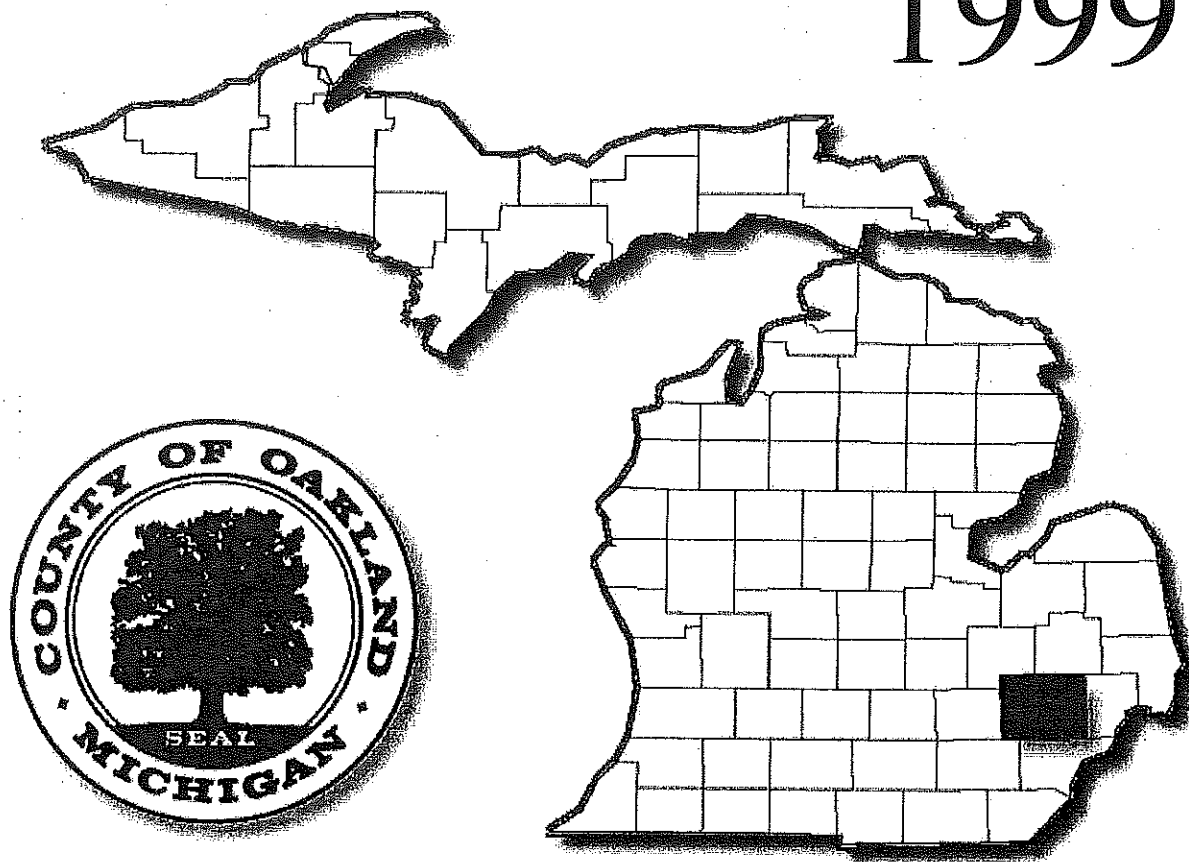


1999



# Equalization Report

**L. BROOKS PATTERSON  
OAKLAND COUNTY EXECUTIVE**

**1999 EQUALIZATION  
OAKLAND COUNTY, MICHIGAN**

*Prepared By*  
**DEPARTMENT OF MANAGEMENT AND BUDGET  
ROBERT J. DADDOW, Director**

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

*Under the direction of the Finance Committee of the Board of Commissioners*

**SUE ANN DOUGLAS  
Chairperson**

**DONALD W. JENSEN  
Majority Vice Chairperson**

**MICHELLE FRIEDMAN-APPEL  
Minority Vice Chairperson**

**FRAN AMOS**

**ERIC COLEMAN**

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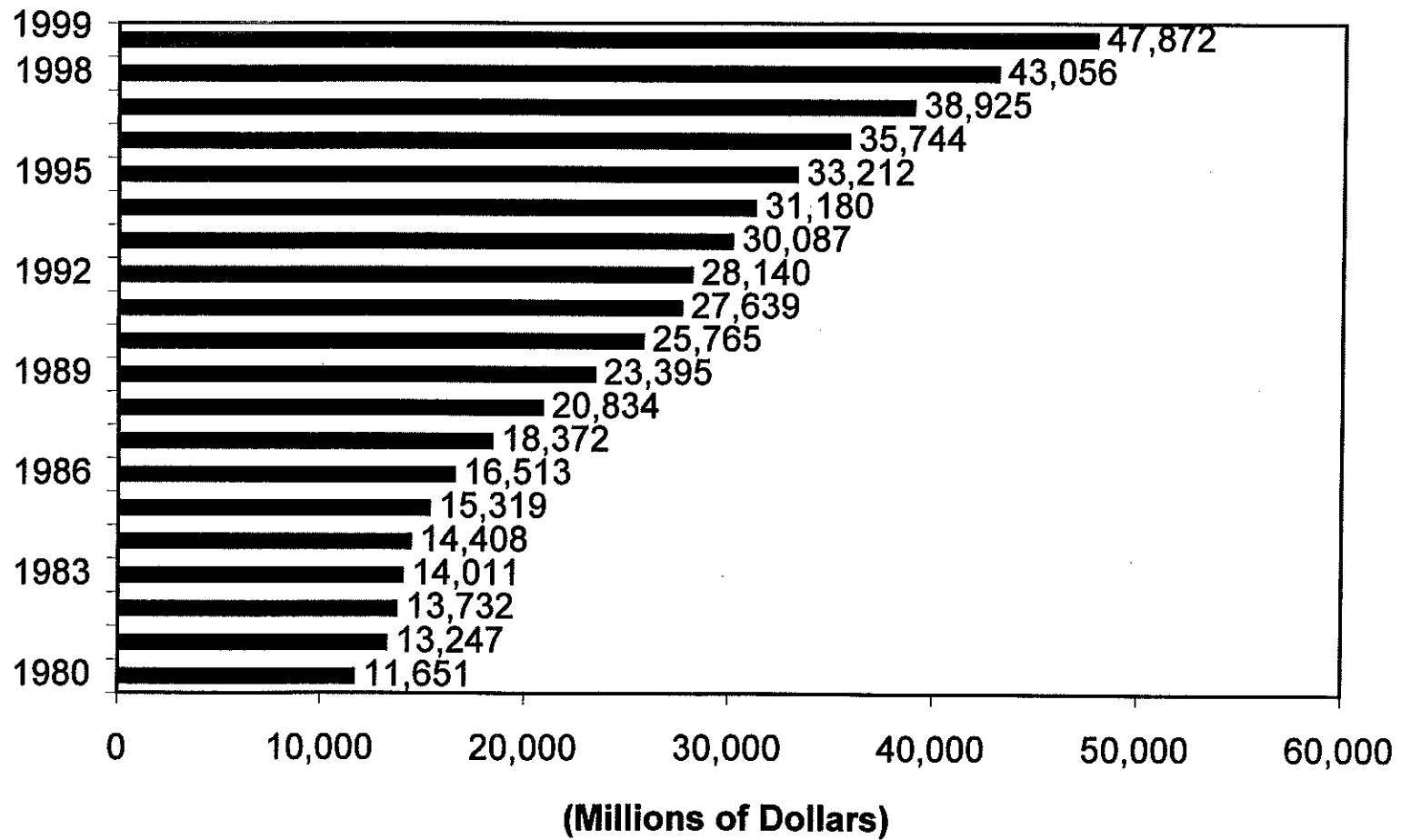
**LAWRENCE A. OBRECHT**

**CHARLES E. PALMER**

**SHELLEY G. TAUB**



### Equalized Values by Year (1980 - 1999)



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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

EQUALIZATION DIVISION  
Robert O. Vandermark, Manager

April 22, 1999

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE  
COMMITTEE

RE: Recommended 1999 Equalized Values

Following are the recommended 1999 County equalized values for the several classes of property in each of the cities and townships in Oakland County.

The recommended total 1999 equalized value is:

\$47,872,532,700

The increase in County Equalized value is:

11.18%

The resulting Taxable Value for 1999 is:

\$41,756,021,276

The increase in Taxable Value is:

7.03%

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 value to remain the same as the state equalized value.

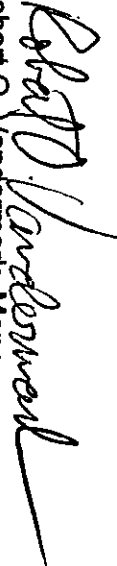
In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and true cash value for each assessing district. Oakland County has a total of over 486,000 parcels; during 1998 our division completed approximately 100,000 real property appraisals and conducted approximately 3,000 personal property audits.

The attached reports are the finding 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.

The following two pages show the taxable value and equalized value changes for each community. This is an unusually strong performance due to a very large volume of new construction and new personal property. The uncapping of the taxable value of properties that have sold is having an increasing impact on the increase in taxable values. These changes have been reviewed at length with local assessors throughout the County.

It is my recommendation that the following values be adopted as the 1999 equalized values for Oakland County. If you have further questions, please contact me. The certification of my recommendation to the State Tax Commission follows on the next page.

Respectfully submitted,

  
Robert O. Vandermark, Manager  
Equalization Division, Oakland County

# CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

*This form is issued under the authority of MCL 211.148  
Filing is mandatory.*

TO: State Tax Commission  
FROM: Equalization Director of Oakland County  
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for Oakland County for 1999.

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled laws 211.10d and the rules of the State Assessors Board.

The State Assessors Board requires a Level IV State Assessor Certification for this county.

I am certified as a Level IV State Certified Assessing Officer by the State Assessors Board.


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

Agricultural	121,367,290	Timber-Cutover	
Commercial	7,880,200,156	Developmental	169,381,380
Industrial	2,668,632,045	Total Real Property	43,351,722,556
Residential	32,512,141,685	Personal Property	4,520,810,144
		Total Real and Personal Property	47,872,532,700

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Mr. James D. Johnson, Manager  
Local Assessment Review  
P.O. Box 30471  
Lansing, Michigan 48909-7971

A copy of this form will be forwarded to the State Assessors Board.

Signature of Equalization Director 	Date 4/14/99
---	-----------------

1999 OAKLAND COUNTY EQUALIZATION  
COMPARISON OF 1998-1999 TAXABLE VALUES

TOWNSHIPS	1998	1999	NET CHANGE	% CHANGE
ADDISON	191,263,701	206,513,170	15,249,469	7.97%
BLOOMFIELD	2,538,783,130	2,646,257,403	107,474,273	4.23%
BRANDON	303,011,955	333,352,635	30,340,680	10.01%
COMMERC	1,119,128,540	1,216,465,170	97,336,630	8.70%
GROVELAND	153,581,879	162,574,359	8,992,480	5.86%
HIGHLAND	454,886,971	487,800,331	32,913,360	7.24%
HOLLY	172,148,279	190,849,710	18,701,431	10.86%
INDEPENDENCE	871,922,600	964,643,600	92,721,000	10.63%
LYON	313,175,640	351,229,460	38,053,820	12.15%
MILFORD	527,084,151	565,242,840	38,158,689	7.24%
NOVI	6,410,330	6,898,880	488,550	7.62%
OAKLAND	543,010,835	604,706,575	61,695,740	11.36%
ORION	1,134,104,760	1,239,307,040	105,202,280	9.28%
OXFORD	365,987,280	420,915,984	54,928,704	15.01%
ROSE	143,916,465	153,536,765	9,620,300	6.68%
ROYAL OAK	56,679,050	59,644,860	2,965,810	5.23%
SOUTHFIELD	715,373,134	751,267,824	35,894,690	5.02%
SPRINGFIELD	361,289,392	394,218,190	32,928,798	9.11%
WATERFORD	1,716,653,302	1,820,985,262	104,331,960	6.08%
WEST BLOOMFIELD	2,607,391,858	2,764,731,603	157,339,745	6.03%
WHITE LAKE	664,869,122	707,044,812	42,175,690	6.34%
TOTAL TOWNSHIPS	14,960,672,374	16,048,186,473	1,087,514,099	7.27%
CITIES				
AUBURN HILLS	1,010,330,140	1,338,471,070	328,140,930	32.48%
BERKLEY	330,840,230	346,752,215	15,911,985	4.81%
BIRMINGHAM	1,130,033,106	1,200,760,458	70,727,352	6.26%
BLOOMFIELD HILLS	607,621,820	628,634,280	21,012,460	3.46%
VILLAGE OF CLARKSTON	32,818,055	34,369,645	1,551,590	4.73%
CLAWSON	280,651,350	285,772,960	5,121,610	1.82%
FARMINGTON	309,065,980	317,229,000	8,163,020	2.64%
FARMINGTON HILLS	3,073,823,680	3,216,893,800	143,070,120	4.65%
FERNDALE	386,819,170	408,458,360	21,639,190	5.59%
HAZEL PARK	208,858,157	219,058,127	10,199,970	4.88%
HUNTINGTON WOODS	201,600,590	209,953,170	8,352,580	4.14%
KEEGO HARBOR	61,219,130	63,895,007	2,675,877	4.37%
LAKE ANGELUS	38,595,990	41,173,000	2,577,010	6.68%
LATHRUP VILLAGE	127,795,580	132,039,810	4,244,230	3.32%
MADISON HEIGHTS	888,342,110	929,125,780	40,783,670	4.59%
NORTHVILLE	126,237,930	130,779,640	4,541,710	3.60%
NOVI	1,797,180,635	1,940,166,590	142,985,955	7.96%
OAK PARK	459,626,790	478,009,710	18,382,920	4.00%
ORCHARD LAKE	233,375,420	247,652,370	14,276,950	6.12%
PLEASANT RIDGE	81,156,507	84,752,682	3,596,175	4.43%
PONTIAC	852,391,493	908,633,546	56,242,053	6.60%
ROCHESTER	328,140,035	406,606,595	77,466,560	23.61%
ROCHESTER HILLS	2,374,563,912	2,495,620,934	121,057,022	5.10%
ROYAL OAK	1,498,683,574	1,576,682,559	77,998,985	5.20%
SOUTHFIELD	2,659,387,519	2,825,989,180	166,601,661	6.26%
SOUTHLAYON	180,596,049	226,609,178	46,013,129	25.48%
SYLVAN LAKE	65,141,050	68,435,445	3,294,395	5.06%
TROY	4,005,628,273	4,183,560,453	177,932,180	4.44%
WALLED LAKE	150,773,329	159,411,089	8,637,760	5.73%
WXOM	549,961,730	603,338,150	53,376,420	9.71%
TOTAL CITIES	24,051,259,334	25,707,834,803	1,656,575,469	6.89%
TOTAL COUNTY	39,011,931,708	41,756,021,276	2,744,089,568	7.03%



1999 OAKLAND COUNTY EQUALIZATION  
COMPARISON OF 1998-1999 EQUALIZED VALUES

	1998	1999	NET CHANGE	% CHANGE
ADDISON	223,186,785	255,830,013	32,643,228	14.63%
BLOOMFIELD	2,756,543,150	3,001,661,120	245,117,970	8.89%
BRANDON	345,173,340	401,508,500	56,335,160	16.32%
COMMERC	1,304,580,600	1,451,398,300	146,817,700	11.25%
GROVELAND	174,431,480	191,216,640	16,785,160	9.62%
HIGHLAND	509,856,520	558,623,320	48,766,800	9.56%
HOLLY	195,008,259	228,436,450	33,428,191	17.14%
INDEPENDENCE	1,004,645,100	1,147,745,000	143,099,900	14.24%
LYON	343,821,450	403,138,990	59,317,540	17.25%
MILFORD	578,265,770	650,778,790	72,513,020	12.54%
NOVI	7,011,040	7,573,910	562,870	8.03%
OAKLAND	605,892,960	707,660,930	101,767,970	16.80%
ORION	1,226,634,440	1,356,263,230	129,628,790	10.57%
OXFORD	408,177,208	479,304,709	71,127,501	17.43%
ROSE	172,118,950	190,723,940	18,604,990	10.81%
ROYAL OAK	62,911,020	68,860,050	5,949,030	9.46%
SOUTHFIELD	814,239,920	925,305,960	111,066,040	13.64%
SPRINGFIELD	401,759,425	448,035,340	46,275,915	11.52%
WATERFORD	1,929,151,400	2,112,886,245	183,734,845	9.52%
WEST BLOOMFIELD	2,796,478,966	3,062,769,379	266,290,413	9.52%
WHITE LAKE	729,776,740	802,020,450	72,243,710	9.90%
TOTAL TOWNSHIPS	16,589,664,523	18,451,741,266	1,862,076,743	11.22%
CITIES				
AUBURN HILLS	1,120,731,860	1,549,430,870	428,699,010	38.25%
BERKELEY	384,182,890	427,750,910	43,568,020	11.34%
BIRMINGHAM	1,293,125,498	1,443,416,735	150,291,237	11.62%
BLOOMFIELD HILLS	679,852,440	726,144,080	46,291,640	6.81%
VILLAGE OF CLARKSTON	37,509,430	39,994,780	2,485,350	6.63%
CLAWSON	312,031,750	337,789,720	25,757,970	8.25%
FARMINGTON	327,352,460	343,205,280	15,852,820	4.84%
FARMINGTON HILLS	3,217,279,700	3,456,406,270	239,126,570	7.43%
FERNDALE	457,759,310	516,096,620	58,337,310	12.74%
HAZEL PARK	245,123,140	266,681,890	21,558,750	8.80%
HUNTINGTON WOODS	248,804,540	272,325,070	23,520,530	9.45%
KEEGO HARBOR	68,982,190	75,354,097	6,371,907	9.24%
LAKE ANGELUS	48,034,620	58,790,410	10,755,790	22.39%
LATHRUP VILLAGE	144,939,490	158,409,430	13,469,940	9.29%
MADISON HEIGHTS	987,808,130	1,085,163,020	97,354,890	9.86%
NORTHVILLE	134,407,550	144,084,430	9,676,880	7.20%
NOVI	1,922,625,050	2,274,361,800	351,736,750	18.29%
OAK PARK	535,219,300	586,859,180	51,639,880	9.65%
ORCHARD LAKE	271,723,750	286,252,900	14,529,150	5.35%
PLEASANT RIDGE	104,618,595	112,144,170	7,525,575	7.19%
PONTIAC	912,560,317	995,858,672	83,298,355	9.13%
ROCHESTER	363,246,890	462,450,760	99,203,870	27.31%
ROCHESTER HILLS	2,542,175,950	2,770,396,400	228,220,450	8.98%
ROYAL OAK	1,743,314,170	1,921,398,510	178,084,340	10.22%
SOUTHFIELD	3,059,113,304	3,245,455,620	186,342,316	6.09%
SOUTH LYON	196,234,783	250,586,627	54,351,844	27.70%
SYLVAN LAKE	78,019,850	86,094,540	8,074,690	10.35%
TROY	4,284,960,814	4,696,926,183	411,965,369	9.61%
WALLED LAKE	165,646,370	185,058,560	19,412,190	11.72%
WIXOM	579,785,630	645,903,900	66,118,270	11.40%
TOTAL CITIES	26,467,169,771	29,420,791,434	2,953,621,663	11.16%
TOTAL COUNTY	43,056,834,294	47,872,532,700	4,815,698,406	11.18%

**MISCELLANEOUS RESOLUTION #**

**April 29, 1999**

**BY:** Finance Committee, Sue Ann Douglas, Chairperson

**IN RE:** **DEPARTMENT OF MANAGEMENT & BUDGET - 1999 EQUALIZATION REPORT**

To the Oakland County Board of Commissioners

Chairperson, Ladies and Gentlemen:

WHEREAS the staff of the Equalization Division of the Department of Management and Budget has examined the assessment rolls of the several townships and cities within Oakland County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed at 50% of true cash value; and

WHEREAS the Finance Committee in accordance with Rule XI.A.(7) of the Board of Commissioners adopted on January 5, 1999, has reviewed the findings and recommendations of the Equalization Manager, acting as the Equalization Director, and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS based on its findings, the Manager of the Equalization Division has presented to the Finance Committee the recommended 1999 equalization value which adds to or deducts from the valuation of the 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 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 1999 equalization and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the appropriate official of the proper township or city.

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

FINANCE COMMITTEE

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**FINANCE COMMITTEE VOTE:**

Motion carried unanimously on a roll call vote.

**OAKLAND COUNTY BOARD OF COMMISSIONERS**

<b>Fran Amos*</b>	<b>John P. Garfield</b>	<b>David L. Moffitt</b>
<b>Michelle Friedman-Appel*</b>	<b>Vincent Gregory</b>	<b>Lawrence A. Obrecht*</b>
<b>Ron Colasanti</b>	<b>Donald W. Jensen*</b>	<b>Charles E. Palmer*</b>
<b>Eric Coleman*</b>	<b>Thomas A. Law</b>	<b>William R. Patterson</b>
<b>Dan Devine</b>	<b>John P. McCulloch</b>	<b>Kay Schmid</b>
<b>Nancy Dingeldey</b>	<b>Ruel E. McPherson</b>	<b>Terry L. Sever</b>
<b>Sue Ann Douglas*</b>	<b>Tim W. Melton</b>	<b>George W. Suarez</b>
<b>David N. Galloway</b>	<b>Frank H. Millard, Jr.*</b>	<b>Shelley G. Taub*</b>
	<b>Brenda A. Causey-Mitchell*</b>	

**\*Finance Committee members**

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C. L - 4023  
YEAR 1999

	REAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	143,328,186	302,929,430	
102	LOSS	33,544,146	71,623,468	
103		109,784,040	231,305,931	
104	ADJUSTMENT	6,531,240		
105		115,325,280	231,305,931	
106	NEW	6,042,010	12,086,080	
107				
108	TOTAL AGRICULTURAL	121,367,290	243,402,012	85,583,890
200				
201	COMMERCIAL	7,039,644,131	14,989,257,278	
202	LOSS	119,589,421	254,031,046	
203		6,920,054,710	14,735,226,230	
204	ADJUSTMENT	112,408,823		
205		7,332,463,533	14,735,226,230	
206	NEW	537,738,823	1,099,509,511	
207				
208	TOTAL COMMERCIAL	7,880,200,156	15,834,735,741	6,846,528,524
300				
301	INDUSTRIAL	2,351,595,974	5,042,642,473	
302	LOSS	38,114,341	81,398,050	
303		2,313,481,633	4,961,246,423	
304	ADJUSTMENT	159,191,380		
305		2,483,672,993	4,961,246,423	
306	NEW	204,959,052	412,635,970	
307				
308	TOTAL INDUSTRIAL	2,668,632,045	5,373,882,392	2,410,932,618
400				
401	RESIDENTIAL	29,283,454,119	62,913,681,610	
402	LOSS	89,021,347	191,308,820	
403		29,194,432,772	62,722,352,790	
404	ADJUSTMENT	2,033,208,978		
405		31,227,641,750	62,722,352,790	
406	NEW	1,284,489,935	2,578,331,439	
407				
408	TOTAL RESIDENTIAL	32,512,141,685	65,300,684,229	27,769,387,734
500				
501	TIMBER CUT-OVER			
507		0	0	0
600				
601	DEVELOPMENTAL	150,340,180	316,992,793	
602	LOSS	23,653,650	48,726,881	
603		126,686,530	268,266,912	
604	ADJUSTMENT	7,071,310		
605		133,757,940	268,266,912	
606	NEW	35,623,440	71,416,981	
607				
608	TOTAL DEVELOPMENTAL	169,381,380	339,683,873	123,573,246
800	TOTAL REAL	43,351,722,556	87,092,388,247	37,236,006,012

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C. L - 4023  
YEAR 1999

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
150				
151	AGRICULTURAL			
152	LOSS			
153				
154	ADJUSTMENT			
155				
156	NEW			
157				
158	TOTAL AGRICULTURAL	0	0	0
250				
251	COMMERCIAL	2,208,022,985	4,477,641,761	
252	LOSS	379,332,617	769,019,030	
253		1,828,690,168	3,708,622,731	
254	ADJUSTMENT	25,621,182		
255		1,854,311,350	3,708,622,731	
256	NEW	681,170,694	1,322,341,188	
257				
258	TOTAL COMMERCIAL	2,515,481,944	5,030,963,919	2,515,318,434
350				
351	INDUSTRIAL	1,198,989,450	2,413,633,100	
352	LOSS	95,805,222	193,270,538	
353		1,103,184,228	2,220,362,562	
354	ADJUSTMENT	8,997,052		
355		1,110,181,280	2,220,362,562	
356	NEW	185,654,390	371,308,780	
357				
358	TOTAL INDUSTRIAL	1,295,835,670	2,591,671,342	1,295,835,670
450				
451	RESIDENTIAL	4,747,700	10,166,068	
452	LOSS	183,700	371,181	
453		4,564,000	9,794,878	
454	ADJUSTMENT	292,320		
455		4,856,320	9,794,878	
456	NEW	1,769,630	8,631,668	
457				
458	TOTAL RESIDENTIAL	9,625,950	19,426,776	8,994,580
550				
551	UTILITY	678,711,569	1,353,440,714	
552	LOSS	18,642,166	31,084,379	
553		661,169,410	1,322,356,335	
554	ADJUSTMENT	8,760		
555		661,178,170	1,322,356,335	
556	NEW	38,688,410	77,376,820	
557				
558	TOTAL UTILITY	699,866,580	1,399,733,155	699,866,580
850	TOTAL PERSONAL	4,520,810,144	9,041,795,192	4,520,015,264

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C. L - 4023  
YEAR 1999

	PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE	
108	TOTAL AGRICULTURAL	1,171	121,367,290	243,402,012	121,367,290	85,583,890
208	TOTAL COMMERCIAL	19,249	7,880,200,156	15,834,735,741	7,880,200,156	6,846,528,524
308	TOTAL INDUSTRIAL	6,849	2,668,632,045	5,373,882,392	2,668,632,045	2,410,932,618
408	TOTAL RESIDENTIAL	404,131	32,512,141,685	65,300,684,229	32,512,141,685	27,769,387,734
508	TOTAL TIMBER CUT-OVER	0	0	0	0	0
608	TOTAL DEVELOPMENTAL	983	169,381,380	339,683,873	169,381,380	123,573,246
800	TOTAL REAL	432,383	43,351,722,556	87,092,388,247	43,351,722,556	37,236,006,012
158	TOTAL AGRICULTURAL	0	0	0	0	0
258	TOTAL COMMERCIAL	51,454	2,515,481,944	5,030,963,919	2,515,481,084	2,515,318,434
358	TOTAL INDUSTRIAL	3,541	1,295,835,670	2,591,671,342	1,295,835,670	1,295,835,670
458	TOTAL RESIDENTIAL	176	9,625,950	19,426,776	9,625,950	8,994,580
558	TOTAL UTILITY	374	699,866,580	1,399,733,155	699,866,580	699,866,580
850	TOTAL PERSONAL	55,545	4,520,810,144	9,041,795,192	4,520,810,144	4,520,015,264
900	GRAND TOTAL	487,928	47,872,532,700	96,134,183,439	47,872,532,700	41,756,021,276

**OAKLAND COUNTY  
1999 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS**

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY			PERSONAL PROPERTY		
		ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP	19,957.13	242,499,763	242,499,763	193,182,920	13,330,250	13,330,250	13,330,250
BLOOMFIELD TWP	13,370.36	2,922,449,570	2,922,449,570	2,567,045,853	79,211,550	79,211,550	79,211,550
BRANDON TWP	20,421.40	390,673,700	390,673,700	322,517,835	10,834,800	10,834,800	10,834,800
COMMERCE TWP	14,951.56	1,356,108,400	1,356,108,400	1,121,175,270	95,289,900	95,289,900	95,289,900
GROVELAND TWP	19,349.75	178,628,190	178,628,190	149,983,909	12,590,450	12,590,450	12,590,450
HIGHLAND TWP	20,201.69	533,066,820	533,066,820	462,243,831	25,556,500	25,556,500	25,556,500
HOLLY TWP	20,889.03	214,495,850	214,495,850	176,909,410	13,940,600	13,940,600	13,940,300
INDEPENDENCE TWP	18,667.71	1,106,456,500	1,106,456,500	923,355,100	41,288,500	41,288,500	41,288,500
LYON TWP	18,232.12	357,510,540	357,510,540	305,601,010	45,628,450	45,628,450	45,628,450
MILFORD TWP	17,934.68	568,777,090	568,777,090	483,241,140	82,001,700	82,001,700	82,001,700
NOVI TWP	59.84	7,513,960	7,513,960	6,838,930	59,950	59,950	59,950
OAKLAND TWP	20,227.14	676,657,830	676,657,830	573,703,475	31,003,100	31,003,100	31,003,100
ORION TWP	18,841.08	1,166,954,780	1,166,954,780	1,049,998,590	189,308,450	189,308,450	189,308,450
OXFORD TWP	19,283.26	424,779,359	424,779,359	366,390,634	54,525,350	54,525,350	54,525,350
ROSE TWP	19,798.44	184,346,530	184,346,530	147,189,355	6,377,410	6,377,410	6,377,410
ROYAL OAK TWP	320.41	58,243,500	58,243,500	49,028,310	10,616,550	10,616,550	10,616,550
SOUTHFIELD TWP	4,046.98	886,594,160	886,594,160	712,566,024	38,711,800	38,711,800	38,711,800
SPRINGFIELD TWP	18,340.28	419,877,040	419,877,040	366,059,890	28,158,300	28,158,300	28,158,300
WATERFORD TWP	14,950.80	1,997,784,495	1,997,784,495	1,705,883,512	115,101,750	115,101,750	115,101,750
WEST BLOOMFIELD TWP	15,619.53	2,984,823,279	2,984,823,279	2,686,893,043	77,946,100	77,946,100	77,838,560
WHITE LAKE TWP	19,984.18	772,791,300	772,791,300	677,815,662	29,229,150	29,229,150	29,229,150
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>17,451,030,656</b>	<b>17,451,030,656</b>	<b>15,047,583,703</b>	<b>1,000,710,610</b>	<b>1,000,710,610</b>	<b>1,000,602,770</b>

OAKLAND COUNTY  
1999 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS

REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP	19,957.13	255,830,013	255,830,013	206,513,170
BLOOMFIELD TWP	13,370.36	3,001,661,120	3,001,661,120	2,646,257,403
BRANDON TWP	20,421.40	401,508,500	401,508,500	333,352,635
COMMERCE TWP	14,951.56	1,451,398,300	1,451,398,300	1,216,465,170
GROVELAND TWP	19,349.76	191,216,640	191,216,640	162,574,359
HIGHLAND TWP	20,201.69	558,623,320	558,623,320	487,800,331
HOLLY TWP	20,389.03	228,436,450	228,436,450	190,849,710
INDEPENDENCE TWP	18,667.71	1,147,745,000	1,147,745,000	964,643,600
LYON TWP	18,232.12	403,138,990	403,138,990	351,225,460
MILFORD TWP	17,934.68	650,778,790	650,778,790	565,242,840
NOVI TWP	59.84	7,573,910	7,573,910	6,898,880
OAKLAND TWP	20,227.14	707,660,930	707,660,930	604,706,575
ORION TWP	19,957.13	1,356,263,230	1,356,263,230	1,239,307,040
OXFORD TWP	19,283.26	479,304,709	479,304,709	420,915,984
ROSE TWP	19,798.44	190,723,940	190,723,940	153,536,765
ROYAL OAK TWP	320.41	68,860,050	68,860,050	59,644,860
SOUTHFIELD TWP	4,046.98	925,305,960	925,305,960	751,267,824
SPRINGFIELD TWP	18,340.28	448,035,340	448,035,340	394,218,190
WATERFORD TWP	14,980.80	2,112,886,245	2,112,886,245	1,820,985,262
WEST BLOOMFIELD TWP	15,619.53	3,062,769,379	3,062,769,379	2,764,731,603
WHITE LAKE TWP	19,984.18	802,020,450	802,020,450	707,044,812
TOTAL TOWNSHIPS	336,093.43	18,451,741,266	18,451,741,266	16,048,186,473



OAKLAND COUNTY  
1999 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY CITIES

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY			PERSONAL PROPERTY		
		ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,649.60	1,091,080,770	1,091,080,770	880,120,970	458,350,100	458,350,100	458,350,100
BERKLEY CITY	1,213.93	413,397,410	413,397,410	332,398,715	14,353,500	14,353,500	14,353,500
BIRMINGHAM CITY	2,217.97	1,383,053,485	1,383,053,485	1,140,397,208	60,363,250	60,363,250	60,363,250
BLOOMFIELD HILLS CITY	2,365.32	684,508,980	684,508,980	586,999,180	41,635,100	41,635,100	41,635,100
VILLAGE OF CLARKSTON CITY	322.27	37,369,480	37,369,480	31,744,345	2,625,300	2,625,300	2,625,300
CLAWSON CITY	1,067.54	320,326,670	320,326,670	268,309,910	17,463,050	17,463,050	17,463,050
FARMINGTON CITY	1,250.14	322,266,480	322,266,480	296,290,200	20,938,800	20,938,800	20,938,800
FARMINGTON HILLS CITY	16,476.19	3,158,168,220	3,158,168,220	2,918,655,750	298,238,050	298,238,050	298,238,050
FERNDALE CITY	1,884.72	463,041,370	463,041,370	355,403,110	53,055,250	53,055,250	53,055,250
HAZEL PARK CITY	1,351.79	247,006,740	247,006,740	199,382,977	19,675,150	19,675,150	19,675,150
HUNTINGTON WOODS CITY	576.33	267,855,670	267,855,670	205,483,770	4,469,400	4,469,400	4,469,400
KEEGO HARBOR CITY	285.31	71,909,897	71,909,897	60,450,807	3,444,200	3,444,200	3,444,200
LAKE ANGELUS CITY	1,049.60	56,521,200	56,521,200	38,903,790	2,269,210	2,269,210	2,269,210
LATHRUP VILLAGE CITY	761.99	151,969,980	151,969,980	125,600,360	6,439,450	6,439,450	6,439,450
MADISON HEIGHTS CITY	3,204.27	893,892,850	893,892,850	738,017,960	191,270,170	191,270,170	191,107,820
NORTHVILLE CITY	472.38	140,755,140	140,755,140	127,450,350	3,329,290	3,329,290	3,329,290
NOVI CITY	16,447.86	2,107,852,550	2,107,852,550	1,773,657,340	166,509,250	166,509,250	166,509,250
OAK PARK CITY	2,384.73	538,495,980	538,495,980	429,646,510	48,363,200	48,363,200	48,363,200
ORCHARD LAKE CITY	2,079.03	280,596,050	280,596,050	241,995,520	5,656,850	5,656,850	5,656,850
PLEASANT RIDGE CITY	285.59	108,719,920	108,719,920	81,328,432	3,424,250	3,424,250	3,424,250
PONTIAC CITY	8,031.63	725,972,322	725,972,322	638,747,196	269,886,350	269,886,350	269,886,350
ROCHESTER CITY	1,593.95	413,777,060	413,777,060	356,932,895	48,673,700	48,673,700	48,673,700
ROCHESTER HILLS CITY	15,280.38	2,541,786,010	2,541,786,010	2,267,535,234	228,610,390	228,610,390	228,085,700
ROYAL OAK CITY	5,599.72	1,799,440,010	1,799,440,010	1,454,724,059	121,958,500	121,958,500	121,958,500
SOUTHFIELD CITY	13,492.16	2,682,684,450	2,682,684,450	2,263,218,010	562,771,170	562,771,170	562,771,170
SOUTH LYON CITY	1,105.81	236,095,576	236,095,576	212,118,127	14,491,051	14,491,051	14,491,051
SYLVAN LAKE CITY	402.83	82,475,890	82,475,890	64,816,795	3,618,650	3,618,650	3,618,650
TROY CITY	15,987.26	4,030,429,830	4,030,429,830	3,517,064,100	666,496,353	666,496,353	666,496,353
WALLED LAKE CITY	1,204.00	171,669,660	171,669,660	146,022,189	13,388,900	13,388,900	13,388,900
WIXOM CITY	4,765.38	477,572,250	477,572,250	435,006,500	168,331,650	168,331,650	168,331,650
<b>TOTAL CITIES</b>	<b>133,809.68</b>	<b>25,900,691,900</b>	<b>25,900,691,900</b>	<b>22,188,422,309</b>	<b>3,520,099,534</b>	<b>3,520,099,534</b>	<b>3,519,412,494</b>
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>17,451,030,656</b>	<b>17,451,030,656</b>	<b>15,047,583,703</b>	<b>1,000,710,610</b>	<b>1,000,710,610</b>	<b>1,000,602,770</b>
<b>TOTAL COUNTY</b>	<b>468,587.06</b>	<b>43,351,722,556</b>	<b>43,351,722,556</b>	<b>37,236,006,012</b>	<b>4,520,810,144</b>	<b>4,520,810,144</b>	<b>4,520,015,264</b>

**OAKLAND COUNTY**  
**1999 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES**  
**BY CITIES**

REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,648.60	1,549,430,870	1,549,430,870	1,338,471,070
BERKLEY CITY	1,213.93	427,750,910	427,750,910	346,752,215
BIRMINGHAM CITY	2,217.97	1,443,416,735	1,443,416,735	1,200,760,456
BLOOMFIELD HILLS CITY	2,365.32	726,144,080	726,144,080	628,634,280
VILLAGE OF CLARKSTON CITY	322.27	39,994,780	39,994,780	34,369,645
CLAWSON CITY	1,067.54	337,789,720	337,789,720	285,772,960
FARMINGTON CITY	1,290.14	343,205,280	343,205,280	317,229,000
FARMINGTON HILLS CITY	16,476.19	3,456,406,270	3,456,406,270	3,216,893,800
FERNDALE CITY	1,884.72	516,096,620	516,096,620	408,458,360
HAZEL PARK CITY	1,351.79	266,681,890	266,681,890	219,058,127
HUNTINGTON WOODS CITY	576.33	272,925,070	272,925,070	209,953,170
KEEGO HARBOR CITY	285.31	75,354,097	75,354,097	63,895,007
LAKE ANGELUS CITY	1,048.60	58,790,410	58,790,410	41,173,000
LATHRUP VILLAGE CITY	761.99	158,409,430	158,409,430	132,039,810
MADISON HEIGHTS CITY	3,204.27	1,085,163,020	1,085,163,020	929,125,780
NORTHVILLE CITY	472.38	144,084,430	144,084,430	130,779,640
NOVI CITY	16,447.86	2,274,361,800	2,274,361,800	1,940,166,590
OAK PARK CITY	2,384.73	586,859,180	586,859,180	478,009,710
ORCHARD LAKE CITY	2,079.03	286,252,800	286,252,800	247,652,370
PLEASANT RIDGE CITY	285.59	112,144,170	112,144,170	84,752,682
PONTIAC CITY	8,031.63	995,858,672	995,858,672	908,633,546
ROCHESTER CITY	1,593.95	462,450,760	462,450,760	405,606,595
ROCHESTER HILLS CITY	15,280.68	2,770,396,400	2,770,396,400	2,495,620,934
ROYAL OAK CITY	5,599.72	1,921,398,510	1,921,398,510	1,576,682,559
SOUTHFIELD CITY	13,492.16	3,245,455,620	3,245,455,620	2,825,989,180
SOUTH LYON CITY	1,105.81	250,586,627	250,586,627	226,609,178
SYLVAN LAKE CITY	402.83	86,094,540	86,094,540	68,435,445
TROY CITY	15,987.26	4,696,926,183	4,696,926,183	4,183,560,453
WALLED LAKE CITY	1,204.00	185,058,560	185,058,560	159,411,089
WIXOM CITY	4,765.38	645,903,900	645,903,900	603,338,150
<b>TOTAL CITIES</b>	<b>133,809.68</b>	<b>29,420,791,434</b>	<b>29,420,791,434</b>	<b>25,707,834,803</b>
<b>TOTAL TOWNSHIPS</b>	<b>334,777.38</b>	<b>18,451,741,266</b>	<b>18,451,741,266</b>	<b>16,048,186,473</b>
<b>TOTAL COUNTY</b>	<b>468,587.06</b>	<b>47,872,532,700</b>	<b>47,872,532,700</b>	<b>41,756,021,276</b>

OAKLAND COUNTY

1999 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)	9,408,270	6,816,450	1,345,500	224,929,543	0	0	242,499,763
	(2)	0	0	0	0	0	0	0
	(3)	9,408,270	6,816,450	1,345,500	224,929,543	0	0	242,499,763
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	6,527,890	5,036,700	1,244,850	180,373,480	0	0	193,182,920
BLOOMFIELD TWP	(1)	0	185,128,050	19,315,570	2,718,005,950	0	0	2,922,449,570
	(2)	0	0	0	0	0	0	0
	(3)	0	185,128,050	19,315,570	2,718,005,950	0	0	2,922,449,570
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	178,929,410	18,988,750	2,369,127,853	0	0	2,567,045,853
BRANDON TWP	(1)	5,907,400	24,246,200	1,138,600	359,381,500	0	0	390,673,700
	(2)	0	0	0	0	0	0	0
	(3)	5,907,400	24,246,200	1,138,600	359,381,500	0	0	390,673,700
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	3,946,480	19,983,610	931,440	287,646,325	0	0	322,517,835
COMMERCE TWP	(1)	12,255,000	131,220,900	98,507,500	1,103,203,900	0	10,921,100	1,356,108,400
	(2)	0	0	0	0	0	0	0
	(3)	12,255,000	131,220,900	98,507,500	1,103,203,900	0	10,921,100	1,356,108,400
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	5,874,950	114,345,950	85,573,950	908,178,780	0	7,201,590	1,121,175,270
GROVELAND TWP	(1)	8,743,030	12,463,510	3,780,130	136,570,150	0	17,089,370	178,626,190
	(2)	0	0	0	0	0	0	0
	(3)	8,743,030	12,463,510	3,780,130	136,570,150	0	17,089,370	178,626,190
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	5,756,800	10,492,270	2,743,390	118,741,058	0	14,250,291	148,983,969
HIGHLAND TWP	(1)	19,420,250	38,251,720	11,030,290	462,174,000	0	2,190,560	533,066,820
	(2)	0	0	0	0	0	0	0
	(3)	19,420,250	38,251,720	11,030,290	462,174,000	0	2,190,560	533,066,820
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	15,536,408	33,678,475	9,987,850	461,205,636	0	1,837,470	462,243,831

OAKLAND COUNTY

1999 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)	18,054,800	28,338,450	5,237,800	151,880,350	0	12,988,650	214,495,850
	(2)	0	0	0	0		0	0
	(3)	18,054,800	28,338,450	5,237,800	151,880,350		12,988,650	214,495,850
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	9,802,830	20,809,230	4,052,080	135,128,530		7,116,960	176,909,410
INDEPENDENCE TWP	(1)	0	118,780,000	6,222,400	985,326,400	0	18,147,700	1,108,456,500
	(2)	0	0	0	0		0	0
	(3)	0	118,780,000	6,222,400	985,326,400		18,147,700	1,108,456,500
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	0	93,578,700	4,885,100	813,988,000		11,127,300	923,365,100
LYON TWP	(1)	3,487,340	35,873,430	34,172,970	285,833,430	0	18,543,370	357,510,540
	(2)	0	0	0	0		0	0
	(3)	3,487,340	35,873,430	34,172,970	285,833,430		18,543,370	357,510,540
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	2,658,930	29,095,480	25,719,030	232,988,885		16,169,475	305,601,010
MILFORD TWP	(1)	2,340,800	44,842,370	60,813,880	451,855,410	0	8,924,830	568,777,090
	(2)	0	0	0	0		0	0
	(3)	2,340,800	44,842,370	60,813,880	451,855,410		8,924,830	568,777,090
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	1,722,210	33,887,965	47,897,430	392,054,705		7,678,830	483,241,140
NOVI TWP	(1)	0	0	0	7,513,980	0	0	7,513,980
	(2)	0	0	0	0		0	0
	(3)	0	0	0	7,513,980		0	7,513,980
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	0	0	0	6,838,930		0	6,838,930
OAKLAND TWP	(1)	3,841,850	17,071,080	4,071,800	818,608,390	0	33,288,710	676,657,830
	(2)	0	0	0	0		0	0
	(3)	3,841,850	17,071,080	4,071,800	818,608,390		33,288,710	676,657,830
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
	(5)	2,874,700	16,497,400	3,874,800	521,711,285		28,745,290	573,703,475

OAKLAND COUNTY

1999 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)	5,807,920	109,233,880	121,682,580	930,220,400	0	0	1,166,954,780
	(2)	0	0	0	0	0	0	0
	(3)	5,807,920	109,233,880	121,682,580	930,220,400	0	0	1,166,954,780
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	5,684,530	103,769,830	120,169,820	820,374,410		0	1,049,998,590
OXFORD TWP	(1)	270,690	35,950,267	31,924,537	354,646,225	0	1,987,840	424,779,359
	(2)	0	0	0	0	0	0	0
	(3)	270,690	35,950,267	31,924,537	354,646,225	0	1,987,840	424,779,359
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	252,730	33,850,829	30,447,387	300,173,428		1,866,460	368,390,834
ROSE TWP	(1)	14,466,880	384,320	429,700	168,642,660	0	422,990	184,346,530
	(2)	0	0	0	0	0	0	0
	(3)	14,466,880	384,320	429,700	168,642,660	0	422,990	184,346,530
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,816,630	279,230	377,710	135,275,355		410,430	147,159,359
ROYAL OAK TWP	(1)	0	42,211,010	6,138,240	9,894,250	0	0	58,243,500
	(2)	0	0	0	0	0	0	0
	(3)	0	42,211,010	6,138,240	9,894,250	0	0	58,243,500
	(4)		1.0000	1.0000	1.0000			
	(5)	0	35,918,840	5,252,650	7,856,720		0	49,028,310
SOUTHFIELD TWP	(1)	0	97,008,970	202,110	789,365,080	0	0	886,594,160
	(2)	0	0	0	0	0	0	0
	(3)	0	97,008,970	202,110	789,365,080	0	0	886,594,160
	(4)		1.0000	1.0000	1.0000			
	(5)	0	81,304,620	152,050	631,099,354		0	712,556,024
SPRINGFIELD TWP	(1)	5,544,300	20,607,000	11,753,900	375,945,640	0	6,026,200	419,877,040
	(2)	0	0	0	0	0	0	0
	(3)	5,544,300	20,607,000	11,753,900	375,945,640	0	6,026,200	419,877,040
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,273,570	17,833,880	11,359,170	327,839,970		4,743,320	368,059,890

OAKLAND COUNTY

1998 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	371,620,920	22,343,280	1,602,098,535	0	0	1,997,784,485
	(2)	0	0	0	0	0	0	0
	(3)	1,723,750	371,620,920	22,343,280	1,602,098,535	0	0	1,997,784,485
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	1,723,750	335,524,748	21,909,200	1,348,725,814		0	1,705,883,812
WEST BLMFLD TWP	(1)	0	228,104,820	6,252,880	2,760,485,598	0	0	2,984,623,278
	(2)	0	0	0	0	0	0	0
	(3)	0	228,104,820	6,252,880	2,750,485,598	0	0	2,984,623,278
	(4)		1.0000	1.0000	1.0000			
	(5)	0	215,685,248	3,988,229	2,487,389,588		0	2,686,893,043
WHITE LAKE TWP	(1)	9,883,090	51,331,870	4,651,180	704,592,820	0	2,632,740	772,791,300
	(2)	0	0	0	0	0	0	0
	(3)	9,883,090	51,331,870	4,651,180	704,592,820	0	2,632,740	772,791,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	7,712,880	48,253,800	3,886,610	619,112,502		1,851,180	677,815,882
TOTAL TOWNSHIPS	(1)	120,755,150	1,595,261,017	450,904,637	15,150,969,992	0	133,139,860	17,451,030,656
	(2)	0	0	0	0	0	0	0
	(3)	120,755,150	1,595,261,017	450,904,637	15,150,969,992	0	133,139,860	17,451,030,656
	(4)							
	(5)	85,184,240	1,425,441,845	403,220,788	13,031,788,228		101,988,606	15,047,683,703

OAKLAND COUNTY

1999 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	484,837,810	397,327,470	229,115,490	0	0	1,091,080,770
	(2)	0	0	0	0	0	0	0
	(3)	0	484,837,810	397,327,470	229,115,490	0	0	1,091,080,770
	(4)		1.0000	1.0000	1.0000			
	(5)	0	385,003,920	331,228,525	183,890,525	0	0	880,120,970
BERKLEY CITY	(1)	0	35,974,440	2,646,030	374,776,940	0	0	413,397,410
	(2)	0	0	0	0	0	0	0
	(3)	0	35,974,440	2,646,030	374,776,940	0	0	413,397,410
	(4)		1.0000	1.0000	1.0000			
	(5)	0	33,380,370	2,221,580	288,796,785	0	0	332,398,715
BIRMINGHAM CITY	(1)	0	254,798,750	10,371,170	1,117,885,585	0	0	1,383,053,485
	(2)	0	0	0	0	0	0	0
	(3)	0	254,798,750	10,371,170	1,117,885,585	0	0	1,383,053,485
	(4)		1.0000	1.0000	1.0000			
	(5)	0	225,273,787	9,380,610	905,762,841	0	0	1,140,387,208
BLOOMFIELD HILLS CITY	(1)	0	107,718,380	112,650	576,677,950	0	0	684,508,980
	(2)	0	0	0	0	0	0	0
	(3)	0	107,718,380	112,650	576,677,950	0	0	684,508,980
	(4)		1.0000	1.0000	1.0000			
	(5)	0	100,918,700	112,650	485,959,830	0	0	688,991,180
CITY OF CLARKSTON CITY	(1)	0	8,042,310	0	31,327,170	0	0	37,369,480
	(2)	0	0	0	0	0	0	0
	(3)	0	8,042,310	0	31,327,170	0	0	37,369,480
	(4)		1.0000		1.0000			
	(5)	0	5,361,340	0	28,383,005	0	0	31,744,345
CLAWSON CITY	(1)	0	46,686,840	15,228,080	258,411,760	0	0	320,326,670
	(2)	0	0	0	0	0	0	0
	(3)	0	46,686,840	15,228,080	258,411,760	0	0	320,326,670
	(4)		1.0000	1.0000	1.0000			
	(5)	0	43,375,820	14,983,520	210,549,570	0	0	288,309,910
FARMINGTON CITY	(1)	0	77,889,340	12,111,190	232,285,950	0	0	322,286,480
	(2)	0	0	0	0	0	0	0
	(3)	0	77,889,340	12,111,190	232,285,950	0	0	322,286,480
	(4)		1.0000	1.0000	1.0000			
	(5)	0	75,429,080	11,603,070	209,258,050	0	0	286,290,200



OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS  
BY CITY

(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
FARMINGTON HILLS CITY	(1)	0	657,538,470	221,488,790	2,279,140,960	0	0	3,158,168,220
	(2)	0	0	0	0	0	0	0
	(3)	0	657,538,470	221,488,790	2,279,140,960	0	0	3,158,168,220
	(4)		1.0000	1.0000	1.0000			
	(5)	0	658,771,870	216,396,710	2,063,467,370	0	0	2,918,656,760
FERNDALE CITY	(1)	0	64,727,750	42,278,540	358,036,080	0	0	463,041,370
	(2)	0	0	0	0	0	0	0
	(3)	0	64,727,750	42,278,540	358,036,080	0	0	463,041,370
	(4)		1.0000	1.0000	1.0000			
	(5)	0	59,047,460	38,631,660	257,823,970	0	0	355,403,110
HAZEL PARK CITY	(1)	0	38,898,700	13,325,120	194,782,920	0	0	247,006,740
	(2)	0	0	0	0	0	0	0
	(3)	0	38,898,700	13,325,120	194,782,920	0	0	247,006,740
	(4)		1.0000	1.0000	1.0000			
	(5)	0	31,184,960	10,942,730	157,255,287	0	0	199,382,977
HUNTINGTON WOODS	(1)	0	5,138,640	0	262,717,030	0	0	267,855,670
	(2)	0	0	0	0	0	0	0
	(3)	0	5,138,640	0	262,717,030	0	0	267,855,670
	(4)		1.0000		1.0000			
	(5)	0	4,646,850	0	200,537,120	0	0	205,183,770
KEEGO HARBOR CITY	(1)	0	14,050,810	0	57,859,087	0	0	71,909,897
	(2)	0	0	0	0	0	0	0
	(3)	0	14,050,810	0	57,859,087	0	0	71,909,897
	(4)		1.0000		1.0000			
	(5)	0	13,466,350	0	46,984,457	0	0	60,450,807
LAKE ANGELUS CITY	(1)	0	87,400	0	56,433,800	0	0	56,521,200
	(2)	0	0	0	0	0	0	0
	(3)	0	87,400	0	56,433,800	0	0	56,521,200
	(4)		1.0000		1.0000			
	(5)	0	61,060	0	38,822,730	0	0	38,903,790
LATHRUP VILLAGE CITY	(1)	0	17,799,680	0	134,170,300	0	0	151,969,980
	(2)	0	0	0	0	0	0	0
	(3)	0	17,799,680	0	134,170,300	0	0	151,969,980
	(4)		1.0000		1.0000			
	(5)	0	16,364,340	0	109,236,020	0	0	125,600,360



OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS  
BY CITY

(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 HEIGHTS CITY	(1)	0	217,857,500	224,380,420	451,854,930	0	0	893,892,850
	(2)	0	0	0	0	0	0	0
	(3)	0	217,857,500	224,380,420	451,854,930	0	0	893,892,850
	(4)		1.0000	1.0000	1.0000			
	(5)	0	179,994,580	190,253,620	387,769,760	0	0	758,017,960
NORTHVILLE CITY	(1)	0	2,920,100	817,140	137,017,900	0	0	140,755,140
	(2)	0	0	0	0	0	0	0
	(3)	0	2,920,100	817,140	137,017,900	0	0	140,755,140
	(4)		1.0000	1.0000	1.0000			
	(5)	0	2,871,860	783,680	123,815,010	0	0	127,450,350
NOVI CITY	(1)	0	603,665,150	182,623,700	1,277,595,850	0	33,767,850	2,107,852,550
	(2)	0	0	0	0	0	0	0
	(3)	0	603,665,150	182,623,700	1,277,595,850	0	33,767,850	2,107,852,550
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	441,559,590	148,924,680	1,163,380,110	0	19,812,760	1,773,657,340
OAK PARK CITY	(1)	0	88,295,800	46,288,300	425,911,880	0	0	538,495,980
	(2)	0	0	0	0	0	0	0
	(3)	0	88,295,800	46,288,300	425,911,880	0	0	538,495,980
	(4)		1.0000	1.0000	1.0000			
	(5)	0	63,037,130	43,390,280	323,218,100	0	0	429,645,510
ORCHARD LAKE CITY	(1)	567,150	10,356,990	184,450	289,487,460	0	0	280,595,050
	(2)	0	0	0	0	0	0	0
	(3)	567,150	10,356,990	184,450	289,487,460	0	0	280,595,050
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	395,850	9,787,360	182,270	231,630,050	0	0	241,995,620
PLEASANT RIDGE CITY	(1)	0	3,245,150	1,497,040	103,977,730	0	0	108,719,920
	(2)	0	0	0	0	0	0	0
	(3)	0	3,245,150	1,497,040	103,977,730	0	0	108,719,920
	(4)		1.0000	1.0000	1.0000			
	(5)	0	2,538,010	898,880	77,698,742	0	0	81,328,432
PONTIAC CITY	(1)	0	172,703,085	111,281,390	441,987,847	0	0	725,972,322
	(2)	0	0	0	0	0	0	0
	(3)	0	172,703,085	111,281,390	441,987,847	0	0	725,972,322
	(4)		1.0000	1.0000	1.0000			
	(5)	0	166,321,975	108,304,220	364,121,001	0	0	638,747,196

OAKLAND COUNTY

1999 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
ROCHESTER CITY	(1)	0	77,863,100	32,017,430	301,710,520	0	2,186,010	413,777,060
	(2)	0	0	0	0	0	0	0
	(3)	0	77,863,100	32,017,430	301,710,520	0	2,186,010	413,777,060
	(4)	0	1.0000	1.0000	1.0000	0	1.0000	0
	(5)	0	88,662,470	28,358,430	280,415,165	0	1,486,800	358,932,865
ROCHESTER HILLS CITY	(1)	0	323,401,170	177,387,350	2,040,997,490	0	0	2,541,786,010
	(2)	0	0	0	0	0	0	0
	(3)	0	323,401,170	177,387,350	2,040,997,490	0	0	2,541,786,010
	(4)	0	1.0000	1.0000	1.0000	0	0	0
	(5)	0	298,155,930	170,201,090	1,789,178,214	0	0	2,267,535,234
ROYAL OAK CITY	(1)	0	297,075,630	36,671,280	1,465,493,100	0	0	1,799,240,010
	(2)	0	0	0	0	0	0	0
	(3)	0	297,075,630	36,671,280	1,465,493,100	0	0	1,799,240,010
	(4)	0	1.0000	1.0000	1.0000	0	0	0
	(5)	0	266,104,669	35,024,260	1,153,695,130	0	0	1,454,724,059
SOUTHFIELD CITY	(1)	0	1,393,435,480	43,139,320	1,246,109,650	0	0	2,682,684,450
	(2)	0	0	0	0	0	0	0
	(3)	0	1,393,435,480	43,139,320	1,246,109,650	0	0	2,682,684,450
	(4)	0	1.0000	1.0000	1.0000	0	0	0
	(5)	0	1,170,181,850	42,402,180	1,050,683,980	0	0	2,263,278,010
SOUTH LYON CITY	(1)	0	25,288,004	6,200,008	204,319,904	0	287,660	236,095,576
	(2)	0	0	0	0	0	0	0
	(3)	0	25,288,004	6,200,008	204,319,904	0	287,660	236,095,576
	(4)	0	1.0000	1.0000	1.0000	0	1.0000	0
	(5)	0	22,638,101	4,989,033	184,016,913	0	275,060	212,118,127
SYLVAN LAKE CITY	(1)	0	7,689,810	3,132,040	71,654,040	0	0	82,475,890
	(2)	0	0	0	0	0	0	0
	(3)	0	7,689,810	3,132,040	71,654,040	0	0	82,475,890
	(4)	0	1.0000	1.0000	1.0000	0	0	0
	(5)	0	7,263,170	2,749,320	54,804,305	0	0	64,816,795
TROY CITY	(1)	0	1,170,629,800	431,796,880	2,427,803,170	0	0	4,030,229,850
	(2)	0	0	0	0	0	0	0
	(3)	0	1,170,629,800	431,796,880	2,427,803,170	0	0	4,030,229,850
	(4)	0	1.0000	1.0000	1.0000	0	0	0
	(5)	0	1,004,504,303	417,195,414	2,095,364,383	0	0	3,517,064,100

OAKLAND COUNTY

1999 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
WALLED LAKE CITY	(1)	0	42,939,550	11,385,630	117,344,480	0	0	171,669,660
	(2)	0	0	0	0	0	0	0
	(3)	0	42,939,550	11,385,630	117,344,480	0	0	171,669,660
	(4)		1.0000	1.0000	1.0000			
	(5)	0	38,621,814	8,036,160	101,364,215	0	0	146,022,189
WIXOM CITY	(1)	44,990	77,185,500	183,836,010	216,505,750	0	0	477,572,250
	(2)	0	0	0	0	0	0	0
	(3)	44,990	77,185,500	183,836,010	216,505,750	0	0	477,572,250
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	23,800	70,888,600	171,267,260	183,826,840	0	0	435,006,500
TOTAL CITIES	(1)	612,140	6,284,939,139	2,217,727,408	17,361,171,693	0	36,241,520	25,900,691,900
	(2)	0	0	0	0	0	0	0
	(3)	612,140	6,284,939,139	2,217,727,408	17,361,171,693	0	36,241,520	25,900,691,900
	(4)							
	(5)	419,650	5,421,088,878	2,007,711,632	14,737,619,505	0	21,584,640	22,188,422,365
TOTAL TOWNSHIPS	(1)	120,755,150	1,595,261,017	450,904,637	15,150,969,992	0	133,139,860	17,451,030,656
	(2)	0	0	0	0	0	0	0
	(3)	120,755,150	1,595,261,017	450,904,637	15,150,969,992	0	133,139,860	17,451,030,656
	(4)							
	(5)	85,164,240	1,425,441,845	403,220,786	13,031,768,226	0	101,988,606	15,047,583,703
TOTAL COUNTY	(1)	121,367,290	7,880,200,156	2,668,632,045	32,512,141,685	0	169,381,380	43,351,722,556
	(2)	0	0	0	0	0	0	0
	(3)	121,367,290	7,880,200,156	2,668,632,045	32,512,141,685	0	169,381,380	43,351,722,556
	(4)							
	(5)	85,583,890	6,846,828,524	2,410,832,616	27,789,387,734	0	123,573,246	37,238,006,012

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	1,922,050	4,299,200	0	7,109,000	(1) 13,330,250 (2) 0 (3) 13,330,250 (4) 1.0000 (5) 13,330,250
BLOOMFIELD TWP	0	59,185,250	0	0	20,026,300	(1) 79,211,550 (2) 0 (3) 79,211,550 (4) 1.0000 (5) 79,211,550
BRANDON TWP	0	2,907,900	0	0	7,926,900	(1) 10,834,800 (2) 0 (3) 10,834,800 (4) 1.0000 (5) 10,834,800
COMMERCE TWP	0	40,309,200	28,337,100	0	26,643,600	(1) 95,289,900 (2) 0 (3) 95,289,900 (4) 1.0000 (5) 95,289,900
GROVELAND TWP	0	5,750,400	992,950	0	5,857,100	(1) 12,590,450 (2) 0 (3) 12,590,450 (4) 1.0000 (5) 12,590,450
HIGHLAND TWP	0	10,480,400	3,223,900	0	11,852,200	(1) 25,556,500 (2) 0 (3) 25,556,500 (4) 1.0000 (5) 25,556,500

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP	0	7,001,950	1,889,100	63,050	4,986,500 (1)	13,940,600
					(2)	0
					(3)	13,940,600
					(4)	1.0000
					(5)	13,940,300
INDEPENDENCE TWP	0	19,579,400	1,442,400	138,100	20,128,600 (1)	41,288,500
					(2)	0
					(3)	41,288,500
					(4)	1.0000
					(5)	41,288,500
LYON TWP	0	12,823,500	13,287,750	436,850	19,280,350 (1)	45,628,450
					(2)	0
					(3)	45,628,450
					(4)	1.0000
					(5)	45,628,450
MILFORD TWP	0	42,197,550	10,495,100	0	29,309,050 (1)	82,001,700
					(2)	0
					(3)	82,001,700
					(4)	1.0000
					(5)	82,001,700
NOVI TWP	0	0	0	0	59,950 (1)	59,950
					(2)	0
					(3)	59,950
					(4)	1.0000
					(5)	59,950
OAKLAND TWP	0	5,875,300	3,462,600	0	21,665,200 (1)	31,003,100
					(2)	0
					(3)	31,003,100
					(4)	1.0000
					(5)	31,003,100

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP	0	29,398,650	123,608,550	0	36,301,250 (1)	189,308,450
					(2)	0
					(3)	189,308,450
					(4)	1.0000
					(5)	189,308,450
OXFORD TWP	0	20,776,850	22,865,050	0	10,883,450 (1)	54,525,350
					(2)	0
					(3)	54,525,350
					(4)	1.0000
					(5)	54,525,350
ROSE TWP	0	280,820	0	0	6,096,590 (1)	6,377,410
					(2)	0
					(3)	6,377,410
					(4)	1.0000
					(5)	6,377,410
ROYAL OAK TWP	0	8,205,800	1,475,600	0	935,150 (1)	10,616,550
					(2)	0
					(3)	10,616,550
					(4)	1.0000
					(5)	10,616,550
SOUTHFIELD TWP	0	32,449,950	0	0	6,261,850 (1)	38,711,800
					(2)	0
					(3)	38,711,800
					(4)	1.0000
					(5)	38,711,800
SPRINGFIELD TWP	0	5,555,100	8,926,200	0	13,677,000 (1)	28,158,300
					(2)	0
					(3)	28,158,300
					(4)	1.0000
					(5)	28,158,300

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP	0	74,984,950	11,683,150	0	28,433,650	(1)
						(2)
						(3)
						(4)
						(5)
WEST BLMFLD TWP	0	44,955,250	0	5,338,700	27,652,150	(1)
						(2)
						(3)
						(4)
						(5)
WHITE LAKE TWP	0	9,264,350	878,200	0	19,086,600	(1)
						(2)
						(3)
						(4)
						(5)
TOTAL TOWNSHIPS	0	433,704,620	236,856,850	5,976,700	324,172,440	(1)
						(2)
						(3)
						(4)
						(5)

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY CITIES

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	0	249,796,350	190,861,100	0	17,692,650 (1)	458,350,100
					(2)	0
					(3)	458,350,100
					(4)	1.0000
					(5)	458,350,100
BERKLEY CITY	0	9,618,700	585,400	0	4,149,400 (1)	14,353,500
					(2)	0
					(3)	14,353,500
					(4)	1.0000
					(5)	14,353,500
BIRMINGHAM CITY	0	50,439,600	1,885,000	0	8,038,650 (1)	60,363,250
					(2)	0
					(3)	60,363,250
					(4)	1.0000
					(5)	60,363,250
BLOOMFIELD HILLS CITY	0	37,148,550	0	0	4,486,550 (1)	41,635,100
					(2)	0
					(3)	41,635,100
					(4)	1.0000
					(5)	41,635,100
VLG OF CLARKSTON CITY	0	1,153,650	0	0	1,471,650 (1)	2,625,300
					(2)	0
					(3)	2,625,300
					(4)	1.0000
					(5)	2,625,300
CLAWSON CITY	0	12,240,550	2,688,850	0	2,533,650 (1)	17,463,050
					(2)	0
					(3)	17,463,050
					(4)	1.0000
					(5)	17,463,050
FARMINGTON CITY	0	12,735,450	3,144,250	0	5,059,100 (1)	20,938,800
					(2)	0
					(3)	20,938,800
					(4)	1.0000
					(5)	20,938,800



OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY CITY

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FARMINGTON HILLS CITY	0	206,039,550	49,714,400	0	42,484,100	298,238,050
					(1)	0
					(2)	298,238,050
					(3)	1.0000
					(4)	298,238,050
					(5)	
FERNDALE CITY	0	21,928,050	23,085,050	0	8,042,150	53,055,250
					(1)	0
					(2)	53,055,250
					(3)	1.0000
					(4)	53,055,250
					(5)	
HAZEL PARK CITY	0	10,612,450	4,729,850	0	4,332,850	19,675,150
					(1)	0
					(2)	19,675,150
					(3)	1.0000
					(4)	19,675,150
					(5)	
HUNTINGTON WOODS CITY	0	2,677,950	0	0	1,791,450	4,469,400
					(1)	0
					(2)	4,469,400
					(3)	1.0000
					(4)	4,469,400
					(5)	
KEEGO HARBOR CITY	0	2,551,750	0	0	892,450	3,444,200
					(1)	0
					(2)	3,444,200
					(3)	1.0000
					(4)	3,444,200
					(5)	
LAKE ANGELUS CITY	0	0	0	0	2,269,210	2,269,210
					(1)	0
					(2)	2,269,210
					(3)	1.0000
					(4)	2,269,210
					(5)	
LATHRUP VILLAGE CITY	0	4,950,650	0	0	1,488,800	6,439,450
					(1)	0
					(2)	6,439,450
					(3)	1.0000
					(4)	6,439,450
					(5)	

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY CITY

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HEIGHTS CITY	0	73,359,490	103,073,420	0	14,837,260 (1)	191,270,170
					(2)	0
					(3)	191,270,170
					(4)	1.0000
					(5)	191,107,820
NORTHVILLE CITY	0	1,870,700	0	0	1,458,590 (1)	3,329,290
					(2)	0
					(3)	3,329,290
					(4)	1.0000
					(5)	3,329,290
NOVI CITY	0	110,277,500	29,119,600	0	27,112,150 (1)	166,509,250
					(2)	0
					(3)	166,509,250
					(4)	1.0000
					(5)	166,509,250
OAK PARK CITY	0	30,322,300	10,740,400	0	7,300,500 (1)	48,363,200
					(2)	0
					(3)	48,363,200
					(4)	1.0000
					(5)	48,363,200
ORCHARD LAKE CITY	0	3,791,150	0	0	1,865,700 (1)	5,656,850
					(2)	0
					(3)	5,656,850
					(4)	1.0000
					(5)	5,656,850
PLEASANT RIDGE CITY	0	1,113,050	1,462,700	0	848,500 (1)	3,424,250
					(2)	0
					(3)	3,424,250
					(4)	1.0000
					(5)	3,424,250
PONTIAC CITY	0	107,375,150	126,870,350	0	35,640,850 (1)	269,886,350
					(2)	0
					(3)	269,886,350
					(4)	1.0000
					(5)	269,886,350

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY CITIES

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ROCHESTER CITY	0	23,277,000	18,284,950	0	7,111,750 (1)	48,673,700
					(2)	0
					(3)	48,673,700
					(4)	1.0000
					(5)	48,673,700
ROCHESTER HILLS CITY	0	84,954,440	103,908,910	3,649,250	36,099,790 (1)	228,610,390
					(2)	0
					(3)	228,610,390
					(4)	1.0000
		84,953,580		3,125,420	(5)	228,085,700
ROYAL OAK CITY	0	69,856,600	23,290,500	0	28,811,400 (1)	121,958,500
					(2)	0
					(3)	121,958,500
					(4)	1.0000
					(5)	121,958,500
SOUTHFIELD CITY	0	504,236,840	16,506,890	0	42,027,440 (1)	562,771,170
					(2)	0
					(3)	562,771,170
					(4)	1.0000
					(5)	562,771,170
SOUTH LYON CITY	0	4,242,601	6,369,700	0	3,878,750 (1)	14,491,051
					(2)	0
					(3)	14,491,051
					(4)	1.0000
					(5)	14,491,051
SYLVAN LAKE CITY	0	2,882,450	0	0	736,200 (1)	3,618,650
					(2)	0
					(3)	3,618,650
					(4)	1.0000
					(5)	3,618,650
TROY CITY	0	384,807,453	232,031,950	0	49,656,950 (1)	666,496,353
					(2)	0
					(3)	666,496,353
					(4)	1.0000
					(5)	666,496,353

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY CITIES

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WALLED LAKE CITY	0	5,786,800	4,315,450	0	3,286,650	(1) 13,388,900 (2) 0 (3) 13,388,900 (4) 1.0000 (5) 13,388,900
WIXOM CITY	0	51,730,550	106,312,100	0	10,289,000	(1) 168,331,650 (2) 0 (3) 168,331,650 (4) 1.0000 (5) 168,331,650
TOTAL CITIES	0	2,081,777,324	1,058,978,820	3,649,250	375,694,140	(1) 3,520,099,534 (2) 0 (3) 3,520,099,534 (5) 3,519,412,494
TOTAL TOWNSHIPS	0	433,704,620	236,856,850	5,976,700	324,172,440	(1) 1,000,710,610 (2) 0 (3) 1,000,710,610 (5) 1,000,602,770
TOTAL COUNTY	0	2,515,481,944	1,295,835,670	9,625,950	699,866,580	(1) 4,520,810,144 (2) 0 (3) 4,520,810,144 (5) 4,520,015,264

OAKLAND COUNTY  
 1999 EQUALIZATION FACTORS  
 ANALYSIS BY CLASS  
 BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUTOVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADDISON TWP	1.0000	1.0000	1.0000	1.0000			1.0000
BLOOMFIELD TWP		1.0000	1.0000	1.0000			1.0000
BRANDON TWP	1.0000	1.0000	1.0000	1.0000			1.0000
COMMERCE TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
GROVELAND TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
HIGHLAND TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
HOLLY TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
INDEPENDENCE TWP		1.0000	1.0000	1.0000		1.0000	1.0000
LYON TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
MILFORD TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
NOVI TWP				1.0000			1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
ORION TWP	1.0000	1.0000	1.0000	1.0000			1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
ROYAL OAK TWP		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD TWP		1.0000	1.0000	1.0000			1.0000
SPRINGFIELD TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000			1.0000
WEST BLOOMFIELD TWP		1.0000	1.0000	1.0000			1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000

OAKLAND COUNTY  
 1999 EQUALIZATION FACTORS  
 ANALYSIS BY CLASS  
 BY CITIES

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUTOVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
AUBURN HILLS CITY		1.0000	1.0000	1.0000			1.0000
BERKLEY CITY		1.0000	1.0000	1.0000			1.0000
BIRMINGHAM CITY		1.0000	1.0000	1.0000			1.0000
BLOOMFIELD HILLS CITY		1.0000	1.0000	1.0000			1.0000
VILLAGE OF CLARKSTON CITY		1.0000		1.0000			1.0000
CLAWSON CITY		1.0000	1.0000	1.0000			1.0000
FARMINGTON CITY		1.0000	1.0000	1.0000			1.0000
FARMINGTON HILLS CITY		1.0000	1.0000	1.0000			1.0000
FERNDALE CITY		1.0000	1.0000	1.0000			1.0000
HAZEL PARK CITY		1.0000	1.0000	1.0000			1.0000
HUNTINGTON WOODS CITY		1.0000		1.0000			1.0000
KEEGO HARBOR CITY		1.0000		1.0000			1.0000
LAKE ANGELUS CITY		1.0000		1.0000			1.0000
LATHRUP VILLAGE CITY		1.0000		1.0000			1.0000
MADISON HEIGHTS CITY		1.0000	1.0000	1.0000			1.0000
NORTHVILLE CITY		1.0000	1.0000	1.0000			1.0000
NOVI CITY		1.0000	1.0000	1.0000		1.0000	1.0000
OAK PARK CITY		1.0000	1.0000	1.0000			1.0000
ORCHARD LAKE CITY	1.0000	1.0000	1.0000				1.0000
PLEASANT RIDGE CITY		1.0000	1.0000	1.0000			1.0000
PONTIAC CITY		1.0000	1.0000	1.0000			1.0000
ROCHESTER CITY		1.0000	1.0000	1.0000		1.0000	1.0000
ROCHESTER HILLS CITY		1.0000	1.0000	1.0000			1.0000
ROYAL OAK CITY		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD CITY		1.0000	1.0000	1.0000			1.0000
SOUTH LYON CITY		1.0000	1.0000	1.0000		1.0000	1.0000
SYLVAN LAKE CITY		1.0000	1.0000	1.0000			1.0000
TROY CITY		1.0000	1.0000	1.0000			1.0000
WALLED LAKE CITY		1.0000	1.0000	1.0000			1.0000
WIXOM CITY	1.0000	1.0000	1.0000	1.0000			1.0000

## OAKLAND COUNTY VILLAGE INFORMATION

The village information included in the following pages is for informational purposes only.

Village totals are included in the township totals in the previous pages.

Here is a reference of which villages are included in the township totals.

<u>Township</u>	<u>Village</u>
Addison Township	Village of Leonard
Brandon Township	Village of Ortonville
Commerce Township	Village of Wolverine
Holly Township	Village of Holly
Milford Township	Village of Milford
Orion Township	Village of Lake Orion
Oxford Township	Village of Oxford
Rose Township	Village of Holly
Southfield Township	Village of Beverly Hills Village of Bingham Farms Village of Franklin

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS  
BY VILLAGES  
FOR INFORMATION ONLY

(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
BEVERLY HILLS	(1)	0	19,945,550	130,380	474,673,070	0	0	494,749,000
	(2)	0	0	0	0	0	0	0
	(3)	0	19,945,550	130,380	474,673,070	0	0	494,749,000
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	18,061,660	80,320	377,375,584	0	0	393,517,544
BINGHAM FARMS	(1)	0	69,059,130	0	93,417,750	0	0	162,476,880
	(2)	0	0	0	0	0	0	0
	(3)	0	69,059,130	0	93,417,750	0	0	162,476,880
	(4)	0.0000	1.0000	0.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	58,447,590	0	78,391,580	0	0	136,839,170
FRANKLIN	(1)	0	3,323,990	71,730	219,840,950	0	0	223,236,670
	(2)	0	0	0	0	0	0	0
	(3)	0	3,323,990	71,730	219,840,950	0	0	223,236,670
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	2,873,960	71,730	174,091,300	0	0	177,136,990
HOLLY	(1)	0	21,942,500	4,326,150	73,136,850	0	404,200	99,809,700
	(2)	0	0	0	0	0	0	0
	(3)	0	21,942,500	4,326,150	73,136,850	0	404,200	99,809,700
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	17,404,490	3,402,320	68,242,000	0	305,620	87,354,430
LAKE ORION	(1)	0	13,465,670	445,970	68,085,170	0	0	81,996,810
	(2)	0	0	0	0	0	0	0
	(3)	0	13,465,670	445,970	68,085,170	0	0	81,996,810
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	12,929,930	441,560	57,107,160	0	0	70,478,650
LEONARD	(1)	638,500	290,760	349,760	6,087,940	0	0	7,346,960
	(2)	0	0	0	0	0	0	0
	(3)	638,500	290,760	349,760	6,087,940	0	0	7,346,960
	(4)	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	393,440	218,610	282,260	4,667,090	0	0	5,761,290



OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS  
BY VILLAGES  
FOR INFORMATION ONLY

(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
MILFORD	(1)	0	33,568,150	2,815,410	140,119,350	0	97,710	176,600,620
	(2)	0	0	0	0	0	0	0
	(3)	0	33,568,150	2,815,410	140,119,350	0	97,710	176,600,620
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	24,912,985	2,125,030	123,689,940	0	76,400	150,805,335
ORTONVILLE	(1)	0	5,853,200	431,500	27,870,600	0	0	34,155,300
	(2)	0	0	0	0	0	0	0
	(3)	0	5,853,200	431,500	27,870,600	0	0	34,155,300
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	5,042,020	390,320	23,085,370	0	0	28,517,710
OXFORD	(1)	0	12,534,698	8,747,821	68,578,458	0	0	89,860,975
	(2)	0	0	0	0	0	0	0
	(3)	0	12,534,698	8,747,821	68,578,458	0	0	89,860,975
	(4)	0.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	(5)	0	11,727,458	8,412,001	55,941,053	0	0	76,080,512
WOLVERINE	(1)	175,300	5,278,800	0	138,902,000	0	0	142,356,100
	(2)	0	0	0	0	0	0	0
	(3)	175,300	5,278,800	0	138,902,000	0	0	142,356,100
	(4)	1.0000	1.0000	0.0000	1.0000	1.0000	1.0000	1.0000
	(5)	103,970	4,712,510	0	104,552,130	0	0	109,368,610

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY VILLAGES  
FOR INFORMATION ONLY

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
BEVERLY HILLS	0	5,406,500	0	0	2,635,600 (1)	8,042,100
					(2)	0
					(3)	8,042,100
					(4)	1.0000
					(5)	8,042,100
BINGHAM FARMS	0	25,439,400	0	0	1,201,350 (1)	26,640,750
					(2)	0
					(3)	26,640,750
					(4)	1.0000
					(5)	26,640,750
FRANKLIN	0	635,650	0	0	2,107,850 (1)	2,743,500
					(2)	0
					(3)	2,743,500
					(4)	1.0000
					(5)	2,743,500
HOLLY	0	3,494,000	1,805,850	26,900	1,834,980 (1)	7,161,730
					(2)	0
					(3)	7,161,730
					(4)	1.0000
					(5)	7,161,730
LAKE ORION	1,986,000	10,100	0	0	3,006,900 (1)	3,017,000
					(2)	0
					(3)	3,017,000
					(4)	1.0000
					(5)	3,017,000
LEONARD	0	373,050	4,201,200	0	376,000 (1)	4,950,250
					(2)	0
					(3)	4,950,250
					(4)	1.0000
					(5)	4,950,250

OAKLAND COUNTY

1999 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS  
BY TOWNSHIPS  
FOR INFORMATION ONLY

(1) ASSESSED VALUES BY CLASS  
(3) EQUALIZED VALUES BY CLASS  
(5) TAXABLE VALUE

(2) AMOUNT ADDED OR DEDUCTED  
(4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MILFORD	0	6,121,500	2,355,950	0	7,076,650	15,554,100
					(1)	0
					(2)	0
					(3)	15,554,100
					(4)	1.0000
					(5)	15,554,100
ORTONVILLE	0	886,500	0	0	1,084,150	1,970,650
					(1)	0
					(2)	0
					(3)	1,970,650
					(4)	1.0000
					(5)	1,970,650
OXFORD	0	12,563,500	5,808,550	0	2,349,450	20,721,500
					(1)	0
					(2)	0
					(3)	20,721,500
					(4)	1.0000
					(5)	20,721,500
WOLVERINE	0	543,900	0	0	772,300	1,316,200
					(1)	0
					(2)	0
					(3)	1,316,200
					(4)	1.0000
					(5)	1,316,200

1999 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
<b>TOWNSHIPS</b>						
Commerce			18,000			
Highland			885,030			
Milford	2,057,660		44,558,350			
Orion			37,662,800			
Oxford		260,270	4,158,120			
Springfield			1,513,000			
Waterford			170,300			
<b>CITIES</b>						
Auburn Hills	1,136,100		413,698,150		52,351,270	16,109,950
Birmingham	360,290					
Ferndale			1,846,840			
Huntington Woods	1,059,970					
Madison Heights	509,780	102,600	1,296,660			
Novi			1,824,950			
Oak Park		166,000	6,393,380			
Pontiac		20,734,800	179,708,050			
Rochester			9,273,780			
Rochester Hills	958,000		805,230			
Royal Oak	334,790		19,695,958			
Southfield			14,199,603			
Troy			13,808,680			
Walled Lake			927,500			
Wixom			114,301,770			
<b>TOTAL COUNTY</b>	<b>6,416,590</b>	<b>21,263,670</b>	<b>866,746,151</b>	<b>0</b>	<b>52,351,270</b>	<b>16,109,950</b>