

Public Records

Property Report For:

7525 COGSWELL ST

Romulus, MI

48174

Prepared On:

March 2, 2026

[Report Link](#)

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

7525 Cogswell St

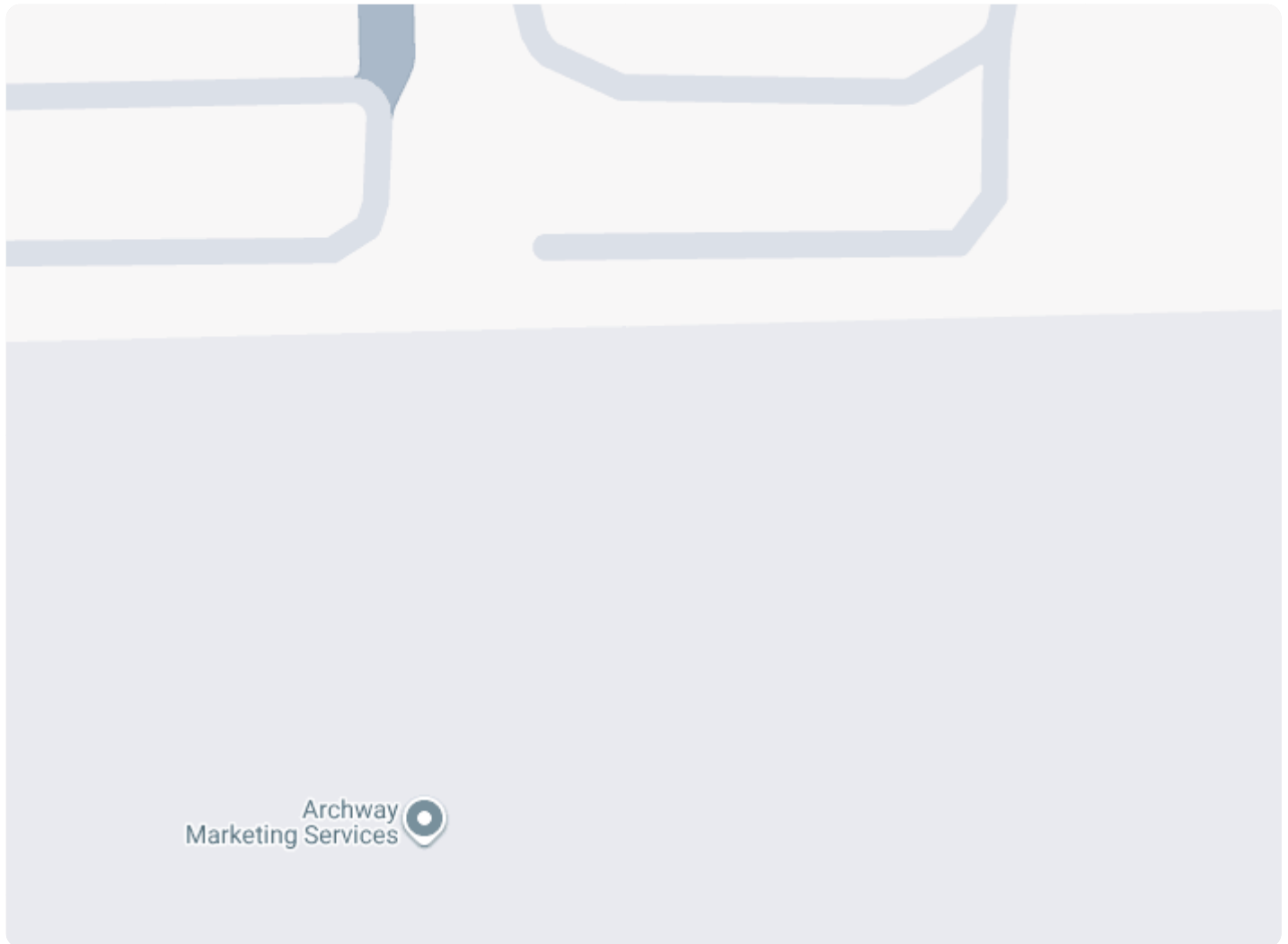
Romulus MI 48174 (Wayne County)

ESTIMATED VALUE

\$101K - \$230K

Built in 2000 • Industrial • 249,090 sq. ft. Living Area

Satellite View & Map



Owners & Residents

7525 Cogswell Propco Llc

G&i Ix Detroit 7525 Cogswell Llc

G & I Ix Detroit 7525 Cogswell L

G & I Ix Detroit 7525 Cogswell

Welsh Romulus Llc

Ownership Timeline

 2023 - Present

7525 Cogswell Propco Llc

DATE OF PURCHASE

February 2023

 2017 - 2023

G & I Ix Detroit 7525 Cogswell

DATE OF PURCHASE

June 2017

 N/A - 2017

Welsh Romulus Llc

Property Details

Overall Attributes

NUMBER OF STORIES: 1

YEAR BUILT: 2000

Other

HEATING: Forced Air

FIRE SPRINKLERS: No

LEGAL DESCRIPTION: 07 3S 9E

Lot Information



Overview

LEGAL DESCRIPTION

07 3S 9E07 3S 9E07 3S 9E

COUNTY LAND USE CODE

26163

TYPE OF DEED

Deed

LAND USE CODE

Warehouse, STORAGE

COUNTY

Wayne

COORDINATES

42.24917, -83.41342

LAND SQFT
1,182 sq. ft.

LAND ACRES
27.15 acres

ASSESSED YEAR
2025

ASSESSED VALUE
\$6,988,500

PARCEL NUMBER
80 025 99 0008 704

TRACT NAME
Census Tract 5858

GEOID
26163585800

QUALIFIED GEOID
1400000US26163585800

Flood Information



Liens

NO SOLAR, MECHANICAL, TAX, OR TRANSACTION LIENS FOUND IN OUR DATABASE

Home Value

TOTAL VALUE - UPDATED 12-28-2020

\$165,000

CONFIDENCE
SCORE

47

PROBABLE MARKET RANGE

\$101,000 - \$230,000

CHANGE FROM
LAST YEAR

-25.0%

Historical Market Value



DATE

TOTAL VALUE

CHANGE

2020-12

\$165,000

-25.0%

2019-12

\$220,000

+8.9%

2018-12	\$202,000	+15.4%
2017-12	\$175,000	+8.7%
2016-12	\$161,000	+11.8%
2015-12	\$144,000	+12.9%
2014-12	\$127,521	+51.8%
2013-12	\$84,002	-

Deeds & Sales Records



February 23, 2023

Deed

INDUSTRIAL • ARMS-LENGTH

SELLER

Limited Liability Company

G&i Ix Detroit 7525 Cogswell Llc
575 5TH AVE

BUYER

Limited Liability Company

7525 Cogswell Propco Llc
1001 WOODWARD AVE FL 5TH

LENDER DETAILS

LENDER

Non Lending Institution

MORTGAGE

\$58,500,000

COUNTY RECORDS

APN #

80 025 99 0008 704

DOCUMENT TYPE

Deed

BOOK

58123

PAGE

679

COUNTY

Wayne

DOCUMENT #

0581230679

INSTRUMENT #

2023050480

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID

1007989095

COMPANY

Do No Use

CODE

10973

MORTGAGES RECORDS

LENDER NAME

Voya Investment Management Llc

DOCUMENT NUMBER

0058123682

INSTRUMENT NUMBER

58123682

BUYER RECORDS

VESTING CHANGES

 September 13, 2019

Loan Modification

INDUSTRIAL • LINE OF CREDIT

BUYER

G & I Ix Detroit 7525 Cogswell L
220 E 42ND ST NEW YORK NY 100175806

LENDER DETAILS

LENDER

Bank

MORTGAGE

\$60,087,000

COUNTY RECORDS

APN #

80 025 99 0008 704

DOCUMENT TYPE

Loan Modification

BOOK

055274

PAGE

001184

COUNTY

Wayne

DOCUMENT #

0552741184

INSTRUMENT #

264716

PURCHASE TYPE

Mortgage

TITLE RECORDS

TRANSACTION ID

837376750

COMPANY

First American Title

CODE

18618

MORTGAGES RECORDS

RATE TYPE

Adjustable Rate

BOOK

055274

PAGE

001184

LENDER NAME

Bank Of America

LENDER ADDRESS

Charlotte, NC

DOCUMENT NUMBER

552741184

INSTRUMENT NUMBER

264716

BUYER RECORDS

VESTING CHANGES

Company

 **June 01, 2017**

Trustees Deed

INDUSTRIAL

SELLER

Welsh Romulus Llc

BUYER

G & I Ix Detroit 7525 Cogswell

220 E 42ND ST #27TH NEW YORK NY 100175806

LENDER DETAILS

LENDER

Bank

MORTGAGE
\$47,000,000

COUNTY RECORDS

APN #
80 025 99 0008 704

DOCUMENT TYPE
Trustees Deed

BOOK
053856

PAGE
000719

COUNTY
Wayne

DOCUMENT #
0538560719

INSTRUMENT #
262936

PURCHASE TYPE
Transfer

TITLE RECORDS

TRANSACTION ID
768012549

COMPANY
First American Title

CODE

18618

MORTGAGES RECORDS

BOOK

053856

PAGE

000728

LENDER NAME

Bank Of America

LENDER ADDRESS

Charlotte, NC

DOCUMENT NUMBER

538560728

INSTRUMENT NUMBER

262937

BUYER RECORDS

VESTING CHANGES

Company

Property Taxes

PROPERTY TAX

\$355,327

TAX RATE

5.08%

CHANGE FROM
LAST YEAR

+10.2%

LAND VALUE

-

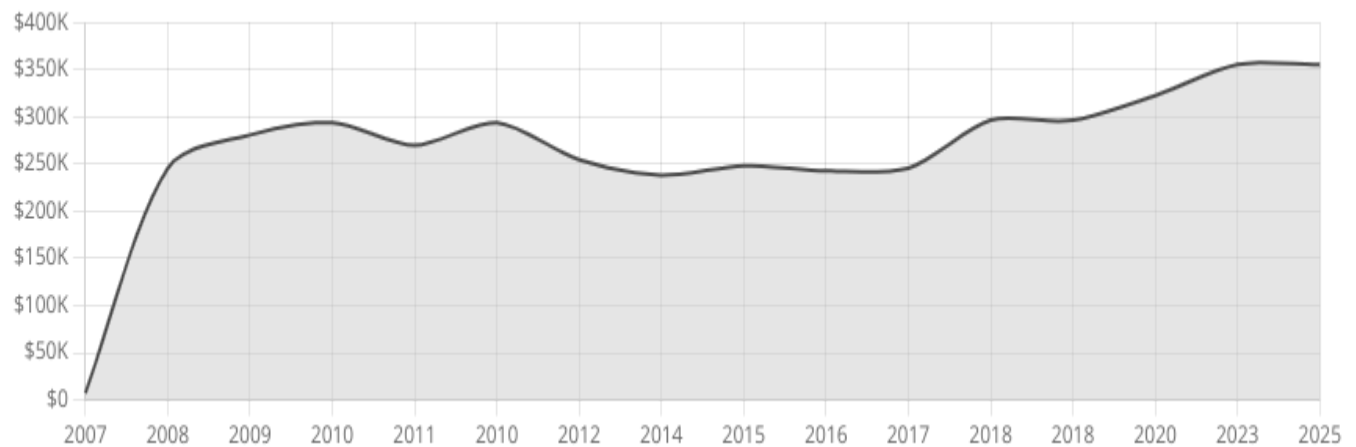
IMPROVEMENT VALUE

-

TOTAL VALUE

\$6,988,500

Property Tax History



YEAR

2025

PROPERTY TAX

\$355,327

CHANGE

+10.2%

LAND

-

ADDITIONS

-

ASSESSMENT

\$6,988,500

YEAR	PROPERTY TAX	CHANGE
2021	\$322,430	+8.8%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,856,200
YEAR	PROPERTY TAX	CHANGE
2020	\$296,227	0.0%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,730,600
YEAR	PROPERTY TAX	CHANGE
2018	\$296,227	+20.6%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,450,000
YEAR	PROPERTY TAX	CHANGE
2017	\$245,635	+1.2%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,294,000
YEAR	PROPERTY TAX	CHANGE
2016	\$242,770	-2.1%
LAND	ADDITIONS	ASSESSMENT
-	-	\$3,700,600
YEAR	PROPERTY TAX	CHANGE
2015	\$247,898	+4.1%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,147,200
YEAR	PROPERTY TAX	CHANGE
2014	\$238,214	-6.4%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,132,100
YEAR	PROPERTY TAX	CHANGE
2013	\$254,516	-13.3%
LAND	ADDITIONS	ASSESSMENT
-	-	\$3,950,900
YEAR	PROPERTY TAX	CHANGE
2011	\$293,589	+8.8%
LAND	ADDITIONS	ASSESSMENT

-	-	\$4,681,300
YEAR	PROPERTY TAX	CHANGE
2011	\$269,860	-8.2%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,681,300
YEAR	PROPERTY TAX	CHANGE
2010	\$293,945	+4.7%
LAND	ADDITIONS	ASSESSMENT
-	-	\$5,094,320
YEAR	PROPERTY TAX	CHANGE
2009	\$280,736	+14.4%
LAND	ADDITIONS	ASSESSMENT
-	-	\$5,109,649
YEAR	PROPERTY TAX	CHANGE
2008	\$245,301	+3193.1%
LAND	ADDITIONS	ASSESSMENT
-	-	\$4,894,300
YEAR	PROPERTY TAX	CHANGE
2007	\$7,449	-
LAND	ADDITIONS	ASSESSMENT
-	-	\$410,600
YEAR	PROPERTY TAX	CHANGE
2005	\$0	-
LAND	ADDITIONS	ASSESSMENT
-	-	\$18,600
YEAR	PROPERTY TAX	CHANGE
2003	\$0	-
LAND	ADDITIONS	ASSESSMENT
-	-	\$425,000

Building Permits

Permits Overview

TOTAL COST OF WORK

\$1,995

NUMBER OF PERMITS

4

UNIQUE CONTRACTORS

1

STATE ELEVATOR SERIAL NUMBER RENEWAL

3 PERMITS

PERIODIC TEST FOR HYDRAULIC ELEVATORS


1 PERMIT

STATE ELEVATOR SERIAL NUMBER

1 PERMIT

ELEVATOR INSTALLATION PERMIT

1 PERMIT

 05/24/2024

State elevator serial number renewal

FEES

\$285

STATUS

Complete

PERMIT #

99R2402882



10/22/2018

State elevator serial number renewal

FEES

\$305

STATUS

Issued

PERMIT #

99R1808183



03/07/2018

State elevator serial number renewal

FEES


\$180

STATUS

Issued

PERMIT #

99R1802701

 09/18/2017

Periodic test for hydraulic elevators

STATUS

Applied

PERMIT #

ELEV17-08830-HYDRAULIC

Foreclosures

No Foreclosures found