

**MINUTES OF THE MARCH 2023
ST. CLAIR SHORES BOARD OF REVIEW**

Monday, March 7, 2023

9:00 A.M. The Board of Review met at the St. Clair Shores Municipal Building, 27600 Jefferson Circle Drive, St. Clair Shores, Michigan 48081.

The Board of Review consisted of Lee Bertolo, and Steven Scavone. Lee Bertolo was nominated as chairperson. Steve Scavone served as recording secretary.

The Board was called to order at 9:00 a.m.

There were no persons present for public comments.

The Board also approved the veteran exemptions, administrative changes and late filed personal property returns.

The Board adjourned at 10:30 a.m.

Monday, March 13, 2023

9:00 A.M. The Board of Review met at the St. Clair Shores Municipal Building, 27600 Jefferson Circle Drive, St. Clair Shores, Michigan 48081.

The Board was called to order at 9:00 A.M.

There were no public comments.

9:20 a.m. – Rockwell Stoyanovitch -30027 Fourth Street - Petition L-4035 #1. Parcel No: 14-11-308-003 2023 Assessed Value: \$65,900 2023 Taxable Value: \$65,900. Mr. Stoyanovitch appeared on behalf of the property. He stated he purchased the property last year and feels the property is worth \$125,000. He provided forth his purchase agreement for \$126,000. Steve said he will look at the sales study and see if his purchase price falls in line with the other sales. He asked if he can go to the Michigan Tax Tribunal after this and Steve advised him that he will receive a letter in a couple weeks with instructions to go to the MTT if necessary. **The Board lowered the Assessed and Taxable Value to \$63,000.**

9:30 a.m. – Richard Brinker -21824 Shady Lane - Petition L-4035 #2. Parcel No: 14-33-431-017 2023 Assessed Value: \$165,700 2023 Taxable Value: \$81,198. Mr Brinker said the Board lowered him last year and this year he has two condemned houses near his address. He showed a 360 pan of his property. **The Board lowered the Assessed Value to \$145,000.**

9:40 a.m. – Victoria Reeder -21901 Shady Lane - Petition L-4035 #3. Parcel No: 14-33-437-010 2023 Assessed Value: \$126,100 2023 Taxable Value: \$126,100. Ms. Reeder submitted a packet to the Board for review. There are several repairs that need to be done on the property. She purchased the home from her father. He passed away October of 2021. This is not her primary residence but she is remodeling it to move into. The Board explained that the taxable value will be recapped due to it being a family sale. **The Board lowered the assessed Value to \$120,000 and recapped the Taxable Value to \$58,326.**

9:45 a.m. – Destinee Sienkiwicz – 20018 Chalon - Petition L-4035 #4. Parcel No: 14-14-33-330-012 Assessed Value: \$106,400 2023 Taxable Value: \$106,400. Mark & Melissa Sienkiwicz appeared with the homeowner to represent the property. They submitted pictures of the property showing that it is dated. Melissa stated it was purchased from her sister in-law's great aunt but they did get an appraisal. It was submitted to the B. **The Board lowered the Assessed and Taxable Value to \$87,500.**

9:50 a.m. – Peoples Wayne County Realty -Jefferson - Petition L-4035 #5. Parcel No: 14-11-401-021 2023 Assessed Value: \$85,500 2023 Taxable Value: \$85,500. Dean Burchill appeared on behalf of the property. He is the Chairman of the Ingleside Homeowner Association. This is a vacant lakefront property and they want it classified as 006 according to his attorney. He said the property got taxed for the first time in 100 years because the title search showed that Peoples Wayne County owns it and not the homeowners association. They are in the process of obtaining quiet title. They are having problems paying the taxes and want it reclassified. The association is two weeks away from getting ownership of the property. **The Board denied the petition to change class of property. Proof of interest in the property was not provided.**

10:10 a.m. – Elezi Gezin – 20819 Paloma - Petition L-4035 #6. Parcel No: 14-27-104-021 2023 Assessed Value: \$132,700 2023 Taxable Value: \$77,800. Lazhelgert Gezin appeared to translate for his father. The issue is the amount of taxes being paid. The Board explained how the TV goes up and suggested he apply for a hardship. **The Board determined the assessment to be accurate.**

10:20 a.m. – Nicole Peltier -22541 Statler- Petition L-4035 #7. Parcel No: 14-26-105-031 2023 Assessed Value: \$196,900 2023 Taxable Value: \$ 178,500. Ms. Peltier submitted some comparable sales. She feels the interest rates are up so the property value is lower. She stated the third comp isn't waterfront she just didn't get a chance to delete it. Steve stated the first comp is not on the canal either and the lots sizes are 40-43 feet. **The Board lowered the Assessed Value to \$180,000.**

10:30 a.m. – Jose Olivan- 27751 Harper - Petition L-4035 #8. Parcel No:14-15-378-092 2023 Assessed Value: \$59,200 2023 Taxable Value: \$55,641. Mr. Olivan appeared on behalf of the property. Steve asked if he owned the lot north of the building and he stated yes it is a part of this parcel. **The Board determined the assessment to be accurate.**

10:30 a.m. –Jose Olivan - 22806 Canterbury - Petition L-4035 #9. Parcel No: 14-34-232-002 2023 Assessed Value: \$160,800 2023 Taxable Value: \$160.800. Mr. Olivan appeared

on behalf of the property. Steve asked why he feels it is worth 80,000 less than what he paid for it. Mr. Olivan said it has a lot of work that needs done to it such as new flooring, roof and windows. **The Board lowered the Assessed and Taxable to \$160,000.**

10:40 a.m. –Terry Davidson - 208 Riviera Drive- Petition L-4035 #10. Parcel No:14-35-106-030 2023 Assessed Value: \$43,000 2023 Taxable Value: \$43,000. Mr. Davidson said the home has heat but the a/c doesn't work. The balconies are not usable. There will be a large assessment coming down from the association. There is mold in the building caused by the a/c. Mr. Davidson said none of this was disclosed when they purchased. **The Board lowered the Assessed and Taxable Value to \$37,500.**

10:50 a.m. – Joe Cusimano – 27930 Rockwood - Petition L-4035 #11. Parcel No: 14-16-478-004 2023 Assessed Value: \$84,700 2023 Taxable Value: \$48,976. He feels his home is probably worth what we have it at but he doesn't want a tax increase after putting up with all the construction at Jefferson Middle School. He dealt with rats and dirt. Steve explained to him about how taxable value increases work and they can't just adjust it. He received the 5% increase. **The Board determined the assessment to be accurate.**

11:00 a.m. – Robinson Family Trust - 33000 Jefferson - Petition L-4035 #12. Parcel No: 14-02-430-005 2023 Assessed Value: \$823,700 2023 Taxable Value: \$652,064. Mr. Robinson appeared on behalf of the property. He submitted some comparable sales to the Board. He feels it's worth 1.5 million or maybe a little lower. He said higher value homes had a lower increase than. He said part of his argument is that Grosse Pointe and Birmingham increased only 3% or lower. He also said the home doesn't have a basement and that impacts the value. Steve said the comps he submitted are inferior to his property but they can maybe draw some conclusions. **The Board lowered the Assessment to \$775,000.**

11:20 a.m. –Farida Investments Company LLC - 28701 Jefferson- Petition L-4035 #13. Parcel No: 14-14-302-040 2023 Assessed Value: \$170,800 2023 Taxable Value: \$170,800. Johnathan Farida appeared on behalf the property. Steve asked if the property was for sale currently or for lease. Mr. Farida said for lease and he feels it's worth \$249,000. The property only has 7 parking spots. The limited parking is restricting the use otherwise he could have leased it several times over. **The Board lowered the Assessment and Taxable Value to \$145,000.**

11:30 a.m. – Sherry Allor - 33324 Jefferson - Petition L-4035 #14. Parcel No:14-01-301-036 2023 Assessed Value: \$111,800 2023 Taxable Value: \$95,794 Ms. Allor appeared on behalf of the property. She questioned how the frontage and depth was calculated on the condo unit. The Board explained she wouldn't be taxed on the whole thing. She purchased on land contract and then took out a mortgage. Ms. Allor is the first unit off of Jefferson and is a two bedrooms and 1.5 baths. The Board corrected the assessor's bathroom count. **Assessed was lowered to \$111,400 and taxable to \$95,218.**

11:40 a.m. – Jordan Dennis - 22809 Rosedale - Petition L-4035 #15. Parcel No:14-34-451-019 2023 Assessed Value: \$99,900 2023 Taxable Value: \$99,900. Mr. Dennis appeared on

behalf of the property. The Board confirmed the items on the record card. He said this is his first house and he is just coming here to make sure he understands everything. **The Board determined the assessment to be accurate.**

1:10 p.m. – Peter Noll- 24312 Harmon - Petition L-4035 #16. Parcel No: 14-28-278-008 2023 Assessed Value: \$161,000 2023 Taxable Value: \$71,120. Mr. Noll is next to Butcher Boy and submitted pictures to the Board showing the view from his property. **The Board lowered the Assessment to \$120,000.**

1:20 p.m. – Kathleen Rubino – 21300 Francis - Petition L-4035 #17. Parcel No:14-10-178-011 2023 Assessed Value: \$140,300 2023 Taxable Value: \$89,634. Dan and Kathleen Rubino appeared on behalf of the property. Mr. Rubino feels the assessment is way too high considering what was sold in the area which averaged \$145,000. He feels the housing market is going down this year. Steve explained the sales study dates. **The Board lowered the Assessment to \$130,000.**

1:30 p.m. – Diane Capanna– 201Pineview Ct - Petition L-4035 #18. Parcel No:14-15-179-001 2023 Assessed Value: \$71,700 2023 Taxable Value: \$34,914. Ms. Capanna said all of our property values have diminished. She feels that the condo is worth \$24,000. Ms. Capanna feels it hasn't recouped since the market crashed. Steve pointed out that 205 Pineview Ct just sold for 168,000 and Ms. Capanna said it was completely redone. **The Board determined the Assessment to be accurate.**

1:40 p.m. – Theodore/Deanna Sage – 22432 Ridgeway- Petition L-4035 #19. Parcel No:14-27-453-010 2023 Assessed Value: \$73,800 2023 Taxable Value: \$46,596. Owner says the neighbor's house has a big addition on the garage and a double lot and their taxable value isn't much more than theirs **The Board corrected the square footage and changed the Assessed Value to \$72,100 and Taxable Value to \$44,326.**

2:00 p.m. – Lisa Burkhardt/Al Georgopoulos – 22550 Alexander- Petition L-4035 #20. Parcel No:14-23-151-021 2023 Assessed Value: \$287,100 2023 Taxable Value: \$283,080. Eric Goosen appeared with the homeowners to help with their case. They had some questions regarding the process and also would like to suggest that the assessment be set to the sale price of \$525,000. He stated it's a nice home but it's an old home with excessive square footage. The homeowners said they have a major leak in the home that they can't find. There is a second floor deck with copper panels over it and they believe the leak is somewhere in that area. **The Board lowered the Assessed and Taxable Values to \$275,000.**

2:10 p.m. – Robert Hendrix – 23000 Ardmore- Petition L-4035 #21. Parcel No:14-23-155-027 2023 Assessed Value: \$413,800 2023 Taxable Value: \$192,395 Mr. Hendrix appeared on behalf of the property. He said the tax increase is going to drive him out of his house. He said the street is really a jewel of the City and there have been many improvements on that street. They have taken down the 1950's homes and built nice new homes. His home has had no updates or major improvements. **The Board lowered the Assessment to \$375,000.**

3:00 p.m. – Eric Rybarz – 27011 Jefferson - Petition L-4035 #22. Parcel No:14-22-278-030 2023 Assessed Value: \$183,600 2023 Taxable Value: \$183,600. Eric Rybarz appeared on behalf of the property along with his mom Maurena Rybarz. The home has water and mold in the basement. They submitted an appraisal. Steve explained the uncapping process to the new owner. He feels the home is worth the appraised value of \$270,000. **The Board lowered the Assessed and Taxable values to \$135,000.**

3:45 p.m. – Nellie Haskins – 23216 Brookdale - Petition L-4035 #23. Parcel No:14-02-255-009 2023 Assessed Value: \$88,200 2023 Taxable Value: \$88,200. Ms. Haskins appeared on behalf of the property. She said the home needs updating and her mom lives there. She stated she lives there part time with her kids as well. **The Board lowered the Assessed and Taxable values to \$80,000.**

4:30 p.m. – Joseph Fresard – 20304 Shady Lane - Petition L-4035 #24. Parcel No:14-33-333-009 2023 Assessed Value: \$72,300 2023 Taxable Value: \$69,090. Mr. Fresard appeared on behalf of the property. He said the slab is on grade and therefore not livable. He purchased in 2021 for 100,000 and feels that is what the home is still worth. He referenced a couple other homes in the area. The above ground pool has been removed so the assessor's sketch needs to be edited. Steve asked if he brought comparable sales for them and he submitted two. **The Board lowered the Assessed and Taxable Values to \$60,000.**

4:40 p.m. – Randy Grosser – Manhattan - Petition L-4035 #25 Parcel No:14-15-127-025 2023 Assessed Value: \$97,000 2023 Taxable Value: \$81,348 He said St. Clair Shores is a municipal corporation under Home City Rule Act and if that is true there should be shares. He did a FOIA with the City Clerk for the shareholder documents but he got a request saying we don't have requested documents. He asked LARA and she had no documents and two other state entities. If the city of St. Clair Shores cannot prove ownership, then how can we be actual users of the law. He understands that this value is based on past sales data but seeing two institutions fail and the stock market freaking out, today the economy could collapse. He put \$2 down as a value because the past board member made a comment to say just put down \$2. Steve informed him of the sales study timeline and that anything occurring currently is not going to reflect in the assessment but he can bring it forward next year. Mr. Grosser said the Dept of State denied his previous petition because he did not provide proper documentation. He said either somehow the State can prove ownership of us or he will have to go to the federal government. **The Board lowered the Assessment to \$85,000.**

4:50 p.m. – Garfield Manor Properties LLC – 30000 Harper - Petition L-4035 #26. Parcel No:14-10-401-013 2023 Assessed Value: \$626,500 2023 Taxable Value: \$182,235 Robert Koepsel appeared on behalf of the property. This building has 2- 2 bed and 10 – 1 bedrooms. Steve asked what the rents are and he replied \$720 for 1-bedroom units and \$820 for 2-bedroom units. They have a pretty stable tenant base. They have basements and common laundry. Rent includes water and gas. **The Board lowered the Assessment to \$550,000.**

4:50 p.m. – R. Koepfel Building Co – 29960 Harper - Petition L-4035 #27. Parcel No:14-10-451-001 2023 Assessed Value: \$695,000 2023 Taxable Value: \$220,212. Robert Koepsel appeared on behalf of the property. He said he really doesn't understand why the Assessment

has gone up so much. This building has 14 units; 4 – 2 bed and 10 – 1 bedrooms. The building is at Harper and Garfield. He thinks it's worth 80-90,000 a door based on conversations with agents. Steve asked what the rents are and he replied \$720 for 1-bedroom units and \$820 for 2-bedroom units. **The Board lowered the Assessment to \$600,000.**

The Board adjourned at 5:15 p.m.

Tuesday, March 14, 2023

The Board was called to order at 1:00 P.M.

There were no public comments.

1:00 p.m. – Joshua Bettens – 21905 Sunnyside – Petition L-4035 #28 Parcel No: 14-33-436-011 2023 Assessed Value: \$103,500 2023 Taxable Value: \$103,500. Mr. Bettens appeared on behalf of the property. He submitted an appraisal. He purchased the home for \$130,000 and got an appraisal for \$166,000. He is asking for the appraised value. **The Board lowered the Assessed and Taxable Values to \$83,000.**

1:10 p.m. – Thomas/Kathryn Fincham – 22530 Ardmore – Petition L-4035 #29 Parcel No: 14-23-155-015 2023 Assessed Value: \$363,300 2023 Taxable Value: \$356,705. Mr. & Ms. Fincham appeared on behalf of the property and submitted a packet of comparable sales. Steve went over what the sales study dates are and what's happening in the market right now will help them next year. **The Board lowered the Assessed Value and Taxable Values to \$300,000.**

1:20 p.m. –Christine/John Costa – 20930 St Gertrude – Petition L-4035 #30 Parcel No: 14-15-103-010 2023 Assessed Value: \$111,700 2023 Taxable Value: \$111,700. John Costa appeared on behalf of the property. He recently purchased the home and uncapped. He purchased for \$208,500 and submitted some comparable sales to back it up. **The Board lowered the Assessed and Taxable Value to \$104,500.**

1:30 p.m. – Lake Shore Association Inc – 25003 Little Mack – Petition L-4035 #31 Parcel No: 14-28-228-059 2023 Assessed Value: \$612,100 2023 Taxable Value: \$431,077. Kevin Jones, Bo Kirk, Glen Peterson and Phil Peterson appeared on behalf of the Knights of Columbus. They are a private club, not a business and don't have a lot of revenue coming in. They submitted a sales analysis which included one in Center Line, Father Kramer. Father Kramer sold to the Ford dealer next door for \$450,000. Covid hurt them and they haven't recovered from the lost revenue. A commercial appraisal was not feasible financially. They have been a part of this community for only 90 years. The Board lowered the assessed and taxable to

1:40 p.m. – Michael/Sandra Skinner – 23012 Ardmore – Petition L-4035 #32 Parcel No: 14-23-155-028 2023 Assessed Value: \$405,100 2023 Taxable Value: \$232,234. They submitted a 2021 appraisal that they submitted last year as well. Ms. Skinner went over

comparable sales and statistics. There is a large home being built on Ardmore on their street and the size of the home would actually lower their value. The home is twenty years old and is in need of repairs. A nearby home, 23040 Ardmore recently sold for \$323 a sq ft but was extensively renovated. The home next door to them sold for 217 a sq ft. A copy of the packet was given to the Board. The Board did not agree with the comps used in the appraisal. **The Board lowered the assessed value to \$350,000.**

1:50 p.m. – Lillian Bate – 21007 Madison – Petition L-4035 #33 Parcel No: 14-22-329-018 2023 Assessed Value: \$113,700 2023 Taxable Value: \$67,138. Ms. Bate appeared on behalf of the property. She said she can't afford the increases in taxes. Lee informed her unfortunately everyone got a 5% increase. **The Board determined the assessment to be accurate.**

2:00 p.m. – Roman/Mildred Szlapa Estate – 19617 Rosedale – Petition L-4035 #34 Parcel No: 14-33-157-019 2023 Assessed Value: \$59,200 2023 Taxable Value: \$32,336. Eugene Szlapa appeared on behalf of the property. He submitted an unrecorded qc deed from 2004 but testified that he has just purchased the property from the estate. He stated he only has a half of a driveway which limits parking. The home is occupied by his son. **The Board determined the assessment to be accurate.**

2:10 p.m. – Futach Revocable Trust – 21722 O'Connor – Petition L-4035 #35 Parcel No: 14-34-103-007 2023 Assessed Value: \$103,300 2023 Taxable Value: \$103,300. Steve Futach appeared on behalf of the property. He purchased two years ago and feels he is the highest price per square foot. He submitted a list of sales. **The Board determined the assessment to be accurate.**

2:30 p.m. – Gerald Warnack – 21235 Madison– Petition L-4035 #36 Parcel No: 14-22-329-040 2023 Assessed Value: \$161,200 2023 Taxable Value: \$155,925. Mr. Warnack appeared on behalf of the property. He used nine homes for comparison from the sales he got from the City and the average price was \$239,000. He has 1,600 sf. He said he paid a premium to outbid potential buyers so he does not think its indicative of the value. Steve asked if he had the full appraisal from when he purchased and he said no. **Assessed value was reduced to \$160,000.**

2:40 p.m. – Mark Gastmeier – 21335 11 Mile – Petition L-4035 #37 Parcel No: 14-15-377-060 2023 Assessed Value: \$92,500 2023 Taxable Value: \$75,925. Mr. Gastmeier said he is on a main road and it's loud and inconvenient. The Michigan increase according to him was 13% and his assessment went up 23%. The home is dated and needs work. He listed some 2023 calendar year closed sales. **The Board lowered the Assessed Value to \$82,500.**

3:00 p.m. – Carol Lynn Hansen – 30405 Greater Mack – Petition L-4035 #38 Parcel No: 14-10-278-035 2023 Assessed Value: \$111,400 2023 Taxable Value: \$111,400. Carol Hansen appeared on behalf of the property. The home uncapped because there was a life lease from her partner who died in 2022. She stated a lot of updates need to be done. She submitted an appraisal. **The Board lowered the Assessed and Taxable Values to \$100,000.**

3:10 p.m. – Gerald Klesko – 21526 Madison – Petition L-4035 #39 Parcel No: 14-22-379-004 2023 Assessed Value: \$113,200 2023 Taxable Value: \$68,193. Mr. Klesko appeared on behalf of the property. He has lived in the home since 2013. He is a senior on a fixed income and inflation is at a 20 year high. The home is dated. He wants the assessing department to come back out and measure. **The Board lowered the Assessment to \$110,000.**

3:30 p.m. – Sean Migliore – 22533 Ardmore – Petition L-4035 #40 Parcel No: 14-23-154-016 2023 Assessed Value: \$219,200 2023 Taxable Value: \$131,815. Sean Migliore appeared on behalf of the property. He said he’s been tracking his assessments over the years and his tax increase is usually only like 100 but this year its 300. He feels his neighbor didn’t uncap at a high enough value back in 2013. Steve explained how the sales study works and compared the attributes of the neighbor to him. The seawall needs to be replaced. **The Board lowered the Assessed Value to \$210,000.**

3:50 p.m. – Christopher/Heather Vitale – 21231 Statler – Petition L-4035 #41 Parcel No: 14-22-330-009 2023 Assessed Value: \$157,100 2023 Taxable Value: \$146,901. Mr. Vitale appeared on behalf of the property. He submitted some comparable sales. He had to put a couple of colonials in there even though his is a ranch because of the amount of square footage. He feels his home is worth \$151 per square foot. Using the assessing depts own data, there is a similar home on Benjamin which is a mirror image of his own that is assessed at \$138 per sf. He concedes that the family room and bedroom addition is newer materials. He feels he is worth 294,200. He is 200’ off Harper and has a view of Oriental Emporium. **The Board lowered the Assessed and Taxable Value to \$145,000.**

4:40 p.m. – Sara Elkasovic – 22418 Rio Vista – Petition L-4035 #42 Parcel No: 14-22-480-003 2023 Assessed Value: \$125,800 2023 Taxable Value: \$125,800. Ms. Elkasovic appeared on behalf of the property. She gave the Board comparable sales of homes around her. She purchased the home last year for \$175,000. Steve asked if it required a lot of work and she said it required a dumpster to clean it out, lots of repairs including the roof. She feels it is worth \$182,000. **The Board lowered the Assessed and Taxable Value to \$91,000.**

4:10 p.m. – Michael Parisi – 22640 Statler – Petition L-4035 #43 Parcel No: 14-26-127-004 2023 Assessed Value: \$462,100 2023 Taxable Value: \$462,100. Mr. Parisi appeared on behalf of the property. He paid \$825,000 cash for the house so he didn’t get an appraisal. He is having a structural engineer come out because the home shifted but it’s not sinking. He is still trying to address the problem. He feels the home is worth what he paid for it. **The Board lowered the Assessed and Taxable Value to \$412,500.**

4:20 p.m. – 26324 Harper LLC – 26324 Harper – Petition L-4035 #44 Parcel No: 14-22-332-022 2023 Assessed Value: \$334,300 2023 Taxable Value: \$334,300. Kevin Quasarano appeared on behalf of the property. Steve asked if it was apartments and questioned where it was listed. He wasn’t sure because his realtor brought it to him. Steve asked if it has a commercial space and he stated no it’s just nine apartment units broken down as 5-1 bed, 4- 2 bed. The rent breakdown is 1 bedrooms rent \$650-800 and 2 bedroom \$800-950. The roof is

leaking and the inspection didn't find it among other renovations that are needed. Currently only three units are rented out due to repairs needed.

4:30 p.m. – Kimberly Armstrong – 22421 Maple – Petition L-4035 #45 Parcel No: 14-27-234-009 2023 Assessed Value: \$92,700 2023 Taxable Value: \$86,554. Ms. Armstrong appeared on behalf of the property. She purchased the home for \$185,000. She thought the home had aluminum but it is asbestos. **and hot water and it was asbestos and no hot water or electric in the back of the house or garage.** The furnace was a boiler system. Her appraisal came in at \$175,000 but she has done some work so feels its worth maybe \$186,000. She was on a flooded crawl. She didn't have a home inspection and trusted the sales agreement. Because of the asbestos siding, she has to pay \$2000 in homeowner insurance. **The Board lowered the Assessed and Taxable Values to \$80,000.**

4:40 p.m. – Elizabeth Joseph– 22600 Ardmore – Petition L-4035 #46 Parcel No: 14-23-155-025 2023 Assessed Value: \$227,100 2023 Taxable Value: \$143,769. Ms. Joseph appeared on behalf of the property. She provided a written presentation of her tax appeal detailing perceived functional obsolescence, comparable sales, condition of the home, alignment of homes nearby and a waterfront set back. She feels the value of the property is \$400,000. She is directly looking at Wildwood and doesn't feel she would be classified as Lakeview. **The Board determined the Assessment to be accurate.**

6:10 p.m. – Henry Sondey – 23212 Jefferson – Petition L-4035 #47 Parcel No: 14-35-180-004 2023 Assessed Value: \$121,100 2023 Taxable Value: \$117,390. Mr. Sondey appeared on behalf of the property. He purchased the home a couple of years ago. He said in some ways it's inadequate. The kitchen is only 10' x 10'. **The Board lowered the Assessed and Taxable Values to \$100,000.**

6:30 p.m. – Donald/Paula Smolenski – 22557 Milner – Petition L-4035 #48 Parcel No: 14-23-102-041 2023 Assessed Value: \$484,000 2023 Taxable Value: \$413,496. Mr. Smolenski asked the Board questions regarding how taxable and assessed values are calculated. He stated he wanted to understand how things work more than anything. **The Board lowered the Assessed and Taxable Values to \$390,000.**

6:45 p.m. – Michael Wietecha – 33613 Jefferson – Petition L-4035 #49 Parcel No: 14-01-152-029 2023 Assessed Value: \$200,000 2023 Taxable Value: \$200,000. Mario Como appeared on behalf of the property with the property owner. He said it is not a split level because there is no bedroom on the first floor so it's a colonial. He feels there is functional obsolescence in the design of the house. Mario ran everything over 1700 square feet for comparable sales. He gave a list of comparable sales to the Board. He feels the home is worth \$360,000 and he overpaid. **The Board lowered the Assessed and Taxable Values to \$182,500.**

6:50 p.m. – Natalie Light – 22128 O'Connor – Petition L-4035 #50 Parcel No: 14-34-128-004 2023 Assessed Value: \$98,600 2023 Taxable Value: \$98,600. Natalie Light appeared on behalf of the property. She just purchased the home in 2022 for \$180,000. Next door to

her is an abandoned house. She submitted some pictures and comparable sales to the Board. **The Board lowered the Assessed and Taxable Values to \$90,000.**

7:20 p.m. – Narrow Hill Real Estate LLC– 33316 Jefferson – Petition L-4035 #51 Parcel No: 14-01-301-005 2023 Assessed Value: \$101,100 2023 Taxable Value: \$101,100. Mr. Spada appeared on behalf of this property. This property sits on the NW corner of his principal residence. He purchased the home for peace of mind and paid a premium of \$210,000. The house was kept vacant until recently they rented it. He submitted some comparable sales for review. Anyone who rents the house would have to have a mover take a couch up a spiral staircase. He feels the home is worth \$150,000. **The Board determined the Assessment to be accurate.**

7:30 p.m. – R/Spada Gretkierewicz– 33314 Jefferson – Petition L-4035 #52 Parcel No: 14-01-301-038 2023 Assessed Value: \$492,400 2023 Taxable Value: \$448,952. Mr. Spada appeared on behalf of the property. He is here because of the excessive taxable value increase. He feels that anything done on the exterior of the home is maintenance. He put in pavers and a very small pool. He submitted picture of what the backyard looked like. **The Board lowered the Assessment to \$450,000.**

7:10 p.m. – Renee Atkins – 21211 Lakeland – Petition L-4035 #53 Parcel No: 14-22-328-047 2023 Assessed Value: \$230,000 2023 Taxable Value: \$162,047. Ms. Atkins appeared on behalf of the property. She submitted comps for the property. Her realtor was present Amie Charbonneau. **The Board lowered the Assessment to \$205,000.**

7:30 p.m. – Mario Como – 22566 Ardmore – Petition L-4035 #54 Parcel No: 14-23-155-019 2023 Assessed Value: \$418,600 2023 Taxable Value: \$390,367. Mr. Como appeared on behalf of the property and submitted some comparable sales. **The Board lowered the Assessed and Taxable Values to \$380,000**

7:50 p.m. – Alrais Group LLC– 19601 8 Mile Rd – Petition L-4035 #55 Parcel No: 14-32-482-014 2023 Assessed Value: \$519,100 2023 Taxable Value: \$519,100. Dr. Mark Alrais appeared on behalf of the property. Steve asked the location and it is the middle building in that area. He feels the property is worth \$725,000 which is what he paid for it. He has one tenant which is sacred heart and has one more tenant and occupancy is 25%. The property was neglected and damaged. Needs a new HVAC system as well. The next door building 19501 8 Mile Rd. sold and didn't seem to have the same jump as his building. This property is valued much less then his building because of a tax tribunal decision.

7:55 p.m. – Moniquea Moncher – 22215 Yale – Petition L-4035 #56 Parcel No: 14-22-228-015 2023 Assessed Value: \$137,200 2023 Taxable Value: \$137,200. Ms. Moncher appeared on behalf of the property. She purchased the home for \$225,000 and it appraised for \$235,000. **The Board lowered the Assessed and Taxable Values to \$117,500.**

8:10 p.m. – Robert/Pamela Linsdeau – 22431 Wildwood – Petition L-4035 #57 Parcel No: 14-22-434-005 2023 Assessed Value: \$183,000 2023 Taxable Value: \$95,259. Mr.

Linsdeau appeared on behalf of the property. He is five houses off of Jefferson. He showed pictures of his neighbor across the street who has a wild butterfly garden in the entire front yard and he deems it an eyesore. **The Board lowered the Assessed Value to \$175,000.**

8:20 p.m. – Maureen Andreovich – 22619 Edgewood – Petition L-4035 #58 Parcel No: 14-34-253-023 2023 Assessed Value: \$83,700 2023 Taxable Value: \$79,170 Ms.

Andreovich appeared on behalf of the property. She purchased the home in 2021 for \$191,500. She had to do interior/exterior waterproofing, remediate mold in the attic and get proper venting and a new roof. She would like her taxes to be reduced or stay the same. She gave a copy of her inspection report and mold remediation prices. **The Board lowered the Assessed and Taxable Values to \$77,500.**

8:30 p.m. –Margaret Tiggeloven – 20413 Shores – Petition L-4035 #59 Parcel No: 14-28-427-24 2023 Assessed Value: \$102,200 2023 Taxable Value: \$102,200. Ms. Tiggeloven appeared on behalf of the property. She purchased the home last year and it was a flip that was done horribly. The electrical in kitchen and bath need to be rewired, outlets replaced, wires from pole to house need to be replaced, kitchen cabinets are falling off the walls, the floors are buckling up, and they painted the bathtub with wall paint and it is peeling. She feels that the taxes are just way too high. **The Board determined the Assessment to be accurate.**

8:50 p.m. – Kenneth/Samika Miller – 28720 Grant – Petition L-4035 #60 Parcel No: 14-16-258-007 2023 Assessed Value: \$122,300 2023 Taxable Value: \$116,340. Mr. Miller appeared on behalf of the property. He was not expecting such a large tax increase. He was not aware of uncapping so Steve explained how that operates. **The Board lowered the Assessed and Taxable Values to \$110,000.**

The board adjourned at 9:15 p.m.

Monday, March 20, 2023

The Board was called to order for deliberations at 11:00 A.M.

There were no public comments.

WRITE-IN. – Joseph Altobello– 22606 Port – Parcel No: 14-02-305-016 2023 Assessed Value: \$83,600 2023 Taxable Value: \$38,241. This was a hardship appeal. All documents were submitted and he meets the qualifications. **The Board reduced the Assessed and Taxable Values to \$0.**

WRITE-IN. – Gone/Sortir Sema– 22620 Liberty – Parcel No: 14-34-207-010 2023 Assessed Value: \$161,400 2023 Taxable Value: \$88,622. This was a hardship appeal. All documents were submitted and they meet the qualifications. **The Board reduced the Assessed and Taxable Values to \$0.**

WRITE-IN. – Christopher Fura – 25705 Winton – Parcel No: 14-21-451-010 2023 Assessed Value: \$64,600 2023 Taxable Value: \$51,559. This was a hardship appeal. All documents were submitted and meets the qualifications. **The Board reduced the Assessed and Taxable Values to \$0.**

WRITE-IN. – Susan Schall– 28111 Jefferson – Parcel No: 14-352-028 2023 Assessed Value: \$38,400 2023 Taxable Value: \$18,738. This was a hardship appeal. All documents were submitted and meets the qualifications. **The Board reduced the Assessed and Taxable Value to \$0.**

WRITE-IN. – Suha Alsaraj– 21519 Madison – Parcel No: 14-22-334-010 2023 Assessed Value: \$99,600 2023 Taxable Value: \$89,745. This was a hardship appeal. Petitioner was missing documentation. **Board denied the Exemption.**

WRITE-IN. – James Miller– 33423 Jefferson – Parcel No: 14-01-154-006 2023 Assessed Value: \$56,700 2023 Taxable Value: \$24,251. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 33421 Jefferson– Parcel No: 14-01-154-007 2023 Assessed Value: \$56,300 2023 Taxable Value: \$24,017. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 33419 Jefferson – Parcel No: 14-01-154-008 2023 Assessed Value: \$48,200 2023 Taxable Value: \$25,777. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23752 Joy – Parcel No: 14-01-154-012 2023 Assessed Value: \$56,700 2023 Taxable Value: \$24,251. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23750 Joy – Parcel No: 14-01-154-013 2023 Assessed Value: \$56,700 2023 Taxable Value: \$24,017. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23746 Joy – Parcel No: 14-01-154-009 2023 Assessed Value: \$56,700 2023 Taxable Value: \$24,251. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23748 Joy – Parcel No: 14-01-154-014 2023 Assessed Value: \$48,200 2023 Taxable Value: \$25,777. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23744 Joy – Parcel No: 14-01-154-010 2023 Assessed Value: \$56,300 2023 Taxable Value: \$24,017. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James Miller– 23742 Joy – Parcel No: 14-01-154-011 2023 Assessed Value: \$48,200 2023 Taxable Value: \$25,777. No documentation was submitted besides a letter saying they wish to appeal. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Antonio/Anquanette– 22723 L’anse – Parcel No: 14-14-153-055 2023 Assessed Value: \$157,600 2023 Taxable Value: \$157,600. The Board reviewed the comparables submitted by petitioner. **The Board determined the Assessment to be accurate.**

WRITE-IN. – James & Patrice Kelly– 22422 Lakecrest – Parcel No: 14-22-439-002 2023 Assessed Value: \$191,500 2023 Taxable Value: \$191,500. Based on the sales study and poor physical condition. **The Board lowered the Assessed and Taxable Values to \$170,000.**

The Board adjourned at 4:45 p.m.

Wednesday, March 22, 2023

The Board was called to order for deliberations at 2:00 P.M.

WRITE-IN. –Walleman Properties LLC– 22765 Recreation – Parcel No: 14-02-177-055 2023 Assessed Value: \$91,900 2023 Taxable Value: \$91,900. **The Board lowered the Assessed and Taxable Values to \$75,000**

WRITE-IN. – Daniel Line– 23124 Joy– Parcel No: 14-02-205-003 2023 Assessed Value: \$108,600 2023 Taxable Value: \$108,600. **The Board lowered the Assessed and Taxable Values to \$100,000**

WRITE-IN. – Tyler D’Orazio– 22489 Bayview – Parcel No: 14-23-307-032 2023 Assessed Value: \$321,800 2023 Taxable Value: \$321,800. **The Board lowered the Assessed and Taxable Values to \$310,000.**

WRITE-IN. – Meredith Mckinley – 22805 Lakeshore Drive – Parcel No: 14-35-302-506 2023 Assessed Value: \$59,400 2023 Taxable Value: \$21,205. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Lech Majewski– 23153 Gladhill– Parcel No: 14-34-438-011 2023 Assessed Value: \$117,200 2023 Taxable Value: \$93,020. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Joshua Gibson– 22220 Revere – Parcel No: 14-27-256-005 2023 Assessed Value: \$91,400 2023 Taxable Value: \$91,400. **The Board lowered the Assessed and Taxable Values to \$82,500.**

WRITE-IN. – Blair Lafleur– 29243 Grant – Parcel No: 14-16-203-030 2023 Assessed Value: \$90,400 2023 Taxable Value: \$84,945. **The Board lowered the Assessed Value to \$85,000.**

WRITE-IN. – Katherine Serra– 22580 Lange – Parcel No: 14-26-155-020 2023 Assessed Value: \$173,900 2023 Taxable Value: \$170,625. The covered boat well was demolished and needs to be removed. **The Board lowered the Assessed Value to \$173,900 and Taxable Value to \$170,426.**

WRITE-IN. – Donna/Nick Frontczak– 22011 River Road – Parcel No: 14-34-482-001 2023 Assessed Value: \$179,400 2023 Taxable Value: \$170,900. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Sonja/Kevin Gipson– 21925 Sunnyside – Parcel No: 14-33-436-014 2023 Assessed Value: \$108,500 2023 Taxable Value: \$106,785. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Natalie & Matthew Bowen– 21625 Lange – Parcel No: 14-27-128-018 2023 Assessed Value: \$163,000 2023 Taxable Value: \$139,445. **The Board lowered the Assessed Value to \$160,000.**

WRITE-IN. – Amanda/Matthew Cuddeback– 22434 Lange– Parcel No: 14-27-283-002 2023 Assessed Value: \$294,900 2023 Taxable Value: \$285,915. **The Board lowered the Assessed Value and Taxable Values to \$275,000.**

WRITE-IN. – Phillip Czackzkowski– 20717 Gaukler– Parcel No: 14-33-257-029 2023 Assessed Value: \$85,100 2023 Taxable Value: \$85,100. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Renee Ahearn– 23292 Clairwood – Parcel No: 14-35-179-014 2023 Assessed Value: \$165,300 2023 Taxable Value: \$165,300 **The Board determined the Assessment to be accurate.**

WRITE-IN. – 22525 10 Mile– 22525 10 Mile – Parcel No: 14-26-152-018 2023 Assessed Value: \$400,800 2023 Taxable Value: \$395,679. **The Board lowered the Assessed Value to \$400,000.**

WRITE-IN. – James B. Milnar– 30255 Champine – Parcel No: 14-10-327-001 2023 Assessed Value: \$94,500 2023 Taxable Value: \$49,796. **The Board lowered the Assessed Value to \$90,000.**

WRITE-IN. – James B. Milnar– 30249 Champine – Parcel No: 14-10-327-002 2023 Assessed Value: \$94,900 2023 Taxable Value: \$46,280. **The Board lowered the Assessed Value to \$90,000.**

WRITE-IN. – Maxwell Korte– 26501 Grant – Parcel No: 14-21-256-024 2023 Assessed Value: \$80,000 2023 Taxable Value: \$80,000. The board didn't recap the property but did evaluate the assessment. **The Board lowered the Assessed and Taxable Values to \$75,000.**

WRITE-IN. – Tom Nepa– 26225 Harper– Parcel No: 14-22-328-031 2023 Assessed Value: \$146,600 2023 Taxable Value: \$131,699. **The Board determined the Assessment to be accurate.**

WRITE-IN. – P Semian Investments LLC– 29255 Hughes – Parcel No: 14-16-201-038 2023 Assessed Value: \$316,100 2023 Taxable Value: \$316,100. Petitioner's attorney provided evidence of the ownership of the 2 llcs in question. **The Board recapped the taxable value.**

WRITE-IN. – ACO LLC– 24114 Harper – Parcel No: 14-27-305-039 2023 Assessed Value: \$191,500 2023 Taxable Value: \$187,635. **The Board lowered the Assessed and Taxable Values to \$165,000.**

WRITE-IN. – Clair Pointe – 25200 Jefferson – Parcel No: 14-27-235-018 2023 Assessed Value: \$137,500 2023 Taxable Value: \$137,500 **The Board lowered the Assessed and Taxable Values to \$130,000.**

WRITE-IN. – Shores Flex Partners– 21210 Harper – Parcel No: 14-33-457-045 2023 Assessed Value: \$139,400 2023 Taxable Value: \$139,400. **The Board determined the Assessment to be accurate.**

WRITE-IN. – Shores Flex Partners– 21515 Brys – Parcel No: 14-33-457-026 2023 Assessed Value: \$48,700 2023 Taxable Value: \$48,700. **The Board determined the Assessment to be accurate.**

WRITE-IN. – F12 LLC– 21603 11 Mile Rd – Parcel No: 14-15-452-048 2023 Assessed Value: \$529,100 2023 Taxable Value: \$529,100. **The Board lowered the Assessed and Taxable Values to \$470,000.**

WRITE-IN. – Lake Shore Association Inc – Parcel No: 14-28-228-059 2023 Assessed Value: \$612,100 2023 Taxable Value: \$431,077. **The Board lowered the Assessed and Taxable Values to \$360,000.**

WRITE-IN. – Alrais Group LLC – Parcel No: 14-32-482-014 2023 Assessed Value: \$519,100 2023 Taxable Value: \$519,100. **The Board lowered the Assessed and Taxable Values to \$375,000.**

WRITE-IN. – 26324 Harper LLC – Parcel No: 14-22-332-022 2023 Assessed Value: \$334,300 2023 Taxable Value: \$334,300. **The Board lowered the Assessed and Taxable Values to \$275,000.**

WRITE-IN. – Kathryn Walsh – Parcel No: 14-34-452-002 2023 Assessed Value: \$133,200 2023 Taxable Value: \$125,384.0 **The Board lowered the Assessed Value to \$132,500.**

WRITE-IN. – Totes – Parcel No: 57-52-031-500 2023 Assessed Value: \$1,500 2023 Taxable Value: \$1,500. The Board accepted the late filed 5076. **Assessed and Taxable Values were lowered to \$0.**

WRITE-IN. – Edward Jones Investments – Parcel Nos: 30-02-378-000, 30-02-781-501, 40-02-850-102, 2023 Assessed & Taxable Values: \$4,000, \$8,800, \$2,700. The Board accepted the late filed 5076. **Assessed and Taxable Values were lowered to \$0.**

WRITE-IN. – Erin & Thomas Beshke – Parcel No: 14-35-357-014 2023 Assessed Value: \$201,700 2023 Taxable Value: \$144,830. Petitioners had a fire in 2020 which resulted in a loss of \$28,677 from the taxable. Fire repairs were completed for the 2022 roll but were not added and thus not factored forward to 2023. **Taxable Value was increased to \$174,940 to include the \$28,677 plus inflation from 2022.**

WRITE-IN. – Guy Aldis – Parcel No: 14-21-477-010 2023 Assessed Value: \$80,100 2023 Taxable Value: \$69,100. The Board lowered the Assessed and Taxable Values to \$39,391 to correct the taxable value after a veteran exemption.

WRITE-IN – 21401 Mack Avenue MI Owner LLC – 14-34-353-004 2023: Assessed Value: \$1,613,000 2023 Taxable Value: \$1,534,168. This is a delayed uncapping. **Taxable Value was increased to \$1,613,000.**

WRITE-IN – Steven Degregory – 14-35-106-171 2023 Assessed Value: \$41,300 2023 Taxable Value: \$20,035. This is a delayed uncapping. **Taxable Value was increased to \$41,300.**

WRITE-IN – Daniel Spencer – 14-03-404-020 2023 Assessed Value: \$80,200 2023 Taxable Value: \$41,008. This is a delayed uncapping. **Taxable Value was increased to \$80,200.**

The Board adjourned at 5:15 p.m.