE**

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

361,410

361,410

332,500

332,500

-28,910

-28,910

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**Appeal Date****Appeal #****Parcel ID #**

## 2025 March Board of Review Report

03/13/2025

COR012.03.13

88-20-23-377-055

GANDHI, ALAGAR

1291 HARTLAND

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
262,090	262,090	262,090	262,090	0	0

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Appeal Date

Appeal #

Parcel ID #

03/12/2025

COR013.03.13

88-20-06-477-014

JUSTICE, JIM C

2060 W SQUARE LAKE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
285,070	138,360	225,000	138,360	-60,070	0

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## 2025 March Board of Review Report Personal Property

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP001.03.13	88-99-00-006-900
COCA COLA COMPANY		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
177,290	177,290	131,150	131,150	-46,140	-46,140

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP002.03.13	88-99-00-016-304
CSI LEASING INC		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
132,090	132,090	132,080	132,080	-10	-10

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP003.03.13	88-99-00-017-106
PITNEY BOWES GLOBAL FINANCIAL SRVS		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
256,350	256,350	310,300	310,300	53,950	53,950

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP004.03.13	88-99-00-017-111
PITNEY BOWES GLOBAL FINANCIAL SRVS		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
21,080	21,080	1,140	1,140	-19,940	-19,940

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP005.03.13	88-99-00-017-112
PITNEY BOWES GLOBAL FINANCIAL SRVS		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
9,550	9,550	310	310	-9,240	-9,240

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP006.03.13	88-99-00-017-113
PITNEY BOWES GLOBAL FINANCIAL SRVS		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
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## 2025 March Board of Review Report

9,010

9,010

1,630

1,630

-7,380

-7,380

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP007.03.13

88-99-00-017-114

**PITNEY BOWES GLOBAL FINANCIAL SRVS****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

29,250

29,250

1,090

1,090

-28,160

-28,160

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP008.03.13

88-99-00-032-531

**MILESTONE CAPITAL PARTNER INC****50 W BIG BEAVER 245****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

72,250

72,250

0

0

-72,250

-72,250

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP009.03.13

88-99-00-039-025

**FEDERAL INSURANCE CO****1450 W LONG LAKE 210****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

37,590

37,590

0

0

-37,590

-37,590

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP010.03.13

88-99-00-050-399

**VALENTI TROBEC CHANDLER INC****1175 W LONG LAKE 200****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,810

136,810

106,380

106,380

-30,430

-30,430

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP012.03.13

88-99-00-059-527

**MODERNISTIC CARPET CLEANING CO****1402 RANKIN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

218,750

218,750

44,950

44,950

-173,800

-173,800

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP012.03.13

88-99-00-212-160

## 2025 March Board of Review Report

J-CREW

2801 W BIG BEAVER J204

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
165,200	165,200	120,400	120,400	-44,800	-44,800

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP013.03.13	88-99-00-218-340
HERN, ANN E MD PC		215 E BIG BEAVER 200

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
258,980	258,980	190,660	190,660	-68,320	-68,320

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP014.03.13	88-99-00-232-340
CAMP TICONDEROGA		5725 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
74,270	74,270	73,650	73,650	-620	-620

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP015.03.13	88-99-00-249-060
EMPIRE ELECTRONICS INC		214 E MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
350,630	350,630	207,360	207,360	-143,270	-143,270

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP016.03.13	88-99-00-283-340
CHARTER SQUARE MI LLC		2860 CHARTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
59,960	59,960	52,010	52,010	-7,950	-7,950

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP017.03.13	88-99-00-302-600
PETCO ANIMAL SUPPLIES #1910		1217 COOLIDGE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
75,750	75,750	64,460	64,460	-11,290	-11,290

## 2025 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP018.03.13

88-99-00-316-940

KAUTEX TEXTRON

800 TOWER 200

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

161,790

161,790

120,930

120,930

-40,860

-40,860

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP019.03.13

88-99-00-334-260

TOMMY BAHAMA

2801 W BIG BEAVER G239

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

193,560

193,560

137,130

137,130

-56,430

-56,430

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP020.03.13

88-99-00-347-340

NIFCO AMERICA CORP

800 TOWER 225

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

84,050

84,050

19,490

19,490

-64,560

-64,560

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP021.03.13

88-99-00-357-120

GREAT LAKES BUSINESS CREDIT LLC

900 WILSHIRE 305

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

66,990

66,990

92,460

92,460

25,470

25,470

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP022.03.13

88-99-00-362-820

CIOT DETROIT LLC

1080 COOLIDGE

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

167,240

167,240

194,320

194,320

27,080

27,080

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP023.03.13

88-99-00-364-320

LILLY PULITZER

2801 W BIG BEAVER J212

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

## 2025 March Board of Review Report

70,250

70,250

50,100

50,100

-20,150

-20,150

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP024.03.13

**88-99-00-366-300****RICARDO DEFENSE****300 E BIG BEAVER 180****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

323,310

323,310

750,770

750,770

427,460

427,460

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP025.03.13

**88-99-00-367-440****PRECISE CHIROPRACTIC****4101 JOHN R 300****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

74,880

74,880

0

0

-74,880

-74,880

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP026.03.13

**88-99-00-380-180****HANSONS WINDOW & CONSTRUCTION INC****977 E FOURTEEN MILE****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

254,980

254,980

68,410

68,410

-186,570

-186,570

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP027.03.13

**88-99-00-381-960****POPULUS GROUP****3001 W BIG BEAVER 400****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

126,580

126,580

234,050

234,050

107,470

107,470

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP028.03.13

**88-99-00-393-540****I DEAL OPTICS HOLDING INC****1290 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

66,850

66,850

59,500

59,500

-7,350

-7,350

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP029.03.13

**88-99-00-396-320**

## 2025 March Board of Review Report

**MADEWELL INC #252**

**2800 W BIG BEAVER T249**

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
0	0	130,300	130,300	130,300	130,300

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP030.03.13	88-99-00-401-270
HUGO BOSS USA INC		2800 W BIG BEAVER R244

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
224,830	224,830	172,980	172,980	-51,850	-51,850

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP031.03.13	88-99-00-401-660
MOBILE AIR INC		2707 AMERICAN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,495,310	1,495,310	1,097,640	1,097,640	-397,670	-397,670

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP032.03.13	88-99-00-404-010
PRODUCERS CHOICE LLC, THE		1152 E LONG LAKE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
158,130	158,130	110,340	110,340	-47,790	-47,790

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP033.03.13	88-99-00-406-375
FRESH THYME FARMERS MARKET		901 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
580,080	580,080	477,600	477,600	-102,480	-102,480

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP034.03.13	88-99-00-407-370
BECKER ORTHOPEDIC APPLICANCE CO		627 EXECUTIVE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
48,830	48,830	19,890	19,890	-28,940	-28,940

## 2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP035.03.13	88-99-00-410-230
HERDING FILTRATION LLC		1391 WHEATON 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
20,030	20,030	15,640	15,640	-4,390	-4,390

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP036.03.13	88-99-00-411-185
HOUDS TOWN METRO DETROIT		1135 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
51,750	51,750	0	0	-51,750	-51,750

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP037.03.13	88-99-00-413-275
SNB HOME LOAN CTR		888 W BIG BEAVER 0450

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
91,680	91,680	63,340	63,340	-28,340	-28,340

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP038.03.13	88-99-00-413-370
ALDANAS MEXICAN BAR & GRILL		2896 W MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
86,570	86,570	86,570	86,570	0	0

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP039.03.13	88-99-00-413-465
RHB LABORATORIES INC		575 E MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,171,880	1,171,880	589,240	589,240	-582,640	-582,640

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP040.03.13	88-99-00-414-200
VERIZON DATA SERVICES LLC		636 W BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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## 2025 March Board of Review Report

390

390

140

140

-250

-250

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**Appeal Date****Appeal #****Parcel ID #**

03/21/2003

PP041.03.13

**88-99-00-414-205****VERIZON CONNECT FLEET USA LLC****2075 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

430

430

320

320

-110

-110

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP042.03.13

**88-99-00-414-210****VERIZON CONNECT FLEET USA LLC****100 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

360

360

250

250

-110

-110

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP043.03.13

**88-99-00-414-215****VERIZON CONNECT FLEET USA LLC****3946 ROCHESTER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

10

10

10

10

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP044.03.13

**88-99-00-414-220****VERIZON CONNECT FLEET USA LLC****5725 ROCHESTER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

30

30

30

30

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP045.03.13

**88-99-00-414-980****LEGACY RECEIVING & STORAGE LLC****1154 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

10,000

10,000

0

0

-10,000

-10,000

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP046.03.13

**88-99-00-415-615**



## 2025 March Board of Review Report

### J-CREW FACTORY

854 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
100,000	100,000	141,270	141,270	41,270	41,270

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP047.03.13	88-99-00-415-790
TRUESIGHT EYE HEALTH		415 E MAPLE 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
35,000	35,000	0	0	-35,000	-35,000

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP048.03.13	88-99-00-415-815
NEXTGEN TECHNOLOGIES IN		1100 OWENDALE C

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
20,000	20,000	0	0	-20,000	-20,000

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP049.03.13	88-99-00-416-080
ALIGN DENTAL ARTS LLC		5897 JOHN R

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
34,200	34,200	0	0	-34,200	-34,200

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP050.03.13	88-99-00-501-330
HAIR CLUB		50 W BIG BEAVER 620

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
32,940	32,940	22,730	22,730	-10,210	-10,210

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP051.03.13	88-99-00-501-780
TRP LABORATORIES		894 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
180,020	180,020	379,100	379,100	199,080	199,080

## 2025 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP052.03.13	88-99-00-502-020
<b>VINEYARD VINES LLC</b>		<b>2801 W BIG BEAVER J208</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
125,380	125,380	96,030	96,030	-29,350	-29,350

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP053.03.13	88-99-00-503-330
<b>BROADWAY SALON STUDIOS LLC</b>		<b>6046 ROCHESTER</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
45,840	45,840	0	0	-45,840	-45,840

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP054.03.13	88-99-00-506-500
<b>VERCE DESIGN LLC</b>		<b>1700 STUTZ 33</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
7,810	7,810	0	0	-7,810	-7,810

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP055.03.13	88-99-00-506-690
<b>BREAD ME INC</b>		<b>3730 ROCHESTER</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
62,500	62,500	0	0	-62,500	-62,500

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP056.03.13	88-99-00-507-870
<b>LS E-MOBILITY SOLUTIONS</b>		<b>5700 CROOKS 445</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
18,750	18,750	28,940	28,940	10,190	10,190

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP057.03.13	88-99-00-507-880
<b>PT SOLUTIONS</b>		<b>5296 CROOKS B</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
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## 2025 March Board of Review Report

44,750	44,750	0	0	-44,750	-44,750
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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP058.03.13	88-99-00-507-995
<b>GAMPALA HARISH REDDY</b>		<b>1380 COOLIDGE 150B</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
12,500	12,500	0	0	-12,500	-12,500

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP059.03.13	88-99-00-508-020
<b>AXALTA MOBILITY</b>		<b>800 TOWER 550</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
415,480	415,480	274,120	274,120	-141,360	-141,360

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP060.03.13	88-99-00-508-415
<b>SEE FIT WELLNESS</b>		<b>200 E BIG BEAVER 116</b>

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
1,000	1,000	0	0	-1,000	-1,000

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP061.03.13	88-99-00-704-390
<b>CSI LEASING INC</b>		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
8,620	8,620	7,680	7,680	-940	-940

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP062.03.13	88-99-00-705-270
<b>PITNEY BOWES GLOBAL FINANCIAL SRVS</b>		

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
118,790	118,790	13,990	13,990	-104,800	-104,800

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<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	PP063.03.13	88-99-00-714-110

## 2025 March Board of Review Report

### PITNEY BOWES GLOBAL FINANCIAL SRVS

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
80	80	0	0	-80	-80

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP064.03.13	88-99-00-714-130

### PITNEY BOWES GLOBAL FINANCIAL SRVS

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
2,130	2,130	0	0	-2,130	-2,130

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP065.03.13	88-99-00-751-895

### SPECTRANETICS CORP, THE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
16,470	16,470	0	0	-16,470	-16,470

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP066.03.13	88-99-00-755-445

### KUBOTA CREDIT CORP USA

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
41,040	41,040	0	0	-41,040	-41,040

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP067.03.13	88-99-00-755-470

### WESTERN EQUIPMENT FINANCE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
124,760	124,760	0	0	-124,760	-124,760

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP068.03.13	88-99-00-757-070

### ZIMMER US INC

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
13,765,780	13,765,780	13,860,560	13,860,560	94,780	94,780

## 2025 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP069.03.13

88-99-00-761-175

**ENVIRONMENTAL WOOD SOLUTIONS II****2025 A/V**

605,130

**2025 T/V**

605,130

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

-605,130

**Change T/V**

-605,130

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP070.03.13

88-99-00-507-655

**BODY CONTOUR BY STACEY LLC****1000 JOHN R 110-C****2025 A/V**

2,500

**2025 T/V**

2,500

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

-2,500

**Change T/V**

-2,500

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP071.03.13

88-99-00-005-016

**FIRST CHOICE SERVICES****2025 A/V**

320,290

**2025 T/V**

320,290

**2025 BOR A/V**

157,160

**2025 BOR T/V**

157,160

**Change A/V**

-163,130

**Change T/V**

-163,130

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP072.03.13

88-99-00-754-575

**PHILIPS HEALTHCARE INFORMATICS INC****2025 A/V**

274,380

**2025 T/V**

274,380

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

-274,380

**Change T/V**

-274,380

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP073.03.13

88-99-00-036-830

**TROY RACQUET CLUB****3400 CIVIC CENTER****2025 A/V**

194,100

**2025 T/V**

194,100

**2025 BOR A/V**

143,280

**2025 BOR T/V**

143,280

**Change A/V**

-50,820

**Change T/V**

-50,820

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP074.03.13

88-99-00-047-000

**SUBURBAN FORD OF TROY****777 JOHN R****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

## 2025 March Board of Review Report

516,460

516,460

441,570

441,570

-74,890

-74,890

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP075.03.13

**88-99-00-056-037****SUBURBAN BUICK GMC OF TROY****1850 W MAPLE****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

369,710

369,710

292,440

292,440

-77,270

-77,270

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP076.03.13

**88-99-00-056-216****SUBURBAN CHRYSLER DODGE JEEP RAM****1790 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

379,210

379,210

270,650

270,650

-108,560

-108,560

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP077.03.13

**88-99-00-056-217****SUBURBAN CADILLAC OF TROY****1810 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

470,630

470,630

375,760

375,760

-94,870

-94,870

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP078.03.13

**88-99-00-056-218****L427 LITHIA LAND ROVER TROY****1815 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

732,690

732,690

411,220

411,220

-321,470

-321,470

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP079.03.13

**88-99-00-056-224****SUBURBAN SUBARU****1821 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

208,240

208,240

153,790

153,790

-54,450

-54,450

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP080.03.13

**88-99-00-056-238**

## 2025 March Board of Review Report

### SUBURBAN COLLISION OF TROY

1759 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
755,190	755,190	538,250	538,250	-216,940	-216,940

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP081.03.13	88-99-00-061-017
ALIBI LOUNGE OF TROY INC		6700 ROCHESTER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
229,940	229,940	164,770	164,770	-65,170	-65,170

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP082.03.13	88-99-00-196-220
SUBURBAN VOLKSWAGEN OF TROY		1804 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
84,850	84,850	0	0	-84,850	-84,850

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP083.03.13	88-99-00-279-840
LTF CLUB OPERATIONS CO INC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
878,450	878,450	746,680	746,680	-131,770	-131,770

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP084.03.13	88-99-00-303-100
FIRST CHOICE SERVICES		1460 COMBERMERE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
25,610	25,610	16,100	16,100	-9,510	-9,510

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP085.03.13	88-99-00-323-600
SUBURBAN VOLVO CARS		1795 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
238,010	238,010	201,110	201,110	-36,900	-36,900

## 2025 March Board of Review Report

Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP086.03.13	88-99-00-347-920
LTF CLUB MANAGEMENT CO LLC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
16,210	16,210	11,840	11,840	-4,370	-4,370

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP087.03.13	88-99-00-362-520
HYUNDAI OF TROY		1814 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
259,930	259,930	198,700	198,700	-61,230	-61,230

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP088.03.13	88-99-00-388-860
LTF MICHIGAN REAL ESTATE CO LLC		4700 INVESTMENT

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
63,410	63,410	50,730	50,730	-12,680	-12,680

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP089.03.13	88-99-00-406-265
SUBURBAN TOYOTA OF TROY		2100 W MAPLE

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
203,860	203,860	149,490	149,490	-54,370	-54,370

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP090.03.13	88-99-00-413-305
SUMMIT SURGERY CENTER		1560 E MAPLE 100

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
756,440	756,440	545,370	545,370	-211,070	-211,070

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP091.03.13	88-99-00-414-075
TROY EXOTICS LLC		1755 MAPLELAWN

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
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## 2025 March Board of Review Report

476,990

476,990

478,790

478,790

1,800

1,800

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP092.03.13

**88-99-00-414-080****SUBURBAN MAZDA****1794 MAPLELAWN****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

257,930

257,930

183,130

183,130

-74,800

-74,800

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP093.03.13

**88-99-00-414-370****CHANEL INC****2800 W BIG BEAVER P131****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

58,750

58,750

41,540

41,540

-17,210

-17,210

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP094.03.13

**88-99-00-415-785****ROCKET ENTERPRISE****330 E MAPLE D****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

7,500

7,500

0

0

-7,500

-7,500

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP095.03.13

**88-99-00-508-165****ELVATION SPINAL CARE****1773 W BIG BEAVER****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

18,750

18,750

0

0

-18,750

-18,750

**Appeal Date****Appeal #****Parcel ID #**

03/21/2025

PP096.03.13

**88-99-00-410-580****OPTION CARE HEALTH****1500 W BIG BEAVER 100****2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

67,680

67,680

0

0

-67,680

-67,680

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP097.03.13

**88-99-00-415-080**

## 2025 March Board of Review Report

OVEN 360 TROY

1711 CROOKS

<b>2025 A/V</b> 60,000	<b>2025 T/V</b> 60,000	<b>2025 BOR A/V</b> 0	<b>2025 BOR T/V</b> 0	<b>Change A/V</b> -60,000	<b>Change T/V</b> -60,000
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<b>Appeal Date</b> 03/13/2025 <b>PATEL BROTHERS</b>	<b>Appeal #</b> PP098.03.13	<b>Parcel ID #</b> 88-99-00-406-875 5055 ROCHESTER
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<b>2025 A/V</b> 309,710	<b>2025 T/V</b> 309,710	<b>2025 BOR A/V</b> 231,700	<b>2025 BOR T/V</b> 231,700	<b>Change A/V</b> -78,010	<b>Change T/V</b> -78,010
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<b>Appeal Date</b> 03/13/2025 <b>RAPHAEL SALON</b>	<b>Appeal #</b> PP099.03.13	<b>Parcel ID #</b> 88-99-00-416-110 120 W WATTLES
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<b>2025 A/V</b> 0	<b>2025 T/V</b> 0	<b>2025 BOR A/V</b> 0	<b>2025 BOR T/V</b> 0	<b>Change A/V</b> 0	<b>Change T/V</b> 0
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<b>Appeal Date</b> 03/13/2025 <b>NORTH CENTRAL REGION APC</b>	<b>Appeal #</b> PP100.03.13	<b>Parcel ID #</b> 88-99-00-416-115 1795 MAPLELAWN
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<b>2025 A/V</b> 0	<b>2025 T/V</b> 0	<b>2025 BOR A/V</b> 0	<b>2025 BOR T/V</b> 0	<b>Change A/V</b> 0	<b>Change T/V</b> 0
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<b>Appeal Date</b> 03/13/2025 <b>SLATE</b>	<b>Appeal #</b> PP101.03.13	<b>Parcel ID #</b> 88-99-00-560-395 2716 DALEY
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<b>2025 A/V</b> 0	<b>2025 T/V</b> 0	<b>2025 BOR A/V</b> 0	<b>2025 BOR T/V</b> 0	<b>Change A/V</b> 0	<b>Change T/V</b> 0
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<b>Appeal Date</b> 03/13/2025 <b>NORTH CENTRAL REGION APC</b>	<b>Appeal #</b> PP102.03.13	<b>Parcel ID #</b> 88-99-00-761-320
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<b>2025 A/V</b> 0	<b>2025 T/V</b> 0	<b>2025 BOR A/V</b> 0	<b>2025 BOR T/V</b> 0	<b>Change A/V</b> 0	<b>Change T/V</b> 0
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## 2025 March Board of Review Report

**Appeal Date**

03/13/2025

**Appeal #**

PP103.03.13

**Parcel ID #**

88-99-00-761-315

PHILIPS NORTH AMERICA LLC

**2025 A/V**

0

**2025 T/V**

0

**2025 BOR A/V**

64,670

**2025 BOR T/V**

64,670

**Change A/V**

64,670

**Change T/V**

64,670

**Appeal Date**

03/13/2025

**Appeal #**

PP104.03.13

**Parcel ID #**

88-99-00-761-310

KIDDLETON INC

**2025 A/V**

0

**2025 T/V**

0

**2025 BOR A/V**

4,160

**2025 BOR T/V**

4,160

**Change A/V**

4,160

**Change T/V**

4,160

**Appeal Date**

03/13/2025

**Appeal #**

PP105.03.13

**Parcel ID #**

88-99-00-761-305

PRIORITY WASTE LLC

**2025 A/V**

0

**2025 T/V**

0

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

0

**Change T/V**

0

**Appeal Date**

03/13/2025

**Appeal #**

PP106.03.13

**Parcel ID #**

88-99-00-506-465

JOINT CHIROPRACTIC , THE

788 E BIG BEAVER

**2025 A/V**

46,880

**2025 T/V**

46,880

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

-46,880

**Change T/V**

-46,880

**Appeal Date**

03/13/2025

**Appeal #**

PP107.03.13

**Parcel ID #**

88-99-00-508-060

SICILIANO, MYCHALOWYCH &amp; VAN DUSEN

100 W BIG BEAVER 333

**2025 A/V**

43,750

**2025 T/V**

43,750

**2025 BOR A/V**

0

**2025 BOR T/V**

0

**Change A/V**

-43,750

**Change T/V**

-43,750

**Appeal Date**

03/13/2025

**Appeal #**

PP108.03.13

**Parcel ID #**

88-99-00-416-120

SKIMS RETAIL LLC

2850 W BIG BEAVER

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

## 2025 March Board of Review Report

0

0

0

0

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP109.03.13

88-99-00-761-325

KIDDLETON INC

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

5,190

5,190

5,190

5,190

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP110.03.13

88-99-00-755-380

VIEMED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

12,890

12,890

10,750

10,750

-2,140

-2,140

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP111.03.13

88-99-00-407-115

REGIONS TITLE AGENCY LLC

50 KIRTS F

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

29,790

29,790

0

0

-29,790

-29,790

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP112.03.13

88-99-00-416-125

CLEAN EXPRESS AUTO WASH LLC

285 JOHN R

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

0

0

0

0

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP113.03.13

88-99-00-560-280

PIE COLLECTIVE BY ACHATZ

354 JOHN R

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

45,000

45,000

45,000

45,000

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

PP114.03.13

88-99-00-504-235

2025 March Board of Review Report

MANAGED WAY CO

319 EXECUTIVE

THE POA REPRESENTED THE PETITIONER & SUBMITTED THE CURRENT ASSESSETS OF THE COMPANY DUE TO CHANGES MADE WITHIN THE BUILDING, ASKING FOR EXTENSION TO SUBMIT FURTHER CORRECTIONS TO THE BOARD FOR REVIEW. THE BOARD VOTED NO CHANGE AND FOR OUR STAFF TO DO A WALK THROUGH THIS YEAR TO ASSESS PROPERTY.

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
1,953,130	1,953,130	1,953,130	1,953,130	0	0

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Appeal Date	Appeal #	Parcel ID #
03/13/2025	PP115.03.13	88-99-00-415-630
MOTOWN GLOBAL IMPORTS		1142 E BIG BEAVER

2025 A/V	2025 T/V	2025 BOR A/V	2025 BOR T/V	Change A/V	Change T/V
7,500	7,500	0	0	-7,500	-7,500

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## 2025 March Board of Review Report Poverty Exemptions

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV001.03.13

88-20-08-376-105

**ZONG, WEIWEI****1466 BRENTWOOD**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

136,110

117,600

0

0

-136,110

-117,600

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV002.03.13

88-20-11-378-015

**SIKORA, STANISLAW****5181 HALE**

POVERTY EXEMPTION DENIED INCOME EXCEEDS GUIDELINES

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

187,420

119,260

187,420

119,260

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV003.03.13

88-20-11-352-020

**GHIURAU, ARON & ELISABETA****1184 MAYBERRY**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

157,840

135,600

0

0

-157,840

-135,600

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV004.03.13

88-20-15-153-001

**DUONG, NHUT****49 STREAMVIEW**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

217,740

174,130

0

0

-217,740

-174,130

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV005.03.13

88-20-25-429-023

**GORO, SAMIR HABEEB****2767 CHESTERFIELD**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

141,480

83,650

0

0

-141,480

-83,650

## 2025 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV006.03.13

88-20-27-177-011

**KHALIL, MARIAM****251 STARR**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

135,070

77,800

0

0

-135,070

-77,800

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV007.03.13

88-20-27-308-032

**CHONG, HUI SOOK****1965 HARTSHORN**

POVERTY EXEMPTION GRANTED

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

197,820

177,400

0

0

-197,820

-177,400

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV008.03.13

88-20-27-429-019

**SHARABY, HOSAM****1060 KELLEY**

POVERTY EXEMPTION DENIED INCOME EXCEEDS GUIDELINES

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

198,600

154,490

198,600

154,490

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/11/2025

POV009.03.13

88-20-27-451-108

**MOHAN, KANISH & PRASAD, NAMITA****1895 ENTERPRISE**

POVERTY EXEMPTION DENIED INCOME &amp; ASSETS EXCEED GUIDELINES

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

219,390

174,790

219,390

174,790

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/13/2025

POV010.03.13

88-20-11-453-009

**MOHAMMED-ALI, HADER****5068 PRENTIS**

POVERTY EXEMPTION DENIED ASSETS EXCEED GUIDELINES

**2025 A/V****2025 T/V****2025 BOR A/V****2025 BOR T/V****Change A/V****Change T/V**

195,760

171,260

195,760

171,260

0

0

2025 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal #</b>	<b>Parcel ID #</b>
03/13/2025	POV011.03.13	88-20-25-156-016
JANDALI, ILHAM		2196 ISABELL

POVERTY EXEMPTION GRANTED

<b>2025 A/V</b>	<b>2025 T/V</b>	<b>2025 BOR A/V</b>	<b>2025 BOR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
102,550	90,010	0	0	-102,550	-90,010

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## Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

### March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/13/2025

### 2025 Board of Review Action Report

Code	Classification	No. of Appeals	No. Granted	Total Assessed Value Change	Total Taxable Value Change
Real Property					
100	Agricultural	0	0	\$0	\$0
200	Commercial	4	0	\$0	\$0
300	Industrial	2	2	\$-110,240	\$-83,480
400	Residential	81	29	\$-1,899,970	\$-1,149,750
500	Timber-Cutover	0	0	\$0	\$0
600	Developmental	0	0	\$0	\$0
Personal Property					
150	Agricultural	0	0	\$0	\$0
250	Commercial	110	101	\$-5,187,350	\$-5,187,350
350	Industrial	5	4	\$16,870	\$16,870
450	Residential	0	0	\$0	\$0
550	Utility	0	0	\$0	\$0
	Total	202	136	\$-7,180,690	\$-6,403,710

No. of Poverty/Vet Exemptions Applied For	No. of Poverty/Vet Exemptions Granted
11	7

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1