

CITY OF HAMTRAMCK

3401 EVALINE HAMTRAMCK MI 48212

MINUTES FOR JULY BOARD OF REVIEW MEETING

July 20, 2021, 9:00 A.M.

2nd Floor City Council Chambers

The July Board of Review 2021' Session Started at 9:17 a.m. and was held in the second-floor city council chamber.

Present Board Members: Rezaul Chowdhury; (virtually via Zoom)

Yeasmin Sultana, (virtually via Zoom) Elmedina Gozic (In-Person)

Absent Board Members: None

Present Assessing Members: Thomas Monchak, City Assessor; Konrad Maziarz, & Moonmoon Sultana

Public Comment Period: Open at 9:18 a.m. The City Assessor introduced himself and staff and the Board Members introduced themselves. There was no public present. Brief discussions on procedures and the Open meeting Act Rules were discussed.

Public Comment Period: Closed at 9:18 a.m.

Petitions:

Petition JBOR, 2021-J000, Nasr R. Fadel 2324 Danforth 41-002-04-0367-000

SALE DATE MAY 1, 2021' PRE-APPLICATION RECEIVED JUNE 15TH, 2021' LATE FILED EXEMPTION APPLY TO 2021' SUMMER AND WINTER. **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY YEA

YEASMIN SULTANA YEA

ELMEDINA GOZIC YEA

Petition JBOR 2021-J001 Karis Lotze 2025 Edwin 41-003-03-0321-000

ATTIC SPACE WAS CALCULATED AS LIVING SPACE, UPON INSPECTION FROM KONRAD MAZIARZ, ATTIC SPACE IS NON-HEATED STORAGE ONLY, NON-LIVABLE. CORRECTIONS TO ASSESSMENT FOR LOSS/LOSSES OF \$4700/3335 CALCULATED. MUTUAL MISTAKE OF FACT.

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

**Petition JBOR 2021-J002; J003; J004; J005 Christopher T. Cervenak 2331 Norwalk
41- 003-03-0401-000**

TRANSFER BETWEEN FAMILY MEMBER OCCURRED, GRANDSON NEVER FILED A PRE, REQUESTING PRE FROM 0% TO 100% FOR 2018'-2021'. J002 = 2021' J003 = 2020'

J004 = 2019' & J005 = 2018' **MOTION TO GRANT:**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J006 Abdullah Bilbaria 2664 Trowbridge 41-003-04-0066-000

Purchased property in November of 2020' Filed PRE application on November 10, 2020, however not timely entered by staff. Clerical Error Add PRE for 2021'-year **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021 – J007 & -J008 Nazma Begum 2728 Trowbridge 41-003-04-0077-000

Purchased property on May 23, 2019' Did not apply for PRE until June 24th 2021' with a retroactive date back to date of sale. 2019' PRE was already in place by seller. Add PRE to 2020'- and 2021'-year J007 = 2021' & J008 = 2020' 05 TO 100%

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J009 AZIZ ALGAHIM 12066 Nagel 41- 004-03-0232-000

Vacant lot, contiguous to primary residence Late filed PRE-Apply 100% for 2021'

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J010 THRU -J013 Chalene Sloan 11702 Grand Haven 41-005-0064-300

This is a vacant lot adjacent to Ms. Sloan's principal residence. She acquired this parcel in 2014' and failed to file the PRE. She has recently applied for the PRE on this contiguous, vacant parcel. There are no structures upon this lot. J010 = 2021'; J011 = 2020'; J012= 2019';

J013 = 2018' 0% TO 100% **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J014 & -J015 DARREN NIXON 3176- 3178 LEHMAN 41-005-03-0012-000

LATE FILED PRE-FROM 50% TO 100%. LATE FILED PRE-ACCEPTED

J 014 = 2021' & J015 = 2020' **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J016 & J017 Mohamed Zamzami 3008 Holbrook 41-005-06-0077-000

Mr. Zamzami purchased property in September of 2003'. Originally it was a rental. In October of 2019' it was no longer a rental. The PRE application was filed in October of 2019' however not entered by staff. Clerical Error J018 = 2021' & J019 = 2020' Correct 50% to 100% PRE
MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J018 thru -J2021 Silva Bosnjak 3321 Holbrook 41- 006-01-0569-000

MS. BOSNJAK PURCHASED PROPERTY IN MAY OF 1997'. THE BUILDING IS NOT A RENTAL, AND OWNER OCCUPIES ENTIRE PROPERTY. LATE FILED PRE TO CHANGE PRE-FROM 50% TO 100%.
J018 = 2021'; J019 = 2020'; J020 = 2019'; J 021 = 2018'

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J022 THRU J024 Michael J Srock 9500 Charest 41-006-03-0164-000

Michael Srock acquired property in 2012'. Filed a late PRE for 50% owner/occupied. Marriage license, voters' registration, income tax statements for years 2020', 2019, and 2018' are provided along with the PTA, PRE land contract and quit claim deed. Correct From 0% to 50% PRE J022 = 2020'; J023 = 2019'; J024 = 2018'

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J025 & J026 Taslima Khanam 11630 Mitchell 41-007-06-0006-000

2019' JBOR correction included additions for upper-level building area not originally calculated in the value. Those additions were incorrectly added to the 2020' taxable value as well. Recalculate the 2020' taxable based on the 2019' revised taxable plus cpi of 1.9. Also revise the 2021' taxable value based on revised 2020' taxable value plus cpi of 1.4.

J026 2021' taxable adjusted from \$51,585 to \$42,569

J027 2020' taxable adjusted from \$51,585 to \$41,982

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021 J027 Thru J030 Abdulmalek Ali Kassim 12001 Moran 41-007-13-0139-000

Mr. Ali Kassim purchased the adjacent property and applied for homestead on May 26, 2016'. He filed a late principal residence exemption on this vacant lot in June of 2021'. Contiguous and vacant. Apply 100% PRE. J027 = 2021'; J028 = 2020'; J029 = 2019'; J030 = 2018' 0% to 100%

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J031 & J032 Maria Grabas 11708 - 11710 Gallagher 41 007 14 0285 000

Property was a rental. Rental ceased as of June 1, 2020' Correct PRE from 50% to 100% Homeowner has interior access to both units and now occupies entire building as her primary residence. J031 = 2021' & J032 = 2020'

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J033 Dahan Gawhar 5258 Trowbridge 41-008-01-0324-300

Received PRE application for two parcels: Parcel 008-01-0323-000 is a commercial building and does not qualify for a PRE. Apply PRE to Parcel 008-01-0324-300 Residential parcel for Summer 2021'. Untimely Filed Application 0% to 100%

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J034 Tropical Hookah & Tobacco 10042 Jos Campau 41 999-00-0042-019

Small Business Exemption claim granted in error. Clerical Error. No statement was received. Remove exemption and place estimate back on the roll for 2021'. 2021' av from \$0 to \$2000

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J035 CHEP USA 5897 Windward Pkwy Alpharetta GA 30005

41-999-00-0125-000

Incorrect entry, Data not entered correctly. Two separate filings were received and only one was entered. Correct 2021' AV & TV from \$89,000 to \$100,050

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J036 Bay Logistics Inc 7300 Clyde Park Ave SW, 41-999-00-1111-006

2021' Personal Property Statement Form 632 was filed timely however entered as a small business exemption claim in error. Clerical error. Correct original av of \$0 to \$181,530

MOTION TO GRANT:

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J037 Fawaz Algasri 2364 Faber 41-002-04-0180-000

PRE application received July 12, 2021, Indicating occupancy and ownership as of December 1st, 2020. Apply 100% PRE for 2021'

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J038 Abdulla Al-Zamzami 2295 Andrus 41-002-04-0397-000

APPLY PRE TO 2021' LATE FILED AFFIDAVIT **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J039 Mutahar Obeid 2430 Grayling 41-002-05-0045-000

Late filed pre for 2021 accepted.

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J040 Gamal Algahim 2280 Grayling 41- 002-05-0072-000

This parcel represents a vacant lot which is adjacent to the owner's principal residence. Filed PRE for vacant lot late. Add 100% pre for 2021' **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J041 & -J042 Maher Muthana 3157 Jacob 41-005-04-0053-000

APPLY PRE 2021' J041 = 2021' 0% TO 100% J042 = 2020' WINTER ONLY (100%)

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J043 Ebrahim K Abdullah 3002 Roosevelt 41- 005-08-0021-000

PRE-SUMMER 0% TO 100% WINTER APPLIED THROUGH ADJUSTMENT BY MS **MOTION TO GRANT**

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J044 KAZIMIERZ DZIEGLEWICZ 9477 MITCHELL 41- 006-04-0064-000

ALTHOUGH THE PETITIONER PROVIDED SOCIAL SECURITY INCOME THAT IS HIGHER IN THE APPLICATION, THAT IS THE PAYMENTS THEY WILL BE RECEIVING IN 2021. THE AMOUNT FROM THEIR 2020 INCOME TAX FILING WAS USED FOR CALCULATIONS. BASED ON THE INCOME THE PETITIONER WOULD QUALIFY FOR A 25% POVERTY REDUCTION.

2021' ASSESSED FROM \$74,100 TO \$55,575

2021' TAXABLE FROM \$30,498 TO \$22,874

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-J045 & J046 Amanda Calhoun 3951 YEMANS 41- 147-99-0051-000

NEZ PROPERTY ASSESSED NORMALLY 10-15 YEARS

J 045 = 2021' AV FROM \$0 TO \$61,900 2021' TAXABLE FROM \$0 TO \$39,932

J 046 = 2020' AV FROM \$0 TO \$52,600 2020' TAXABLE FROM \$0 TO \$39,380

(NEZ) New owner Amanda C.

MOTION TO GRANT

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

Petition JBOR 2021-047 Amanda Calhoun 3951 Yemans 41-008-02-0086-302

Correction to the 2021' Assessed and Taxable Values: Av from \$67900 to \$6000
TV from \$43802 to \$3870

Petition JBOR 2021-048 Amanda Calhoun 3951 Yemans 41-008-02-0086-302

Correction to the 2020' Assessed and Taxable Values: Av from \$57700 to \$5100
TV from \$43198 to \$3818

Petition JBOR 2021-049 Amanda Calhoun 3951 Yemans 41-008-02-0086-302

Correction to the 2020' Principal Residence Exemption on file from 0% to 100%

Petition JBOR 2021-050 Amanda Calhoun 3951 Yemans 41-008-02-0086-302

Correction to the 2019' Principal Residence Exemption on file from 0% to 100%

Petition JBOR 2021-051 Amanda Calhoun 3951 Yemans 41-008-02-0086-302

Correction to the 2018' Principal Residence Exemption on file from 0% to 100%
Motion to Grant:

MOTION BY: ELMEDINA GOZIC

SECOND BY: YEASMIN SULTANA

ALL IN FAVOR:

REZAUL CHOWDHURY	YEA
YEASMIN SULTANA	YEA
ELMEDINA GOZIC	YEA

MEETING WAS ADJOURNED AT: 10:07 A.M.

Recorded By: Moonmoon Sultana
Moonmoon Sultana, Recording Secretary

Respectfully Submitted by: Thomas Monchak
Thomas Monchak, City Assessor

Date: 07-26-2021