

ANN ARBOR 2025 JULY BOARD OF REVIEW MEETING

The Ann Arbor Board of Review met on July 22, 2025 to make corrections to the 2022, 2023, 2024 and 2025 Assessment and Taxable Value Rolls.

The Board of Review Members reviewed and approved the changes to the 2022 through 2025 Real Property and to the 2024 and 2025 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 22, 2025



Alice Owings, Member



Ryan Dibble, Member



Elizabeth Martin, Member



Jerry Markey, Secretary Board of Review

REAL PROPERTY - 2025						
PETITION NUMBER	PARCEL NUMBER	2025 ORIGINAL ASSESSMENT	2025 REVISED ASSESSMENT	2025 ORIGINAL TAXABLE	2025 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-RP25-1	09-08-25-216-006	142,600	133,200	133,973	124,573	MUTUAL MISTAKE OF FACT
J25-RP25-2	09-09-09-401-007	371,700	371,700	360,780	254,329	RECAP
J25-RP25-3	09-09-16-200-132	202,000	202,000	202,000	181,110	RECAP
J25-RP25-4	09-09-16-200-206	301,000	301,000	301,000	270,618	CLERICAL ERROR
J25-RP25-5	09-09-19-414-008	223,900	220,600	128,211	126,370	MUTUAL MISTAKE OF FACT
J25-RP25-6	09-09-20-101-004	1,426,400	789,500	1,426,400	789,500	50% EXEMPT
J25-RP25-7	09-09-20-308-055	377,300	365,000	279,461	267,502	MUTUAL MISTAKE OF FACT
J25-RP25-8	09-09-21-302-020	159,900	159,900	151,144	121,813	RECAP
J25-RP25-9	09-09-21-302-088	205,500	205,500	205,500	151,285	RECAP
J25-RP25-10	09-09-21-302-094	205,500	205,500	205,500	147,479	RECAP
J25-RP25-11	09-09-21-302-096	203,300	203,300	203,300	145,226	RECAP
J25-RP25-12	09-09-21-302-115	544,500	544,500	521,582	231,618	RECAP
J25-RP25-13	09-09-21-302-116	431,200	431,200	418,173	176,528	RECAP
J25-RP25-14	09-09-21-302-119	27,154,000	27,076,000	27,154,000	27,076,000	MUTUAL MISTAKE OF FACT
J25-RP25-15	09-09-21-312-013	282,100	282,100	282,100	186,229	RECAP
J25-RP25-16	09-09-26-103-053	938,500	918,600	892,742	872,226	MUTUAL MISTAKE OF FACT
J25-RP25-17	09-09-27-301-091	849,500	849,500	849,500	703,522	CLERICAL ERROR
J25-RP25-18	09-09-29-102-010	193,100	193,100	182,383	176,239	RECAP
J25-RP25-19	09-09-29-103-020	319,800	319,800	304,145	245,306	RECAP
J25-RP25-20	09-09-29-105-024	269,100	269,100	255,069	227,981	RECAP
J25-RP25-21	09-09-29-118-011	295,200	295,200	279,916	214,023	RECAP
J25-RP25-22	09-09-29-206-010	309,100	307,300	264,587	262,787	MUTUAL MISTAKE OF FACT
J25-RP25-23	09-09-29-207-009	339,500	352,000	220,919	233,419	MUTUAL MISTAKE OF FACT
J25-RP25-24	09-09-29-220-034	71,500	71,500	45,394	18,722	MUTUAL MISTAKE OF FACT
J25-RP25-25	09-09-29-309-051	304,400	296,600	273,498	266,407	MUTUAL MISTAKE OF FACT
J25-RP25-26	09-09-29-410-001	320,700	0	129,592	0	TAX EXEMPT
J25-RP25-27	09-09-29-430-008	282,300	282,300	266,822	193,193	RECAP
J25-RP25-28	09-09-29-433-019	1,463,700	1,430,200	1,463,700	1,430,200	MUTUAL MISTAKE OF FACT
J25-RP25-29	09-09-30-204-007	700	0	503	0	PARTIAL OMISSION/INCLUSION
J25-RP25-30	09-09-30-204-008	600	0	376	0	PARTIAL OMISSION/INCLUSION
J25-RP25-31	09-09-30-204-009	700	0	376	0	PARTIAL OMISSION/INCLUSION
J25-RP25-32	09-09-30-204-011	600	0	376	0	PARTIAL OMISSION/INCLUSION
J25-RP25-33	09-09-30-226-029	276,300	276,300	250,935	146,633	RECAP
J25-RP25-34	09-09-30-402-013	228,600	228,600	228,600	207,200	RECAP
J25-RP25-35	09-09-31-304-042	190,900	190,900	190,900	174,900	RECAP
J25-RP25-36	09-09-32-207-003	501,800	496,100	444,543	438,872	MUTUAL MISTAKE OF FACT
J25-RP25-37	09-09-33-230-015	408,400	408,400	408,400	362,937	RECAP
J25-RP25-38	09-12-03-309-018	315,700	315,700	315,700	199,906	RECAP
J25-RP25-39	09-12-08-200-025	29,735,700	29,735,700	29,735,700	22,874,952	RECAP

J25-POV25-1	09-08-24-301-017	311,500	311,500	147,479	147,479	POVERTY EXEMPTION DENIED
J25-POV25-2	09-08-24-301-025	186,800	0	102,824	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-3	09-08-24-410-035	164,700	71,800	95,799	71,800	25% POVERTY EXEMPTION GRANTED
J25-POV25-4	09-08-24-420-021	315,400	315,400	228,579	228,579	POVERTY EXEMPTION DENIED
J25-POV25-5	09-09-14-100-160	126,100	52,900	70,552	52,900	25% POVERTY EXEMPTION GRANTED
J25-POV25-6	09-09-14-203-001	307,600	137,800	183,802	137,800	25% POVERTY EXEMPTION GRANTED
J25-POV25-7	09-09-16-200-015	121,800	0	113,306	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-8	09-09-16-304-023	184,900	84,600	112,856	84,600	25% POVERTY EXEMPTION GRANTED
J25-POV25-9	09-09-16-320-010	172,500	129,300	172,500	129,300	25% POVERTY EXEMPTION GRANTED
J25-POV25-10	09-09-16-322-003	335,600	335,600	246,541	246,541	POVERTY EXEMPTION DENIED
J25-POV25-11	09-09-19-206-023	209,600	84,300	112,480	84,300	25% POVERTY EXEMPTION GRANTED
J25-POV25-12	09-09-19-206-027	218,600	133,900	178,571	133,900	25% POVERTY EXEMPTION GRANTED
J25-POV25-13	09-09-19-214-013	154,700	77,300	154,700	77,300	50% POVERTY EXEMPTION GRANTED
J25-POV25-14	09-09-19-404-008	162,300	0	113,921	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-15	09-09-20-312-011	208,200	29,000	116,262	29,000	75% POVERTY EXEMPTION GRANTED
J25-POV25-16	09-09-26-204-070	136,900	0	73,946	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-17	09-09-26-204-106	132,100	0	71,513	0	100% POVERTY EXEMPTION GRANTED

REAL PROPERTY - 2025 (cont)						
PETITION NUMBER	PARCEL NUMBER	2025 ORIGINAL ASSESSMENT	2025 REVISED ASSESSMENT	2025 ORIGINAL TAXABLE	2025 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-POV25-18	09-09-26-204-171	156,600	40,900	81,815	40,900	50% POVERTY EXEMPTION GRANTED
J25-POV25-19	09-09-29-309-033	177,600	0	115,198	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-20	09-09-29-310-023	225,300	225,300	99,924	99,924	POVERTY EXEMPTION DENIED
J25-POV25-21	09-09-29-401-026	79,500	0	74,262	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-22	09-09-30-129-009	309,900	309,900	207,756	207,756	POVERTY EXEMPTION DENIED
J25-POV25-23	09-09-31-202-008	192,200	60,200	120,487	60,200	50% POVERTY EXEMPTION GRANTED
J25-POV25-24	09-09-32-226-009	202,200	76,800	102,455	76,800	25% POVERTY EXEMPTION GRANTED
J25-POV25-25	09-09-33-400-010	221,400	221,400	141,385	141,385	POVERTY EXEMPTION DENIED
J25-POV25-26	09-09-35-400-004	300,800	300,800	229,727	229,727	POVERTY EXEMPTION DENIED
J25-POV25-27	09-12-02-203-029	100,000	18,700	37,444	18,700	50% POVERTY EXEMPTION GRANTED
J25-POV25-28	09-12-02-209-036	126,400	63,200	126,400	63,200	50% POVERTY EXEMPTION GRANTED
J25-POV25-29	09-12-02-305-007	101,000	21,900	43,948	21,900	50% POVERTY EXEMPTION GRANTED
J25-POV25-30	09-12-04-106-004	131,000	0	61,053	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-31	09-12-04-203-011	142,400	64,400	85,868	64,400	25% POVERTY EXEMPTION GRANTED
J25-POV25-32	09-12-04-405-176	119,100	15,100	60,682	15,100	75% POVERTY EXEMPTION GRANTED
J25-POV25-33	09-12-10-102-037	155,300	0	75,526	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-34	09-12-10-106-003	128,800	0	59,357	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-35	09-12-10-111-005	170,700	19,500	78,043	19,500	75% POVERTY EXEMPTION GRANTED
J25-POV25-36	09-12-10-204-007	140,200	0	65,803	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-37	09-12-10-301-018	102,500	0	37,984	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-38	09-12-10-302-050	119,300	10,800	43,277	10,800	75% POVERTY EXEMPTION GRANTED
J25-POV25-39	09-12-10-303-015	126,200	86,100	114,858	86,100	25% POVERTY EXEMPTION GRANTED
J25-POV25-40	09-12-11-100-126	202,600	56,900	113,821	56,900	50% POVERTY EXEMPTION GRANTED
J25-POV25-41	09-12-11-201-075	221,500	0	139,637	0	100% POVERTY EXEMPTION GRANTED
J25-POV25-42	09-12-11-400-040	222,700	91,100	121,505	91,100	25% POVERTY EXEMPTION GRANTED

REAL PROPERTY - 2024						
PETITION NUMBER	PARCEL NUMBER	2024 ORIGINAL ASSESSMENT	2024 REVISED ASSESSMENT	2024 ORIGINAL TAXABLE	2024 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-RP24-1	09-09-09-401-007	356,900	356,900	349,933	246,682	RECAP
J25-RP24-2	09-09-19-414-008	202,600	199,500	124,356	122,571	MUTUAL MISTAKE OF FACT
J25-RP24-3	09-09-20-308-055	343,700	332,100	271,059	259,459	MUTUAL MISTAKE OF FACT
J25-RP24-4	09-09-21-302-020	146,600	146,600	146,600	118,151	RECAP
J25-RP24-5	09-09-21-302-088	201,200	201,200	201,200	146,737	RECAP
J25-RP24-6	09-09-21-302-094	201,200	201,200	201,200	143,045	RECAP
J25-RP24-7	09-09-21-302-096	199,000	199,000	199,000	140,860	RECAP
J25-RP24-8	09-09-21-302-115	505,900	505,900	505,900	224,654	RECAP
J25-RP24-9	09-09-21-302-116	405,600	405,600	405,600	171,221	RECAP
J25-RP24-10	09-09-21-302-117	24,400	24,400	24,400	24,400	RECAP
J25-RP24-11	09-09-29-102-010	176,900	176,900	176,900	170,940	RECAP
J25-RP24-12	09-09-29-103-020	295,000	295,000	295,000	237,931	RECAP
J25-RP24-13	09-09-29-105-024	247,400	247,400	247,400	221,127	RECAP
J25-RP24-14	09-09-29-118-011	271,500	271,500	271,500	207,588	RECAP
J25-RP24-15	09-09-29-220-034	56,600	56,600	44,030	18,160	MUTUAL MISTAKE OF FACT
J25-RP24-16	09-09-29-430-008	258,800	258,800	258,800	187,385	RECAP
J25-RP24-17	09-09-30-224-006	236,600	233,100	174,022	171,374	MUTUAL MISTAKE OF FACT
J25-RP24-18	09-09-30-226-029	252,200	252,200	243,390	142,225	RECAP
J25-RP24-19	09-09-32-203-018	307,700	306,064	197,104	195,992	MUTUAL MISTAKE OF FACT
J25-RP24-20	09-09-32-207-003	471,000	465,500	431,177	425,677	MUTUAL MISTAKE OF FACT

J25-POV24-1	09-12-09-109-017	249,000	169,500	226,012	169,500	25% POVERTY EXEMPTION GRANTED
J25-POV24-2	09-12-10-106-003	126,200	0	57,573	0	100% POVERTY EXEMPTION GRANTED
J25-POV24-3	09-12-10-302-050	113,900	0	41,976	0	100% POVERTY EXEMPTION GRANTED

REAL PROPERTY - 2023						
PETITION NUMBER	PARCEL NUMBER	2023 ORIGINAL ASSESSMENT	2023 REVISED ASSESSMENT	2023 ORIGINAL TAXABLE	2023 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-RP23-1	09-09-09-401-007	343,400	343,400	333,270	234,936	RECAP
J25-RP23-2	09-09-30-226-029	231,800	231,800	231,800	135,453	RECAP

REAL PROPERTY - 2022						
PETITION NUMBER	PARCEL NUMBER	2022 ORIGINAL ASSESSMENT	2022 REVISED ASSESSMENT	2022 ORIGINAL TAXABLE	2022 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-RP22-1	09-09-09-401-007	317,400	317,400	317,400	223,749	RECAP
J25-RP22-2	09-09-30-226-029	230,800	230,800	230,800	129,003	RECAP

PERSONAL PROPERTY - 2025						
PETITION NUMBER	PARCEL NUMBER	2025 ORIGINAL ASSESSMENT	2025 REVISED ASSESSMENT	2025 ORIGINAL TAXABLE	2025 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-PP25-1	09-90-00-039-192	230,500	142,300	230,500	142,300	CLERICAL ERROR
J25-PP25-2	09-90-00-073-699	77,200	33,000	77,200	33,000	CLERICAL ERROR
J25-PP25-3	09-90-00-074-224	185,400	312,900	185,400	312,900	AMENDED PPS
J25-PP25-4	09-90-00-074-433	2,288,900	0	2,288,900	0	MUTUAL MISTAKE OF FACT
J25-PP25-5	09-90-00-075-854	900	0	900	0	MUTUAL MISTAKE OF FACT
J25-PP25-6	09-90-00-077-235	134,000	0	134,000	0	CLERICAL ERROR
J25-PP25-7	09-90-00-077-548	300	0	300	0	CLERICAL ERROR
J25-PP25-8	09-90-00-079-627	5,000	0	5,000	0	CLERICAL ERROR
J25-PP25-9	09-90-00-079-979	0	1,808,100	0	1,808,100	AMENDEND PPS
J25-PP25-10	09-90-00-081-315	6,700	0	6,700	0	CLERICAL ERROR
J25-PP25-11	09-90-00-081-454	262,300	95,500	262,300	95,500	CLERICAL ERROR
J25-PP25-12	09-90-00-081-540	82,500	18,300	82,500	18,300	MUTUAL MISTAKE OF FACT
J25-PP25-13	09-90-00-082-149	200	4,000	200	4,000	CLERICAL ERROR
J25-PP25-14	09-90-00-082-617	40,600	0	40,600	0	MUTUAL MISTAKE OF FACT
J25-PP25-15	09-90-00-082-667	100	1,200	100	1,200	LATE PPS
J25-PP25-16	09-90-00-083-018	0	34,000	0	34,000	LATE 5076-NOT ACCEPTED
J25-PP25-17	09-90-00-083-075	0	2,500	0	2,500	LATE 5076-NOTACCEPTED
J25-PP25-18	09-90-00-083-336	23,400	0	23,400	0	MUTUAL MISTAKE OF FACT
J25-PP25-19	09-90-00-083-349	593,600	0	593,600	0	MUTUAL MISTAKE OF FACT
J25-PP25-20	09-90-00-083-416	32,100	0	32,100	0	DUPLICATE ACCOUNT
J25-PP25-21	09-90-00-083-497	800	0	800	0	MUTUAL MISTAKE OF FACT
J25-PP25-22	09-90-00-083-500	0	900	0	900	MUTUAL MISTAKE OF FACT
J25-PP25-23	09-90-00-083-503	0	297,000	0	297,000	MUTUAL MISTAKE OF FACT
J25-PP25-24	09-90-00-083-504	0	41,800	0	41,800	LATE PPS
J25-PP25-25	09-90-00-083-505	0	700	0	700	LATE 5076-NOTACCEPTED
J25-PP25-26	09-90-00-083-506	0	33,600	0	33,600	LATE 5076-NOT ACCEPTED

PERSONAL PROPERTY - 2024						
PETITION NUMBER	PARCEL NUMBER	2023 ORIGINAL ASSESSMENT	2023 REVISED ASSESSMENT	2023 ORIGINAL TAXABLE	2023 REVISED TAXABLE	APPEAL TYPE CHANGE REASON
J25-PP24-1	09-90-00-061-355	1,000	0	1,000	0	MUTUAL MISTAKE OF FACT
J25-RP24-2	09-90-00-074-433	2,288,900	0	2,288,900	0	MUTUAL MISTAKE OF FACT
J25-PP24-3	09-90-00-075-146	400	0	400	0	MUTUAL MISTAKE OF FACT
J25-RP24-4	09-90-00-077-548	300	0	300	0	MUTUAL MISTAKE OF FACT
J25-PP24-5	09-90-00-079-627	5,000	0	5,000	0	MUTUAL MISTAKE OF FACT
J25-RP24-6	09-90-00-080-298	5,000	0	5,000	0	MUTUAL MISTAKE OF FACT
J25-PP24-7	09-90-00-083-336	27,000	0	27,000	0	MUTUAL MISTAKE OF FACT