



31555 Eleven Mile Road, Farmington Hills, MI 48336-1165

Second Meeting of the March Board of Review

March 8, 2021 9:22AM via Zoom

Members Present: Michael Crew (Farmington Hills), Shaun Toupin (Farmington Hills), and Paul Wolfert (Farmington Hills)

Also in Attendance: Matthew A. Dingman, City Assessor (as Board Secretary) and Jane Vivyan, Appraiser (as Zoom Coordinator)

Roll call

Public comment – none

Motion by Crew, second by Wolfert to accept assessor's recommendations on late filed personal property petitions 501-603.

Yeas: Crew, Toupin, Wolfert

Nays: None

Motion carried 3-0

1. 23-10-177-015 – Tuncez – Chairperson Crew read the summary of the property. Member Toupin asked about the basement. Petitioner stated that it is unfinished and not a walkout. It is in average quality. He bought the property in 2020 for \$263,000. He compared his property to some in his neighborhood – even though some sold for more than him, his is the highest assessed value. He feels the value should be closer to \$240,000. He thinks his ratio should be similar to those of other properties in his neighborhood. Chairman Crew stated that they will review the property and send him a decision in writing in early April.

Motion to deny by Toupin, second by Crew.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion carried 3-0

2. 23-06-230-006 – Lenitski – Chairperson Crew read the summary of the property. Member Toupin asked about the basement. It is unfinished and not a walkout. Member Toupin asked about the conditions of the sale. Petitioner stated that the seller was about to be foreclosed on by the bank. Member Toupin asked about the condition of the property. Member Wolfert



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asked what work had been done since purchase. Petitioner stated that they had only painted the walls and replaced the carpet. Petitioner says that the house has never been repaired or remodeled. The siding needs significant repair due to rot. The floor in the living room needed wood replacing due to urine stains. House was originally asking \$300,000 but they got it for \$260,000 due to condition. The attic was infested with squirrels. Member Toupin asked if they had any quotes for repairs. The quotes for the siding ranged from \$15,000 to \$40,000. The leak in the basement would require piping around the house which would be \$60,000. Member Toupin asked what it would take to get it to average condition. He feels it would be \$100-\$150K.

Motion to place the value at \$300,000 as a loss due to structural damage to come back on as an addition by Wolfert, second by Crew.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion carried 3-0

- 23-05-226-007 – Lewis – Chairperson Crew read the summary of the property. Petitioner does not understand the devaluation of the property. She is a real estate agent. The taxable value went up and the assessed value went down. Secretary Dingman explained the sales study period and the sales ratio. She questions how the taxable value went up when the assessed value went down. The market and the stock market show that values should be up. She thinks it should be at least 130,280 plus the rate of inflation. Based on her knowledge of the real estate market, she believes her property is worth more. If there is a deflation in assessed value, the taxable value should decline.

Motion by Toupin to place the property at \$260,000 true cash value, second by Crteu.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion 3-0

- 23-30-127-039 – US Ventures LLC (Bhavith Ravi) – Chairperson Crew read the summary of the property. Petitioner stated that occupancy dropped to the low 40% rate. They had a massive flooding issue and their elevators failed. There was a 30% increase from 2109 to 2020. Member Toupin asked about the current occupancy. It is around 50%. They are asking \$10-12 per square foot gross. Member Toupin asked about the typical rent for the existing tenants. They are paying \$11 per square foot. Member Toupin asked what he feels the value should be. He said that the increase from 2019 to 2020 was the problem. The repairs really caused further difficulties. He would like to be around 900,000 assessed.



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Motion by Toupin to reduce to 900,000 assessed value. Second by Wolfert.

Yeas: Toupin, Wolfert, Crew

Nays: None

Motion carried 3-0

5. 23-24-401-008 – Yang – Chairperson Crew read the summary of the property. Petitioner bought the property in 2020 for \$210,000. Member Toupin asked if the property was listed on MLS. It was listed with a real estate agent. Member Toupin asked if it was a foreclosure sale. The asking price was \$230,000 and they bought it for \$210,000. Member Toupin asked about the condition. Petitioner stated that the condition of the house was not very good. The appraisal came in at \$230,000. They did some remodeling. Therefore, they think the house is worth \$240,000.

Motion by Toupin to reduce the value to \$243,000 true cash value, second by Crew.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion carried 3-0

6. 23-11-176-020 – Ibrahim – Chairperson Crew read the summary of the property. Member Toupin asked about the basement. It is a walkout, but not finished. Petitioner stated that it is only 3 bedrooms. The house cost him around \$280,000 plus the land. Why the increase? All of the property around him is older. He felt the value for 2020 should have been the completed home. Member Toupin stated that the property is fairly unique and they will review it to make sure it is assessed fairly. Member Toupin asked what he feels it is worth. Petitioner did not answer as he did not build it to sell it.

Motion by Toupin to deny for lack of market evidence. Second by Crew.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion carried 3-0

Adjourned morning session at 12:00PM

Afternoon session began at 1:00PM



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7. 23-01-276-014 – Blocker – Chairperson Crew read the summary of the property. Member Toupin asked about the basement. It is a walkout, but it is not finished. The property was listed at \$895,000. Member Toupin asked about the conditions of the sale. It was on the market for over 3 years. Member Toupin asked about the value of the property. Petitioner feels it is worth around \$850,000. They feel the appraisal is straight forward as to his opinion of value. There were a lot of outdated items in the house and they did some painting and removing of wallpaper. In order to update the kitchen, they would need to knock out a wall to make it normal sized for this market.

Motion by Crew, second by Wolfert to place the property at a true cash value of \$923,932 or assessed value of 461,970.

Yeas: Crew, Toupin, Wolfert

Nays: None

Motion carried 3-0

8. 23-22-251-047 – Bell – Chairperson Crew read the summary of the property. Member Toupin asked about the conditions of the sale. The petitioner stated it was listed with a realtor and it was not a foreclosure. It was distressed in that the older couple was trying to sell the property to their son but had a VA loan issue. Member Toupin asked about the condition of the property upon sale. She stated that the bones are good, but it needs to be updated. It would cost around \$30,000 to updated. The garage is detached and it is not heated, so there is a moisture problem. She bought the house for \$190,000 in 2018. She has updated the electric. They had to put the mortgage in forbearance during March-May of 2020. Also, they are on a dirt road. Member Toupin asked what she thought it was worth. She thought maybe \$200,000. Plus, they do not have central air.

Motion by Toupin, second by Crew to deny based on lack of market evidence.

Yeas: Crew, Wolfert, Toupin

Nays: None

Motion carried 3-0

9. 23-34-155-032 – Varghese – Cancelled
10. 23-16-326-018 – Nahhas – Chairperson Crew read the summary of the property. Petitioner bought the property in 2020 for \$565,000. Member Toupin asked about the terms of purchase. Petitioner stated that it was listed through a listing company. The seller just finished building a new house. Member Toupin asked if there were any changes after the sale. The only change



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was the carpet in the bedroom. Member Toupin asked if it was a finished walkout. It is a finished walkout. The appraisal came in at \$565,000. Had to buy a new house due to his house burning down, but due to COVID he could not contract a builder.

Motion by Toupin to reduce the value to \$614,000. Second by Wolfert.

Yeas: Crew, Toupin, Wolfert

Nays: None

Motion carried 3-0

11. 23-03-432-037 – Peng – Chairperson Crew read the summary of the property. Member Toupin asked about the sale of the property in 2018. He stated that it was a normal sale. Member Toupin asked about the basement. It is not finished and it is not a walkout. Member Toupin asked about the condition. He stated that it was under normal condition, but had some water marks on the windows. Roof and windows are around 7 years old. Member Toupin asked if there have been any updates. He stated only a new hood fan. Different websites indicate values of \$317,000 and \$319,000. His neighbor's house is similar to his, but it is worth much more based on the improvements he has made. He feels his neighbor's value should be much higher than his. He had it refinanced in 2019 for \$280,000. Member Wolfert asked what he thinks his house is worth. He said \$310-320K.

Motion by Wolfert to put the value at \$320,000. Second by Crew.

Yeas: Wolfert, Toupin, Crew

Nays: None

Motion carried 3-0

12. 23-10-126-012 – Saeed – Chairperson Crew read the summary of the property. Member Toupin asked about the basement. It is unfinished and not a walkout. Member Toupin asked about the condition upon purchase in 2016. She stated that everything in the house was old or original. There was some wood that was rotting. Other than that it is pretty average. She did have to replace windows and the roof. The first year after they bought the house they noticed the escrow went way up. After removing the deck, the value did not really decline. Being a paraprapro at the schools, it has been difficult to keep up with the expenses of the house as their husband's income is really their only income right now.

Motion by Toupin to put the value at \$220,000. Second by Wolfert.

Yeas: Toupin, Crew, Wolfert

Nays: None



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Motion carried 3-0

13. 23-26-226-042 – Suhrawardy – No Show
14. 23-11-352-009 – Dumas – Chairperson Crew read the summary of the property. Member Toupin asked if the property was listed. The petitioner said that it was listed by a realtor. Member Toupin asked if it was a bank sale. It was not a bank sale. Both parcels were purchased for \$305,000. Member Toupin asked about the condition of the property. They stated that it was in fair condition but there needs to be some work done. The inspection indicated that there was asbestos in the insulation. They had to remove the insulation and re-insulate the property. The driveway needs to be redone and it is very large. With the lack of insulation, there has been ice damming causing leaks. The asbestos was not disclosed by the seller. Once the inspection came through, it was too late for them to back out of the sale as their house was already sold. Member Toupin asked what they think the property is worth today. Knowing everything, she feels it is worth only \$295,000.

Motion by Toupin and second by Wolfert to reduce the value to \$282,500.

Yeas: Toupin, Wolfert, Crew

Nays: None

Motion carried 3-0

15. 23-11-352-022 – Dumas – The lot is land-locked. It cannot be sold without the house.

Motion by Toupin, second by Crew, to deny the appeal due to vacant land sales.

Yeas: Toupin, Crew, Wolfert

Nays: None

Motion carried 3-0

Adjourned afternoon session at 5:37PM

CITY OF FARMINGTON HILLS

2021 MARCH BOARD OF REVIEW

REASON CODES	
01 - Assessor's Correction	06 - PP Statements
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R/H/S	R/P	CASE NO	CLASS	PARCEL ID	ASSESSOR		BOARD OF REVIEW		DIFFERENCES		REASON		
					ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	CODE	R/S/C	S
$	&	001	401	23-10-177-015	131,210	131,210	131,210	131,210	0	0	07	$R	
$	@	002	401	23-06-230-006	180,860	180,860	150,000	150,000	(30,860)	(30,860)	01	&#@R	
$	&	003	401	23-05-226-007	122,480	93,250	130,000	93,250	7,520	0	03	$R	$03
$	^	004	201	23-30-127-039	1,457,190	1,302,320	900,000	900,000	(557,190)	(402,320)	03	$C	$03
$	&	005	401	23-24-401-008	140,120	140,120	121,500	121,500	(18,620)	(18,620)	03	$R	$03
$	&	006	401	23-11-176-020	276,400	276,400	276,400	276,400	0	0	07	$R	
$	&	007	401	23-01-276-014	500,460	500,460	461,970	461,970	(38,490)	(38,490)	01	$R	
$	&	008	401	23-22-251-047	113,650	106,470	113,650	106,470	0	0	07	$R	
$	&	009	405	23-34-155-032	Cancelled				0	0		$R	
$	&	010	405	23-16-326-018	322,620	322,620	307,000	307,000	(15,620)	(15,620)	03	$R	$03
$	&	011	401	23-03-432-037	171,260	171,260	160,000	160,000	(11,260)	(11,260)	03	$R	$03
$	&	012	401	23-10-126-012	114,960	104,620	110,000	104,620	(4,960)	0	03	$R	$03
$	^	013	405	23-26-226-042	No Show				0	0		$R	
$	&	014	401	23-11-352-009	159,860	159,860	141,250	141,250	(18,610)	(18,610)	03	$R	$03
$	&	015	402	23-11-352-022	11,250	11,250	11,250	11,250	0	0	07	$R	
$	&	016	405	23-09-257-009	349,800	349,800	330,000	330,000	(19,800)	(19,800)	03	$R	$03
$	&	017	401	23-02-202-012	147,140	81,310	137,500	81,310	(9,640)	0	03	$R	$03
$	&	018	401	23-16-326-002	365,180	293,150	310,000	293,150	(55,180)	0	01	$R	
$	&	019	405	23-09-257-003	325,090	323,690	325,090	323,690	0	0	07	$R	
$	&	020	405	23-32-226-047	Cancelled				0	0		$R	
$	@	021	401	23-06-376-009	194,180	194,180	177,500	177,500	(16,680)	(16,680)	03	&#@R	$03
$	@	022	401	23-06-429-021	150,880	137,730	150,880	137,730	0	0	07	&#@R	
$	&	023	401	23-23-127-005	102,950	74,060	102,950	74,060	0	0	07	$R	
$	&	024	405	23-07-227-022	212,970	163,160	212,970	163,160	0	0	07	$R	
$	&	025	405	23-09-257-016	300,250	299,350	300,250	299,350	0	0	07	$R	
$	@	026	405	23-06-100-111	71,880	71,880	71,880	71,880	0	0	07	&#@R	
$	&	027	401	23-22-326-018	Cancelled				0	0		$R	
$	&	028	401	23-31-130-012	188,330	188,330	172,500	172,500	(15,830)	(15,830)	03	$R	$03
$	@	029	401	23-06-203-001	187,680	187,680	187,680	187,680	0	0	07	&#@R	
$	^	030	401	23-35-153-008	83,310	59,890	45,000	45,000	(38,310)	(14,890)	03	$R	$03
$	&	031	405	23-08-304-018	349,620	349,620	349,620	349,620	0	0	07	$R	
$	#	301	401	23-35-477-010	52,500	32,390	0	0	(52,500)	(32,390)	02	$R	
$	&	302	401	23-13-476-022	106,200	59,030	106,200	59,030	0	0	08	$R	
$	&	303	401	23-09-176-006	146,280	97,740	0	0	(146,280)	(97,740)	02	$R	
$	&	304	401	23-31-401-025	137,990	92,410	137,990	92,410	0	0	08	$R	
$	&	305	401	23-36-202-008	81,610	68,530	0	0	(81,610)	(68,530)	02	$R	
$	&	306	401	23-15-201-197	33,770	13,970	0	0	(33,770)	(13,970)	02	$R	
$	&	307	401	23-09-378-009	170,400	105,010	0	0	(170,400)	(105,010)	02	$R	
$	&	308	401	23-26-329-035	83,150	43,900	0	0	(83,150)	(43,900)	02	$R	
$	&	309	401	23-31-451-011	175,610	119,830	89,870	89,870	(85,740)	(29,960)	02	$R	
$	&	310	405	23-07-127-102	89,230	53,970	40,480	40,480	(48,750)	(13,490)	02	$R	
$	#	311	405	23-36-377-090	25,750	10,080	0	0	(25,750)	(10,080)	02	$R	
$	&	312	401	23-24-177-013	132,850	119,350	132,850	119,350	0	0	08	$R	
$	&	313	401	23-08-277-008	147,120	97,830	73,370	73,370	(73,750)	(24,460)	02	$R	
$	&	314	401	23-25-101-072	182,490	126,620	182,490	126,620	0	0	08	$R	
$	&	315	401	23-02-201-003	136,300	75,750	37,880	37,880	(98,420)	(37,870)	02	$R	
$	&	316	401	23-05-126-008	176,810	122,720	0	0	(176,810)	(122,720)	02	$R	
$	&	317	401	23-34-278-023	134,520	69,650	0	0	(134,520)	(69,650)	02	$R	
!$!	501	251	99-41-279-952	160,140	160,140	123,460	123,460	(36,680)	(36,680)	06	!$C	
!$!	502	251	99-81-344-236	17,260	17,260	13,690	13,690	(3,570)	(3,570)	06	!$C	
!$!	503	251	99-41-243-881	1,191,900	1,191,900	885,380	885,380	(306,520)	(306,520)	06	!$C	
!$!	504	251	99-41-243-882	1,008,800	1,008,800	661,890	661,890	(346,910)	(346,910)	06	!$C	
!$!	505	251	99-62-293-012	535,210	535,210	385,630	385,630	(149,580)	(149,580)	06	!$C	

CITY OF FARMINGTON HILLS

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R/H/S	R/P	CASE		ASSESSOR		BOARD OF REVIEW		DIFFERENCES		REASON			
		NO	CLASS	PARCEL ID	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	CODE	R/S/C	S
!%\$!	506	351	99-45-246-501	3,120	3,120	2,320	2,320	(800)	(800)	06	!	!\$I
!%\$!	507	251	99-82-304-463	1,780	1,780	1,290	1,290	(490)	(490)	06	!	!\$C
!%\$!	508	251	99-82-320-025	5,000	5,000	0	0	(5,000)	(5,000)	06	!	!\$C
!%\$!	509	251	99-62-370-008	51,860	51,860	28,710	28,710	(23,150)	(23,150)	06	!	!\$C
!%\$!	510	251	99-48-236-845	144,290	144,290	105,800	105,800	(38,490)	(38,490)	06	!	!\$C
!%\$!	511	251	99-37-275-586	45,530	45,530	29,460	29,460	(16,070)	(16,070)	06	!	!\$C
!%\$!	512	251	99-51-272-018	1,239,680	1,239,680	1,148,550	1,148,550	(91,130)	(91,130)	06	!	!\$C
!%\$!	513	251	99-51-226-702	264,820	264,820	188,250	188,250	(76,570)	(76,570)	06	!	!\$C
!%\$!	514	251	99-37-275-577	102,420	102,420	71,400	71,400	(31,020)	(31,020)	06	!	!\$C
!%\$!	515	251	99-48-240-773	0	0	1,370	1,370	1,370	1,370	06	!	!\$C
!%\$!	516	351	99-80-380-000	14,254,750	14,254,750	600,400	600,400	(13,654,350)	(13,654,350)	06	!	!\$I
!%\$!	517	251	99-84-277-552	62,280	62,280	9,350	9,350	(52,930)	(52,930)	06	!	!\$C
!%\$!	518	251	99-84-277-562	197,770	197,770	43,510	43,510	(154,260)	(154,260)	06	!	!\$C
!%\$!	519	251	99-00-043-011	137,890	137,890	41,600	41,600	(96,290)	(96,290)	06	!	!\$C
!%\$!	520	251	99-81-345-054	61,260	61,260	53,810	53,810	(7,450)	(7,450)	06	!	!\$C
!%\$!	521	251	99-43-248-603	2,716,100	2,716,100	2,104,090	2,104,090	(612,010)	(612,010)	06	!	!\$C
!%\$!	522	251	99-81-335-365	45,050	45,050	32,800	32,800	(12,250)	(12,250)	06	!	!\$C
!%\$!	523	251	99-51-226-301	65,740	65,740	49,660	49,660	(16,080)	(16,080)	06	!	!\$C
!%\$!	524	251	99-82-315-086	555,440	555,440	889,370	889,370	333,930	333,930	06	!	!\$C
!%#	!	525	251	99-62-284-001	133,690	133,690	158,150	158,150	24,460	24,460	06	!	!#C
!%\$!	526	251	99-00-039-003	0	0	102,440	102,440	102,440	102,440	06	!	!\$C
!%#	!	527	251	99-00-005-098	59,600	59,600	8,260	8,260	(51,340)	(51,340)	06	!	!#C
!%\$!	528	251	99-00-005-110	275,450	275,450	308,780	308,780	33,330	33,330	06	!	!\$C
!%\$!	529	251	99-82-322-510	85,150	85,150	149,270	149,270	64,120	64,120	06	!	!\$C
!%\$!	530	251	99-00-010-012	72,140	72,140	0	0	(72,140)	(72,140)	06	!	!\$C
!%\$!	531	251	99-37-275-592	87,520	87,520	60,090	60,090	(27,430)	(27,430)	06	!	!\$C
!%\$!	532	251	99-80-387-551	959,200	959,200	807,580	807,580	(151,620)	(151,620)	06	!	!\$C
!%\$!	533	251	99-43-247-903	2,500	2,500	0	0	(2,500)	(2,500)	06	!	!\$C
!%\$!	534	251	99-21-313-252	149,140	149,140	113,830	113,830	(35,310)	(35,310)	06	!	!\$C
!%\$!	535	251	99-21-240-205	85,720	85,720	65,590	65,590	(20,130)	(20,130)	06	!	!\$C
!%\$!	536	251	99-82-314-109	57,860	57,860	44,340	44,340	(13,520)	(13,520)	06	!	!\$C
!%\$!	537	251	99-82-323-011	3,000	3,000	0	0	(3,000)	(3,000)	06	!	!\$C
!%\$!	538	251	99-82-313-604	78,060	78,060	54,020	54,020	(24,040)	(24,040)	06	!	!\$C
!%\$!	539	251	99-51-272-019	6,220	6,220	0	0	(6,220)	(6,220)	06	!	!\$C
!%\$!	540	251	99-21-308-250	84,500	84,500	65,360	65,360	(19,140)	(19,140)	06	!	!\$C
!%\$!	541	251	99-21-313-550	114,770	114,770	89,680	89,680	(25,090)	(25,090)	06	!	!\$C
!%\$!	542	251	99-21-302-033	10,000	10,000	14,450	14,450	4,450	4,450	06	!	!\$C
!%\$!	543	251	99-00-022-002	0	0	67,020	67,020	67,020	67,020	06	!	!\$C
!%\$!	544	251	99-48-235-553	48,540	48,540	23,620	23,620	(24,920)	(24,920)	06	!	!\$C
!%\$!	545	251	99-46-238-803	61,240	61,240	49,530	49,530	(11,710)	(11,710)	06	!	!\$C
!%\$!	546	251	99-83-393-033	17,840	17,840	12,210	12,210	(5,630)	(5,630)	06	!	!\$C
!%\$!	547	251	99-81-329-119	110,040	110,040	62,170	62,170	(47,870)	(47,870)	06	!	!\$C
!%\$!	548	251	99-51-222-636	89,240	89,240	52,750	52,750	(36,490)	(36,490)	06	!	!\$C
!%\$!	549	251	99-91-334-692	489,590	489,590	598,860	598,860	109,270	109,270	06	!	!\$C
!%\$!	550	251	99-91-334-706	640	640	530	530	(110)	(110)	06	!	!\$C
!%\$!	551	251	99-91-334-705	530	530	440	440	(90)	(90)	06	!	!\$C
!%\$!	552	251	99-82-300-566	445,800	445,800	341,510	341,510	(104,290)	(104,290)	06	!	!\$C
!%\$!	553	251	99-74-245-653	125,200	125,200	179,500	179,500	54,300	54,300	06	!	!\$C
!%\$!	554	251	99-51-272-845	6,080	6,080	9,350	9,350	3,270	3,270	06	!	!\$C
!%\$!	555	251	99-51-268-503	241,160	241,160	216,020	216,020	(25,140)	(25,140)	06	!	!\$C
!%\$!	556	251	99-71-314-075	670	670	430	430	(240)	(240)	06	!	!\$C
&%\$	&	557	212	23-02-601-002	71,050	71,050	71,740	71,740	690	690	06	!	&\$C
&%\$	&	558	212	23-19-601-001	35,810	35,730	38,730	38,730	2,920	3,000	06	!	&\$C
!%\$!	559	251	99-11-277-785	29,160	29,160	20,090	20,090	(9,070)	(9,070)	06	!	!\$C
!%\$!	560	251	99-16-242-901	143,260	143,260	95,970	95,970	(47,290)	(47,290)	06	!	!\$C
!%\$!	561	251	99-31-299-200	46,010	46,010	31,760	31,760	(14,250)	(14,250)	06	!	!\$C

CITY OF FARMINGTON HILLS

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R/H/S	R/P	CASE			ASSESSOR		BOARD OF REVIEW		DIFFERENCES		REASON		
		NO	CLASS	PARCEL ID	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	CODE	R/S/C	S
!	!	618	251	99-00-022-703	45,000	45,000	0	0	(45,000)	(45,000)	06	!	!\$C
!	!	619	251	99-37-275-575	0	0	15,000	15,000	15,000	15,000	06	!	!\$C
!	!	620	251	99-40-365-566	0	0	15,000	15,000	15,000	15,000	06	!	!\$C
!	!	621	251	99-84-277-560	0	0	15,000	15,000	15,000	15,000	06	!	!\$C
!	!	622	251	99-21-312-051	159,120	159,120	124,120	124,120	(35,000)	(35,000)	06	!	!\$C
!	!	623	251	99-81-335-457	54,610	54,610	39,420	39,420	(15,190)	(15,190)	06	!	!\$C
&^\$	&	801	201	22-23-30-127-039	Duplicate of #004				0	0			&\$C
&^\$	&	802	201	22-23-14-126-003	145,350	119,200	145,350	119,200	0	0	07	&\$C	
&%\$	&	803	401	22-23-05-451-008	179,900	136,250	0	0	(179,900)	(136,250)	11	&\$R	
&^\$	&	804	201	22-23-15-480-001	1,213,730	719,590	1,038,500	719,590	(175,230)	0	10	&\$C	
&^\$	&	805	401	22-23-36-427-013	53,700	53,700	35,000	35,000	(18,700)	(18,700)	01	&\$R	
&^\$	&	806	201	22-23-02-103-003	36,580	36,580	35,000	35,000	(1,580)	(1,580)	03	&\$C	
&^\$	&	807	201	22-23-01-301-022	3,586,580	2,078,700	3,586,580	2,078,700	0	0	07	&\$C	
&%\$	&	808	401	22-23-33-429-007	96,620	96,620	90,000	90,000	(6,620)	(6,620)	01	&\$R	
&%\$	&	809	401	22-23-12-227-023	416,640	326,080	365,000	326,080	(51,640)	0	03	&\$R	
&%\$	&	810	405	22-23-07-402-023	185,510	135,280	185,510	135,280	0	0	07	&\$R	
&%\$	&	811	401	22-23-36-252-016	73,070	64,990	0	0	(73,070)	(64,990)	11	&\$R	
&%\$	&	812	405	22-23-20-376-074	152,110	131,560	152,110	131,560	0	0	07	&\$R	
&^\$	&	813	201	22-23-11-451-017	321,840	314,340	321,840	314,340	0	0	07	&\$C	
&%\$	&	814	401	22-23-24-251-003	133,370	125,540	133,370	125,540	0	0	07	&\$R	
&^\$	&	815	201	22-23-16-201-008	5,294,760	3,248,960	4,750,000	3,248,960	(544,760)	0	03	&\$C	
&^\$	&	816	201	22-23-16-201-014	2,613,360	1,807,310	2,613,360	1,807,310	0	0	07	&\$C	
&^\$	&	817	401	22-23-35-128-020	45,240	35,650	45,240	35,650	0	0	07	&\$R	
&^\$	&	818	201	22-23-26-101-017	41,880	41,210	38,310	37,640	(3,570)	(3,570)	01	&\$C	
&%\$	&	819	203	22-23-28-376-001	7,856,410	6,032,010	7,856,410	6,135,920	0	103,910	01	&\$C	
&^\$	&	820	401	22-23-09-102-041	124,950	124,950	109,080	109,080	(15,870)	(15,870)	01	&\$R	
&^\$	&	821	401	22-23-21-102-030	262,320	262,320	168,570	168,570	(93,750)	(93,750)	01	&\$R	
&%\$	&	822	401	22-23-16-452-012	413,340	401,920	400,000	395,250	(13,340)	(6,670)	03	&\$R	
&^\$	&	823	401	22-23-26-404-032	86,350	60,750	82,500	60,750	(3,850)	0	03	&\$R	
&%\$	&	824	401	22-23-10-152-007	129,240	129,240	120,000	120,000	(9,240)	(9,240)	03	&\$R	
&%\$	&	825	405	22-23-05-428-015	215,500	215,500	215,500	215,500	0	0	07	&\$R	
&%\$	&	826	401	22-23-20-178-007	175,680	147,220	175,680	147,220	0	0	07	&\$R	
&%\$	&	827	401	22-23-17-302-020	199,910	191,120	199,910	191,120	0	0	07	&\$R	
&%\$	&	828	401	22-23-24-152-019	151,550	134,170	151,550	134,170	0	0	07	&\$R	
&%\$	&	829	401	22-23-23-126-066	203,340	161,840	187,500	161,840	(15,840)	0	03	&\$R	
&%\$	&	830	401	22-23-22-227-035	158,430	158,430	158,430	158,430	0	0	07	&\$R	
&%\$	&	831	401	22-23-02-277-016	142,280	76,220	142,280	76,220	0	0	07	&\$R	
&%\$	&	832	401	22-23-03-203-053	97,410	88,230	96,000	88,230	(1,410)	0	03	&\$R	
&^\$	&	833	401	22-23-04-376-028	157,710	112,070	157,710	157,710	0	45,640	09	&\$R	
&^\$	&	834	301	22-23-19-451-032	135,070	117,510	135,070	135,070	0	17,560	09	&\$I	
&%\$	&	835	401	22-23-29-326-014	162,560	127,690	162,560	127,690	0	0	07	&\$R	
&%\$	&	836	401	22-23-24-176-006	145,930	136,220	145,930	136,220	0	0	07	&\$R	
&%\$	&	837	401	23-22-22-476-020	128,690	128,690	110,000	110,000	(18,690)	(18,690)	03	&\$R	
&%\$	&	838	401	22-23-05-377-048	148,200	145,680	148,200	145,680	0	0	07	&\$R	
&%\$	&	839	401	22-23-06-204-008	244,670	201,220	226,000	201,220	(18,670)	0	01	&\$R	
&%\$	&	840	401	22-23-23-476-034	97,540	97,540	97,540	97,540	0	0	07	&\$R	
&%\$	&	841	401	22-23-24-201-020	169,260	169,260	147,500	147,500	(21,760)	(21,760)	03	&\$R	
&%\$	&	842	401	22-23-16-151-032	273,080	235,080	273,080	235,080	0	0	07	&\$R	
&%\$	&	843	401	22-23-03-408-041	145,050	145,050	145,050	145,050	0	0	07	&\$R	
&%\$	&	844	401	22-23-14-176-005	118,750	91,880	118,750	91,880	0	0	07	&\$R	
&%\$	&	845	401	22-23-23-177-002	156,270	156,270	156,270	156,270	0	0	07	&\$R	
&^\$	&	846	401	22-23-25-202-004	97,280	57,690	97,280	97,280	0	39,590	09	&\$R	
&%\$	&	847	401	22-23-09-127-020	140,930	104,050	140,930	140,930	0	36,880	09	&\$R	
&^\$	&	848	405	22-23-26-376-067	48,210	48,210	48,210	48,210	0	0	07	&\$R	
&%\$	&	849	401	22-23-14-326-020	371,030	371,030	274,420	274,420	(96,610)	(96,610)	01	&\$R	

CITY OF FARMINGTON HILLS

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R/H/S R/P	CASE NO	CLASS	PARCEL ID	ASSESSOR		BOARD OF REVIEW		DIFFERENCES		REASON CODE	R/S/C	S
				ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE	ASSESSMENT	TAXABLE			
&%\$	&	850	401	22-23-31-278-017	187,680	187,680	187,680	187,680	0	0	07	&\$R
&^\$	&	851	405	22-23-26-226-042	123,240	110,310	123,240	110,310	0	0	07	&\$R
&%\$	&	852	401	22-23-15-426-043	160,020	159,150	160,020	159,150	0	0	07	&\$R
&%#	&	853	401	22-23-36-377-108	132,270	93,180	118,500	93,180	(13,770)	0	03	&#R
&%\$	&	854	401	22-23-11-252-021	151,720	151,720	125,000	125,000	(26,720)	(26,720)	03	&\$R
&%\$	&	855	401	22-23-04-405-012	143,920	83,470	143,920	83,470	0	0	07	&\$R
&%\$	&	856	401	22-23-05-126-008	Duplicate of #316				0	0	07	&\$R
&%\$	&	857	401	22-23-36-202-029	80,980	65,810	80,980	65,810	0	0	07	&\$R
&%\$	&	858	401	22-23-14-302-024	186,030	153,020	186,030	153,020	0	0	07	&\$R
&%\$	&	859	401	22-23-32-301-074	492,120	492,120	460,980	460,980	(31,140)	(31,140)	01	&\$R
&%\$	&	860	401	22-23-31-453-003	151,060	131,400	151,060	131,400	0	0	07	&\$R
&%\$	&	861	401	22-23-33-405-011	121,330	99,950	121,330	99,950	0	0	07	&\$R

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R/H/S	R/P	CASE NO	CLASS	PARCEL ID	ASSESSOR ASSESSMENT	TAXABLE	BOARD OF REVIEW ASSESSMENT	TAXABLE	DIFFERENCES ASSESSMENT	TAXABLE	REASON CODE	R/S/C	S
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OF APPEALS

232

TOTAL CHANGES

(19,658,260)

(17,748,800)

17 # Poverty
13 # Granted

Real	ASSESSMENT	TAXABLE
Farmington	(3,487,100)	(1,577,640)
Home	(1,894,730)	(1,039,740)
Non-Home	(1,452,810)	(447,890)
Clarenceville		
Home	(92,020)	(42,470)
Non-Home	0	0
Walled Lake		
Home	(47,540)	(47,540)
Non-Home	0	0

Personal	ASSESSMENT	TAXABLE
Farmington	(16,171,160)	(16,171,160)
Home	(15,994,700)	(15,994,700)
Non-Home	0	0
Clarenceville		
Home	(176,460)	(176,460)
Non-Home	0	0
Walled Lake		
Home	0	0
Non-Home	0	0

% Homestead
^ Non-Homestead
Clarenceville
@ Walled Lake
\$ Farmington
& Real
! Personal
C Commercial
I Industrial
R Residential

BOR Disagrees	ASSESSMENT	TAXABLE	No.
Farmington (H)	(719,000)	(533,630)	12
Walled Lake (H)	0	0	0
Clarenceville (H)	0	0	0

Totals	ASSESSMENT	TAXABLE
Farmington		
Home	(17,889,430)	(17,034,440)
Non-Home	(1,452,810)	(447,890)
Clarenceville		
Home	(268,480)	(218,930)
Non-Home	0	0
Walled Lake		
Home	(47,540)	(47,540)
Non-Home	0	0

BOR CHANGES (By Class)		
Real	(3,487,100)	(1,577,640)
Farmington		
Commercial	(1,278,720)	(299,870)
Industrial	0	17,560
Residential	(2,094,570)	(1,215,400)
Clarenceville		
Commercial	0	0
Industrial	0	0
Residential	(66,270)	(32,390)
Walled Lake		
Commercial	0	0
Industrial	0	0
Residential	(47,540)	(47,540)

Personal	ASSESSMENT	TAXABLE
(16,171,160)	(16,171,160)	
Farmington		
Commercial	(2,500,970)	(2,500,970)
Industrial	(13,655,150)	(13,655,150)
Residential	0	0
Clarenceville		
Commercial	(15,040)	(15,040)
Industrial	0	0
Residential	0	0
Walled Lake		
Commercial	0	0
Industrial	0	0
Residential	0	0

Totals	ASSESSMENT	TAXABLE
Farmington		
Commercial	(3,779,690)	(2,800,840)
Industrial	(13,655,150)	(13,637,590)
Residential	(2,094,570)	(1,215,400)
Clarenceville		
Commercial	(15,040)	(15,040)
Industrial	0	0
Residential	(66,270)	(32,390)
Walled Lake		
Commercial	0	0
Industrial	0	0
Residential	(47,540)	(47,540)