

Murphy

**DANIEL T. MURPHY
OAKLAND COUNTY EXECUTIVE**

**1989 EQUALIZATION
OAKLAND COUNTY, MICHIGAN**

Prepared By
DEPARTMENT OF MANAGEMENT AND BUDGET
Russell D. Martin, Director

EQUALIZATION DIVISION
Don L. Bailey, Manager

under the direction of the Finance Committee of The Board of Commissioners

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C O U N T Y M I C H I G A N
D E P A R T M E N T O F M A N A G E M E N T & B U D G E T

Daniel T. Murphy, Oakland County Executive
Russell D. Martin, Director

April 20, 1989

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE COMMITTEE

RE: Recommendation as to Equalized Value

The total recommended equalized value for 1989 in Oakland County, Michigan is
\$23,395,403,757.

According to Section 211.34 of the General Property Tax Laws of the State of Michigan, the primary function of the Equalization Division is to assist the Board of Commissioners in equalizing the assessed value for Oakland County. This is accomplished by adding to or deducting from the assessed value of each class of property in all 50 assessing jurisdictions, in order to bring each unit to a common level of valuation. As a result, the equalization process allows individual assessments in a taxing district to remain the same.

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and current cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1988 our Division completed approximately 47,800 real property appraisals and conducted approximately 3,500 personal property audits.

The attached reports are the findings and recommendations of the Manager of the Equalization Division, and is an analysis of assessed and equalized values by class of property for all assessing districts in Oakland County. This summary was prepared by the staff of the Equalization Division and is within the guidelines as established by the State Tax Commission.

Pursuant to the requirements of the General Property Tax Laws and the State Tax Commission rules and procedures, hearings have been held with the local assessing officials and available data reviewed.

If you have any questions or desire more information, please do not hesitate to call.

Respectfully submitted,

Russell D. Martin, Director
Department of Management & Budget

April 20, 1989

BY: THE FINANCE COMMITTEE, DR. G. WILLIAM CADDELL, CHAIRPERSON

IN RE: MANAGEMENT AND BUDGET DEPARTMENT - 1989 EQUALIZATION

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS

Mr. Chairperson, Ladies and Gentlemen:

WHEREAS, the staff of the Equalization Division of the Department of Management and 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 true cash value; and

WHEREAS, based on its findings, the manager of the Equalization Division has presented to the Finance Committee the recommended 1989 Equalization values which adds to or deducts from the valuation of the taxable property in the several townships and cities an amount as, in its judgement, will produce a sum which represents the true cash value thereof; and

WHEREAS, the Finance Committee in accordance with Rule XA8 of the Board of Commissioners adopted January 5, 1989, has reviewed the findings and recommendations of the employees of the Equalization Division and conducted hearings to provide for local intervention into the equalization process; 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 1989 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.

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

FINANCE COMMITTEE

Dr. G. William Caddell, Chairperson

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 1986

	ASSESSED VALUE	TRUE CASH VALUE
150 PERSONAL PROPERTY		
151 AGRICULTURAL		
152 LOSS		
153		
154 ADJUSTMENT		
155		
156 NEW		
157		
158 TOTAL AGRICULTURAL		
250		
251 COMMERCIAL		
252 LOSS	759,510,113	1,542,364,805
253	116,397,914	236,099,962
254 ADJUSTMENT	643,112,199	1,306,264,843
255	10,019,985	
256 NEW	653,132,184	1,306,264,843
257	303,617,953	607,236,071
258 TOTAL COMMERCIAL	956,750,137	1,913,500,914
350		
351 INDUSTRIAL		
352 LOSS	424,393,292	850,133,655
353	22,115,461	44,435,945
354 ADJUSTMENT	402,282,831	805,697,710
355	565,925	
356 NEW	402,848,756	805,697,710
357	109,799,780	219,599,570
358 TOTAL INDUSTRIAL	512,648,536	1,025,297,280
450		
451 RESIDENTIAL		
452 LOSS	1,734,600	3,469,200
453	65,700	131,400
454 ADJUSTMENT	1,668,900	3,337,800
455		
456 NEW	1,668,900	3,337,800
457	160,000	320,000
458 TOTAL RESIDENTIAL	1,828,900	3,657,800
550		
551 UTILITY		
552 LOSS	305,270,750	610,541,473
553	741,004	1,482,008
554 ADJUSTMENT	304,529,746	609,059,465
555	200-	
556 NEW	304,529,546	609,059,465
557	13,575,911	27,151,822
558 TOTAL UTILITY	318,105,457	636,211,287
850 TOTAL PERSONAL	1,789,333,030	3,578,667,281

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 1989

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
150			
151	AGRICULTURAL		
152	LOSS		
153			
154	ADJUSTMENT		
155			
156	NEW		
157			
158	TOTAL AGRICULTURAL		
250			
251	COMMERCIAL	1,205,954,532	2,436,777,183
252	LOSS	257,646,582	519,626,701
253		948,307,950	1,917,150,432
254	ADJUSTMENT	10,253,240	
255		958,561,190	1,917,150,482
256	NEW	354,065,754	708,142,346
257			
258	TOTAL COMMERCIAL	1,312,626,944	2,625,292,828
350			
351	INDUSTRIAL	583,851,420	1,171,947,632
352	LOSS	66,832,054	134,228,026
353		516,969,366	1,037,719,606
354	ADJUSTMENT	1,913,244	
355		518,882,610	1,037,719,606
356	NEW	70,104,926	140,206,604
357			
358	TOTAL INDUSTRIAL	588,987,536	1,177,926,210
450			
451	RESIDENTIAL	2,032,400	4,232,932
452	LOSS	34,700	72,277
453		1,997,700	4,160,655
454	ADJUSTMENT	82,650	
455		2,080,350	4,160,655
456	NEW	34,650	69,299
457			
458	TOTAL RESIDENTIAL	2,115,000	4,229,954
550			
551	UTILITY	361,393,808	722,740,397
552	LOSS	7,860,768	15,721,518
553		353,533,040	707,018,879
554	ADJUSTMENT	12,540-	
555		353,520,500	707,018,879
556	NEW	32,163,025	64,324,078
557			
558	TOTAL UTILITY	385,683,525	771,342,957
850	TOTAL PERSONAL	2,289,413,005	4,578,791,949

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

S-T-C- L - 4023
YEAR 1989

	R E A L PROPERTY	NUMB. PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	ROUNDED EQ. VALUE	DIFFERENCE
108	TOTAL AGRICULTURAL	2950	174,988,600	351,434,659	175,717,325	174,988,600	728,725
208	TOTAL COMMERCIAL	17401	4,836,515,614	9,738,996,239	4,869,498,108	4,836,515,614	32,982,494
308	TOTAL INDUSTRIAL	6866	1,626,177,855	3,261,620,845	1,630,810,412	1,626,177,855	4,632,557
408	TOTAL RESIDENTIAL	357407	14,417,004,220	28,958,786,409	14,479,393,190	14,417,004,220	62,388,970
508	TOTAL TIMBER-C.O.	N O N E					
608	TOTAL DEVELOPMNTL	687	51,304,463	102,648,345	51,324,169	51,304,463	19,706
800	TOTAL REAL	385311	21,105,990,752	42,413,486,497	21,206,743,204	21,105,990,752	100,752,452
	PERSONAL PROPERTY						
158	TOTAL AGRICULTURAL						
258	TOTAL COMMERCIAL	40417	1,312,626,944	2,625,292,828			
358	TOTAL INDUSTRIAL	2374	583,987,536	1,177,926,210			
458	TOTAL RESIDENTIAL	55	2,115,000	4,229,954			
558	TOTAL UTILITY	371	385,683,525	771,342,957			
850	TOTAL PERSONAL	43217	2,289,413,005	4,578,791,949	2,289,395,963	2,289,413,005	17,042-
900	GRAND TOTAL	423528	23,395,403,757	46,992,278,446	23,496,139,167	23,395,403,757	100,735,410

OAKLAND COUNTY
1986 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
ADDISON TWP	19,957.13	61,466,950	61,466,950	6,148,785	6,148,785	67,615,735	67,615,735
BLOOMFIELD TWP	13,370.36	1,129,497,970	1,129,497,970	41,947,000	41,947,000	1,171,444,970	1,171,444,970
BRANDON TWP	20,421.40	103,783,600	103,783,600	5,074,650	5,074,650	108,858,250	108,858,250
COMMERCE TWP	14,951.56	339,413,400	339,413,400	38,163,400	38,163,400	377,576,800	377,576,800
CROVELAND TWP	19,349.76	52,699,100	52,699,100	4,731,200	4,731,200	57,430,300	57,430,300
HIGHLAND TWP	20,201.69	160,552,000	160,552,000	9,578,750	9,578,750	170,130,750	170,130,750
HOLLY TWP	20,389.03	71,417,800	71,417,800	5,319,795	5,319,795	76,737,595	76,737,595
INDEPENDENCE TWP	18,989.98	281,406,300	281,406,300	14,779,200	14,779,200	296,185,500	296,185,500
LYON TWP	18,232.12	88,427,000	88,427,000	15,212,450	15,212,450	103,639,450	103,639,450
MILFORD TWP	17,934.68	135,492,500	135,492,500	27,894,650	27,894,650	163,387,150	163,387,150
NCVI TWP	59.84	2,506,000	2,506,000	67,700	67,700	2,573,700	2,573,700
OAKLAND TWP	20,227.14	126,128,228	126,128,228	7,818,858	7,818,858	133,947,086	133,947,086
ORION TWP	18,641.08	236,045,700	236,045,700	26,884,400	26,884,400	262,930,100	262,930,100
OXFORD TWP	19,283.26	113,332,660	113,332,660	12,538,645	12,538,645	125,871,305	125,871,305
ROSE TWP	19,798.44	53,789,500	53,789,500	3,363,400	3,363,400	57,152,900	57,152,900
ROYAL OAK TWP	320.41	30,508,700	30,508,700	5,612,250	5,612,250	36,120,950	36,120,950
SOUTHFIELD TWP	4,046.98	352,708,600	352,708,600	22,506,600	22,506,600	375,215,200	375,215,200
SPRINGFIELD TWP	18,340.28	96,787,075	96,787,075	8,847,900	8,847,900	105,634,975	105,634,975
WATERFORD TWP	14,980.80	683,462,000	683,462,000	57,291,300	57,291,300	740,753,300	740,753,300
WEST BLMFLD TWP	15,619.53	962,509,025	962,509,025	25,310,625	25,310,625	987,819,650	987,819,650
WHITE LAKE TWP	19,984.18	212,610,100	212,610,100	8,832,350	8,832,350	221,442,450	221,442,450
TOTAL TOWNSHIPS	335,099.65	5,294,544,208	5,294,544,208	347,923,908	347,923,908	5,642,468,116	5,642,468,116

OAKLAND COUNTY
1989 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
AUBRN HILLS CTY	10,649.60	247,444,250	247,444,250	83,530,900	83,530,900	330,975,150	330,975,150
BERKLEY CITY	1,213.93	193,039,300	193,039,300	9,068,800	9,068,800	202,108,100	202,108,100
BIRMINGHAM CITY	2,217.97	723,008,425	723,008,425	37,879,200	37,879,200	760,887,625	760,887,625
BLMFLD HILLS CTY	2,365.32	368,538,500	368,538,500	26,671,500	26,671,500	395,210,000	395,210,000
CLAWSON CITY	1,067.54	184,325,400	184,325,400	10,323,650	10,323,650	194,649,050	194,649,050
FARMINGTON CITY	1,250.14	208,134,000	208,134,000	14,237,600	14,237,600	222,371,600	222,371,600
FARMNGTN HLS CTY	16,476.19	1,854,952,000	1,854,952,000	136,624,400	136,624,400	1,991,576,400	1,991,576,400
FERNDALE CITY	1,884.72	220,959,500	220,959,500	33,405,250	33,405,250	254,364,750	254,364,750
HAZEL PARK CITY	1,351.79	139,643,300	139,643,300	13,841,800	13,841,800	153,485,100	153,485,100
HUNTINGN WDS CTY	576.33	121,668,023	121,668,023	2,032,450	2,032,450	123,700,473	123,700,473
KEEGD HARBOR CTY	285.31	34,929,400	34,929,400	2,100,500	2,100,500	37,029,900	37,029,900
LK ANGELUS CTY	1,049.60	19,116,160	19,116,160	1,117,910	1,117,910	19,234,070	19,234,070
LATHRUP VLG CITY	761.99	88,032,324	88,032,324	5,094,700	5,094,700	93,127,024	93,127,024
MADISON HGTS CTY	3,204.27	518,823,800	518,823,800	124,221,150	124,221,150	643,044,950	643,044,950
NORTHVILLE CITY	16,472.38	75,781,675	75,781,675	1,057,500	1,057,500	76,839,175	76,839,175
NOVI CITY	16,447.86	823,098,450	823,098,450	86,730,650	86,730,650	909,829,100	909,829,100
OAK PARK CITY	2,384.73	283,947,580	283,947,580	40,283,200	40,283,200	324,230,780	324,230,780
ORCHARD LAKE CTY	2,079.03	117,849,900	117,849,900	1,947,200	1,947,200	119,797,100	119,797,100
PLEASANT RDG CTY	285.59	45,219,610	45,219,610	3,347,550	3,347,550	48,567,160	48,567,160
PONTIAC CITY	8,031.63	588,351,300	588,351,300	216,635,100	216,635,100	804,986,400	804,986,400
ROCHESTER CITY	1,593.95	151,814,550	151,814,550	25,794,350	25,794,350	177,608,900	177,608,900
ROCH. HILLS CTY	15,280.38	1,308,512,200	1,308,512,200	91,907,900	91,907,900	1,400,420,100	1,400,420,100
ROYAL OAK CITY	5,599.72	902,897,900	902,897,900	66,045,850	66,045,850	968,943,750	968,943,750
SOUTHFIELD CITY	13,492.16	1,734,821,850	1,734,821,850	330,673,700	330,673,700	2,065,495,550	2,065,495,550
SOUTH LYON CITY	1,105.81	66,040,700	66,040,700	6,273,800	6,273,800	72,314,500	72,314,500
SYLVAN LAKE CITY	402.33	39,091,300	39,091,300	1,844,750	1,844,750	40,936,050	40,936,050
TROY CITY	15,987.26	2,231,274,750	2,231,274,750	392,770,440	392,770,440	2,624,045,190	2,624,045,190
WALLED LAKE CITY	1,204.00	78,913,100	78,913,100	10,146,600	10,146,600	89,059,700	89,059,700
WIXOM CITY	4,765.38	157,224,300	157,224,300	76,829,150	76,829,150	234,053,450	234,053,450
TOTAL CITIES	133,487.41	13,527,453,547	13,527,453,547	1,851,437,550	1,851,437,550	15,378,891,097	15,378,891,097
TOTAL TOWNSHIPS	335,099.65	7,578,537,205	7,578,537,205	437,975,455	437,975,455	8,016,512	
TOTAL COUNTY	468,587.06	21,105,990,752	21,105,990,752	2,289,413,005	2,289,413,005	23,395,403	



OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP	(1)	4,366,400	3,139,500	1,177,700	63,006,850	NONE	15,045,500	86,735,950
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,366,400	3,139,500	1,177,700	63,006,850		15,045,500	86,735,950
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
BLOOMFIELD TWP	(1)	0	147,242,200	13,999,100	1,423,987,090	NONE	7,041,100	1,592,269,490
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	147,242,200	13,999,100	1,423,987,090		7,041,100	1,592,269,490
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
BRANDON TWP	(1)	4,028,300	14,344,300	774,100	122,144,650	NONE	0	141,291,350
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,028,300	14,344,300	774,100	122,144,650		0	141,291,350
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
COMMERCE TWP	(1)	12,377,100	45,684,600	49,155,800	368,060,200	NONE	304,100	475,581,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	12,377,100	45,684,600	49,155,800	368,060,200		304,100	475,581,800
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
GROVELAND TWP	(1)	14,370,800	4,618,500	1,879,500	49,795,100	NONE	0	70,663,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	14,370,800	4,618,500	1,879,500	49,795,100		0	70,663,900
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
HIGHLAND TWP	(1)	12,537,700	18,873,600	4,573,000	174,653,600	NONE	760,900	211,398,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	12,537,700	18,873,600	4,573,000	174,653,600		760,900	211,398,800
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP	(1)	7,490,200	11,807,450	2,732,600	64,080,300	NONE	5,114,513	91,225,063
	(2)	+0	+0	+0	+0		+0	+0
	(3)	7,490,200	11,807,450	2,732,600	64,080,300		5,114,513	91,225,063
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
INDEPENDENCE TWP	(1)	0	51,689,600	2,669,100	356,145,500	NONE	5,971,900	416,476,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	51,689,600	2,669,100	356,145,500		5,971,900	416,476,100
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
LYON TWP	(1)	13,454,300	16,112,400	8,434,000	85,717,738	NONE	226,000	123,944,438
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,454,300	16,112,400	8,434,000	85,717,738		226,000	123,944,438
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
MILFORD TWP	(1)	8,814,500	21,722,000	21,620,800	146,316,600	NONE	0	198,473,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,814,500	21,722,000	21,620,800	146,316,600		0	198,473,900
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
NOVI TWP	(1)	0	0	0	3,157,055	NONE	0	3,157,055
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	3,157,055		0	3,157,055
	(4)	.0000	.0000	.0000	1.0000		.0000	
OAKLAND TWP	(1)	24,063,400	3,823,400	1,447,900	170,656,659	NONE	0	199,991,359
	(2)	+0	+0	+0	+0		+0	+0
	(3)	24,063,400	3,823,400	1,447,900	170,656,659		0	199,991,359
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
 BY TOWNSHIPS
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP	(1)	6,719,700	44,896,100	25,548,300	275,850,900	NONE	3,891,000	356,906,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	6,719,700	44,896,100	25,548,300	275,850,900		3,891,000	356,906,000
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
OXFORD TWP	(1)	10,111,800	19,047,700	16,373,300	108,878,450	NONE	0	154,411,250
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,111,800	19,047,700	16,373,300	108,878,450		0	154,411,250
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROSE TWP	(1)	6,837,000	353,900	521,900	59,266,200	NONE	0	66,979,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	6,837,000	353,900	521,900	59,266,200		0	66,979,000
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK TWP	(1)	0	28,657,400	4,244,300	6,399,000	NONE	0	39,300,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	28,657,400	4,244,300	6,399,000		0	39,300,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD TWP	(1)	0	70,670,600	133,500	423,530,200	NONE	0	494,334,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	70,670,600	133,500	423,530,200		0	494,334,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SPRINGFIELD TWP	(1)	10,498,900	10,336,450	6,070,700	113,640,575	NONE	2,813,000	143,359,625
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,498,900	10,336,450	6,070,700	113,640,575		2,813,000	143,359,625
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
 BY TOWNSHIPS
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP	(1)	3,035,800	200,005,200	43,141,100	666,508,950	NONE	0	912,691,050
	(2)	+0	+0	+0	+0		+0	+0
	(3)	3,035,800	200,005,200	43,141,100	666,508,950		0	912,691,050
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
WEST BLMFLD TWP	(1)	0	163,181,425	5,657,225	1,323,909,350	NONE	3,518,075	1,496,266,075
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	163,181,425	5,657,225	1,323,909,350		3,518,075	1,496,266,075
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
WHITE LAKE TWP	(1)	11,948,800	23,940,000	2,177,400	265,013,800	NONE	0	303,080,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	11,948,800	23,940,000	2,177,400	265,013,800		0	303,080,000
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
TOTAL TOWNSHIPS	(1)	150,654,700	900,146,325	212,331,325	6,270,718,767	NONE	44,636,088	7,578,537,205
	(2)	+0	+0	+0	+0		+0	+0
	(3)	150,654,700	900,146,325	212,331,325	6,270,718,767		44,636,088	7,578,537,205

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBRN HILLS CTY	(1)	0	84,776,530	76,004,500	84,900,045	NONE	1,763,175	247,444,250
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	84,776,530	76,004,500	84,900,045		1,763,175	247,444,250
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
BERKLEY CITY	(1)	0	23,881,000	1,978,900	167,179,400	NONE	0	193,039,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	23,881,000	1,978,900	167,179,400		0	193,039,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BIRMINGHAM CITY	(1)	0	176,504,200	9,585,300	536,918,925	NONE	0	723,008,425
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	176,504,200	9,585,300	536,918,925		0	723,008,425
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BLMFLO HILLS CTY	(1)	0	85,863,500	0	281,969,000	NONE	706,000	368,538,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	85,863,500	0	281,969,000		706,000	368,538,500
	(4)	.0000	1.0000	.0000	1.0000		1.0000	
CLAWSON CITY	(1)	0	39,792,800	12,356,900	132,175,700	NONE	0	184,325,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	39,792,800	12,356,900	132,175,700		0	184,325,400
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMINGTON CITY	(1)	0	60,726,800	8,229,500	139,177,700	NONE	0	208,134,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	60,726,800	8,229,500	139,177,700		0	208,134,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMNGTN HLS CTY	(1)	0	528,686,300	136,959,200	1,189,306,500	NONE	0	1,854,952,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	528,686,300	136,959,200	1,189,306,500		0	1,854,952,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FERNDAL E CITY	(1)	0	41,955,200	26,003,300	153,000,500	NONE	0	220,959,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	41,955,200	26,003,300	153,000,500		0	220,959,500
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HAZEL PARK CITY (1)	0	26,160,700	8,773,900	104,708,700	NONE	0	139,643,300
(2)	+0	+0	+0	+0		+0	+0
(3)	0	26,160,700	8,773,900	104,708,700		0	139,643,300
(4)	.0000	1.0000	1.0000	1.0000		.0000	
HUNTINGTON WDS CTY (1)	0	3,251,200	0	118,416,823	NONE	0	121,668,023
(2)	+0	+0	+0	+0		+0	+0
(3)	0	3,251,200	0	118,416,823		0	121,668,023
(4)	.0000	1.0000	.0000	1.0000		.0000	
KEEGO HARBOR CTY (1)	0	11,148,100	0	23,781,300	NONE	0	34,929,400
(2)	+0	+0	+0	+0		+0	+0
(3)	0	11,148,100	0	23,781,300		0	34,929,400
(4)	.0000	1.0000	.0000	1.0000		.0000	
LK ANGELUS CTY (1)	0	0	0	19,116,160	NONE	0	19,116,160
(2)	+0	+0	+0	+0		+0	+0
(3)	0	0	0	19,116,160		0	19,116,160
(4)	.0000	.0000	.0000	1.0000		.0000	
LATHRUP VLG CITY (1)	0	14,758,274	0	73,274,050	NONE	0	88,032,324
(2)	+0	+0	+0	+0		+0	+0
(3)	0	14,758,274	0	73,274,050		0	88,032,324
(4)	.0000	1.0000	.0000	1.0000		.0000	
MADISON HGTS CTY (1)	0	121,088,500	160,760,600	236,974,700	NONE	0	518,823,800
(2)	+0	+0	+0	+0		+0	+0
(3)	0	121,088,500	160,760,600	236,974,700		0	518,823,800
(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
 BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
NORTHVILLE CITY	(1)	0	2,238,300	654,500	72,888,875	NONE	0	75,781,675
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	2,238,300	654,500	72,888,875		0	75,781,675
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
NOVI CITY	(1)	23,057,400	275,097,950	93,945,550	430,997,550	NONE	0	823,098,450
	(2)	+0	+0	+0	+0		+0	+0
	(3)	23,057,400	275,097,950	93,945,550	430,997,550		0	823,098,450
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
OAK PARK CITY	(1)	0	47,674,180	36,749,780	199,523,620	NONE	0	283,947,580
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	47,674,180	36,749,780	199,523,620		0	283,947,580
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ORCHARD LAKE CTY	(1)	235,000	5,590,200	0	111,464,800	NONE	559,900	117,849,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	235,000	5,590,200	0	111,464,800		559,900	117,849,900
	(4)	1.0000	1.0000	.0000	1.0000		1.0000	
PLEASANT RDG CTY	(1)	0	1,904,555	811,700	42,503,355	NONE	0	45,219,610
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,904,555	811,700	42,503,355		0	45,219,610
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
PONTIAC CITY	(1)	0	134,991,000	215,700,000	237,660,300	NONE	0	588,351,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	134,991,000	215,700,000	237,660,300		0	588,351,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
 BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ROCHESTER CITY	(1)	1,041,500	48,244,300	16,188,400	86,340,350	NONE	0	151,814,550
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,041,500	48,244,300	16,188,400	86,340,350		0	151,814,550
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROCH. HILLS CTY	(1)	0	199,903,700	94,175,100	1,014,433,400	NONE	0	1,308,512,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	199,903,700	94,175,100	1,014,433,400		0	1,308,512,200
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK CITY	(1)	0	194,591,900	30,345,000	677,961,000	NONE	0	902,897,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	194,591,900	30,345,000	677,961,000		0	902,897,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD CITY	(1)	0	1,022,795,500	35,691,100	676,335,250	NONE	0	1,734,821,850
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,022,795,500	35,691,100	676,335,250		0	1,734,821,850
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTH LYON CITY	(1)	0	14,852,000	1,946,500	48,555,200	NONE	637,000	66,040,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	14,852,000	1,946,500	48,555,200		637,000	66,040,700
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
SYLVAN LAKE CITY	(1)	0	4,711,400	1,488,900	32,891,000	NONE	0	39,091,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	4,711,400	1,488,900	32,891,000		0	39,091,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
TROY CITY	(1)	0	716,254,100	371,798,800	1,143,221,850	NONE	0	2,231,274,750
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	716,254,100	371,798,800	1,143,221,850		0	2,231,274,750
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WALLED LAKE CITY	(1)	0	16,215,700	6,308,600	56,229,300	NONE	99,500	78,913,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	16,215,700	6,368,600	56,229,300		99,500	78,913,100
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
WIXOM CITY	(1)	0	32,711,400	67,330,000	54,380,100	NONE	2,802,800	157,224,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	32,711,400	67,330,000	54,380,100		2,802,800	157,224,300
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
TOTAL CITIES	(1)	24,333,900	3,936,369,289	1,413,846,530	8,146,285,453	NONE	6,618,375	13,527,453,547
	(2)	+0	+0	+0	+0		+0	+0
	(3)	24,333,900	3,936,369,289	1,413,846,530	8,146,285,453		6,618,375	13,527,453,547
TOTAL TOWNSHIPS	(1)	150,654,700	900,146,325	212,331,325	6,270,718,767	NONE	44,686,088	7,578,537,205
	(2)	+0	+0	+0	+0		+0	+0
	(3)	150,654,700	900,146,325	212,331,325	6,270,718,767		44,686,088	7,578,537,205
TOTAL COUNTY	(1)	174,988,600	4,836,515,614	1,626,177,855	14,417,004,220	NONE	51,304,463	21,105,990,752
	(2)	+0	+0	+0	+0		+0	+0
	(3)	174,988,600	4,836,515,614	1,626,177,855	14,417,004,220		51,304,463	21,105,990,752

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
 BY TOWNSHIPS
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	976,650	558,850	0	5,176,150	(1) 6,711,650 (2) +0 (3) 6,711,650 (4) 1.0000
BLOOMFIELD TWP	0	35,241,200	57,650	0	12,676,450	(1) 47,975,300 (2) +0 (3) 47,975,300 (4) 1.0000
BRANDON TWP	0	1,054,150	0	0	4,460,450	(1) 5,514,600 (2) +0 (3) 5,514,600 (4) 1.0000
COMMERCE TWP	0	16,762,200	23,673,600	0	16,507,500	(1) 56,943,300 (2) +0 (3) 56,943,300 (4) 1.0000
GROVELAND TWP	0	979,050	348,650	0	3,833,200	(1) 5,160,900 (2) +0 (3) 5,160,900 (4) 1.0000
HIGHLAND TWP	0	3,598,800	2,171,650	0	5,706,650	(1) 11,477,100 (2) +0 (3) 11,477,100 (4) 1.0000

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP	0	1,943,750	1,453,400	0	2,865,300	(1) 6,262,450 (2) +0 (3) 6,262,450 (4) 1.0000
INDEPENDENCE TWP	0	8,462,500	1,216,800	0	9,374,800	(1) 19,054,100 (2) +0 (3) 19,054,100 (4) 1.0000
LYON TWP	0	7,043,800	2,795,100	0	6,331,100	(1) 16,170,000 (2) +0 (3) 16,170,000 (4) 1.0000
MILFORD TWP	0	10,657,750	10,303,450	0	14,997,750	(1) 35,958,950 (2) +0 (3) 35,958,950 (4) 1.0000
NOVI TWP	0	0	0	0	76,600	(1) 76,600 (2) +0 (3) 76,600 (4) 1.0000
OAKLAND TWP	0	606,864	2,086,936	0	6,074,155	(1) 8,767,955 (2) +0 (3) 8,767,955 (4) 1.0000

OAKLAND COUNTY
1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL		TOTAL PERSONAL PROPERTY
ORION TWP	0	9,800,250	11,613,700	0	12,493,200	(1)	33,907,150
						(2)	+0
						(3)	33,907,150
						(4)	1.0000
OXFORD TWP	0	4,254,300	6,785,000	0	4,958,500	(1)	15,997,800
						(2)	+0
						(3)	15,997,800
						(4)	1.0000
ROSE TWP	0	139,300	0	0	3,365,600	(1)	3,504,900
						(2)	+0
						(3)	3,504,900
						(4)	1.0000
ROYAL OAK TWP	0	4,160,350	1,284,450	0	679,400	(1)	6,124,200
						(2)	+0
						(3)	6,124,200
						(4)	1.0000
SOUTHFIELD TWP	0	21,020,200	0	0	5,257,750	(1)	26,277,950
						(2)	+0
						(3)	26,277,950
						(4)	1.0000
SPRINGFIELD TWP	0	1,847,500	1,973,800	0	6,868,100	(1)	10,689,400
						(2)	+0
						(3)	10,689,400
						(4)	1.0000

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP	0	51,245,200	5,765,050	0	16,455,300	(1) 73,465,550 (2) +0 (3) 73,465,550 (4) 1.0000
WEST BLMFLD TWP	0	18,414,200	154,100	0	17,588,700	(1) 36,157,000 (2) +0 (3) 36,157,000 (4) 1.0000
WHITE LAKE TWP	0	3,781,700	962,800	0	7,034,100	(1) 11,778,600 (2) +0 (3) 11,778,600 (4) 1.0000
TOTAL TOWNSHIPS	0	201,989,714	73,204,986	0	162,780,755	(1) 437,975,455 (2) +0 (3) 437,975,455

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL		TOTAL PERSONAL PROPERTY
AUBRN HILLS CTY	0	59,762,950	16,317,300	0	7,450,650	(1)	83,530,900
						(2)	+0
						(3)	83,530,900
						(4)	1.0000
BERKLEY CITY	0	5,741,950	637,750	0	2,689,100	(1)	9,068,800
						(2)	+0
						(3)	9,068,800
						(4)	1.0000
BIRMINGHAM CITY	0	29,879,300	2,211,250	0	5,788,650	(1)	37,879,200
						(2)	+0
						(3)	37,879,200
						(4)	1.0000
BLMFLD HILLS CTY	0	24,288,100	0	0	2,383,400	(1)	26,671,500
						(2)	+0
						(3)	26,671,500
						(4)	1.0000
CLAWSON CITY	0	6,254,700	2,070,100	0	1,998,850	(1)	10,323,650
						(2)	+0
						(3)	10,323,650
						(4)	1.0000
FARMINGTON CITY	0	8,616,300	2,999,900	0	2,621,400	(1)	14,237,600
						(2)	+0
						(3)	14,237,600
						(4)	1.0000
FARMNGTH HLS CTY	0	89,705,200	23,190,950	0	23,728,250	(1)	136,624,400
						(2)	+0
						(3)	136,624,400
						(4)	1.0000
FERNDALE CITY	0	14,383,300	14,033,200	0	4,988,750	(1)	33,405,250
						(2)	+0
						(3)	33,405,250
						(4)	1.0000

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HAZEL PARK CITY	0	5,852,900	5,024,800	0	2,964,100	(1) 13,841,800 (2) +0 (3) 13,841,800 (4) 1.0000
HUNTINGTON WDS CTY	0	1,094,550	0	0	937,900	(1) 2,032,450 (2) +0 (3) 2,032,450 (4) 1.0000
KEEGON HARBOR CTY	0	1,562,050	0	0	538,450	(1) 2,100,500 (2) +0 (3) 2,100,500 (4) 1.0000
LAKELAND ANGELUS CTY	0	15,820	0	0	102,090	(1) 117,910 (2) +0 (3) 117,910 (4) 1.0000
LATHRUP VLG CITY	0	3,934,800	0	0	1,159,900	(1) 5,094,700 (2) +0 (3) 5,094,700 (4) 1.0000
MADISON HGTS CTY	0	51,979,850	61,263,250	0	10,979,050	(1) 124,221,150 (2) +0 (3) 124,221,150 (4) 1.0000

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
 BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
NORTHVILLE CITY	0	273,400	221,800	0	562,300	(1) 1,057,500 (2) +0 (3) 1,057,500 (4) 1.0000
NOVI CITY	0	60,657,050	13,065,950	0	13,007,650	(1) 86,730,650 (2) +0 (3) 86,730,650 (4) 1.0000
OAK PARK CITY	0	25,502,250	9,469,600	0	5,311,350	(1) 40,283,200 (2) +0 (3) 40,283,200 (4) 1.0000
ORCHARD LAKE CTY	0	1,090,050	0	0	857,150	(1) 1,947,200 (2) +0 (3) 1,947,200 (4) 1.0000
PLEASANT RDG CTY	0	901,050	1,716,750	0	729,750	(1) 3,347,550 (2) +0 (3) 3,347,550 (4) 1.0000
PONTIAC CITY	0	50,344,600	144,803,900	0	21,486,600	(1) 216,635,100 (2) +0 (3) 216,635,100 (4) 1.0000

OAKLAND COUNTY

1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ROCHESTER CITY	0	16,508,850	6,842,750	0	2,442,750	(1) 25,794,350 (2) +0 (3) 25,794,350 (4) 1.0000
ROCH. HILLS CTY	0	36,031,100	29,026,400	2,115,000	24,735,400	(1) 91,907,900 (2) +0 (3) 91,907,900 (4) 1.0000
ROYAL OAK CITY	0	35,124,850	13,214,300	0	17,706,700	(1) 66,045,850 (2) +0 (3) 66,045,850 (4) 1.0000
SOUTHFIELD CITY	0	288,383,000	11,941,600	0	30,349,100	(1) 330,673,700 (2) +0 (3) 330,673,700 (4) 1.0000
SOUTH LYON CITY	0	2,829,900	2,196,100	0	1,247,800	(1) 6,273,800 (2) +0 (3) 6,273,800 (4) 1.0000
SYLVAN LAKE CITY	0	1,397,550	54,500	0	392,700	(1) 1,844,750 (2) +0 (3) 1,844,750 (4) 1.0000

OAKLAND COUNTY
 1989 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
 BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
TROY CITY	0	275,555,310	87,877,400	0	29,337,730	(1) 392,770,440 (2) +0 (3) 392,770,440 (4) 1.0000
WALLED LAKE CITY	0	6,930,200	1,341,050	0	1,875,350	(1) 10,146,600 (2) +0 (3) 10,146,600 (4) 1.0000
WIXOM CITY	0	6,037,300	66,261,950	0	4,529,900	(1) 76,829,150 (2) +0 (3) 76,829,150 (4) 1.0000
TOTAL CITIES	0	1,110,637,230	515,782,550	2,115,000	222,902,770	(1) 1,851,437,550 (2) +0 (3) 1,851,437,550
TOTAL TOWNSHIPS	0	201,989,714	73,204,986	0	162,780,755	(1) 437,975,455 (2) +0 (3) 437,975,455
TOTAL COUNTY	0	1,312,626,944	588,987,536	2,115,000	385,683,525	(1) 2,289,413,005 (2) +0 (3) 2,289,413,005

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADDISON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
BLOOMFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
BRANDON TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
COMMERCE TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
GROVELAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HIGHLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
HOLLY TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
INDEPENDENCE TWP	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
LYON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
MILFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NOVI TWP	.0000	.0000	.0000	1.0000	NONE	.0000	1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ORION TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROYAL OAK TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTHFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SPRINGFIELD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WEST BLMFLD TWP	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY CITIES

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
AUBRN HILLS CTY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
BERKLEY CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BIRMINGHAM CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BLMFLD HILLS CTY	.0000	1.0000	.0000	1.0000	NONE	1.0000	1.0000
CLAWSON CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FARMINGTON CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FARMNGTN HLS CTY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FERNDAL CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HAZEL PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HUNTING WDS CTY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
KEEGO HARBOR CTY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
LK ANGELUS CTY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
LATHRUP VLG CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
MADISON HGTS CTY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NORTHVILLE CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NOVI CITY	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
OAK PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ORCHARD LAKE CTY	1.0000	1.0000	.0000	1.0000	NONE	1.0000	1.0000
PLEASANT RDG CTY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
PONTIAC CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROCHESTER CITY	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROCH. HILLS CTY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROYAL OAK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTHFIELD CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTH LYON CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SYLVAN LAKE CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
TROY CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WALLED LAKE CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WIXOM CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000

1989 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF
INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)
COMMERCIAL FACILITIES TAX (PA 255 OF 1978)
TECHNOLOGY PARK DEVELOPMENT TAX (PA 385 OF 1984)

TOWNSHIPS	ACT 198		ACT 255		ACT 385
	REHAB	NEW	REHAB	NEW	NEW
Addison		130,000		41,600	
Commerce		2,688,500			
Highland				91,500	
Holly	85,000	314,800	185,100	40,600	
Milford		12,356,300			
Orion	33,527	168,619,700	65,800	425,000	
Oxford		4,268,700			
Royal Oak		224,550			
Springfield		363,300			
Waterford		1,004,500		289,800	
CITIES					
Auburn Hills		65,370,400	58,375	60,016,600	36,250,400
				6,000,000	
Farmington Hills		1,418,850			
Ferndale	771,200	3,428,000	356,700	1,394,800	
Hazel Park		269,800	103,000	26,800	
Madison Heights	80,300	1,410,650	84,000	1,170,800	
Novi		1,648,450			
Oak Park	1,516,905	3,887,730		344,840	
Pontiac		195,129,500	56,300	2,957,900	
Rochester	1,603,700	10,878,500	34,100		
Rochester Hills	85,200	31,019,700	51,700		
Royal Oak		15,057,950	1,319,700	1,168,400	
Southfield		3,355,450	215,000	3,910,000	
South Lyon	3,865,600	5,000	85,600		
Troy		16,277,680			
Walled Lake				23,100	
Wixom		42,321,400			
TOTAL COUNTY	8,041,432	581,449,410	2,615,375	77,901,740	36,250,400