GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

NOTICE OF SEPTEMBER 1 - 15, 2026 PREHEARING GENERAL CALL AND ORDER OF PROCEDURE

To the parties in the cases listed below:

Please be advised that the cases listed on the attachment have been placed on a two-week Prehearing General Call commencing September 1, 2026. Unless ordered otherwise, parties will be notified at least 28 days before they are scheduled to appear. Scheduling will not necessarily occur in the order in which the cases are listed below.

Parties are required to submit a valuation disclosure or written notification that no valuation disclosure is required by the dates indicated herein. A “valuation disclosure” is defined as documentary or other tangible evidence in a property tax proceeding that a party relies upon in support of the party’s contention as to the true cash value of the subject property or any portion thereof and contains the party’s value conclusion and data, valuation methodology, analysis or reasoning. See TTR 203 and TTR 241.

Users who file documents with the Tribunal are advised that **filed documents are public records and will appear for public viewing on the Tribunal’s Tax Docket Lookup**. If a user wishes to file a document for consideration by the Tribunal and prevent its publication on the Tax Docket Lookup, the user **MUST** file a Motion for Protective Order under MCR 2.302(C)(8). If a Protective Order is issued, documents covered by the order will not be published. Documents filed prior to the issuance of a Protective Order will be published.

In accordance with MCR 1.109(D)(9) and TTR 209, the responsibility for excluding or redacting personal identifying information (PII) from all documents filed with or offered to the Tribunal **rests solely with the parties and their attorneys**. The Tribunal is **not** responsible for or required to review, redact, or screen documents at the time of filing for PII whether filed electronically or on paper. A party, representative, or interested person (i.e. third party not part of an appeal) may request that the Tribunal redact PII contained in a previously filed document by submitting a **Request for Redactions**. The Request for Redactions form is available on the Entire Tribunal and Small Claims pages of the Tribunal’s website.

Please refer to the Tribunal’s FAQs and Glossary of Terms pages on the Tribunal’s website for more information.

IT IS ORDERED that the parties shall:

a. If no valuation disclosure is required, notify the Tribunal and the opposing parties in writing within 21 days of entry of this order that no valuation disclosure is being filed. The notice shall indicate the reason or reasons why no valuation disclosure is required (i.e., exemption claim, etc.).

b. If a valuation disclosure is required, file and exchange their valuation disclosures by May 05, 2026. Valuation disclosures will not be admitted into evidence unless disclosed and furnished in accordance with this order (even though admissible) except upon a finding of good cause by the Tribunal.

IT IS FURTHER ORDERED that the parties shall file and exchange their Prehearing Statements by May 05, 2026. Witnesses, with the exception of rebuttal witnesses, will not be allowed to testify unless disclosed in the Prehearing Statement and the Prehearing Statement is furnished in accordance with this order except upon a finding of good cause by the Tribunal. Failure to file the Prehearing Statement may result in holding a party or parties in default. See TTR 237.

IT IS FURTHER ORDERED that “Pre-Valuation Disclosure” discovery is CLOSED on May 05, 2026, which means all discovery has been requested, all Motions to Compel have been filed, and all requested or ordered discovery has been exchanged by that date. Discovery relative to the valuation disclosure prepared for purposes of litigating this case or the valuation expert that prepared that valuation disclosure is not permitted during “Pre-Valuation Disclosure” discovery.

IT IS FURTHER ORDERED that “Post-Valuation Disclosure” discovery is CLOSED on September 01, 2026, which means all discovery has been requested, all Motions to Compel have been filed, and all requested or ordered discovery has been exchanged by that date. “Post-Valuation Disclosure” discovery is limited to the opposing party’s valuation disclosure, the opposing party’s valuation expert, and the witnesses identified on the opposing party’s Prehearing Statement.

IT IS FURTHER ORDERED that a case listed on this call that is not scheduled for a date certain prehearing conference during the time frame indicated above may be scheduled for a date certain prehearing conference at any time subsequent to the completion date for this Prehearing General Call. Parties will, however, be notified in writing approximately one week before they are scheduled to appear.

By: Patricia L. Halm

Entered: October 1, 2025

Patricia L. Halm, Tribunal Chair

CASES ON THE SEPTEMBER 1 - 15, 2026 PREHEARING GENERAL CALL:

Case Number	**Case Title**
25-000636	Eric Stanley vs. Township Of Leoni
25-000917	Goodrich Storage LLC vs. Township Of Atlas
25-000969	Roxanne M Harris vs. Township of Mt Morris
25-001005	One North Main Owner LLC vs. City Of Ann Arbor
25-001048	Michigan Elite Sports Academy Corp vs. Township Of Brighton
25-001052	B2 Ludington LLC vs. Township Of Amber
25-001060	Hunter College Towne Properties LLC vs. City Of Lansing
25-001071	PC Center LLC, PC Center TIC 1 LLC, PC Center TIC 2 LLC, PC Center TIC 3 LL vs. Township Of Canton
25-001107	Knollwood Loft LLC vs. City Of Kalamazoo
25-001190	KRG Lansing Eastwood LLC vs. Township Of Lansing Charter
25-001215	716 Packard LLC vs. City Of Ann Arbor
25-001217	RAC Washington LLC vs. Township Of Washington
25-001219	RAC Greenfield 10 LLC vs. City Of Oak Park
25-001230	Key Largo Holdings LLC vs. City Of St. Clair Shores
25-001238	MMII LLC vs. City of Detroit
25-001246	74 W. Long Lake Rd LLC vs. City Of Bloomfield Hills
25-001248	Realty Income Corporation vs. Township Of Genoa
25-001268	DET Homes Property MGMT LLC vs. City Of Southfield
25-001289	Lockdale Properties LLC vs. City Of Southfield

25-001292	Landy Land LLC vs. City of Detroit
25-001297	Mid City Properties LLC vs. City of Detroit
25-001299	Detroit Entertainment LLC vs. City of Detroit
25-001303	The Kales Grand Circus Park LLC vs. City of Detroit
25-001304	Utica Group LLC vs. City Of Utica
25-001306	555 Investments LLC vs. Township Of Plymouth
25-001309	Auburn Lodging LLC vs. City Of Auburn Hills
25-001313	Country Lodge Property LLC vs. Township Of Delta
25-001322	J C Penny Corp Inc vs. City Of Westland
25-001323	DPM SPE Southgate LLC vs. City Of Southgate
25-001326	Plaza Storage LLC vs. City Of Kalamazoo
25-001329	400 South Main Partners, LLC vs. City Of Royal Oak
25-001330	MI Land and Buildings LLC and Lake Life Cottages LLC vs. City Of East Tawas
25-001333	19 Props LLC vs. City Of Kalamazoo
25-001334	Kumo Capital Series 1 Propco LLC vs. Township Of Canton
25-001336	89 Lyndhurst Trust Propco LLC vs. City Of Lincoln Park
25-001337	Belle Valley Group LLC vs. City Of Imlay City
25-001339	Palmer Lofts LLC vs. City of Detroit
25-001348	MMP PROPCO LLC vs. City Of Sterling Heights
25-001349	FIE Grand Rapids (MI) LLC vs. Township Of Caledonia
25-001351	GA HC Reit II West Oaks MOB LLC vs. Township Of West Bloomfield

25-001354	GAHC4 Battle Creek MI MOB LLC vs. City Of Battle Creek
25-001355	GAHC4 Southfield MI MOB LLC vs. City Of Southfield
25-001356	Menard, Inc. vs. City Of Three Rivers
25-001357	Menard, Inc., vs. Township Of Van Buren
25-001358	Menard Inc vs. City Of Warren
25-001366	Crossroads Mall Realty Holding LLC vs. City Of Portage
25-001368	IIP-MI 1 LLC vs. Township Of Windsor
25-001371	770 Kenmoor LLC vs. Township of Grand Rapids
25-001372	IIP-MI 6 LLC vs. City Of Marshall
25-001374	IIP-MI 8 LLC vs. City Of Warren
25-001378	VCP Hayes LLC vs. Township Of Clinton
25-001379	LS Rentals LLC vs. City Of Marquette
25-001380	DPM Self Storage Saginaw MT LLC vs. Township Of Saginaw
25-001381	Grand Blanc C LLC vs. Township Of Mundy
25-001382	Grand Blanc R LLC vs. Township Of Mundy
25-001384	CCI Midland LLC vs. City Of Midland
25-001388	Covington Terrace LLC vs. City of Detroit
25-001389	Jaimes Industries vs. Township Of Canton
25-001394	209 N Fourth LLC vs. City Of Ann Arbor
25-001474	325 S Old Woodward LLC vs. City Of Birmingham
25-001606	Mivan Holding Group LLC vs. City Of Southfield
25-001653	Energy Developments Byron Center LLC vs. Township Of Byron

25-001975	Chicago Drive Ventures 2 LLC vs. Township Of Georgetown
25-002281	Wood & Water Builders LLC vs. Township Of Reynolds
25-002285	Michigan Hub LLC vs. City Of Litchfield
25-002294	64th Street Investments vs. Township Of Byron
25-002310	Y & O Walker LLC vs. City Of Walker
25-002331	Kyron Homes LLC vs. City Of Grand Rapids
25-002342	Astera Credit Union vs. Township Of Delta
25-002351	Kyriacula J. Batsakes Trust vs. City Of Lincoln Park
25-002355	23411 Fenkell LLC vs. City of Detroit
25-002516	AV Rental Properties 7 LLC vs. City Of Ishpeming
25-002625	Community Choice Credit Union vs. City Of Norton Shores
25-002645	29200 Livonia MI LLC vs. City Of Livonia
25-002768	Intl Properties of MI LLC vs. Township Of Macomb