



**2016 Board of Review Minutes**

**March 14, 2016**

Page 2

**Motion by MACKAY supported by LANDAU:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GOLDSTEIN, MACKAY, LANDAU**

**The Board of Review Afternoon Session was adjourned at 4:45 p.m., with the next session to begin on Monday, March 14, 2016, at 6:00 p.m.**

**2016 March Board of Review  
Afternoon Session Minutes  
March 14, 2016**

**Motion by GOLDSTEIN, supported by MACKAY:**

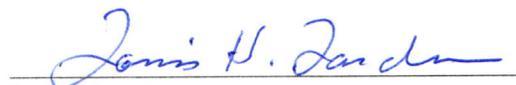
That there being no further business to come before the Board at this meeting, that the meeting be hereby adjourned at 4 : 45 p.m. on March 14, 2016.

**YES: GOLDSTEIN, MACKAY, LANDAU**

**NO: NONE**

The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file with the Assessor's Office.

  
Herschel Goldstein

  
Louis Landau

  
Phyllis Mackay



**2016 March Board of Review  
Evening Session Minutes  
March 14, 2016**

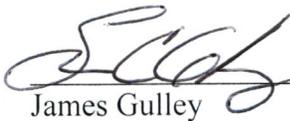
**Motion by GULLEY, supported by CUMMINGS:**

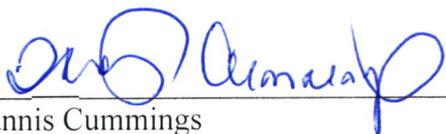
That there being no further business to come before the Board at this meeting, that the meeting be hereby adjourned at 7:58 p.m. on March 14, 2016.

**YES: GULLEY, CUMMINGS, HOLLIFIELD**

**NO: NONE**

The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file with the Assessor's Office.

  
James Gulley

  
Tannis Cummings

  
Zakiya Hollifield

**CITY OF OAK PARK, MICHIGAN  
BOARD OF REVIEW MEETING  
Tuesday, March 22, 2016  
Evening Session**

The Board of Review convened at 6:00 p.m.

**Present:**       Chairperson – James Gulley  
                  Member – Zakiya Hollified  
                  City Assessor – Martin D. Bush

**Absent:**        Member – Tannis Cummings (excused)

**Case 6**                       **52-25-19-129-015**                       **14640 Labelle**

Alvin Abro, owner of the above listed property, and his wife appeared before the Board to protest their assessment of \$62,600. The petitioners supplied testimony and documentation to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by GULLEY, supported by HOLLIFIELD:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**   **NO: NONE**

**Case 7**                       **52-25-19-402-020**                       **14260 Vernon**

Theodore Rodgers, owner of the above listed property, appeared before the Board to protest his assessment of \$79,400. The petitioner supplied testimony and documentation to support to support his claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by HOLLIFIELD supported by GULLEY:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**   **NO: NONE**

**Case 8**                       **52-25-29-302-023**                       **13151 Oak Park**

Michael and Nynier Brown, owners of the above listed property, appeared before the Board to protest their assessment of \$38,900. The petitioners gave testimony to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by GULLEY, supported by HOLLIFIELD:**

**2016 Board of Review Minutes**  
**March 22, 2016**  
Page 2

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

**Case 9**

**52-25-32-104-069**

**21901 Fern**

Michael and Nynier Brown, owners of the above listed property, appeared before the Board to protest their assessment of \$16,600. The petitioner's gave testimony to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by GULLEY, supported by HOLLIFIELD:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

**Case 10**

**52-25-32-203-002**

**22130 Scotia**

Michael and Nynier Brown, owners of the above listed property, appeared before the Board to protest their assessment of \$14,000. The petitioner's gave testimony to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by GULLEY, supported by HOLLIFIELD:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

**Case 11**

**52-25-19-453-027**

**14020 Winchester**

Angie Davis, owner of the above listed property, and her son Edward Davis appeared before the Board to protest her assessment of \$47,600. Petitioner supplied testimony and documentation to support her claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by HOLLIFIELD, supported by GULLEY:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

**2016 Board of Review Minutes**

**March 22, 2016**

Page 3

**Case 12**

**52-25-31-176-021**

**21621 Whitmore**

Charles and Carol Mann, owners of the above listed property, appeared before the Board to protest their assessment of \$28,000. Petitioners supplied testimony to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by HOLLIFIELD, supported by GULLEY:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

**The Board of Review Evening Session was adjourned at 8:22 p.m., with the next session to begin on Monday, March 28, 2016, at 9:00 p.m.**

**2016 March Board of Review  
Evening Session Minutes  
March 22, 2016**

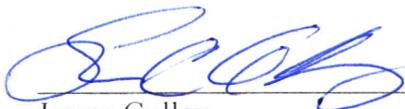
**Motion by GULLEY, supported by HOLLIFIELD:**

That there being no further business to come before the Board at this meeting, that the meeting be hereby adjourned at 8:22 p.m. on March 22, 2016.

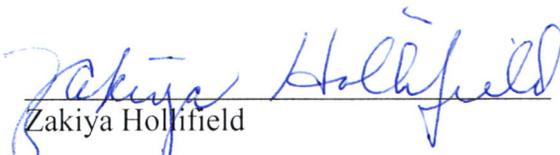
**YES: GULLEY, HOLLIFIELD**

**NO: NONE**

The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file with the Assessor's Office.

  
James Gulley

\_\_\_\_\_  
Tannis Cummings

  
Zakiya Hollifield



**2016 Board of Review Minutes**  
**March 28, 2016**  
Page 2

To grant a market value adjustment, thereby adjusting the assessed and taxable values from \$59,700 to \$42,500.

**YES: MACKAY, GOLDSTEIN**

**NO: NONE**

**Case 16**

**52-25-28-381-027**

**Vacant**

Mokias Gebregusse, owner of the above listed property, and his friend Gebrai Endrias appeared before the Board to protest their assessment of \$9,900. The petitioner's gave testimony to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by MACKAY, supported by GOLDSTEIN:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: MACKAY, GOLDSTEIN**

**NO: NONE**

**Case 17**

**52-25-31-427-003**

**21450 Kipling**

Lorraine Morris, owner of the above listed property, appeared before the Board seeking tax relief. The Board reviewed her application for a poverty exemption.

**Motion by GOLDSTEIN, supported by MACKAY:**

To deny the poverty exemption due to the fact the petitioner's estimated 2016 property taxes will not exceed 3.5% of household income.

**YES: GOLDSTEIN, MACKAY**

**NO: NONE**

**The Board of Review Morning Session was adjourned at 10:48 a.m., with the next session to begin on Monday, March 28, 2016, at 1:00 p.m.**

2016 March Board of Review  
Morning Session Minutes  
March 28, 2016

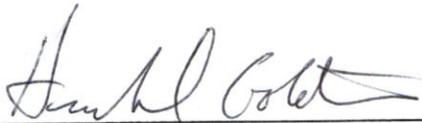
**Motion by GOLDSTEIN, supported by MACKAY:**

That there being no further business to come before the Board at this meeting, that the meeting be hereby adjourned at 10 : 48 a.m. on March 28, 2016.

**YES: GOLDSTEIN, MACKAY**

**NO: NONE**

The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file with the Assessor's Office.



Herschel Goldstein



Phyllis MacKay

**CITY OF OAK PARK, MICHIGAN  
BOARD OF REVIEW MEETING  
Monday, March 28, 2016  
Afternoon Session**

The Board of Review convened at 1:00 p.m.

**Present:**       **Chairperson – Herschel Goldstein**  
                  **Member – Zakia Hollifield**  
                  **Member – Lou Landau**  
                  **City Assessor – Martin D. Bush**

**Case 18**                       **52-25-32-251-001**                       **10851 Albany**

Petrou Thayer and Nada Antwan, owners of the above listed property, appeared before the Board seeking tax relief. The Board also reviewed their application for a poverty exemption.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To grant a poverty exemption, thereby adjusting the assessed value from \$17,100 to \$14,300 and the taxable value from \$13,330 to \$10,530.

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**                       **NO: NONE**

**Case 19**                       **52-25-19-327-029**                       **14580 Ludlow**

Bernard and Esther Hammer, owners of the above listed property, appeared before the Board to protest their assessment of \$93,100. The petitioners gave testimony to support to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by HOLLIFIELD supported by LANDAU:**

To affirm the assessment as fair and equitable, thereby denying the appeal.

**YES: HOLLIFIELD, LANDAU, GOLDSTEIN**                       **NO: NONE**

**Case 20**                       **52-25-19-401-018**                       **14410 Vernon**

Jeffrey and Renee Greenstein, owners of the above listed property, appeared before the Board to protest their assessment of \$61,200. The petitioners supplied testimony and documentation to support their claim, which the Board reviewed. The Board also reviewed the assessor's records.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To affirm their assessment as fair and equitable, thereby denying the appeal.

**2016 Board of Review Minutes**

**March 28, 2016**

Page 2

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

**Case 21**

**52-25-29-181-019**

**24051 Morton**

Sharon Johnson, owner of the above listed property, appeared before the Board, seeking tax relief. The Board reviewed her application for a poverty exemption.

**Motion by LANDAU, supported by GOLDSTEIN:**

To grant a poverty exemption, thereby adjusting the assessed value from \$34,800 to \$26,650 and the taxable value from \$28,320 to \$20,170.

**YES: LANDAU, GOLDSTEIN, HOLLIFIELD**

**NO: NONE**

**Case L-1**

**52-25-19-478-006**

**13711 Victoria**

**L-2**

**52-25-29-254-011**

**24220 Seneca**

**L-3**

**52-25-29-280-003**

**24120 Oneida**

**L-4**

**52-25-29-454-034**

**23041 Oneida**

The Law Offices of Fred Gordon, P.C. representing the owners of the above listed properties, entered by letter a protest of the assessment of each.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To accept the letter appeals, and affirm the assessments as follows:

**Case L-1**

**52-25-19-478-006**

**\$64,000**

**L-2**

**52-25-29-254-011**

**\$66,900**

**L-3**

**52-25-29-280-003**

**\$40,700**

**L-4**

**52-25-29-454-034**

**\$37,000**

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

**Case L-5**

**52-99-00-001-013**

**10725 Capital**

The Board was presented with an assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$55,580 to \$58,100.

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

**Case L-6**

**52-99-20-000-151**

**14251 Eleven Mile**

The Board was presented with an assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$6,270 to \$31,390.

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

**Case L-7**

**52-99-00-016-017**

**21320 Coolidge**

The Board was presented with an assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by GOLDSTEIN, supported by LANDAU:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$5,000 to \$1,600.

**YES: GOLDSTEIN, LANDAU, HOLLIFIELD**

**NO: NONE**

**Case L-8**

**52-99-00-003-062**

**21700 Greenfield S-447**

The Board was presented with an assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by HOLLIFIELD, supported by LANDAU:**

To accept the late filed statement as filed, causing no change to the assessed and taxable values.

**YES: HOLLIFIELD, LANDAU, GOLDSTEIN**

**NO: NONE**

**Case L-9                      52-25-30-601-004                      15401 Ten Mile**

The Board was presented with an assessor's change, due to a late filed statement by the taxpayer.

**Motion by HOLLIFIELD, supported by LANDAU:**

To deny the late filed statement as filed, causing no change to the assessed and taxable values.

**YES: HOLLIFIELD, LANDAU, GOLDSTEIN                      NO: NONE**

**Case L-10                      52-99-10-880-103**

The 2016 assessed and taxable values for this account should be revised from \$1,080 to \$0 due to the fact they no longer have property located in the City of Oak Park.

**Motion by HOLLIFIELD, supported by GOLDSTEIN:**

To revise the 2016 assessed and taxable values from \$1,080 to \$0 based on the fact they were not located in the City of Oak Park on December 31, 2015.

**YES: HOLLIFIELD, GOLDSTEIN, LANDAU                      NO: NONE**

**Case L-11                      52-25-30-208-032                      24261 Parklawn**

Well Homes MI LLC, entered by letter a protest of their assessment of \$24,800 which the Board reviewed. The Board also reviewed the Assessor's records.

**Motion by GOLDSTEIN, supported by LANDAU:**

To grant a market value adjustment, thereby adjusting the assessed and taxable values from \$24,800 to \$23,750.

**YES: GOLDSTEIN, LANDAU, HOLLIFIELD                      NO: NONE**

**Case L-12                      52-25-29-351-015                      23400-23670 Coolidge**

Fahey, Schultz, Burzych, Rhodes PLC representing the Coolidge Terrace Cooperative, owner of the above listed property, entered by letter a protest of the assessment.

**Motion by GOLDSTEIN, supported by LANDAU:**

To accept the letter appeal, and affirm the assessment of \$482,500.

**2016 Board of Review Minutes**  
**March 28, 2016**  
Page 5

**YES: GOLDSTEIN, LANDAU, HOLLIFIELD**

**NO: NONE**

**Case L-13**

**52-99-00-014-043**

**26196 Greenfield**

The Board was presented with an assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by LANDAU, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$5,000 to \$108,740.

**YES: LANDAU, HOLLIFIELD, GOLDSTEIN**

**NO: NONE**

**Case L-14**

**52-25-19-279-007**

**13701 Hart**

To revise the 2016 assessed value from \$39,300 to \$0 and the taxable value from \$29,490 to \$0 due to a Veteran's Exemption. The Board reviewed his application for exemption.

**Motion by HOLLIFIELD, supported by GOLDSTEIN:**

To grant the request for a veteran's exemption and to adjust the assessed value from \$39,300 to \$0 and the taxable value from \$29,490 to \$0 based on the veterans exemption policy P.A. 161 of 2013.

**YES: HOLLIFIELD, GOLDSTEIN, LANDAU**

**NO: NONE**

**Case L-15**

**52-25-33-152-060**

**21770 Wyoming Pl**

GR Warehouse LLC, entered by letter a protest of their assessment of \$292,700 which the Board reviewed. The Board also reviewed the Assessor's records.

**Motion by HOLLIFIELD, supported by LANDAU:**

To grant a market value adjustment, due to fire damage, thereby adjusting the assessed and taxable values from \$292,700 to \$265,000.

**YES: HOLLIFIELD, LANDAU, GOLDSTEIN**

**NO: NONE**

**Case L-16**

**52-25-19-408-022**

**14085 Ludlow**

John and Gail Barnes, owner of the above listed property, entered by letter a protest of their assessment of \$96,000, which the Board reviewed. The Board also reviewed the Assessor's records.

**Motion by GOLDSTEIN, supported by LANDAU:**

To accept the letter appeal, and affirm the assessment of \$96,000.

**YES: GOLDSTEIN, LANDAU, HOLLIFIELD**

**NO: NONE**

**Case L-17**

**52-25-19-285-006**

**13681 Manhattan**

Neal Maheshwari, owner of the above listed property, entered by letter a protest of his assessment of \$44,900, which the Board reviewed. The Board also reviewed the Assessor's records.

**Motion by GOLDSTEIN, supported by LANDAU:**

To accept the letter appeal, and affirm the assessment of \$44,900.

**YES: GOLDSTEIN, LANDAU, HOLLIFIELD**

**NO: NONE**

**Case L-18**

**52-99-00-015-152**

**25900 Greenfield S-100**

The Board was presented with an Assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by HOLLIFIELD, supported by GOLDSTEIN:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$0 to \$21,080.

**YES: HOLLIFIELD, GOLDSTEIN, LANDAU**

**NO: NONE**

**Case L-19**

**52-25-28-128-013**

**8456 Colgate**

Hoffert & Associates P.C., representing the owner of the above listed property, entered by letter a protest of the assessment.

**Motion by HOLLIFIELD, supported by LANDAU:**

To accept the letter appeal, and affirm the assessment of \$41,800.

**YES: HOLLIFIELD, LANDAU, GOLDSTEIN**

**NO: NONE**

**Case L-20**

**52-99-19-010-003**

**25900 Greenfield S-257**

The Board was presented with an Assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by LANDAU, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$4,500 to \$500.

**YES: LANDAU, HOLLIFIELD, GOLDSTEIN**

**NO: NONE**

**Case L-21**

**52-99-19-004-010**

**25900 Greenfield S-116**

The Board was presented with an Assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by LANDAU, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$2,500 to \$240.

**YES: LANDAU, HOLLIFIELD, GOLDSTEIN**

**NO: NONE**

**Case L-22**

**52-99-00-012-045**

**26100 Greenfield**

The Board was presented with an Assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$21,920 to \$5,970.

**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

**Case L-23**

**52-99-00-016-038**

**13240 Capital S-3**

The Board was presented with an Assessor's change, due to a late filed Personal Property Statement by the taxpayer.

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

To accept the late filed statement, thereby adjusting the assessed and taxable values from \$2,500 to \$0.

**YES: GOLDSTEIN, HOOLIFIELD, LANDAU**

**NO: NONE**

**The Board of Review Afternoon Session was adjourned at 4:52 p.m.**

**2016 March Board of Review  
Afternoon Session Minutes  
March 28, 2016**

**Motion by GOLDSTEIN, supported by HOLLIFIELD:**

That there being no further business to come before the Board at this meeting, that the meeting be hereby adjourned at 4:52 p.m. on March 28, 2016

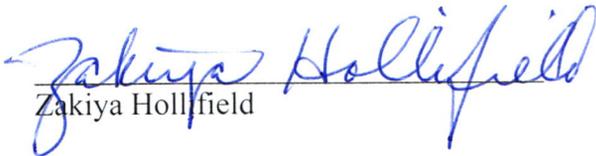
**YES: GOLDSTEIN, HOLLIFIELD, LANDAU**

**NO: NONE**

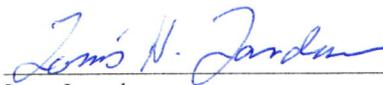
The above minutes reflect the actions and findings of the Board. Detailed affidavits and investigations are on file with the Assessor's Office.



Herschel Goldstein



Zakiya Hollifield



Lou Landau