

ANN ARBOR 2024 JULY BOARD OF REVIEW MEETING

The Ann Arbor Board of Review met on July 16, 2024 to make corrections to the 2021, 2022, 2023 and 2024 Assessment and Taxable Value Rolls.

The Board of Review Members reviewed and approved the changes to the 2021 through 2024 Real Property and to the 2023 and 2024 Personal Property Assessment and Taxable Value Rolls.

The Board of Review convened at 9:00 A.M. at Guy C. Larcom, Jr. City Hall, First Floor Conference Room South, 301 E. Huron Street, Ann Arbor, MI 48104.

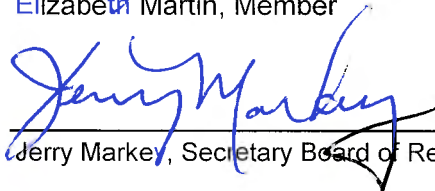
Date: July 16, 2024



Katherine White, Member



Elizabeth Martin, Member



Jerry Markey, Secretary Board of Review

REAL PROPERTY - 2024							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2024 ORIGINAL ASSESSMENT	2024 REVISED ASSESSMENT	2024 ORIGINAL TAXABLE	2024 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J24-RP24-1	09-09-15-400-010	WATERSHED III LLC	2,363,100	2,363,100	1,706,211	1,677,231	MUTUAL MISTAKE OF FACT
J24-RP24-2	09-09-19-204-012	FOSTER CELIA E & STODDART MARY	281,100	281,100	238,934	209,909	RECAPPING
J24-RP24-3	09-09-19-312-020	COPELAND JAMES	188,300	188,300	188,300	103,681	RECAPPING
J24-RP24-4	09-09-19-414-047	I & T HOLDINGS, LLC	53,000	53,000	53,000	24,016	RECAPPING
J24-RP24-5	09-09-21-218-006	PIEPENBURG FAMILY TRUST	371,800	341,000	222,418	222,418	MUTUAL MISTAKE OF FACT
J24-RP24-6	09-09-28-200-042	914 FULLER, LLC	212,900	212,900	201,285	82,290	RECAPPING
J24-RP24-7	09-09-29-104-016	518 LAWRENCE ST LLC	261,600	261,600	261,600	250,110	RECAPPING
J24-RP24-8	09-09-29-112-005	BURKHART KENT W BURKHART STEVEN L	284,500	284,500	284,500	203,072	RECAPPING
J24-RP24-9	09-09-29-134-012	BURKHART KENT W BURKHART STEVEN L	451,100	451,100	451,100	245,284	RECAPPING
J24-RP24-10	09-09-29-135-011	BURKHART KENT W BURKHART STEVEN L	400,400	400,400	400,400	316,065	RECAPPING
J24-RP24-11	09-09-29-137-014	BURKHART KENT W BURKHART STEVEN L	45,200	45,200	45,200	42,196	RECAPPING
J24-RP24-12	09-09-29-137-016	BURKHART KENT W BURKHART STEVEN L	62,900	62,900	62,900	58,682	RECAPPING
J24-RP24-13	09-09-29-139-113	DIMOND CONSTANCE C LIVING TRUST	580,400	580,400	580,400	485,494	RECAPPING
J24-RP24-14	09-09-29-316-006	SCHUH CATHERINE	322,300	322,300	248,122	247,322	MUTUAL MISTAKE OF FACT
J24-RP24-15	09-09-29-401-003	HATEM GHALEB & LAYLA	682,300	307,400	349,020	154,245	CORRECTION TO ROLL
J24-RP24-16	09-09-29-438-021	537 S 4TH AVE LLC	278,000	278,000	278,000	181,992	RECAPPING
J24-RP24-17	09-09-33-104-013	HEALY KAREN & DAVID	817,900	720,400	776,040	678,540	CORRECTION TO ROLL
J24-RP24-18	09-09-33-218-005	111 WHITE ST LLC	332,600	332,600	332,600	297,612	RECAPPING
J24-RP24-19	09-09-33-323-006	GORRIS ALAN J & KRIS T	133,700	133,700	74,582	73,248	CORRECTION TO TV
J24-RP24-20	09-12-04-111-128	ANCAT, LLC	82,400	82,400	82,400	63,818	PARTIAL RECAPPING
J24-RP24-21	09-12-04-300-066	CIG EISENHOWER LLC	15,593,800	13,679,000	15,593,800	13,679,000	MUTUAL MISTAKE OF FACT
J24-RP24-22	09-12-04-300-067	EISENHOWER STATE LAND DEVEL CO LLC	1,344,000	3,258,000	1,344,000	3,258,000	MUTUAL MISTAKE OF FACT
J24-RP24-23	09-12-10-102-025	SHABAZZ RUTH GORDON TRUST	151,800	151,800	144,690	76,982	RECAPPING
J24-RP24-24	09-12-10-104-002	3336 MCCOMB STREET, LLC	170,600	170,600	170,600	72,483	RECAPPING
J24-RP24-25	09-12-10-108-014	3243 ROSEDALE ST	153,600	129,700	69,385	57,395	CORRECTION TO ROLL
J24-RP24-26	09-12-10-115-003	WHITE REVOCABLE TRUST	29,300	394,500	29,300	394,500	OMITTED PROPERTY
J24-RP24-27	09-12-10-301-032	BRADLEY FINANCIAL GROUP LLC	102,000	53,000	39,739	17,662	CORRECTION TO ROLL

J24-POV24-1	09-08-24-301-017	O BRIEN THOMAS & JOAN	276,400	107,200	143,045	107,200	POVERTY EXEMPTION GRANTED
J24-POV24-2	09-08-24-410-035	HANRATH NANCY A	146,000	146,000	92,919	92,919	POVERTY EXEMPTION DENIED
J24-POV24-3	09-08-25-202-018	COADY DIANE	201,700	46,400	185,810	46,400	POVERTY EXEMPTION GRANTED
J24-POV24-4	09-09-14-100-160	ROGLITZ CATHERINE A	123,500	51,300	68,431	51,300	POVERTY EXEMPTION GRANTED
J24-POV24-5	09-09-16-200-015	ABRAHAM CLAIRE M & STACY L	109,900	82,400	109,900	82,400	POVERTY EXEMPTION GRANTED
J24-POV24-6	09-09-16-300-008	WILLIAMS LATONYA S & WILLIAMS MARJORIE A	178,300	178,300	134,115	134,115	POVERTY EXEMPTION DENIED
J24-POV24-7	09-09-16-320-014	GILMORE ODESSA I	177,200	41,900	83,870	41,900	POVERTY EXEMPTION GRANTED
J24-POV24-8	09-09-19-206-027	TAAM BRANDI & ALEXANDER	207,100	129,900	173,202	129,900	POVERTY EXEMPTION GRANTED
J24-POV24-9	09-09-19-404-008	BERTENEVA MARINA	168,900	0	110,496	0	POVERTY EXEMPTION GRANTED
J24-POV24-10	09-09-20-302-030	MAI MARCIA	178,200	73,800	89,493	73,800	POVERTY EXEMPTION GRANTED
J24-POV24-11	09-09-20-312-011	HARMON NOBLE L	185,500	28,100	112,767	28,100	POVERTY EXEMPTION GRANTED
J24-POV24-12	09-09-20-313-030	PATTERSON JAMES A	196,500	196,500	189,210	189,210	POVERTY EXEMPTION DENIED
J24-POV24-13	09-09-20-416-016	YOUNG LARRY A	128,600	15,900	63,731	15,900	POVERTY EXEMPTION GRANTED
J24-POV24-14	09-09-21-215-005	FRANKLIN JANICE	194,200	194,200	136,081	136,081	POVERTY EXEMPTION DENIED
J24-POV24-15	09-09-26-204-043	SLACK SUSAN	132,100	0	132,100	0	POVERTY EXEMPTION GRANTED
J24-POV24-16	09-09-26-204-106	JONES SUSAN	125,700	17,300	69,363	17,300	POVERTY EXEMPTION GRANTED
J24-POV24-17	09-09-26-204-162	LEI YINBIN	130,300	130,300	120,120	120,120	POVERTY EXEMPTION DENIED
J24-POV24-18	09-09-26-204-343	JABLONSKI NANCY	142,000	142,000	119,674	119,674	POVERTY EXEMPTION DENIED
J24-POV24-19	09-09-29-309-033	KAUFFMAN JOAN	163,400	0	111,735	0	POVERTY EXEMPTION GRANTED
J24-POV24-20	09-09-31-202-008	KASPARK ROBERT	175,900	58,400	116,865	58,400	POVERTY EXEMPTION GRANTED
J24-POV24-21	09-09-32-216-001	BARNES JILL	157,800	157,800	87,492	87,492	POVERTY EXEMPTION DENIED
J24-POV24-22	09-09-33-326-003	EPSTEIN MARCY J	255,700	255,700	169,180	169,180	POVERTY EXEMPTION DENIED
J24-POV24-23	09-09-33-400-010	COHEN SHLOMIT	199,800	199,800	137,134	137,134	POVERTY EXEMPTION DENIED
J24-POV24-24	09-09-35-306-008	THAYER ELIZABETH V	130,100	0	81,478	0	POVERTY EXEMPTION GRANTED
J24-POV24-25	09-12-02-203-029	CUNDIFF LEATRICE A	93,200	18,100	36,319	18,100	POVERTY EXEMPTION GRANTED
J24-POV24-26	09-12-02-303-020	LONG DEBORA	84,300	56,800	75,755	56,800	POVERTY EXEMPTION GRANTED
J24-POV24-27	09-12-02-402-012	CHANG KRISTEN	174,500	174,500	142,272	142,272	POVERTY EXEMPTION DENIED
J24-POV24-28	09-12-03-313-003	TURK RICHARD & CECELIA	109,900	109,900	73,810	73,810	POVERTY EXEMPTION DENIED
J24-POV24-29	09-12-03-408-009	STEINER MELISSA	128,400	0	79,504	0	POVERTY EXEMPTION GRANTED
J24-POV24-30	09-12-04-203-011	SPEARS DONNA	140,900	62,400	83,287	62,400	POVERTY EXEMPTION GRANTED
J24-POV24-31	09-12-04-205-001	POOLEY RACHEL	139,900	31,000	124,251	31,000	POVERTY EXEMPTION GRANTED
J24-POV24-32	09-12-04-405-176	WHALE MATTHEW E	116,700	0	58,858	0	POVERTY EXEMPTION GRANTED
J24-POV24-33	09-12-10-103-057	SCENDO LENORE REVOCABLE TRUST	185,800	34,500	138,091	34,500	POVERTY EXEMPTION GRANTED
J24-POV24-34	09-12-10-201-116	YOUNG DUJUAN	161,900	161,900	129,570	129,570	POVERTY EXEMPTION DENIED
J24-POV24-35	09-12-10-301-018	SCHAUER CAROL & SCHAUER BRUCE	100,000	27,600	36,842	27,600	POVERTY EXEMPTION GRANTED
J24-POV24-36	09-12-10-301-038	CLARK ANITA RENE	90,000	0	33,688	0	POVERTY EXEMPTION GRANTED
J24-POV24-37	09-12-11-201-075	AL-MAHAWILI MOHAMMED	196,500	33,800	135,439	33,800	POVERTY EXEMPTION GRANTED

REAL PROPERTY - 2023							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2023 ORIGINAL ASSESSMENT	2023 REVISED ASSESSMENT	2023 ORIGINAL TAXABLE	2023 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J24-VET23-1	09-08-24-310-005	WESLEY JAMES & OLLIE	173,500	173,500	104,879	104,879	VETERANS EXEMPTION

PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2023 ORIGINAL ASSESSMENT	2023 REVISED ASSESSMENT	2023 ORIGINAL TAXABLE	2023 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J24-RP23-1	09-09-15-400-010	WATERSHED III LLC	2,445,000	2,445,000	1,624,963	1,597,363	MUTUAL MISTAKE OF FACT
J24-RP23-2	09-09-19-204-012	FOSTER CELIA E & STODDART MARY	255,200	255,200	227,557	199,914	RECAPPING
J24-RP23-3	09-09-21-218-006	PIEPENBURG FAMILY TRUST	330,500	305,300	211,827	211,827	MUTUAL MISTAKE OF FACT
J24-RP23-4	09-09-28-200-042	914 FULLER, LLC	191,700	191,700	191,700	78,372	RECAPPING
J24-RP23-5	09-09-29-316-006	SCHUH CATHERINE	305,600	292,600	248,590	235,545	MUTUAL MISTAKE OF FACT
J24-RP23-6	09-09-32-203-018	UMBRIAC MICHAEL & WENDY	286,900	276,300	194,921	184,321	MUTUAL MISTAKE OF FACT
J24-RP23-7	09-09-33-323-006	GORRIS ALAN J & KRIS T	105,000	105,000	71,031	69,760	CORRECTION TO TV
J24-RP23-8	09-12-10-102-025	SHABAZZ RUTH GORDON TRUST	137,800	137,800	137,800	73,317	RECAPPING

REAL PROPERTY - 2022							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2022 ORIGINAL ASSESSMENT	2022 REVISED ASSESSMENT	2022 ORIGINAL TAXABLE	2022 REVISED TAXABLE	APPEAL TYPE CHANGE REASON

REAL PROPERTY - 2021							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2021 ORIGINAL ASSESSMENT	2021 REVISED ASSESSMENT	2021 ORIGINAL TAXABLE	2021 REVISED TAXABLE	APPEAL TYPE CHANGE REASON

PERSONAL PROPERTY - 2024							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2024 ORIGINAL ASSESSMENT	2024 REVISED ASSESSMENT	2024 ORIGINAL TAXABLE	2024 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J24-PP24-1	09-90-00-011-311	US BANK NATIONAL ASSOCIATION	207,400	193,100	207,400	193,100	MUTUAL MISTAKE OF FACT
J24-PP24-2	09-90-00-011-312	US BANK NATIONAL ASSOCIATION	207,400	193,100	207,400	193,100	MUTUAL MISTAKE OF FACT
J24-PP24-3	09-90-00-031-051	IBM CREDIT LLC	392,800	0	392,800	0	MUTUAL MISTAKE OF FACT
J24-PP24-4	09-90-00-050-441	POLEY LINCOLN	1,100	0	1,100	0	MUTUAL MISTAKE OF FACT
J24-PP24-5	09-90-00-051-104	ALPHAFIVE CORPORATION	43,500	47,900	43,500	47,900	MUTUAL MISTAKE OF FACT
J24-PP24-6	09-90-00-072-530	JOINT CHIROPRACTIC, THE	3,000	0	3,000	0	AMENDED STATEMENT
J24-PP24-7	09-90-00-074-207	C&W SNOW REMOVAL & TRUCKING INC	34,900	0	34,900	0	MUTUAL MISTAKE OF FACT
J24-PP24-8	09-90-00-077-104	IBM CORPORATION	1,369,700	650,100	1,369,700	650,100	AMENDED STATEMENT
J24-PP24-9	09-90-00-078-787	PANDA EXPRESS #1723	60,400	0	60,400	0	MUTUAL MISTAKE OF FACT
J24-PP24-10	09-90-00-079-816	SUCH A FIND ESTATE LIQUIDATION	1,300	600	1,300	600	MUTUAL MISTAKE OF FACT
J24-PP24-11	09-90-00-080-112	ULTA BEAUTY SALON - 1626	136,700	172,500	136,700	172,500	MUTUAL MISTAKE OF FACT
J24-PP24-12	09-90-00-080-384	LULULEMON USA INC 18012	137,700	121,500	137,700	121,500	MUTUAL MISTAKE OF FACT
J24-PP24-13	09-90-00-080-411	POWER ENGINEERS	155,800	175,100	155,800	175,100	MUTUAL MISTAKE OF FACT
J24-PP24-14	09-90-00-080-584	GANGER DERMATOLOGY	103,800	104,700	103,800	104,700	MUTUAL MISTAKE OF FACT
J24-PP24-15	09-90-00-080-742	PINKERTON	44,400	58,500	44,400	58,500	MUTUAL MISTAKE OF FACT
J24-PP24-16	09-90-00-080-845	CLEAR ESTIMATES	2,900	0	2,900	0	MUTUAL MISTAKE OF FACT
J24-PP24-17	09-90-00-081-749	COOK KEVIN T DDS, PLLC	51,900	0	51,900	0	TAXABLE STATUS CORRECTION
J24-PP24-18	09-90-00-081-842	DAYSMAST RECREATION	61,000	93,300	61,000	93,300	AMENDED STATEMENT
J24-PP24-19	09-90-00-081-867	COCA-COLA COMPANY	165,700	180,300	165,700	180,300	MUTUAL MISTAKE OF FACT
J24-PP24-20	09-90-00-082-406	BALFOUR ANN ARBOR ASSISTED LIVING	297,000	317,000	297,000	317,000	AMENDED STATEMENT
J24-PP24-21	09-90-00-082-667	UKG INC	100	1,700	100	1,700	MUTUAL MISTAKE OF FACT
J24-PP24-22	09-90-00-082-891	PMA CONSULTANTS, LLC	5,200	14,200	5,200	14,200	MUTUAL MISTAKE OF FACT
J24-PP24-23	09-90-00-083-403	HDR MICHIGAN INC	0	609,100	0	609,100	MUTUAL MISTAKE OF FACT
J24-PP24-24	09-90-00-083-404	TAPLIN GROUP, LLC	0	483,600	0	483,600	MUTUAL MISTAKE OF FACT

PERSONAL PROPERTY - 2023							
PETITION NUMBER	PARCEL NUMBER	TAXPAYER	2023 ORIGINAL ASSESSMENT	2023 REVISED ASSESSMENT	2023 ORIGINAL TAXABLE	2023 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J24-PP23-1	09-90-00-050-441	POLEY LINCOLN	1,100	0	1,100	0	MUTUAL MISTAKE OF FACT
J24-PP23-2	09-90-00-053-113	SONESTA INTERNATIONAL HOTELS	0	132,200	0	132,200	MUTUAL MISTAKE OF FACT
J24-PP23-3	09-90-00-068-975	ANN ARBOR HOSPITALITY LLC	153,800	95,700	153,800	95,700	AMENDED STATEMENT
J24-PP23-4	09-90-00-073-895	ROSATA MANUFACTURING	2,900	0	2,900	0	MUTUAL MISTAKE OF FACT
J24-PP23-5	09-90-00-074-207	C&W SNOW REMOVAL & TRUCKING INC	34,900	0	34,900	0	MUTUAL MISTAKE OF FACT
J24-PP23-6	09-90-00-077-343	PNC EQUIPMENT FINANCE LLC	439,600	389,800	439,600	389,800	AMENDED STATEMENT
J24-PP23-7	09-90-00-079-562	EDWARD JONES INVESTMENT	7,400	0	7,400	0	MUTUAL MISTAKE OF FACT
J24-PP23-8	09-90-00-080-526	DFCU	54,900	0	54,900	0	TAXABLE STATUS CORRECTION
J24-PP23-9	09-90-00-080-845	CLEAR ESTIMATES	2,900	0	2,900	0	MUTUAL MISTAKE OF FACT
J24-PP23-10	09-90-00-081-330	WASH MULTIFAMILY LAUNDRY SYSTEMS	203,300	0	203,300	0	MUTUAL MISTAKE OF FACT
J24-PP23-11	09-90-00-081-455	TOYOTA RESEARCH INSTITUTE	0	8,007,900	0	8,007,900	MUTUAL MISTAKE OF FACT
J24-PP23-12	09-90-00-082-877	BARNES & NOBLE COLLEGE BOOKSELLERS	34,700	0	34,700	0	MUTUAL MISTAKE OF FACT
J24-PP23-13	09-90-00-083-302	WOVEN BY TOYOTA	0	583,800	0	583,800	MUTUAL MISTAKE OF FACT