

L. BROOKS PATTERSON OAKLAND COUNTY EXECUTIVE

Maureen

1996 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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L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Kenneth Rogers, Director

May 2, 1996

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

\$35,744,953,983

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 equalized values 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 true cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1995 our division completed approximately 80,000 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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May 2, 1996

BY: THE FINANCE/PERSONNEL COMMITTEE, SUE ANN DOUGLAS, CHAIRPERSON
IN RE: COMMUNITY AND ECONOMIC DEVELOPMENT - 1996 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 1996 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 1996 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
Sue Ann Douglas, Chairperson

STATE TAX COMMISSION
OAKLAND COUNTYANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1996

	R E A L PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	114,214,710	242,179,511	
102	LOSS	7,156,730	15,255,490	
103		107,057,980	226,924,021	
104	ADJUSTMENT	6,297,810		
105		113,355,790	226,924,021	
106	NEW	2,987,926	5,977,642	
107				
108	TOTAL AGRICULTURAL	116,343,716	232,901,663	106,757,111
200				
201	COMMERCIAL	5,655,513,854	11,601,053,607	
202	LOSS	111,844,966	229,828,391	
203		5,543,668,888	11,371,225,216	
204	ADJUSTMENT	135,372,634		
205		5,679,041,522	11,371,225,216	
206	NEW	238,581,214	477,588,382	
207				
208	TOTAL COMMERCIAL	5,917,622,736	11,848,813,598	5,747,928,710
300				
301	INDUSTRIAL	1,968,245,734	4,001,946,082	
302	LOSS	45,535,450	92,235,027	
303		1,922,710,284	3,909,711,055	
304	ADJUSTMENT	28,766,516		
305		1,951,476,800	3,909,711,055	
306	NEW	130,848,988	261,994,271	
307				
308	TOTAL INDUSTRIAL	2,082,325,788	4,171,705,326	2,020,136,871
400				
401	RESIDENTIAL	22,152,240,538	46,538,930,050	
402	LOSS	76,020,449	160,544,744	
403		22,076,220,089	46,378,385,306	
404	ADJUSTMENT	1,050,885,807		
405		23,127,105,896	46,378,385,306	
406	NEW	926,200,787	1,855,269,816	
407				
408	TOTAL RESIDENTIAL	24,053,306,683	48,233,655,122	22,862,752,764
600				
601	DEVELOPMNTL	142,092,250	299,363,942	
602	LOSS	16,051,214	33,607,935	
603		126,041,036	265,756,007	
604	ADJUSTMENT	6,688,294		
605		132,729,330	265,756,007	
606	NEW	10,483,520	20,998,590	
607				
608	TOTAL DEVELOPMNTL	143,212,850	286,754,597	123,519,511
800	TOTAL REAL	32,312,811,773	64,773,830,306	30,861,094,967

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1996

	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	1,660,428,060	3,352,581,450	
252	LOSS	266,755,740	538,825,585	
253		1,393,672,320	2,813,755,865	
254	ADJUSTMENT	13,205,660		
255		1,406,877,980	2,813,755,865	
256	NEW	395,704,980	791,409,949	
257				
258	TOTAL COMMERCIAL	1,802,582,960	3,605,165,814	1,802,582,960
350				
351	INDUSTRIAL	951,368,999	1,914,288,214	
352	LOSS	92,454,310	185,666,684	
353		858,914,689	1,728,621,530	
354	ADJUSTMENT	5,396,090		
355		864,310,779	1,728,621,530	
356	NEW	166,550,451	333,100,886	
357				
358	TOTAL INDUSTRIAL	1,030,861,230	2,061,722,416	1,030,855,370
450				
451	RESIDENTIAL	2,689,200	5,636,554	
452	LOSS			
453		2,689,200	5,636,554	
454	ADJUSTMENT	13,620		
455		2,702,820	5,636,554	
456	NEW	113,290	236,259	
457				
458	TOTAL RESIDENTIAL	2,816,110	5,872,813	2,736,880
550				
551	UTILITY	566,143,550	1,132,282,010	
552	LOSS	20,158,360	40,316,718	
553		545,985,190	1,091,965,292	
554	ADJUSTMENT	2,540		
555		545,982,650	1,091,965,292	
556	NEW	49,899,260	99,798,520	
557				
558	TOTAL UTILITY	595,881,910	1,191,763,812	595,881,910
850	TOTAL PERSONAL	3,432,142,210	6,864,524,855	3,432,057,120

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1996

	R E A L PROPERTY	NUMBER OF PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108	TOTAL AGRICULTURAL	1,219	116,343,716	232,901,663	116,343,716	106,757,111
208	TOTAL COMMERCIAL	19,203	5,917,622,736	11,848,813,598	5,917,622,736	5,747,928,710
308	TOTAL INDUSTRIAL	6,710	2,082,325,788	4,171,705,326	2,082,325,788	2,020,136,871
408	TOTAL RESIDENTIAL	388,852	24,053,306,683	48,233,655,122	24,053,306,683	22,862,752,764
608	TOTAL DEVELOPMNTL	1,327	143,212,850	286,754,597	143,212,850	123,519,511
800	TOTAL REAL	417,311	32,312,811,773	64,773,830,306	32,312,811,773	30,861,094,967
	PERSONAL PROPERTY					
158	TOTAL AGRICULTURAL					
258	TOTAL COMMERCIAL	48,078	1,802,582,960	3,605,165,814		1,802,582,960
358	TOTAL INDUSTRIAL	3,455	1,030,861,230	2,061,722,416		1,030,855,370
458	TOTAL RESIDENTIAL	55	2,816,110	5,872,813		2,736,880
558	TOTAL UTILITY	368	595,881,910	1,191,763,812		595,881,910
850	TOTAL PERSONAL	51,956	3,432,142,210	6,864,524,855	3,432,142,210	3,432,057,120
900	GRAND TOTAL	469,267	35,744,953,983	71,638,355,161	35,744,953,983	34,293,152,087

OAKLAND COUNTY
1996 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

REAL PROPERTY

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP	19,957.13	166,139,530	166,139,530	151,271,289
BLOOMFIELD TWP	13,370.36	2,375,074,550	2,375,074,550	2,277,588,060
BRANDON TWP	20,421.40	268,162,550	268,162,550	247,552,591
COMMERCE TWP	14,951.56	960,105,980	960,105,980	850,352,680
GROVELAND TWP	19,349.76	135,245,320	135,245,320	125,779,099
HIGHLAND TWP	20,201.69	387,402,590	387,402,590	366,561,030
HOLLY TWP	20,389.03	146,308,100	146,308,100	138,847,693
INDEPENDENCE TWP	18,667.71	752,136,300	752,136,300	694,075,500
LYON TWP	18,232.12	240,098,740	240,098,740	228,426,325
MILFORD TWP	17,934.68	404,223,735	404,223,735	385,262,935
NOVI TWP	59.84	6,255,090	6,255,090	5,768,130
OAKLAND TWP	20,227.14	415,055,520	415,055,520	402,315,500
ORION TWP	18,641.08	813,638,115	813,638,115	780,274,000
OXFORD TWP	19,283.26	291,548,372	291,548,372	284,943,908
ROSE TWP	19,798.44	127,129,940	127,129,940	119,454,825
ROYAL OAK TWP	320.41	44,137,480	44,137,480	43,412,660
SOUTHFIELD TWP	4,046.98	658,162,520	658,162,520	615,605,044
SPRINGFIELD TWP	18,340.28	289,045,980	289,045,980	271,839,069
WATERFORD TWP	14,980.80	1,535,215,242	1,535,215,242	1,414,986,937
WEST BLMFLD TWP	15,619.53	2,291,089,222	2,291,089,222	2,213,452,389
WHITE LAKE TWP	19,984.18	564,158,510	564,158,510	549,370,673
TOTAL TOWNSHIPS	334,777.38	12,870,333,386	12,870,333,386	12,167,140,337

**ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS**

PERSONAL PROPERTY

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP	19,957.13	9,777,600	9,777,600	9,777,600
BLOOMFIELD TWP	13,370.36	67,197,000	67,197,000	67,197,000
BRANDON TWP	20,421.40	8,665,450	8,665,450	8,665,450
COMMERCE TWP	14,951.56	73,506,500	73,506,500	73,506,500
GROVELAND TWP	19,349.76	8,965,600	8,965,600	8,965,600
HIGHLAND TWP	20,201.69	19,543,050	19,543,050	19,543,050
HOLLY TWP	20,389.03	10,481,300	10,481,300	10,475,440
INDEPENDENCE TWP	18,667.71	32,514,500	32,514,500	32,514,500
LYON TWP	18,232.12	37,618,750	37,618,750	37,618,750
MILFORD TWP	17,934.68	69,464,550	69,464,550	69,464,550
NOVI TWP	59.84	55,650	55,650	55,650
OAKLAND TWP	20,227.14	16,571,250	16,571,250	16,571,250
ORION TWP	18,641.08	135,499,550	135,499,550	135,499,550
OXFORD TWP	19,283.26	32,698,200	32,698,200	32,698,200
ROSE TWP	19,798.44	5,804,950	5,804,950	5,804,950
ROYAL OAK TWP	320.41	7,879,450	7,879,450	7,879,450
SOUTHFIELD TWP	4,046.98	31,364,550	31,364,550	31,364,550
SPRINGFIELD TWP	18,340.28	20,443,100	20,443,100	20,443,100
WATERFORD TWP	14,980.80	101,907,100	101,907,100	101,907,100
WEST BLMFLD TWP	15,619.53	56,092,350	56,092,350	56,092,350
WHITE LAKE TWP	19,984.18	21,726,350	21,726,350	21,726,350
TOTAL TOWNSHIPS	334,777.38	767,776,800	767,776,800	767,770,940

**1996 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS**

ASSESSING DISTRICT	NUMBER OF ACRES	TOTAL PROPERTY			
		REAL / PERSONAL	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP	19,957.13		175,917,130	175,917,130	161,048,889
BLOOMFIELD TWP	13,370.36		2,442,271,550	2,442,271,550	2,344,785,060
BRANDON TWP	20,421.40		276,828,000	276,828,000	256,218,041
COMMERCE TWP	14,951.56		1,033,612,480	1,033,612,480	923,859,180
GROVELAND TWP	19,349.76		144,210,920	144,210,920	134,744,699
HIGHLAND TWP	20,201.69		406,945,640	406,945,640	386,104,080
HOLLY TWP	20,389.03		156,789,400	156,789,400	149,323,133
INDEPENDENCE TWP	18,667.71		784,650,800	784,650,800	726,590,000
LYON TWP	18,232.12		277,717,490	277,717,490	266,045,075
MILFORD TWP	17,934.68		473,688,285	473,688,285	454,727,485
NOVI TWP	59.84		6,310,740	6,310,740	5,823,780
OAKLAND TWP	20,227.14		431,626,770	431,626,770	418,886,750
ORION TWP	18,641.08		949,137,665	949,137,665	915,773,550
OXFORD TWP	19,283.26		324,246,572	324,246,572	317,642,108
ROSE TWP	19,798.44		132,934,890	132,934,890	125,259,775
ROYAL OAK TWP	320.41		52,016,930	52,016,930	51,292,110
SOUTHFIELD TWP	4,046.98		689,527,070	689,527,070	646,969,594
SPRINGFIELD TWP	18,340.28		309,489,080	309,489,080	292,282,169
WATERFORD TWP	14,980.80		1,637,122,342	1,637,122,342	1,516,894,037
WEST BLMFLD TWP	15,619.53		2,347,181,572	2,347,181,572	2,269,544,739
WHITE LAKE TWP	19,984.18		585,884,860	585,884,860	571,097,023
TOTAL TOWNSHIPS	334,777.38		13,638,110,186	13,638,110,186	12,934,911,277

**OAKLAND COUNTY
1996 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	540,412,670	540,412,670	484,837,515
BERKLEY CITY	1,213.93	308,736,090	308,736,090	293,704,550
BIRMINGHAM CITY	2,217.97	1,047,458,775	1,047,458,775	976,196,677
BLMFLD HILLS CITY	2,365.32	546,337,160	546,337,160	520,982,430
VLG CLARKSTON CTY	322.27	30,523,890	30,523,890	27,762,700
CLAWSON CITY	1,067.54	255,971,290	255,971,290	248,260,610
FARMINGTON CITY	1,250.14	281,806,250	281,806,250	271,826,410
FARM HILLS CITY	16,476.19	2,589,718,390	2,589,718,390	2,548,527,140
FERNDALE CITY	1,884.72	322,464,400	322,464,400	303,587,850
HAZEL PARK CITY	1,351.79	195,854,860	195,854,860	179,319,560
HUNTINGN WDS CITY	576.33	198,360,960	198,360,960	181,843,820
KEEGO HARBOR CITY	285.31	55,694,210	55,694,210	52,874,190
LAKE ANGELUS CITY	1,049.60	33,800,800	33,800,800	33,422,100
LATHRUP VLG CITY	761.99	119,197,490	119,197,490	113,501,850
MADISON HGTS CITY	3,204.27	681,845,720	681,845,720	651,926,420
NORTHVILLE CITY	472.38	120,652,770	120,652,770	115,719,700
NOVI CITY	16,447.86	1,456,364,950	1,456,364,950	1,410,589,900
OAK PARK CITY	2,384.73	401,477,740	401,477,740	384,166,700
ORCHARD LAKE CITY	2,079.03	228,308,910	228,308,910	202,281,410
PLEASANT RDG CITY	285.59	79,966,780	79,966,780	70,939,890
PONTIAC CITY	8,031.63	579,214,657	579,214,657	554,248,030
ROCHESTER CITY	1,593.95	233,429,760	233,429,760	227,642,200
ROCH HILLS CITY	15,280.38	1,956,220,610	1,956,220,610	1,914,050,022
ROYAL OAK CITY	5,599.72	1,340,282,777	1,340,282,777	1,275,905,464
SOUTHFIELD CITY	13,492.16	2,034,464,139	2,034,464,139	1,976,151,001
SOUTH LYON CITY	1,105.81	136,113,204	136,113,204	132,817,113
SYLVAN LAKE CITY	402.83	60,394,865	60,394,865	56,008,720
TROY CITY	15,987.26	3,150,464,920	3,150,464,920	3,051,121,348
WALLED LAKE CITY	1,204.00	125,071,750	125,071,750	119,117,390
WIXOM CITY	4,765.38	331,867,600	331,867,600	314,621,920
TOTAL CITIES	133,809.68	19,442,478,387	19,442,478,387	18,693,954,630
TOTAL TOWNSHIPS	334,777.38	12,870,333,386	12,870,333,386	12,167,140,337
TOTAL COUNTY	468,587.06	32,312,811,773	32,312,811,773	30,861,094,967

OAKLAND COUNTY
1996 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

PERSONAL PROPERTY

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,649.60	238,510,250	238,510,250	238,510,250
BERKLEY CITY	1,213.93	11,359,800	11,359,800	11,359,800
BIRMINGHAM CITY	2,217.97	47,830,300	47,830,300	47,830,300
BLMFLD HILLS CITY	2,365.32	33,185,700	33,185,700	33,185,700
VLG CLARKSTON CTY	322.27	1,311,450	1,311,450	1,311,450
CLAWSON CITY	1,067.54	15,550,550	15,550,550	15,550,550
FARMINGTON CITY	1,250.14	17,585,500	17,585,500	17,585,500
FARM HILLS CITY	16,476.19	240,658,350	240,658,350	240,658,350
FERNDAL CITY	1,884.72	43,624,250	43,624,250	43,624,250
HAZEL PARK CITY	1,351.79	16,751,950	16,751,950	16,751,950
HUNTINGTN WDS CITY	576.33	2,889,300	2,889,300	2,889,300
KEEGO HARBOR CITY	285.31	3,016,300	3,016,300	3,016,300
LAKE ANGELUS CITY	1,049.60	172,930	172,930	172,930
LATHRUP VLG CITY	761.99	5,641,500	5,641,500	5,641,500
MADISON HGTS CITY	3,204.27	163,914,100	163,914,100	163,914,100
NORTHVILLE CITY	472.38	1,283,020	1,283,020	1,283,020
NOVI CITY	16,447.86	128,281,450	128,281,450	128,281,450
OAK PARK CITY	2,384.73	44,362,050	44,362,050	44,362,050
ORCHARD LAKE CITY	2,079.03	3,600,500	3,600,500	3,600,500
PLEASANT RDG CITY	285.59	2,798,850	2,798,850	2,798,850
PONTIAC CITY	8,031.63	222,834,850	222,834,850	222,834,850
ROCHESTER CITY	1,593.95	38,852,950	38,852,950	38,852,950
ROCH HILLS CITY	15,280.38	180,648,010	180,648,010	180,648,010
ROYAL OAK CITY	5,599.72	95,863,550	95,863,550	95,863,550
SOUTHFIELD CITY	13,492.16	449,214,700	449,214,700	449,214,700
SOUTH LYON CITY	1,105.81	10,933,550	10,933,550	10,933,550
SYLVAN LAKE CITY	402.83	2,360,700	2,360,700	2,360,700
TROY CITY	15,987.26	522,531,950	522,531,950	522,531,950
WALLED LAKE CITY	1,204.00	12,362,450	12,362,450	12,362,450
WIXOM CITY	4,765.38	106,434,600	106,434,600	106,434,600
TOTAL CITIES	133,809.68	2,664,365,410	2,664,365,410	2,664,286,180
TOTAL TOWNSHIPS	334,777.38	767,776,800	767,776,800	767,770,940
TOTAL COUNTY	468,587.06	3,432,142,210	3,432,142,210	3,432,057,120

OAKLAND COUNTY
1996 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	778,922,920	778,922,920	723,347,765
BERKLEY CITY	1,213.93	320,095,890	320,095,890	305,064,350
BIRMINGHAM CITY	2,217.97	1,095,289,075	1,095,289,075	1,024,026,977
BLMFLD HILLS CITY	2,365.32	579,522,860	579,522,860	554,168,130
VLG CLARKSTON CTY	322.27	31,835,340	31,835,340	29,074,150
CLAWSON CITY	1,067.54	271,521,840	271,521,840	263,811,160
FARMINGTON CITY	1,250.14	299,391,750	299,391,750	289,411,910
FARM HILLS CITY	16,476.19	2,830,376,740	2,830,376,740	2,789,185,490
FERNDALE CITY	1,884.72	366,088,650	366,088,650	347,212,100
HAZEL PARK CITY	1,351.79	212,606,810	212,606,810	196,071,510
HUNTINGTON WDS CITY	576.33	201,250,260	201,250,260	184,733,120
KEEGO HARBOR CITY	285.31	58,710,510	58,710,510	55,890,490
LAKE ANGELUS CITY	1,049.60	33,973,730	33,973,730	33,595,030
LATHRUP VLG CITY	761.99	124,838,990	124,838,990	119,143,350
MADISON HGTS CITY	3,204.27	845,759,820	845,759,820	815,840,520
NORTHVILLE CITY	472.38	121,935,790	121,935,790	117,002,720
NOVI CITY	16,447.86	1,584,646,400	1,584,646,400	1,538,871,350
OAK PARK CITY	2,384.73	445,839,790	445,839,790	428,528,750
ORCHARD LAKE CITY	2,079.03	231,909,410	231,909,410	205,881,910
PLEASANT RDG CITY	285.59	82,765,630	82,765,630	73,738,740
PONTIAC CITY	8,031.63	802,049,507	802,049,507	777,082,880
ROCHESTER CITY	1,593.95	272,282,710	272,282,710	266,495,150
ROCH HILLS CITY	15,280.38	2,136,868,620	2,136,868,620	2,094,618,802
ROYAL OAK CITY	5,599.72	1,436,146,327	1,436,146,327	1,371,769,014
SOUTHFIELD CITY	13,492.16	2,483,678,839	2,483,678,839	2,425,365,701
SOUTH LYON CITY	1,105.81	147,046,754	147,046,754	143,750,663
SYLVAN LAKE CITY	402.83	62,755,565	62,755,565	58,369,420
TROY CITY	15,987.26	3,672,996,870	3,672,996,870	3,573,653,298
WALLED LAKE CITY	1,204.00	137,434,200	137,434,200	131,479,840
WIXOM CITY	4,765.38	438,302,200	438,302,200	421,056,520
TOTAL CITIES	133,809.68	22,106,843,797	22,106,843,797	21,358,240,810
TOTAL TOWNSHIPS	334,777.38	13,638,110,186	13,638,110,186	12,934,911,277
TOTAL COUNTY	468,587.06	35,744,953,983	35,744,953,983	34,293,152,087

OAKLAND COUNTY

1996 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)	5,632,380	4,232,880	1,262,750	146,557,910	NONE	8,453,610	166,139,530
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,632,380	4,232,880	1,262,750	146,557,910		8,453,610	166,139,530
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,714,180	4,002,750	1,147,970	135,062,479		6,343,910	151,271,289
BLOOMFIELD TWP	(1)	0	162,952,360	17,904,880	2,194,217,310	NONE	0	2,375,074,550
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	162,952,360	17,904,880	2,194,217,310		0	2,375,074,550
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	162,526,990	17,881,070	2,097,180,000		0	2,277,588,060
BRANDON TWP	(1)	4,317,500	18,981,150	819,200	244,044,700	NONE	0	268,162,550
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,317,500	18,981,150	819,200	244,044,700		0	268,162,550
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
	(5)	3,945,360	16,999,040	796,040	225,812,151		0	247,552,591
COMMERCE TWP	(1)	8,257,800	82,405,400	77,578,600	780,470,680	NONE	11,393,500	960,105,980
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,257,800	82,405,400	77,578,600	780,470,680		11,393,500	960,105,980
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	5,477,470	71,728,140	67,820,640	697,621,460		7,704,970	850,352,680
GROVELAND TWP	(1)	9,003,240	10,064,350	3,053,290	101,575,420	NONE	11,549,020	135,245,320
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,003,240	10,064,350	3,053,290	101,575,420		11,549,020	135,245,320
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,359,380	9,165,290	2,720,570	95,085,968		10,447,891	125,779,099
HIGHLAND TWP	(1)	15,547,710	28,134,680	6,302,980	335,025,760	NONE	2,391,460	387,402,590
	(2)	+0	+0	+0	+0		+0	+0
	(3)	15,547,710	28,134,680	6,302,980	335,025,760		2,391,460	387,402,590
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	14,341,860	27,405,760	6,033,040	316,562,980		2,217,390	366,561,030

OAKLAND COUNTY

1996 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)	10,871,600	17,034,900	3,708,800	107,153,300	NONE	7,539,500	146,308,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,871,600	17,034,900	3,708,800	107,153,300		7,539,500	146,308,100
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	9,896,460	15,622,154	3,649,625	102,711,414		6,968,040	138,847,693
INDEPENDENCE TWP	(1)	0	79,876,600	3,645,200	658,186,300	NONE	10,428,200	752,136,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	79,876,600	3,645,200	658,186,300		10,428,200	752,136,300
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	77,249,600	3,603,200	603,264,000		9,958,700	694,075,500
LYON TWP	(1)	11,226,930	26,981,250	21,151,060	172,614,690	NONE	8,124,810	240,098,740
	(2)	+0	+0	+0	+0		+0	+0
	(3)	11,226,930	26,981,250	21,151,060	172,614,690		8,124,810	240,098,740
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,136,050	25,220,750	19,649,630	165,992,195		7,427,700	228,426,325
MILFORD TWP	(1)	4,593,660	30,521,800	36,695,060	327,693,605	NONE	4,719,610	404,223,735
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,593,660	30,521,800	36,695,060	327,693,605		4,719,610	404,223,735
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,181,680	29,247,670	34,783,200	312,774,805		4,275,580	385,262,935
NOVI TWP	(1)	0	0	0	6,255,090	NONE	0	6,255,090
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	6,255,090		0	6,255,090
	(4)	.0000	.0000	.0000	1.0000		.0000	
	(5)	0	0	0	5,768,130		0	5,768,130
OAKLAND TWP	(1)	8,852,850	9,183,760	3,729,110	370,988,800	NONE	22,301,000	415,055,520
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,852,850	9,183,760	3,729,110	370,988,800		22,301,000	415,055,520
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,320,820	9,083,750	3,657,760	360,106,470		21,146,700	402,315,500

OAKLAND COUNTY

1996 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)	6,409,170	76,008,100	107,531,230	620,357,695	NONE	3,331,920	813,638,115
	(2)	+0	+0	+0	+0		+0	+0
	(3)	6,409,170	76,008,100	107,531,230	620,357,695		3,331,920	813,638,115
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,343,470	73,589,440	107,149,530	589,953,300		3,238,260	780,274,000
OXFORD TWP	(1)	8,433,316	32,570,704	26,738,065	223,271,607	NONE	534,680	291,548,372
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,433,316	32,570,704	26,738,065	223,271,607		534,680	291,548,372
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,371,316	32,135,924	26,603,024	217,504,424		329,220	284,943,908
ROSE TWP	(1)	10,031,870	308,570	491,130	115,982,550	NONE	315,820	127,129,940
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,031,870	308,570	491,130	115,982,550		315,820	127,129,940
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	9,838,440	308,550	491,100	108,500,945		315,790	119,454,825
ROYAL OAK TWP	(1)	0	32,017,000	4,985,030	7,135,450	NONE	0	44,137,480
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	32,017,000	4,985,030	7,135,450		0	44,137,480
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	31,629,260	4,798,870	6,984,530		0	43,412,660
SOUTHFIELD TWP	(1)	0	67,732,250	148,200	590,282,070	NONE	0	658,162,520
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	67,732,250	148,200	590,282,070		0	658,162,520
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	65,289,080	148,200	550,167,764		0	615,605,044
SPRINGFIELD TWP	(1)	3,486,800	16,476,900	8,607,350	254,459,780	NONE	6,015,150	289,045,980
	(2)	+0	+0	+0	+0		+0	+0
	(3)	3,486,800	16,476,900	8,607,350	254,459,780		6,015,150	289,045,980
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	3,307,725	15,854,300	8,502,910	239,479,674		4,694,460	271,839,069

OAKLAND COUNTY

1996 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	315,321,370	25,356,180	1,192,813,942	NONE	0	1,535,215,242
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,723,750	315,321,370	25,356,180	1,192,813,942		0	1,535,215,242
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
	(5)	1,723,750	298,629,090	24,842,510	1,089,791,587		0	1,414,986,937
WEST BLMFLD TWP	(1)	0	177,230,380	8,257,390	2,105,601,452	NONE	0	2,291,089,222
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	177,230,380	8,257,390	2,105,601,452		0	2,291,089,222
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	173,005,548	7,457,599	2,032,989,242		0	2,213,452,389
WHITE LAKE TWP	(1)	7,488,940	38,047,000	3,440,840	513,414,790	NONE	1,766,940	564,158,510
	(2)	+0	+0	+0	+0		+0	+0
	(3)	7,488,940	38,047,000	3,440,840	513,414,790		1,766,940	564,158,510
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	7,332,970	37,282,520	3,356,710	499,719,023		1,679,450	549,370,673
TOTAL TOWNSHIPS	(1)	115,877,516	1,226,081,404	361,406,345	11,068,102,901	NONE	98,865,220	12,870,333,386
	(2)	+0	+0	+0	+0		+0	+0
	(3)	115,877,516	1,226,081,404	361,406,345	11,068,102,901		98,865,220	12,870,333,386
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	106,290,931	1,175,975,606	345,093,198	10,453,032,541		86,748,061	12,167,140,337

OAKLAND COUNTY

1996 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	176,869,310	206,763,030	156,780,330	NONE	0	540,412,670
(2)	+0	+0	+0	+0		+0	+0
(3)	0	176,869,310	206,763,030	156,780,330		0	540,412,670
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	156,275,320	185,690,765	142,871,430		0	484,837,515
BERKLEY CITY (1)	0	31,467,930	2,205,510	275,062,650	NONE	0	308,736,090
(2)	+0	+0	+0	+0		+0	+0
(3)	0	31,467,930	2,205,510	275,062,650		0	308,736,090
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	30,812,170	2,145,780	260,746,600		0	293,704,550
BIRMINGHAM CITY (1)	0	226,616,455	9,405,760	811,436,560	NONE	0	1,047,458,775
(2)	+0	+0	+0	+0		+0	+0
(3)	0	226,616,455	9,405,760	811,436,560		0	1,047,458,775
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	210,862,210	9,222,400	756,112,067		0	976,196,677
BLMFLD HILLS CITY(1)	0	98,387,310	0	447,949,850	NONE	0	546,337,160
(2)	+0	+0	+0	+0		+0	+0
(3)	0	98,387,310	0	447,949,850		0	546,337,160
(4)	.0000	1.0000	.0000	1.0000		.0000	
(5)	0	97,465,670	0	423,516,760		0	520,982,430
VLG CLARKSTON CTY(1)	0	5,913,730	0	24,610,160	NONE	0	30,523,890
(2)	+0	+0	+0	+0		+0	+0
(3)	0	5,913,730	0	24,610,160		0	30,523,890
(4)	.0000	1.0000	.0000	1.0000		.0000	
(5)	0	5,023,300	0	22,739,400		0	27,762,700
CLAWSON CITY (1)	0	46,695,970	13,787,990	195,487,330	NONE	0	255,971,290
(2)	+0	+0	+0	+0		+0	+0
(3)	0	46,695,970	13,787,990	195,487,330		0	255,971,290
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	46,171,010	13,625,390	188,464,210		0	248,260,610
FARMINGTON CITY (1)	0	71,584,410	12,335,790	197,886,050	NONE	0	281,806,250
(2)	+0	+0	+0	+0		+0	+0
(3)	0	71,584,410	12,335,790	197,886,050		0	281,806,250
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	70,724,000	11,943,220	189,159,190		0	271,826,410
FARM HILLS CITY (1)	0	576,230,000	191,912,070	1,821,576,320	NONE	0	2,589,718,390
(2)	+0	+0	+0	+0		+0	+0
(3)	0	576,230,000	191,912,070	1,821,576,320		0	2,589,718,390
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	572,974,460	189,644,920	1,785,907,760		0	2,548,527,140

OAKLAND COUNTY

1996 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	55,294,850	32,490,950	234,678,600	NONE	0	322,464,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	55,294,850	32,490,950	234,678,600		0	322,464,400
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	53,216,030	32,226,920	218,144,900		0	303,587,850
HAZEL PARK CITY	(1)	0	36,028,050	12,256,530	147,570,280	NONE	0	195,854,860
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	36,028,050	12,256,530	147,570,280		0	195,854,860
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	30,295,570	9,725,620	139,298,370		0	179,319,560
HUNTINGTON WDS CITY	(1)	0	5,553,160	0	192,807,800	NONE	0	198,360,960
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	5,553,160	0	192,807,800		0	198,360,960
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	5,536,900	0	176,306,920		0	181,843,820
KEEGO HARBOR CITY	(1)	0	12,569,230	0	43,124,980	NONE	0	55,694,210
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	12,569,230	0	43,124,980		0	55,694,210
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	12,265,290	0	40,608,900		0	52,874,190
LAKE ANGELUS CITY	(1)	0	0	0	33,800,800	NONE	0	33,800,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	33,800,800		0	33,800,800
	(4)	.0000	.0000	.0000	1.0000		.0000	
	(5)	0	0	0	33,422,100		0	33,422,100
LATHRUP VLG CITY	(1)	0	17,072,540	0	102,124,950	NONE	0	119,197,490
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	17,072,540	0	102,124,950		0	119,197,490
	(4)	.0000	1.0000	.0000	1.0000		.0000	
	(5)	0	16,648,980	0	96,852,870		0	113,501,850

OAKLAND COUNTY

1996 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	170,909,640	169,249,300	341,686,780	NONE	0	681,845,720
(2)	+0	+0	+0	+0		+0	+0
(3)	0	170,909,640	169,249,300	341,686,780		0	681,845,720
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	158,216,570	168,894,190	324,815,660		0	651,926,420
NORTHVILLE CITY (1)	0	2,770,300	708,640	117,173,830	NONE	0	120,652,770
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,770,300	708,640	117,173,830		0	120,652,770
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	2,745,920	705,790	112,267,990		0	115,719,700
NOVI CITY (1)	0	368,259,750	129,586,000	920,485,050	NONE	38,034,150	1,456,364,950
(2)	+0	+0	+0	+0		+0	+0
(3)	0	368,259,750	129,586,000	920,485,050		38,034,150	1,456,364,950
(4)	.0000	1.0000	1.0000	1.0000		1.0000	
(5)	0	367,184,850	128,690,800	883,950,950		30,763,300	1,410,589,900
OAK PARK CITY (1)	0	60,056,060	39,647,680	301,774,000	NONE	0	401,477,740
(2)	+0	+0	+0	+0		+0	+0
(3)	0	60,056,060	39,647,680	301,774,000		0	401,477,740
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	58,955,850	39,647,160	285,563,690		0	384,166,700
ORCHARD LAKE CITY(1)	466,200	8,348,100	0	218,914,580	NONE	580,030	228,308,910
(2)	+0	+0	+0	+0		+0	+0
(3)	466,200	8,348,100	0	218,914,580		580,030	228,308,910
(4)	1.0000	1.0000	.0000	1.0000		1.0000	
(5)	466,180	8,230,350	0	193,036,900		547,980	202,281,410
PLEASANT RDG CITY(1)	0	2,260,170	947,330	76,759,280	NONE	0	79,966,780
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,260,170	947,330	76,759,280		0	79,966,780
(4)	.0000	1.0000	1.0000	1.0000		.0000	
(5)	0	2,244,770	947,260	67,747,860		0	70,939,890

OAKLAND COUNTY

1996 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	142,294,960	104,563,380	332,356,317	NONE	0	579,214,657
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	142,294,960	104,563,380	332,356,317		0	579,214,657
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	138,075,400	104,464,340	311,708,290		0	554,248,030
ROCHESTER CITY	(1)	0	57,041,730	27,816,370	146,289,940	NONE	2,281,720	233,429,760
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	57,041,730	27,816,370	146,289,940		2,281,720	233,429,760
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	56,665,770	27,735,920	140,964,290		2,276,220	227,642,200
ROCH HILLS CITY	(1)	0	256,558,350	148,747,400	1,550,914,860	NONE	0	1,956,220,610
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	256,558,350	148,747,400	1,550,914,860		0	1,956,220,610
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	251,654,000	144,534,190	1,517,861,832		0	1,914,050,022
ROYAL OAK CITY	(1)	0	239,963,467	33,427,570	1,066,891,740	NONE	0	1,340,282,777
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	239,963,467	33,427,570	1,066,891,740		0	1,340,282,777
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	237,881,279	32,644,990	1,005,379,195		0	1,275,905,464
SOUTHFIELD CITY	(1)	0	1,043,515,800	40,410,160	950,538,179	NONE	0	2,034,464,139
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,043,515,800	40,410,160	950,538,179		0	2,034,464,139
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
	(5)	0	1,021,922,155	40,333,115	913,895,731		0	1,976,151,001
SOUTH LYON CITY	(1)	0	23,578,760	4,669,743	107,450,151	NONE	414,550	136,113,204
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	23,578,760	4,669,743	107,450,151		414,550	136,113,204
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	23,560,170	4,669,743	104,172,650		414,550	132,817,113

OAKLAND COUNTY

1996 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	6,307,600	2,525,350	51,561,915	NONE	0	60,394,865
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	6,307,600	2,525,350	51,561,915		0	60,394,865
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	5,987,640	2,183,600	47,837,480		0	56,008,720
TROY CITY	(1) 0	862,538,840	406,117,130	1,881,808,950	NONE	0	3,150,464,920
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	862,538,840	406,117,130	1,881,808,950		0	3,150,464,920
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	848,404,150	399,188,000	1,803,529,198		0	3,051,121,348
WALLED LAKE CITY	(1) 0	26,225,600	7,487,310	91,358,840	NONE	0	125,071,750
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	26,225,600	7,487,310	91,358,840		0	125,071,750
	(4) .0000	1.0000	1.0000	1.0000		.0000	
	(5) 0	24,714,400	7,106,330	87,296,660		0	119,117,390
WIXOM CITY	(1) 0	60,629,260	123,858,450	144,342,710	NONE	3,037,180	331,867,600
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	60,629,260	123,858,450	144,342,710		3,037,180	331,867,600
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 0	57,238,920	119,073,230	135,540,370		2,769,400	314,621,920
TOTAL CITIES	(1) 466,200	4,691,541,332	1,720,919,443	12,985,203,782	NONE	44,347,630	19,442,478,387
	(2) +0	+0	+0	+0		+0	+0
	(3) 466,200	4,691,541,332	1,720,919,443	12,985,203,782		44,347,630	19,442,478,387
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 466,180	4,571,953,104	1,675,043,673	12,409,720,223		36,771,450	18,693,954,630
TOTAL TOWNSHIPS	(1) 115,877,516	1,226,081,404	361,406,345	11,068,102,901	NONE	98,865,220	12,870,333,386
	(2) +0	+0	+0	+0		+0	+0
	(3) 115,877,516	1,226,081,404	361,406,345	11,068,102,901		98,865,220	12,870,333,386
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 106,290,931	1,175,975,606	345,093,198	10,453,032,541		86,748,061	12,167,140,337
TOTAL COUNTY	(1) 116,343,716	5,917,622,736	2,082,325,788	24,053,306,683	NONE	143,212,850	32,312,811,773
	(2) +0	+0	+0	+0		+0	+0
	(3) 116,343,716	5,917,622,736	2,082,325,788	24,053,306,683		143,212,850	32,312,811,773
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
	(5) 106,757,111	5,747,928,710	2,020,136,871	22,862,752,764		123,519,511	30,861,094,967

OAKLAND COUNTY

1996 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	4,077,100	1,906,000	0	4,498,200	(1) 10,481,300 (2) +0 (3) 10,481,300 (4) 1.0000 (5) 10,475,440
INDEPENDENCE TWP	0	13,592,500	2,523,500	0	16,398,500	(1) 32,514,500 (2) +0 (3) 32,514,500 (4) 1.0000 (5) 32,514,500
LYON TWP	0	8,121,650	12,024,250	0	17,472,850	(1) 37,618,750 (2) +0 (3) 37,618,750 (4) 1.0000 (5) 37,618,750
MILFORD TWP	0	24,527,900	15,003,950	0	29,932,700	(1) 69,464,550 (2) +0 (3) 69,464,550 (4) 1.0000 (5) 69,464,550
NOVI TWP	0	0	0	0	55,650	(1) 55,650 (2) +0 (3) 55,650 (4) 1.0000 (5) 55,650
OAKLAND TWP	0	1,740,900	3,253,550	0	11,576,800	(1) 16,571,250 (2) +0 (3) 16,571,250 (4) 1.0000 (5) 16,571,250

OAKLAND COUNTY

1996 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	69,545,300	7,185,500	0	25,176,300	(1) 101,907,100
						(2) +0
						(3) 101,907,100
						(4) 1.0000
						(5) 101,907,100
WEST BLMFLD TWP	0	30,308,050	521,400	0	25,262,900	(1) 56,092,350
						(2) +0
						(3) 56,092,350
						(4) 1.0000
						(5) 56,092,350
WHITE LAKE TWP	0	7,554,750	613,350	0	13,558,250	(1) 21,726,350
						(2) +0
						(3) 21,726,350
						(4) 1.0000
						(5) 21,726,350
TOTAL TOWNSHIPS	0	309,067,450	186,675,400	0	272,033,950	(1) 767,776,800
						(2) +0
						(3) 767,776,800
						(4)
						(5) 767,770,940

OAKLAND COUNTY

1996 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	100,913,150	122,994,650	0	14,602,450	(1) 238,510,250 (2) +0 (3) 238,510,250 (4) 1.0000 (5) 238,510,250
BERKLEY CITY	0	7,352,100	488,600	0	3,519,100	(1) 11,359,800 (2) +0 (3) 11,359,800 (4) 1.0000 (5) 11,359,800
BIRMINGHAM CITY	0	38,452,100	1,486,800	0	7,891,400	(1) 47,830,300 (2) +0 (3) 47,830,300 (4) 1.0000 (5) 47,830,300
BLMFLD HILLS CITY	0	29,623,900	0	0	3,561,800	(1) 33,185,700 (2) +0 (3) 33,185,700 (4) 1.0000 (5) 33,185,700
VLG CLARKSTON CTY	0	743,300	0	0	568,150	(1) 1,311,450 (2) +0 (3) 1,311,450 (4) 1.0000 (5) 1,311,450
CLAWSON CITY	0	10,455,250	2,759,000	0	2,336,300	(1) 15,550,550 (2) +0 (3) 15,550,550 (4) 1.0000 (5) 15,550,550
FARMINGTON CITY	0	10,944,400	2,142,300	0	4,498,800	(1) 17,585,500 (2) +0 (3) 17,585,500 (4) 1.0000 (5) 17,585,500
FARM HILLS CITY	0	157,824,700	44,068,550	0	38,765,100	(1) 240,658,350 (2) +0 (3) 240,658,350 (4) 1.0000 (5) 240,658,350

OAKLAND COUNTY

1996 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	15,548,850	21,326,050	0	6,749,350	(1) 43,624,250
						(2) +0
						(3) 43,624,250
						(4) 1.0000
						(5) 43,624,250
HAZEL PARK CITY	0	7,559,000	5,220,900	0	3,972,050	(1) 16,751,950
						(2) +0
						(3) 16,751,950
						(4) 1.0000
						(5) 16,751,950
HUNTINGTON WDS CITY	0	1,607,150	0	0	1,282,150	(1) 2,889,300
						(2) +0
						(3) 2,889,300
						(4) 1.0000
						(5) 2,889,300
KEEGO HARBOR CITY	0	2,277,400	0	0	738,900	(1) 3,016,300
						(2) +0
						(3) 3,016,300
						(4) 1.0000
						(5) 3,016,300
LAKE ANGELUS CITY	0	0	0	0	172,930	(1) 172,930
						(2) +0
						(3) 172,930
						(4) 1.0000
						(5) 172,930
LATHRUP VLG CITY	0	4,382,550	0	0	1,258,950	(1) 5,641,500
						(2) +0
						(3) 5,641,500
						(4) 1.0000
						(5) 5,641,500

OAKLAND COUNTY

1996 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	55,236,900	94,015,200	0	14,662,000	(1) 163,914,100
						(2) +0
						(3) 163,914,100
						(4) 1.0000
						(5) 163,914,100
NORTHVILLE CITY	0	410,340	153,130	0	719,550	(1) 1,283,020
						(2) +0
						(3) 1,283,020
						(4) 1.0000
						(5) 1,283,020
NOVI CITY	0	86,459,550	20,560,300	0	21,261,600	(1) 128,281,450
						(2) +0
						(3) 128,281,450
						(4) 1.0000
						(5) 128,281,450
OAK PARK CITY	0	29,062,600	9,153,300	0	6,146,150	(1) 44,362,050
						(2) +0
						(3) 44,362,050
						(4) 1.0000
						(5) 44,362,050
ORCHARD LAKE CITY	0	2,286,200	0	0	1,314,300	(1) 3,600,500
						(2) +0
						(3) 3,600,500
						(4) 1.0000
						(5) 3,600,500
PLEASANT RDG CITY	0	620,300	1,380,200	0	798,350	(1) 2,798,850
						(2) +0
						(3) 2,798,850
						(4) 1.0000
						(5) 2,798,850

OAKLAND COUNTY

1996 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	1,737,800	0	0	622,900	(1) 2,360,700
						(2) +0
						(3) 2,360,700
						(4) 1.0000
						(5) 2,360,700
TROY CITY	0	273,960,520	205,457,300	0	43,114,130	(1) 522,531,950
						(2) +0
						(3) 522,531,950
						(4) 1.0000
						(5) 522,531,950
WALLED LAKE CITY	0	4,937,500	4,605,500	0	2,819,450	(1) 12,362,450
						(2) +0
						(3) 12,362,450
						(4) 1.0000
						(5) 12,362,450
WIXOM CITY	0	19,576,200	78,379,200	0	8,479,200	(1) 106,434,600
						(2) +0
						(3) 106,434,600
						(4) 1.0000
						(5) 106,434,600
TOTAL CITIES	0	1,493,515,510	844,185,830	2,816,110	323,847,960	(1) 2,664,365,410
						(2) +0
						(3) 2,664,365,410
						(4) 1.0000
						(5) 2,664,286,180
TOTAL TOWNSHIPS	0	309,067,450	186,675,400	0	272,033,950	(1) 767,776,800
						(2) +0
						(3) 767,776,800
						(4) 1.0000
						(5) 767,770,940
TOTAL COUNTY	0	1,802,582,960	1,030,861,230	2,816,110	595,881,910	(1) 3,432,142,210
						(2) +0
						(3) 3,432,142,210

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
HUNTINGTN 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	.0000	1.0000
OAK PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
ORCHARD LAKE CITY	1.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
PLEASANT RDG CITY	.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	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROCH HILLS CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	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

1996 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)
FOR INFORMATION ONLY

	ACT 189	ACT 198		ACT 255		ACT 385
	NEW	REHAB	NEW	REHAB	NEW	NEW
TOWNSHIPS						
Addison		150,800	965,550	46,500		
Commerce			2,986,000			
Highland			503,800			
Holly			119,400			
Milford			17,396,700			
Orion			27,994,940			
Oxford			3,982,730			
Springfield			1,019,100			
Waterford			538,620		307,100	
CITIES						
Auburn Hills			304,604,085	73,613,030	58,375	94,158,250
Ferndale		155,600	1,290,320		150,420	
Hazel Park			244,200			
Madison Heights		102,600	679,100			
Novi			1,898,050			
Oak Park		1,352,010	6,274,950		127,200	
Pontiac		4,182,000	75,416,030	296,200	2,546,490	
Rochester		621,200	5,410,250	34,100		
Rochester Hills			16,410,280	28,200		
Royal Oak	306,900		22,354,454	539,100	884,900	
Southfield			4,519,200		6,979,300	
Troy			7,084,910			
Wixom			85,726,110			
TOTAL COUNTY	306,900	6,564,210	587,418,779	74,557,130	11,053,785	94,158,250