



2010 Equalization Report

L. Brooks Patterson, County Executive



L. BROOKS PATTERSON OAKLAND COUNTY EXECUTIVE

2010 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

**THOMAS MIDDLETON
Chairperson**

**MICHAEL J. GINGELL
Majority Vice Chairperson**

**TIM GREIMEL
Minority Vice Chairperson**

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SHELLEY G. TAUB

DAVE WOODWARD

HELAINÉ ZACK

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April 22, 2010

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 2010 Equalized value is 57,745,076,507 a 14.90% decrease. The resulting Taxable value is 55,081,707,586 a 11.75% decrease.

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 year 2010.

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 Tax Commission.

The State Tax Commission requires a Level IV State Assessor Certification for this county.

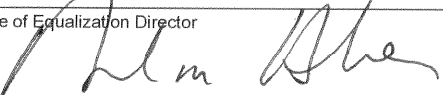
I am certified as a Level IV State Certified Assessing Officer by the State Tax Commission.

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

Agricultural	<u>92,433,090</u>	Timber-Cutover	<u>0</u>
Commercial	<u>11,340,401,927</u>	Developmental	<u>7,524,470</u>
Industrial	<u>3,478,234,330</u>	Total Real Property	<u>53,979,517,024</u>
Residential	<u>39,060,923,207</u>	Personal Property	<u>3,765,559,483</u>
		Total Real and Personal Property	<u>57,745,076,507</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.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director 	Date <u>4-22-10</u>
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MISCELLANEOUS RESOLUTION #

April 22, 2010

BY: Finance Committee, Thomas Middleton, Chairperson

IN RE: DEPARTMENT OF MANAGEMENT & BUDGET- 2010 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 (8) of the Board of Commissioners adopted on December 9, 2009, has reviewed the findings and recommendations of the Equalization Manager, acting as the Equalization Director, and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS based on its findings, the Manager of the Equalization Division has presented to the Finance Committee the recommended 2010 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 results of the foregoing process and are for information purposes only.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners adopts the 2010 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 on the Finance Committee, I move the adoption of the foregoing resolution.

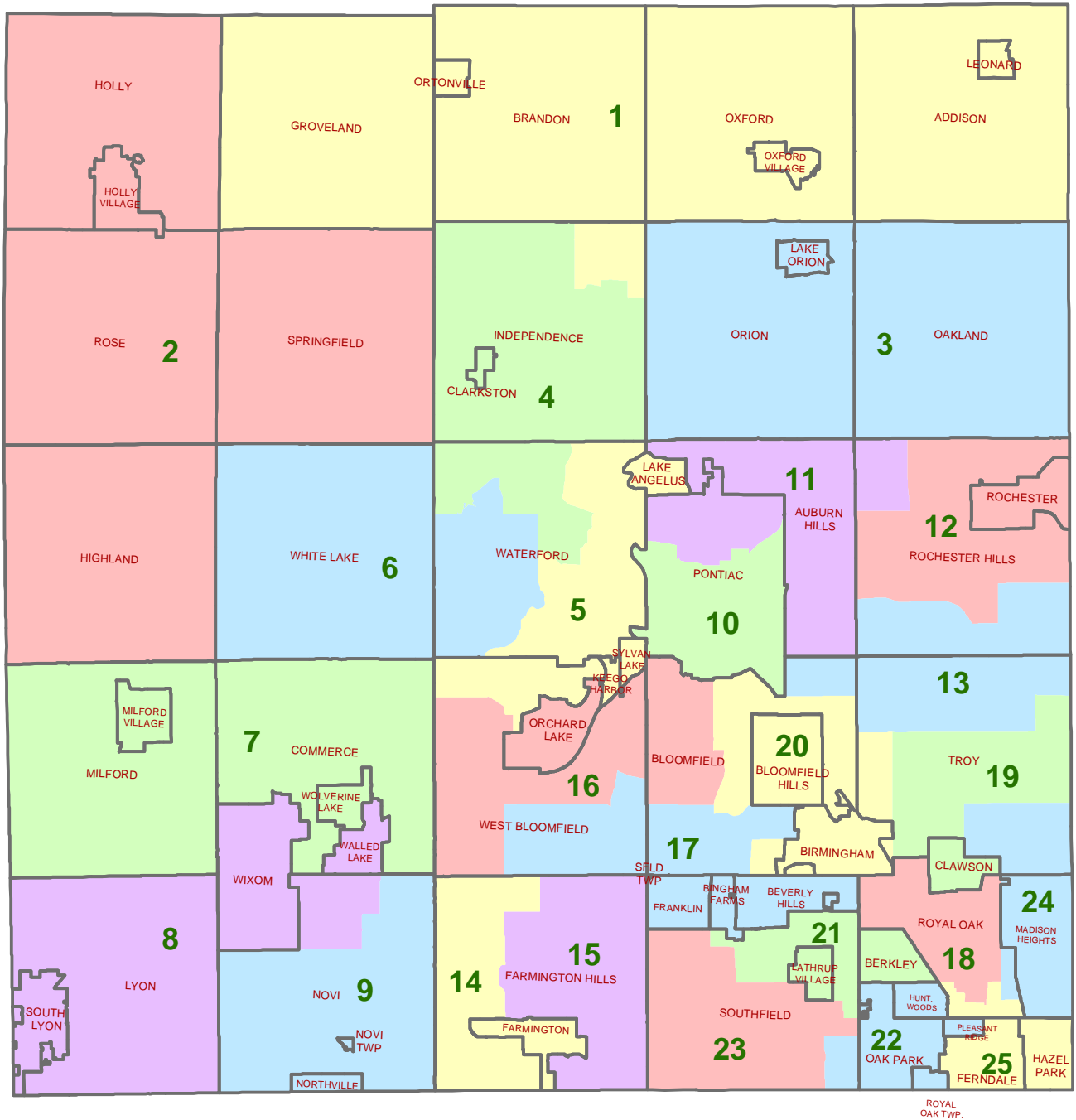
FINANCE COMMITTEE

OAKLAND COUNTY BOARD OF COMMISSIONERS

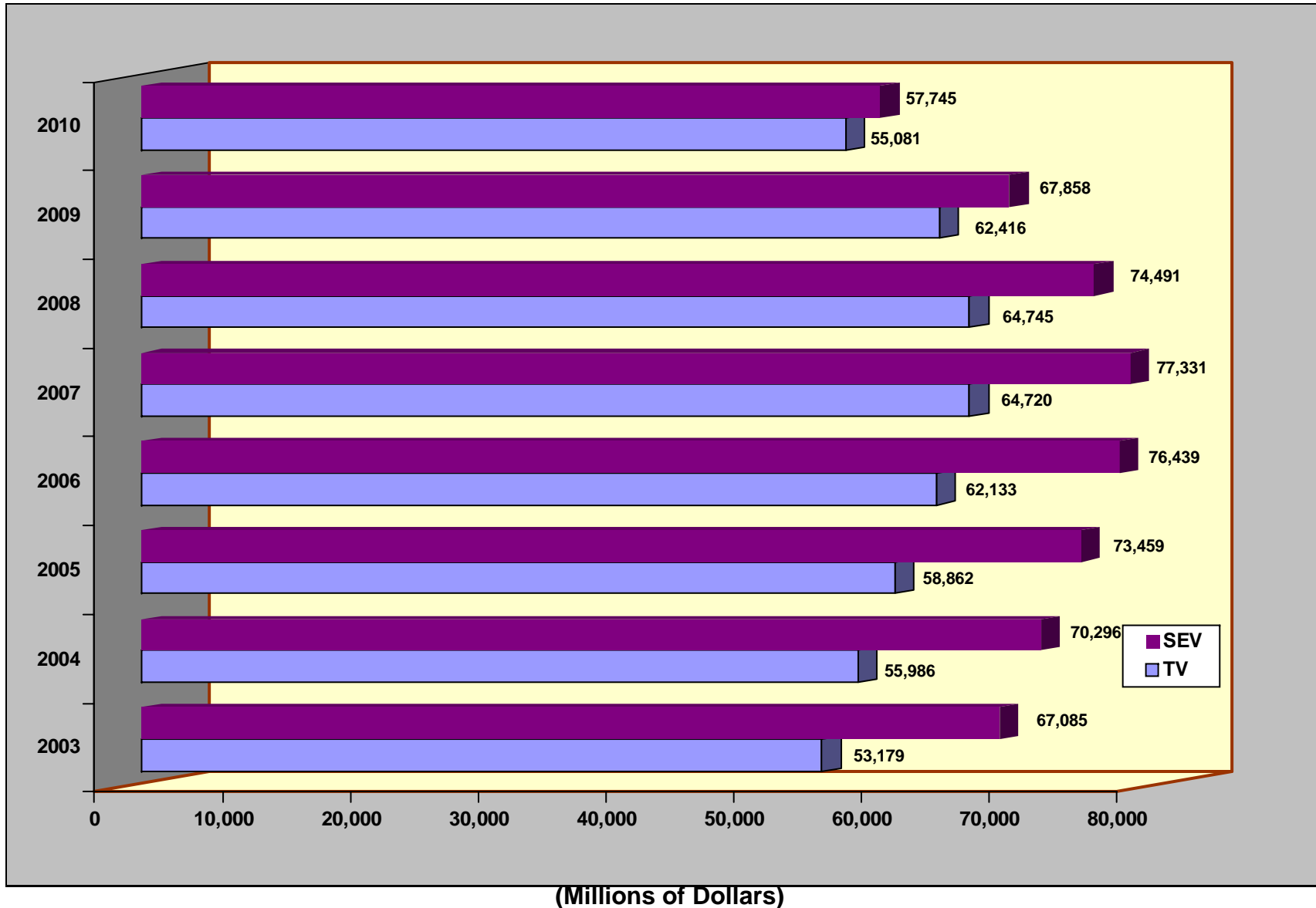
District 1:	Bradford C. Jacobsen
District 2:	Bill Bullard, Jr.
District 3:	Michael J. Gingell*
District 4:	Thomas Middleton*
District 5:	John A. Scott
District 6:	Jim Runestad
District 7:	Christine Long*
District 8:	Jeff Potter*
District 9:	Kim T. Capello
District 10:	Mattie M. Hatchett
District 11:	Tim Greimel*
District 12:	Sue Ann Douglas*
District 13:	Robert Gosselin
District 14:	Steven H. Schwartz
District 15:	Jim Nash
District 16:	Shelley G. Taub*
District 17:	Marcia Gershenson
District 18:	David Woodward*
District 19:	Tim Burns
District 20:	David W. Potts*
District 21:	Janet Jackson
District 22:	Helaine Zack*
District 23:	Eric Coleman
District 24:	Gary R. McGillivray
District 25:	David Coulter*

*Finance Committee Members

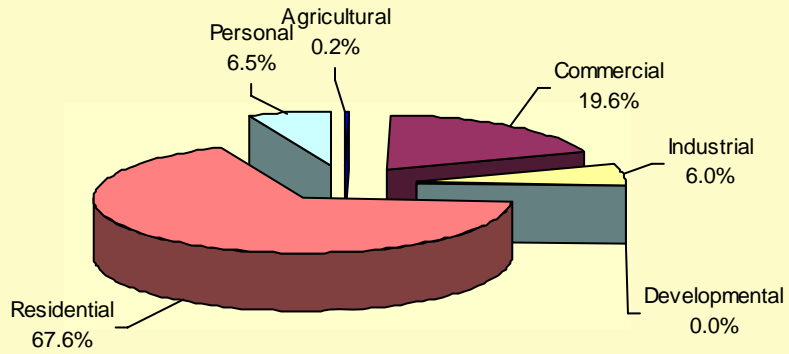
Oakland County Board of Commissioners Districts



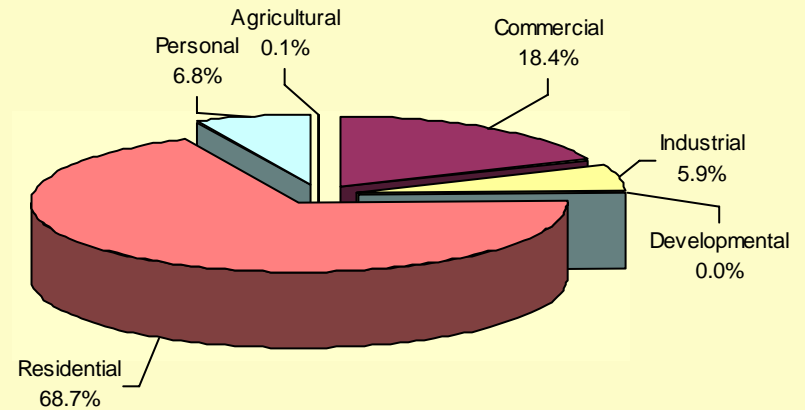
2010 STATE EQUALIZED VALUES VS. TAXABLE VALUES



2010 TOTAL STATE EQUALIZED VALUE
57,745,076,507

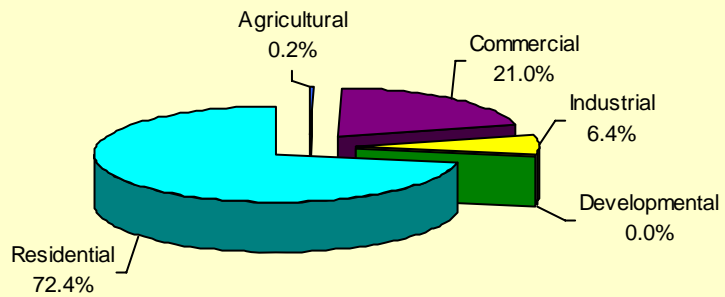


2010 TOTAL TAXABLE VALUE
55,081,707,586



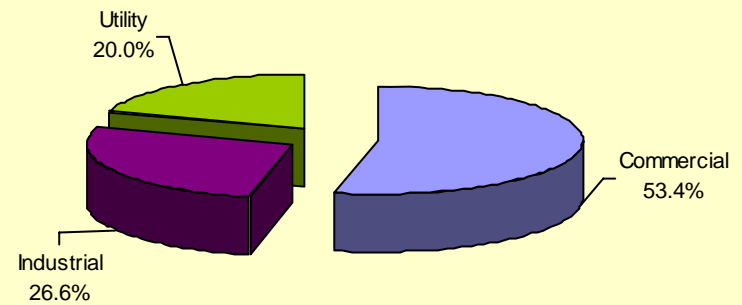
2010 REAL PROPERTY STATE EQUALIZED VALUE

53,979,517,024 93.48%



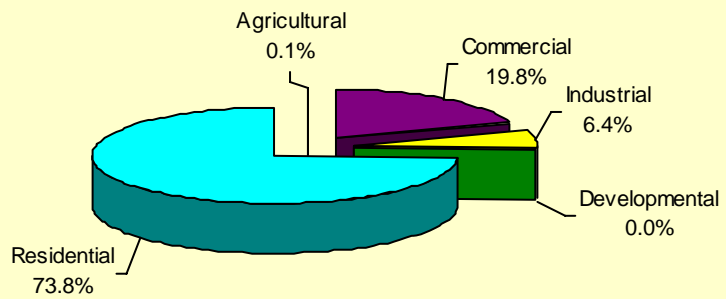
2010 PERSONAL PROPERTY STATE EQUALIZED VALUE

3,765,559,483 6.52%



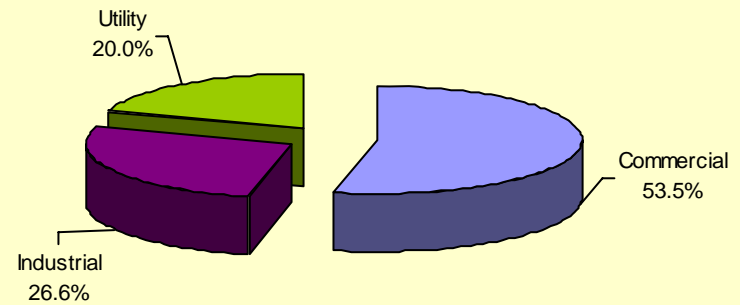
2010 REAL PROPERTY TAXABLE VALUE

51,318,298,013 93.2%



2010 PERSONAL PROPERTY TAXABLE VALUE

3,763,409,573 6.8%



**2010 OAKLAND COUNTY EQUALIZATION
COMPARISON OF ASSESSED AND TAXABLE VALUES**

TOWNSHIPS	2009 ASSESSED	2010 ASSESSED	% CHANGE ASSESSED	2009 TAXABLE	2010 TAXABLE	% CHANGE TAXABLE
ADDISON	400,752,800	342,167,221	-14.62%	333,414,710	298,640,680	-10.43%
BLOOMFIELD	4,115,224,310	3,485,076,600	-15.31%	3,878,712,490	3,404,549,680	-12.22%
BRANDON	577,402,804	479,986,190	-16.87%	524,810,242	452,110,986	-13.85%
COMMERCE	2,201,477,990	1,882,803,010	-14.48%	2,023,649,170	1,794,368,630	-11.33%
GROVELAND	272,032,520	212,760,650	-21.79%	241,158,000	197,211,140	-18.22%
HIGHLAND	878,814,590	759,343,130	-13.59%	795,399,990	721,540,430	-9.29%
HOLLY	360,883,320	307,529,400	-14.78%	313,143,420	278,077,710	-11.20%
INDEPENDENCE	1,793,803,370	1,529,981,400	-14.71%	1,627,952,280	1,443,197,370	-11.35%
LYON	1,017,824,670	854,684,200	-16.03%	832,256,690	739,210,940	-11.18%
MILFORD	1,064,696,480	889,836,850	-16.42%	974,343,140	842,553,190	-13.53%
NOVI	10,039,710	8,859,420	-11.76%	9,966,250	8,838,280	-11.32%
OAKLAND	1,262,444,730	1,077,061,240	-14.68%	1,193,187,370	1,033,519,580	-13.38%
ORION	1,799,096,535	1,536,643,330	-14.59%	1,723,524,795	1,498,867,900	-13.03%
OXFORD	919,920,160	790,063,570	-14.12%	813,724,840	723,477,370	-11.09%
ROSE	317,962,384	249,977,469	-21.38%	260,695,767	223,090,224	-14.43%
ROYAL OAK	60,660,570	49,977,050	-17.61%	46,045,510	42,280,370	-8.18%
SOUTHFIELD	1,212,721,430	1,037,083,550	-14.48%	1,095,153,070	984,083,330	-10.14%
SPRINGFIELD	701,446,900	609,103,700	-13.16%	653,004,120	583,980,020	-10.57%
WATERFORD	2,913,133,370	2,356,726,670	-19.10%	2,648,467,760	2,260,548,870	-14.65%
WEST BLOOMFIELD	4,169,667,080	3,507,563,250	-15.88%	3,966,224,170	3,421,492,960	-13.73%
WHITE LAKE	1,313,341,370	1,069,591,370	-18.56%	1,207,406,400	1,032,589,270	-14.48%
TOTAL TOWNSHIPS	27,363,347,093	23,036,819,270	-15.81%	25,162,240,184	21,984,228,930	-12.63%
CITIES						
AUBURN HILLS	2,377,102,620	2,032,385,020	-14.50%	2,222,364,040	1,964,450,450	-11.61%
BERKLEY	595,450,680	524,003,230	-12.00%	524,179,820	488,650,310	-6.78%
BIRMINGHAM	2,370,175,765	2,088,267,900	-11.89%	2,024,142,830	1,878,120,360	-7.21%
BLOOMFIELD HILLS	947,655,860	860,927,490	-9.15%	849,145,070	807,342,590	-4.92%
CLARKSTON VILLAGE	55,526,240	47,261,000	-14.89%	48,029,340	44,143,080	-8.09%
CLAWSON	440,690,250	370,803,040	-15.86%	400,519,920	359,873,780	-10.15%
FARMINGTON	414,589,100	351,656,180	-15.18%	406,024,900	350,052,990	-13.79%
FARMINGTON HILLS	4,297,748,050	3,685,790,690	-14.24%	4,165,008,570	3,619,696,470	-13.09%
FENTON	227,300	224,800	-1.10%	130,100	129,790	-0.24%
FERNDALE	795,225,850	683,950,950	-13.99%	648,326,070	598,997,910	-7.61%
HAZEL PARK	369,089,000	291,211,030	-21.10%	320,742,860	276,987,130	-13.64%
HUNTINGTON WOODS	394,081,030	340,021,750	-13.72%	325,711,090	306,037,730	-6.04%
KEEGO HARBOR	119,847,840	100,782,550	-15.91%	108,400,370	95,465,730	-11.93%
LAKE ANGELUS	93,949,840	80,429,170	-14.39%	69,674,610	65,558,680	-5.91%
LATHRUP VILLAGE	173,890,140	137,667,380	-20.83%	167,739,650	135,343,960	-19.31%
MADISON HEIGHTS	1,270,336,750	1,053,897,770	-17.04%	1,192,371,700	1,035,478,240	-13.16%
NORTHVILLE	159,348,880	136,964,684	-14.05%	157,668,013	136,424,544	-13.47%
NOVI	3,742,061,910	3,321,184,600	-11.25%	3,554,943,630	3,204,568,420	-9.86%
OAK PARK	814,775,470	644,199,820	-20.94%	714,687,650	623,819,490	-12.71%
ORCHARD LAKE	417,149,560	355,400,300	-14.80%	382,286,720	343,665,340	-10.10%
PLEASANT RIDGE	162,966,800	137,481,830	-15.64%	133,742,860	122,945,410	-8.07%
PONTIAC	1,674,413,280	1,339,878,320	-19.98%	1,377,212,650	1,177,478,710	-14.50%
ROCHESTER	807,486,870	703,311,890	-12.90%	742,062,730	672,038,980	-9.44%
ROCHESTER HILLS	3,728,995,735	3,238,195,190	-13.16%	3,600,917,135	3,194,661,270	-11.28%
ROYAL OAK	2,808,167,535	2,462,441,170	-12.31%	2,441,787,175	2,262,668,360	-7.34%
SOUTHFIELD	3,965,507,832	3,296,257,630	-16.88%	3,656,625,252	3,105,202,030	-15.08%
SOUTH LYON	387,587,240	344,381,090	-11.15%	362,812,480	329,601,120	-9.15%
SYLVAN LAKE	118,116,520	101,057,010	-14.44%	103,625,050	94,064,460	-9.23%
TROY	5,838,889,239	4,988,518,313	-14.56%	5,459,779,936	4,843,613,012	-11.29%
WALLED LAKE	265,643,560	225,236,230	-15.21%	239,842,670	211,637,430	-11.76%
WIXOM	888,942,310	764,469,210	-14.00%	853,931,820	748,760,880	-12.32%
TOTAL CITIES	40,495,639,056	34,708,257,237	-14.29%	37,254,436,711	33,097,478,656	-11.16%
TOTAL COUNTY	67,858,986,149	57,745,076,507	-14.90%	62,416,676,895	55,081,707,586	-11.75%

**OAKLAND COUNTY 2010
COMPARISON OF EQUALIZED VALUES**

	2000	2005	2009	2010	1 YR	5 YR	10 YR
AGRICULTURAL	133,294,620	286,532,300	115,008,670	92,433,090	-19.63%	-67.74%	-30.66%
COMMERCIAL	8,860,269,915	12,373,303,295	12,859,969,592	11,340,401,927	-11.82%	-8.35%	27.99%
INDUSTRIAL	3,018,125,108	4,369,825,460	4,288,377,580	3,478,234,330	-18.89%	-20.40%	15.24%
RESIDENTIAL	35,706,691,127	52,230,680,064	46,636,936,943	39,060,923,207	-16.24%	-25.21%	9.39%
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	227,728,500	22,920,650	9,127,030	7,524,470	-17.56%	-67.17%	-96.70%
TOTAL REAL	47,946,109,270	69,283,261,769	63,909,419,815	53,979,517,024	-15.54%	-22.09%	12.58%
TOTAL PERSONAL	4,491,256,560	4,175,926,590	3,949,566,334	3,765,559,483	-4.66%	-9.83%	-16.16%
GRAND TOTAL	52,437,365,830	73,459,188,359	67,858,986,149	57,745,076,507	-14.90%	-21.39%	10.12%

**OAKLAND COUNTY 2010
COMPARISON OF TAXABLE VALUES**

	2000	2005	2009	2010	1 YR	5 YR	10 YR
AGRICULTURAL	87,260,973	95,736,900	50,099,680	45,767,390	-8.65%	-52.19%	-47.55%
COMMERCIAL	7,430,999,738	9,591,582,791	10,914,474,991	10,147,353,481	-7.03%	5.79%	36.55%
INDUSTRIAL	2,603,993,273	3,553,642,970	3,873,912,827	3,262,351,447	-15.79%	-8.20%	25.28%
RESIDENTIAL	29,612,462,232	41,437,282,259	43,627,806,247	37,857,819,565	-13.23%	-8.64%	27.84%
TIMBER CUTOVER	0						
DEVELOPMENTAL	145,956,853	10,330,050	5,125,490	5,006,130	-2.33%	-51.54%	-96.57%
TOTAL REAL	39,880,673,069	54,688,574,970	58,471,419,235	51,318,298,013	-12.23%	-6.16%	28.68%
TOTAL PERSONAL	4,490,087,840	4,174,265,170	3,945,257,660	3,763,409,573	-4.61%	-9.84%	-16.18%
GRAND TOTAL	44,370,760,909	58,862,840,140	62,416,676,895	55,081,707,586	-11.75%	-6.42%	24.14%

STATE TAX COMMISSION OAKLAND COUNTY		ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY		S.T.C L- 4023 YEAR 2010
REAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	115,008,670	189,166,688	
102	LOSS	4,118,770	6,776,047	
103		110,889,900	182,390,641	
104	ADJUSTMENT	(20,118,400)		
105		90,771,500	182,390,641	
106	NEW	1,661,590	3,338,254	
107				
108	TOTAL AGRICULTURAL	92,433,090	185,728,895	45,767,390
200				
201	COMMERCIAL	12,859,969,592	22,556,743,322	
202	LOSS	146,876,163	260,742,045	
203		12,713,093,429	22,296,001,277	
204	ADJUSTMENT	(1,662,749,332)		
205		11,050,344,097	22,296,001,277	
206	NEW	290,057,830	584,814,759	
207				
208	TOTAL COMMERCIAL	11,340,401,927	22,880,816,036	10,147,353,481
300				
301	INDUSTRIAL	4,288,377,580	7,200,826,191	
302	LOSS	162,122,800	280,102,078	
303		4,126,254,780	6,920,724,113	
304	ADJUSTMENT	(692,672,612)		
305		3,433,582,168	6,920,724,113	
306	NEW	44,652,162	89,929,462	
307				
308	TOTAL INDUSTRIAL	3,478,234,330	7,010,653,575	3,262,351,447
400				
401	RESIDENTIAL	46,636,936,943	78,540,384,130	
402	LOSS	88,389,940	148,324,890	
403		46,548,547,003	78,392,059,240	
404	ADJUSTMENT	(7,680,444,124)		
405		38,868,102,879	78,392,059,240	
406	NEW	192,820,328	388,905,463	
407				
408	TOTAL RESIDENTIAL	39,060,923,207	78,780,964,703	37,857,819,565
500				
501	TIMBER CUT-OVER			
507		0	0	0
600				
601	DEVELOPMENTAL	9,127,030	15,308,672	
602	LOSS	38,360	64,341	
603		9,088,670	15,244,331	
604	ADJUSTMENT	(1,564,200)		
605		7,524,470	15,244,331	
606	NEW			
607				
608	TOTAL DEVELOPMENTAL	7,524,470	15,244,331	5,006,130
800	TOTAL REAL	53,979,517,024	108,873,407,540	51,318,298,013

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C L- 4023
YEAR 2010

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	2,084,671,280	4,190,764,334	
252	LOSS	381,960,846	767,642,650	
253		1,702,710,434	3,423,121,684	
254	ADJUSTMENT			
255		1,702,710,434	3,423,121,684	
256	NEW	309,482,440	621,933,057	
257				
258	TOTAL COMMERCIAL	2,012,192,874	4,045,054,741	2,012,039,764
350				
351	INDUSTRIAL	1,132,426,740	2,272,935,053	
352	LOSS	262,203,150	526,680,165	
353		870,223,590	1,746,254,888	
354	ADJUSTMENT			
355		870,223,590	1,746,254,888	
356	NEW	130,328,230	261,682,108	
357				
358	TOTAL INDUSTRIAL	1,000,551,820	2,007,936,996	1,000,551,800
450				
451	RESIDENTIAL			
452	LOSS			
453				
454	ADJUSTMENT			
455				
456	NEW			
457				
458	TOTAL RESIDENTIAL	0	0	
550				
551	UTILITY	732,468,314	1,465,172,906	
552	LOSS	30,133,975	60,282,125	
553		702,334,339	1,404,890,781	
554	ADJUSTMENT			
555		702,334,339	1,404,890,781	
556	NEW	50,480,450	100,960,900	
557				
558	TOTAL UTILITY	752,814,789	1,505,851,681	750,818,009
850	TOTAL PERSONAL	3,765,559,483	7,558,843,418	3,763,409,573

STATE TAX COMMISSION OAKLAND COUNTY		ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY			S.T.C L- 4023 YEAR 2010	
		PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108	TOTAL AGRICULTURAL	457	92,433,090	185,728,895	92,433,090	45,767,390
208	TOTAL COMMERCIAL	19,224	11,340,401,927	22,880,816,036	11,340,401,927	10,147,353,481
308	TOTAL INDUSTRIAL	7,058	3,478,234,330	7,010,653,575	3,478,234,330	3,262,351,447
408	TOTAL RESIDENTIAL	451,478	39,060,923,207	78,780,964,703	39,060,923,207	37,857,819,565
508	TOTAL TIMBER CUTOVER					
608	TOTAL DEVELOPMENTAL	27	7,524,470	15,244,331	7,524,470	5,006,130
800	TOTAL REAL	478,244	53,979,517,024	108,873,407,540	53,979,517,024	51,318,298,013
158	TOTAL AGRICULTURAL	0	0	0	0	
258	TOTAL COMMERCIAL	49,611	2,012,192,874	4,045,054,741	2,012,192,874	2,012,039,764
358	TOTAL INDUSTRIAL	1,974	1,000,551,820	2,007,936,996	1,000,551,820	1,000,551,800
458	TOTAL RESIDENTIAL	0	0	0	0	
558	TOTAL UTILITY	434	752,814,789	1,505,851,681	752,814,789	750,818,009
850	TOTAL PERSONAL	52,019	3,765,559,483	7,558,843,418	3,765,559,483	3,763,409,573
900	GRAND TOTAL	530,263	57,745,076,507	116,432,250,958	57,745,076,507	55,081,707,586

OAKLAND COUNTY
2010 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

ASSESSING DISTRICT	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
ADDISON TWP.	329,779,301	329,779,301	287,152,760	12,387,920	12,387,920	11,487,920
BLOOMFIELD TWP.	3,409,087,830	3,409,087,830	3,328,560,910	75,988,770	75,988,770	75,988,770
BRANDON TWP.	464,941,090	464,941,090	437,478,346	15,045,100	15,045,100	14,632,640
COMMERCE TWP.	1,792,727,000	1,792,727,000	1,704,292,620	90,076,010	90,076,010	90,076,010
GROVELAND TWP.	200,755,350	200,755,350	185,295,140	12,005,300	12,005,300	11,916,000
HIGHLAND TWP.	722,176,330	722,176,330	684,373,600	37,166,800	37,166,800	37,166,830
HOLLY TWP.	290,574,750	290,574,750	261,126,740	16,954,650	16,954,650	16,950,970
INDEPENDENCE TWP.	1,453,554,000	1,453,554,000	1,366,769,970	76,427,400	76,427,400	76,427,400
LYON TWP.	779,881,890	779,881,890	664,408,630	74,802,310	74,802,310	74,802,310
MILFORD TWP.	787,698,740	787,698,740	740,415,080	102,138,110	102,138,110	102,138,110
NOVI TWP.	8,625,250	8,625,250	8,604,110	234,170	234,170	234,170
OAKLAND TWP.	1,042,355,580	1,042,355,580	998,813,920	34,705,660	34,705,660	34,705,660
ORION TWP.	1,436,971,130	1,436,971,130	1,399,190,050	99,672,200	99,672,200	99,677,850
OXFORD TWP.	733,419,900	733,419,900	667,045,450	56,643,670	56,643,670	56,431,920
ROSE TWP.	242,479,380	242,479,380	215,775,605	7,498,089	7,498,089	7,314,619
ROYAL OAK TWP.	42,844,530	42,844,530	35,147,850	7,132,520	7,132,520	7,132,520
SOUTHFIELD TWP.	1,012,176,900	1,012,176,900	959,181,710	24,906,650	24,906,650	24,901,620
SPRINGFIELD TWP.	565,388,200	565,388,200	540,432,170	43,715,500	43,715,500	43,547,850
WATERFORD TWP.	2,257,959,980	2,257,959,980	2,161,782,180	98,766,690	98,766,690	98,766,690
WEST BLOOMFIELD TWP.	3,429,223,380	3,429,223,380	3,343,153,090	78,339,870	78,339,870	78,339,870
WHITE LAKE TWP.	1,032,135,360	1,032,135,360	995,137,700	37,456,010	37,456,010	37,451,570
TOTAL TOWNSHIPS	22,034,755,871	22,034,755,871	20,984,137,631	1,002,063,399	1,002,063,399	1,000,091,299

OAKLAND COUNTY
2010 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	342,167,221	342,167,221	0.59%	298,640,680	0.54%
BLOOMFIELD TWP.	16,710.80	3,485,076,600	3,485,076,600	6.04%	3,404,549,680	6.18%
BRANDON TWP.	23,017.14	479,986,190	479,986,190	0.83%	452,110,986	0.82%
COMMERCE TWP.	19,142.39	1,882,803,010	1,882,803,010	3.26%	1,794,368,630	3.26%
GROVELAND TWP.	23,060.39	212,760,650	212,760,650	0.37%	197,211,140	0.36%
HIGHLAND TWP.	23,151.01	759,343,130	759,343,130	1.31%	721,540,430	1.31%
HOLLY TWP.	23,274.95	307,529,400	307,529,400	0.53%	278,077,710	0.50%
INDEPENDENCE TWP.	23,221.81	1,529,981,400	1,529,981,400	2.65%	1,443,197,370	2.62%
LYON TWP.	20,497.98	854,684,200	854,684,200	1.48%	739,210,940	1.34%
MILFORD TWP.	22,502.70	889,836,850	889,836,850	1.54%	842,553,190	1.53%
NOVI TWP.	68.00	8,859,420	8,859,420	0.02%	8,838,280	0.02%
OAKLAND TWP.	23,472.59	1,077,061,240	1,077,061,240	1.87%	1,033,519,580	1.88%
ORION TWP.	23,008.69	1,536,643,330	1,536,643,330	2.66%	1,498,867,900	2.72%
OXFORD TWP.	22,627.40	790,063,570	790,063,570	1.37%	723,477,370	1.31%
ROSE TWP.	23,142.72	249,977,469	249,977,469	0.43%	223,090,224	0.41%
ROYAL OAK TWP.	422.98	49,977,050	49,977,050	0.09%	42,280,370	0.08%
SOUTHFIELD TWP.	5,144.87	1,037,083,550	1,037,083,550	1.80%	984,083,330	1.79%
SPRINGFIELD TWP.	23,450.08	609,103,700	609,103,700	1.05%	583,980,020	1.06%
WATERFORD TWP.	22,643.37	2,356,726,670	2,356,726,670	4.08%	2,260,548,870	4.10%
WEST BLOOMFIELD TWP.	20,014.53	3,507,563,250	3,507,563,250	6.07%	3,421,492,960	6.21%
WHITE LAKE TWP.	23,716.60	1,069,591,370	1,069,591,370	1.85%	1,032,589,270	1.87%
TOTAL TOWNSHIPS	405,695.14	23,036,819,270	23,036,819,270	39.89%	21,984,228,930	39.91%

OAKLAND COUNTY
2010 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

ASSESSING DISTRICT	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
AUBURN HILLS	1,600,683,300	1,600,683,300	1,532,748,730	431,701,720	431,701,720	431,701,720
BERKLEY	509,977,050	509,977,050	474,624,130	14,026,180	14,026,180	14,026,180
BIRMINGHAM	2,034,365,310	2,034,365,310	1,824,217,770	53,902,590	53,902,590	53,902,590
BLOOMFIELD HILLS	838,664,570	838,664,570	785,079,670	22,262,920	22,262,920	22,262,920
CLARKSTON VILLAGE	45,594,700	45,594,700	42,476,780	1,666,300	1,666,300	1,666,300
CLAWSON	356,006,330	356,006,330	345,087,520	14,796,710	14,796,710	14,786,260
FARMINGTON	335,098,980	335,098,980	333,495,790	16,557,200	16,557,200	16,557,200
FARMINGTON HILLS	3,425,792,500	3,425,792,500	3,359,702,840	259,998,190	259,998,190	259,993,630
FENTON	222,200	222,200	127,190	2,600	2,600	2,600
FERNDALE	637,185,170	637,185,170	552,232,130	46,765,780	46,765,780	46,765,780
HAZEL PARK	277,528,940	277,528,940	263,304,910	13,682,090	13,682,090	13,682,220
HUNTINGTON WOODS	336,739,170	336,739,170	302,755,150	3,282,580	3,282,580	3,282,580
KEEGO HARBOR	97,838,430	97,838,430	92,521,610	2,944,120	2,944,120	2,944,120
LAKE ANGELUS	79,862,140	79,862,140	64,991,650	567,030	567,030	567,030
LATHRUP VILLAGE	133,648,590	133,648,590	131,337,070	4,018,790	4,018,790	4,006,890
MADISON HEIGHTS	920,206,420	920,206,420	901,937,520	133,691,350	133,691,350	133,540,720
NORTHVILLE	134,366,650	134,366,650	133,826,510	2,598,034	2,598,034	2,598,034
NOVI	3,100,717,650	3,100,717,650	2,984,101,470	220,466,950	220,466,950	220,466,950
OAK PARK	607,989,720	607,989,720	587,609,390	36,210,100	36,210,100	36,210,100
ORCHARD LAKE	351,415,900	351,415,900	339,680,940	3,984,400	3,984,400	3,984,400
PLEASANT RIDGE	134,050,970	134,050,970	119,514,550	3,430,860	3,430,860	3,430,860
PONTIAC	1,162,060,180	1,162,060,180	999,660,570	177,818,140	177,818,140	177,818,140
ROCHESTER	667,262,350	667,262,350	635,989,440	36,049,540	36,049,540	36,049,540
ROCHESTER HILLS	3,062,162,410	3,062,162,410	3,018,628,890	176,032,780	176,032,780	176,032,380
ROYAL OAK	2,346,433,180	2,346,433,180	2,146,660,370	116,007,990	116,007,990	116,007,990
SOUTHFIELD	2,885,022,310	2,885,022,310	2,693,966,710	411,235,320	411,235,320	411,235,320
SOUTH LYON	328,818,490	328,818,490	314,038,520	15,562,600	15,562,600	15,562,600
SYLVAN LAKE	97,907,050	97,907,050	90,914,500	3,149,960	3,149,960	3,149,960
TROY	4,580,527,583	4,580,527,583	4,435,622,282	407,990,730	407,990,730	407,990,730
WALLED LAKE	211,815,880	211,815,880	198,217,080	13,420,350	13,420,350	13,420,350
WIXOM	644,797,030	644,797,030	629,088,700	119,672,180	119,672,180	119,672,180
TOTAL CITIES	31,944,761,153	31,944,761,153	30,334,160,382	2,763,496,084	2,763,496,084	2,763,318,274
TOTAL TOWNSHIPS	22,034,755,871	22,034,755,871	20,984,137,631	1,002,063,399	1,002,063,399	1,000,091,299
TOTAL COUNTY	53,979,517,024	53,979,517,024	51,318,298,013	3,765,559,483	3,765,559,483	3,763,409,573

OAKLAND COUNTY
2010 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	2,032,385,020	2,032,385,020	3.52%	1,964,450,450	3.57%
BERKLEY CITY	1,652.78	524,003,230	524,003,230	0.91%	488,650,310	0.89%
BIRMINGHAM CITY	3,074.81	2,088,267,900	2,088,267,900	3.62%	1,878,120,360	3.41%
BLOOMFIELD HILLS CITY	3,210.98	860,927,490	860,927,490	1.49%	807,342,590	1.47%
CLARKSTON VILLAGE CITY	323.50	47,261,000	47,261,000	0.08%	44,143,080	0.08%
CLAWSON CITY	1,403.04	370,803,040	370,803,040	0.64%	359,873,780	0.65%
FARMINGTON CITY	1,700.58	351,656,180	351,656,180	0.61%	350,052,990	0.64%
FARMINGTON HILLS CITY	21,312.98	3,685,790,690	3,685,790,690	6.38%	3,619,696,470	6.57%
FENTON CITY	11.00	224,800	224,800	0.00%	129,790	0.00%
FERNDALE CITY	2,498.28	683,950,950	683,950,950	1.18%	598,997,910	1.09%
HAZEL PARK CITY	1,799.66	291,211,030	291,211,030	0.50%	276,987,130	0.50%
HUNTINGTON WOODS CITY	929.67	340,021,750	340,021,750	0.59%	306,037,730	0.56%
KEEGO HARBOR CITY	350.69	100,782,550	100,782,550	0.17%	95,465,730	0.17%
LAKE ANGELUS CITY	1,041.83	80,429,170	80,429,170	0.14%	65,558,680	0.12%
LATHRUP VILLAGE CITY	969.91	137,667,380	137,667,380	0.24%	135,343,960	0.25%
MADISON HEIGHTS CITY	4,534.88	1,053,897,770	1,053,897,770	1.83%	1,035,478,240	1.88%
NORTHVILLE CITY	640.85	136,964,684	136,964,684	0.24%	136,424,544	0.25%
NOVI CITY	20,018.57	3,321,184,600	3,321,184,600	5.75%	3,204,568,420	5.82%
OAK PARK CITY	3,253.18	644,199,820	644,199,820	1.12%	623,819,490	1.13%
ORCHARD LAKE CITY	2,635.05	355,400,300	355,400,300	0.62%	343,665,340	0.62%
PLEASANT RIDGE CITY	363.74	137,481,830	137,481,830	0.24%	122,945,410	0.22%
PONTIAC CITY	12,919.62	1,339,878,320	1,339,878,320	2.32%	1,177,478,710	2.14%
ROCHESTER CITY	2,447.62	703,311,890	703,311,890	1.22%	672,038,980	1.22%
ROCHESTER HILLS CITY	21,060.12	3,238,195,190	3,238,195,190	5.61%	3,194,661,270	5.80%
ROYAL OAK CITY	7,573.62	2,462,441,170	2,462,441,170	4.26%	2,262,668,360	4.11%
SOUTHFIELD CITY	16,824.81	3,296,257,630	3,296,257,630	5.71%	3,105,202,030	5.64%
SOUTH LYON CITY	2,208.81	344,381,090	344,381,090	0.60%	329,601,120	0.60%
SYLVAN LAKE CITY	527.09	101,057,010	101,057,010	0.18%	94,064,460	0.17%
TROY CITY	21,407.94	4,988,518,313	4,988,518,313	8.64%	4,843,613,012	8.79%
WALLED LAKE CITY	1,513.69	225,236,230	225,236,230	0.39%	211,637,430	0.38%
WIXOM CITY	5,985.62	764,469,210	764,469,210	1.32%	748,760,880	1.36%
TOTAL CITIES	174,850.89	34,708,257,237	34,708,257,237	60.11%	33,097,478,656	60.09%
TOTAL TOWNSHIPS	405,695.14	23,036,819,270	23,036,819,270	39.89%	21,984,228,930	39.91%
TOTAL COUNTY	580,546.03	57,745,076,507	57,745,076,507	100.00%	55,081,707,586	100.00%

OAKLAND COUNTY

2010 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	18,490,770	11,457,730	2,158,020	297,672,781	0	0	329,779,301
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	18,490,770	11,457,730	2,158,020	297,672,781		0	329,779,301
	4	60	45	20	2,975	0	0	3,100
	5	7,926,830	7,197,340	1,756,700	270,271,890		0	287,152,760
BLOOMFIELD TWP.	1	0	311,047,860	20,624,080	3,077,415,890	0	0	3,409,087,830
	2		1.0000	1.0000	1.0000			1.0000
	3	0	311,047,860	20,624,080	3,077,415,890		0	3,409,087,830
	4	0	359	72	17,786	0	0	18,217
	5	0	272,708,520	19,636,000	3,036,216,390		0	3,328,560,910
BRANDON TWP.	1	9,788,180	36,956,300	1,852,190	416,344,420	0	0	464,941,090
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	9,788,180	36,956,300	1,852,190	416,344,420		0	464,941,090
	4	40	189	16	5,846	0	0	6,091
	5	2,675,150	31,076,450	1,305,220	402,421,526		0	437,478,346
COMMERCE TWP.	1	0	218,071,640	121,864,000	1,452,791,360	0	0	1,792,727,000
	2		1.0000	1.0000	1.0000			1.0000
	3	0	218,071,640	121,864,000	1,452,791,360		0	1,792,727,000
	4	1	414	317	16,460	0	0	17,192
	5	0	196,168,080	108,466,230	1,399,658,310		0	1,704,292,620
GROVELAND TWP.	1	3,227,140	17,942,620	8,442,800	171,142,790	0	0	200,755,350
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	3,227,140	17,942,620	8,442,800	171,142,790		0	200,755,350
	4	23	61	48	2,332	0	0	2,464
	5	1,983,720	16,510,530	5,775,120	161,025,770		0	185,295,140
HIGHLAND TWP.	1	3,059,770	76,162,700	19,088,580	623,865,280	0	0	722,176,330
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	3,059,770	76,162,700	19,088,580	623,865,280		0	722,176,330
	4	11	246	61	7,495	0	0	7,813
	5	1,742,110	64,450,800	16,089,560	602,091,130		0	684,373,600

OAKLAND COUNTY

2010 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	9,432,070	40,733,310	8,892,930	231,516,440	0	0	290,574,750
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	9,432,070	40,733,310	8,892,930	231,516,440		0	290,574,750
	4	51	235	51	4,906	0	0	5,243
	5	4,885,730	34,346,890	6,924,810	214,969,310		0	261,126,740
INDEPENDENCE TWP.	1	0	257,833,400	20,122,500	1,175,598,100	0	0	1,453,554,000
	2		1.0000	1.0000	1.0000			1.0000
	3	0	257,833,400	20,122,500	1,175,598,100		0	1,453,554,000
	4	0	368	63	12,686	0	0	13,117
	5	0	215,731,760	15,663,540	1,135,374,670		0	1,366,769,970
LYON TWP.	1	7,832,560	139,000,070	126,396,130	506,653,130	0	0	779,881,890
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	7,832,560	139,000,070	126,396,130	506,653,130		0	779,881,890
	4	23	247	205	6,121	0	0	6,596
	5	3,486,460	110,338,650	94,245,000	456,338,520		0	664,408,630
MILFORD TWP.	1	2,268,080	83,848,280	95,527,140	606,055,240	0	0	787,698,740
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	2,268,080	83,848,280	95,527,140	606,055,240		0	787,698,740
	4	9	259	199	6,243	0	0	6,710
	5	792,370	67,590,840	86,324,300	585,707,570		0	740,415,080
NOVI TWP.	1	0	0	0	8,625,250	0	0	8,625,250
	2				1.0000			1.0000
	3	0	0	0	8,625,250		0	8,625,250
	4	0	0	0	63	0	0	63
	5	0	0	0	8,604,110		0	8,604,110
OAKLAND TWP.	1	3,471,010	27,105,250	3,337,520	1,008,441,800	0	0	1,042,355,580
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	3,471,010	27,105,250	3,337,520	1,008,441,800		0	1,042,355,580
	4	5	54	21	7,078	0	0	7,158
	5	879,750	26,207,240	2,682,150	969,044,780		0	998,813,920

OAKLAND COUNTY

2010 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	0	182,129,030	122,518,090	1,132,324,010	0	0	1,436,971,130
	2		1.0000	1.0000	1.0000			1.0000
	3	0	182,129,030	122,518,090	1,132,324,010	0	0	1,436,971,130
	4	0	432	185	13,714	0	0	14,331
	5	0	171,603,390	119,643,220	1,107,943,440		0	1,399,190,050
OXFORD TWP.	1	4,366,350	95,306,580	70,255,410	563,491,560	0	0	733,419,900
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	4,366,350	95,306,580	70,255,410	563,491,560	0	0	733,419,900
	4	13	268	169	7,523	0	0	7,973
	5	3,012,650	76,675,160	48,428,960	538,928,680		0	667,045,450
ROSE TWP.	1	23,384,350	1,677,870	1,087,730	216,329,430	0	0	242,479,380
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	23,384,350	1,677,870	1,087,730	216,329,430	0	0	242,479,380
	4	136	18	24	3,103	0	0	3,281
	5	13,649,850	1,269,140	625,410	200,231,205		0	215,775,605
ROYAL OAK TWP.	1	0	19,079,530	9,580,890	14,184,110	0	0	42,844,530
	2		1.0000	1.0000	1.0000			1.0000
	3	0	19,079,530	9,580,890	14,184,110	0	0	42,844,530
	4	0	40	41	780	0	0	861
	5	0	15,140,280	7,793,570	12,214,000		0	35,147,850
SOUTHFIELD TWP.	1	0	108,503,480	226,730	903,446,690	0	0	1,012,176,900
	2		1.0000	1.0000	1.0000			1.0000
	3	0	108,503,480	226,730	903,446,690	0	0	1,012,176,900
	4	0	94	3	5,941	0	0	6,038
	5	0	94,925,690	192,520	864,063,500		0	959,181,710
SPRINGFIELD TWP.	1	3,949,900	51,023,400	11,455,600	498,959,300	0	0	565,388,200
	2	1.0000	1.0000	1.0000	1.0000			1.0000
	3	3,949,900	51,023,400	11,455,600	498,959,300	0	0	565,388,200
	4	61	219	41	5,514	0	0	5,835
	5	3,058,370	43,127,040	10,610,730	483,636,030		0	540,432,170

OAKLAND COUNTY

2010 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	0	509,163,430	27,986,610	1,720,809,940	0	0	2,257,959,980
	2		1.0000	1.0000	1.0000			1.0000
	3	0	509,163,430	27,986,610	1,720,809,940	0	0	2,257,959,980
	4	0	1,594	103	29,394	0	0	31,091
	5	0	445,073,830	26,411,480	1,690,296,870		0	2,161,782,180
WEST BLOOMFIELD TWP.	1	0	414,018,340	10,766,090	3,004,438,950	0	0	3,429,223,380
	2		1.0000	1.0000	1.0000			1.0000
	3	0	414,018,340	10,766,090	3,004,438,950	0	0	3,429,223,380
	4	0	325	23	24,968	0	0	25,316
	5	0	369,617,390	5,714,190	2,967,821,510		0	3,343,153,090
WHITE LAKE TWP.	1	3,162,910	127,157,630	6,229,450	888,060,900	0	7,524,470	1,032,135,360
	2	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	3	3,162,910	127,157,630	6,229,450	888,060,900	0	7,524,470	1,032,135,360
	4	24	372	41	11,633	0	27	12,097
	5	1,674,400	109,903,460	5,634,210	872,919,500		5,006,130	995,137,700
TOTAL TOWNSHIPS	1	92,433,090	2,728,218,450	688,412,490	18,518,167,371	0	7,524,470	22,034,755,871
	3	92,433,090	2,728,218,450	688,412,490	18,518,167,371	0	7,524,470	22,034,755,871
	4	457	5,839	1,703	192,561	0	27	200,587
	5	45,767,390	2,369,662,480	583,922,920	17,979,778,711	0	5,006,130	20,984,137,631

OAKLAND COUNTY

2010 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	646,879,630	633,068,060	320,735,610	0	0	1,600,683,300
	2		1.0000	1.0000	1.0000			1.0000
	3	0	646,879,630	633,068,060	320,735,610	0	0	1,600,683,300
	4		456	379	5,691			6,526
	5	0	596,580,360	625,443,270	310,725,100	0	0	1,532,748,730
BERKLEY CITY	1	0	63,528,520	3,886,800	442,561,730	0	0	509,977,050
	2		1.0000	1.0000	1.0000			1.0000
	3	0	63,528,520	3,886,800	442,561,730	0	0	509,977,050
	4		388	37	6,739			7,164
	5	0	53,212,790	3,708,310	417,703,030	0	0	474,624,130
BIRMINGHAM CITY	1	0	441,724,130	12,948,070	1,579,693,110	0	0	2,034,365,310
	2		1.0000	1.0000	1.0000			1.0000
	3	0	441,724,130	12,948,070	1,579,693,110	0	0	2,034,365,310
	4		509	36	9,143			9,688
	5	0	325,777,590	9,576,870	1,488,863,310	0	0	1,824,217,770
BLOOMFIELD HILLS CITY	1	0	157,562,220	0	681,102,350	0	0	838,664,570
	2		1.0000		1.0000			1.0000
	3	0	157,562,220	0	681,102,350	0	0	838,664,570
	4		64		1,781			1,845
	5	0	133,442,370	0	651,637,300	0	0	785,079,670
CLARKSTON VILLAGE CITY	1	0	7,951,360	0	37,643,340	0	0	45,594,700
	2		1.0000		1.0000			1.0000
	3	0	7,951,360	0	37,643,340	0	0	45,594,700
	4		41		388			429
	5	0	6,764,850	0	35,711,930	0	0	42,476,780
CLAWSON CITY	1	0	71,416,700	14,231,320	270,358,310	0	0	356,006,330
	2		1.0000	1.0000	1.0000			1.0000
	3	0	71,416,700	14,231,320	270,358,310	0	0	356,006,330
	4		334	95	4,918			5,347
	5	0	66,056,310	13,741,280	265,289,930	0	0	345,087,520
FARMINGTON CITY	1	0	94,840,080	11,874,720	228,384,180	0	0	335,098,980
	2		1.0000	1.0000	1.0000			1.0000
	3	0	94,840,080	11,874,720	228,384,180	0	0	335,098,980
	4		262	29	3,402			3,693
	5	0	93,374,400	11,874,720	228,246,670	0	0	333,495,790

OAKLAND COUNTY

2010 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	884,436,820	249,679,070	2,291,676,610	0	0	3,425,792,500
	2		1,0000	1,0000	1,0000			1,0000
	3	0	884,436,820	249,679,070	2,291,676,610	0	0	3,425,792,500
	4		1,017	408	26,652			28,077
	5	0	847,151,260	246,770,730	2,265,780,850		0	3,359,702,840
FENTON CITY	1	0	0	0	222,200	0	0	222,200
	2				1,0000			1,0000
	3	0	0	0	222,200	0	0	222,200
	4				8			8
	5	0	0	0	127,190	0	0	127,190
FERNDALE CITY	1	0	106,397,750	62,316,450	468,470,970	0	0	637,185,170
	2		1,0000	1,0000	1,0000			1,0000
	3	0	106,397,750	62,316,450	468,470,970	0	0	637,185,170
	4		568	291	9,321			10,180
	5	0	85,941,300	56,715,420	409,575,410	0	0	552,232,130
HAZEL PARK CITY	1	0	42,804,080	19,358,250	215,366,610	0	0	277,528,940
	2		1,0000	1,0000	1,0000			1,0000
	3	0	42,804,080	19,358,250	215,366,610	0	0	277,528,940
	4		377	242	7,218			7,837
	5	0	37,640,820	16,290,360	209,373,730	0	0	263,304,910
HUNTINGTON WOODS CITY	1	0	7,609,860	0	329,129,310	0	0	336,739,170
	2		1,0000		1,0000			1,0000
	3	0	7,609,860	0	329,129,310	0	0	336,739,170
	4		25		2,461			2,486
	5	0	6,486,160	0	296,268,990	0	0	302,755,150
KEEGO HARBOR CITY	1	0	23,216,530	0	74,621,900	0	0	97,838,430
	2		1,0000		1,0000			1,0000
	3	0	23,216,530	0	74,621,900	0	0	97,838,430
	4		129		1,321			1,450
	5	0	20,702,590	0	71,819,020	0	0	92,521,610
LAKE ANGELUS CITY	1	0	83,040	0	79,779,100	0	0	79,862,140
	2		1,0000		1,0000			1,0000
	3	0	83,040	0	79,779,100	0	0	79,862,140
	4		1		189			190
	5	0	79,850	0	64,911,800	0	0	64,991,650

OAKLAND COUNTY

2010 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
LATHRUP VILLAGE CITY	1	0	29,394,260	0	104,254,330	0	0	133,648,590
	2		1.0000		1.0000			1.0000
	3	0	29,394,260	0	104,254,330	0	0	133,648,590
	4		105		1,764			1,869
	5	0	27,157,660	0	104,179,410	0	0	131,337,070
MADISON HEIGHTS CITY	1	0	321,405,460	143,065,100	455,735,860	0	0	920,206,420
	2		1.0000	1.0000	1.0000			1.0000
	3	0	321,405,460	143,065,100	455,735,860	0	0	920,206,420
	4		846	419	10,255			11,520
	5	0	308,803,200	141,719,550	451,414,770	0	0	901,937,520
NORTHVILLE CITY	1	0	4,362,330	678,170	129,326,150	0	0	134,366,650
	2		1.0000	1.0000	1.0000			1.0000
	3	0	4,362,330	678,170	129,326,150	0	0	134,366,650
	4		26	1	1,348			1,375
	5	0	4,215,584	641,077	128,969,849	0	0	133,826,510
NOVI CITY	1	0	966,521,050	231,335,250	1,902,861,350	0	0	3,100,717,650
	2		1.0000	1.0000	1.0000			1.0000
	3	0	966,521,050	231,335,250	1,902,861,350	0	0	3,100,717,650
	4		674	412	17,193			18,279
	5	0	900,544,230	220,883,460	1,862,673,780	0	0	2,984,101,470
OAK PARK CITY	1	0	103,771,200	61,224,400	442,994,120	0	0	607,989,720
	2		1.0000	1.0000	1.0000			1.0000
	3	0	103,771,200	61,224,400	442,994,120	0	0	607,989,720
	4		352	293	9,922			10,567
	5	0	99,543,660	60,865,560	427,200,170	0	0	587,609,390
ORCHARD LAKE CITY	1	0	13,443,140	215,210	337,757,550	0	0	351,415,900
	2		1.0000	1.0000	1.0000			1.0000
	3	0	13,443,140	215,210	337,757,550	0	0	351,415,900
	4		22	3	1,019			1,044
	5	0	13,195,750	197,220	326,287,970	0	0	339,680,940
PLEASANT RIDGE CITY	1	0	5,179,260	2,573,960	126,297,750	0	0	134,050,970
	2		1.0000	1.0000	1.0000			1.0000
	3	0	5,179,260	2,573,960	126,297,750	0	0	134,050,970
	4		30	4	1,226			1,260
	5	0	3,957,160	1,220,570	114,336,820	0	0	119,514,550

OAKLAND COUNTY

2010 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
PONTIAC CITY	1	0	348,252,350	231,811,130	581,996,700	0	0	1,162,060,180
	2		1,0000	1,0000	1,0000			1,0000
	3	0	348,252,350	231,811,130	581,996,700	0	0	1,162,060,180
	4		1,807	375	23,315			25,497
	5	0	262,501,910	195,401,720	541,756,940		0	999,660,570
ROCHESTER CITY	1	0	140,158,560	54,111,730	472,992,060	0	0	667,262,350
	2		1,0000	1,0000	1,0000			1,0000
	3	0	140,158,560	54,111,730	472,992,060	0	0	667,262,350
	4		325	92	4,507			4,924
	5	0	122,349,310	48,310,150	465,329,980		0	635,989,440
ROCHESTER HILLS CITY	1	0	521,664,840	180,821,110	2,359,676,460	0	0	3,062,162,410
	2		1,0000	1,0000	1,0000			1,0000
	3	0	521,664,840	180,821,110	2,359,676,460	0	0	3,062,162,410
	4		702	335	24,261			25,298
	5	0	502,972,330	178,594,910	2,337,061,650		0	3,018,628,890
ROYAL OAK CITY	1	0	487,090,820	58,934,220	1,800,408,140	0	0	2,346,433,180
	2		1,0000	1,0000	1,0000			1,0000
	3	0	487,090,820	58,934,220	1,800,408,140	0	0	2,346,433,180
	4		1,301	214	24,040			25,555
	5	0	403,781,590	54,329,690	1,688,549,090		0	2,146,660,370
SOUTHFIELD CITY	1	0	1,623,189,400	82,740,070	1,179,092,840	0	0	2,885,022,310
	2		1,0000	1,0000	1,0000			1,0000
	3	0	1,623,189,400	82,740,070	1,179,092,840	0	0	2,885,022,310
	4		1,454	158	22,994			24,606
	5	0	1,445,949,510	79,310,930	1,168,706,270		0	2,693,966,710
SOUTH LYON CITY	1	0	41,372,140	7,890,330	279,556,020	0	0	328,818,490
	2		1,0000	1,0000	1,0000			1,0000
	3	0	41,372,140	7,890,330	279,556,020	0	0	328,818,490
	4		145	32	3,607			3,784
	5	0	35,941,320	6,479,700	271,617,500		0	314,038,520
SYLVAN LAKE CITY	1	0	10,950,170	3,508,480	83,448,400	0	0	97,907,050
	2		1,0000	1,0000	1,0000			1,0000
	3	0	10,950,170	3,508,480	83,448,400	0	0	97,907,050
	4		51	9	875			935
	5	0	10,274,970	3,291,980	77,347,550		0	90,914,500

OAKLAND COUNTY

2010 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
TROY CITY	1	0	1,276,866,637	451,629,570	2,852,031,376	0	0	4,580,527,583
	2		1.0000	1.0000	1.0000			1.0000
	3	0	1,276,866,637	451,629,570	2,852,031,376	0	0	4,580,527,583
	4		973	993	27,212			29,178
	5	0	1,207,199,537	439,470,690	2,788,952,055	0	0	4,435,622,282
WALLED LAKE CITY	1	0	57,849,820	13,529,430	140,436,630	0	0	211,815,880
	2		1.0000	1.0000	1.0000			1.0000
	3	0	57,849,820	13,529,430	140,436,630	0	0	211,815,880
	4		235	57	2,833			3,125
	5	0	50,989,080	12,438,830	134,789,170	0	0	198,217,080
WIXOM CITY	1	0	112,261,320	258,390,940	274,144,770	0	0	644,797,030
	2		1.0000	1.0000	1.0000			1.0000
	3	0	112,261,320	258,390,940	274,144,770	0	0	644,797,030
	4		166	441	3,314			3,921
	5	0	105,103,550	251,151,530	272,833,620	0	0	629,088,700
TOTAL CITIES	1	0	8,612,183,477	2,789,821,840	20,542,755,836	0	0	31,944,761,153
	3	0	8,612,183,477	2,789,821,840	20,542,755,836	0	0	31,944,761,153
	4	0	13,385	5,355	258,917	0	0	277,657
	5	0	7,777,691,001	2,678,428,527	19,878,040,854	0	0	30,334,160,382
	TOTAL TOWNSHIPS	1	92,433,090	2,728,218,450	688,412,490	18,518,167,371	0	7,524,470
3		92,433,090	2,728,218,450	688,412,490	18,518,167,371	0	7,524,470	22,034,755,871
4		457	5,839	1,703	192,561	0	27	200,587
5		45,767,390	2,369,662,480	583,922,920	17,979,778,711	0	5,006,130	20,984,137,631
TOTAL COUNTY		1	92,433,090	11,340,401,927	3,478,234,330	39,060,923,207	0	7,524,470
	3	92,433,090	11,340,401,927	3,478,234,330	39,060,923,207	0	7,524,470	53,979,517,024
	4	457	19,224	7,058	451,478	0	27	478,244
	5	45,767,390	10,147,353,481	3,262,351,447	37,857,819,565	0	5,006,130	51,318,298,013

OAKLAND COUNTY

2010 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	1,265,220	2,645,770	0	8,476,930	12,387,920
	2						1.0000
	3						12,387,920
	4	0	100	10	0	19	129
	5	0	1,265,220	2,645,770	0	7,576,930	11,487,920
BLOOMFIELD TWP.	1	0	58,627,480	0	0	17,361,290	75,988,770
	2						1.0000
	3						75,988,770
	4	0	1,558	0	0	13	1,571
	5	0	58,627,480	0	0	17,361,290	75,988,770
BRANDON TWP.	1	0	3,254,110	275,240	0	11,515,750	15,045,100
	2						1.0000
	3						15,045,100
	4	0	281	1	0	9	291
	5	0	3,254,110	275,240	0	11,103,290	14,632,640
COMMERCE TWP.	1	0	41,505,140	23,244,640	0	25,326,230	90,076,010
	2						1.0000
	3						90,076,010
	4	0	1,159	74	0	16	1,249
	5	0	41,505,140	23,244,640	0	25,326,230	90,076,010
GROVELAND TWP.	1	0	3,542,280	1,997,390	0	6,465,630	12,005,300
	2						1.0000
	3						12,005,300
	4	0	165	8	0	13	186
	5	0	3,542,280	1,997,390	0	6,376,330	11,916,000
HIGHLAND TWP.	1	0	10,713,310	9,252,310	0	17,201,180	37,166,800
	2						1.0000
	3						37,166,800
	4	0	562	15	0	5	582
	5	0	10,713,340	9,252,310	0	17,201,180	37,166,830

OAKLAND COUNTY

2010 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	5,217,980	2,691,050	0	9,045,620	16,954,650
	2						1.0000
	3						16,954,650
	4	0	373	19	0	5	397
	5	0	5,214,300	2,691,050	0	9,045,620	16,950,970
INDEPENDENCE TWP.	1	0	35,126,100	8,929,300	0	32,372,000	76,427,400
	2						1.0000
	3						76,427,400
	4	0	1,027	13	0	9	1,049
	5	0	35,126,100	8,929,300	0	32,372,000	76,427,400
LYON TWP.	1	0	28,355,820	17,313,720	0	29,132,770	74,802,310
	2						1.0000
	3						74,802,310
	4	0	528	40	0	8	576
	5	0	28,355,820	17,313,720	0	29,132,770	74,802,310
MILFORD TWP.	1	0	25,110,360	43,593,400	0	33,434,350	102,138,110
	2						1.0000
	3						102,138,110
	4	0	745	37	0	11	793
	5	0	25,110,360	43,593,400	0	33,434,350	102,138,110
NOVI TWP.	1	0	0	0	0	234,170	234,170
	2						1.0000
	3						234,170
	4	0	0	0	0	3	3
	5	0	0	0	0	234,170	234,170
OAKLAND TWP.	1	0	7,009,750	3,958,060	0	23,737,850	34,705,660
	2						1.0000
	3						34,705,660
	4	0	170	1	0	10	181
	5	0	7,009,750	3,958,060	0	23,737,850	34,705,660

OAKLAND COUNTY

2010 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	31,839,050	29,203,050	0	38,630,100	99,672,200
	2						1.0000
	3						99,672,200
	4	0	932	47	0	13	992
	5	0	31,844,700	29,203,050	0	38,630,100	99,677,850
OXFORD TWP.	1	0	12,043,720	29,282,960	0	15,316,990	56,643,670
	2						1.0000
	3						56,643,670
	4	0	640	59	0	9	708
	5	0	12,043,720	29,282,960	0	15,105,240	56,431,920
ROSE TWP.	1	0	957,410	0	0	6,540,679	7,498,089
	2						1.0000
	3						7,498,089
	4	0	54	0	0	11	65
	5	0	957,410	0	0	6,357,209	7,314,619
ROYAL OAK TWP.	1	0	4,638,370	1,803,260	0	690,890	7,132,520
	2						1.0000
	3						7,132,520
	4	0	148	3	0	6	157
	5	0	4,638,370	1,803,260	0	690,890	7,132,520
SOUTHFIELD TWP.	1	0	17,932,670	0	0	6,973,980	24,906,650
	2						1.0000
	3						24,906,650
	4	0	925	0	0	14	939
	5	0	17,932,670	0	0	6,968,950	24,901,620
SPRINGFIELD TWP.	1	0	9,345,100	5,861,400	0	28,509,000	43,715,500
	2						1.0000
	3						43,715,500
	4	0	241	26	0	11	278
	5	0	9,345,100	5,861,400	0	28,341,350	43,547,850

OAKLAND COUNTY

2010 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	53,210,020	14,459,700	0	31,096,970	98,766,690
	2						1.0000
	3						98,766,690
	4	0	1,816	12	0	8	1,836
	5	0	53,210,020	14,459,700	0	31,096,970	98,766,690
WEST BLOOMFIELD TWP.	1	0	50,876,390	0	0	27,463,480	78,339,870
	2						1.0000
	3						78,339,870
	4	0	1,366	0	0	21	1,387
	5	0	50,876,390	0	0	27,463,480	78,339,870
WHITE LAKE TWP.	1	0	15,870,620	1,153,270	0	20,432,120	37,456,010
	2						1.0000
	3						37,456,010
	4	0	617	7	0	25	649
	5	0	15,866,180	1,153,270	0	20,432,120	37,451,570
TOTAL TOWNSHIPS	1	0	416,440,900	195,664,520	0	389,957,979	1,002,063,399
	3						1,002,063,399
	4	0	13,407	372	0	239	14,018
	5	0	416,438,460	195,664,520	0	387,988,319	1,000,091,299

OAKLAND COUNTY

2010 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	157,225,600	256,841,610	0	17,634,510	431,701,720
	2						1.0000
	3						431,701,720
	4	0	1,691	187	0	17	1,895
	5	0	157,225,600	256,841,610	0	17,634,510	431,701,720
BERKLEY CITY	1	0	9,907,350	154,230	0	3,964,600	14,026,180
	2						1.0000
	3						14,026,180
	4	0	578	4	0	4	586
	5	0	9,907,350	154,230	0	3,964,600	14,026,180
BIRMINGHAM CITY	1	0	41,453,860	57,660	0	12,391,070	53,902,590
	2						1.0000
	3						53,902,590
	4	0	1,674	2	0	3	1,679
	5	0	41,453,860	57,660	0	12,391,070	53,902,590
BLOOMFIELD HILLS CITY	1	0	18,868,270	0	0	3,394,650	22,262,920
	2						1.0000
	3						22,262,920
	4	0	475	0	0	5	480
	5	0	18,868,270	0	0	3,394,650	22,262,920
CLARKSTON VILLAGE CITY	1	0	1,140,690	0	0	525,610	1,666,300
	2						1.0000
	3						1,666,300
	4	0	136	0	0	2	138
	5	0	1,140,690	0	0	525,610	1,666,300
CLAWSON CITY	1	0	8,994,660	2,889,420	0	2,912,630	14,796,710
	2						1.0000
	3						14,796,710
	4	0	524	16	0	3	543
	5	0	8,994,660	2,889,420	0	2,902,180	14,786,260
FARMINGTON CITY	1	0	10,143,480	2,624,810	0	3,788,910	16,557,200
	2						1.0000
	3						16,557,200
	4	0	649	11	0	3	663
	5	0	10,143,480	2,624,810	0	3,788,910	16,557,200

OAKLAND COUNTY

2010 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	134,890,960	89,016,340	0	36,090,890	259,998,190
	2						1.0000
	3						259,998,190
	4	0	3,099	146	0	12	3,257
	5	0	134,890,960	89,016,340	0	36,086,330	259,993,630
FENTON CITY	1	0	0	0	0	2,600	2,600
	2						1.0000
	3						2,600
	4	0	0	0	0	1	1
	5	0	0	0	0	2,600	2,600
FERNDALE CITY	1	0	21,878,940	18,413,440	0	6,473,400	46,765,780
	2						1.0000
	3						46,765,780
	4	0	874	65	0	7	946
	5	0	21,878,940	18,413,440	0	6,473,400	46,765,780
HAZEL PARK CITY	1	0	7,708,230	2,206,170	0	3,767,690	13,682,090
	2						1.0000
	3						13,682,090
	4	0	544	27	0	3	574
	5	0	7,708,360	2,206,170	0	3,767,690	13,682,220
HUNTINGTON WOODS CITY	1	0	1,842,090	0	0	1,440,490	3,282,580
	2						1.0000
	3						3,282,580
	4	0	158	0	0	5	163
	5	0	1,842,090	0	0	1,440,490	3,282,580
KEEGO HARBOR CITY	1	0	1,623,160	0	0	1,320,960	2,944,120
	2						1.0000
	3						2,944,120
	4	0	195	0	0	2	197
	5	0	1,623,160	0	0	1,320,960	2,944,120
LAKE ANGELUS CITY	1	0	52,120	0	0	514,910	567,030
	2						1.0000
	3						567,030
	4	0	2	0	0	4	6
	5	0	52,120	0	0	514,910	567,030

OAKLAND COUNTY

2010 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
LATHRUP VILLAGE CITY	1	0	3,114,450	0	0	904,340	4,018,790
	2						1.0000
	3						4,018,790
	4	0	311	0	0	3	314
	5	0	3,114,450	0	0	892,440	4,006,890
MADISON HEIGHTS CITY	1	0	74,283,520	48,131,690	0	11,276,140	133,691,350
	2						1.0000
	3						133,691,350
	4	0	1,564	152	0	8	1,724
	5	0	74,132,890	48,131,690	0	11,276,140	133,540,720
NORTHVILLE CITY	1	0	1,413,944	0	0	1,184,090	2,598,034
	2						1.0000
	3						2,598,034
	4	0	78	0	0	2	80
	5	0	1,413,944	0	0	1,184,090	2,598,034
NOVI CITY	1	0	163,765,620	15,767,650	0	40,933,680	220,466,950
	2						1.0000
	3						220,466,950
	4	0	2,347	54	0	15	2,416
	5	0	163,765,620	15,767,650	0	40,933,680	220,466,950
OAK PARK CITY	1	0	18,482,000	11,476,750	0	6,251,350	36,210,100
	2						1.0000
	3						36,210,100
	4	0	1,299	76	0	7	1,382
	5	0	18,482,000	11,476,750	0	6,251,350	36,210,100
ORCHARD LAKE CITY	1	0	2,180,290	0	0	1,804,110	3,984,400
	2						1.0000
	3						3,984,400
	4	0	120	0	0	7	127
	5	0	2,180,290	0	0	1,804,110	3,984,400
PLEASANT RIDGE CITY	1	0	2,010,090	499,810	0	920,960	3,430,860
	2						1.0000
	3						3,430,860
	4	0	99	1	0	3	103
	5	0	2,010,090	499,810	0	920,960	3,430,860

OAKLAND COUNTY

2010 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
PONTIAC CITY	1	0	61,097,590	75,386,580	0	41,333,970	177,818,140
	2						1.0000
	3						177,818,140
	4	0	1,616	67	0	4	1,687
	5	0	61,097,590	75,386,580	0	41,333,970	177,818,140
ROCHESTER CITY	1	0	17,994,570	13,534,100	0	4,520,870	36,049,540
	2						1.0000
	3						36,049,540
	4	0	749	19	0	5	773
	5	0	17,994,570	13,534,100	0	4,520,870	36,049,540
ROCHESTER HILLS CITY	1	0	76,958,530	62,339,500	0	36,734,750	176,032,780
	2						1.0000
	3						176,032,780
	4	0	1,839	149	0	9	1,997
	5	0	76,958,360	62,339,480	0	36,734,540	176,032,380
ROYAL OAK CITY	1	0	63,806,520	23,664,610	0	28,536,860	116,007,990
	2						1.0000
	3						116,007,990
	4	0	1,968	53	0	8	2,029
	5	0	63,806,520	23,664,610	0	28,536,860	116,007,990
SOUTHFIELD CITY	1	0	362,700,730	19,189,050	0	29,345,540	411,235,320
	2						1.0000
	3						411,235,320
	4	0	6,009	33	0	14	6,056
	5	0	362,700,730	19,189,050	0	29,345,540	411,235,320
SOUTH LYON CITY	1	0	6,368,150	5,631,590	0	3,562,860	15,562,600
	2						1.0000
	3						15,562,600
	4	0	362	10	0	2	374
	5	0	6,368,150	5,631,590	0	3,562,860	15,562,600
SYLVAN LAKE CITY	1	0	2,029,740	42,900	0	1,077,320	3,149,960
	2						1.0000
	3						3,149,960
	4	0	151	1	0	6	158
	5	0	2,029,740	42,900	0	1,077,320	3,149,960

OAKLAND COUNTY

2010 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
TROY CITY	1	0	272,258,370	97,126,060	0	38,606,300	407,990,730
	2						1.0000
	3						407,990,730
	4	0	5,717	390	0	19	6,126
	5	0	272,258,370	97,126,060	0	38,606,300	407,990,730
WALLED LAKE CITY	1	0	7,100,450	2,756,730	0	3,563,170	13,420,350
	2						1.0000
	3						13,420,350
	4	0	392	12	0	3	407
	5	0	7,100,450	2,756,730	0	3,563,170	13,420,350
WIXOM CITY	1	0	44,458,000	57,136,600	0	18,077,580	119,672,180
	2						1.0000
	3						119,672,180
	4	0	984	127	0	9	1,120
	5	0	44,458,000	57,136,600	0	18,077,580	119,672,180
TOTAL CITIES	1	0	1,595,751,974	804,887,300	0	362,856,810	2,763,496,084
	3						2,763,496,084
	4	0	36,204	1,602	0	195	38,001
	5	0	1,595,601,304	804,887,280	0	362,829,690	2,763,318,274
	TOTAL TOWNSHIPS	1	0	416,440,900	195,664,520	0	389,957,979
3							1,002,063,399
4		0	13,407	372	0	239	14,018
5		0	416,438,460	195,664,520	0	387,988,319	1,000,091,299
TOTAL COUNTY		1	0	2,012,192,874	1,000,551,820	0	752,814,789
	3						3,765,559,483
	4	0	49,611	1,974	0	434	52,019
	5	0	2,012,039,764	1,000,551,800	0	750,818,009	3,763,409,573



2010 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
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
INDEPENDENCE TWP.		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
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
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



2010 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
FENTON CITY				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
OAK PARK CITY		1.0000	1.0000	1.0000			1.0000
ORCHARD LAKE CITY		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

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
2010 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	0	30,966,760	142,830	477,336,000		0	508,445,590
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	30,966,760	142,830	477,336,000		0	508,445,590
	4		45	2	4,115			4,162
	5	0	26,779,450	108,620	465,447,740		0	492,335,810
VILLAGE OF BINGHAM FARMS	1	0	73,111,570	0	104,590,680		0	177,702,250
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	73,111,570	0	104,590,680		0	177,702,250
	4	0	24	0	522	0	0	546
	5	0	63,941,480	0	98,547,670		0	162,489,150
VILLAGE OF FRANKLIN	1	0	4,280,220	83,900	319,703,220		0	324,067,340
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	4,280,220	83,900	319,703,220		0	324,067,340
	4		24	1	1,289			1,314
	5	0	4,059,830	83,900	298,456,920		0	302,600,650
VILLAGE OF HOLLY	1	0	30,141,170	6,162,210	76,694,860		0	112,998,240
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	30,141,170	6,162,210	76,694,860		0	112,998,240
	4		175	31	1,996			2,202
	5	0	25,807,090	5,329,450	75,265,550		0	106,402,090
VILLAGE OF LAKE ORION	1	0	22,094,600	634,440	97,083,730		0	119,812,770
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	22,094,600	634,440	97,083,730		0	119,812,770
	4		134	3	1,352			1,489
	5	0	21,071,510	609,020	91,900,600		0	113,581,130
VILLAGE OF LEONARD	1	281,560	440,230	1,001,690	11,282,159		0	13,005,639
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	281,560	440,230	1,001,690	11,282,159		0	13,005,639
	4	2	8	7	214			231
	5	175,880	347,090	872,990	10,071,445		0	11,467,405

OAKLAND COUNTY
2010 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	0	59,407,820	2,904,390	177,953,730		0	240,265,940
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	59,407,820	2,904,390	177,953,730		0	240,265,940
	4		196	27	2,501			2,724
	5	0	47,122,860	2,182,110	172,051,910		0	221,356,880
VILLAGE OF ORTONVILLE	1	0	9,145,280	805,220	26,483,800		0	36,434,300
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	9,145,280	805,220	26,483,800		0	36,434,300
	4		83	7	526			616
	5	0	7,787,520	723,720	26,327,780		0	34,839,020
VILLAGE OF OXFORD	1	0	30,153,620	15,477,800	74,457,760		0	120,089,180
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	30,153,620	15,477,800	74,457,760		0	120,089,180
	4		134	55	1,243			1,432
	5	0	23,605,710	14,431,240	71,271,130		0	109,308,080
VILLAGE OF WOLVERINE LAKE	1	0	7,522,440	0	134,704,570		0	142,227,010
	2	1.0000	1.0000	1.0000	1.0000		1.0000	
	3	0	7,522,440	0	134,704,570		0	142,227,010
	4		35		1,908			1,943
	5	0	6,562,730	0	131,168,000		0	137,730,730

OAKLAND COUNTY
2010 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	0	4,360,290	0	0	4,087,800	8,448,090
	2						1.0000
	3						8,448,090
	4		202			3	205
	5	0	4,360,290	0	0	4,082,770	8,443,060
VILLAGE OF BINGHAM FARMS	1	0	12,903,550	0	0	933,430	13,836,980
	2						1.0000
	3						13,836,980
	4		631			6	637
	5	0	12,903,550	0	0	933,430	13,836,980
VILLAGE OF FRANKLIN	1	0	658,830	0	0	1,591,310	2,250,140
	2						1.0000
	3						2,250,140
	4		91			3	94
	5	0	658,830	0	0	1,591,310	2,250,140
VILLAGE OF HOLLY	1	0	3,130,480	1,861,450	0	1,943,810	6,935,740
	2						1.0000
	3						6,935,740
	4	0	255	12	0	2	269
	5	0	3,126,800	1,861,450	0	1,943,810	6,932,060
VILLAGE OF LAKE ORION	1	0	2,528,900	0	0	1,845,850	4,374,750
	2						1.0000
	3						4,374,750
	4	0	178	0	0	2	180
	5	0	2,534,550	0	0	1,845,850	4,380,400
VILLAGE OF LEONARD	1	0	197,480	2,607,140	0	237,290	3,041,910
	2						1.0000
	3						3,041,910
	4		20	5	0	2	27
	5	0	197,480	2,607,140	0	161,260	2,965,880

OAKLAND COUNTY
2010 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 MILFORD	1	0	5,808,250	105,550	0	5,294,810	11,208,610
	2						1.0000
	3						11,208,610
	4		385	4		2	391
	5	0	5,808,250	105,550	0	5,294,810	11,208,610
VILLAGE OF ORTONVILLE	1	0	828,470	275,240	0	736,140	1,839,850
	2						1.0000
	3						1,839,850
	4	0	98	1	0	2	101
	5	0	828,470	275,240	0	736,140	1,839,850
VILLAGE OF OXFORD	1	0	3,559,600	5,402,010	0	2,087,480	11,049,090
	2						1.0000
	3						11,049,090
	4		271	22		2	295
	5	0	3,559,600	5,402,010	0	2,087,480	11,049,090
VILLAGE OF WOLVERINE LAKE	1	0	571,480	0	0	1,299,190	1,870,670
	2						1.0000
	3						1,870,670
	4		41			2	43
	5	0	571,480	0	0	1,299,190	1,870,670

2010 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF:
INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)
COMMERCIAL FACILITIES TAX (PA 225 OF 1978)
TECHNOLOGY PARK DEVELOPMENT TAX (PA 385 OF 1985)
MCL211.181,211.182 (PA 189 OF 1953)
FOR INFORMATION ONLY

	ACT 513	ACT 198		ACT 146		ACT 549
	NEW	REHAB	NEW	REHAB	FROZEN	NEW
TOWNSHIPS						
Addison	116,910					
Brandon	963,360					
Commerce	6,650,390					
Groveland	5,840,790					
Highland	6,357,940		592,150			
Holly	4,487,360		908,410			
Lyon	261,500					
Milford	1,811,940		41,488,580			
Oakland	3,577,540					
Orion	5,819,840		13,504,650			
Oxford	251,360					
Rose	17,780					
Waterford	1,728,290		1,446,150			
White Lake	6,022,870					
CITIES						
Auburn Hills		9,924,970	59,112,250			954,310
Farmington			1,569,480			
Farmington Hills			1,962,820			
Ferndale			1,722,330			
Madison Heights		2,686,300	17,957,300			
Novi			8,389,050			
Oak Park			588,770			
Orchard Lake	464,270					
Pontiac			65,989,960	2,087,390	2,110,520	
Rochester			5,047,420			
Rochester Hills			9,818,990			1,362,080
Royal Oak			5,712,590			
Southfield			19,444,920			
Troy			10,343,610			
Wixom	27,880		14,123,000			
TOTAL COUNTY	44,400,020	12,611,270	279,722,430	2,087,390	2,110,520	2,316,390