



CHARTER TOWNSHIP OF ROYAL OAK  
ADMINISTRATIVE OFFICES  
21131 GARDEN LANE, 2ND FLOOR  
FERNDALE, MICHIGAN 48220

Donna J. Squalls  
Supervisor

Gwendolyn Turner  
Clerk

Kimberly Reaves  
Treasurer

OFFICE PHONE (248) 547-9800  
FAX (248) 547-1415

Trustees

Wanda Allen  
Jeff Cushingberry  
Dena Respress  
Herbert Welch

**BOARD OF REVIEW  
MEETINGS IN MARCH 2025  
ALL MEETINGS ARE IN ROOM 210**

**Tuesday, March 4<sup>th</sup>...1:00pm**---Organizational meeting ONLY- no appts...should be less than 1 hour.

**Monday, March 10<sup>th</sup>- BOARD  
APPOINTMENTS: 2:00-5:00pm (break for dinner) then 6:00-9:00pm Adjourn at 9:00pm**

**Thursday, March 13<sup>th</sup> - BOARD  
APPOINTMENTS: 9:00am-12:00noon (break for lunch) then 1:00-4:00pm Adjourn at 4:00pm**

# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

<b>FROM: CHARTER TOWNSHIP OF ROYAL OAK</b> MICHEAL R. LOHMEIER, ASSESSOR 21131 GARDEN LANE, 2ND FLOOR FERNDALE MI 48220	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>S -25-32-252-007</b> SCHOOL DISTRICT: OAK PARK CITY SCHOOL DIST PROPERTY ADDRESS: <b>21610 MEYERS RD</b> <b>FERNDALE, MI 48220</b>		
<b>OWNER'S NAME &amp; ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:</b> MTST REAL ESTATE LLC 21610 MEYERS RD OAK PARK MI 48237-3121	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>LEGAL DESCRIPTION:</b> T1N, R11E, SEC 32 ROYAL INDUSTRIAL PARK W 13.80 FT OF LOT 38 & ALL OF LOTS 39, 40 & 41			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 201 Commercial</b>			
<b>PRIOR YEAR'S CLASSIFICATION: 201 Commercial</b>			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately:	<b>\$0</b>		
1. TAXABLE VALUE:	PRIOR AMOUNT YEAR: 2024 311,510	CURRENT TENTATIVE AMOUNT YEAR: 2025 321,160	CHANGE FROM PRIOR YEAR TO CURRENT YEAR 9,650
2. ASSESSED VALUE:	544,900	574,710	29,810
3. TENTATIVE EQUALIZATION FACTOR:	1.000		
4. STATE EQUALIZED VALUE (SEV):	544,900	574,710	29,810
5. There WAS or WAS NOT a transfer of ownership on this property in 2024 : WAS NOT			
6. Assessor Change Reason(s): <p style="text-align: center; margin-left: 100px;">Market Adjustment</p>			

The 2025 Inflation Rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

Oakland County Equalization	(248)858-0776 or (248)858-0773	equal@oakgov.com
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**March Board of Review Appeal Information:**

The Board of Review will meet at the Royal Oak Township Hall - 21131 Garden Ln., 2nd floor, Room 210, on Tuesday, March 4th at 1:00 pm for an Organizational Meeting.

Appeals will begin on:  
 Monday, March 10th from 2:00 pm until 5:00 pm and 6:00 pm until 9:00 pm.  
 Thursday, March 13th from 9:00 am until 12:00 noon and 1:00 pm until 4:00 pm.

To schedule an appointment IN ADVANCE for the Board of Review, please contact Oakland County Equalization Division at (248) 858-0773.

The Board of Review will accept written appeals received prior to the close of the Board of Review.

NOTE: Written appeals MUST be in letter form. Emails will NOT be accepted.