

**L. BROOKS PATTERSON  
OAKLAND COUNTY EXECUTIVE**

*Manager*

**1995 EQUALIZATION  
OAKLAND COUNTY, MICHIGAN**

*Prepared By*  
**DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT**  
KEN ROGERS, Director

**EQUALIZATION DIVISION**  
ROBERT O. VANDERMARK, Manager

*under the direction of the Finance/Personnel 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 C O M M U N I T Y  
A N D E C O N O M I C D E V E L O P M E N T

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Kenneth Rogers, Director

May 4, 1995

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE/PERSONNEL COMMITTEE  
RE: Recommendation as to Equalized Value

The total recommended equalized value for 1995 in Oakland County, Michigan is

33,212,936,895

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 51 assessing jurisdictions, in order to bring each unit to a common level of valuation. As a result, the equalization process allows Oakland County individual assessments to remain the same as the state equalized value.

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 1994 our division completed approximately 35,000 real property appraisals and conducted approximately 3,200 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,

Ken Rogers, Director  
Community & Economic Development

OAKLAND COUNTY BOARD OF COMMISSIONERS

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	David L. Moffitt	

\*Finance/Personnel

May 4, 1995

BY: THE FINANCE/PERSONNEL COMMITTEE, JOHN P. MCCULLOCH, CHAIRPERSON  
IN RE: COMMUNITY AND ECONOMIC DEVELOPMENT - 1995 EQUALIZATION  
TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS

Mr. Chairperson, Ladies and Gentlemen:

WHEREAS, the staff of the Equalization Division of the Department of Community and Economic Development 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/Personnel Committee the recommended 1995 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/Personnel Committee in accordance with Rule XA8 of the Board of Commissioners adopted January 7, 1993, 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 1995 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/Personnel Committee, I move the adoption of the foregoing resolution.

FINANCE/PERSONNEL COMMITTEE

John P. McCulloch, Chairperson

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION  
COUNTY SUMMARY

YEAR 1995

	R E A L PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	189,671,200	404,206,652	
102	LOSS	90,219,510	198,764,125	
103		99,451,690	205,442,527	
104	ADJUSTMENT	3,020,250		
105		102,471,940	205,442,527	
106	NEW	11,742,770	23,678,660	
107				
108	TOTAL AGRICULTURAL	114,214,710	229,121,187	108,675,710
200				
201	COMMERCIAL	5,560,552,740	11,346,170,246	
202	LOSS	130,124,905	265,128,854	
203		5,430,427,835	11,081,041,392	
204	ADJUSTMENT	84,096,120		
205		5,514,523,955	11,081,041,392	
206	NEW	140,989,899	282,877,313	
207				
208	TOTAL COMMERCIAL	5,655,513,854	11,363,918,705	5,592,954,781
300				
301	INDUSTRIAL	1,804,944,199	3,680,651,969	
302	LOSS	23,987,035	48,730,919	
303		1,780,957,164	3,631,921,050	
304	ADJUSTMENT	17,749,867		
305		1,798,707,031	3,631,921,050	
306	NEW	169,538,703	342,178,325	
307				
308	TOTAL INDUSTRIAL	1,968,245,734	3,974,099,375	1,942,547,612
400				
401	RESIDENTIAL	20,646,645,540	42,729,354,292	
402	LOSS	66,375,913	137,099,266	
403		20,580,269,627	42,592,255,026	
404	ADJUSTMENT	660,083,604		
405		21,240,353,231	42,592,255,026	
406	NEW	911,887,307	1,825,624,928	
407				
408	TOTAL RESIDENTIAL	22,152,240,538	44,417,879,954	21,613,745,658
600				
601	DEVELOPMNTL	78,381,800	167,961,616	
602	LOSS	21,176,710	48,217,253	
603		57,205,090	119,744,363	
604	ADJUSTMENT	2,523,280		
605		59,728,370	119,744,363	
606	NEW	82,363,880	164,889,521	
607				
608	TOTAL DEVELOPMNTL	142,092,250	284,633,884	129,893,740
800	TOTAL REAL	30,032,307,086	60,269,653,105	29,387,817,501

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION  
COUNTY SUMMARY

YEAR 1995

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
150				
151	AGRICULTURAL			
152	LOSS			
153				
154	ADJUSTMENT			
155				
156	NEW			
157				
158	TOTAL AGRICULTURAL			
250				
251	COMMERCIAL	1,539,576,470	3,097,857,616	
252	LOSS	238,542,350	479,944,316	
253		1,301,034,120	2,617,913,300	
254	ADJUSTMENT	7,922,550		
255		1,308,956,670	2,617,913,300	
256	NEW	351,471,390	702,942,784	
257				
258	TOTAL COMMERCIAL	1,660,428,060	3,320,856,084	1,660,428,060
350				
351	INDUSTRIAL	826,945,350	1,661,284,189	
352	LOSS	57,058,130	114,371,720	
353		769,887,220	1,546,912,469	
354	ADJUSTMENT	3,569,010		
355		773,456,230	1,546,912,469	
356	NEW	177,912,769	355,825,556	
357				
358	TOTAL INDUSTRIAL	951,368,999	1,902,738,025	951,368,999
450				
451	RESIDENTIAL	2,596,800	5,377,511	
452	LOSS	52,000	107,683	
453		2,544,800	5,269,828	
454	ADJUSTMENT	90,110		
455		2,634,910	5,269,828	
456	NEW	54,290	108,580	
457				
458	TOTAL RESIDENTIAL	2,689,200	5,378,408	2,610,730
550				
551	UTILITY	530,620,540	1,061,188,402	
552	LOSS	15,659,860	31,311,787	
553		514,960,680	1,029,876,615	
554	ADJUSTMENT	10		
555		514,960,690	1,029,876,615	
556	NEW	51,182,860	102,363,733	
557				
558	TOTAL UTILITY	566,143,550	1,132,240,348	566,143,550
850	TOTAL PERSONAL	3,180,629,809	6,361,212,865	3,180,551,339

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION  
COUNTY SUMMARY

YEAR 1995

	NUMBER OF PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
<b>R E A L PROPERTY</b>					
108	2,093	114,214,710	229,121,187	114,214,710	108,675,710
208	19,139	5,655,513,854	11,363,918,705	5,655,513,854	5,592,954,781
308	6,605	1,968,245,734	3,974,099,375	1,968,245,734	1,942,547,612
408	386,588	22,152,240,538	44,417,879,954	22,152,240,538	21,613,745,658
608	906	142,092,250	284,633,884	142,092,250	129,893,740
800	415,331	30,032,307,086	60,269,653,105	30,032,307,086	29,387,817,501
<b>PERSONAL PROPERTY</b>					
158					
258	46,950	1,660,428,060	3,320,856,084		1,660,428,060
358	3,370	951,368,999	1,902,738,025		951,368,999
458	55	2,689,200	5,378,408		2,610,730
558	374	566,143,550	1,132,240,348		566,143,550
850	50,749	3,180,629,809	6,361,212,865	3,180,629,809	3,180,551,339
900	466,080	33,212,936,895	66,630,865,970	33,212,936,895	32,568,368,840



**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS**

**REAL PROPERTY**

<b>ASSESSING DISTRICT</b>	<b>NUMBER OF ACRES</b>	<b>ASSESSED VALUE</b>	<b>EQUALIZED VALUE</b>	<b>TAXABLE VALUE</b>
ADDISON TWP	19,957.13	144,907,916	144,907,916	139,446,966
BLOOMFIELD TWP	13,370.36	2,231,953,870	2,231,953,870	2,191,587,650
BRANDON TWP	20,421.40	239,477,234	239,477,234	226,722,021
COMMERCE TWP	14,951.56	893,727,800	893,727,800	786,944,580
GROVELAND TWP	19,349.76	120,289,580	120,289,580	118,778,790
HIGHLAND TWP	20,201.69	349,837,240	349,837,240	339,772,090
HOLLY TWP	20,389.03	133,229,750	133,229,750	132,133,750
INDEPENDENCE TWP	18,667.71	677,938,000	677,938,000	647,205,800
LYON TWP	18,232.12	216,577,505	216,577,505	214,793,275
MILFORD TWP	17,934.68	368,063,795	368,063,795	360,177,395
NOVI TWP	59.84	5,912,650	5,912,650	5,710,660
OAKLAND TWP	20,227.14	361,756,130	361,756,130	358,790,360
ORION TWP	18,641.08	733,862,150	733,862,150	719,708,550
OXFORD TWP	19,283.26	270,039,555	270,039,555	265,472,768
ROSE TWP	19,798.44	112,808,920	112,808,920	111,970,990
ROYAL OAK TWP	320.41	40,250,170	40,250,170	39,950,820
SOUTHFIELD TWP	4,046.98	656,026,560	656,026,560	614,218,894
SPRINGFIELD TWP	18,340.28	256,012,830	256,012,830	251,320,121
WATERFORD TWP	14,980.80	1,380,984,680	1,380,984,680	1,337,951,250
WEST BLMFLD TWP	15,619.53	2,112,350,340	2,112,350,340	2,092,291,060
WHITE LAKE TWP	19,984.18	515,335,510	515,335,510	509,813,390
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>11,821,342,185</b>	<b>11,821,342,185</b>	<b>11,464,761,180</b>

**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS**

**PERSONAL PROPERTY**

<b>ASSESSING DISTRICT</b>	<b>NUMBER OF ACRES</b>	<b>ASSESSED VALUE</b>	<b>EQUALIZED VALUE</b>	<b>TAXABLE VALUE</b>
ADDISON TWP	19,957.13	9,192,150	9,192,150	9,192,150
BLOOMFIELD TWP	13,370.36	60,800,800	60,800,800	60,800,800
BRANDON TWP	20,421.40	7,916,750	7,916,750	7,916,750
COMMERCE TWP	14,951.56	70,273,800	70,273,800	70,273,800
GROVELAND TWP	19,349.76	8,690,050	8,690,050	8,690,050
HIGHLAND TWP	20,201.69	16,495,550	16,495,550	16,495,550
HOLLY TWP	20,389.03	9,573,050	9,573,050	9,573,050
INDEPENDENCE TWP	18,667.71	29,086,000	29,086,000	29,086,000
LYON TWP	18,232.12	34,843,100	34,843,100	34,843,100
MILFORD TWP	17,934.68	64,767,600	64,767,600	64,767,600
NOVI TWP	59.84	55,150	55,150	55,150
OAKLAND TWP	20,227.14	14,314,700	14,314,700	14,314,700
ORION TWP	18,641.08	133,390,950	133,390,950	133,390,950
OXFORD TWP	19,283.26	35,879,289	35,879,289	35,879,289
ROSE TWP	19,798.44	5,483,900	5,483,900	5,483,900
ROYAL OAK TWP	320.41	7,596,900	7,596,900	7,596,900
SOUTHFIELD TWP	4,046.98	30,537,050	30,537,050	30,537,050
SPRINGFIELD TWP	18,340.28	18,189,200	18,189,200	18,189,200
WATERFORD TWP	14,980.80	96,750,950	96,750,950	96,750,950
WEST BLMFLD TWP	15,619.53	53,264,750	53,264,750	53,264,750
WHITE LAKE TWP	19,984.18	18,144,950	18,144,950	18,144,950
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>725,246,639</b>	<b>725,246,639</b>	<b>725,246,639</b>

**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS**

ASSESSING DISTRICT	NUMBER OF ACRES	TOTAL PROPERTY		TAXABLE VALUE
		REAL / PERSONAL	VALUE	
		ASSESSED VALUE	EQUALIZED VALUE	
ADDISON TWP	19,957.13	154,100,066	154,100,066	148,639,116
BLOOMFIELD TWP	13,370.36	2,292,754,670	2,292,754,670	2,252,388,450
BRANDON TWP	20,421.40	247,393,984	247,393,984	234,638,771
COMMERCE TWP	14,951.56	964,001,600	964,001,600	857,218,380
GROVELAND TWP	19,349.76	128,979,630	128,979,630	127,468,840
HIGHLAND TWP	20,201.69	366,332,790	366,332,790	356,267,640
HOLLY TWP	20,389.03	142,802,800	142,802,800	141,706,800
INDEPENDENCE TWP	18,667.71	707,024,000	707,024,000	676,291,800
LYON TWP	18,232.12	251,420,605	251,420,605	249,636,375
MILFORD TWP	17,934.68	432,831,395	432,831,395	424,944,995
NOVI TWP	59.84	5,967,800	5,967,800	5,765,810
OAKLAND TWP	20,227.14	376,070,830	376,070,830	373,105,060
ORION TWP	18,641.08	867,253,100	867,253,100	853,099,500
OXFORD TWP	19,283.26	305,918,844	305,918,844	301,352,057
ROSE TWP	19,798.44	118,292,820	118,292,820	117,454,890
ROYAL OAK TWP	320.41	47,847,070	47,847,070	47,547,720
SOUTHFIELD TWP	4,046.98	686,563,610	686,563,610	644,755,944
SPRINGFIELD TWP	18,340.28	274,202,030	274,202,030	269,509,321
WATERFORD TWP	14,980.80	1,477,735,630	1,477,735,630	1,434,702,200
WEST BLMFLD TWP	15,619.53	2,165,615,090	2,165,615,090	2,145,555,810
WHITE LAKE TWP	19,984.18	533,480,460	533,480,460	527,958,340
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>12,546,588,824</b>	<b>12,546,588,824</b>	<b>12,190,007,819</b>

**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY CITIES**

**REAL PROPERTY**

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,649.60	459,238,610	459,238,610	432,590,585
BERKLEY CITY	1,213.93	288,269,490	288,269,490	283,443,590
BIRMINGHAM CITY	2,217.97	973,963,805	973,963,805	947,722,890
BLMFLD HILLS CITY	2,365.32	510,853,940	510,853,940	501,036,640
VLG CLARKSTON CTY	322.27	27,970,490	27,970,490	26,876,120
CLAWSON CITY	1,067.54	243,474,080	243,474,080	240,377,620
FARMINGTON CITY	1,250.14	263,754,940	263,754,940	261,866,650
FARM HILLS CITY	16,476.19	2,464,763,400	2,464,763,400	2,451,887,950
FERNDALE CITY	1,884.72	304,913,730	304,913,730	292,911,410
HAZEL PARK CITY	1,351.79	178,196,440	178,196,440	174,249,880
HUNTINGTN WDS CITY	576.33	181,976,040	181,976,040	175,901,060
KEEGO HARBOR CITY	285.31	48,577,180	48,577,180	48,022,090
LAKE ANGELUS CITY	1,049.60	32,592,700	32,592,700	32,438,470
LATHRUP VLG CITY	761.99	113,543,650	113,543,650	110,571,770
MADISON HGTS CITY	3,204.27	652,839,040	652,839,040	639,009,880
NORTHVILLE CITY	472.38	115,197,690	115,197,690	112,843,440
NOVI CITY	16,447.86	1,355,707,600	1,355,707,600	1,327,835,950
OAK PARK CITY	2,384.73	378,771,900	378,771,900	374,371,400
ORCHARD LAKE CITY	2,079.03	196,933,080	196,933,080	191,670,100
PLEASANT RDG CITY	285.59	69,954,590	69,954,590	68,345,845
PONTIAC CITY	8,031.63	570,499,318	570,499,318	555,925,773
ROCHESTER CITY	1,593.95	217,082,575	217,082,575	216,395,160
ROCH HILLS CITY	15,280.38	1,837,394,250	1,837,394,250	1,820,039,200
ROYAL OAK CITY	5,599.72	1,254,149,360	1,254,149,360	1,233,638,980
SOUTHFIELD CITY	13,492.16	1,937,901,930	1,937,901,930	1,918,708,560
SOUTH LYON CITY	1,105.81	124,192,670	124,192,670	122,229,718
SYLVAN LAKE CITY	402.83	55,855,603	55,855,603	54,605,670
TROY CITY	15,987.26	2,956,148,390	2,956,148,390	2,918,385,360
WALLED LAKE CITY	1,204.00	112,712,930	112,712,930	110,820,180
WIXOM CITY	4,765.38	283,535,480	283,535,480	278,334,380
TOTAL CITIES	133,809.68	18,210,964,901	18,210,964,901	17,923,056,321
TOTAL TOWNSHIPS	334,777.38	11,821,342,185	11,821,342,185	11,464,761,180
TOTAL COUNTY	468,587.06	30,032,307,086	30,032,307,086	29,387,817,501

**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY CITIES**

**PERSONAL PROPERTY**

<b>ASSESSING DISTRICT</b>	<b>NUMBER OF ACRES</b>	<b>ASSESSED VALUE</b>	<b>EQUALIZED VALUE</b>	<b>TAXABLE VALUE</b>
AUBURN HILLS CITY	10,649.60	181,785,750	181,785,750	181,785,750
BERKLEY CITY	1,213.93	11,081,950	11,081,950	11,081,950
BIRMINGHAM CITY	2,217.97	45,004,300	45,004,300	45,004,300
BLMFLD HILLS CITY	2,365.32	30,875,850	30,875,850	30,875,850
VLG CLARKSTON CTY	322.27	1,216,500	1,216,500	1,216,500
CLAWSON CITY	1,067.54	15,168,250	15,168,250	15,168,250
FARMINGTON CITY	1,250.14	17,026,300	17,026,300	17,026,300
FARM HILLS CITY	16,476.19	227,770,900	227,770,900	227,770,900
FERNDALE CITY	1,884.72	41,011,000	41,011,000	41,011,000
HAZEL PARK CITY	1,351.79	16,225,500	16,225,500	16,225,500
HUNTINGN WDS CITY	576.33	2,799,700	2,799,700	2,799,700
KEEGO HARBOR CITY	285.31	2,780,150	2,780,150	2,780,150
LAKE ANGELUS CITY	1,049.60	155,300	155,300	155,300
LATHRUP VLG CITY	761.99	5,141,700	5,141,700	5,141,700
MADISON HGTS CITY	3,204.27	153,011,300	153,011,300	153,011,300
NORTHVILLE CITY	472.38	1,317,450	1,317,450	1,317,450
NOVI CITY	16,447.86	122,690,750	122,690,750	122,690,750
OAK PARK CITY	2,384.73	44,207,900	44,207,900	44,207,900
ORCHARD LAKE CITY	2,079.03	3,626,200	3,626,200	3,626,200
PLEASANT RDG CITY	285.59	2,705,450	2,705,450	2,705,450
PONTIAC CITY	8,031.63	201,771,200	201,771,200	201,771,200
ROCHESTER CITY	1,593.95	34,334,300	34,334,300	34,334,300
ROCH HILLS CITY	15,280.38	155,868,500	155,868,500	155,790,030
ROYAL OAK CITY	5,599.72	92,093,600	92,093,600	92,093,600
SOUTHFIELD CITY	13,492.16	420,264,150	420,264,150	420,264,150
SOUTH LYON CITY	1,105.81	11,024,250	11,024,250	11,024,250
SYLVAN LAKE CITY	402.83	2,360,700	2,360,700	2,360,700
TROY CITY	15,987.26	507,025,520	507,025,520	507,025,520
WALLED LAKE CITY	1,204.00	12,554,900	12,554,900	12,554,900
WIXOM CITY	4,765.38	92,483,850	92,483,850	92,483,850
<b>TOTAL CITIES</b>	<b>133,809.68</b>	<b>2,455,383,170</b>	<b>2,455,383,170</b>	<b>2,455,304,700</b>
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>725,246,639</b>	<b>725,246,639</b>	<b>725,246,639</b>
<b>TOTAL COUNTY</b>	<b>468,587.06</b>	<b>3,180,629,809</b>	<b>3,180,629,809</b>	<b>3,180,551,339</b>

**OAKLAND COUNTY  
1995 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY CITIES**

**TOTAL PROPERTY  
REAL / PERSONAL**

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,649.60	641,024,360	641,024,360	614,376,335
BERKLEY CITY	1,213.93	299,351,440	299,351,440	294,525,540
BIRMINGHAM CITY	2,217.97	1,018,968,105	1,018,968,105	992,727,190
BLMFLD HILLS CITY	2,365.32	541,729,790	541,729,790	531,912,490
VLG CLARKSTON CTY	322.27	29,186,990	29,186,990	28,092,620
CLAWSON CITY	1,067.54	258,642,330	258,642,330	255,545,870
FARMINGTON CITY	1,250.14	280,781,240	280,781,240	278,892,950
FARM HILLS CITY	16,476.19	2,692,534,300	2,692,534,300	2,679,658,850
FERNDALE CITY	1,884.72	345,924,730	345,924,730	333,922,410
HAZEL PARK CITY	1,351.79	194,421,940	194,421,940	190,475,380
HUNTINGTN WDS CITY	576.33	184,775,740	184,775,740	178,700,760
KEEGO HARBOR CITY	285.31	51,357,330	51,357,330	50,802,240
LAKE ANGELUS CITY	1,049.60	32,748,000	32,748,000	32,593,770
LATHRUP VLG CITY	761.99	118,685,350	118,685,350	115,713,470
MADISON HGTS CITY	3,204.27	805,850,340	805,850,340	792,021,180
NORTHVILLE CITY	472.38	116,515,140	116,515,140	114,160,890
NOVI CITY	16,447.86	1,478,398,350	1,478,398,350	1,450,526,700
OAK PARK CITY	2,384.73	422,979,800	422,979,800	418,579,300
ORCHARD LAKE CITY	2,079.03	200,559,280	200,559,280	195,296,300
PLEASANT RDG CITY	285.59	72,660,040	72,660,040	71,051,295
PONTIAC CITY	8,031.63	772,270,518	772,270,518	757,696,973
ROCHESTER CITY	1,593.95	251,416,875	251,416,875	250,729,460
ROCH HILLS CITY	15,280.38	1,993,262,750	1,993,262,750	1,975,829,230
ROYAL OAK CITY	5,599.72	1,346,242,960	1,346,242,960	1,325,732,580
SOUTHFIELD CITY	13,492.16	2,358,166,080	2,358,166,080	2,338,972,710
SOUTH LYON CITY	1,105.81	135,216,920	135,216,920	133,253,968
SYLVAN LAKE CITY	402.83	58,216,303	58,216,303	56,966,370
TROY CITY	15,987.26	3,463,173,910	3,463,173,910	3,425,410,880
WALLED LAKE CITY	1,204.00	125,267,830	125,267,830	123,375,080
WIXOM CITY	4,765.38	376,019,330	376,019,330	370,818,230
<b>TOTAL CITIES</b>	<b>133,809.68</b>	<b>20,666,348,071</b>	<b>20,666,348,071</b>	<b>20,378,361,021</b>
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>12,546,588,824</b>	<b>12,546,588,824</b>	<b>12,190,007,819</b>
<b>TOTAL COUNTY</b>	<b>468,587.06</b>	<b>33,212,936,895</b>	<b>33,212,936,895</b>	<b>32,568,368,840</b>

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP	(1)	5,413,770	3,966,110	1,277,010	124,479,296	NONE	9,771,730	144,907,916
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,413,770	3,966,110	1,277,010	124,479,296		9,771,730	144,907,916
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,931,320	3,905,590	1,196,820	121,305,456		8,107,780	139,446,966
BLOOMFIELD TWP	(1)	0	160,621,210	16,908,960	2,054,423,700	NONE	0	2,231,953,870
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	160,621,210	16,908,960	2,054,423,700		0	2,231,953,870
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	160,253,460	16,886,820	2,014,447,370		0	2,191,587,650
BRANDON TWP	(1)	4,221,700	18,352,750	791,900	216,110,884	NONE	0	239,477,234
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,221,700	18,352,750	791,900	216,110,884		0	239,477,234
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
	(5)	4,039,550	16,526,510	781,000	205,374,961		0	226,722,021
COMMERCE TWP	(1)	9,962,700	80,807,700	74,507,800	718,376,200	NONE	10,073,400	893,727,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,962,700	80,807,700	74,507,800	718,376,200		10,073,400	893,727,800
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,447,790	68,857,920	65,288,380	639,225,180		7,125,310	786,944,580
GROVELAND TWP	(1)	8,269,530	8,965,870	2,411,980	90,546,960	NONE	10,095,240	120,289,580
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,269,530	8,965,870	2,411,980	90,546,960		10,095,240	120,289,580
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,208,910	8,920,200	2,411,980	89,309,610		9,928,090	118,778,790
HIGHLAND TWP	(1)	14,580,890	27,759,100	5,320,730	298,446,940	NONE	3,729,580	349,837,240
	(2)	+0	+0	+0	+0		+0	+0
	(3)	14,580,890	27,759,100	5,320,730	298,446,940		3,729,580	349,837,240
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	13,747,550	26,351,500	5,149,770	291,050,960		3,472,310	339,772,090

OAKLAND COUNTY

1995 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  
 (5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP	(1)	11,315,100	15,357,150	3,296,900	96,452,500	NONE	6,808,100	133,229,750
	(2)	+0	+0	+0	+0		+0	+0
	(3)	11,315,100	15,357,150	3,296,900	96,452,500		6,808,100	133,229,750
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	11,232,740	15,132,330	3,288,040	95,760,390		6,720,250	132,133,750
INDEPENDENCE TWP	(1)	0	73,944,100	3,647,800	589,399,200	NONE	10,946,900	677,938,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	73,944,100	3,647,800	589,399,200		10,946,900	677,938,000
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	0	72,462,100	3,606,600	560,461,000		10,676,100	647,205,800
LYON TWP	(1)	10,585,230	23,895,340	19,178,800	155,556,595	NONE	7,361,540	216,577,505
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,585,230	23,895,340	19,178,800	155,556,595		7,361,540	216,577,505
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	10,453,530	23,539,860	18,726,720	154,811,685		7,261,480	214,793,275
MILFORD TWP	(1)	4,274,980	28,599,620	33,176,610	297,385,905	NONE	4,626,680	368,063,795
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,274,980	28,599,620	33,176,610	297,385,905		4,626,680	368,063,795
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	4,210,040	28,203,120	32,804,740	290,452,955		4,506,540	360,177,395
NOVI TWP	(1)	0	0	0	5,912,650	NONE	0	5,912,650
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	5,912,650		0	5,912,650
	(4)	.0000	.0000	.0000	1.0000		.0000	.0000
	(5)	0	0	0	5,710,660		0	5,710,660
OAKLAND TWP	(1)	8,610,100	7,106,220	3,904,990	319,279,470	NONE	22,855,350	361,756,130
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,610,100	7,106,220	3,904,990	319,279,470		22,855,350	361,756,130
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	8,592,230	7,106,220	3,904,990	316,571,980		22,614,940	358,790,360



OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP	(1)	6,271,600	65,860,150	110,498,000	547,038,200	NONE	4,194,200	733,862,150
	(2)	+0	+0	+0	+0		+0	+0
	(3)	6,271,600	65,860,150	110,498,000	547,038,200		4,194,200	733,862,150
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,271,600	65,768,750	109,908,500	533,646,800		4,112,900	719,708,550
OXFORD TWP	(1)	8,546,240	30,123,246	25,061,269	205,661,420	NONE	647,380	270,039,555
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,546,240	30,123,246	25,061,269	205,661,420		647,380	270,039,555
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,508,360	30,021,356	24,974,008	201,643,304		325,740	265,472,768
ROSE TWP	(1)	9,691,940	304,280	491,130	102,060,830	NONE	260,740	112,808,920
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,691,940	304,280	491,130	102,060,830		260,740	112,808,920
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	9,657,580	304,260	491,100	101,257,310		260,740	111,970,990
ROYAL OAK TWP	(1)	0	28,273,680	4,777,170	7,199,320	NONE	0	40,250,170
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	28,273,680	4,777,170	7,199,320		0	40,250,170
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	28,139,460	4,649,970	7,161,390		0	39,950,820
SOUTHFIELD TWP	(1)	0	63,867,550	148,200	592,010,810	NONE	0	656,026,560
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	63,867,550	148,200	592,010,810		0	656,026,560
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	63,608,250	148,200	550,462,444		0	614,218,894
SPRINGFIELD TWP	(1)	3,154,300	15,131,400	8,231,230	225,077,400	NONE	4,418,500	256,012,830
	(2)	+0	+0	+0	+0		+0	+0
	(3)	3,154,300	15,131,400	8,231,230	225,077,400		4,418,500	256,012,830
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	3,123,300	15,059,030	8,207,220	220,736,811		4,193,760	251,320,121

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP	(1)	1,723,750	307,317,140	24,410,230	1,047,533,560	NONE	0	1,380,984,680
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,723,750	307,317,140	24,410,230	1,047,533,560		0	1,380,984,680
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
	(5)	1,723,750	292,500,240	23,866,430	1,019,860,830		0	1,337,951,250
WEST BLMFLD TWP	(1)	0	170,136,295	6,076,750	1,936,137,295	NONE	0	2,112,350,340
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	170,136,295	6,076,750	1,936,137,295		0	2,112,350,340
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	169,551,295	5,912,959	1,916,826,806		0	2,092,291,060
WHITE LAKE TWP	(1)	7,233,880	34,911,180	3,320,080	468,074,870	NONE	1,795,500	515,335,510
	(2)	+0	+0	+0	+0		+0	+0
	(3)	7,233,880	34,911,180	3,320,080	468,074,870		1,795,500	515,335,510
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	7,168,460	34,711,920	3,284,200	462,900,300		1,748,510	509,813,390
TOTAL TOWNSHIPS	(1)	113,855,710	1,165,300,091	347,437,539	10,097,164,005	NONE	97,584,840	11,821,342,185
	(2)	+0	+0	+0	+0		+0	+0
	(3)	113,855,710	1,165,300,091	347,437,539	10,097,164,005		97,584,840	11,821,342,185
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	108,316,710	1,130,923,371	335,488,447	9,798,978,202		91,054,450	11,464,761,180

OAKLAND COUNTY

1995 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  
(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	158,048,650	161,831,855	139,358,105	NONE	0	459,238,610
(2)	+0	+0	+0	+0		+0	+0
(3)	0	158,048,650	161,831,855	139,358,105		0	459,238,610
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	149,848,040	154,809,175	127,933,370		0	432,590,585
BERKLEY CITY (1)	0	30,455,730	2,096,740	255,717,020	NONE	0	288,269,490
(2)	+0	+0	+0	+0		+0	+0
(3)	0	30,455,730	2,096,740	255,717,020		0	288,269,490
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	30,041,070	2,085,440	251,317,080		0	283,443,590
BIRMINGHAM CITY (1)	0	213,818,550	9,911,920	750,233,335	NONE	0	973,963,805
(2)	+0	+0	+0	+0		+0	+0
(3)	0	213,818,550	9,911,920	750,233,335		0	973,963,805
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	213,817,990	9,911,920	723,992,980		0	947,722,890
BLMFLD HILLS CITY(1)	0	97,207,260	0	413,646,680	NONE	0	510,853,940
(2)	+0	+0	+0	+0		+0	+0
(3)	0	97,207,260	0	413,646,680		0	510,853,940
(4)	.0000	1.0000	.0000	1.0000		.0000	
(5)	0	96,288,240	0	404,748,400		0	501,036,640
VLG CLARKSTON CTY(1)	0	5,060,690	0	22,909,800	NONE	0	27,970,490
(2)	+0	+0	+0	+0		+0	+0
(3)	0	5,060,690	0	22,909,800		0	27,970,490
(4)	.0000	1.0000	.0000	1.0000		.0000	
(5)	0	5,060,690	0	21,815,430		0	26,876,120
CLAWSON CITY (1)	0	44,726,840	13,351,300	185,395,940	NONE	0	243,474,080
(2)	+0	+0	+0	+0		+0	+0
(3)	0	44,726,840	13,351,300	185,395,940		0	243,474,080
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	44,656,990	13,315,440	182,405,190		0	240,377,620
FARMINGTON CITY (1)	0	69,133,460	9,944,800	184,676,680	NONE	0	263,754,940
(2)	+0	+0	+0	+0		+0	+0
(3)	0	69,133,460	9,944,800	184,676,680		0	263,754,940
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	68,925,350	9,884,500	183,056,800		0	261,866,650
FARM HILLS CITY (1)	0	561,531,060	182,775,980	1,720,456,360	NONE	0	2,464,763,400
(2)	+0	+0	+0	+0		+0	+0
(3)	0	561,531,060	182,775,980	1,720,456,360		0	2,464,763,400
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	561,430,280	182,572,860	1,707,884,810		0	2,451,887,950

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
FERNDALE CITY	(1)	0	52,888,130	31,462,480	220,563,120	NONE	0	304,913,730
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	52,888,130	31,462,480	220,563,120		0	304,913,730
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	51,079,520	31,362,380	210,469,510		0	292,911,410
HAZEL PARK CITY	(1)	0	30,104,020	9,932,990	138,159,430	NONE	0	178,196,440
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	30,104,020	9,932,990	138,159,430		0	178,196,440
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	29,827,130	9,932,990	134,489,760		0	174,249,880
HUNTINGTON WDS CITY	(1)	0	5,576,110	0	176,399,930	NONE	0	181,976,040
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	5,576,110	0	176,399,930		0	181,976,040
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	5,576,110	0	170,324,950		0	175,901,060
KEEGO HARBOR CITY	(1)	0	13,610,030	0	34,967,150	NONE	0	48,577,180
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	13,610,030	0	34,967,150		0	48,577,180
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	13,548,940	0	34,473,150		0	48,022,090
LAKE ANGELUS CITY	(1)	0	0	0	32,592,700	NONE	0	32,592,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	32,592,700		0	32,592,700
	(4)	.0000	.0000	.0000	1.0000		.0000	
	(5)	0	0	0	32,438,470		0	32,438,470
LATHRUP VLG CITY	(1)	0	16,620,160	0	96,923,490	NONE	0	113,543,650
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	16,620,160	0	96,923,490		0	113,543,650
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	16,444,250	0	94,127,520		0	110,571,770

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
MADISON HGTS CITY(1)	0	164,362,530	165,832,070	322,644,440	NONE	0	652,839,040
(2)	+0	+0	+0	+0		+0	+0
(3)	0	164,362,530	165,832,070	322,644,440		0	652,839,040
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	157,395,780	165,601,680	316,012,420		0	639,009,880
NORTHVILLE CITY (1)	0	2,750,250	708,650	111,738,790	NONE	0	115,197,690
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,750,250	708,650	111,738,790		0	115,197,690
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	2,732,850	705,800	109,404,790		0	112,843,440
NOVI CITY (1)	0	364,050,200	125,342,450	827,023,500	NONE	39,291,450	1,355,707,600
(2)	+0	+0	+0	+0		+0	+0
(3)	0	364,050,200	125,342,450	827,023,500		39,291,450	1,355,707,600
(4)	.0000	1.0000	1.0000	1.0000		1.0000	
(5)	0	363,982,800	124,914,800	805,214,950		33,723,400	1,327,835,950
OAK PARK CITY (1)	0	58,220,630	39,538,880	281,012,390	NONE	0	378,771,900
(2)	+0	+0	+0	+0		+0	+0
(3)	0	58,220,630	39,538,880	281,012,390		0	378,771,900
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	58,220,630	39,538,880	276,611,890		0	374,371,400
ORCHARD LAKE CITY(1)	359,000	8,271,270	0	187,864,120	NONE	438,690	196,933,080
(2)	+0	+0	+0	+0		+0	+0
(3)	359,000	8,271,270	0	187,864,120		438,690	196,933,080
(4)	1.0000	1.0000	.0000	1.0000		1.0000	
(5)	359,000	8,153,520	0	182,718,890		438,690	191,670,100
PLEASANT RDG CITY(1)	0	2,195,440	965,190	66,793,960	NONE	0	69,954,590
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,195,440	965,190	66,793,960		0	69,954,590
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	2,195,440	965,190	65,185,215		0	68,345,845

OAKLAND COUNTY

1995 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  
(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	139,632,120	117,886,210	312,980,988	NONE	0	570,499,318
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	139,632,120	117,886,210	312,980,988		0	570,499,318
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	135,403,100	117,881,980	302,640,693		0	555,925,773
ROCHESTER CITY	(1)	0	55,390,350	26,041,980	133,435,995	NONE	2,214,250	217,082,575
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	55,390,350	26,041,980	133,435,995		2,214,250	217,082,575
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	55,390,340	26,041,950	132,748,620		2,214,250	216,395,160
ROCH HILLS CITY	(1)	0	249,407,220	135,876,210	1,452,110,820	NONE	0	1,837,394,250
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	249,407,220	135,876,210	1,452,110,820		0	1,837,394,250
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	248,593,220	133,220,030	1,438,225,950		0	1,820,039,200
ROYAL OAK CITY	(1)	0	235,363,120	33,418,760	985,367,480	NONE	0	1,254,149,360
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	235,363,120	33,418,760	985,367,480		0	1,254,149,360
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	234,121,170	32,643,820	966,873,990		0	1,233,638,980
SOUTHFIELD CITY	(1)	0	1,003,927,460	38,698,390	895,276,080	NONE	0	1,937,901,930
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,003,927,460	38,698,390	895,276,080		0	1,937,901,930
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	1,003,927,460	38,698,390	876,082,710		0	1,918,708,560
SOUTH LYON CITY	(1)	0	22,217,600	4,533,620	96,934,650	NONE	506,800	124,192,670
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	22,217,600	4,533,620	96,934,650		506,800	124,192,670
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	22,217,130	4,533,620	94,972,168		506,800	122,229,718

OAKLAND COUNTY

1995 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

(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
SYLVAN LAKE CITY	(1) 0	5,997,343	1,846,650	48,011,610	NONE	0	55,855,603
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	5,997,343	1,846,650	48,011,610		0	55,855,603
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	5,907,900	1,846,510	46,851,260		0	54,605,670
TROY CITY	(1) 0	807,561,950	392,171,140	1,756,415,300	NONE	0	2,956,148,390
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	807,561,950	392,171,140	1,756,415,300		0	2,956,148,390
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	806,889,460	391,877,620	1,719,618,280		0	2,918,385,360
WALLED LAKE CITY	(1) 0	21,545,870	6,834,540	84,332,520	NONE	0	112,712,930
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	21,545,870	6,834,540	84,332,520		0	112,712,930
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	21,538,530	6,817,040	82,464,610		0	110,820,180
WIXOM CITY	(1) 0	50,539,720	109,805,390	121,134,150	NONE	2,056,220	283,535,480
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	50,539,720	109,805,390	121,134,150		2,056,220	283,535,480
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 0	48,817,480	107,897,150	119,663,600		1,956,150	278,334,380
TOTAL CITIES	(1) 359,000	4,490,213,763	1,620,808,195	12,055,076,533	NONE	44,507,410	18,210,964,901
	(2) +0	+0	+0	+0		+0	+0
	(3) 359,000	4,490,213,763	1,620,808,195	12,055,076,533		44,507,410	18,210,964,901
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 359,000	4,462,031,410	1,607,059,165	11,814,767,456		38,839,290	17,923,056,321
TOTAL TOWNSHIPS	(1) 113,855,710	1,165,300,091	347,437,539	10,097,164,005	NONE	97,584,840	11,821,342,185
	(2) +0	+0	+0	+0		+0	+0
	(3) 113,855,710	1,165,300,091	347,437,539	10,097,164,005		97,584,840	11,821,342,185
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 108,316,710	1,130,923,371	335,488,447	9,798,978,202		91,054,450	11,464,761,180
TOTAL COUNTY	(1) 114,214,710	5,655,513,854	1,968,245,734	22,152,240,538	NONE	142,092,250	30,032,307,086
	(2) +0	+0	+0	+0		+0	+0
	(3) 114,214,710	5,655,513,854	1,968,245,734	22,152,240,538		142,092,250	30,032,307,086
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 108,675,710	5,592,954,781	1,942,547,612	21,613,745,658		129,893,740	29,387,817,501

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	977,350	2,320,700	0	5,894,100	(1) 9,192,150
						(2) +0
						(3) 9,192,150
						(4) 1.0000
						(5) 9,192,150
BLOOMFIELD TWP	0	43,176,550	78,250	0	17,546,000	(1) 60,800,800
						(2) +0
						(3) 60,800,800
						(4) 1.0000
						(5) 60,800,800
BRANDON TWP	0	1,907,750	0	0	6,009,000	(1) 7,916,750
						(2) +0
						(3) 7,916,750
						(4) 1.0000
						(5) 7,916,750
COMMERCE TWP	0	22,225,800	24,557,000	0	23,491,000	(1) 70,273,800
						(2) +0
						(3) 70,273,800
						(4) 1.0000
						(5) 70,273,800
GROVELAND TWP	0	2,793,250	696,250	0	5,200,550	(1) 8,690,050
						(2) +0
						(3) 8,690,050
						(4) 1.0000
						(5) 8,690,050
HIGHLAND TWP	0	4,954,250	2,048,800	0	9,492,500	(1) 16,495,550
						(2) +0
						(3) 16,495,550
						(4) 1.0000
						(5) 16,495,550



**1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP	0	3,626,450	1,704,700	0	4,241,900	(1) 9,573,050
						(2) +0
						(3) 9,573,050
						(4) 1.0000
						(5) 9,573,050
INDEPENDENCE TWP	0	13,197,300	1,770,100	0	14,118,600	(1) 29,086,000
						(2) +0
						(3) 29,086,000
						(4) 1.0000
						(5) 29,086,000
LYON TWP	0	6,950,100	11,375,950	0	16,517,050	(1) 34,843,100
						(2) +0
						(3) 34,843,100
						(4) 1.0000
						(5) 34,843,100
MILFORD TWP	0	20,257,250	16,474,050	0	28,036,300	(1) 64,767,600
						(2) +0
						(3) 64,767,600
						(4) 1.0000
						(5) 64,767,600
NOVI TWP	0	0	0	0	55,150	(1) 55,150
						(2) +0
						(3) 55,150
						(4) 1.0000
						(5) 55,150
OAKLAND TWP	0	1,623,600	3,063,250	0	9,627,850	(1) 14,314,700
						(2) +0
						(3) 14,314,700
						(4) 1.0000
						(5) 14,314,700

**1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP	0	14,020,600	97,141,100	0	22,229,250	(1) 133,390,950 (2) +0 (3) 133,390,950 (4) 1.0000 (5) 133,390,950
OXFORD TWP	0	10,309,500	14,042,989	0	11,526,800	(1) 35,879,289 (2) +0 (3) 35,879,289 (4) 1.0000 (5) 35,879,289
ROSE TWP	0	359,390	0	0	5,124,510	(1) 5,483,900 (2) +0 (3) 5,483,900 (4) 1.0000 (5) 5,483,900
ROYAL OAK TWP	0	5,340,850	1,703,350	0	552,700	(1) 7,596,900 (2) +0 (3) 7,596,900 (4) 1.0000 (5) 7,596,900
SOUTHFIELD TWP	0	24,525,700	0	0	6,011,350	(1) 30,537,050 (2) +0 (3) 30,537,050 (4) 1.0000 (5) 30,537,050
SPRINGFIELD TWP	0	3,407,300	3,995,100	0	10,786,800	(1) 18,189,200 (2) +0 (3) 18,189,200 (4) 1.0000 (5) 18,189,200

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP	0	65,777,250	6,504,100	0	24,469,600	(1) 96,750,950
						(2) +0
						(3) 96,750,950
						(4) 1.0000
						(5) 96,750,950
WEST BLMFLD TWP	0	28,419,150	539,850	0	24,305,750	(1) 53,264,750
						(2) +0
						(3) 53,264,750
						(4) 1.0000
						(5) 53,264,750
WHITE LAKE TWP	0	6,154,800	618,650	0	11,371,500	(1) 18,144,950
						(2) +0
						(3) 18,144,950
						(4) 1.0000
						(5) 18,144,950
TOTAL TOWNSHIPS	0	280,004,190	188,634,189	0	256,608,260	(1) 725,246,639
						(2) +0
						(3) 725,246,639
						(4) 1.0000
						(5) 725,246,639

1995 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  
 (5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	0	79,535,900	88,372,350	0	13,877,500	(1) 181,785,750 (2) +0 (3) 181,785,750 (4) 1.0000 (5) 181,785,750
BERKLEY CITY	0	7,265,900	453,500	0	3,362,550	(1) 11,081,950 (2) +0 (3) 11,081,950 (4) 1.0000 (5) 11,081,950
BIRMINGHAM CITY	0	35,883,500	1,435,750	0	7,685,050	(1) 45,004,300 (2) +0 (3) 45,004,300 (4) 1.0000 (5) 45,004,300
BLMFLD HILLS CITY	0	27,400,150	0	0	3,475,700	(1) 30,875,850 (2) +0 (3) 30,875,850 (4) 1.0000 (5) 30,875,850
VLG CLARKSTON CTY	0	679,450	0	0	537,050	(1) 1,216,500 (2) +0 (3) 1,216,500 (4) 1.0000 (5) 1,216,500
CLAWSON CITY	0	9,802,950	3,061,900	0	2,303,400	(1) 15,168,250 (2) +0 (3) 15,168,250 (4) 1.0000 (5) 15,168,250
FARMINGTON CITY	0	10,753,700	1,741,500	0	4,531,100	(1) 17,026,300 (2) +0 (3) 17,026,300 (4) 1.0000 (5) 17,026,300
FARM HILLS CITY	0	152,438,700	39,834,100	0	35,498,100	(1) 227,770,900 (2) +0 (3) 227,770,900 (4) 1.0000 (5) 227,770,900

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FERNDALE CITY	0	14,300,750	20,489,000	0	6,221,250	(1) 41,011,000
						(2) +0
						(3) 41,011,000
						(4) 1.0000
						(5) 41,011,000
HAZEL PARK CITY	0	7,551,750	5,114,650	0	3,559,100	(1) 16,225,500
						(2) +0
						(3) 16,225,500
						(4) 1.0000
						(5) 16,225,500
HUNTINGTON WOODS CITY	0	1,577,100	0	0	1,222,600	(1) 2,799,700
						(2) +0
						(3) 2,799,700
						(4) 1.0000
						(5) 2,799,700
KEEGO HARBOR CITY	0	2,049,250	0	0	730,900	(1) 2,780,150
						(2) +0
						(3) 2,780,150
						(4) 1.0000
						(5) 2,780,150
LAKE ANGELUS CITY	0	0	0	0	155,300	(1) 155,300
						(2) +0
						(3) 155,300
						(4) 1.0000
						(5) 155,300
LATHRUP VILLAGE CITY	0	3,906,200	0	0	1,235,500	(1) 5,141,700
						(2) +0
						(3) 5,141,700
						(4) 1.0000
						(5) 5,141,700

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HGTS CITY	0	54,335,550	84,230,550	0	14,445,200	(1) 153,011,300 (2) +0 (3) 153,011,300 (4) 1.0000 (5) 153,011,300
NORTHVILLE CITY	0	357,300	256,850	0	703,300	(1) 1,317,450 (2) +0 (3) 1,317,450 (4) 1.0000 (5) 1,317,450
NOVI CITY	0	83,404,100	18,899,650	0	20,387,000	(1) 122,690,750 (2) +0 (3) 122,690,750 (4) 1.0000 (5) 122,690,750
OAK PARK CITY	0	28,410,300	9,806,150	0	5,991,450	(1) 44,207,900 (2) +0 (3) 44,207,900 (4) 1.0000 (5) 44,207,900
ORCHARD LAKE CITY	0	2,341,550	0	0	1,284,650	(1) 3,626,200 (2) +0 (3) 3,626,200 (4) 1.0000 (5) 3,626,200
PLEASANT RDG CITY	0	433,500	1,494,450	0	777,500	(1) 2,705,450 (2) +0 (3) 2,705,450 (4) 1.0000 (5) 2,705,450

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
PONTIAC CITY	0	54,191,950	116,877,850	0	30,701,400	(1) 201,771,200 (2) +0 (3) 201,771,200 (4) 1.0000 (5) 201,771,200
ROCHESTER CITY	0	14,454,500	15,688,850	0	4,190,950	(1) 34,334,300 (2) +0 (3) 34,334,300 (4) 1.0000 (5) 34,334,300
ROCH HILLS CITY	0	62,548,800	57,105,700	2,689,200	33,524,800	(1) 155,868,500 (2) +0 (3) 155,868,500 (4) 1.0000 (5) 155,790,030
ROYAL OAK CITY	0	56,444,150	12,432,750	0	23,216,700	(1) 92,093,600 (2) +0 (3) 92,093,600 (4) 1.0000 (5) 92,093,600
SOUTHFIELD CITY	0	373,408,750	11,638,000	0	35,217,400	(1) 420,264,150 (2) +0 (3) 420,264,150 (4) 1.0000 (5) 420,264,150
SOUTH LYON CITY	0	3,085,700	5,922,100	0	2,016,450	(1) 11,024,250 (2) +0 (3) 11,024,250 (4) 1.0000 (5) 11,024,250

OAKLAND COUNTY

1995 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
SYLVAN LAKE CITY	0	1,752,650	0	0	608,050	(1) 2,360,700
						(2) +0
						(3) 2,360,700
						(4) 1.0000
						(5) 2,360,700
TROY CITY	0	271,047,320	194,752,660	0	41,225,540	(1) 507,025,520
						(2) +0
						(3) 507,025,520
						(4) 1.0000
						(5) 507,025,520
WALLED LAKE CITY	0	5,486,600	4,334,350	0	2,733,950	(1) 12,554,900
						(2) +0
						(3) 12,554,900
						(4) 1.0000
						(5) 12,554,900
WIXOM CITY	0	15,575,850	68,792,150	0	8,115,850	(1) 92,483,850
						(2) +0
						(3) 92,483,850
						(4) 1.0000
						(5) 92,483,850
TOTAL CITIES	0	1,380,423,870	762,734,810	2,689,200	309,535,290	(1) 2,455,383,170
						(2) +0
						(3) 2,455,383,170
						(4) 2,455,304,700
						(5) 2,455,304,700
TOTAL TOWNSHIPS	0	280,004,190	188,634,189	0	256,608,260	(1) 725,246,639
						(2) +0
						(3) 725,246,639
						(4) 725,246,639
						(5) 725,246,639
TOTAL COUNTY	0	1,660,428,060	951,368,999	2,689,200	566,143,550	(1) 3,180,629,809
						(2) +0
						(3) 3,180,629,809



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	.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	1.0000	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	.0000	.0000	1.0000	NONE	.0000	1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	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	1.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	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	.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
AUBURN HILLS CITY	.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 CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
VLG CLARKSTON CTY	.0000	1.0000	.0000	1.0000	NONE	.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
FARM HILLS CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FERNDALE 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
HUNTINGN WDS CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
KEEGO HARBOR CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
LAKE ANGELUS CITY	.0000	.0000	.0000	1.0000	NONE	.0000	1.0000
LATHRUP VLG CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
MADISON HGTS CITY	.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	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
OAK PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ORCHARD LAKE CITY	1.0000	1.0000	.0000	1.0000	NONE	1.0000	1.0000
PLEASANT RDG CITY	.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	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
ROCH HILLS CITY	.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	1.0000	1.0000
SYLVAN LAKE CITY	.0000	1.0000	1.0000	1.0000	NONE	.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

1995 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)  
MCL211.181, 211.182 (PA 189 OF 1953)

	ACT 189	ACT 198		ACT 255		ACT 385
	NEW	REHAB	NEW	REHAB	NEW	NEW
<b>TOWNSHIPS</b>						
Addison		150,800	713,870	46,500	0	
Commerce			4,043,800			
Highland			530,050			
Holly			19,400	104,300	15,600	
Milford			15,749,260			
Orion			1,640,750	0		
Oxford			3,424,010			
Springfield			1,237,020			
Waterford			538,620		307,100	
<b>CITIES</b>						
Auburn Hills	1,081,590		309,190,685	72,396,875	58,375	103,566,490
Ferndale		155,600	1,035,850	60,800	981,650	
Hazel Park			248,600			
Madison Heights		102,600	295,200		0	
Novi			1,860,850			
Oak Park		1,352,010	5,003,950		361,700	
Pontiac		3,675,000	62,510,700	296,200	2,477,050	
Rochester		621,200	3,385,660	34,100		
Rochester Hills	958,000	0	14,283,720	28,200		
Royal Oak	525,100		21,215,650	647,800	931,500	
Southfield			3,281,600		6,979,300	
Troy			6,648,330			
Wixom			91,616,450			
<b>TOTAL COUNTY</b>	<b>2,564,690</b>	<b>6,057,210</b>	<b>548,474,025</b>	<b>73,614,775</b>	<b>12,112,275</b>	<b>103,566,490</b>