

2016

CITY of TROY

Assessment Roll

&

Board of Review

Report

City of Troy
Board of Review
ANNUAL REPORT
2016 ASSESSMENT ROLL

2016 Board of Review:

Frank Strahl, Chairman
Howard Adams
James Hatch

Submitted by: Leger A. (Nino) Licari, City Assessor

March 31, 2016

TO: The Honorable Mayor and City Council

FROM: Leger A. (Nino) Licari, City Assessor

RE: 2016 Assessment Roll Report and Board of Review Minutes

It is my pleasure to present to you the 2016 Assessment Roll Report and Board of Review Minutes for the City of Troy. This roll is the product of a full year's effort by the entire Assessing Department staff. Without their able assistance, this roll would surely suffer. I am most appreciative of the efforts they expend every year in the service of the community.

The **2016 Assessment Roll** is summarized as follows:

Total Assessed Value	Total Taxable Value	Residential Taxable Value	Commercial Taxable Value	Industrial Taxable Value	Personal Taxable Value
5,626,878,870	4,540,034,370	2,977,938,320	893,540,330	286,584,670	381,971,060

The Assessed Value increase for 2016 is \$313,267,170 or a 5.90% increase from 2015.

This year the **Taxable Value** increased \$35,249,180 or 0.78%.

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

Year	Assessed Value	Increase (Decrease)	%	Taxable Value	Increase (Decrease)	%
2016	5,626,878,870	313,267,170	5.90	4,540,034,370	35,249,180	0.78
2015	5,313,611,700	486,069,960	10.07	4,504,785,190	133,204,840	3.05
2014	4,827,541,740	336,109,400	7.50	4,371,580,350	61,316,902	1.42
2013	4,491,432,340	81,323,440	1.80	4,310,263,448	(2,428,602)	(0.001)
2012	4,410,108,900	(130,303,780)	(2.90)	4,312,692,050	(136,158,010)	(3.10)

It should be noted that the Consumer Price Index in Michigan for 2016 Taxable Value was set at 0.3% (3 tenths of 1%), a multiplier of 1.003.

The following chart details the **Ratio of Taxable Value to Market Value** (2 times the Assessed Value) with and without Personal Property, since the passage of Proposal "A".

Ratio of Taxable Value to Market Value since 1994					
Year	Assessed Value	Taxable Value	Ratio All	Personal Property	Ratio No Personal
2016	5,626,878,870	4,540,034,370	40.34	381,971,050	39.64
2015	5,313,611,700	4,504,785,190	42.39	437,230,620	41.71
2014	4,827,541,740	4,371,580,350	45.28	425,841,680	44.82
2013	4,491,432,340	4,310,263,448	47.98	414,094,580	47.78
2012	4,410,108,900	4,312,692,050	48.90	395,095,920	48.79
2011	4,540,412,680	4,448,750,160	48.99	384,084,890	48.90
2010	4,958,518,313	4,843,613,012	48.84	407,990,730	48.74
2009	5,838,869,239	5,459,779,936	46.75	448,100,230	46.48
2008	6,227,094,050	5,562,596,010	44.26	457,552,500	44.24
2007	6,422,659,810	5,550,516,437	43.21	464,213,650	42.68
2006	6,608,804,750	5,435,035,442	41.12	479,874,950	40.42
2005	6,525,074,330	5,264,351,550	40.33	503,497,670	39.53
2004	6,337,222,973	5,094,758,223	40.20	536,093,423	39.34
2003	6,188,084,256	4,978,263,437	40.22	584,236,696	39.21
2002	5,955,697,398	4,861,640,648	40.82	619,964,538	39.75
2001	5,652,563,942	4,686,250,942	41.45	649,562,212	40.34
2000	5,218,597,300	4,373,072,080	41.90	643,070,690	40.76
1999	4,696,926,183	4,183,560,453	44.54	666,496,353	43.63
1998	4,284,960,814	4,005,628,276	46.74	626,129,990	46.18
1997	3,954,663,960	3,775,248,837	47.73	579,417,710	47.34
1996	3,672,996,870	3,573,652,298	48.65	522,531,950	48.42
1995	3,463,173,910	3,425,410,880	49.45	507,025,520	49.36
1994	3,308,095,110	3,308,095,110	50.00	453,375,110	50.00

The **Personal Property Roll** for 2016 is \$ 381,971,050, a decrease of \$55,259,570 or 12.64%. This is due to the initial phase in of the exemption of Industrial Personal Property, and normal replacement and depreciation of non-exempt property.

This lost revenue should be replaced by the State of Michigan using expired credits against the State Use Tax.

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

5 Year Personal Property History			
Year	Assessed/Taxable Value	Change	% +,-
2016	381,971,050	(55,259,570)	(12.64)
2015	437,230,620	11,388,940	2.67
2014	425,841,680	11,747,100	2.84
2013	414,094,580	18,998,660	4.90
2012	395,096,920	11,102,030	2.87

The **Industrial Facilities Tax Roll** has a decrease of \$7,075,100 or 37.59%. This is due to the expiration of 3 IFT's and the initial exemption of Industrial Personal Property.

The chart below reflects a 5 year history of the tax abatement roll.

5 Year Industrial Facilities Tax Abatement History			
Year	Assessed/Taxable Value	Change	% +,-
2016	11,748,050	(7,075,100)	(37.59)
2015	18,823,150	2,892,450	18.15
2014	15,930,700	(2,202,370)	(12.15)
2013	18,133,070	4,219,340	30.33
2012	13,913,730	1,930,580	16.11

As you recall, the **Downtown Development Authority (DDA)** was reconfigured, and the debt was refinanced for the 2014 year.

The history of the new DDA is only 3 years at this point.

The following chart details the **history of the DDA**

DDA History and Capture Changes					
Year	TOTAL DDA	Real	Personal	Capture	Capture %+,-
2016	383,504,400	283,344,760	100,159,640	74,312,130	6.18
2015	379,177,070	277,522,820	101,654,250	69,984,800	(2.34)
2014	380,857,480	277,809,450	103,048,030	71,665,210	

The City of Troy now has 2 **Brownfield Redevelopment Authorities (BRA)**, **TCF Bank** and **MJR** (the new movie complex constructed on the site of the former Kmart at Maple and Livernois).

The **TCF Brownfield** is in its eighth year. The 2016 Taxable Value is 342,280, an increase of \$1,020, or 0.30% from the 2015 value (CPI increase).

TCF BRA History and Capture Changes					
Year	Total BRA	Real	Personal	Capture	Capture %+,-
2016	342,280	342,280	0	144,340	0.30
2015	341,260	341,260	0	143,320	3.89
2014	335,890	335,890	0	137,950	0.73
2013	334,880	334,880	0	136,940	(15.60)
2012	360,210	360,210	0	162,270	(12.08)
2011	382,510	382,510	0	184,570	(22.85)
2010	437,180	437,180	0	239,240	(21.71)
2009	503,530	503,530	0	305,590	(5.66)
2008	521,860	521,860	0	323,920	(4.91)
2007	538,570	538,570	0	340,630	

The **MJR Brownfield** is in its third year. The 2016 Taxable Value is \$5,251,950. The Captured Taxable Value is \$4,226,310. The decrease is due to the depreciation of the Personal Property.

MJR BRA History and Capture Changes					
Year	TOTAL BRA	Real	Personal	Capture	Capture %+,-
2016	5,251,950	4,035,950	1,216,000	4,226,310	(5.96)
2015	5,519,770	4,023,880	1,495,890	4,494,130	
2014	2,175,240	2,175,240	0	1,149,600	

This is the thirteenth year for the **Smart Zone (SZ)** in Troy. This is the development occurring at the former Big Beaver Airport site. It shows a 14.09% decrease in captured Taxable Value from 2015. This is due to normal depreciation of the Personal Property, and the initial phase in of the exemption of Industrial Personal Property.

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

SmartZone Totals					
Year	TOTAL SZ	Real	Personal	Capture	Capture %+,-
2016	21,666,445	13,301,350	8,365,095	7,219,065	(14.09)
2015	22,850,510	13,261,600	9,588,910	8,403,130	29.75
2014	20,923,395	13,052,800	7,870,595	6,476,015	6.10
2013	20,546,380	13,126,260	7,420,120	6,099,000	(6.80)
2012	20,096,250	12,118,900	7,977,350	6,546,350	14.27
2011	20,097,510	13,907,950	6,189,560	5,650,130	(46.09)
2010	24,927,370	17,102,270	7,825,100	10,479,990	(10.99)
2009	26,221,980	19,630,100	6,591,880	11,774,600	12.14
2008	24,947,540	18,428,290	6,519,250	10,500,160	(0.69)
2007	25,725,320	18,164,810	7,560,510	11,277,940	25.89
2006	23,405,930	16,888,080	6,517,850	8,958,550	11.50
2005	22,482,220	16,372,300	6,109,920	8,034,840	48.22
2004	19,867,910	15,089,770	4,778,140	5,420,530	

The State of Michigan introduced **2 New Tax Exemptions** of property starting with the 2014 year.

The first of these was an expansion of the **Veterans Exemption**. The new legislation allows any veteran who is declared 100% disabled, or 100% unemployable to be exempt from local property taxes. This benefit continues for the un-remarried surviving spouse.

There were 35 of these exemptions granted (34 in 2015), totaling over \$3,450,000 in Taxable Value. This is a loss of City revenue of \$36,225.

The second exemption is the beginning of the proposed **phase out of Personal Property** statewide. This started with the **Small Parcel Exemption**. The Small Parcel Exemption is for Personal Property accounts that have a Market Value of \$80,000 or less, or, \$40,000 or less of Assessed Value.

There were over 2,000 of these parcels on the Personal Property Roll that will no longer have to pay Personal Property taxes starting with the 2014 year.

As you have previously seen, the phase in of the exemption of Industrial Personal Property has reduced that roll by over \$55,000,000.

For the 2016 Assessment Year there are 27,479 residential parcels in the City of Troy. They have an average Assessed Value (A/V) of \$139,785, and an average Market Value of \$279,570. The average Taxable Value (T/V) for these parcels is \$108,371.

There were 874 valid residential sales in the 2015 calendar year. The total sales price for these parcels was \$283,892,947, for an average selling price of \$324,820. The lowest recorded residential sale was \$69,900 and the highest recorded residential sale was \$1,355,000.

There were also 188 sales of condominiums in 2015. They had a total selling price of \$38,310,022, for an average sale price of \$203,777. The lowest recorded condominium sale was \$50,000 and the highest recorded condominium sale was \$670,000.

There were 2,256 deeds processed by the Office Assistant staff in the Assessing Department. The vast majority of these lead to the filing of a Property Transfer Affidavit that is processed by this department. In addition, we handle approximately the same amount of Principal Residence Exemption Affidavits annually.

There are currently 1,976 Commercial or Industrial zoned parcels in the City of Troy. These parcels encompass over 7,666 businesses that file Personal Property returns in the City. The filing deadline is February 20th, of any given year. All of these returns are processed before the last scheduled session of the Board of Review.

Also included are the 2016 Assessment Roll Summary sheets, which summarize most of the information in this report.

I must also compliment the staff of the Assessing Department for the valuable work they do on behalf of the citizens of the City of Troy. The telephone volume is staggering. Staff personally review and change dozens of Assessments, on top of the many that they each reviewed and were unable to change. Counter traffic is extreme. In spite of the thousands of citizens we spoke with by telephone, or dealt with in person, I received not a single complaint. Staff's work this year was again, outstanding.

I should also mention the extraordinary work performed by the citizen volunteers who served on the 2016 Board of Review. Their work is difficult and stressful. This was another great job in a high stress environment.

The Minutes of the Board of Review close this report. I am available to answer any questions you may have.

Respectfully submitted by,

Leger A. (Nino) Licari
City Assessor

2016 March Board of Review
2016 Assessment Roll Summary

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	121	1,074,211,480	893,540,330
Industrial Real	955	329,550,270	286,584,670
Residential Real	27,479	3,841,146,070	2,977,938,320
Total Real	28,555	5,244,907,820	4,158,063,320
Commercial Personal	7,168	256,580,200	256,580,200
Industrial Personal	665	74,210,610	74,210,610
Utility Personal	19	51,180,240	51,180,240
Deletes	186		
Total Personal	7,666	381,971,050	381,971,050
Total of Roll	36,407	5,626,878,870	4,540,034,370
Net of Deletes	36,221		

Percent Changes by Class			
Assessed Value Percent Change	%	Taxable Value Percent Change	%
Residential	7.08	Residential	2.87
Commercial	8.42	Commercial	0.22
Industrial	10.40	Industrial	1.95
Personal	(12.64)	Personal	(12.64)
Overall A/V	5.90	Overall T/V	0.78

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)					
	A/V %	T/V %		A/V %	T/V %
Residential	68.26	65.59	Real	93.21	91.59
Commercial	19.09	19.68	Personal	6.79	8.41
Industrial	5.86	6.31			
Personal	6.79	8.41			
Total	100.00	100.00	Total	100.00	100.00

Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	324,820			
874 Sales @ \$283,892,947	High Sale	1,355,000	Low Sale	69,900
Condo	203,777	M/V	A/V	T/V
188 Sales @ \$38,310,022	High Sale	670,000	Low Sale	50,000
Combined Residential & Condo	303,393	M/V	A/V	T/V
1,062 Sales @ \$322,202,969	High Sale	1,195,000	Low Sale	30,000

2016 Assessment Roll Summary

**2016 March Board of Review
2016 Assessment Roll Summary**

Ratio of Taxable Value to Market Value

Total Market Value (including Personal Property)	11,253,757,740
Total Taxable Value (including Personal Property)	9,080,068,740
Ratio of T/V to M/V (including Personal Property) %	40.34

Total Market Value (No Personal Property)	10,489,815,640
Total Taxable Value (No Personal Property)	8,316,126,640
Ratio of T/V to M/V (No Personal Property) %	39.64

By Type (No Personal Property)	Assessed Value	Market Value	Taxable Value	Ratio
Commercial	1,330,791,680	2,661,583,360	1,150,120,530	43.21
Industrial	454,941,120	909,882,240	411,975,520	45.28
Residential	3,841,146,070	7,682,292,140	2,977,938,320	38.76

DDA Statistics

	Base	2016 T/V	2016 Capture
Total	309,192,270	383,504,400	74,312,130

Troy Brownfield - TCF Bank Statistics

	Base	2016 T/V	2016 Capture
Total	197,940	342,280	144,340

Troy Brownfield - MJR Theater Statistics

	Base	2016 T/V	2016 Capture
Total	1,025,640	5,251,950	4,226,310

Troy Smart Zone (SZ) Statistics

	Base	2016 T/V	2016 Capture
Total	14,447,380	21,666,445	7,219,065

2015 Millage Rates (2016 rates are not Certified until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
260	TROY	30.5773	6.6667	37.2440	37.0856	13.1748	50.2604
010	Avondale	29.6724	5.7618	35.4342	38.7624	14.8518	53.6142
030	Birmingham	34.1029	6.1058	40.2087	38.7119	10.8623	49.5742
040	Bloomfield	30.4483	6.5096	36.9579	35.6226	11.7120	47.3346
160	Lamphere	35.0759	11.1653	46.2412	36.8434	12.9328	49.7762
230	Royal Oak	33.1409	1.7723	34.9132	48.6570	1.7723	50.4293
265	DDA Troy	30.5773	6.6667	37.2440	37.0856	13.1748	50.2604
269	Brwnf'd Troy	30.5773	6.6667	37.2440	37.0856	13.1748	50.2604
268	SmartZn Troy	30.5773	6.6667	37.2440	37.0856	13.1748	50.2604
750	Warren	36.0620	1.7723	37.8343	47.3976	1.7723	49.1699

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

2016 March Board of Review

City of Troy - Assessing Department 2016 Commercial/Industrial Summary by Use

Count	Use	Acres	Sq Ft/Units	2016 A/V	2016 T/V
18	Auto Dealer	95.231	741,413	22,822,600	19,022,830
32	Bank	40.819	131,880	10,727,580	9,427,830
5	Barber - Beauty Shop	1.339	6,740	373,600	330,050
3	Bowling Center	14.304	111,413	1,148,980	1,148,980
7	Car Wash	4.411	29,460	1,028,330	839,990
5	Clubhouse - Catering	27.020	102,943	4,246,610	4,246,530
14	Day Care Center	19.969	117,672	4,849,870	4,188,440
62	Engineering	226.100	2,716,500	60,695,760	53,146,820
4	Flathouse Storage	20.624	80,824	2,436,170	2,317,020
52	Gar/Gas/Serv/Repair/Conv	39.222	250,014	10,758,530	9,359,700
5	Garage, Mini-Lube	2.181	10,081	589,860	520,050
2	Hangar	0.000	24,928	267,860	226,190
3	Health Club	16.291	161,623	4,445,310	4,250,490
1	Hospital, Surgical Center	4.070	61,522	8,145,220	8,145,220
13	Hotel/Motel	77.965	2,305	37,698,340	32,872,780
639	Industrial LM	874.743	11,829,861	198,676,490	171,453,350
40	Industrial -Loft	111.221	1,771,500	22,755,690	20,114,030
23	Market	43.504	318,645	11,363,530	10,006,500
85	Medical Office	67.885	711,233	31,775,210	27,833,050
2	Mortuary	3.679	30,404	1,094,990	1,021,340
63	Mult/Apt/Senior	475.549	6,151	112,286,960	102,136,310
5	Mult/Asstd Living	19.580	426	11,486,400	9,982,990
259	Office	1,050.550	17,262,676	488,761,620	381,824,870
24	Res. Non-Conforming	6.228	26,073	744,800	708,960
42	Restaurant	47.123	413,694	24,188,670	19,823,680
24	Restaurant - Fast Food	19.070	65,421	5,405,150	4,629,040
65	Retail/Dept/Disc/Whse	261.025	3,347,672	91,974,720	79,003,060
9	Self Storage	39.190	767,373	8,628,310	8,057,120
4	Shopping Cntr - Community	38.311	429,655	8,279,570	7,281,100
3	Shopping Cntr - Mall	63.208	1,589,457	88,607,120	74,752,100
59	Shopping Cntr - Neigh'd	112.224	1,041,128	43,570,460	36,366,500
2	Skating Rink	38.038	278,254	9,322,330	8,511,780
1	Theater - Cinema	12.484	76,067	4,974,950	4,035,950
4	Veterinary	1.836	12,558	678,530	592,200
53	Whse - Dist/Strge/Transit	166.752	1,943,901	31,335,000	27,227,860
1,632		4,041.746	46,471,467	1,366,145,120	1,145,404,710

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

2015 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2015 Oakland County Certified Millage Rates for Cities, Villages, & Townships by Millage Rate	
City Village or Township	Total Millage	City Village or Township	Total Millage
Addison Twp	8.5425	Southfield Twp	0.6000
Auburn Hills	10.5602	Holly Twp	2.4851
Berkley	16.9791	Commerce Twp	3.0871
Beverly Hills Village	12.3818	Rose Twp	3.1150
Bingham Farms Village	8.4000	Novi Twp	3.2036
Birmingham	14.8269	Groveland Twp	4.9400
Bloomfield Hills	10.9866	Oakland Twp	5.9630
Bloomfield Twp	13.2512	Lyon Twp	7.0517
Brandon Twp	7.6106	Franklin Village	7.2022
Clarkston	19.7809	Springfield Twp	7.2786
Clawson	27.2585	Highland Twp	7.3509
Commerce Twp	3.0871	Brandon Twp	7.6106
Farmington	16.5856	Orchard Lake Village (City)	7.8600
Farmington Hills	15.9764	Milford Twp	8.3466
Fenton	10.6226	Orion Twp	8.3985
Ferndale	29.3514	Bingham Farms Village	8.4000
Franklin Village	7.2022	Addison Twp	8.5425
Groveland Twp	4.9400	Independence Twp	9.1341
Hazel Park	38.2671	White Lake Twp	9.8133
Highland Twp	7.3509	Novi	10.2000
Holly Twp	2.4851	Lake Angelus	10.4500
Holly Village (Ind Twp)	15.9229	Rochester Hills	10.4605
Holly Village	16.5528	** Troy **	10.4974
Huntington Woods	24.5693	Auburn Hills	10.5602
Independence Twp	9.1341	Fenton	10.6226
Keego Harbor	13.3346	Bloomfield Hills	10.9866
Lake Angelus	10.4500	Oxford Twp	11.2412
Lake Orion Village	18.4701	Waterford Twp	11.5796
Lathrup Village (City)	22.3920	Rochester	12.0289
Leonard Village	15.5425	West Bloomfield Twp	12.2122
Lyon Twp	7.0517	Beverly Hills Village	12.3818
Madison Heights	22.9618	Wolverine Lake Village	12.6601
Milford Twp	8.3466	Bloomfield Twp	13.2512
Milford Village	17.5799	Keego Harbor	13.3346
Northville	16.4936	Royal Oak Twp	13.6714
Novi	10.2000	Birmingham	14.8269
Novi Twp	3.2036	Wixom	15.3629
Oak Park	37.6060	Leonard Village	15.5425
Oakland Twp	5.9630	Ortonville Village	15.6106

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

2015 Oakland County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2015 Oakland County Certified Millage Rates for Cities, Villages, & Townships by Millage Rate	
City Village or Township	Total Millage	City Village or Township	Total Millage
Orchard Lake Village (City)	7.8600	South Lyon	15.6645
Orion Twp	8.3985	Holly Village (Ind Twp)	15.9229
Ortonville Village	15.6106	Farmington Hills	15.9764
Oxford Twp	11.2412	Northville	16.4936
Oxford Village	17.9711	Holly Village	16.5528
Pleasant Ridge	22.5595	Farmington	16.5856
Pontiac	17.0011	Berkley	16.9791
Rochester	12.0289	Pontiac	17.0011
Rochester Hills	10.4605	Milford Village	17.5799
Rose Twp	3.1150	Royal Oak	17.6796
Royal Oak	17.6796	Oxford Village	17.9711
Royal Oak Twp	13.6714	Lake Orion Village	18.4701
South Lyon	15.6645	Clarkston	19.7809
Southfield	26.7558	Walled Lake	21.5024
Southfield Twp	0.6000	Lathrup Village (City)	22.3920
Springfield Twp	7.2786	Pleasant Ridge	22.5595
Sylvan Lake	23.1429	Madison Heights	22.9618
** Troy **	10.4974	Sylvan Lake	23.1429
Walled Lake	21.5024	Huntington Woods	24.5693
Waterford Twp	11.5796	Southfield	26.7558
West Bloomfield Twp	12.2122	Clawson	27.2585
White Lake Twp	9.8133	Ferndale	29.3514
Wixom	15.3629	Oak Park	37.6060
Wolverine Lake Village	12.6601	Hazel Park	38.2671

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

2015 Macomb County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2015 Macomb County Certified Millage Rates for Cities, Villages, & Townships by Millage Rate	
City Village or Township	Total Millage	City Village or Township	Total Millage
Armada Twp	4.7812	Ray Twp	3.5529
Armada Village	18.0194	Richmond Twp	3.6817
Bruce Twp	8.4578	Armada Twp	4.7812
Center Line	38.6503	Macomb Twp	4.9660
Chestefield Twp	9.6867	Lenox Twp	6.2386
Clinton Twp	16.2952	Harrison Twp	7.7522
Eastpointe	40.9612	Bruce Twp	8.4578
Fraser	23.2580	Washington Twp	8.5035
Grosse Pointe Shores	17.8794	Shelby Twp	9.2999
Harrison Twp	7.7522	Chestefield Twp	9.6867
Lenox Twp	6.2386	** Troy **	10.4974
Macomb Twp	4.9660	New Baltimore	14.9003
Memphis	16.2953	Sterling Heights	15.1858
Mount Clemens	24.8062	Clinton Twp	16.2952
New Baltimore	14.9003	Memphis	16.2953
New Haven Village	18.8436	Richmond	16.6526
Ray Twp	3.5529	Romeo Village (Bruce)	17.4276
Richmond	16.6526	Grosse Pointe Shores	17.8794
Richmond Twp	3.6817	Armada Village	18.0194
Romeo Village (Bruce)	17.4276	New Haven Village	18.8436
Romeo Village (Wash'ton)	19.2550	Romeo Village (Wash'ton)	19.2550
Roseville	24.8494	St Clair Shores	21.2602
Shelby Twp	9.2999	Utica	22.5017
St Clair Shores	21.2602	Fraser	23.2580
Sterling Heights	15.1858	Mount Clemens	24.8062
** Troy **	10.4974	Roseville	24.8494
Utica	22.5017	Warren	27.7637
Warren	27.7637	Center Line	38.6503
Washington Twp	8.5035	Eastpointe	40.9612

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

2015 Wayne County Certified Millage Rates for Cities, Villages, & Townships (alphabetically)		2015 Wayne County Certified Millage Rates for Cities, Villages, & Townships (by Millage Rate, without Transportation mills)	
City Village or Township	Millage Rate	City Village or Township	Millage Rate
Allen Park	24.4798	Plymouth Twp	4.0000
Belleville	18.1260	Sumpter Twp	4.7904
Brownstown Twp	13.1486	Van Buren Twp	4.9144
Canton Twp	10.9000	Huron Twp	7.7832
Dearborn	26.4500	Northville Twp	8.6564
Dearborn Heights	23.3666	** Troy **	10.4974
Detroit	34.0974	Canton Twp	10.9000
Ecorse	66.0762	Brownstown Twp	13.1486
Flat Rock	19.4997	Romulus	13.5579
Garden City	22.5217	Livonia	13.9378
Gibraltar	19.1000	Grosse Pointe Farms	14.0000
Grosse Isle Twp	15.4352	Northville	15.3406
Grosse Pointe	16.8046	Grosse Isle Twp	15.4352
Grosse Pointe Farms	14.0000	Grosse Pointe Park	15.9455
Grosse Pointe Park	15.9455	Plymouth	16.1429
Grosse Pointe Shores	17.8794	Grosse Pointe	16.8046
Grosse Pointe Woods	20.6091	Grosse Pointe Shores	17.8794
Hamtramck	24.8564	Belleville	18.1260
Harper Woods	41.4685	Riverview	18.7600
Highland Park	46.8758	Westland	18.8823
Huron Twp	7.7832	Gibraltar	19.1000
Inkster	39.9614	Flat Rock	19.4997
Lincoln Park	23.0386	Grosse Pointe Woods	20.6091
Livonia	13.9378	Woodhaven	22.2399
Melvindale	43.1093	Garden City	22.5217
Northville	15.3406	Wyandotte	22.7502
Northville Twp	8.6564	Lincoln Park	23.0386
Plymouth	16.1429	Dearborn Heights	23.3666
Plymouth Twp	4.0000	River Rouge	23.9143
Redford Twp	25.7058	Wayne	24.0013
River Rouge	23.9143	Rockwood	24.4225
Riverview	18.7600	Allen Park	24.4798
Rockwood	24.4225	Southgate	24.7506
Romulus	13.5579	Trenton	24.7506
Southgate	24.7506	Hamtramck	24.8564
Sumpter Twp	4.7904	Redford Twp	25.7058
Taylor	29.2327	Dearborn	26.4500
Trenton	24.7506	Taylor	29.2327
** Troy **	10.4974	Detroit	34.0974
Van Buren Twp	4.9144	Inkster	39.9614
Wayne	24.0013	Harper Woods	41.4685
Westland	18.8823	Melvindale	43.1093
Woodhaven	22.2399	Highland Park	46.8758
Wyandotte	22.7502	Ecorse	66.0762

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy City

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	FRANKEL FORBES COHEN	62,701,880	52,530,410	3	Somerset Malls
2	DTE	36,933,220	36,502,710	17	Utility
3	TROY APTS I - IV LLC	28,654,450	28,654,450	24	Apartment Leasing
4	URBANCAL	27,008,240	23,302,960	5	Retail
5	CC TROY	24,175,330	20,406,560	3	Office Leasing
6	OSPREY TROY	24,508,580	20,342,940	2	Office Leasing
7	KELLY SERVICES	21,732,400	19,210,410	10	Corp HQ
8	MACY'S	18,412,670	16,142,270	4	Retail
9	755 TOWER ASSOC	17,294,640	14,313,840	2	Office Leasing
10	DELPHI	17,931,890	13,457,190	11	Corp HQ
11	CONSUMERS ENERGY	13,400,000	13,275,960	12	Utility
12	REGENTS PARK OF TROY	15,039,180	12,924,140	3	Apartment Leasing
13	TROY INDUSTRIAL	15,236,400	11,664,670	15	Industrial Leasing
14	WEST HURON JOINT VENTURE	13,065,060	11,027,170	3	Office Leasing
15	NEMER TROY PLACE	10,027,020	10,009,390	5	Office Leasing
16	SOMERSET PLACE	12,095,770	9,976,270	1	Office Leasing
17	GABLES OF TROY	10,363,030	9,425,210	4	Apartment Leasing
18	SHEFFIELD OWNER	14,996,830	9,099,410	3	Office Leasing
19	FLAGSTAR BANK FSB	11,445,450	8,917,270	3	Corp HQ
20	FORBES/FRANKEL TROY	8,750,000	8,750,000	2	Kmart HQ Site
Totals		403,772,040	349,933,230	132	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy DDA

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	FRANKEL FORBES COHEN	62,701,880	52,530,410	3	Somerset Malls
2	CC TROY ASSOC	24,175,330	20,406,560	3	Office Leasing
3	OSPREY-TROY OFFICENTRE	24,508,580	20,342,940	2	Office Leasing
4	755 TOWER ASSOCIATES	17,294,640	14,313,840	2	Office Leasing
5	KELLY SERVICES	15,311,370	13,250,800	7	Corp HQ
6	WEST HURON JOINT VENTURE	13,065,060	11,027,170	3	Office Leasing
7	NEMER TROY PLACE	10,027,020	10,009,390	5	Office Leasing
8	SOMERSET PLACE	12,095,770	9,976,270	1	Office Leasing
9	MACY'S	10,307,780	8,687,740	2	Retail
10	LIBERTY INVESTMENTS	9,663,410	8,525,500	3	Office Leasing
11	VHS CHILDREN'S HOSPITAL	8,145,220	8,145,220	1	Hospital
12	NORDSTROM	8,802,190	7,469,070	2	Retail
13	SAK'S 5TH AVE	7,162,130	7,162,130	3	Retail
14	NS INTERNATIONAL	7,169,640	5,877,370	3	Office Leasing
15	TROY 888 LLC	5,581,750	5,265,750	1	Office Leasing
16	SUMMIT WILSHIRE	6,702,540	5,251,020	2	Office Leasing
17	NEIMAN MARCUS	6,103,380	5,153,080	2	Retail
18	GALLERIA OF TROY	7,372,610	5,120,090	1	Office Leasing
19	SHEFFIELD OWNER	8,693,020	4,648,590	2	Office Leasing
20	EA&S	6,595,390	4,626,670	2	Office Leasing
Totals		271,478,710	227,789,610	50	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Avondale Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	NORTHFIELD COMMONS LLC	3,058,740	3,058,740	1	Retail
2	HCR MANOR CARE	3,304,730	2,932,700	1	Nursing Facility
3	NINO SALVAGGIO	3,046,530	2,755,370	2	Fruit Market
4	SUNRISE TROY ASSISTED LIVING LLC	2,002,130	1,707,360	1	Nursing Facility
5	CASWELL TOWN CENTER	2,256,920	1,652,690	5	Retail
6	DTE ENERGY	1,540,330	1,540,330	1	Utility
7	PETRUZELLO	749,810	749,810	1	Catering
8	REST RAD	1,379,430	721,480	3	Office Leasing
9	TROY PROFESSIONAL BLDG	774,680	682,320	2	Office Leasing
10	CONSUMERS ENERGY	640,010	640,010	1	Utility
11	KROGER	593,740	593,740	1	Grocery
12	MANOR CARE	520,540	520,540	1	Nursing Facility
13	TROWBRIDGE HOMES	490,560	488,520	9	Apartment Leasing
14	AMBERWOOD TOWNHOMES	519,220	460,720	1	Apartment Leasing
15	BOSTICK, C	525,000	402,310	4	Residence
16	NIKOLLA, E	384,100	384,100	1	Residence
17	MURAD, V	398,510	347,490	1	Residence
18	PINTO, R	338,200	338,200	1	Residence
19	GRUBER, W	329,300	329,300	1	Residence
20	THOMAS, G	427,210	318,810	1	Residence
Totals		23,279,690	20,624,540	39	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Birmingham Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	GRAND/SAKWA	5,761,360	5,148,620	3	Retail
2	TARGET	4,185,520	4,185,520	2	Retail
3	HOME DEPOT	4,488,960	3,299,770	2	Retail
4	KOHL'S	2,501,590	2,501,590	2	Retail
5	KROGER	2,642,880	2,421,710	2	Grocery
6	INTERNATIONAL TRANSMISSION	2,251,590	2,251,590	1	Gas Transmission
7	DTE ENERGY	1,999,910	1,999,910	2	Utility
8	LA FITNESS	1,583,690	1,388,870	2	Fitness Facility
9	SECURED STORAGE ACQUISITIONS LLC	719,040	666,540	2	Self Storage
10	WOLVERINE CARBIDE	732,430	633,130	1	Industrial
11	ESS PRISA	664,610	627,640	1	Industrial
12	BB INVESTMENTS	608,350	608,350	11	Industrial
13	CONSUMERS ENERGY	585,310	585,310	1	Utility
14	BAZO, N	579,610	489,960	5	Condo Leasing
15	SP INDUSTRIAL	541,030	461,470	2	Industrial
16	HODAPP, G	447,500	447,500	1	Residence
17	WCD MANAGEMENT	475,550	412,320	2	Industrial Leasing
18	PUBLIC STORAGE	429,530	373,290	2	Self Storage
19	YAN, H	401,200	360,410	3	Condo Leasing
20	ROSSO DEVELOPMENT	364,760	339,150	3	Industrial Leasing
Totals		31,964,420	29,202,650	50	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Bloomfield Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	WINDEMERE PARK	1,512,200	1,269,590	1	Assisted Living
2	CAMAJ, M	1,115,830	1,115,830	3	Residence
3	DTE ENERGY	970,560	967,370	2	Utility
4	LSTC CALIFORNIA	1,047,300	873,510	2	Office Leasing
5	OL BOLYARD	689,850	689,850	2	Spec Homes
6	MALIK, A	796,800	672,010	1	Residence
7	RAO, A	594,930	594,930	1	Residence
8	KHAN, A	617,760	586,270	1	Residence
9	DURGAN, N	569,700	569,700	1	Residence
10	CHOUHDARY, S	571,650	565,610	1	Residence
11	HAJJAR, R	716,160	538,770	1	Residence
12	SHAH, B	659,470	517,660	1	Residence
13	ZORA, R	489,260	489,260	1	Residence
14	BLACK, E	626,820	483,790	1	Residence
15	DEWITTE, J	477,120	476,170	1	Residence
16	REID, J	455,580	455,580	1	Residence
17	STEPHEN, M	455,000	455,000	1	Residence
18	OKEKE, O	444,130	444,130	1	Residence
19	SULTAN, M	451,130	442,320	1	Residence
20	JONES, A	657,430	440,110	1	Residence
		13,918,680	12,647,460	25	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Lamphere Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	URBANCALL OAKLAND MALL	31,150,760	27,146,230	12	Oakland Mall
2	MACY'S	8,104,890	7,454,530	2	Retail
3	MGA RESEARCH	6,178,130	6,178,130	1	Engineering
4	OAKLAND PLAZA	6,585,660	5,965,690	3	Retail
5	OAKLAND SQUARE	6,280,660	5,885,520	3	Retail
6	SEARS	7,236,900	4,841,360	2	Retail
7	JC PENNEY	4,337,870	3,889,820	2	Retail
8	WOLVERINE CARBIDE	2,178,460	2,086,270	2	Industrial
9	400 JOHN R RD LLC	2,189,280	2,019,250	1	Retail
10	HANSON'S PROPERTIES	2,145,140	1,926,970	1	Industrial
11	FIRST INDUSTRIAL REALTY	1,729,700	1,550,970	5	Industrial Leasing
12	FIELD & STREAM	875,710	875,710	1	Retail
13	AMERICAN MSC	803,290	803,290	3	Industrial
14	TRUTRON	706,640	688,010	2	Industrial
15	EXECUTIVE RE INVESTMENTS	767,590	675,440	1	Industrial Leasing
16	OAKLAND COMMERCE ASSOC	696,310	623,920	1	Industrial Leasing
17	NOSANCHUK, J	712,450	618,320	3	Industrial Leasing
18	VICTORIA'S SECRET	606,160	606,160	1	Retail
19	KOHL'S	594,720	594,720	1	Retail
20	UTLEY BROS	612,340	560,690	2	Industrial
Totals		84,492,660	74,991,000	49	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Royal Oak Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	HOV SERVICES	2,608,130	2,608,130	1	Automotive Supplier
2	250 STEPHENSON ASSOC	3,049,680	2,549,020	1	Office Leasing
3	WESTMINSTER TROY LLC	2,933,820	2,433,390	1	Office Leasing
4	EA&S INVESTMENTS	3,844,810	2,399,100	1	Office Leasing
5	HOLIDAY INN EXPRESS	2,294,360	2,294,360	2	Hotel
6	KOSTAL	2,523,350	2,290,870	2	Corp HQ
7	ROBBINS INV 500 & 550	4,001,750	2,222,890	2	Office Leasing
8	SOURCEHOV LLC	2,514,100	2,142,030	1	Office Leasing
9	NORTH AMERICAN BANCARD	1,950,900	1,950,900	1	Corp HQ
10	TROY HOTELS INC	2,041,530	1,829,100	1	Hotel
11	CONTINENTAL CATERING	1,299,750	1,299,750	1	Catering
12	SITE ONE LANDSCAPE SUPPLY	1,307,060	1,230,570	2	Retail
13	VALEO	1,035,360	1,035,360	1	Corp HQ
14	MODERN DENTAL	858,050	858,050	1	Dental Lab
15	SOURCE CORP BPS	840,440	840,440	1	Information Sevices
16	PHOENIX WIRE	956,550	833,220	2	Industrial
17	GE CAPITAL	684,500	684,500	1	Equipment Leasing
18	INTRACO CORP	832,600	654,120	2	Export Mngmnt
19	ROBBINS PARK	723,580	643,250	1	Office Leasing
20	DEAL INVESTMENT	690,280	580,040	1	Office Leasing
Totals		36,990,600	31,379,090	26	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Troy Schools (also Includes DDA, BRA's and LDFA)

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	FRANKEL FORBES COHEN	62,701,880	52,530,410	3	Somerset Mall
2	DTE	29,780,020	29,352,700	9	Utility
3	TROY APTS I - IV LLC	28,654,450	28,654,450	24	Apartment Leasing
4	CC TROY	24,175,330	20,406,560	3	Office Leasing
5	OSPREY TROY	24,508,580	20,342,940	2	Office Leasing
6	KELLY SERVICES	21,732,400	19,210,410	10	Corp HQ
7	755 TOWER ASSOC	17,294,640	14,313,840	2	Office Leasing
8	DELPHI	17,931,890	13,457,190	11	Corp HQ
9	REGENTS PARK	15,039,180	12,924,140	3	Apartment Leasing
10	WEST HURON JOINT VENTURE	13,065,060	11,027,170	3	Office Leasing
11	CONSUMERS ENERGY	10,650,410	10,526,370	6	Utility
12	NEMER TROY PLACE	10,027,020	10,009,390	5	Office Leasing
13	SOMERSET PLACE LLC	12,095,770	9,976,270	1	Office Leasing
14	TROY INDUSTRIAL	11,867,460	9,427,520	13	Industrial Leasing
15	GABLES OF TROY	10,363,030	9,425,210	4	Apartment Leasing
16	SHEFFIELD OWNER LLC	14,996,830	9,099,410	3	Office Leasing
17	FLAGSTAR BANK	11,445,450	8,917,270	3	Corp HQ
18	FORBES/FRANKEL	8,750,000	8,750,000	2	Kmart Site
19	MACY'S	10,307,780	8,687,740	2	Retail
20	2600 WBB LLC	8,665,340	8,665,340	2	Office Leasing
Totals		364,052,520	315,704,330	111	*

2016
City of Troy - Assessing Department
Top Twenty Taxpayers
Warren Consolidated Schools

Rank	Name	2016 A/V	2016 T/V	Parcels	Activity
1	TROY TECHNOLOGY PARK	8,379,060	8,379,060	5	Office Leasing
2	OAKLAND PARK TOWERS	7,888,890	6,820,590	1	Apartment Leasing
3	AMFP II TROY EAST	5,513,290	4,848,710	1	Apartment Leasing
4	HOME PROPERTIES	5,041,930	4,374,610	2	Apartment Leasing
5	BOSTICK RE INV	2,627,660	2,267,220	10	Industrial Leasing
6	FIRST INDUSTRIAL	2,590,030	2,246,190	7	Industrial Leasing
7	TEPEL BROS	2,268,960	2,093,910	9	Printing
8	ELDER FORD	2,295,820	2,038,400	1	Auto Dealer
9	INCOE CORP	1,891,620	1,791,970	2	Industrial
10	DTE ENERGY	1,713,060	1,713,060	1	Utility
11	LUKOWSKI YAREMA	1,963,480	1,695,950	5	Industrial
12	AMERICAN POLISH CULTURAL CENTER	1,672,410	1,645,640	3	Catering
13	ALTAIR CLEAN AIR TECHNOLOGY	1,618,810	1,463,140	1	Engineering
14	TIRE WHOLESALERS	1,533,450	1,442,510	2	Warehouse
15	RING ROAD PROPERTIES	1,127,470	1,110,530	1	Industrial Leasing
16	JOHN R SPRING	1,352,960	1,088,800	1	Auto/Truck Repair
17	MAGNA ELECTRONICS	1,085,710	1,085,710	2	Industrial
18	ALLAN TOOL	1,153,760	1,083,450	3	Industrial
19	DEQUINDRE RE INV	1,091,130	1,010,360	4	Industrial Leasing
20	STUART FRANKEL DEVELOPMENT	1,005,640	1,005,640	1	Office Leasing
Totals		53,815,140	49,205,450	62	*

2016

Board of Review

Minutes

TUESDAY, MARCH 8, 2016

12:45 PM - The 2016 Board of Review met at the Troy City offices. Frank Strahl was elected to the Chair. Also serving were Howard Adams and James Hatch. City Assessor, Nino Licari, served as the Secretary. Mr. Licari presented the Assessment Roll to the Board. There were no corrections of omissions or errors. The Board was then called to order at 1:00PM to hear all appeals of Assessments placed against property in the City of Troy. The Board adjourned at 9:00 PM. The following appeals were heard.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	001.01:00PM	88-20-07-151-053
GOSSELIN, STEPHANIE M		2915 LENOX

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

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
170,930	96,020	170,930	96,020	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	002.01:10PM	88-20-07-127-012
HAPPEL, JOEL & MARGARET		2546 HAVERFORD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$179,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
212,220	212,220	179,000	179,000	-33,220	-33,220

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	003.03:30PM	88-20-09-226-005
DEAGLE, MURRAY & DEBRA		254 FLORENCE

THE PETITIONER PRESENTED COMPARABLES FOR THE BOARD TO REVIEW. HE FEELS THERE IS A DISCREPANCY IN THE TOTAL AREA OF HIS HOME. AN APPRAISER FROM THE ASSESSING DEPARTMENT DID VERIFY THAT THE OVERHANG OVER THE GARAGE WAS OVERSTATED ON THE RECORD. A NEW SALES COMPARISON WAS DONE BASED ON THE CORRECTED SQUARE FOOTAGE, AND THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$250,000 BASED ON THIS APPRAISAL.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
281,850	281,850	250,000	250,000	-31,850	-31,850

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	004.03:40PM	88-20-04-276-064
GIROUX, MATHEW D & KRISTI L		6785 MICHAEL

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD IN SUPPORT OF THEIR PURCHASE PRICE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$255,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
271,200	271,200	255,000	255,000	-16,200	

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	005.04:20PM	88-20-21-101-010
PAP, DANIEL		850 BARILANE

THE PETITIONER QUESTIONED THE VALUE PLACED ON HIS HOME UNDER CONSTRUCTION, THAT IS NOT COMPLETE AT THIS TIME. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
209,410	208,140	209,410	208,140	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	006.06:00PM	88-20-36-227-013
BEZKOSTA, OKSANA		

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW ON THEIR PURCHASE OF THIS VACANT LOT. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
25,000	25,000	25,000	25,000	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	006.6:05PM	88-20-36-227-014
BEZKOSTA, OKSANA		2774 IOWA

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW TO SUPPORT THEIR PURCHASE PRICE ON THIS HOME. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$60,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
71,150	71,150	60,000	60,000	-11,150	-11,150

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	007.06.10PM	88-20-17-379-006
GAIDHANE, SUJATA		1609 DEVONSHIRE

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD IN SUPPORT OF THEIR RECENT PURCHASE PRICE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$207,500.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
215,290	215,290	207,500	207,500	-7,790	

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	008.06:20PM	88-20-21-278-004
SHEN, QIBIAO & JIANG, ZHENXIN		3599 CHERISHED VIEW

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$238,130.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
276,520	247,300	238,130	238,130	-38,390	-9,170

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	009.06.40PM	88-20-04-153-007
VON OEYEN, SCHUYLER & SARAH		889 BRIDGE PARK

THE PETITIONER SUBMITTED AN APPRAISAL THAT SUPPOTS THEIR RECENT SALE PRICE, FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$170,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
179,750	179,750	170,000	170,000	-9,750	-9,750

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	010.07:00PM	88-20-05-153-026
PINTO, ROGER A & ELISSA N		1827 BUCKTHORN

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE BASED ON THE RECENT SALE PRICE OF THE HOME.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
338,200	338,200	338,200	338,200	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	011.07:10PM	88-20-17-351-015
LAMBA, VINOD		4121 LEDGESTONE

THE PETITIONER SUBMITTED CONDITION AND NEED OF REPAIRS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$320,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
338,880	325,480	320,000	320,000	-18,880	-5,480

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	012.07:20PM	88-20-13-205-002
KATRANJI, KHALID		4918 DANBURY

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$97,500.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
98,620	98,620	97,500	97,500	-1,120	-1,120

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	013.07:30PM	88-20-23-406-024
ZHOU, CHEN		1589 LAKEWOOD

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE BASED ON THE RECENT PURCHASE PRICE OF THE HOME.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
130,500	130,500	130,500	130,500	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	014.07:40PM	88-20-07-276-004
NI, CHENYANG & HSU, SHU-YU		1942 CONNOLLY

THE PETITIONER SUBMITTED APPRAISAL AND HOME INSPECTION REPORT FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$175,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
214,240	214,240	175,000	175,000	-39,240	-39,240

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	015.07:50PM	88-20-20-427-038
HUSSAIN, SHAHID & SUBICA		1734 BANMOOR

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW IN SUPPORT OF THEIR PURCHASE PRICE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$375,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
381,910	381,910	375,000	375,000	-6,910	-6,910

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/08/2016	016.08:00PM	88-20-36-127-015
LIANG, QIYU		1409 SHAKER

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD DID NOT THINK THAT THIS BANK SALE AT \$152,000 REPRESENTED MARKET VALUE. THEY DID, HOWEVER, VOTE TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$90,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
101,420	101,420	90,000	90,000	-11,420	-11,420

2016

Board of Review

Minutes

MONDAY, MARCH 14, 2016

9:00 AM - The 2016 Board of Review met for the second session at the Troy City offices. Frank Strahl called the meeting to order. Also present were James Hatch, Howard Adams, and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 5:00 PM.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	017.09:00AM	88-20-20-226-127
GUPTA, DEVYANI		3859 FADI

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE PETITIONER WAS GIVEN TIME TO SUBMIT COST ESTIMATES. AT THE MARCH 22 MEETING THE THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$295,270 BASED ON THE ESTIMATES SUBMITTED.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
318,480	318,480	295,270	295,270	-23,210	-23,210

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	018.09:10AM	88-20-17-276-012
GUNUKULA, RAGHUVARDHAN & VIJAYA		4591 BENTLEY

THE PETITIONERS SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$214,140.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
252,790	245,520	214,140	214,140	-38,650	-31,380

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	019.09:20AM	88-20-24-302-005
MODZELEWSKI, WESLEY		3484 EAGLE

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$90,000 BASED ON NEEDED REPAIRS.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
109,120	95,140	90,000	90,000	-19,120	-5,140

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	020.09:30AM	88-20-30-126-046
BIONDO, ANDREW J & JANET M		2887 CEDAR RIDGE

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$250,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
289,710	289,710	250,000	250,000	-39,710	-39,710

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	021.09:40AM	88-20-05-301-068
DUNGRANI, SANJIV & ARUNA S		1868 NEW CASTLE

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW REQUESTING A VALUE LOWER THAN HIS 2014 PURCHASE PRICE. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
340,520	340,520	340,520	340,520	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	022.11:10AM	88-20-03-401-006
SPREITZER, JOHN JR		565 OTTAWA

THE PETITIONER SUBMITTED AN APPRAISAL AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$400,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
467,850	462,490	400,000	400,000	-67,850	-62,490

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	023.11:30AM	88-20-12-427-008
BRIDGES, DANIEL & DANETTE		2850 SANTIA

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

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
195,840	162,420	195,840	162,420	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	024.01:00PM	88-20-14-126-011
TUNIKI, RAJU		4877 DAVIS

THE PETITIONER SUBMITTED AN APPRAISAL AND CONDITION OF THE PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
164,180	164,180	164,180	164,180	0	0

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	025.01:10AM	88-20-10-427-004
SHRESTHA, RABINDRA B		674 SYLVANWOOD

THE PETITIONERS SUBMITTED COMPARABLES AND CONDITION OF THE HOME FOR THE BOARD TO REVIEW, REQUESTING A VALUE BELOW HIS 2014 PURCHASE PRICE. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
226,500	217,370	226,500	217,370	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	026.03:40PM	88-20-05-353-017
OTTO, TROY & LINDSAY		6071 HEARTHSIDE

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$220,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
248,560	248,560	220,000	220,000	-28,560	-28,560

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	027.03:50PM	88-20-18-176-005
HADDAD, FARRIS F & REMA M		2610 TIMBERWYCK TRAIL

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$215,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
226,850	226,850	215,000	215,000	-11,850	-11,850

Appeal Date	Appeal # / Time	Parcel ID #
03/14/2016	028.04:00PM	88-20-03-301-069
AHMAD, BASHIR		26 PINE CREEK

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE, AS THE APPRAISAL WAS NOT WELL DONE, AND THE 2016 A/V IS EXACTLY 50% OF THE 2014 PURCHASE PRICE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
229,000	227,950	229,000	227,950	0	0

2016

Board of Review

Minutes

TUESDAY, MARCH 15, 2016

1:00 PM - The 2016 Board of Review met for the third session at the Troy City offices. Frank Strahl called the meeting to order. Also present were James Hatch, Howard Adams, and City Assessor, Nino Licari, serving as the Secretary. The following appeals were heard. The Board adjourned at 9:00 PM.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	029.03:00PM	88-20-04-326-006
MUSOLF, RICHARD A		6353 CANMOOR

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

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
117,320	87,980	117,320	87,980	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	030.04:00PM	88-20-20-401-009
TURSHANI, SARA & KABRA, NABIL		3373 ALPINE

THE PETITIONER WAS CONCERNED THAT THE VALUE OF THE HOME FAR EXCEEDED THE QUALITY OF WORKMANSHIP. SHE BROUGHT TO LIGHT MANY DEFICIENCIES, BUT HAD NO DOLLAR VALUES IN SUPPORT. AFTER HEARING THE APPEAL OF HER NEIGHBOR AT THE 6:40 PM APPOINTMENT, THE BOARD VOTED TO RECONSIDER THIS APPEAL AT THE MARCH 22ND MEETING. IN LIGHT OF THE DATA SUBMITTED BY HER NEIGHBOR AND THE SIZE DIFFERENCES IN THE TWO HOMES, THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$385,920.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
457,220	416,480	385,920	385,920	-71,300	-30,560

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	031.04:30PM	88-20-03-401-014
BISCHOFF, NYAL A		767 OTTAWA

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. HE BELIEVED THAT HIS VALUE WAS MORE IN LINE WITH WEST SIDE HOMES, AND NOT HIS AREA. THE BOARD FELT HIS 700' DEEP LOT WAS WORTH MORE THAN THE PETITIONER BELIEVED. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
250,320	133,850	250,320	133,850	0	0

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	032.06:00PM	88-20-02-253-033
CAHILL, PAMELA		6520 EMERALD LAKE

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED BY A SPLIT DECISION TO REDUCE THE ASSESSED VALUE TO \$200,000 WITH NO CHANGE TO THE TAXABLE VALUE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
207,150	161,210	200,000	161,210	-7,150	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	033.06:20PM	88-20-17-251-014
WANG, HUIQIU		1402 DURAND

THE PETITIONER SUBMITTED RECENT PURCHASE INFORMATION INDICATING SALE CONCESSIONS OF \$2,000 FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$165,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
199,670	199,670	165,000	165,000	-34,670	-34,670

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	034.06:30PM	88-20-35-354-017
CONNELL, RYAN T		321 BURTMAN

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$89,950, 1/2 OF HIS PURCHASE PRICE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
91,410	91,410	89,950	89,950	-1,460	-1,460

Appeal Date	Appeal # / Time	Parcel ID #
--------------------	------------------------	--------------------

2016 March Board of Review Report

03/15/2016

035.06:40PM

88-20-20-401-031

PATEL, VIJAY & SWETA R

3353 ALPINE

THE PETITIONER SUBMITTED QUALITY OF CONSTRUCTION AND PURCHASE AGREEMENT FOR THE BOARD TO REVIEW. THEY HAD PHOTOS OF THE POOR WORKMANSHIP AND COST OF REPAIR. THE BOARD VOTED BY A SPLIT DECISION TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$375,000. AFTER THIS APPEAL, MR. ADAMS MADE A MOTION TO RECONSIDER THE 4:00 PM APPEAL IN LIGHT OF THE SIMILARITIES. ALL MEMBERS VOTED IN FAVOR. THE RESULTS OF THAT RECONSIDERATION ARE LISTED WITH THE 4:00 PM APPOINTMENT.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
446,300	437,770	375,000	375,000	-71,300	-62,770

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	036.06:50PM	88-20-14-102-030
PANTEA, DIANA		1157 BRADLEY

THE PETITIONER SUBMITTED EVIDENCE THAT SHOWED THE UTILITES DISCONNECTED FOR DEMOLITION DUE TO CONDITION OF HOUSE FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$50,000.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
96,170	93,790	50,000	50,000	-46,170	-43,790

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	037.07:00PM	88-20-07-102-037
RECKER, DAVID		5810 SUSSEX

THE PETITIONER SUBMITTED EVIDENCE AND A VIDEO OF AN ERROR IN SQUARE FOOTAGE FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$252,040 BASED ON THE SIZE CORRECTION.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
265,960	265,960	252,040	252,040	-13,920	-13,920

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	038.07:20PM	88-20-21-153-010
BODDAKAYALA, BHASKARA		915 PORTSMOUTH

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW IN ORDER TO ESTABLISH A VALUE LESS THAN WHAT HE PAID FOR THE HOME IN JULY OF 2015. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
143,240	143,240	143,240	143,240	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	039.07:30PM	88-20-17-304-003
JANOWICZ, KEVIN E & SARAH M		4394 BIRCH RUN

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND TO SUPPORT THEIR PURCHASE PRICE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$232,500.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
247,690	247,690	232,500	232,500	-15,190	-15,190

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	040.07:50PM	88-20-18-130-006
JASTI, KISHAN K		2545 BEACHVIEW CT

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW. HE FELT THE VALUE WAS LOWER THAN HIS 2014 PURCHASE PRICE, AND FELT THE IMPROVEMENTS HE MADE TO THE HOME DID NOT ADD ANY VALUE. THE BOARD VOTED NO CHANGE.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
480,580	469,620	480,580	469,620	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/15/2016	041.08:00PM	88-20-30-126-014

2016 March Board of Review Report

MC DONALD, ANNA

960 NAMPA

THE PETITIONER SUBMITTED COMPARABLES FROM THE SALES STUDY FOR THE BOARD TO REVIEW. HE COMPARED HIS 2,000 SQUARE FOOT BUNGALOW VALUE TO 1,200 AND 1,300 SQUARE FOOT RANCHES. HE ALSO HAD QUESTIONS ABOUT THE SALES STUDY FOR 2007. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$161,250.

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
166,120	166,120	161,250	161,250	-4,870	-4,870

2016

Board of Review

Minutes

TUESDAY, MARCH 22, 2016

1:00 PM - The 2016 Board of Review met for the fourth session at the Troy City offices. Frank Strahl called the meeting to order. Also present were James Hatch, Howard Adams, and City Assessor, Nino Licari, serving as the Secretary. There were no in person appeals to be heard on this day. The Board then moved on to study items including Correspondence Appeals, Poverty Exemptions, Assessor Changes and Veterans Exemptions. The Board adjourned at 2:00 PM.

2016

Board of Review

Minutes

TUESDAY, MARCH 22, 2016

1:00 - 2:00 PM - The following listing is for Assessor Changes that occur after the Board of Review has opened, named Board Affidavits. These agreements can only be authorized by the Board. An affidavit is signed by the Petitioner and the Representative from the Assessing Department, and then presented to the Board for their concurrence.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-03-279-011
MURPHY, JOHN A & KATHLEEN K		914 MARENGO

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
104,840	104,840	92,500	92,500	-12,340	-12,340

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-04-153-018
DEWOLFE, SUSANNE M		914 KEATON

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
164,840	164,840	157,500	157,500	-7,340	-7,340

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-04-478-006
TOKES, LIANA C		6110 NILES

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
103,230	103,230	85,000	85,000	-18,230	-18,230

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-06-127-003
MARTYNIUK, COREY M & JAYNE J		6934 DUBLIN FAIR

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
122,740	122,740	106,950	106,950	-15,790	-15,790

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-06-352-026
BOLOGNA, SILVANO & SUSAN M		2577 MANCHESTER

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
388,250	277,950	357,500	277,950	-30,750	0

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-08-101-004
SREEDHAR, VIVEK & SUPRIYA		5741 FAIRCASTLE

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
160,600	160,600	151,250	151,250	-9,350	-9,350

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-10-402-006
MATTIA, RAMSEY & SANDRA		604 SYLVANWOOD

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
161,160	101,910	142,500	101,910	-18,660	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-12-427-019
KUMARAN, DURAISAMY & LAVANYA		2709 SANTIA

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
202,220	202,220	200,000	200,000	-2,220	-2,220

Appeal Date	Appeal # / Time	Parcel ID #
03/21/2016	AC	88-20-18-152-004
AN, HONGGANG & XIN, LE		2987 ORCHARD TRAIL

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
206,420	206,420	194,000	194,000	-12,420	-12,420

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-18-276-012
BAJJII, SREENIVASULU		4720 PIER

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
253,780	253,780	242,250	242,250	-11,530	-11,530

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-23-101-015
YANG, FANG & MO, LUN		1290 JUDY

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
160,990	160,990	152,500	152,500	-8,490	-8,490

Appeal Date	Appeal # / Time	Parcel ID #
03/21/2016	AC	88-20-23-352-024
GFA DEVELOPMENT		1065 HARTLAND

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
59,230	59,230	37,500	37,500	-21,730	-21,730

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	AC	88-20-30-102-019
BHARADIYA, ANIL & POONAM ANIL		1433 WRENWOOD

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
143,180	143,180	137,000	137,000	-6,180	-6,180

2016

Board of Review

Minutes

TUESDAY, MARCH 22, 2016

1:00 - 2:00 PM - The following listing is for Correspondence Appeals. These are written appeals that the Board considers for change. The results follow.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
09/22/2016	C01.01:00PM	88-20-07-227-009
LEE, SUNG KYO & JUNG		5936 CLEARVIEW

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
525,910	253,450	525,910	253,450	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C02.01:00PM	88-20-11-104-024
HAQUE, MOHAMMAD S & MANJUR		5801 MUIRFIELD

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
190,340	151,740	190,340	151,740	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C03.01:00PM	88-20-11-353-013
BROOKS, TIMOTHY J		1086 ASHLEY

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
107,720	84,260	82,720	63,660	-25,000	-20,600

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C04.01:00PM	88-20-12-128-031
MARTUCCI, JOSEPH & GERALDINE		5823 CLIFFSIDE

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
127,920	68,680	125,100	68,680	-2,820	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C05.01:00PM	88-20-18-127-001
MERAM, BASAM & COLINE		2681 W LONG LAKE

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
889,910	717,640	889,910	717,640	0	0

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C06.01:00PM	88-20-20-327-027
YANUMULA, VENKAT S		3458 GRESHAM

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
315,870	315,870	315,870	315,870	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C07.01:00PM	88-20-27-276-006
TROY HOTEL REAL ESTATE LLC		

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
48,150	48,150	25,000	25,000	-23,150	-23,150

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C08.01:00PM	88-20-28-431-027
MC COMB, KENNETH L & LINDA M		169 OLYMPIA

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
48,960	41,650	32,500	32,500	-16,460	-9,150

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C09.01:00PM	88-20-35-400-021
SEARS ROEBUCK & CO #1490		300 W FOURTEEN MILE

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
6,787,560	4,392,020	6,787,560	4,392,020	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C10.01:00PM	88-20-36-426-092
MC NABB, MATHEW		33801 DEQUINDRE

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
460,550	432,650	460,550	432,650	0	0

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C11.01:00PM	88-99-00-060-945
FUTURISTIC ARTWEAR INC		1934 AUSTIN

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
84,660	84,660	84,660	84,660	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C12.01:00PM	88-99-00-340-800
CARTRIDGE WORLD		3281 ROCHESTER

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
3,870	3,870	3,870	3,870	0	0

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	C13.01:00PM	88-99-00-397-980
EMPIRE EMBROIDERY INC		1712 THUNDERBIRD

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
92,690	92,690	92,690	92,690	0	0

2016

Board of Review

Minutes

TUESDAY, MARCH 22, 2016

1:00 - 2:00 PM - Resident taxpayers who by reason of Poverty of Hardship, are unable to contribute to the public good, may have their taxes exempted for a one year period. They must meet income and asset guidelines adopted by the City Council. The Board and the Assessor must agree to the exemption.

2016 March Board of Review Report

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	PE01.02:00PM	88-20- -152-005

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
87,830	60,350	0	0	-87,830	-60,350

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	PE02.02:00PM	88-20- -201-061

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
169,880	139,060	0	0	-169,880	-139,060

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	PE03.02:00PM	88-20- -151-002

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
92,430	38,360	0	0	-92,430	-38,360

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	PE04.02:00PM	88-20- -253-004

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
89,230	72,310	0	0	-89,230	-72,310

Appeal Date	Appeal # / Time	Parcel ID #
03/22/2016	PE05.02:00PM	88-20- -155-012

2015 A/V	2015 T/V	2015 BoR A/V	2015 BoR T/V	Change A/V	Change T/V
115,610	92,120	115,610	92,120	0	0

2016 March Board of Review Report

Appeal Date 03/22/2016	Appeal # / Time PE06.02:00PM	Parcel ID # 88-20- -352-020
----------------------------------	--	---------------------------------------

2015 A/V 96,040	2015 T/V 91,630	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -96,040	Change T/V -91,630
---------------------------	---------------------------	--------------------------	--------------------------	------------------------------	------------------------------

Appeal Date 03/22/2016	Appeal # / Time PE07.02:00PM	Parcel ID # 88-20- -377-009
----------------------------------	--	---------------------------------------

2015 A/V 98,470	2015 T/V 78,780	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -98,470	Change T/V -78,780
---------------------------	---------------------------	--------------------------	--------------------------	------------------------------	------------------------------

Appeal Date 03/22/2016	Appeal # / Time PE08.02:00PM	Parcel ID # 88-20- -102-031
----------------------------------	--	---------------------------------------

2015 A/V 115,370	2015 T/V 95,660	2015 BoR A/V 115,370	2015 BoR T/V 95,660	Change A/V 0	Change T/V 0
----------------------------	---------------------------	--------------------------------	-------------------------------	------------------------	------------------------

Appeal Date 03/22/2016	Appeal # / Time PE09.02:00PM	Parcel ID # 88-20- -153-001
----------------------------------	--	---------------------------------------

2015 A/V 134,040	2015 T/V 97,380	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -134,040	Change T/V -97,380
----------------------------	---------------------------	--------------------------	--------------------------	-------------------------------	------------------------------

Appeal Date 03/22/2016	Appeal # / Time PE10.02:00PM	Parcel ID # 88-20- -253-031
----------------------------------	--	---------------------------------------

2015 A/V 121,380	2015 T/V 102,590	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -121,380	Change T/V -102,590
----------------------------	----------------------------	--------------------------	--------------------------	-------------------------------	-------------------------------

2016 March Board of Review Report

Appeal Date 03/22/2016	Appeal # / Time PE11.02:00PM	Parcel ID # 88-20- -377-046
----------------------------------	--	---------------------------------------

2015 A/V 102,260	2015 T/V 76,180	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -102,260	Change T/V -76,180
----------------------------	---------------------------	--------------------------	--------------------------	-------------------------------	------------------------------

Appeal Date 03/22/2016	Appeal # / Time PE12.02:00PM	Parcel ID # 88-20- -428-014
----------------------------------	--	---------------------------------------

2015 A/V 90,870	2015 T/V 76,620	2015 BoR A/V 90,870	2015 BoR T/V 76,620	Change A/V 0	Change T/V 0
---------------------------	---------------------------	-------------------------------	-------------------------------	------------------------	------------------------

Appeal Date 03/22/2016	Appeal # / Time PE13.02:00PM	Parcel ID # 88-20- -132-001
----------------------------------	--	---------------------------------------

2015 A/V 50,800	2015 T/V 50,800	2015 BoR A/V 50,800	2015 BoR T/V 50,800	Change A/V 0	Change T/V 0
---------------------------	---------------------------	-------------------------------	-------------------------------	------------------------	------------------------

Appeal Date 03/22/2016	Appeal # / Time PE14.02:00PM	Parcel ID # 88-20- -229-016
----------------------------------	--	---------------------------------------

2015 A/V 82,820	2015 T/V 65,330	2015 BoR A/V 82,820	2015 BoR T/V 65,330	Change A/V 0	Change T/V 0
---------------------------	---------------------------	-------------------------------	-------------------------------	------------------------	------------------------

Appeal Date 03/22/2016	Appeal # / Time PE15.02:00PM	Parcel ID # 88-20- -481-012
----------------------------------	--	---------------------------------------

2015 A/V 140,210	2015 T/V 83,700	2015 BoR A/V 0	2015 BoR T/V 0	Change A/V -140,210	Change T/V -83,700
----------------------------	---------------------------	--------------------------	--------------------------	-------------------------------	------------------------------

2016

Board of Review

Minutes

TUESDAY, MARCH 22, 2016

1:00 - 2:00 PM - The State of Michigan adopted changes to the existing Veteran's Exemption for the 2014 year. Qualification is much simpler, and less strict. The exemption application must be filed each year. For the 2016 year, the following Veteran's Exemptions were approved.

2016 March Board of Review Report

2016 Veterans Exemptions

(All Approved and A/V & T/V set to 0 {zero})

#	Parcel ID	Name	2016 Applied & Approved	2016 A/V	2016 T/V	2016 MBoR A/V T/VTXB L	NEW/ LOSS
VE01	88-20--451-018		03/22/16	0	0	0	0
VE02	88-20--132-008		03/22/16	0	0	0	0
VE03	88-20--203-009		03/22/16	0	0	0	0
VE04	88-20--103-003		03/22/16	0	0	0	0
VE05	88-20--177-001		03/22/16	0	0	0	0
VE06	88-20--277-006		03/22/16	0	0	0	0
VE07	88-20--257-004		03/22/16	0	0	0	0
VE08	88-20--427-008		03/22/16	0	0	0	0
VE09	88-20--428-033		03/22/16	0	0	0	0
VE10	88-20--152-006		03/22/16	0	0	0	0
VE11	88-20--376-010		03/22/16	0	0	0	0
VE12	88-20--176-050		03/22/16	0	0	0	0
VE13	88-20--377-012		03/22/16	0	0	0	0
VE14	88-20--426-002		03/22/16	0	0	0	0
VE15	88-20--153-003		03/22/16	0	0	0	0
VE16	88-20--226-008		03/22/16	0	0	0	0
VE17	88-20--351-043		03/22/16	0	0	0	0
VE18	88-20--379-010		03/22/16	0	0	0	0
VE19	88-20--103-020		03/22/16	0	0	0	0
VE20	88-20--204-009		03/22/16	0	0	0	0
VE21	88-20--278-004		03/22/16	0	0	0	0
VE22	88-20--202-006		03/22/16	0	0	0	0
VE23	88-20--353-012		03/22/16	0	0	0	0
VE24	88-20--477-014		03/22/16	0	0	0	0
VE25	88-20--427-003		03/22/16	0	0	0	0
VE26	88-20--155-002		03/22/16	0	0	0	0
VE27	88-20--226-041		03/22/16	0	0	0	0
VE28	88-20--302-019		03/22/16	0	0	0	0
VE29	88-20--404-003		03/22/16	0	0	0	0
VE30	88-20--131-023		03/22/16	0	0	0	0
VE31	88-20--182-013		03/22/16	0	0	0	0
VE32	88-20--310-023	New in 2016	03/22/16	102,420	80,050	0	(88,130)
VE33	88-20--326-008		03/22/16	0	0	0	0
VE34	88-20--478-009		03/22/16	0	0	0	0
VE35	88-20--357-010		03/22/16	0	0	0	0
VE36	88-20--101-013		03/22/16	0	0	0	0
Totals					3,507,330	(3,507,330)	

2016 March Board of Review

Cross Index

Parcel ID	2016 A/V	2016 T/V	BoR A/V	BoR T/V	Change A/V	Change T/V	Pet#	Time	Date	Page
88-20-02-253-033	207,150	161,210	200,000	161,210	(7,150)	0	032	06:00PM	03/15/16	13
88-20-03-279-011	104,840	104,840	92,500	92,500	(12,340)	(12,340)	AC01	01:00PM	03/22/16	19
88-20-03-301-069	229,000	227,950	229,000	227,950	0	0	028	04:00PM	03/14/16	10
88-20-03-401-006	467,850	462,490	400,000	400,000	(67,850)	(62,490)	022	11:10AM	03/14/16	9
88-20-03-401-014	250,320	133,850	250,320	133,850	0	0	031	04:30PM	03/15/16	12
88-20-04-153-007	179,750	179,750	170,000	170,000	(9,750)	(9,750)	009	06.40PM	03/08/16	4
88-20-04-153-018	164,840	164,840	157,500	157,500	(7,340)	(7,340)	AC02	01:00PM	03/22/16	19
88-20-04-276-064	271,200	271,200	255,000	255,000	(16,200)	(16,200)	004	03:40PM	03/08/16	2
88-20-04-326-006	117,320	87,980	117,320	87,980	0	0	029	03:00PM	03/15/16	12
88-20-04-478-006	103,230	103,230	85,000	85,000	(18,230)	(18,230)	AC03	01:00PM	03/22/16	19
88-20-05-153-026	338,200	338,200	338,200	338,200	0	0	010	07:00PM	03/08/16	4
88-20-05-301-068	340,520	340,520	340,520	340,520	0	0	021	09:40AM	03/14/16	9
88-20-05-353-017	248,560	248,560	220,000	220,000	(28,560)	(28,560)	026	03:40PM	03/14/16	10
88-20-06-127-003	122,740	122,740	106,950	106,950	(15,790)	(15,790)	AC04	01:00PM	03/22/16	19
88-20-06-352-026	388,250	277,950	357,500	277,950	(30,750)	0	AC05	01:00PM	03/22/16	19
88-20-07-102-037	265,960	265,960	252,040	252,040	(13,920)	(13,920)	037	07:00PM	03/15/16	14
88-20-07-127-012	212,220	212,220	179,000	179,000	(33,220)	(33,220)	002	01:10PM	03/08/16	2
88-20-07-151-053	170,930	96,020	170,930	96,020	0	0	001	01:00PM	03/08/16	2
88-20-07-227-009	525,910	253,450	525,910	253,450	0	0	C01	01:00PM	03/22/16	23
88-20-07-276-004	214,240	214,240	175,000	175,000	(39,240)	(39,240)	014	07:40PM	03/08/16	5
88-20-08-101-004	160,600	160,600	151,250	151,250	(9,350)	(9,350)	AC06	01:00PM	03/22/16	20
88-20-09-226-005	281,850	281,850	250,000	250,000	(31,850)	(31,850)	003	03:30PM	03/08/16	2
88-20-10-402-006	161,160	101,910	142,500	101,910	(18,660)	0	AC07	01:00PM	03/22/16	20
88-20-10-427-004	226,500	217,370	226,500	217,370	0	0	025	01:10AM	03/14/16	10
88-20-11-104-024	190,340	151,740	190,340	151,740	0	0	C02	01:00PM	03/22/16	23
88-20-11-353-013	107,720	84,260	82,720	63,660	(25,000)	(20,600)	C03	01:00PM	03/22/16	23
88-20-12-128-031	127,920	68,680	125,100	68,680	(2,820)	0	C04	01:00PM	03/22/16	23
88-20-12-427-008	195,840	162,420	195,840	162,420	0	0	023	11:30AM	03/14/16	9
88-20-12-427-019	202,220	202,220	200,000	200,000	(2,220)	(2,220)	AC08	01:00PM	03/22/16	20
88-20-13-205-002	98,620	98,620	97,500	97,500	(1,120)	(1,120)	012	07:20PM	03/08/16	5
88-20-14-102-030	96,170	93,790	50,000	50,000	(46,170)	(43,790)	036	06:50PM	03/15/16	14
88-20-14-126-011	164,180	164,180	164,180	164,180	0	0	024	01:00PM	03/14/16	9
88-20-17-251-014	199,670	199,670	165,000	165,000	(34,670)	(34,670)	033	06:20PM	03/15/16	13
88-20-17-276-012	252,790	245,520	214,140	214,140	(38,650)	(31,380)	018	09:10AM	03/14/16	8
88-20-17-304-003	247,690	247,690	232,500	232,500	(15,190)	(15,190)	039	07:30PM	03/15/16	15
88-20-17-351-015	338,880	325,480	320,000	320,000	(18,880)	(5,480)	011	07:10PM	03/08/16	4
88-20-17-379-006	215,290	215,290	207,500	207,500	(7,790)	(7,790)	007	06.10PM	03/08/16	3
88-20-18-127-001	889,910	717,640	889,910	717,640	0	0	C05	01:00PM	03/22/16	23
88-20-18-130-006	480,580	469,620	480,580	469,620	0	0	040	07:50PM	03/15/16	15
88-20-18-152-004	206,420	206,420	194,000	194,000	(12,420)	(12,420)	AC09	01:00PM	03/22/16	20
88-20-18-176-005	226,850	226,850	215,000	215,000	(11,850)	(11,850)	027	03:50PM	03/14/16	10
88-20-18-276-012	253,780	253,780	242,250	242,250	(11,530)	(11,530)	AC10	01:00PM	03/22/16	20
88-20-20-226-127	318,480	318,480	295,270	295,270	(23,210)	(23,210)	017	09:00AM	03/14/16	8
88-20-20-327-027	315,870	315,870	315,870	315,870	0	0	C06	01:00PM	03/22/16	24
88-20-20-401-009	457,220	416,480	385,920	385,920	(71,300)	(30,560)	030	04:00PM	03/15/16	12
88-20-20-401-031	446,300	437,770	375,000	375,000	(71,300)	(62,770)	035	06:40PM	03/15/16	14
88-20-20-427-038	381,910	381,910	375,000	375,000	(6,910)	(6,910)	015	07:50PM	03/08/16	5
88-20-21-101-010	209,410	208,140	209,410	208,140	0	0	005	04:20PM	03/08/16	3

2016 March Board of Review

Cross Index

Parcel ID	2016 A/V	2016 T/V	BoR A/V	BoR T/V	Change A/V	Change T/V	Pet#	Time	Date	Page
88-20-21-153-010	143,240	143,240	143,240	143,240	0	0	038	07:20PM	03/15/16	15
88-20-21-278-004	276,520	247,300	238,130	238,130	(38,390)	(9,170)	008	06:20PM	03/08/16	4
88-20-23-101-015	160,990	160,990	152,500	152,500	(8,490)	(8,490)	AC11	01:00PM	03/22/16	21
88-20-23-352-024	59,230	59,230	37,500	37,500	(21,730)	(21,730)	AC12	01:00PM	03/22/16	21
88-20-23-406-024	130,500	130,500	130,500	130,500	0	0	013	07:30PM	03/08/16	5
88-20-24-302-005	109,120	95,140	90,000	90,000	(19,120)	(5,140)	019	09:20AM	03/14/16	8
88-20-27-276-006	48,150	48,150	25,000	25,000	(23,150)	(23,150)	C07	01:00PM	03/22/16	24
88-20-28-431-027	48,960	41,650	32,500	32,500	(16,460)	(9,150)	C08	01:00PM	03/22/16	24
88-20-30-102-019	143,180	143,180	137,000	137,000	(6,180)	(6,180)	AC13	01:00PM	03/22/16	21
88-20-30-126-014	166,120	166,120	161,250	161,250	(4,870)	(4,870)	041	08:00PM	03/15/16	15-16
88-20-30-126-046	289,710	289,710	250,000	250,000	(39,710)	(39,710)	020	09:30AM	03/14/16	8
88-20-35-354-017	91,410	91,410	89,950	89,950	(1,460)	(1,460)	034	06:30PM	03/15/16	13
88-20-35-400-021	6,787,560	4,392,020	6,787,560	4,392,020	0	0	C09	01:00PM	03/22/16	24
88-20-36-127-015	101,420	101,420	90,000	90,000	(11,420)	(11,420)	016	08:00PM	03/08/16	6
88-20-36-227-013	25,000	25,000	25,000	25,000	0	0	006	06:00PM	03/08/16	3
88-20-36-227-014	71,150	71,150	60,000	60,000	(11,150)	(11,150)	006	06:05PM	03/08/16	3
88-20-36-426-092	460,550	432,650	460,550	432,650	0	0	C10	01:00PM	03/22/16	24
88-99-00-060-945	84,660	84,660	84,660	84,660	0	0	C11	01:00PM	03/22/16	25
88-99-00-340-800	3,870	3,870	3,870	3,870	0	0	C12	01:00PM	03/22/16	25
88-99-00-397-980	92,690	92,690	92,690	92,690	0	0	C13	01:00PM	03/22/16	25
88-20-XX-152-005	87,830	60,350	0	0	(87,830)	(60,350)	PE01	01:00PM	03/22/16	27
88-20-XX-201-061	169,880	139,060	0	0	(169,880)	(139,060)	PE02	01:00PM	03/22/16	27
88-20-XX-151-002	92,430	38,360	0	0	(92,430)	(38,360)	PE03	01:00PM	03/22/16	27
88-20-XX-253-004	89,230	72,310	0	0	(89,230)	(72,310)	PE04	01:00PM	03/22/16	27
88-20-XX-155-012	115,610	92,120	115,610	92,120	0	0	PE05	01:00PM	03/22/16	27
88-20-XX-352-020	96,040	91,630	0	0	(96,040)	(91,630)	PE06	01:00PM	03/22/16	28
88-20-XX-377-009	98,470	78,780	0	0	(98,470)	(78,780)	PE07	01:00PM	03/22/16	28
88-20-XX-102-031	115,370	95,660	115,370	95,660	0	0	PE08	01:00PM	03/22/16	28
88-20-XX-153-001	134,040	97,380	0	0	(134,040)	(97,380)	PE09	01:00PM	03/22/16	28
88-20-XX-253-031	121,380	102,590	0	0	(121,380)	(102,590)	PE10	01:00PM	03/22/16	28
88-20-XX-377-046	102,260	76,180	0	0	(102,260)	(76,180)	PE11	01:00PM	03/22/16	29
88-20-XX-428-014	90,870	76,620	90,870	76,620	0	0	PE12	01:00PM	03/22/16	29
88-20-XX-132-001	50,800	50,800	50,800	50,800	0	0	PE13	01:00PM	03/22/16	29
88-20-XX-229-016	82,820	65,330	82,820	65,330	0	0	PE14	01:00PM	03/22/16	29
88-20-XX-481-012	140,210	83,700	0	0	(140,210)	(83,700)	PE15	01:00PM	03/22/16	29
88-20-XX-451-018	0	0	0	0	0	0	VE01	01:00PM	03/22/16	31
88-20-XX-132-008	0	0	0	0	0	0	VE02	01:00PM	03/22/16	31
88-20-XX-203-009	0	0	0	0	0	0	VE03	01:00PM	03/22/16	31
88-20-XX-103-003	0	0	0	0	0	0	VE04	01:00PM	03/22/16	31
88-20-XX-177-001	0	0	0	0	0	0	VE05	01:00PM	03/22/16	31
88-20-XX-277-006	0	0	0	0	0	0	VE06	01:00PM	03/22/16	31
88-20-XX-257-004	0	0	0	0	0	0	VE07	01:00PM	03/22/16	31
88-20-XX-427-008	0	0	0	0	0	0	VE08	01:00PM	03/22/16	31
88-20-XX-428-033	0	0	0	0	0	0	VE09	01:00PM	03/22/16	31
88-20-XX-152-006	0	0	0	0	0	0	VE10	01:00PM	03/22/16	31
88-20-XX-376-010	0	0	0	0	0	0	VE11	01:00PM	03/22/16	31
88-20-XX-176-050	0	0	0	0	0	0	VE12	01:00PM	03/22/16	31
88-20-XX-377-012	0	0	0	0	0	0	VE13	01:00PM	03/22/16	31

2016 March Board of Review

Cross Index

Parcel ID	2016 A/V	2016 T/V	BoR A/V	BoR T/V	Change A/V	Change T/V	Pet#	Time	Date	Page
88-20-XX-426-002	0	0	0	0	0	0	VE14	01:00PM	03/22/16	31
88-20-XX-153-003	0	0	0	0	0	0	VE15	01:00PM	03/22/16	31
88-20-XX-226-008	0	0	0	0	0	0	VE16	01:00PM	03/22/16	31
88-20-XX-351-043	0	0	0	0	0	0	VE17	01:00PM	03/22/16	31
88-20-XX-379-010	0	0	0	0	0	0	VE18	01:00PM	03/22/16	31
88-20-XX-103-020	0	0	0	0	0	0	VE19	01:00PM	03/22/16	31
88-20-XX-204-009	0	0	0	0	0	0	VE20	01:00PM	03/22/16	31
88-20-XX-278-004	0	0	0	0	0	0	VE21	01:00PM	03/22/16	31
88-20-XX-202-006	0	0	0	0	0	0	VE22	01:00PM	03/22/16	31
88-20-XX-353-012	0	0	0	0	0	0	VE23	01:00PM	03/22/16	31
88-20-XX-477-014	0	0	0	0	0	0	VE24	01:00PM	03/22/16	31
88-20-XX-427-003	0	0	0	0	0	0	VE25	01:00PM	03/22/16	31
88-20-XX-155-002	0	0	0	0	0	0	VE26	01:00PM	03/22/16	31
88-20-XX-226-041	0	0	0	0	0	0	VE27	01:00PM	03/22/16	31
88-20-XX-302-019	0	0	0	0	0	0	VE28	01:00PM	03/22/16	31
88-20-XX-404-003	0	0	0	0	0	0	VE29	01:00PM	03/22/16	31
88-20-XX-131-023	0	0	0	0	0	0	VE30	01:00PM	03/22/16	31
88-20-XX-182-013	0	0	0	0	0	0	VE31	01:00PM	03/22/16	31
88-20-XX-310-023	0	0	0	0	0	0	VE32	01:00PM	03/22/16	31
88-20-XX-326-008	0	0	0	0	0	0	VE33	01:00PM	03/22/16	31
88-20-XX-478-009	0	0	0	0	0	0	VE34	01:00PM	03/22/16	31
88-20-XX-357-010	0	0	0	0	0	0	VE35	01:00PM	03/22/16	31
88-20-XX-101-013	0	0	0	0	0	0	VE36	01:00PM	03/22/16	31