

Murphy

**DANIEL T. MURPHY
OAKLAND COUNTY EXECUTIVE**

**1991 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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April 25, 1991

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE COMMITTEE

RE: Recommendation as to Equalized Value

The total recommended equalized value for 1991 in Oakland County, Michigan is
\$27,639,941,524.

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 1990 our Division completed approximately 35,100 real property appraisals and conducted approximately 3,600 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

OAKLAND COUNTY BOARD OF COMMISSIONERS

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April 25, 1991

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

IN RE: MANAGEMENT AND BUDGET DEPARTMENT - 1991 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 1991 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 3, 1991, 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 1991 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

	R E A L PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
100			
101	AGRICULTURAL	175,666,550	370,116,344
102	LOSS	29,698,100	60,230,846
103		145,968,450	309,885,498
104	ADJUSTMENT	8,487,350	
105		154,455,800	309,885,498
106	NEW	9,978,200	19,974,411
107			
108	TOTAL AGRICULTURAL	164,434,000	329,859,909
200			
201	COMMERCIAL	5,286,560,435	10,885,313,000
202	LOSS	120,872,675	249,396,328
203		5,165,687,760	10,635,916,672
204	ADJUSTMENT	123,542,480	
205		5,289,230,240	10,635,916,672
206	NEW	196,302,920	394,517,037
207			
208	TOTAL COMMERCIAL	5,485,533,160	11,030,433,709
300			
301	INDUSTRIAL	1,751,440,355	3,621,308,064
302	LOSS	23,602,185	48,799,257
303		1,727,838,170	3,572,508,807
304	ADJUSTMENT	49,512,180	
305		1,777,350,350	3,572,508,807
306	NEW	69,265,640	138,932,190
307			
308	TOTAL INDUSTRIAL	1,846,615,990	3,711,440,997
400			
401	RESIDENTIAL	16,068,790,679	34,200,209,315
402	LOSS	117,656,495	250,635,388
403		15,951,134,184	33,949,573,927
404	ADJUSTMENT	892,193,140	
405		16,843,327,324	33,949,573,927
406	NEW	689,071,260	1,386,038,241
407			
408	TOTAL RESIDENTIAL	17,532,398,584	35,335,612,168
500			
501	TIMBER-C.O.		
502	LOSS		
503			
504	ADJUSTMENT		
505			
506	NEW		
507			
508	TOTAL TIMBER-C.O.		
600			
601	DEVELOPMNTL	50,910,375	107,229,028
602	LOSS	10,537,975	22,055,763
603		40,372,400	85,173,265
604	ADJUSTMENT	2,208,800	
605		42,581,200	85,173,265
606	NEW	13,419,800	26,839,590
607			
608	TOTAL DEVELOPMNTL	56,001,000	112,012,855
800	TOTAL REAL	25,084,982,734	50,519,359,638

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

	PERSONAL PROPERTY	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	1,405,287,300	2,854,561,792
253		244,803,380	498,119,145
254	ADJUSTMENT	1,160,483,920	2,356,442,650
255		17,743,080	
256	NEW	1,178,227,000	2,356,442,650
257		302,923,610	605,844,609
258	TOTAL COMMERCIAL	1,481,150,610	2,962,287,259
350			
351	INDUSTRIAL		
352	LOSS	614,487,450	1,235,421,981
353		66,836,958	134,383,042
354	ADJUSTMENT	547,650,492	1,101,038,939
355		2,872,250	
356	NEW	550,522,742	1,101,038,939
357		87,493,108	174,984,813
358	TOTAL INDUSTRIAL	638,015,850	1,276,023,752
450			
451	RESIDENTIAL		
452	LOSS	2,297,900	4,780,818
453		94,100	195,797
454	ADJUSTMENT	2,203,800	4,585,021
455		88,700	
456	NEW	2,292,500	4,585,021
457		251,700	503,402
458	TOTAL RESIDENTIAL	2,544,200	5,088,423
550			
551	UTILITY		
552	LOSS	410,544,330	821,011,201
553		3,311,550	6,623,105
554	ADJUSTMENT	407,232,780	814,388,096
555		23,880-	
556	NEW	407,208,900	814,388,096
557		26,039,230	52,076,436
558	TOTAL UTILITY	433,248,130	866,464,532
850	TOTAL PERSONAL	2,554,958,790	5,109,863,966

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

	R E A L	PROPERTY	NUMB. PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	ROUNDED EQ. VALUE	DIFFERENCE
108	TOTAL	AGRICULTURAL	2548	164,434,000	329,859,909	164,929,950	164,434,000	495,950
208	TOTAL	COMMERICAL	19620	5,485,533,160	11,030,433,709	5,515,216,842	5,485,533,160	29,683,682
308	TOTAL	INDUSTRIAL	6556	1,846,615,990	3,711,440,997	1,855,720,491	1,846,615,990	9,104,501
408	TOTAL	RESIDENTIAL	368470	17,532,398,584	35,335,612,168	17,667,806,070	17,532,398,584	135,407,486
508	TOTAL	TIMBER-C.O.	N O N E					
608	TOTAL	DEVELOPMNTL	666	56,001,000	112,012,855	56,006,424	56,001,000	5,424
800	TOTAL	REAL	397860	25,084,982,734	50,519,359,638	25,259,679,777	25,084,982,734	174,697,043
	PERSONAL PROPERTY							
158	TOTAL	AGRICULTURAL						
258	TOTAL	COMMERICAL	43865	1,481,150,610	2,962,287,259			
358	TOTAL	INDUSTRIAL	2345	638,015,850	1,276,023,752			
458	TOTAL	RESIDENTIAL	55	2,544,200	5,088,423			
558	TOTAL	UTILITY	376	433,248,130	866,464,532			
850	TOTAL	PERSONAL	46641	2,554,958,790	5,109,863,966	2,554,931,969	2,554,958,790	26,821-
900	GRAND	TOTAL	444501	27,639,941,524	55,629,223,604	27,814,611,746	27,639,941,524	174,670,222

OAKLAND COUNTY
1991 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	108,841,650	108,841,650	7,335,700	7,335,700	116,177,350	116,177,350
BLOOMFIELD TWP	13,370.36	1,903,017,010	1,903,017,010	51,838,300	51,838,300	1,954,855,310	1,954,855,310
BRANDON TWP	20,421.40	172,038,100	172,038,100	5,915,950	5,915,950	177,954,050	177,954,050
COMMERCE TWP	14,951.56	601,699,650	601,699,650	60,055,400	60,055,400	661,755,050	661,755,050
GROVELAND TWP	19,349.76	89,970,950	89,970,950	6,031,750	6,031,750	96,002,700	96,002,700
HIGHLAND TWP	20,201.69	270,243,500	270,243,500	12,681,600	12,681,600	282,925,100	282,925,100
HOLLY TWP	20,389.03	106,574,850	106,574,850	7,848,500	7,848,500	114,423,350	114,423,350
INDEPENDENCE TWP	18,989.98	536,378,000	536,378,000	23,039,800	23,039,800	559,417,800	559,417,800
LYON TWP	18,232.12	170,543,300	170,543,300	21,448,800	21,448,800	191,992,100	191,992,100
MILFORD TWP	17,934.68	264,329,300	264,329,300	41,984,250	41,984,250	306,313,550	306,313,550
NOVI TWP	17,59.84	3,621,139	3,621,139	9,689,050	9,689,050	13,310,189	13,310,189
OAKLAND TWP	20,227.14	265,341,600	265,341,600	9,953,750	9,953,750	275,295,350	275,295,350
ORION TWP	18,641.08	483,928,200	483,928,200	55,002,600	55,002,600	538,930,800	538,930,800
OXFORD TWP	19,283.26	199,412,300	199,412,300	18,387,000	18,387,000	217,799,300	217,799,300
ROSE TWP	19,798.44	82,987,500	82,987,500	3,607,900	3,607,900	86,595,400	86,595,400
ROYAL OAK TWP	320.41	40,091,200	40,091,200	7,403,850	7,403,850	47,495,050	47,495,050
SOUTHFIELD TWP	4,046.98	554,487,300	554,487,300	26,753,150	26,753,150	581,240,450	581,240,450
SPRINGFIELD TWP	18,340.28	182,410,500	182,410,500	13,706,200	13,706,200	196,116,700	196,116,700
WATERFORD TWP	14,980.80	1,108,016,300	1,108,016,300	83,564,150	83,564,150	1,191,580,450	1,191,580,450
WEST BLMFLD TWP	15,619.53	1,737,938,130	1,737,938,130	41,631,450	41,631,450	1,779,569,580	1,779,569,580
WHITE LAKE TWP	19,984.18	382,978,300	382,978,300	13,500,950	13,500,950	396,479,250	396,479,250
TOTAL TOWNSHIPS	335,099.65	9,264,848,779	9,264,848,779	511,759,100	511,759,100	9,776,607,879	9,776,607,879

OAKLAND COUNTY
1991 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	327,806,275	327,806,275	79,523,050	79,523,050	407,329,325	407,329,325
BERKLEY CITY	1,213.93	236,674,000	236,674,000	9,314,750	9,314,750	245,988,750	245,988,750
BIRMINGHAM CITY	2,217.97	870,645,500	870,645,500	40,030,850	40,030,850	910,676,350	910,676,350
BLMFLD HILLS CTY	2,365.32	449,202,900	449,202,900	26,337,950	26,337,950	475,540,850	475,540,850
CLAWSON CITY	1,067.54	214,001,000	214,001,000	12,566,700	12,566,700	226,567,700	226,567,700
FARMINGTON CITY	1,250.14	244,367,250	244,367,250	13,882,550	13,882,550	258,249,800	258,249,800
FARMNGTN HLS CTY	16,476.19	2,183,691,000	2,183,691,000	169,086,050	169,086,050	2,352,777,050	2,352,777,050
FERNDAL CITY	1,884.72	250,343,700	250,343,700	36,408,050	36,408,050	286,751,750	286,751,750
HAZEL PARK CITY	1,351.79	154,564,900	154,564,900	14,494,700	14,494,700	169,059,600	169,059,600
HUNTINGN WDS CTY	1,576.33	148,400,200	148,400,200	2,022,950	2,022,950	150,423,150	150,423,150
KEEGO HARBOR CTY	1,285.31	40,488,600	40,488,600	2,365,150	2,365,150	42,853,750	42,853,750
LK ANGELUS CTY	1,049.60	26,311,250	26,311,250	109,610	109,610	26,420,860	26,420,860
LATHRUP VLG CITY	1,761.99	96,506,150	96,506,150	4,451,750	4,451,750	100,957,900	100,957,900
MADISON HGTS CTY	3,204.27	602,075,300	602,075,300	143,682,650	143,682,650	745,757,950	745,757,950
NORTHVILLE CITY	1,472.38	92,968,950	92,968,950	1,150,000	1,150,000	94,118,950	94,118,950
NOVI CITY	16,447.86	1,007,604,900	1,007,604,900	104,743,800	104,743,800	1,112,348,700	1,112,348,700
OAK PARK CITY	2,384.73	320,046,980	320,046,980	43,846,700	43,846,700	363,893,680	363,893,680
ORCHARD LAKE CTY	2,079.03	152,504,400	152,504,400	2,111,050	2,111,050	154,615,450	154,615,450
PLEASANT RDG CTY	285.59	54,350,150	54,350,150	3,858,850	3,858,850	58,209,000	58,209,000
PONTIAC CITY	8,031.63	617,631,700	617,631,700	188,852,200	188,852,200	806,483,900	806,483,900
ROCHESTER CITY	1,593.95	174,273,150	174,273,150	26,766,950	26,766,950	201,040,100	201,040,100
ROCH. HILLS CTY	15,280.38	1,534,393,700	1,534,393,700	113,778,700	113,778,700	1,648,172,400	1,648,172,400
ROYAL OAK CITY	5,599.72	1,081,153,700	1,081,153,700	74,072,750	74,072,750	1,155,226,450	1,155,226,450
SOUTHFIELD CITY	13,492.16	1,865,078,300	1,865,078,300	390,625,300	390,625,300	2,255,703,600	2,255,703,600
SOUTH LYON CITY	1,105.81	90,288,200	90,288,200	8,207,700	8,207,700	98,495,900	98,495,900
SYLVAN LAKE CITY	1,402.83	46,513,600	46,513,600	1,937,000	1,937,000	48,450,600	48,450,600
TROY CITY	15,987.26	2,643,052,300	2,643,052,300	440,801,030	440,801,030	3,083,853,330	3,083,853,330
WALLED LAKE CITY	1,204.00	93,881,800	93,881,800	10,204,200	10,204,200	104,086,000	104,086,000
WIXOM CITY	4,765.38	201,314,100	201,314,100	77,966,700	77,966,700	279,280,800	279,280,800
TOTAL CITIES	133,487.41	15,820,133,955	15,820,133,955	2,043,199,690	2,043,199,690	17,863,333,645	17,863,333,645
TOTAL TOWNSHIPS	335,099.65	9,264,848,779	9,264,848,779	511,759,100	511,759,100	9,776,607,879	9,776,607,879
TOTAL COUNTY	468,587.06	25,084,982,734	25,084,982,734	2,554,958,790	2,554,958,790	27,639,941,524	27,639,941,524

OAKLAND COUNTY

1991 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)	5,247,500	3,645,900	1,423,400	80,682,150	NONE	17,842,700	108,841,650
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,247,500	3,645,900	1,423,400	80,682,150		17,842,700	108,841,650
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
BLOOMFIELD TWP	(1)	0	161,752,200	15,628,100	1,720,606,310	NONE	5,030,400	1,903,017,010
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	161,752,200	15,628,100	1,720,606,310		5,030,400	1,903,017,010
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	1.0000
BRANDON TWP	(1)	4,049,500	15,169,800	773,200	152,045,600	NONE	0	172,038,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,049,500	15,169,800	773,200	152,045,600		0	172,038,100
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	.0000
COMMERCE TWP	(1)	13,694,400	50,227,800	57,740,900	479,684,250	NONE	352,300	601,699,650
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,694,400	50,227,800	57,740,900	479,684,250		352,300	601,699,650
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
GROVELAND TWP	(1)	16,038,600	6,222,500	2,167,200	65,542,650	NONE	0	89,970,950
	(2)	+0	+0	+0	+0		+0	+0
	(3)	16,038,600	6,222,500	2,167,200	65,542,650		0	89,970,950
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	.0000
HIGHLAND TWP	(1)	13,439,900	23,346,900	5,004,700	227,696,100	NONE	755,900	270,243,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,439,900	23,346,900	5,004,700	227,696,100		755,900	270,243,500
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000

OAKLAND COUNTY

1991 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)	8,578,900	12,613,600	2,894,800	76,482,950	NONE	6,004,600	106,574,850
	(2)	+0	+0	+0	+0		+0	
	(3)	8,578,900	12,613,600	2,894,800	76,482,950		6,004,600	106,574,850
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
INDEPENDENCE TWP	(1)	0	66,020,200	2,991,300	456,306,800	NONE	11,059,700	536,378,000
	(2)	+0	+0	+0	+0		+0	
	(3)	0	66,020,200	2,991,300	456,306,800		11,059,700	536,378,000
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
LYON TWP	(1)	16,067,200	20,457,800	16,392,200	117,352,200	NONE	273,900	170,543,300
	(2)	+0	+0	+0	+0		+0	
	(3)	16,067,200	20,457,800	16,392,200	117,352,200		273,900	170,543,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
MILFORD TWP	(1)	8,914,000	25,350,000	25,081,700	204,983,600	NONE	0	264,329,300
	(2)	+0	+0	+0	+0		+0	
	(3)	8,914,000	25,350,000	25,081,700	204,983,600		0	264,329,300
	(4)	1.0000	1.0000	1.0000	1.0000		0	
NOVI TWP	(1)	0	0	0	3,621,139	NONE	.0000	3,621,139
	(2)	+0	+0	+0	+0		+0	
	(3)	0	0	0	3,621,139		0	3,621,139
	(4)	.0000	.0000	.0000	1.0000		0	
OAKLAND TWP	(1)	3,023,900	6,501,000	4,308,400	251,508,300	NONE	0	265,341,600
	(2)	+0	+0	+0	+0		+0	
	(3)	3,023,900	6,501,000	4,308,400	251,508,300		0	265,341,600
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1991 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)	5,408,200	62,996,200	33,711,800	375,431,500	NONE	6,380,500	483,928,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,408,200	62,996,200	33,711,800	375,431,500		6,380,500	483,928,200
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
OXFORD TWP	(1)	10,687,800	23,482,400	22,232,100	143,010,000	NONE	0	199,412,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,687,800	23,482,400	22,232,100	143,010,000		0	199,412,300
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	.0000
ROSE TWP	(1)	7,674,400	331,100	517,400	74,464,600	NONE	0	82,987,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	7,674,400	331,100	517,400	74,464,600		0	82,987,500
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	.0000
ROYAL OAK TWP	(1)	0	28,660,600	4,574,900	6,855,700	NONE	0	40,091,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	28,660,600	4,574,900	6,855,700		0	40,091,200
	(4)	.0000	1.0000	1.0000	1.0000		.0000	.0000
SOUTHFIELD TWP	(1)	0	71,441,900	148,100	482,897,300	NONE	0	554,487,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	71,441,900	148,100	482,897,300		0	554,487,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	.0000
SPRINGFIELD TWP	(1)	11,777,400	13,016,500	7,632,950	146,128,250	NONE	3,855,400	182,410,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	11,777,400	13,016,500	7,632,950	146,128,250		3,855,400	182,410,500
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000

OAKLAND COUNTY

1991 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)	1,726,200	265,558,200	22,294,500	818,437,400	NONE	0	1,108,016,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,726,200	265,558,200	22,294,500	818,437,400		0	1,108,016,300
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
WEST BLMFLD TWP	(1)	0	162,715,050	4,510,300	1,570,712,780	NONE	0	1,737,938,130
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	162,715,050	4,510,300	1,570,712,780		0	1,737,938,130
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WHITE LAKE TWP	(1)	12,654,300	27,531,600	3,079,200	339,318,000	NONE	395,200	382,978,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	12,654,300	27,531,600	3,079,200	339,318,000		395,200	382,978,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
TOTAL TOWNSHIPS	(1)	138,982,200	1,047,041,250	233,107,150	7,793,767,579	NONE	51,950,600	9,264,848,779
	(2)	+0	+0	+0	+0		+0	+0
	(3)	138,982,200	1,047,041,250	233,107,150	7,793,767,579		51,950,600	9,264,848,779

OAKLAND COUNTY

1991 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 BY CITIES (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	124,347,950	107,882,950	95,575,375	NONE	0	327,806,275
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	124,347,950	107,882,950	95,575,375		0	327,806,275
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BERKLEY CITY	(1)	0	28,186,000	2,090,700	206,397,300	NONE	0	236,674,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	28,186,000	2,090,700	206,397,300		0	236,674,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BIRMINGHAM CITY	(1)	0	208,577,200	8,793,400	653,274,900	NONE	0	870,645,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	208,577,200	8,793,400	653,274,900		0	870,645,500
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BLMFLD HILLS CTY	(1)	0	97,105,900	0	352,097,000	NONE	0	449,202,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	97,105,900	0	352,097,000		0	449,202,900
	(4)	.0000	1.0000	.0000	1.0000		.0000	
CLAWSON CITY	(1)	0	44,208,000	12,820,700	156,972,300	NONE	0	214,001,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	44,208,000	12,820,700	156,972,300		0	214,001,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMINGTON CITY	(1)	0	68,407,400	9,832,800	166,127,050	NONE	0	244,367,250
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	68,407,400	9,832,800	166,127,050		0	244,367,250
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMNGTN HLS CTY	(1)	0	577,459,100	163,094,900	1,443,137,000	NONE	0	2,183,691,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	577,459,100	163,094,900	1,443,137,000		0	2,183,691,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FERNDALE CITY	(1)	0	47,310,000	30,332,700	172,701,000	NONE	0	250,343,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	47,310,000	30,332,700	172,701,000		0	250,343,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1991 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
HAZEL PARK CITY	(1)	0	29,197,700	10,104,700	115,262,500	NONE	0	154,564,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	29,197,700	10,104,700	115,262,500		0	154,564,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
HUNTINGTON WDS CTY	(1)	0	3,872,400	0	144,527,800	NONE	0	148,400,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	3,872,400	0	144,527,800		0	148,400,200
	(4)	.0000	1.0000	.0000	1.0000		.0000	
KEEGO HARBOR CTY	(1)	0	12,991,900	0	27,496,700	NONE	0	40,488,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	12,991,900	0	27,496,700		0	40,488,600
	(4)	.0000	1.0000	.0000	1.0000		.0000	
LK ANGELUS CTY	(1)	0	0	0	26,311,250	NONE	0	26,311,250
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	26,311,250		0	26,311,250
	(4)	.0000	.0000	.0000	1.0000		.0000	
LATHRUP VLG CITY	(1)	0	16,639,200	0	79,866,950	NONE	0	96,506,150
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	16,639,200	0	79,866,950		0	96,506,150
	(4)	.0000	1.0000	.0000	1.0000		.0000	
MADISON HGTS CTY	(1)	0	144,369,000	185,244,100	272,462,200	NONE	0	602,075,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	144,369,000	185,244,100	272,462,200		0	602,075,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY
 1991 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	2,492,200	665,400	89,811,350	NONE	0	92,968,950
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	2,492,200	665,400	89,811,350		0	92,968,950
	(4) .0000	1.0000	1.0000	1.0000		.0000	
NOVI CITY	(1) 24,393,300	323,783,500	116,576,500	542,851,600	NONE	0	1,007,604,900
	(2) +0	+0	+0	+0		+0	+0
	(3) 24,393,300	323,783,500	116,576,500	542,851,600		0	1,007,604,900
	(4) 1.0000	1.0000	1.0000	1.0000		.0000	
OAK PARK CITY	(1) 0	58,461,560	37,581,240	224,004,180	NONE	0	320,046,980
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	58,461,560	37,581,240	224,004,180		0	320,046,980
	(4) .0000	1.0000	1.0000	1.0000		.0000	
ORCHARD LAKE CTY	(1) 311,000	6,227,400	0	145,644,200	NONE	321,800	152,504,400
	(2) +0	+0	+0	+0		+0	+0
	(3) 311,000	6,227,400	0	145,644,200		321,800	152,504,400
	(4) 1.0000	1.0000	.0000	1.0000		1.0000	
PLEASANT RDG CTY	(1) 0	2,202,100	971,200	51,176,850	NONE	0	54,350,150
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	2,202,100	971,200	51,176,850		0	54,350,150
	(4) .0000	1.0000	1.0000	1.0000		.0000	
PONTIAC CITY	(1) 0	133,391,800	218,932,200	265,307,700	NONE	0	617,631,700
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	133,391,800	218,932,200	265,307,700		0	617,631,700
	(4) .0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1991 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)	747,500	53,884,000	18,133,000	101,508,650	NONE	0	174,273,150
	(2)	+0	+0	+0	+0		+0	+0
	(3)	747,500	53,884,000	18,133,000	101,508,650		0	174,273,150
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROCH. HILLS CTY	(1)	0	233,232,500	109,972,800	1,191,188,400	NONE	0	1,534,393,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	233,232,500	109,972,800	1,191,188,400		0	1,534,393,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK CITY	(1)	0	233,432,600	33,323,100	814,398,000	NONE	0	1,081,153,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	233,432,600	33,323,100	814,398,000		0	1,081,153,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD CITY	(1)	0	1,072,918,300	40,510,850	751,649,150	NONE	0	1,865,078,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,072,918,300	40,510,850	751,649,150		0	1,865,078,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTH LYON CITY	(1)	0	19,753,700	3,036,400	67,196,000	NONE	302,100	90,288,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	19,753,700	3,036,400	67,196,000		302,100	90,288,200
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
SYLVAN LAKE CITY	(1)	0	5,450,700	1,521,000	39,541,900	NONE	0	46,513,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	5,450,700	1,521,000	39,541,900		0	46,513,600
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1991 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS BY CITIES
 (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
ROY CITY	(1)	0	830,094,000	410,209,100	1,402,749,200	NONE	0	2,643,052,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	830,094,000	410,209,100	1,402,749,200		0	2,643,052,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
LLED LAKE CITY	(1)	0	21,071,300	7,190,500	65,620,000	NONE	0	93,881,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	21,071,300	7,190,500	65,620,000		0	93,881,800
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
XOM CITY	(1)	0	39,424,500	84,688,600	73,774,500	NONE	3,426,500	201,314,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	39,424,500	84,688,600	73,774,500		3,426,500	201,314,100
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
TAL CITIES	(1)	25,451,800	4,438,491,910	1,613,508,840	9,738,631,005	NONE	4,050,400	15,820,133,955
	(2)	+0	+0	+0	+0		+0	+0
	(3)	25,451,800	4,438,491,910	1,613,508,840	9,738,631,005		4,050,400	15,820,133,955
TAL TOWNSHIPS	(1)	138,982,200	1,047,041,250	233,107,150	7,793,767,579	NONE	51,950,600	9,264,848,779
	(2)	+0	+0	+0	+0		+0	+0
	(3)	138,982,200	1,047,041,250	233,107,150	7,793,767,579		51,950,600	9,264,848,779
TAL COUNTY	(1)	164,434,000	5,485,533,160	1,846,615,990	17,532,398,584	NONE	56,001,000	25,084,982,734
	(2)	+0	+0	+0	+0		+0	+0
	(3)	164,434,000	5,485,533,160	1,846,615,990	17,532,398,584		56,001,000	25,084,982,734

OAKLAND COUNTY

1991 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	917,800	1,456,700	0	4,961,200	(1)	7,335,700
						(2)	+0
						(3)	7,335,700
						(4)	1.0000
BLOOMFIELD TWP	0	38,024,100	96,900	0	13,717,300	(1)	51,838,300
						(2)	+0
						(3)	51,838,300
						(4)	1.0000
BRANDON TWP	0	1,247,500	0	0	4,668,450	(1)	5,915,950
						(2)	+0
						(3)	5,915,950
						(4)	1.0000
COMMERCE TWP	0	15,688,400	26,074,400	0	18,292,600	(1)	60,055,400
						(2)	+0
						(3)	60,055,400
						(4)	1.0000
GROVELAND TWP	0	1,423,300	375,300	0	4,233,150	(1)	6,031,750
						(2)	+0
						(3)	6,031,750
						(4)	1.0000
HIGHLAND TWP	0	4,260,050	2,153,850	0	6,267,700	(1)	12,681,600
						(2)	+0
						(3)	12,681,600
						(4)	1.0000

DAKLAND COUNTY

1991 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	2,645,650	2,190,050	0	3,012,800	(1) 7,848,500 (2) +0 (3) 7,848,500 (4) 1.0000
INDEPENDENCE TWP	0	11,084,600	1,361,500	0	10,593,700	(1) 23,039,800 (2) +0 (3) 23,039,800 (4) 1.0000
LYON TWP	0	11,641,300	2,251,300	0	7,556,200	(1) 21,448,800 (2) +0 (3) 21,448,800 (4) 1.0000
MILFORD TWP	0	13,052,550	12,705,650	0	16,226,050	(1) 41,984,250 (2) +0 (3) 41,984,250 (4) 1.0000
NOVI TWP	0	0	0	0	68,050	(1) 68,050 (2) +0 (3) 68,050 (4) 1.0000
OAKLAND TWP	0	1,186,850	2,861,650	0	5,905,250	(1) 9,953,750 (2) +0 (3) 9,953,750 (4) 1.0000

OAKLAND COUNTY

1991 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	11,363,000	28,246,500	0	15,393,100	(1) 55,002,600 (2) +0 (3) 55,002,600 (4) 1.0000
OXFORD TWP	0	4,948,450	8,014,750	0	5,423,800	(1) 18,387,000 (2) +0 (3) 18,387,000 (4) 1.0000
ROSE TWP	0	112,700	0	0	3,495,200	(1) 3,607,900 (2) +0 (3) 3,607,900 (4) 1.0000
ROYAL OAK TWP	0	4,995,100	1,692,600	0	716,150	(1) 7,403,850 (2) +0 (3) 7,403,850 (4) 1.0000
SOUTHFIELD TWP	0	21,619,000	0	0	5,134,150	(1) 26,753,150 (2) +0 (3) 26,753,150 (4) 1.0000
SPRINGFIELD TWP	0	2,826,900	3,539,300	0	7,340,000	(1) 13,706,200 (2) +0 (3) 13,706,200 (4) 1.0000

OAKLAND COUNTY

1991 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	58,110,600	6,571,500	0	18,882,050	(1)	83,564,150
						(2)	+0
						(3)	83,564,150
						(4)	1.0000
WEST BLMFLD TWP	0	21,960,400	155,000	0	19,516,050	(1)	41,631,450
						(2)	+0
						(3)	41,631,450
						(4)	1.0000
WHITE LAKE TWP	0	4,305,250	814,950	0	8,380,750	(1)	13,500,950
						(2)	+0
						(3)	13,500,950
						(4)	1.0000
TOTAL TOWNSHIPS	0	231,413,500	100,561,900	0	179,783,700	(1)	511,759,100
						(2)	+0
						(3)	511,759,100

OAKLAND COUNTY

1991 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	6,495,450	4,804,300	0	3,194,950	(1) 14,494,700 (2) +0 (3) 14,494,700 (4) 1.0000
HUNTINGTN WDS CTY	0	1,040,400	0	0	982,550	(1) 2,022,950 (2) +0 (3) 2,022,950 (4) 1.0000
KEEGO HARBOR CTY	0	1,753,350	0	0	611,800	(1) 2,365,150 (2) +0 (3) 2,365,150 (4) 1.0000
LK ANGELUS CTY	0	0	0	0	109,610	(1) 109,610 (2) +0 (3) 109,610 (4) 1.0000
LATHRUP VLG CITY	0	3,217,400	0	0	1,234,350	(1) 4,451,750 (2) +0 (3) 4,451,750 (4) 1.0000
MADISON HGTS CTY	0	61,240,350	70,297,850	0	12,144,450	(1) 143,682,650 (2) +0 (3) 143,682,650 (4) 1.0000

OAKLAND COUNTY

1991 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	6,495,450	4,804,300	0	3,194,950	(1) 14,494,700 (2) +0 (3) 14,494,700 (4) 1.0000
HUNTINGTN WDS CTY	0	1,040,400	0	0	982,550	(1) 2,022,950 (2) +0 (3) 2,022,950 (4) 1.0000
KEEGO HARBOR CTY	0	1,753,350	0	0	611,800	(1) 2,365,150 (2) +0 (3) 2,365,150 (4) 1.0000
LK ANGELUS CTY	0	0	0	0	109,610	(1) 109,610 (2) +0 (3) 109,610 (4) 1.0000
LATHRUP VLG CITY	0	3,217,400	0	0	1,234,350	(1) 4,451,750 (2) +0 (3) 4,451,750 (4) 1.0000
MADISON HGTS CTY	0	61,240,350	70,297,850	0	12,144,450	(1) 143,682,650 (2) +0 (3) 143,682,650 (4) 1.0000

OAKLAND COUNTY

1991 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	333,500	221,900	0	594,600	(1) 1,150,000 (2) +0 (3) 1,150,000 (4) 1.0000
NOVI CITY	0	73,087,500	16,238,800	0	15,417,500	(1) 104,743,800 (2) +0 (3) 104,743,800 (4) 1.0000
OAK PARK CITY	0	29,513,650	8,735,500	0	5,597,550	(1) 43,846,700 (2) +0 (3) 43,846,700 (4) 1.0000
ORCHARD LAKE CTY	0	1,161,900	0	0	949,150	(1) 2,111,050 (2) +0 (3) 2,111,050 (4) 1.0000
PLEASANT RDG CTY	0	617,900	2,478,750	0	762,200	(1) 3,858,850 (2) +0 (3) 3,858,850 (4) 1.0000
PONTIAC CITY	0	46,867,700	118,003,900	0	23,980,600	(1) 188,852,200 (2) +0 (3) 188,852,200 (4) 1.0000

OAKLAND COUNTY

1991 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	17,225,050	6,643,150	0	2,898,750	(1) 26,766,950 (2) +0 (3) 26,766,950 (4) 1.0000
ROCH. HILLS CTY	0	47,955,800	34,968,500	2,544,200	28,310,200	(1) 113,778,700 (2) +0 (3) 113,778,700 (4) 1.0000
ROYAL OAK CITY	0	41,604,950	13,433,800	0	19,034,000	(1) 74,072,750 (2) +0 (3) 74,072,750 (4) 1.0000
SOUTHFIELD CITY	0	346,037,750	12,633,500	0	31,954,050	(1) 390,625,300 (2) +0 (3) 390,625,300 (4) 1.0000
SOUTH LYON CITY	0	2,959,700	3,746,000	0	1,502,000	(1) 8,207,700 (2) +0 (3) 8,207,700 (4) 1.0000
SYLVAN LAKE CITY	0	1,493,500	19,800	0	423,700	(1) 1,937,000 (2) +0 (3) 1,937,000 (4) 1.0000

OAKLAND COUNTY

1991 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	306,653,360	100,602,700	0	33,544,970	(1) 440,801,030 (2) +0 (3) 440,801,030 (4) 1.0000
WALLED LAKE CITY	0	5,735,500	2,434,700	0	2,034,000	(1) 10,204,200 (2) +0 (3) 10,204,200 (4) 1.0000
WIXOM CITY	0	6,775,650	65,137,000	0	6,054,050	(1) 77,966,700 (2) +0 (3) 77,966,700 (4) 1.0000
TOTAL CITIES	0	1,249,737,110	537,453,950	2,544,200	253,464,430	(1) 2,043,199,690 (2) +0 (3) 2,043,199,690
TOTAL TOWNSHIPS	0	231,413,500	100,561,900	0	179,783,700	(1) 511,759,100 (2) +0 (3) 511,759,100
TOTAL COUNTY	0	1,481,150,610	638,015,850	2,544,200	433,248,130	(1) 2,554,958,790 (2) +0 (3) 2,554,958,790

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	1.0000	1.0000
NOVI TWP	.0000	1.0000	.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	.0000	1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	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	.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WEST BLMFLD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	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	.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	1.0000	1.0000	NONE	.0000	1.0000
CLAWSON CITY	.0000	1.0000	.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
FERDALE 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
HUNTINGTN WDS CTY	.0000	1.0000	1.0000	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	.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	.0000	1.0000
PLEASANT RDG CTY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	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	.0000	1.0000
WIXOM CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000

1991 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF
INDUSTRIAL FACILITIES TAX (PA 198 PF 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	150,800	476,700		46,500	
Commerce		6,308,500			
Highland				107,400	
Holly	85,000	224,300	185,100	40,600	
Milford		13,151,500			
Orion		135,884,900			
Oxford		5,477,150	12,600	33,200	
Royal Oak		231,000			
Springfield		1,507,200			
Waterford		852,400		307,100	
CITIES					
Auburn Hills		137,851,700			
Birmingham			58,375	62,493,750	82,215,950
Farmington Hills		1,358,700		6,552,000	
Ferndale	713,000	2,648,100			
Hazel Park		266,200	154,200	1,312,600	
Madison Heights	80,300	1,587,050			
Novi		1,788,550		904,500	
Oak Park	1,589,675	4,781,750		361,700	
Pontiac	8,000	167,905,900	315,200	2,974,400	
Rochester	1,481,100	10,302,100	34,100		
Rochester Hills	85,200	27,007,400	51,700		
Royal Oak		18,745,950	1,129,100	1,058,700	
Southfield		3,853,600		9,249,600	
South Lyon	3,865,600				
Troy		11,455,420	85,600		
Wixom		109,617,750			
TOTAL COUNTY	8,058,675	663,283,820	2,025,975	85,442,050	82,215,950