



2004 EQUALIZATION REPORT

L. Brooks Patterson, County Executive

**L. BROOKS PATTERSON
OAKLAND COUNTY EXECUTIVE**

**2004 EQUALIZATION
OAKLAND COUNTY, MICHIGAN**

Prepared By
**DEPARTMENT OF MANAGEMENT AND BUDGET
LAURIE VAN PELT, Director**

**EQUALIZATION DIVISION
DAVID HIEBER, Manager**

Under the direction of the Finance Committee of the Board of Commissioners

**CHUCK MOSS
Chairperson**

**BILL BULLARD, JR.
Majority Vice Chairperson**

**VINCENT GREGORY
Minority Vice Chairperson**

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PETER H. WEBSTER

HELAINÉ ZACK

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April 22, 2004

Board of Commissioners
Oakland County
1200 N. Telegraph
Pontiac, Mi 48341

Chairperson, Ladies and Gentlemen;

Please accept the attached report and resolution to fulfill the requirements for County Equalization. In summary, the report details changes in Equalized and Taxable values for Oakland County.

The recommended total 2004 Equalized value 70,296,996,641 a 4.79% increase. The resulting Taxable value is 55,986,490,872 a 5.28% increase.

If you have any questions, please feel free to contact me.

Sincerely,

David M. Hieber, Manager
Oakland County Equalization

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.148
Filing is mandatory*

TO: State Tax Commission
FROM: Equalization Director of Oakland County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Oakland County for 2004.

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled laws 211.10d and the rules of the State Assessors Board.

The State Assessors Board required a Level IV State Assessor Certification for this county.

I am certified as a Level IV State Certified Assessing Officer by the State Assessors Board.

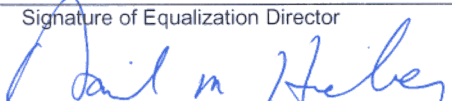
The following are my total Recommended County Equalized Valuations for each separately equalized class of property in Oakland County.

Agricultural	<u>208,104,760</u>	Timber-Cutover	<u>0</u>
Commercial	<u>11,850,471,372</u>	Developmental	<u>80,353,280</u>
Industrial	<u>4,265,204,120</u>	Total Real Property	<u>65,813,024,378</u>
Residential	<u>49,408,890,846</u>	Personal Property	<u>4,483,972,263</u>
		Total Real and Personal Property	<u>70,296,996,641</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Mr. Harold Anderson, Manager
Local Assessment Review
P.O.Box 30471
Lansing, Michigan 48909-7971

A copy of this form will be forwarded to the State Assessors Board

Signature of Equalization Director 	Date 4-9-04
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MISCELLANEOUS RESOLUTION #

April 22, 2004

BY: Finance Committee, Chuck Moss, Chairperson

IN RE: DEPARTMENT OF MANAGEMENT & BUDGET - 2004 EQUALIZATION REPORT

To the Oakland County Board of Commissioners

Chairperson, Ladies and Gentlemen:

WHEREAS the staff of the Equalization Division of the Department of Management & Budget has examined the assessment rolls of the several townships and cities within Oakland County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed at 50% of true cash value; and

WHEREAS the Finance Committee in accordance with Rule XI.A (7) of the Board of Commissioners adopted on January 8, 2004, has reviewed the findings and recommendations of the Equalization Manager and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS based on its findings, the Equalization Division has presented to the Finance Committee the recommended 2004 equalization value which adds to or deducts from the valuation of the property in the several townships and cities an amount as, in its judgment, will produce a sum which represents the true cash value thereof; and

WHEREAS the Equalization Factors listed on the attached report are the result of the foregoing process and are for information purposes only.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners adopts the 2004 equalization and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the appropriate official of the proper township or city.

Chairperson, on behalf of the Finance Committee, I move the adoption of the foregoing resolution.

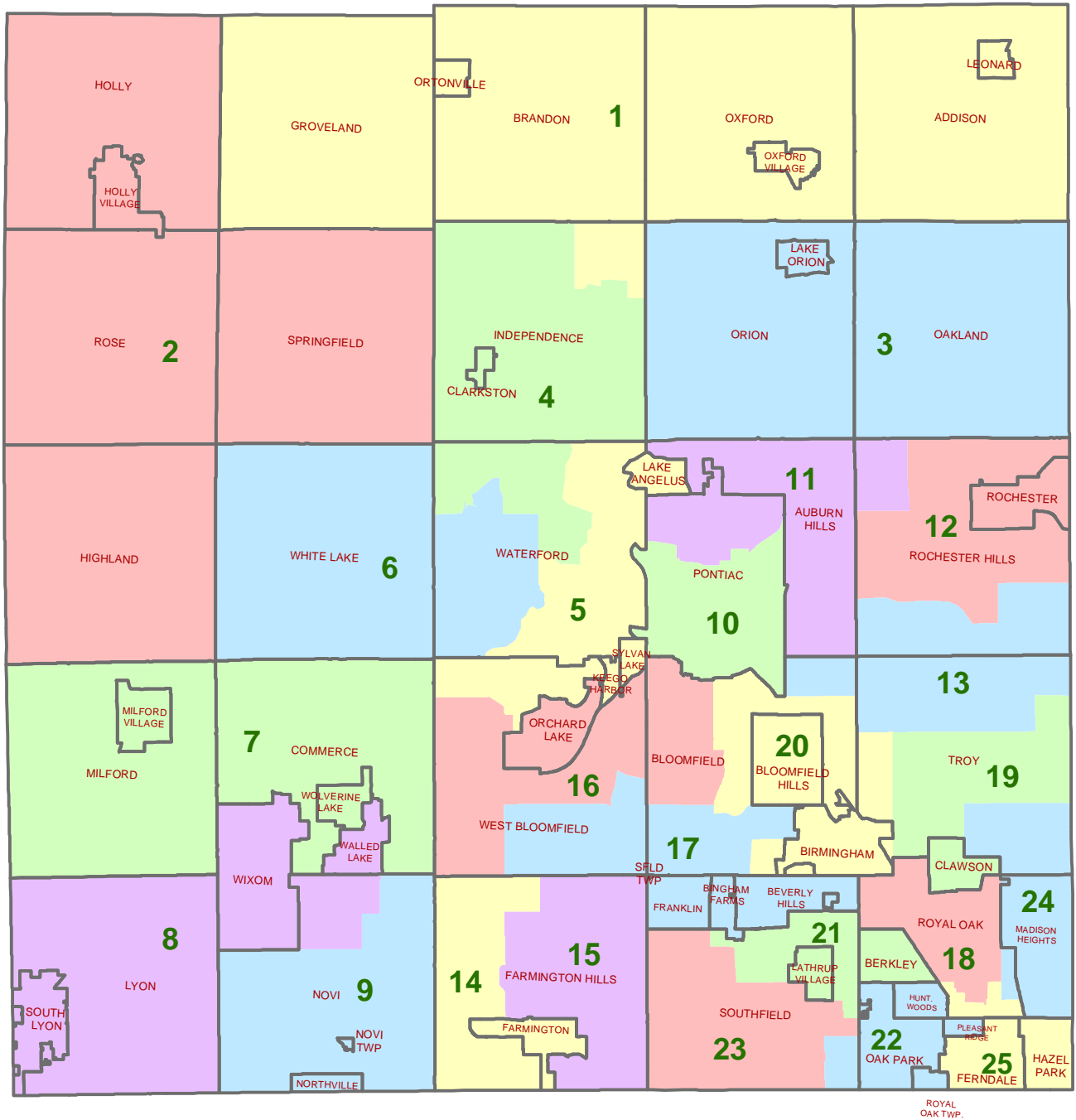
FINANCE COMMITTEE

OAKLAND COUNTY BOARD OF COMMISSIONERS

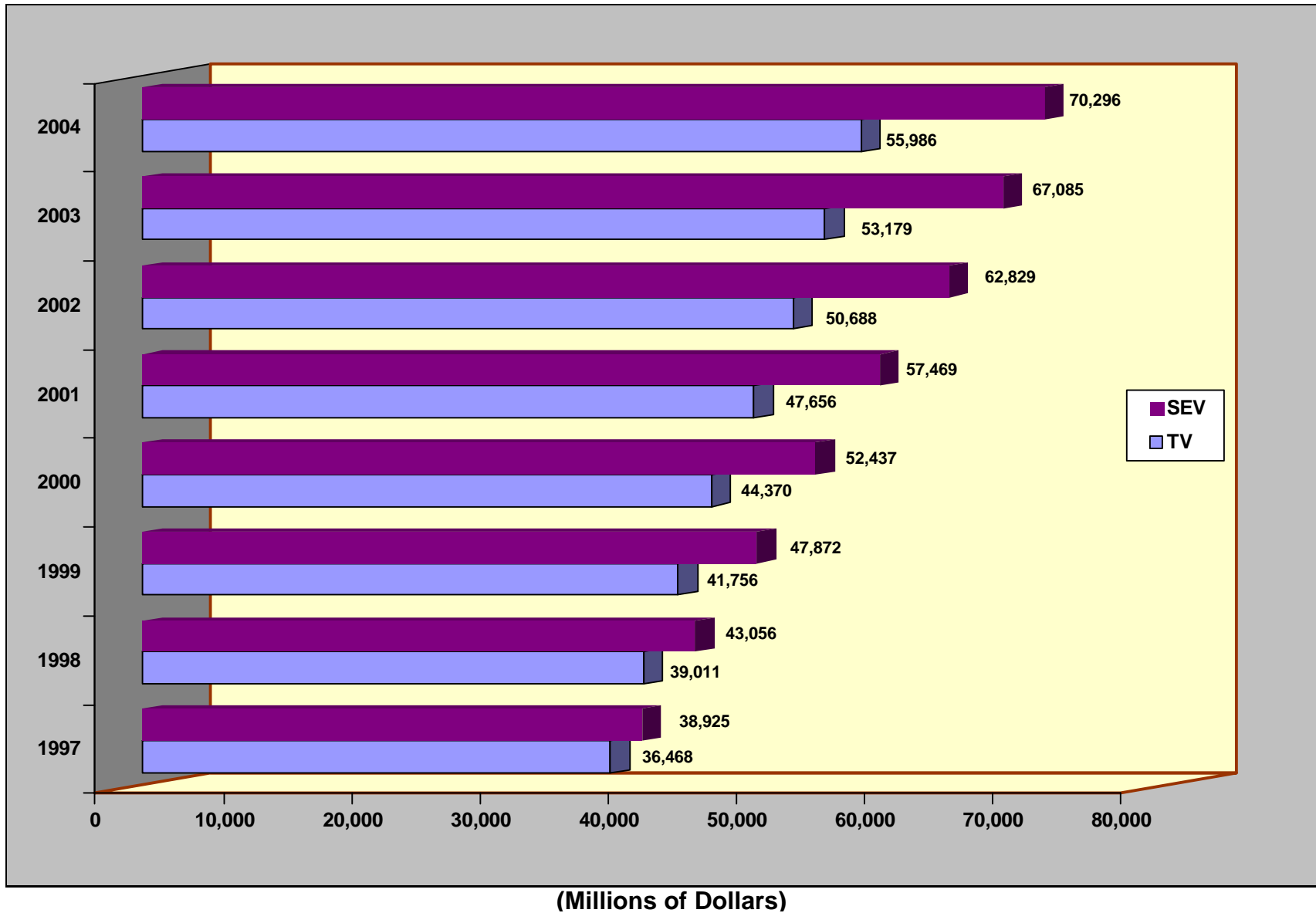
District 1:	William R. Patterson
District 2:	Bill Bullard, Jr.*
District 3:	Eric S. Wilson
District 4:	Thomas Middleton
District 5:	John A. Scott
District 6:	Eileen T. Kowall
District 7:	Christine Long*
District 8:	Jeff Potter
District 9:	Hugh D. Crawford*
District 10:	Mattie M. Hatchett
District 11:	Tom McMillin
District 12:	Sue Ann Douglas
District 13:	Martin J. Knollenberg*
District 14:	Mike Rogers
District 15:	David L. Moffitt
District 16:	Greg Jamian*
District 17:	Thomas A. Law
District 18:	Peter H. Webster*
District 19:	Charles E. Palmer*
District 20:	Chuck Moss*
District 21:	Vincent Gregory*
District 22:	Helaine Zack*
District 23:	Eric Coleman
District 24:	George W. Suarez*
District 25:	David Coulter

*Finance Committee Members

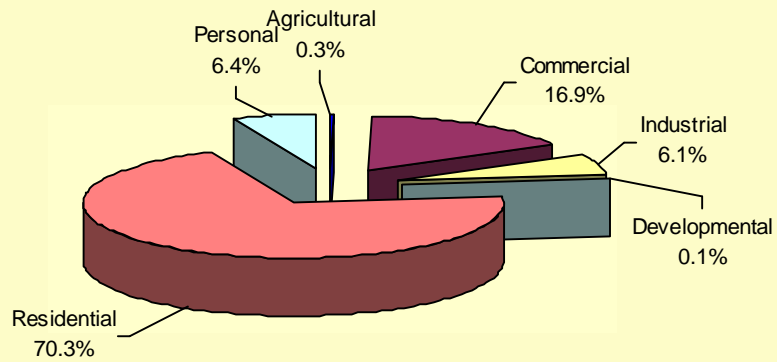
Oakland County Board of Commissioners Districts



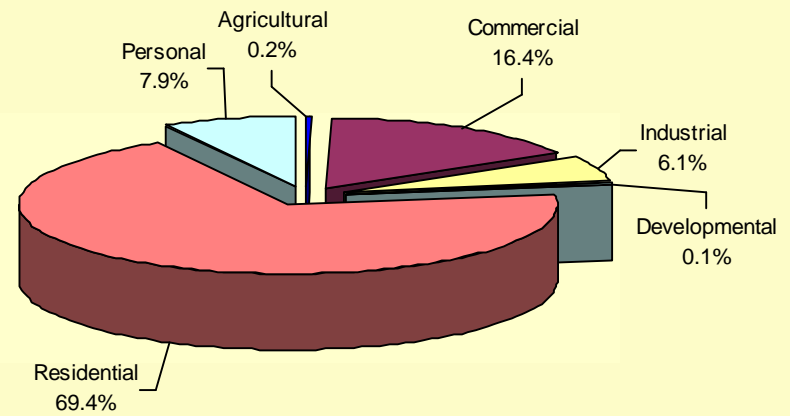
2004 STATE EQUALIZED VALUES VS. TAXABLE VALUES



2004 TOTAL STATE EQUALIZED VALUE
70,296,996,641

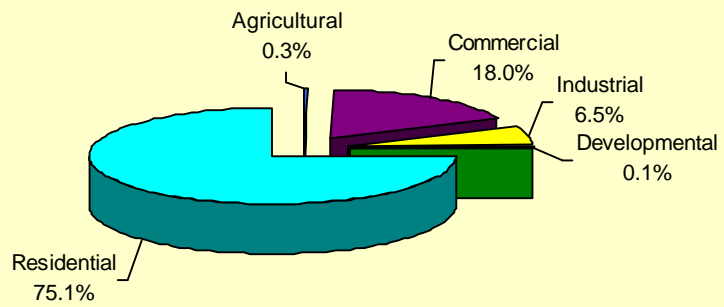


2004 TOTAL TAXABLE VALUE
55,986,490,872



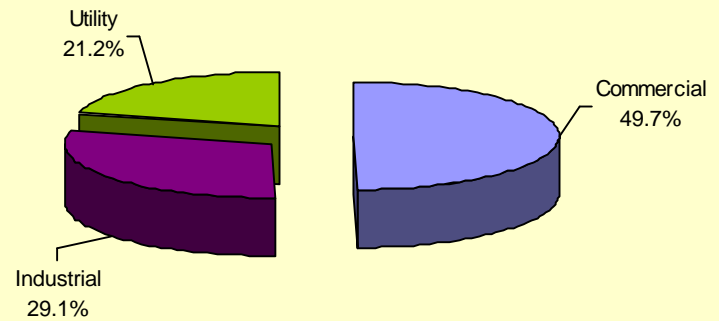
2004 REAL PROPERTY STATE EQUALIZED VALUE

65,813,024,378 93.62%



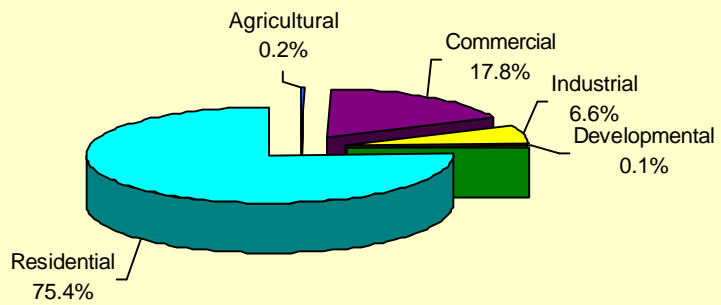
2004 PERSONAL PROPERTY STATE EQUALIZED VALUE

4,483,972,263 6.38%



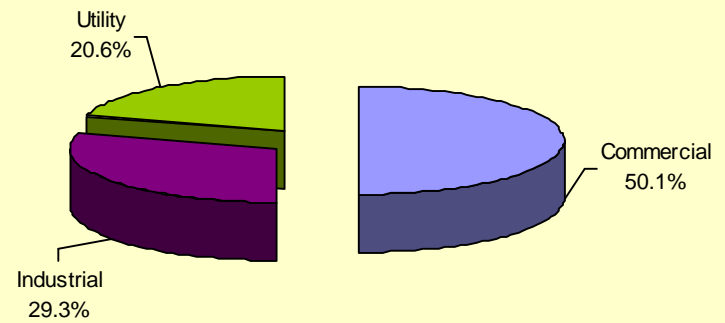
2004 REAL PROPERTY TAXABLE VALUE

51,536,330,497 92.1%



2004 PERSONAL PROPERTY TAXABLE VALUE

4,450,160,375 7.9%



**2004 OAKLAND COUNTY EQUALIZATION
COMPARISON OF ASSESSED AND TAXABLE VALUES**

TOWNSHIPS	2003 ASSESSED	2004 ASSESSED	% CHANGE ASSESSED	2003 TAXABLE	2004 TAXABLE	% CHANGE TAXABLE
ADDISON	379,700,120	403,411,310	6.24%	270,679,055	290,007,233	7.14%
BLOOMFIELD	4,005,952,600	4,159,870,180	3.84%	3,236,501,438	3,380,624,306	4.45%
BRANDON	575,968,250	606,227,920	5.25%	453,613,215	477,153,100	5.19%
COMMERCE	2,104,499,255	2,252,468,075	7.03%	1,621,985,105	1,756,687,790	8.30%
GROVELAND	285,827,070	305,208,920	6.78%	209,089,027	221,818,192	6.09%
HIGHLAND	828,017,760	904,452,290	9.23%	674,598,846	713,622,765	5.78%
HOLLY	338,953,500	379,817,250	12.06%	263,181,560	286,047,410	8.69%
INDEPENDENCE	1,681,600,000	1,820,244,100	8.24%	1,338,038,471	1,431,451,028	6.98%
LYON	794,405,690	867,804,200	9.24%	573,471,725	637,566,182	11.18%
MILFORD	945,255,330	1,010,561,010	6.91%	752,932,761	804,045,904	6.79%
NOVI	10,035,770	10,466,560	4.29%	8,412,520	8,977,220	6.71%
OAKLAND	1,231,889,835	1,334,577,000	8.34%	950,492,732	1,085,952,826	14.25%
ORION	1,787,328,410	1,924,883,400	7.70%	1,553,497,340	1,677,765,240	8.00%
OXFORD	879,183,080	940,393,780	6.96%	668,257,235	717,106,711	7.31%
ROSE	286,465,080	310,422,770	8.36%	203,246,850	213,774,204	5.18%
ROYAL OAK	93,139,180	75,774,200	-18.64%	68,176,650	51,477,617	-24.49%
SOUTHFIELD	1,241,473,650	1,306,581,725	5.24%	918,472,054	962,051,050	4.74%
SPRINGFIELD	672,822,120	727,812,670	8.17%	542,012,270	584,087,710	7.76%
WATERFORD	2,910,011,293	3,078,303,448	5.78%	2,272,736,593	2,387,272,918	5.04%
WEST BLOOMFIELD	4,163,812,830	4,375,580,960	5.09%	3,490,128,634	3,660,465,622	4.88%
WHITE LAKE	1,159,854,410	1,271,659,655	9.64%	941,837,355	1,008,975,482	7.13%
TOTAL TOWNSHIPS	26,376,195,233	28,066,521,423	6.41%	21,011,361,436	22,356,930,510	6.40%
CITIES						
AUBURN HILLS	2,435,442,905	2,444,590,860	0.38%	1,988,835,625	2,019,079,126	1.52%
BERKLEY	590,505,650	623,613,490	5.61%	432,148,444	455,551,255	5.42%
BIRMINGHAM	2,454,364,010	2,499,614,303	1.84%	1,601,455,079	1,715,186,920	7.10%
BLOOMFIELD HILLS	1,036,188,660	1,053,647,860	1.68%	750,511,965	781,363,111	4.11%
CLARKSTON VILLAGE	57,126,270	61,600,670	7.83%	41,051,085	43,060,774	4.90%
CLAWSON	454,644,400	472,769,720	3.99%	343,143,800	359,526,795	4.77%
FARMINGTON	436,343,450	452,445,260	3.69%	365,910,730	380,255,892	3.92%
FARMINGTON HILLS	4,486,258,920	4,613,333,370	2.83%	3,830,232,170	3,974,587,000	3.77%
FERNDALE	755,520,602	800,832,210	6.00%	516,500,009	546,651,967	5.84%
HAZEL PARK	403,591,780	425,559,220	5.44%	272,936,998	289,140,742	5.94%
HUNTINGTON WOODS	378,359,768	397,226,708	4.99%	257,798,142	273,884,122	6.24%
KEEGO HARBOR	110,365,607	115,669,430	4.81%	81,122,963	85,295,727	5.14%
LAKE ANGELUS	92,445,830	99,764,670	7.92%	54,892,740	59,635,680	8.64%
LATHRUP VILLAGE	212,180,560	218,312,390	2.89%	162,297,570	169,028,684	4.15%
MADISON HEIGHTS	1,336,032,280	1,371,690,600	2.67%	1,079,944,040	1,114,336,050	3.18%
NORTHVILLE	195,160,591	199,106,100	2.02%	157,054,975	164,240,983	4.58%
NOVI	3,196,088,910	3,407,206,840	6.61%	2,679,216,000	2,900,548,534	8.26%
OAK PARK	806,109,830	872,836,690	8.28%	579,296,920	623,426,300	7.62%
ORCHARD LAKE	398,212,400	411,505,160	3.34%	312,587,050	329,908,079	5.54%
PLEASANT RIDGE	162,557,432	171,099,520	5.25%	105,673,762	111,726,052	5.73%
PONTIAC	1,726,666,710	1,811,264,850	4.90%	1,215,143,568	1,291,388,337	6.27%
ROCHESTER	801,417,230	820,004,850	2.32%	648,658,452	678,278,202	4.57%
ROCHESTER HILLS	3,642,048,760	3,827,411,860	5.09%	3,064,862,240	3,230,824,070	5.41%
ROYAL OAK	2,602,654,075	2,746,054,460	5.51%	1,938,386,179	2,038,376,547	5.16%
SOUTHFIELD	4,040,808,240	4,179,962,410	3.44%	3,268,025,510	3,386,748,000	3.63%
SOUTH LYON	393,703,513	422,505,830	7.32%	322,676,712	348,641,452	8.05%
SYLVAN LAKE	119,053,010	121,243,260	1.84%	85,131,225	88,191,486	3.59%
TROY	6,188,084,256	6,337,222,973	2.41%	4,978,263,437	5,094,758,223	2.34%
WALLED LAKE	261,301,490	285,650,044	9.32%	198,363,084	216,830,975	9.31%
WIXOM	936,009,410	966,729,610	3.28%	836,404,100	859,089,277	2.71%
TOTAL CITIES	40,709,246,549	42,230,475,218	3.74%	32,168,524,574	33,629,560,362	4.54%
TOTAL COUNTY	67,085,441,782	70,296,996,641	4.79%	53,179,886,010	55,986,490,872	5.28%

**OAKLAND COUNTY 2004
COMPARISON OF EQUALIZED VALUES**

	1994	1999	2003	2004	1 YR	5 YR	10 YR
AGRICULTURAL	189,671,200	121,367,290	179,175,390	208,104,760	16.15%	71.47%	9.72%
COMMERCIAL	5,560,552,740	7,880,200,156	11,435,938,410	11,850,471,372	3.62%	50.38%	113.12%
INDUSTRIAL	1,804,944,199	2,668,632,045	4,133,581,982	4,265,204,120	3.18%	59.83%	136.31%
RESIDENTIAL	20,646,645,540	32,512,141,685	46,577,341,174	49,408,890,846	6.08%	51.97%	139.31%
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	78,381,800	169,381,380	275,251,120	80,353,280	-70.81%	-52.56%	2.52%
TOTAL REAL	28,280,195,479	43,351,722,556	62,601,288,076	65,813,024,378	5.13%	51.81%	132.72%
TOTAL PERSONAL	2,899,739,160	4,520,810,144	4,484,153,706	4,483,972,263	0.00%	-0.81%	54.63%
GRAND TOTAL	31,179,934,639	47,872,532,700	67,085,441,782	70,296,996,641	4.79%	46.84%	125.46%

**OAKLAND COUNTY 2004
COMPARISON OF TAXABLE VALUES**

	1994	1999	2003	2004	1 YR	5 YR	10 YR
AGRICULTURAL	189,671,200	85,583,890	90,445,363	93,487,203	3.36%	9.23%	-50.71%
COMMERCIAL	5,560,552,740	6,846,528,524	8,844,705,777	9,155,127,947	3.51%	33.72%	64.64%
INDUSTRIAL	1,804,944,199	2,410,932,618	3,259,170,159	3,405,223,134	4.48%	41.24%	88.66%
RESIDENTIAL	20,646,645,540	27,769,387,734	36,359,626,588	38,842,901,603	6.83%	39.88%	88.13%
TIMBER CUTOVER	0	0					
DEVELOPMENTAL	78,381,800	123,573,246	142,482,136	39,590,610	-72.21%	-67.96%	-49.49%
TOTAL REAL	28,280,195,479	37,236,006,012	48,696,430,023	51,536,330,497	5.83%	38.40%	82.23%
TOTAL PERSONAL	2,899,739,160	4,520,015,264	4,483,455,987	4,450,160,375	-0.74%	-1.55%	53.47%
GRAND TOTAL	31,179,934,639	41,756,021,276	53,179,886,010	55,986,490,872	5.28%	34.08%	79.56%

STATE TAX COMMISSION OAKLAND COUNTY		ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY		S.T.C L- 4023 YEAR 2004
REAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	179,175,390	417,842,421	
102	LOSS	2,155,660	5,147,233	
103		177,019,730	412,695,188	
104	ADJUSTMENT	28,798,700		
105		205,818,430	412,695,188	
106	NEW	2,286,330	4,591,262	
107				
108	TOTAL AGRICULTURAL	208,104,760	417,286,450	93,487,203
200				
201	COMMERCIAL	11,436,114,190	23,640,572,104	
202	LOSS	211,050,781	432,754,053	
203		11,225,063,409	23,207,818,051	
204	ADJUSTMENT	319,442,819		
205		11,544,506,228	23,207,818,051	
206	NEW	305,965,144	616,394,363	
207				
208	TOTAL COMMERCIAL	11,850,471,372	23,824,212,414	9,155,127,947
300				
301	INDUSTRIAL	4,133,406,202	8,483,892,011	
302	LOSS	46,982,250	100,655,969	
303		4,086,423,952	8,383,236,042	
304	ADJUSTMENT	83,107,676		
305		4,169,531,628	8,383,236,042	
306	NEW	95,672,492	192,333,603	
307				
308	TOTAL INDUSTRIAL	4,265,204,120	8,575,569,645	3,405,223,134
400				
401	RESIDENTIAL	46,577,341,174	97,007,415,046	
402	LOSS	92,181,796	191,655,975	
403		46,485,159,378	96,815,759,071	
404	ADJUSTMENT	1,662,566,313		
405		48,147,725,691	96,815,759,071	
406	NEW	1,261,165,155	2,534,959,240	
407				
408	TOTAL RESIDENTIAL	49,408,890,846	99,350,718,311	38,842,901,603
500				
501	TIMBER CUT-OVER			
507		0	0	0
600				
601	DEVELOPMENTAL	275,251,120	578,536,309	
602	LOSS	201,264,980	419,090,795	
603		73,986,140	159,445,514	
604	ADJUSTMENT	4,637,640		
605		78,623,780	159,445,514	
606	NEW	1,729,500	3,501,455	
607				
608	TOTAL DEVELOPMENTAL	80,353,280	162,946,969	39,590,610
800	TOTAL REAL	65,813,024,378	132,330,733,789	51,536,330,497

STATE TAX COMMISSION OAKLAND COUNTY	ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY	S.T.C L- 4023 YEAR 2004
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PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
150			
151 AGRICULTURAL			
152 LOSS			
153			
154 ADJUSTMENT			
155			
156 NEW			
157			
158 TOTAL AGRICULTURAL	0	0	
250			
251 COMMERCIAL	2,355,225,356	4,736,670,966	
252 LOSS	584,976,108	1,176,508,686	
253	1,770,249,248	3,560,162,280	
254 ADJUSTMENT			
255	1,770,249,248	3,560,162,280	
256 NEW	460,334,525	926,053,644	
257			
258 TOTAL COMMERCIAL	2,230,583,773	4,486,215,924	2,230,377,023
350			
351 INDUSTRIAL	1,328,982,260	2,669,028,877	
352 LOSS	183,742,398	368,336,838	
353	1,145,239,862	2,300,692,039	
354 ADJUSTMENT			
355	1,145,239,862	2,300,692,039	
356 NEW	158,033,018	317,486,683	
357			
358 TOTAL INDUSTRIAL	1,303,272,880	2,618,178,722	1,303,272,880
450			
451 RESIDENTIAL			
452 LOSS			
453			
454 ADJUSTMENT			
455			
456 NEW			
457			
458 TOTAL RESIDENTIAL	0	0	
550			
551 UTILITY	799,946,090	1,599,985,267	
552 LOSS	47,628,791	95,261,543	
553	752,317,299	1,504,723,724	
554 ADJUSTMENT			
555	752,317,299	1,504,723,724	
556 NEW	197,798,311	395,596,622	
557			
558 TOTAL UTILITY	950,115,610	1,900,320,346	916,510,472
850 TOTAL PERSONAL	4,483,972,263	9,004,714,992	4,450,160,375

STATE TAX COMMISSION OAKLAND COUNTY		ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY			S.T.C L- 4023 YEAR 2004	
		PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108	TOTAL AGRICULTURAL	806	208,104,760	417,286,450	208,104,760	93,487,203
208	TOTAL COMMERCIAL	18,229	11,850,471,372	23,824,212,414	11,850,471,372	9,155,127,947
308	TOTAL INDUSTRIAL	7,180	4,265,204,120	8,575,569,645	4,265,204,120	3,405,223,134
408	TOTAL RESIDENTIAL	434,754	49,408,890,846	99,350,718,311	49,408,890,846	38,842,901,603
508	TOTAL TIMBER CUTOVER					
608	TOTAL DEVELOPMENTAL	223	80,353,280	162,946,969	80,353,280	39,590,610
800	TOTAL REAL	461,192	65,813,024,378	132,330,733,789	65,813,024,378	51,536,330,497
158	TOTAL AGRICULTURAL	0	0	0	0	
258	TOTAL COMMERCIAL	53,733	2,230,583,773	4,486,215,924	2,230,583,773	2,230,377,023
358	TOTAL INDUSTRIAL	3,340	1,303,272,880	2,618,178,722	1,303,272,880	1,303,272,880
458	TOTAL RESIDENTIAL	0	0	0	0	
558	TOTAL UTILITY	773	950,115,610	1,900,320,346	950,115,610	916,510,472
850	TOTAL PERSONAL	57,846	4,483,972,263	9,004,714,992	4,483,972,263	4,450,160,375
900	GRAND TOTAL	519,038	70,296,996,641	141,335,448,781	70,296,996,641	55,986,490,872

OAKLAND COUNTY
2004 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

ASSESSING DISTRICT	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
ADDISON TWP.	389,626,340	389,626,340	277,118,885	13,784,970	13,784,970	12,888,348
BLOOMFIELD TWP.	4,064,896,940	4,064,896,940	3,286,875,868	94,973,240	94,973,240	93,748,438
BRANDON TWP.	594,692,400	594,692,400	465,810,330	11,535,520	11,535,520	11,342,770
COMMERCE TWP.	2,148,762,855	2,148,762,855	1,654,196,981	103,705,220	103,705,220	102,490,809
GROVELAND TWP.	287,013,420	287,013,420	203,949,799	18,195,500	18,195,500	17,868,393
HIGHLAND TWP.	859,820,120	859,820,120	669,830,666	44,632,170	44,632,170	43,792,099
HOLLY TWP.	364,545,350	364,545,350	270,775,510	15,271,900	15,271,900	15,271,900
INDEPENDENCE TWP.	1,760,709,700	1,760,709,700	1,374,041,990	59,534,400	59,534,400	57,409,038
LYON TWP.	794,045,670	794,045,670	564,780,145	73,758,530	73,758,530	72,786,037
MILFORD TWP.	911,278,440	911,278,440	706,032,551	99,282,570	99,282,570	98,013,353
NOVI TWP.	10,111,390	10,111,390	8,622,050	355,170	355,170	355,170
OAKLAND TWP.	1,296,565,790	1,296,565,790	1,047,958,689	38,011,210	38,011,210	37,994,137
ORION TWP.	1,732,557,650	1,732,557,650	1,485,439,490	192,325,750	192,325,750	192,325,750
OXFORD TWP.	872,626,580	872,626,580	650,437,297	67,767,200	67,767,200	66,669,414
ROSE TWP.	302,727,030	302,727,030	206,435,560	7,695,740	7,695,740	7,338,644
ROYAL OAK TWP.	66,718,160	66,718,160	42,460,105	9,056,040	9,056,040	9,017,512
SOUTHFIELD TWP.	1,278,908,315	1,278,908,315	934,676,917	27,673,410	27,673,410	27,374,133
SPRINGFIELD TWP.	702,212,270	702,212,270	558,487,310	25,600,400	25,600,400	25,600,400
WATERFORD TWP.	2,972,494,158	2,972,494,158	2,281,463,628	105,809,290	105,809,290	105,809,290
WEST BLOOMFIELD TWP.	4,294,351,570	4,294,351,570	3,579,324,591	81,229,390	81,229,390	81,141,031
WHITE LAKE TWP.	1,236,789,555	1,236,789,555	974,117,482	34,870,100	34,870,100	34,858,000
TOTAL TOWNSHIPS	26,941,453,703	26,941,453,703	21,242,835,844	1,125,067,720	1,125,067,720	1,114,094,666

OAKLAND COUNTY
2004 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS
REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% of COUNTY	TAXABLE VALUE	% of COUNTY
ADDISON TWP.	23,404.14	403,411,310	403,411,310	0.57%	290,007,233	0.52%
BLOOMFIELD TWP.	16,710.80	4,159,870,180	4,159,870,180	5.92%	3,380,624,306	6.04%
BRANDON TWP.	23,017.14	606,227,920	606,227,920	0.86%	477,153,100	0.85%
COMMERCE TWP.	19,142.39	2,252,468,075	2,252,468,075	3.20%	1,756,687,790	3.14%
GROVELAND TWP.	23,060.39	305,208,920	305,208,920	0.43%	221,818,192	0.40%
HIGHLAND TWP.	23,151.01	904,452,290	904,452,290	1.29%	713,622,765	1.27%
HOLLY TWP.	23,285.95	379,817,250	379,817,250	0.54%	286,047,410	0.51%
INDEPENDENCE TWP.	23,221.81	1,820,244,100	1,820,244,100	2.59%	1,431,451,028	2.56%
LYON TWP.	20,497.98	867,804,200	867,804,200	1.23%	637,566,182	1.14%
MILFORD TWP.	22,502.70	1,010,561,010	1,010,561,010	1.44%	804,045,904	1.44%
NOVI TWP.	68.00	10,466,560	10,466,560	0.01%	8,977,220	0.02%
OAKLAND TWP.	23,472.59	1,334,577,000	1,334,577,000	1.90%	1,085,952,826	1.94%
ORION TWP.	23,008.69	1,924,883,400	1,924,883,400	2.74%	1,677,765,240	3.00%
OXFORD TWP.	22,627.40	940,393,780	940,393,780	1.34%	717,106,711	1.28%
ROSE TWP.	23,142.72	310,422,770	310,422,770	0.44%	213,774,204	0.38%
ROYAL OAK TWP.	449.21	75,774,200	75,774,200	0.11%	51,477,617	0.09%
SOUTHFIELD TWP.	5,144.87	1,306,581,725	1,306,581,725	1.86%	962,051,050	1.72%
SPRINGFIELD TWP.	23,450.08	727,812,670	727,812,670	1.04%	584,087,710	1.04%
WATERFORD TWP.	22,643.37	3,078,303,448	3,078,303,448	4.38%	2,387,272,918	4.26%
WEST BLOOMFIELD TWP.	20,014.53	4,375,580,960	4,375,580,960	6.22%	3,660,465,622	6.54%
WHITE LAKE TWP.	23,716.60	1,271,659,655	1,271,659,655	1.81%	1,008,975,482	1.80%
TOTAL TOWNSHIPS	405,732.37	28,066,521,423	28,066,521,423	39.93%	22,356,930,510	39.93%

OAKLAND COUNTY
2004 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

ASSESSING DISTRICT	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
AUBURN HILLS	2,000,826,250	2,000,826,250	1,576,585,150	443,764,610	443,764,610	442,493,976
BERKLEY	608,421,420	608,421,420	440,585,421	15,192,070	15,192,070	14,965,834
BIRMINGHAM	2,441,709,343	2,441,709,343	1,657,931,750	57,904,960	57,904,960	57,255,170
BLOOMFIELD HILLS	1,023,087,650	1,023,087,650	751,231,005	30,560,210	30,560,210	30,132,106
CLARKSTON VILLAGE	58,748,190	58,748,190	40,306,715	2,852,480	2,852,480	2,754,059
CLAWSON	456,103,530	456,103,530	342,998,559	16,666,190	16,666,190	16,528,236
FARMINGTON	432,896,220	432,896,220	361,058,330	19,549,040	19,549,040	19,197,562
FARMINGTON HILLS	4,306,686,130	4,306,686,130	3,667,946,220	306,647,240	306,647,240	306,640,780
FERNDALE	751,034,800	751,034,800	497,346,188	49,797,410	49,797,410	49,305,779
HAZEL PARK	404,811,890	404,811,890	268,393,412	20,747,330	20,747,330	20,747,330
HUNTINGTON WOODS	391,895,348	391,895,348	268,661,478	5,331,360	5,331,360	5,222,644
KEEGO HARBOR	112,504,440	112,504,440	82,181,932	3,164,990	3,164,990	3,113,795
LAKE ANGELUS	98,760,250	98,760,250	58,631,260	1,004,420	1,004,420	1,004,420
LATHRUP VILLAGE	212,145,570	212,145,570	162,878,994	6,166,820	6,166,820	6,149,690
MADISON HEIGHTS	1,203,312,200	1,203,312,200	947,866,890	168,378,400	168,378,400	166,469,160
NORTHVILLE	195,435,280	195,435,280	160,570,163	3,670,820	3,670,820	3,670,820
NOVI	3,199,652,750	3,199,652,750	2,694,408,870	207,554,090	207,554,090	206,139,664
OAK PARK	823,831,100	823,831,100	574,420,710	49,005,590	49,005,590	49,005,590
ORCHARD LAKE	406,713,840	406,713,840	325,207,370	4,791,320	4,791,320	4,700,709
PLEASANT RIDGE	167,896,140	167,896,140	108,557,372	3,203,380	3,203,380	3,168,680
PONTIAC	1,486,989,400	1,486,989,400	969,042,063	324,275,450	324,275,450	322,346,274
ROCHESTER	774,338,130	774,338,130	632,611,482	45,666,720	45,666,720	45,666,720
ROCHESTER HILLS	3,623,447,890	3,623,447,890	3,026,860,100	203,963,970	203,963,970	203,963,970
ROYAL OAK	2,606,268,960	2,606,268,960	1,898,591,253	139,785,500	139,785,500	139,785,294
SOUTHFIELD	3,727,441,360	3,727,441,360	2,940,173,650	452,521,050	452,521,050	446,574,350
SOUTH LYON	407,531,620	407,531,620	333,904,651	14,974,210	14,974,210	14,736,801
SYLVAN LAKE	118,015,690	118,015,690	85,014,855	3,227,570	3,227,570	3,176,631
TROY	5,794,376,220	5,794,376,220	4,558,664,800	542,846,753	542,846,753	536,093,423
WALLED LAKE	271,816,154	271,816,154	203,003,950	13,833,890	13,833,890	13,827,025
WIXOM	764,872,910	764,872,910	657,860,060	201,856,700	201,856,700	201,229,217
TOTAL CITIES	38,871,570,675	38,871,570,675	30,293,494,653	3,358,904,543	3,358,904,543	3,336,065,709
TOTAL TOWNSHIPS	26,941,453,703	26,941,453,703	21,242,835,844	1,125,067,720	1,125,067,720	1,114,094,666
TOTAL COUNTY	65,813,024,378	65,813,024,378	51,536,330,497	4,483,972,263	4,483,972,263	4,450,160,375

OAKLAND COUNTY
2004 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES
REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% of COUNTY	TAXABLE VALUE	% of COUNTY
AUBURN HILLS CITY	10,655.97	2,444,590,860	2,444,590,860	3.48%	2,019,079,126	3.61%
BERKLEY CITY	1,652.78	623,613,490	623,613,490	0.89%	455,551,255	0.81%
BIRMINGHAM CITY	3,074.81	2,499,614,303	2,499,614,303	3.56%	1,715,186,920	3.06%
BLOOMFIELD HILLS CITY	3,210.98	1,053,647,860	1,053,647,860	1.50%	781,363,111	1.40%
CLARKSTON VILLAGE CITY	323.50	61,600,670	61,600,670	0.09%	43,060,774	0.08%
CLAWSON CITY	1,403.04	472,769,720	472,769,720	0.67%	359,526,795	0.64%
FARMINGTON CITY	1,700.58	452,445,260	452,445,260	0.64%	380,255,892	0.68%
FARMINGTON HILLS CITY	21,312.98	4,613,333,370	4,613,333,370	6.56%	3,974,587,000	7.10%
FERNDALE CITY	2,498.28	800,832,210	800,832,210	1.14%	546,651,967	0.98%
HAZEL PARK CITY	1,799.66	425,559,220	425,559,220	0.61%	289,140,742	0.52%
HUNTINGTON WOODS CITY	929.67	397,226,708	397,226,708	0.57%	273,884,122	0.49%
KEEGO HARBOR CITY	350.69	115,669,430	115,669,430	0.16%	85,295,727	0.15%
LAKE ANGELUS CITY	1,041.83	99,764,670	99,764,670	0.14%	59,635,680	0.11%
LATHRUP VILLAGE CITY	969.91	218,312,390	218,312,390	0.31%	169,028,684	0.30%
MADISON HEIGHTS CITY	4,534.88	1,371,690,600	1,371,690,600	1.95%	1,114,336,050	1.99%
NORTHVILLE CITY	640.85	199,106,100	199,106,100	0.28%	164,240,983	0.29%
NOVI CITY	20,018.57	3,407,206,840	3,407,206,840	4.85%	2,900,548,534	5.18%
OAK PARK CITY	3,226.95	872,836,690	872,836,690	1.24%	623,426,300	1.11%
ORCHARD LAKE CITY	2,635.05	411,505,160	411,505,160	0.59%	329,908,079	0.59%
PLEASANT RIDGE CITY	363.74	171,099,520	171,099,520	0.24%	111,726,052	0.20%
PONTIAC CITY	12,919.62	1,811,264,850	1,811,264,850	2.58%	1,291,388,337	2.31%
ROCHESTER CITY	2,447.62	820,004,850	820,004,850	1.17%	678,278,202	1.21%
ROCHESTER HILLS CITY	21,060.12	3,827,411,860	3,827,411,860	5.44%	3,230,824,070	5.77%
ROYAL OAK CITY	7,573.62	2,746,054,460	2,746,054,460	3.91%	2,038,376,547	3.64%
SOUTHFIELD CITY	16,824.81	4,179,962,410	4,179,962,410	5.95%	3,386,748,000	6.05%
SOUTH LYON CITY	2,208.81	422,505,830	422,505,830	0.60%	348,641,452	0.62%
SYLVAN LAKE CITY	527.09	121,243,260	121,243,260	0.17%	88,191,486	0.16%
TROY CITY	21,407.94	6,337,222,973	6,337,222,973	9.01%	5,094,758,223	9.10%
WALLED LAKE CITY	1,513.69	285,650,044	285,650,044	0.41%	216,830,975	0.39%
WIXOM CITY	5,985.62	966,729,610	966,729,610	1.38%	859,089,277	1.53%
TOTAL CITIES	174,813.66	42,230,475,218	42,230,475,218	60.07%	33,629,560,362	60.07%
TOTAL TOWNSHIPS	405,732.37	28,066,521,423	28,066,521,423	39.93%	22,356,930,510	39.93%
TOTAL COUNTY	580,546.03	70,296,996,641	70,296,996,641	100.00%	55,986,490,872	100.00%

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP.	1	15,481,680	9,927,220	1,913,210	362,304,230	0	0	389,626,340
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	15,481,680	9,927,220	1,913,210	362,304,230		0	389,626,340
	4	91	50	20	2,898	0	0	3,059
	5	6,706,690	5,819,525	1,131,860	263,460,810		0	277,118,885
BLOOMFIELD TWP.	1	0	238,116,980	25,894,700	3,800,885,260	0	0	4,064,896,940
	2		1.0000	1.0000	1.0000			1.0000
	3	0	238,116,980	25,894,700	3,800,885,260		0	4,064,896,940
	4	0	354	57	17,823	0	0	18,234
	5	0	204,308,520	22,279,820	3,060,287,528		0	3,286,875,868
BRANDON TWP.	1	10,912,300	34,983,700	1,596,400	547,200,000	0	0	594,692,400
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	10,912,300	34,983,700	1,596,400	547,200,000		0	594,692,400
	4	53	180	19	5,628	0	0	5,880
	5	3,661,840	26,245,660	1,089,690	434,813,140		0	465,810,330
COMMERCE TWP.	1	17,400,500	205,106,680	139,556,180	1,786,699,495	0	0	2,148,762,855
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	17,400,500	205,106,680	139,556,180	1,786,699,495		0	2,148,762,855
	4	18	373	288	15,435	0	0	16,114
	5	6,671,140	150,931,326	109,410,783	1,387,183,732		0	1,654,196,981
GROVELAND TWP.	1	21,116,120	19,045,440	7,387,100	239,464,760	0	0	287,013,420
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	21,116,120	19,045,440	7,387,100	239,464,760		0	287,013,420
	4	52	58	51	2,171	0	0	2,332
	5	7,364,300	14,041,030	4,301,380	178,243,089		0	203,949,799
HIGHLAND TWP.	1	25,541,020	67,842,160	19,382,700	747,054,240	0	0	859,820,120
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	25,541,020	67,842,160	19,382,700	747,054,240		0	859,820,120
	4	121	215	60	7,133	0	0	7,529
	5	17,764,973	49,794,542	13,789,250	588,481,901		0	669,830,666

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP.	1	25,104,400	42,247,950	8,892,500	269,484,800	0	18,815,700	364,545,350
	2	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	3	25,104,400	42,247,950	8,892,500	269,484,800		18,815,700	364,545,350
	4	103	214	51	4,382	0	95	4,845
	5	10,319,330	29,762,860	5,888,430	215,567,490		9,237,400	270,775,510
INDEPENDENCE TWP.	1	0	192,099,400	26,662,200	1,530,421,700	0	11,526,400	1,760,709,700
	2		1.0000	1.0000	1.0000		1.0000	1.0000
	3	0	192,099,400	26,662,200	1,530,421,700		11,526,400	1,760,709,700
	4	0	324	82	12,069	0	42	12,517
	5	0	141,994,000	15,808,300	1,208,543,820		7,695,870	1,374,041,990
LYON TWP.	1	10,229,640	122,524,740	138,968,980	522,322,310	0	0	794,045,670
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	10,229,640	122,524,740	138,968,980	522,322,310		0	794,045,670
	4	36	209	188	4,147	0	0	4,580
	5	2,230,740	80,437,015	75,026,130	407,086,260		0	564,780,145
MILFORD TWP.	1	7,911,930	88,056,590	95,036,340	720,273,580	0	0	911,278,440
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	7,911,930	88,056,590	95,036,340	720,273,580		0	911,278,440
	4	19	248	193	5,891	0	0	6,351
	5	2,261,180	57,006,830	68,791,630	577,972,911		0	706,032,551
NOVI TWP.	1	0	0	0	10,111,390	0	0	10,111,390
	2				1.0000			1.0000
	3	0	0	0	10,111,390		0	10,111,390
	4	0	0	0	63	0	0	63
	5	0	0	0	8,622,050		0	8,622,050
OAKLAND TWP.	1	9,548,150	37,565,420	4,479,260	1,244,972,960	0	0	1,296,565,790
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	9,548,150	37,565,420	4,479,260	1,244,972,960		0	1,296,565,790
	4	13	44	23	6,569	0	0	6,649
	5	2,992,950	28,441,560	3,023,900	1,013,500,279		0	1,047,958,689

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP.	1	7,772,910	191,673,540	148,588,870	1,384,522,330	0	0	1,732,557,650
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	7,772,910	191,673,540	148,588,870	1,384,522,330		0	1,732,557,650
	4	24	444	175	12,831	0	0	13,474
	5	6,008,190	165,069,570	131,919,830	1,182,441,900		0	1,485,439,490
OXFORD TWP.	1	2,194,470	91,021,040	67,140,200	712,270,870	0	0	872,626,580
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	2,194,470	91,021,040	67,140,200	712,270,870		0	872,626,580
	4	24	264	172	7,072	0	0	7,532
	5	1,042,200	64,382,902	37,687,496	547,324,699		0	650,437,297
ROSE TWP.	1	34,239,700	1,822,440	1,259,960	265,404,930	0	0	302,727,030
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	34,239,700	1,822,440	1,259,960	265,404,930		0	302,727,030
	4	165	16	24	2,982	0	0	3,187
	5	13,709,100	1,247,710	400,880	191,077,870		0	206,435,560
ROYAL OAK TWP.	1	0	35,966,150	11,621,170	19,130,840	0	0	66,718,160
	2		1.0000	1.0000	1.0000			1.0000
	3	0	35,966,150	11,621,170	19,130,840		0	66,718,160
	4	0	53	42	785	0	0	880
	5	0	24,651,350	7,069,860	10,738,895		0	42,460,105
SOUTHFIELD TWP.	1	0	118,387,030	224,070	1,160,297,215	0	0	1,278,908,315
	2		1.0000	1.0000	1.0000			1.0000
	3	0	118,387,030	224,070	1,160,297,215		0	1,278,908,315
	4	0	89	3	5,942	0	0	6,034
	5	0	92,697,557	167,950	841,811,410		0	934,676,917
SPRINGFIELD TWP.	1	5,353,000	44,575,580	22,816,300	629,467,390	0	0	702,212,270
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	5,353,000	44,575,580	22,816,300	629,467,390		0	702,212,270
	4	34	143	100	5,309	0	0	5,586
	5	3,188,260	32,810,120	17,978,690	504,510,240		0	558,487,310

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP.	1	2,012,060	530,136,572	31,183,220	2,409,162,306	0	0	2,972,494,158
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	2,012,060	530,136,572	31,183,220	2,409,162,306		0	2,972,494,158
	4	7	1,621	103	28,939	0	0	30,670
	5	1,906,060	406,505,656	25,447,140	1,847,604,772		0	2,281,463,628
WEST BLOOMFIELD TWP.	1	0	371,327,220	11,062,440	3,911,961,910	0	0	4,294,351,570
	2		1.0000	1.0000	1.0000			1.0000
	3	0	371,327,220	11,062,440	3,911,961,910		0	4,294,351,570
	4	0	329	27	24,929	0	0	25,285
	5	0	286,827,752	4,582,529	3,287,914,310		0	3,579,324,591
WHITE LAKE TWP.	1	12,544,900	103,416,850	6,214,190	1,106,414,135	0	8,199,480	1,236,789,555
	2	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	3	12,544,900	103,416,850	6,214,190	1,106,414,135		8,199,480	1,236,789,555
	4	44	320	32	11,202	0	27	11,625
	5	7,187,400	71,359,875	4,923,270	887,214,187		3,432,750	974,117,482
TOTAL TOWNSHIPS	1	207,362,780	2,545,842,702	769,879,990	23,379,826,651	0	38,541,580	26,941,453,703
	3	207,362,780	2,545,842,702	769,879,990	23,379,826,651	0	38,541,580	26,941,453,703
	4	804	5,548	1,710	184,200	0	164	192,426
	5	93,014,353	1,934,335,360	550,718,818	18,644,401,293	0	20,366,020	21,242,835,844

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBURN HILLS CITY	1	0	742,158,880	848,340,940	410,326,430	0	0	2,000,826,250
	2		1.0000	1.0000	1.0000			1.0000
	3	0	742,158,880	848,340,940	410,326,430	0	0	2,000,826,250
	4		430	379	5,095			5,904
	5	0	568,882,107	687,463,135	320,239,908		0	1,576,585,150
BERKLEY CITY	1	0	62,210,180	4,711,170	541,500,070	0	0	608,421,420
	2		1.0000	1.0000	1.0000			1.0000
	3	0	62,210,180	4,711,170	541,500,070	0	0	608,421,420
	4		397	38	6,705			7,140
	5	0	44,296,820	3,289,180	392,999,421		0	440,585,421
BIRMINGHAM CITY	1	0	545,087,390	17,877,810	1,878,744,143	0	0	2,441,709,343
	2		1.0000	1.0000	1.0000			1.0000
	3	0	545,087,390	17,877,810	1,878,744,143	0	0	2,441,709,343
	4		509	38	8,755			9,302
	5	0	282,710,819	11,544,590	1,363,676,341		0	1,657,931,750
BLOOMFIELD HILLS CITY	1	0	185,974,190	0	837,113,460	0	0	1,023,087,650
	2		1.0000		1.0000			1.0000
	3	0	185,974,190	0	837,113,460	0	0	1,023,087,650
	4		65		1,771			1,836
	5	0	119,043,610	0	632,187,395		0	751,231,005
CLARKSTON VILLAGE CITY	1	0	8,863,800	0	49,884,390	0	0	58,748,190
	2		1.0000		1.0000			1.0000
	3	0	8,863,800	0	49,884,390	0	0	58,748,190
	4		41		390			431
	5	0	6,256,150	0	34,050,565		0	40,306,715
CLAWSON CITY	1	0	72,238,220	22,793,050	361,072,260	0	0	456,103,530
	2		1.0000	1.0000	1.0000			1.0000
	3	0	72,238,220	22,793,050	361,072,260	0	0	456,103,530
	4		340	94	4,836			5,270
	5	0	57,498,280	16,814,620	268,685,659		0	342,998,559
FARMINGTON CITY	1	0	94,913,700	15,552,750	322,429,770	0	0	432,896,220
	2		1.0000	1.0000	1.0000			1.0000
	3	0	94,913,700	15,552,750	322,429,770	0	0	432,896,220
	4		252	35	3,356			3,643
	5	0	88,442,100	14,971,300	257,644,930		0	361,058,330

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
FARMINGTON HILLS CITY	1	0	934,651,340	271,942,010	3,100,092,780	0	0	4,306,686,130
	2		1.0000	1.0000	1.0000			1.0000
	3	0	934,651,340	271,942,010	3,100,092,780	0	0	4,306,686,130
	4		980	415	25,480			26,875
	5	0	817,606,480	248,911,830	2,601,427,910		0	3,667,946,220
FERNDALE CITY	1	0	99,830,670	80,003,720	571,200,410	0	0	751,034,800
	2		1.0000	1.0000	1.0000			1.0000
	3	0	99,830,670	80,003,720	571,200,410	0	0	751,034,800
	4		571	309	9,150			10,030
	5	0	67,420,440	60,067,614	369,858,134		0	497,346,188
HAZEL PARK CITY	1	0	58,146,710	24,379,200	322,285,980	0	0	404,811,890
	2		1.0000	1.0000	1.0000			1.0000
	3	0	58,146,710	24,379,200	322,285,980	0	0	404,811,890
	4		369	247	7,162			7,778
	5	0	36,485,570	16,276,190	215,631,652		0	268,393,412
HUNTINGTON WOODS CITY	1	0	8,692,640	0	383,202,708	0	0	391,895,348
	2		1.0000		1.0000			1.0000
	3	0	8,692,640	0	383,202,708	0	0	391,895,348
	4		26		2,454			2,480
	5	0	5,929,060	0	262,732,418		0	268,661,478
KEEGO HARBOR CITY	1	0	23,236,640	0	89,267,800	0	0	112,504,440
	2		1.0000		1.0000			1.0000
	3	0	23,236,640	0	89,267,800	0	0	112,504,440
	4		119		1,214			1,333
	5	0	16,778,450	0	65,403,482		0	82,181,932
LAKE ANGELUS CITY	1	0	110,100	0	98,650,150	0	0	98,760,250
	2		1.0000		1.0000			1.0000
	3	0	110,100	0	98,650,150	0	0	98,760,250
	4		1		184			185
	5	0	91,320	0	58,539,940		0	58,631,260
LATHRUP VILLAGE CITY	1	0	25,753,280	0	186,392,290	0	0	212,145,570
	2		1.0000		1.0000			1.0000
	3	0	25,753,280	0	186,392,290	0	0	212,145,570
	4		104		1,765			1,869
	5	0	19,905,185	0	142,973,809		0	162,878,994

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
MADISON HEIGHTS CITY	1	0	287,721,970	274,022,180	641,568,050	0	0	1,203,312,200
	2		1.0000	1.0000	1.0000			1.0000
	3	0	287,721,970	274,022,180	641,568,050	0	0	1,203,312,200
	4		597	553	10,185			11,335
	5	0	239,581,380	230,920,530	477,364,980		0	947,866,890
NORTHVILLE CITY	1	0	3,887,670	732,560	190,815,050	0	0	195,435,280
	2		1.0000	1.0000	1.0000			1.0000
	3	0	3,887,670	732,560	190,815,050	0	0	195,435,280
	4		15	2	1,316			1,333
	5	0	3,330,288	660,137	156,579,738		0	160,570,163
NOVI CITY	1	0	830,137,700	258,101,400	2,069,601,950	0	41,811,700	3,199,652,750
	2		1.0000	1.0000	1.0000		1.0000	1.0000
	3	0	830,137,700	258,101,400	2,069,601,950	0	41,811,700	3,199,652,750
	4		573	425	15,652		54	16,704
	5	0	703,098,690	225,090,700	1,746,994,890		19,224,590	2,694,408,870
OAK PARK CITY	1	0	107,049,000	62,702,400	654,079,700	0	0	823,831,100
	2		1.0000	1.0000	1.0000			1.0000
	3	0	107,049,000	62,702,400	654,079,700	0	0	823,831,100
	4		333	291	9,872			10,496
	5	0	90,517,620	52,614,020	431,289,070		0	574,420,710
ORCHARD LAKE CITY	1	688,660	13,439,350	437,470	392,148,360	0	0	406,713,840
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	688,660	13,439,350	437,470	392,148,360	0	0	406,713,840
	4	1	19	7	1,026			1,053
	5	446,050	11,732,990	353,880	312,674,450		0	325,207,370
PLEASANT RIDGE CITY	1	0	5,988,580	2,807,100	159,100,460	0	0	167,896,140
	2		1.0000	1.0000	1.0000			1.0000
	3	0	5,988,580	2,807,100	159,100,460	0	0	167,896,140
	4		31	4	1,211			1,246
	5	0	3,660,560	1,003,580	103,893,232		0	108,557,372
PONTIAC CITY	1	0	387,110,410	262,777,390	837,101,600	0	0	1,486,989,400
	2		1.0000	1.0000	1.0000			1.0000
	3	0	387,110,410	262,777,390	837,101,600	0	0	1,486,989,400
	4		1,785	373	23,902			26,060
	5	0	233,024,443	156,986,090	579,031,530		0	969,042,063

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ROCHESTER CITY	1	0	142,838,230	61,899,030	569,600,870	0	0	774,338,130
	2		1.0000	1.0000	1.0000			1.0000
	3	0	142,838,230	61,899,030	569,600,870		0	774,338,130
	4		327	91	4,235		5	4,658
	5	0	101,969,120	40,600,410	490,041,952		0	632,611,482
ROCHESTER HILLS CITY	1	0	473,101,380	218,130,290	2,932,216,220	0	0	3,623,447,890
	2		1.0000	1.0000	1.0000			1.0000
	3	0	473,101,380	218,130,290	2,932,216,220		0	3,623,447,890
	4		534	345	22,913			23,792
	5	0	409,780,590	201,887,100	2,415,192,410		0	3,026,860,100
ROYAL OAK CITY	1	0	448,548,150	65,032,270	2,092,688,540	0	0	2,606,268,960
	2		1.0000	1.0000	1.0000			1.0000
	3	0	448,548,150	65,032,270	2,092,688,540		0	2,606,268,960
	4		1,325	210	23,209			24,744
	5	0	320,080,826	51,323,010	1,527,187,417		0	1,898,591,253
SOUTHFIELD CITY	1	0	1,807,791,760	64,334,500	1,855,315,100	0	0	3,727,441,360
	2		1.0000	1.0000	1.0000			1.0000
	3	0	1,807,791,760	64,334,500	1,855,315,100		0	3,727,441,360
	4		1,449	146	22,410			24,005
	5	0	1,460,451,050	59,115,430	1,420,607,170		0	2,940,173,650
SOUTH LYON CITY	1	0	49,783,940	8,605,350	349,142,330	0	0	407,531,620
	2		1.0000	1.0000	1.0000			1.0000
	3	0	49,783,940	8,605,350	349,142,330		0	407,531,620
	4		138	33	3,127			3,298
	5	0	34,852,750	6,080,740	292,971,161		0	333,904,651
SYLVAN LAKE CITY	1	0	12,494,400	4,240,370	101,280,920	0	0	118,015,690
	2		1.0000	1.0000	1.0000			1.0000
	3	0	12,494,400	4,240,370	101,280,920		0	118,015,690
	4		48	9	878			935
	5	0	9,208,620	3,305,210	72,501,025		0	85,014,855
TROY CITY	1	0	1,702,647,160	604,467,990	3,487,261,070	0	0	5,794,376,220
	2		1.0000	1.0000	1.0000			1.0000
	3	0	1,702,647,160	604,467,990	3,487,261,070		0	5,794,376,220
	4		946	973	26,420			28,339
	5	0	1,329,545,890	490,202,370	2,738,916,540		0	4,558,664,800

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WALLED LAKE CITY	1	0	61,863,140	15,436,160	194,516,854	0	0	271,816,154
	2		1.0000	1.0000	1.0000			1.0000
	3	0	61,863,140	15,436,160	194,516,854	0	0	271,816,154
	4		234	54	2,729			3,017
	5	0	47,229,169	10,266,800	145,507,981	0	0	203,003,950
WIXOM CITY	1	53,320	108,358,090	305,997,020	350,464,480	0	0	764,872,910
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	53,320	108,358,090	305,997,020	350,464,480	0	0	764,872,910
	4	1	123	399	3,152			3,675
	5	26,800	91,382,210	264,755,850	301,695,200	0	0	657,860,060
TOTAL CITIES	1	741,980	9,304,628,670	3,495,324,130	26,029,064,195	0	41,811,700	38,871,570,675
	3	741,980	9,304,628,670	3,495,324,130	26,029,064,195	0	41,811,700	38,871,570,675
	4	2	12,681	5,470	250,554	0	59	268,766
	5	472,850	7,220,792,587	2,854,504,316	20,198,500,310	0	19,224,590	30,293,494,653
TOTAL TOWNSHIPS	1	207,362,780	2,545,842,702	769,879,990	23,379,826,651	0	38,541,580	26,941,453,703
	3	207,362,780	2,545,842,702	769,879,990	23,379,826,651	0	38,541,580	26,941,453,703
	4	804	5,548	1,710	184,200	0	164	192,426
	5	93,014,353	1,934,335,360	550,718,818	18,644,401,293	0	20,366,020	21,242,835,844
TOTAL COUNTY	1	208,104,760	11,850,471,372	4,265,204,120	49,408,890,846	0	80,353,280	65,813,024,378
	3	208,104,760	11,850,471,372	4,265,204,120	49,408,890,846	0	80,353,280	65,813,024,378
	4	806	18,229	7,180	434,754	0	223	461,192
	5	93,487,203	9,155,127,947	3,405,223,134	38,842,901,603	0	39,590,610	51,536,330,497

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP.	1	0	4,126,070	0	0	9,658,900	13,784,970
	2						1.0000
	3						13,784,970
	4	0	135	0	0	32	167
	5	0	4,126,070	0	0	8,762,278	12,888,348
BLOOMFIELD TWP.	1	0	68,060,570	0	0	26,912,670	94,973,240
	2						1.0000
	3						94,973,240
	4	0	1,856	0	0	13	1,869
	5	0	68,060,570	0	0	25,687,868	93,748,438
BRANDON TWP.	1	0	2,883,070	0	0	8,652,450	11,535,520
	2						1.0000
	3						11,535,520
	4	0	281	0	0	6	287
	5	0	2,690,320	0	0	8,652,450	11,342,770
COMMERCE TWP.	1	0	41,106,060	27,937,770	0	34,661,390	103,705,220
	2						1.0000
	3						103,705,220
	4	0	1,254	98	0	149	1,501
	5	0	41,106,060	27,937,770	0	33,446,979	102,490,809
GROVELAND TWP.	1	0	8,610,070	0	0	9,585,430	18,195,500
	2						1.0000
	3						18,195,500
	4	0	174	0	0	13	187
	5	0	8,610,070	0	0	9,258,323	17,868,393
HIGHLAND TWP.	1	0	10,649,530	5,201,950	0	28,780,690	44,632,170
	2						1.0000
	3						44,632,170
	4	0	701	21	0	5	727
	5	0	10,649,530	5,201,950	0	27,940,619	43,792,099

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP.	1	0	6,479,850	1,667,650	0	7,124,400	15,271,900
	2						1.0000
	3						15,271,900
	4	0	402	9	0	7	418
	5	0	6,479,850	1,667,650	0	7,124,400	15,271,900
INDEPENDENCE TWP.	1	0	33,845,000	2,590,300	0	23,099,100	59,534,400
	2						1.0000
	3						59,534,400
	4	0	1,004	7	0	8	1,019
	5	0	33,843,280	2,590,300	0	20,975,458	57,409,038
LYON TWP.	1	0	27,533,230	18,593,560	0	27,631,740	73,758,530
	2						1.0000
	3						73,758,530
	4	0	551	52	0	8	611
	5	0	27,533,230	18,593,560	0	26,659,247	72,786,037
MILFORD TWP.	1	0	27,330,040	35,042,480	0	36,910,050	99,282,570
	2						1.0000
	3						99,282,570
	4	0	825	40	0	53	918
	5	0	27,330,040	35,042,480	0	35,640,833	98,013,353
NOVI TWP.	1	0	0	0	0	355,170	355,170
	2						1.0000
	3						355,170
	4	0	0	0	0	3	3
	5	0	0	0	0	355,170	355,170
OAKLAND TWP.	1	0	8,895,840	3,393,370	0	25,722,000	38,011,210
	2						1.0000
	3						38,011,210
	4	0	211	1	0	10	222
	5	0	8,895,840	3,393,370	0	25,704,927	37,994,137

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP.	1	0	37,586,800	112,316,800	0	42,422,150	192,325,750
	2						1.0000
	3						192,325,750
	4	0	865	129	0	13	1,007
	5	0	37,586,800	112,316,800	0	42,422,150	192,325,750
OXFORD TWP.	1	0	22,468,140	24,813,360	0	20,485,700	67,767,200
	2						1.0000
	3						67,767,200
	4	0	867	79	0	59	1,005
	5	0	22,468,140	24,813,360	0	19,387,914	66,669,414
ROSE TWP.	1	0	933,970	0	0	6,761,770	7,695,740
	2						1.0000
	3						7,695,740
	4	0	54	0	0	18	72
	5	0	933,970	0	0	6,404,674	7,338,644
ROYAL OAK TWP.	1	0	6,243,980	1,008,970	0	1,803,090	9,056,040
	2						1.0000
	3						9,056,040
	4	0	315	5	0	8	328
	5	0	6,243,980	1,008,970	0	1,764,562	9,017,512
SOUTHFIELD TWP.	1	0	20,233,510	0	0	7,439,900	27,673,410
	2						1.0000
	3						27,673,410
	4	0	1,062	0	0	115	1,177
	5	0	20,233,510	0	0	7,140,623	27,374,133
SPRINGFIELD TWP.	1	0	7,806,700	6,728,000	0	11,065,700	25,600,400
	2						1.0000
	3						25,600,400
	4	0	247	33	0	10	290
	5	0	7,806,700	6,728,000	0	11,065,700	25,600,400

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP.	1	0	59,279,900	7,935,130	0	38,594,260	105,809,290
	2						1.0000
	3						105,809,290
	4	0	2,248	9	0	8	2,265
	5	0	59,279,900	7,935,130	0	38,594,260	105,809,290
WEST BLOOMFIELD TWP.	1	0	43,073,950	0	0	38,155,440	81,229,390
	2						1.0000
	3						81,229,390
	4	0	1,668	0	0	21	1,689
	5	0	43,073,950	0	0	38,067,081	81,141,031
WHITE LAKE TWP.	1	0	12,390,540	834,330	0	21,645,230	34,870,100
	2						1.0000
	3						34,870,100
	4	0	453	7	0	17	477
	5	0	12,378,440	834,330	0	21,645,230	34,858,000
TOTAL TOWNSHIPS	1	0	449,536,820	248,063,670	0	427,467,230	1,125,067,720
	3						1,125,067,720
	4	0	15,173	490	0	576	16,239
	5	0	449,330,250	248,063,670	0	416,700,746	1,114,094,666

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	1	0	197,324,960	218,408,790	0	28,030,860	443,764,610
	2						1.0000
	3						443,764,610
	4	0	2,123	267	0	18	2,408
	5	0	197,324,960	218,408,790	0	26,760,226	442,493,976
BERKLEY CITY	1	0	9,193,070	314,880	0	5,684,120	15,192,070
	2						1.0000
	3						15,192,070
	4	0	640	8	0	4	652
	5	0	9,193,070	314,880	0	5,457,884	14,965,834
BIRMINGHAM CITY	1	0	43,799,290	1,481,220	0	12,624,450	57,904,960
	2						1.0000
	3						57,904,960
	4	0	1,765	8	0	3	1,776
	5	0	43,799,290	1,481,220	0	11,974,660	57,255,170
BLOOMFIELD HILLS CITY	1	0	22,399,910	0	0	8,160,300	30,560,210
	2						1.0000
	3						30,560,210
	4	0	563	0	0	5	568
	5	0	22,399,910	0	0	7,732,196	30,132,106
CLARKSTON VILLAGE CITY	1	0	1,044,260	0	0	1,808,220	2,852,480
	2						1.0000
	3						2,852,480
	4	0	155	0	0	2	157
	5	0	1,044,260	0	0	1,709,799	2,754,059
CLAWSON CITY	1	0	9,939,580	3,642,070	0	3,084,540	16,666,190
	2						1.0000
	3						16,666,190
	4	0	680	24	0	3	707
	5	0	9,939,580	3,642,070	0	2,946,586	16,528,236
FARMINGTON CITY	1	0	11,371,120	839,790	0	7,338,130	19,549,040
	2						1.0000
	3						19,549,040
	4	0	780	11	0	3	794
	5	0	11,371,120	839,790	0	6,986,652	19,197,562

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FARMINGTON HILLS CITY	1	0	209,122,590	36,494,550	0	61,030,100	306,647,240
	2						1.0000
	3						306,647,240
	4	0	3,179	115	0	13	3,307
	5	0	209,122,590	36,494,550	0	61,023,640	306,640,780
FERNDALE CITY	1	0	22,587,950	17,307,040	0	9,902,420	49,797,410
	2						1.0000
	3						49,797,410
	4	0	1,045	71	0	6	1,122
	5	0	22,587,780	17,307,040	0	9,410,959	49,305,779
HAZEL PARK CITY	1	0	12,468,780	3,043,190	0	5,235,360	20,747,330
	2						1.0000
	3						20,747,330
	4	0	751	45	0	2	798
	5	0	12,468,780	3,043,190	0	5,235,360	20,747,330
HUNTINGTON WOODS CITY	1	0	3,188,260	0	0	2,143,100	5,331,360
	2						1.0000
	3						5,331,360
	4	0	195	0	0	5	200
	5	0	3,188,260	0	0	2,034,384	5,222,644
KEEGO HARBOR CITY	1	0	1,981,230	0	0	1,183,760	3,164,990
	2						1.0000
	3						3,164,990
	4	0	220	0	0	2	222
	5	0	1,981,230	0	0	1,132,565	3,113,795
LAKE ANGELUS CITY	1	0	0	0	0	1,004,420	1,004,420
	2						1.0000
	3						1,004,420
	4	0	0	0	0	10	10
	5	0	0	0	0	1,004,420	1,004,420
LATHRUP VILLAGE CITY	1	0	4,333,370	0	0	1,833,450	6,166,820
	2						1.0000
	3						6,166,820
	4	0	386	0	0	3	389
	5	0	4,333,370	0	0	1,816,320	6,149,690

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HEIGHTS CITY	1	0	71,560,390	77,335,810	0	19,482,200	168,378,400
	2						1.0000
	3						168,378,400
	4	0	1,449	341	0	7	1,797
	5	0	71,560,390	77,335,810	0	17,572,960	166,469,160
NORTHVILLE CITY	1	0	1,547,780	0	0	2,123,040	3,670,820
	2						1.0000
	3						3,670,820
	4	0	56	0	0	2	58
	5	0	1,547,780	0	0	2,123,040	3,670,820
NOVI CITY	1	0	139,006,860	24,331,520	0	44,215,710	207,554,090
	2						1.0000
	3						207,554,090
	4	0	2,161	61	0	15	2,237
	5	0	139,006,860	24,331,520	0	42,801,284	206,139,664
OAK PARK CITY	1	0	23,686,510	16,212,280	0	9,106,800	49,005,590
	2						1.0000
	3						49,005,590
	4	0	1,384	97	0	7	1,488
	5	0	23,686,510	16,212,280	0	9,106,800	49,005,590
ORCHARD LAKE CITY	1	0	2,871,350	0	0	1,919,970	4,791,320
	2						1.0000
	3						4,791,320
	4	0	125	0	0	7	132
	5	0	2,871,350	0	0	1,829,359	4,700,709
PLEASANT RIDGE CITY	1	0	932,130	1,155,000	0	1,116,250	3,203,380
	2						1.0000
	3						3,203,380
	4	0	91	1	0	3	95
	5	0	932,130	1,155,000	0	1,081,550	3,168,680
PONTIAC CITY	1	0	78,873,840	199,488,170	0	45,913,440	324,275,450
	2						1.0000
	3						324,275,450
	4	0	1,844	101	0	3	1,948
	5	0	78,873,840	199,488,170	0	43,984,264	322,346,274

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ROCHESTER CITY	1	0	20,005,790	17,176,070	0	8,484,860	45,666,720
	2						1.0000
	3						45,666,720
	4	0	913	31	0	5	949
	5	0	20,005,790	17,176,070	0	8,484,860	45,666,720
ROCHESTER HILLS CITY	1	0	84,092,180	68,127,110	0	51,744,680	203,963,970
	2						1.0000
	3						203,963,970
	4	0	1,829	173	0	8	2,010
	5	0	84,092,180	68,127,110	0	51,744,680	203,963,970
ROYAL OAK CITY	1	0	55,522,730	40,616,150	0	43,646,620	139,785,500
	2						1.0000
	3						139,785,500
	4	0	2,467	90	0	7	2,564
	5	0	55,522,730	40,616,150	0	43,646,414	139,785,294
SOUTHFIELD CITY	1	0	385,803,080	11,111,220	0	55,606,750	452,521,050
	2						1.0000
	3						452,521,050
	4	0	7,538	20	0	14	7,572
	5	0	385,803,080	11,111,220	0	49,660,050	446,574,350
SOUTH LYON CITY	1	0	5,981,070	3,977,230	0	5,015,910	14,974,210
	2						1.0000
	3						14,974,210
	4	0	327	10	0	2	339
	5	0	5,981,070	3,977,230	0	4,778,501	14,736,801
SYLVAN LAKE CITY	1	0	1,974,580	0	0	1,252,990	3,227,570
	2						1.0000
	3						3,227,570
	4	0	158	0	0	6	164
	5	0	1,974,580	0	0	1,202,051	3,176,631
TROY CITY	1	0	302,440,613	175,385,680	0	65,020,460	542,846,753
	2						1.0000
	3						542,846,753
	4	0	4,381	1,220	0	20	5,621
	5	0	302,440,603	175,385,680	0	58,267,140	536,093,423

OAKLAND COUNTY

2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WALLED LAKE CITY	1	0	7,261,520	2,491,890	0	4,080,480	13,833,890
	2						1.0000
	3						13,833,890
	4	0	471	15	0	3	489
	5	0	7,261,520	2,491,890	0	4,073,615	13,827,025
WIXOM CITY	1	0	50,732,160	136,269,550	0	14,854,990	201,856,700
	2						1.0000
	3						201,856,700
	4	0	884	141	0	9	1,034
	5	0	50,732,160	136,269,550	0	14,227,507	201,229,217
TOTAL CITIES	1	0	1,781,046,953	1,055,209,210	0	522,648,380	3,358,904,543
	3						3,358,904,543
	4	0	38,560	2,850	0	197	41,607
	5	0	1,781,046,773	1,055,209,210	0	499,809,726	3,336,065,709
	TOTAL TOWNSHIPS	1	0	449,536,820	248,063,670	0	427,467,230
3							1,125,067,720
4		0	15,173	490	0	576	16,239
5		0	449,330,250	248,063,670	0	416,700,746	1,114,094,666
TOTAL COUNTY		1	0	2,230,583,773	1,303,272,880	0	950,115,610
	3						4,483,972,263
	4	0	53,733	3,340	0	773	57,846
	5	0	2,230,377,023	1,303,272,880	0	916,510,472	4,450,160,375



2004 EQUALIZATION FACTORS BY CLASS BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUTOVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADDISON TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
BLOOMFIELD TWP.		1.0000	1.0000	1.0000			1.0000
BRANDON TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
COMMERCE TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
GROVELAND TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
HIGHLAND TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
HOLLY TWP.	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
INDEPENDENCE TWP.		1.0000	1.0000	1.0000		1.0000	1.0000
LYON TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
MILFORD TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
NOVI TWP.				1.0000			1.0000
OAKLAND TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
ORION TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
OXFORD TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
ROSE TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
ROYAL OAK TWP.		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD TWP.		1.0000	1.0000	1.0000			1.0000
SPRINGFIELD TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
WATERFORD TWP.	1.0000	1.0000	1.0000	1.0000			1.0000
WEST BLOOMFIELD TWP.		1.0000	1.0000	1.0000			1.0000
WHITE LAKE TWP.	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000



2004 EQUALIZATION FACTORS BY CLASS BY CITIES

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUTOVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
AUBURN HILLS CITY		1.0000	1.0000	1.0000			1.0000
BERKLEY CITY		1.0000	1.0000	1.0000			1.0000
BIRMINGHAM CITY		1.0000	1.0000	1.0000			1.0000
BLOOMFIELD HILLS CITY		1.0000		1.0000			1.0000
CLARKSTON VILLAGE CITY		1.0000		1.0000			1.0000
CLAWSON CITY		1.0000	1.0000	1.0000			1.0000
FARMINGTON CITY		1.0000	1.0000	1.0000			1.0000
FARMINGTON HILLS CITY		1.0000	1.0000	1.0000			1.0000
FERNDALE CITY		1.0000	1.0000	1.0000			1.0000
HAZEL PARK CITY		1.0000	1.0000	1.0000			1.0000
HUNTINGTON WOODS CITY		1.0000		1.0000			1.0000
KEEGO HARBOR CITY		1.0000		1.0000			1.0000
LAKE ANGELUS CITY		1.0000		1.0000			1.0000
LATHRUP VILLAGE CITY		1.0000		1.0000			1.0000
MADISON HEIGHTS CITY		1.0000	1.0000	1.0000			1.0000
NORTHVILLE CITY		1.0000	1.0000	1.0000			1.0000
NOVI CITY		1.0000	1.0000	1.0000		1.0000	1.0000
OAK PARK CITY		1.0000	1.0000	1.0000			1.0000
ORCHARD LAKE CITY	1.0000	1.0000	1.0000	1.0000			1.0000
PLEASANT RIDGE CITY		1.0000	1.0000	1.0000			1.0000
PONTIAC CITY		1.0000	1.0000	1.0000			1.0000
ROCHESTER CITY		1.0000	1.0000	1.0000			1.0000
ROCHESTER HILLS CITY		1.0000	1.0000	1.0000			1.0000
ROYAL OAK CITY		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD CITY		1.0000	1.0000	1.0000			1.0000
SOUTH LYON CITY		1.0000	1.0000	1.0000			1.0000
SYLVAN LAKE CITY		1.0000	1.0000	1.0000			1.0000
TROY CITY		1.0000	1.0000	1.0000			1.0000
WALLED LAKE CITY		1.0000	1.0000	1.0000			1.0000
WIXOM CITY	1.0000	1.0000	1.0000	1.0000			1.0000

OAKLAND COUNTY VILLAGE INFORMATION

The village information included in the following pages is for informational purposes only.

Village totals are included in the township totals in the previous pages.

Here is a reference of which villages are included in the township totals.

<u>Township</u>	<u>Village</u>
Addison Township	Village of Leonard
Brandon Township	Village of Ortonville
Commerce Township	Village of Wolverine Lake
Holly Township	Village of Holly
Milford Township	Village of Milford
Orion Township	Village of Lake Orion
Oxford Township	Village of Oxford
Rose Township	Village of Holly
Southfield Township	Village of Bingham Farms Village of Franklin Village of Beverly Hills

OAKLAND COUNTY
2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES
FOR INFORMATION ONLY

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
VILLAGE OF BEVERLY HILLS	1		30,624,540	139,060	665,773,275			696,536,875
	2		1.0000	1.0000	1.0000		1.0000	
	3		30,624,540	139,060	665,773,275			696,536,875
	4		44	2	4,112			4,158
	5		22,502,350	90,460	485,887,920			508,480,730
VILLAGE OF BINGHAM FARMS	1		83,358,730		133,491,030			216,849,760
	2		1.0000		1.0000		1.0000	
	3		83,358,730		133,491,030			216,849,760
	4		23		522			545
	5		66,716,087		101,150,610			167,866,697
VILLAGE OF FRANKLIN	1		4,403,760	85,010	358,981,080			363,469,850
	2		1.0000	1.0000	1.0000		1.0000	
	3		4,403,760	85,010	358,981,080			363,469,850
	4		22	1	1,288			1,311
	5		3,479,120	77,490	253,322,930			256,879,540
VILLAGE OF HOLLY	1		31,210,500	7,042,400	113,257,150		310,250	151,820,300
	2		1.0000	1.0000	1.0000		1.0000	
	3		31,210,500	7,042,400	113,257,150		310,250	151,820,300
	4		157	33	2,002		4	2,196
	5		23,137,480	4,883,730	93,631,090		169,210	121,821,510
VILLAGE OF LAKE ORION	1		22,742,100	678,450	114,226,220			137,646,770
	2		1.0000	1.0000	1.0000		1.0000	
	3		22,742,100	678,450	114,226,220			137,646,770
	4		141	3	1,192			1,336
	5		18,811,360	582,260	87,245,020			106,638,640
VILLAGE OF LEONARD	1	692,970	371,100	834,980	12,749,490			14,648,540
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	692,970	371,100	834,980	12,749,490			14,648,540
	4	8	9	7	211			235
	5	185,300	231,350	329,960	7,844,630			8,591,240

OAKLAND COUNTY
2004 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES
FOR INFORMATION ONLY

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
VILLAGE OF MILFORD	1		65,063,560	2,834,290	217,073,350			284,971,200
	2		1.0000	1.0000	1.0000		1.0000	
	3		65,063,560	2,834,290	217,073,350			284,971,200
	4		195	28	2,292			2,515
	5		42,236,290	2,109,420	173,812,280			218,157,990
VILLAGE OF ORTONVILLE	1		8,947,800	591,000	37,450,500			46,989,300
	2		1.0000	1.0000	1.0000		1.0000	
	3		8,947,800	591,000	37,450,500			46,989,300
	4		82	8	524			614
	5		6,588,760	525,810	30,635,440			37,750,010
VILLAGE OF OXFORD	1	7,840	24,595,820	14,780,690	107,314,010			146,698,360
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	7,840	24,595,820	14,780,690	107,314,010			146,698,360
	4	6	136	58	1,269			1,469
	5	5,030	16,791,443	11,204,731	83,155,557			111,156,761
VILLAGE OF WOLVERINE LAKE	1	195,050	8,239,720		188,526,010			196,960,780
	2	1.0000	1.0000		1.0000		1.0000	
	3	195,050	8,239,720		188,526,010			196,960,780
	4	1	35		1,804			1,840
	5	117,140	6,194,500		134,295,394			140,607,034

OAKLAND COUNTY
2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES
FOR INFORMATION ONLY
(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF BEVERLY HILLS	1		5,155,160			3,155,440	8,310,600
	2						1.0000
	3						8,310,600
	4		214			3	217
	5		5,155,160			3,018,133	8,173,293
VILLAGE OF BINGHAM FARMS	1		14,061,050			1,184,590	15,245,640
	2						1.0000
	3						15,245,640
	4		731			5	736
	5		14,061,050			1,184,590	15,245,640
VILLAGE OF FRANKLIN	1		1,017,300			2,925,580	3,942,880
	2						1.0000
	3						3,942,880
	4		117			3	120
	5		1,017,300			2,771,442	3,788,742
VILLAGE OF HOLLY	1		3,664,350	1,413,500		1,675,350	6,753,200
	2						1.0000
	3						6,753,200
	4		301	6		3	310
	5		3,664,350	1,413,500		1,675,350	6,753,200
VILLAGE OF LAKE ORION	1		2,081,050	7,200		4,097,900	6,186,150
	2						1.0000
	3						6,186,150
	4		152	2		2	156
	5		2,081,050	7,200		4,097,900	6,186,150
VILLAGE OF LEONARD	1		247,060	2,166,810		382,750	2,796,620
	2						1.0000
	3						2,796,620
	4		32	3		2	37
	5		247,060	2,166,810		360,293	2,774,163

OAKLAND COUNTY
2004 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES
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(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF MILFORD	1		7,336,320	205,410		8,056,050	15,597,780
	2						1.0000
	3						15,597,780
	4		420	4		2	426
	5		7,336,320	205,410		7,616,977	15,158,707
VILLAGE OF ORTONVILLE	1		679,320			1,200,920	1,880,240
	2						1.0000
	3						1,880,240
	4		102			2	104
	5		679,320			1,200,920	1,880,240
VILLAGE OF OXFORD	1		7,270,520	8,862,140		4,293,390	20,426,050
	2						1.0000
	3						13,883,050
	4		337	39		2	378
	5		7,270,520	8,862,140		4,081,919	20,214,579
VILLAGE OF WOLVERINE LAKE	1		673,600	4,050		1,052,470	1,730,120
	2						1.0000
	3						1,730,120
	4		62	1		2	65
	5		673,600	4,050		1,028,647	1,706,297

2004 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF:

INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)
 OBSOLETE PROPERTIES TAX (PA 146 OF 2000)
 ALTERNATIVE ENERGY (PA 549 OF 2002)
 MCL211.181,211.182 (PA 189 OF 1953)

FOR INFORMATION ONLY

	ACT 189	ACT 198		ACT 146		ACT 549
	NEW	REHAB	NEW	REHAB	NEW	NEW
TOWNSHIPS						
Highland			847,980			
Holly			1,647,600			
Milford	1,558,000		63,049,700			
Orion			8,895,400			
Oxford		260,270	2,380,710			
Waterford			1,420,065			
CITIES						
Auburn Hills	1,684,350		376,173,061			
Birmingham	355,470					
Farmington Hills			21,201,670			
Madison Heights	155,120		2,675,810			
Oak Park			6,819,130			
Pontiac		14,732,450	177,081,915	459,380	18,370	
Rochester Hills	963,220		490,370			2,748,010
Royal Oak	319,890		577,080			
Southfield			21,314,840			
Troy			33,353,260			
Walled Lake			1,524,050			
Wixom			42,438,550			
TOTAL COUNTY	5,036,050	14,992,720	761,891,191	459,380	18,370	2,748,010