

2000

Adopted April 13, 2000



Equalization Report

L. Brooks Patterson - County Executive

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April 13, 2000

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS – FINANCE
COMMITTEE

RE: Recommended 2000 Equalized Values

Following are the recommended 2000 County Equalized values for the several classes of property in each of the cities and townships in Oakland County.

The recommended total 2000 equalized value is:

52,437,365,380

The increase in County Equalized value is:

9.54%

The resulting Taxable Value for 2000 is:

44,370,760,909

The increase in Taxable Value is:

6.26%

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 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.

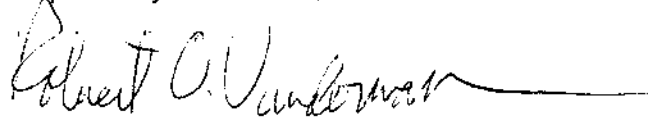
In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and true cash value for each assessing district. Oakland County has a total of over 493,000 parcels; during 1999 our division 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, Real Property values went up about 10.6% this year. This was offset by a small decline in Personal Property values. New construction and investment in new equipment by businesses is at an all time high. 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 2000 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,

A handwritten signature in black ink, reading "Robert O. Vandermark", with a long horizontal flourish extending to the right.

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 2000.

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 required 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	133,294,620	Timber-Cutover	0
Commercial	8,860,269,915	Developmental	227,728,500
Industrial	3,018,125,108	Total Real Property	47,946,109,270
Residential	35,706,691,127	Personal Property	4,491,256,560
		Total Real and Personal Property	52,437,365,830

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

4/7/00

2000 OAKLAND COUNTY EQUALIZATION
COMPARISON OF 1999-2000 TAXABLE VALUES

TOWNSHIPS	1999	2000	NET CHANGE	% CHANGE
ADDISON	206,513,170	219,921,538	13,408,368	6.49%
BLOOMFIELD	2,646,257,403	2,757,054,988	110,797,585	4.19%
BRANDON	333,352,635	362,277,450	28,924,815	8.68%
COMMERCE	1,216,465,170	1,290,309,459	73,844,289	6.07%
GROVELAND	162,574,359	174,672,497	12,098,138	7.44%
HIGHLAND	487,800,331	529,758,606	41,958,275	8.60%
HOLLY	190,849,710	203,374,570	12,524,860	6.56%
INDEPENDENCE	964,643,600	1,066,953,500	102,309,900	10.61%
LYON	351,229,460	407,938,310	56,708,850	16.15%
MILFORD	565,242,840	615,018,547	49,775,707	8.81%
NOVI	6,898,880	7,120,780	221,900	3.22%
OAKLAND	604,706,575	687,107,192	82,400,617	13.63%
ORION	1,239,307,040	1,339,277,470	99,970,430	8.07%
OXFORD	420,915,984	470,593,435	49,677,451	11.80%
ROSE	153,536,765	164,984,730	11,447,965	7.46%
ROYAL OAK	59,644,860	62,056,040	2,411,180	4.04%
SOUTHFIELD	751,267,824	789,036,394	37,768,570	5.03%
SPRINGFIELD	394,218,190	434,418,490	40,200,300	10.20%
WATERFORD	1,820,985,262	1,937,755,121	116,769,859	6.41%
WEST BLOOMFIELD	2,764,731,603	2,924,108,669	159,377,066	5.76%
WHITE LAKE	707,044,812	761,456,623	54,411,811	7.70%
TOTAL TOWNSHIPS	16,048,186,473	17,205,194,409	1,157,007,936	7.21%
CITIES				
AUBURN HILLS	1,338,471,070	1,500,319,272	161,848,202	12.09%
BERKLEY	346,752,215	364,143,390	17,391,175	5.02%
BIRMINGHAM	1,200,760,458	1,283,529,765	82,769,307	6.89%
BLOOMFIELD HILLS	628,634,280	653,228,400	24,594,120	3.91%
VILLAGE OF CLARKSTON	34,369,645	35,060,075	690,430	2.01%
CLAWSON	285,772,960	301,091,210	15,318,250	5.36%
FARMINGTON	317,229,000	328,196,320	10,967,320	3.46%
FARMINGTON HILLS	3,216,893,800	3,336,712,530	119,818,730	3.72%
FERNDALE	408,458,360	428,792,114	20,333,754	4.98%
HAZEL PARK	219,058,127	230,878,187	11,820,060	5.40%
HUNTINGTON WOODS	209,953,170	219,586,197	9,633,027	4.59%
KEEGO HARBOR	63,895,007	66,661,107	2,766,100	4.33%
LAKE ANGELUS	41,173,000	43,159,990	1,986,990	4.83%
LATHRUP VILLAGE	132,039,810	138,015,935	5,976,125	4.53%
MADISON HEIGHTS	929,125,780	949,556,350	20,430,570	2.20%
NORTHVILLE	130,779,640	134,363,637	3,583,997	2.74%
NOVI	1,940,166,590	2,095,003,220	154,836,630	7.98%
OAK PARK	478,009,710	505,403,730	27,394,020	5.73%
ORCHARD LAKE	247,652,370	263,693,640	16,041,270	6.48%
PLEASANT RIDGE	84,752,682	88,611,912	3,859,230	4.55%
PONTIAC	908,633,546	1,021,101,847	112,468,301	12.38%
ROCHESTER	405,606,595	482,527,556	76,920,961	18.96%
ROCHESTER HILLS	2,495,620,934	2,606,659,626	111,038,692	4.45%
ROYAL OAK	1,576,682,559	1,651,776,862	75,094,303	4.76%
SOUTHFIELD	2,825,989,180	2,929,875,361	103,886,181	3.68%
SOUTH LYON	226,609,178	244,465,538	17,856,360	7.88%
SYLVAN LAKE	68,435,445	72,500,545	4,065,100	5.94%
TROY	4,183,560,453	4,373,072,080	189,511,627	4.53%
WALLED LAKE	159,411,089	172,042,354	12,631,265	7.92%
WIXOM	603,338,150	645,537,750	42,199,600	6.99%
TOTAL CITIES	25,707,834,803	27,165,566,500	1,457,731,697	5.67%
TOTAL COUNTY	41,756,021,276	44,370,760,909	2,614,739,633	6.26%

2000 OAKLAND COUNTY EQUALIZATION
COMPARISON OF 1999-2000 EQUALIZED VALUES

	1999	2000	NET CHANGE	% CHANGE
ADDISON	255,830,013	280,571,332	24,741,319	9.67%
BLOOMFIELD	3,001,661,120	3,235,326,170	233,665,050	7.78%
BRANDON	401,508,500	442,163,170	40,654,670	10.13%
COMMERCE	1,451,398,300	1,542,068,341	90,670,041	6.25%
GROVELAND	191,216,640	212,878,330	21,661,690	11.33%
HIGHLAND	558,623,320	619,710,120	61,086,800	10.94%
HOLLY	228,436,450	260,812,210	32,375,760	14.17%
INDEPENDENCE	1,147,745,000	1,280,746,000	133,001,000	11.59%
LYON	403,138,990	502,726,160	99,587,170	24.70%
MILFORD	650,778,790	719,183,490	68,404,700	10.51%
NOVI	7,573,910	8,144,920	571,010	7.54%
OAKLAND	707,660,930	817,576,770	109,915,840	15.53%
ORION	1,356,263,230	1,474,840,020	118,576,790	8.74%
OXFORD	479,304,709	617,209,010	137,904,301	28.77%
ROSE	190,723,940	213,373,010	22,649,070	11.88%
ROYAL OAK	68,860,050	75,761,120	6,901,070	10.02%
SOUTHFIELD	925,305,960	1,003,688,250	78,382,290	8.47%
SPRINGFIELD	448,035,340	505,174,000	57,138,660	12.75%
WATERFORD	2,112,886,245	2,302,408,185	189,521,940	8.97%
WEST BLOOMFIELD	3,062,769,379	3,296,508,091	233,738,712	7.63%
WHITE LAKE	802,020,450	879,832,220	77,811,770	9.70%
TOTAL TOWNSHIPS	18,451,741,266	20,290,700,919	1,838,959,653	9.97%
CITIES				
AUBURN HILLS	1,549,430,870	1,774,910,505	225,479,635	14.55%
BERKLEY	427,750,910	464,551,680	36,800,770	8.60%
BIRMINGHAM	1,443,416,735	1,618,703,090	175,286,355	12.14%
BLOOMFIELD HILLS	726,144,080	804,173,470	78,029,390	10.75%
VILLAGE OF CLARKSTON	39,994,780	44,216,170	4,221,390	10.55%
CLAWSON	337,789,720	368,291,261	30,501,541	9.03%
FARMINGTON	343,205,280	364,623,550	21,418,270	6.24%
FARMINGTON HILLS	3,456,406,270	3,643,862,530	187,456,260	5.42%
FERNDALE	516,096,620	567,865,100	51,768,480	10.03%
HAZEL PARK	266,681,890	286,294,470	19,612,580	7.35%
HUNTINGTON WOODS	272,325,070	296,781,804	24,456,734	8.98%
KEEGO HARBOR	75,354,097	83,807,619	8,453,522	11.22%
LAKE ANGELUS	58,790,410	69,412,510	10,622,100	18.07%
LATHRUP VILLAGE	158,409,430	170,900,240	12,490,810	7.89%
MADISON HEIGHTS	1,085,163,020	1,140,472,520	55,309,500	5.10%
NORTHVILLE	144,084,430	152,612,700	8,528,270	5.92%
NOVI	2,274,361,800	2,440,876,450	166,514,650	7.32%
OAK PARK	586,859,180	652,853,510	65,994,330	11.25%
ORCHARD LAKE	286,252,900	312,502,520	26,249,620	9.17%
PLEASANT RIDGE	112,144,170	123,291,500	11,147,330	9.94%
PONTIAC	995,858,672	1,207,706,987	211,848,315	21.27%
ROCHESTER	462,450,760	560,584,060	98,133,300	21.22%
ROCHESTER HILLS	2,770,396,400	2,966,779,210	196,382,810	7.09%
ROYAL OAK	1,921,398,510	2,074,699,490	153,300,980	7.98%
SOUTHFIELD	3,245,455,620	3,452,596,480	207,140,860	6.38%
SOUTH LYON	250,586,627	278,059,285	27,472,658	10.96%
SYLVAN LAKE	86,094,540	96,710,080	10,615,540	12.33%
TROY	4,696,926,183	5,218,597,300	521,671,117	11.11%
WALLED LAKE	185,058,560	205,298,070	20,239,510	10.94%
WIXOM	645,903,900	704,630,750	58,726,850	9.09%
TOTAL CITIES	29,420,791,434	32,146,664,911	2,725,873,477	9.27%
TOTAL COUNTY	47,872,532,700	52,437,365,830	4,564,833,130	9.54%

MISCELLANEOUS RESOLUTION #

April 13, 2000

BY: Finance Committee, Sue Ann Douglas, Chairperson

IN RE: DEPARTMENT OF MANAGEMENT & BUDGET – 2000 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 & 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 27, 2000, 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 2000 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 2000 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 on the Finance Committee, I move the adoption of the foregoing resolution.

FINANCE COMMITTEE

OAKLAND COUNTY BOARD OF COMMISSIONERS

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

*Finance Committee Members

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 2000

	REAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	121,367,290	262,482,342	
102	LOSS	3,492,340	7,618,748	
103		117,874,950	254,863,595	
104	ADJUSTMENT	9,236,090		
105		127,111,040	254,863,595	
106	NEW	6,183,580	12,373,568	
107				
108	TOTAL AGRICULTURAL	133,294,620	267,237,163	87,260,973
200				
201	COMMERCIAL	7,880,200,156	16,929,539,014	
202	LOSS	77,182,579	163,561,671	
203		7,803,017,577	16,765,977,344	
204	ADJUSTMENT	538,288,251		
205		8,341,305,828	16,765,977,344	
206	NEW	518,964,087	1,041,274,599	
207				
208	TOTAL COMMERCIAL	8,860,269,915	17,807,251,942	7,430,999,738
300				
301	INDUSTRIAL	2,668,632,045	5,724,254,848	
302	LOSS	32,469,007	67,773,636	
303		2,636,163,038	5,656,481,212	
304	ADJUSTMENT	185,784,015		
305		2,821,947,053	5,656,481,212	
306	NEW	196,178,055	392,917,767	
307				
308	TOTAL INDUSTRIAL	3,018,125,108	6,049,398,980	2,603,993,273
400				
401	RESIDENTIAL	32,512,141,685	69,652,345,401	
402	LOSS	82,603,852	177,294,026	
403		32,429,537,833	69,475,051,375	
404	ADJUSTMENT	2,141,753,991		
405		34,571,291,824	69,475,051,375	
406	NEW	1,135,399,303	2,282,053,335	
407				
408	TOTAL RESIDENTIAL	35,706,691,127	71,757,104,710	29,612,462,232
500				
501	TIMBER CUT-OVER			
507		0	0	0
601	DEVELOPMENTAL	169,381,380	372,365,350	
602	LOSS	14,564,580	31,049,943	
603		154,816,800	341,315,407	
604	ADJUSTMENT	15,477,430		
605		170,294,230	341,315,407	
606	NEW	57,434,270	114,900,718	
607				
608	TOTAL DEVELOPMENTAL	227,728,500	456,216,125	145,956,853
800	TOTAL REAL	47,946,109,270	96,337,208,920	39,880,673,069

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 2000

	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	2,515,481,944	5,072,829,984	
252	LOSS	672,332,656	1,355,893,489	
253		1,843,149,288	3,716,936,495	
254	ADJUSTMENT	15,318,982		
255		1,858,468,250	3,716,936,495	
256	NEW	539,978,670	1,084,374,520	
257				
258	TOTAL COMMERCIAL	2,398,447,220	4,801,311,015	2,398,321,980
350				
351	INDUSTRIAL	1,295,835,670	2,607,425,733	
352	LOSS	190,255,790	382,602,055	
353		1,105,579,880	2,224,823,678	
354	ADJUSTMENT	6,831,880		
355		1,112,411,760	2,224,823,678	
356	NEW	184,293,980	368,793,140	
357				
358	TOTAL INDUSTRIAL	1,296,705,740	2,593,616,818	1,296,705,740
450				
451	RESIDENTIAL	9,625,950	20,172,063	
452	LOSS	480,840	964,001	
453		9,145,110	19,208,062	
454	ADJUSTMENT	400,504		
455		9,545,614	19,208,062	
456	NEW	11,080,908	22,444,070	
457				
458	TOTAL RESIDENTIAL	20,626,520	41,652,132	19,396,040
550				
551	UTILITY	699,866,580	1,399,740,075	
552	LOSS	20,009,350	40,018,956	
553		679,857,230	1,359,721,119	
554	ADJUSTMENT	3,330		
555		679,860,560	1,359,721,119	
556	NEW	95,616,520	191,233,040	
557				
558	TOTAL UTILITY	775,477,080	1,550,954,159	775,477,080
850	TOTAL PERSONAL	4,491,256,560	8,987,534,125	4,489,900,840

2,398,321,980

19,396,040

4,489,900,840

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 2000

		PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108	TOTAL AGRICULTURAL	868	133,294,620	267,237,163	133,294,620	87,260,973
208	TOTAL COMMERCIAL	18,727	8,860,269,915	17,807,251,942	8,860,269,915	7,430,999,738
308	TOTAL INDUSTRIAL	6,957	3,018,125,108	6,049,398,980	3,018,125,108	2,603,993,273
408	TOTAL RESIDENTIAL	408,674	35,706,691,127	71,757,104,710	35,706,691,127	29,612,462,232
508	TOTAL TIMBER CUT-OVER	0	0	0	0	0
608	TOTAL DEVELOPMENTAL	1,160	227,728,500	456,216,125	227,728,500	145,956,853
800	TOTAL REAL	436,386	47,946,109,270	96,337,208,920	47,946,109,270	39,880,673,069
158	TOTAL AGRICULTURAL	0	0	0	0	0
258	TOTAL COMMERCIAL	52,646	2,398,447,220	4,801,311,015	2,398,447,220	2,398,321,980
358	TOTAL INDUSTRIAL	3,531	1,296,705,740	2,593,616,818	1,296,705,740	1,296,705,740
458	TOTAL RESIDENTIAL	181	20,626,520	41,652,132	20,626,520	19,396,040
558	TOTAL UTILITY	366	775,477,080	1,550,954,159	775,477,080	775,477,080
850	TOTAL PERSONAL	56,724	4,491,256,560	8,987,534,125	4,491,256,560	4,489,900,840
900	GRAND TOTAL	493,110	52,437,365,830	105,324,743,044	52,437,365,830	44,370,573,909

2,398,321,980

19,396,040

4,489,900,840

44,370,573,909

OAKLAND COUNTY
2000 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	267,383,272	267,383,272	206,733,478	13,188,060	13,188,060	13,188,060
BLOOMFIELD TWP	13,370.36	3,157,587,980	3,157,587,980	2,679,316,798	77,738,190	77,738,190	77,738,190
BRANDON TWP	20,421.40	430,720,200	430,720,200	350,834,480	11,442,970	11,442,970	11,442,970
COMMERCE TWP	14,951.56	1,449,342,261	1,449,342,261	1,197,583,379	92,726,080	92,726,080	92,726,080
GROVELAND TWP	19,349.76	196,734,450	196,734,450	158,528,617	16,143,880	16,143,880	16,143,880
HIGHLAND TWP	20,201.69	591,183,730	591,183,730	501,232,216	28,526,390	28,526,390	28,526,390
HOLLY TWP	20,389.03	246,793,860	246,793,860	189,356,220	14,018,350	14,018,350	14,018,350
INDEPENDENCE TWP	18,667.71	1,235,563,500	1,235,563,500	1,021,771,000	45,182,500	45,182,500	45,182,500
LYON TWP	18,232.12	447,534,840	447,534,840	352,746,990	55,191,320	55,191,320	55,191,320
MILFORD TWP	17,934.68	626,833,120	626,833,120	522,668,177	92,350,370	92,350,370	92,350,370
NOVI TWP	59.84	8,081,000	8,081,000	7,056,860	63,920	63,920	63,920
OAKLAND TWP	20,227.14	782,767,140	782,767,140	652,297,562	34,809,630	34,809,630	34,809,630
ORION TWP	18,641.08	1,280,023,370	1,280,023,370	1,144,460,820	194,816,650	194,816,650	194,816,650
OXFORD TWP	19,283.26	562,051,560	562,051,560	415,435,985	55,157,450	55,157,450	55,157,450
ROSE TWP	19,798.44	206,715,790	206,715,790	158,327,510	6,657,220	6,657,220	6,657,220
ROYAL OAK TWP	320.41	63,646,080	63,646,080	49,941,000	12,115,040	12,115,040	12,115,040
SOUTHFIELD TWP	4,046.98	968,244,270	968,244,270	753,592,414	35,443,980	35,443,980	35,443,980
SPRINGFIELD TWP	18,340.28	465,191,500	465,191,500	394,435,990	39,982,500	39,982,500	39,982,500
WATERFORD TWP	14,980.80	2,183,725,455	2,183,725,455	1,819,072,391	118,682,730	118,682,730	118,682,730
WEST BLOOMFIELD TWP	15,619.53	3,216,520,601	3,216,520,601	2,844,408,629	79,987,490	79,987,490	79,700,040
WHITE LAKE TWP	19,984.18	847,108,110	847,108,110	728,745,333	32,724,110	32,724,110	32,711,290
TOTAL TOWNSHIPS	334,777.38	19,233,752,089	19,233,752,089	16,148,545,849	1,056,948,830	1,056,948,830	1,056,648,560 ✓

OAKLAND COUNTY
2000 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	280,571,332	280,571,332	219,921,538
BLOOMFIELD TWP	13,370.36	3,235,326,170	3,235,326,170	2,757,054,988
BRANDON TWP	20,421.40	442,163,170	442,163,170	362,277,450
COMMERCE TWP	14,951.56	1,542,068,341	1,542,068,341	1,290,309,459
GROVELAND TWP	19,349.76	212,878,330	212,878,330	174,672,497
HIGHLAND TWP	20,201.69	619,710,120	619,710,120	529,758,606
HOLLY TWP	20,389.03	260,812,210	260,812,210	203,374,570
INDEPENDENCE TWP	18,667.71	1,280,746,000	1,280,746,000	1,066,953,500
LYON TWP	18,232.12	502,726,160	502,726,160	407,938,310
MILFORD TWP	17,934.68	719,183,490	719,183,490	615,018,547
NOVI TWP	59.84	8,144,920	8,144,920	7,120,780
OAKLAND TWP	20,227.14	817,576,770	817,576,770	687,107,192
ORION TWP	19,957.13	1,474,840,020	1,474,840,020	1,339,277,470
OXFORD TWP	19,283.26	617,209,010	617,209,010	470,593,435
ROSE TWP	19,798.44	213,373,010	213,373,010	164,984,730
ROYAL OAK TWP	320.41	75,761,120	75,761,120	62,056,040
SOUTHFIELD TWP	4,046.98	1,003,688,250	1,003,688,250	789,036,394
SPRINGFIELD TWP	18,340.28	505,174,000	505,174,000	434,418,490
WATERFORD TWP	14,980.80	2,302,408,185	2,302,408,185	1,937,755,121
WEST BLOOMFIELD TWP	15,619.53	3,296,508,091	3,296,508,091	2,924,108,669
WHITE LAKE TWP	19,984.18	879,832,220	879,832,220	761,456,623
TOTAL TOWNSHIPS	336,093.43	20,290,700,919	20,290,700,919	17,205,194,409

OAKLAND COUNTY
2000 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	1,334,477,565	1,334,477,565	1,059,886,332	440,432,940	440,432,940	440,432,940
BERKLEY CITY	1,213.93	449,720,890	449,720,890	349,312,600	14,830,790	14,830,790	14,830,790
BIRMINGHAM CITY	2,217.97	1,559,279,110	1,559,279,110	1,224,105,785	59,423,980	59,423,980	59,423,980
BLOOMFIELD HILLS CITY	2,365.32	771,168,310	771,168,310	620,223,240	33,005,160	33,005,160	33,005,160
VILLAGE OF CLARKSTON CITY	322.27	41,899,220	41,899,220	32,743,125	2,316,950	2,316,950	2,316,950
CLAWSON CITY	1,067.54	351,689,661	351,689,661	284,489,610	16,601,600	16,601,600	16,601,600
FARMINGTON CITY	1,250.14	343,714,830	343,714,830	307,287,600	20,908,720	20,908,720	20,908,720
FARMINGTON HILLS CITY	16,476.19	3,359,932,880	3,359,932,880	3,052,782,880	283,929,650	283,929,650	283,929,650
FERNDALE CITY	1,884.72	515,223,240	515,223,240	376,150,254	52,641,860	52,641,860	52,641,860
HAZEL PARK CITY	1,351.79	263,806,720	263,806,720	208,390,437	22,487,750	22,487,750	22,487,750
HUNTINGTON WOODS CITY	576.33	291,810,164	291,810,164	214,614,557	4,971,640	4,971,640	4,971,640
KEEGO HARBOR CITY	285.31	80,697,469	80,697,469	63,550,957	3,110,150	3,110,150	3,110,150
LAKE ANGELUS CITY	1,049.60	67,917,100	67,917,100	41,664,580	1,495,410	1,495,410	1,495,410
LATHRUP VILLAGE CITY	761.99	164,471,050	164,471,050	131,586,745	6,429,190	6,429,190	6,429,190
MADISON HEIGHTS CITY	3,204.27	964,456,170	964,456,170	773,732,980	176,016,350	176,016,350	175,823,370
NORTHVILLE CITY	472.38	149,204,450	149,204,450	130,955,387	3,408,250	3,408,250	3,408,250
NOVI CITY	16,447.86	2,270,853,150	2,270,853,150	1,924,979,920	170,023,300	170,023,300	170,023,300
OAK PARK CITY	2,384.73	599,817,980	599,817,980	452,463,640	53,035,530	53,035,530	52,940,090
ORCHARD LAKE CITY	2,079.03	307,130,940	307,130,940	258,322,060	5,371,580	5,371,580	5,371,580
PLEASANT RIDGE CITY	285.59	119,895,510	119,895,510	85,215,922	3,395,990	3,395,990	3,395,990
PONTIAC CITY	8,031.63	893,381,417	893,381,417	706,776,277	314,325,570	314,325,570	314,325,570
ROCHESTER CITY	1,593.95	507,500,700	507,500,700	429,444,196	53,083,360	53,083,360	53,083,360
ROCHESTER HILLS CITY	15,280.38	2,738,619,380	2,738,619,380	2,379,079,826	228,159,830	228,159,830	227,579,800
ROYAL OAK CITY	5,599.72	1,948,387,650	1,948,387,650	1,525,465,022	126,311,840	126,311,840	126,311,840
SOUTHFIELD CITY	13,492.16	2,955,145,140	2,955,145,140	2,432,424,021	497,451,340	497,451,340	497,451,340
SOUTH LYON CITY	1,105.81	263,282,685	263,282,685	229,688,938	14,776,600	14,776,600	14,776,600
SYLVAN LAKE CITY	402.83	92,823,010	92,823,010	68,613,475	3,887,070	3,887,070	3,887,070
TROY CITY	15,987.26	4,575,526,610	4,575,526,610	3,730,001,390	643,070,690	643,070,690	643,070,690
WALLED LAKE CITY	1,204.00	191,854,830	191,854,830	158,599,114	13,443,240	13,443,240	13,443,240
WIXOM CITY	4,765.38	538,669,350	538,669,350	479,576,350	165,961,400	165,961,400	165,961,400
TOTAL CITIES	133,809.68	28,712,357,181	28,712,357,181	23,732,127,220	3,434,307,730	3,434,307,730	3,433,439,280
TOTAL TOWNSHIPS	334,777.38	19,233,752,089	19,233,752,089	16,148,545,849	1,056,948,830	1,056,948,830	1,056,648,560
TOTAL COUNTY	468,587.06	47,946,109,270	47,946,109,270	39,880,673,069	4,491,256,560	4,491,256,560	4,490,087,840

OAKLAND COUNTY
2000 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,649.60	1,774,910,505	1,774,910,505	1,500,319,272
BERKLEY CITY	1,213.93	464,551,680	464,551,680	364,143,390
BIRMINGHAM CITY	2,217.97	1,618,703,090	1,618,703,090	1,283,529,765
BLOOMFIELD HILLS CITY	2,365.32	804,173,470	804,173,470	653,228,400
VILLAGE OF CLARKSTON CITY	322.27	44,216,170	44,216,170	35,060,075
CLAWSON CITY	1,067.54	368,291,261	368,291,261	301,091,210
FARMINGTON CITY	1,250.14	364,623,550	364,623,550	328,196,320
FARMINGTON HILLS CITY	16,476.19	3,643,862,530	3,643,862,530	3,336,712,530
FERNDALE CITY	1,884.72	567,865,100	567,865,100	428,792,114
HAZEL PARK CITY	1,351.79	286,294,470	286,294,470	230,878,187
HUNTINGTON WOODS CITY	576.33	296,781,804	296,781,804	219,586,197
KEEGO HARBOR CITY	285.31	83,807,619	83,807,619	66,661,107
LAKE ANGELUS CITY	1,049.60	69,412,510	69,412,510	43,159,990
LATHRUP VILLAGE CITY	761.99	170,900,240	170,900,240	138,015,935
MADISON HEIGHTS CITY	3,204.27	1,140,472,520	1,140,472,520	949,556,350
NORTHVILLE CITY	472.38	152,612,700	152,612,700	134,363,637
NOVI CITY	16,447.86	2,440,876,450	2,440,876,450	2,095,003,220
OAK PARK CITY	2,384.73	652,853,510	652,853,510	505,403,730
ORCHARD LAKE CITY	2,079.03	312,502,520	312,502,520	263,693,640
PLEASANT RIDGE CITY	285.59	123,291,500	123,291,500	88,611,912
PONTIAC CITY	8,031.63	1,207,706,987	1,207,706,987	1,021,101,847
ROCHESTER CITY	1,593.95	560,584,060	560,584,060	482,527,556
ROCHESTER HILLS CITY	15,280.38	2,966,779,210	2,966,779,210	2,606,659,626
ROYAL OAK CITY	5,599.72	2,074,699,490	2,074,699,490	1,651,776,862
SOUTHFIELD CITY	13,492.16	3,452,596,480	3,452,596,480	2,929,875,361
SOUTH LYON CITY	1,105.81	278,059,285	278,059,285	244,465,538
SYLVAN LAKE CITY	402.83	96,710,080	96,710,080	72,500,545
TROY CITY	15,987.26	5,218,597,300	5,218,597,300	4,373,072,080
WALLED LAKE CITY	1,204.00	205,298,070	205,298,070	172,042,354
WIXOM CITY	4,765.38	704,630,750	704,630,750	645,537,750
TOTAL CITIES	133,809.68	32,146,664,911	32,146,664,911	27,165,566,500
TOTAL TOWNSHIPS	334,777.38	20,290,700,919	20,290,700,919	17,205,194,409
TOTAL COUNTY	468,587.06	52,437,365,830	52,437,365,830	44,370,760,909

OAKLAND COUNTY

2000 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)	18,960,300	28,138,450	5,570,500	180,871,200	0	13,253,410	246,793,860
	(2)	0	0	0	0		0	0
	(3)	18,960,300	28,138,450	5,570,500	180,871,200		13,253,410	246,793,860
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,028,480	21,635,470	4,757,340	145,956,950		6,977,980	189,356,220
INDEPENDENCE TWP	(1)	0	132,310,000	6,728,500	1,075,790,000	0	20,735,000	1,235,563,500
	(2)	0	0	0	0		0	0
	(3)	0	132,310,000	6,728,500	1,075,790,000		20,735,000	1,235,563,500
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	103,271,300	4,965,800	901,632,100		11,901,800	1,021,771,000
LYON TWP	(1)	5,885,500	44,559,760	56,188,180	309,442,330	0	31,459,070	447,534,840
	(2)	0	0	0	0		0	0
	(3)	5,885,500	44,559,760	56,188,180	309,442,330		31,459,070	447,534,840
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	2,221,130	31,713,950	42,517,470	259,956,415		16,338,025	352,746,990
MILFORD TWP	(1)	2,850,130	48,961,470	65,140,070	500,671,550	0	9,209,900	626,833,120
	(2)	0	0	0	0		0	0
	(3)	2,850,130	48,961,470	65,140,070	500,671,550		9,209,900	626,833,120
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	1,797,670	37,646,765	51,681,670	423,913,922		7,628,150	522,668,177
NOVI TWP	(1)	0	0	0	8,081,000	0	0	8,081,000
	(2)	0	0	0	0		0	0
	(3)	0	0	0	8,081,000		0	8,081,000
	(4)				1.0000			
	(5)	0	0	0	7,056,860		0	7,056,860
OAKLAND TWP	(1)	5,690,890	25,064,200	4,137,200	704,125,940	0	43,748,910	782,767,140
	(2)	0	0	0	0		0	0
	(3)	5,690,890	25,064,200	4,137,200	704,125,940		43,748,910	782,767,140
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	2,946,490	23,312,990	3,508,020	592,502,802		30,027,260	652,297,562

OAKLAND COUNTY

2000 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)	18,960,300	28,138,450	5,570,500	180,871,200	0	13,253,410	246,793,860
	(2)	0	0	0	0		0	0
	(3)	18,960,300	28,138,450	5,570,500	180,871,200		13,253,410	246,793,860
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,028,480	21,635,470	4,757,340	145,956,950		6,977,980	189,356,220
INDEPENDENCE TWP	(1)	0	132,310,000	6,728,500	1,075,790,000	0	20,735,000	1,235,563,500
	(2)	0	0	0	0		0	0
	(3)	0	132,310,000	6,728,500	1,075,790,000		20,735,000	1,235,563,500
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	103,271,300	4,965,800	901,632,100		11,901,800	1,021,771,000
LYON TWP	(1)	5,885,500	44,559,760	56,188,180	309,442,330	0	31,459,070	447,534,840
	(2)	0	0	0	0		0	0
	(3)	5,885,500	44,559,760	56,188,180	309,442,330		31,459,070	447,534,840
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	2,221,130	31,713,950	42,517,470	259,956,415		16,338,025	352,746,990
MILFORD TWP	(1)	2,850,130	48,961,470	65,140,070	500,671,550	0	9,209,900	626,833,120
	(2)	0	0	0	0		0	0
	(3)	2,850,130	48,961,470	65,140,070	500,671,550		9,209,900	626,833,120
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	1,797,670	37,646,765	51,681,670	423,913,922		7,628,150	522,668,177
NOVI TWP	(1)	0	0	0	8,081,000	0	0	8,081,000
	(2)	0	0	0	0		0	0
	(3)	0	0	0	8,081,000		0	8,081,000
	(4)				1.0000			
	(5)	0	0	0	7,056,860		0	7,056,860
OAKLAND TWP	(1)	5,690,890	25,064,200	4,137,200	704,125,940	0	43,748,910	782,767,140
	(2)	0	0	0	0		0	0
	(3)	5,690,890	25,064,200	4,137,200	704,125,940		43,748,910	782,767,140
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	2,946,490	23,312,990	3,508,020	592,502,802		30,027,260	652,297,562

OAKLAND COUNTY

2000 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)	6,235,650	133,458,060	125,603,960	1,014,725,700	0	0	1,280,023,370
	(2)	0	0	0	0	0	0	0
	(3)	6,235,650	133,458,060	125,603,960	1,014,725,700	0	0	1,280,023,370
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	5,792,380	124,185,610	119,623,180	894,859,650		0	1,144,460,820
OXFORD TWP	(1)	1,974,930	64,197,940	53,881,020	435,982,080	0	6,015,590	562,051,560
	(2)	0	0	0	0	0	0	0
	(3)	1,974,930	64,197,940	53,881,020	435,982,080	0	6,015,590	562,051,560
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	1,199,473	41,046,809	31,309,566	338,681,108		3,199,029	415,435,985
ROSE TWP	(1)	15,488,660	551,130	433,960	189,874,020	0	368,020	206,715,790
	(2)	0	0	0	0	0	0	0
	(3)	15,488,660	551,130	433,960	189,874,020	0	368,020	206,715,790
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	11,221,390	435,980	372,590	145,956,240		341,310	158,327,510
ROYAL OAK TWP	(1)	0	44,123,830	6,453,420	13,068,830	0	0	63,646,080
	(2)	0	0	0	0	0	0	0
	(3)	0	44,123,830	6,453,420	13,068,830	0	0	63,646,080
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	0	36,516,870	5,189,510	8,234,620		0	49,941,000
SOUTHFIELD TWP	(1)	0	105,733,920	206,220	862,304,130	0	0	968,244,270
	(2)	0	0	0	0	0	0	0
	(3)	0	105,733,920	206,220	862,304,130	0	0	968,244,270
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	0	82,404,230	154,920	671,033,264		0	753,592,414
SPRINGFIELD TWP	(1)	5,716,700	22,372,600	13,068,800	418,078,100	0	5,955,300	465,191,500
	(2)	0	0	0	0	0	0	0
	(3)	5,716,700	22,372,600	13,068,800	418,078,100	0	5,955,300	465,191,500
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,307,850	19,109,420	12,425,260	353,607,940		4,985,520	394,435,990

OAKLAND COUNTY

2000 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	399,298,216	23,406,920	1,759,296,569	0	0	2,183,725,455
	(2)	0	0	0	0	0	0	0
	(3)	1,723,750	399,298,216	23,406,920	1,759,296,569	0	0	2,183,725,455
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	1,723,750	349,602,576	22,121,770	1,445,624,295		0	1,819,072,391
WEST BLMFLD TWP	(1)	0	247,369,150	6,681,230	2,962,470,221	0	0	3,216,520,601
	(2)	0	0	0	0	0	0	0
	(3)	0	247,369,150	6,681,230	2,962,470,221	0	0	3,216,520,601
	(4)		1.0000	1.0000	1.0000			
	(5)	0	231,768,453	4,424,809	2,608,215,367		0	2,844,408,629
WHITE LAKE TWP	(1)	9,723,920	60,069,550	4,755,430	769,607,920	0	2,951,290	847,108,110
	(2)	0	0	0	0	0	0	0
	(3)	9,723,920	60,069,550	4,755,430	769,607,920	0	2,951,290	847,108,110
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	7,351,290	52,885,930	4,328,310	662,186,533		1,993,270	728,745,333
TOTAL TOWNSHIPS	(1)	132,647,750	1,776,803,706	519,591,100	16,640,216,963	0	164,492,570	19,233,752,089
	(2)	0	0	0	0	0	0	0
	(3)	132,647,750	1,776,803,706	519,591,100	16,640,216,963	0	164,492,570	19,233,752,089
	(4)							
	(5)	86,833,353	1,530,894,638	437,111,991	13,987,470,864		106,235,003	16,148,545,849

OAKLAND COUNTY

2000 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	594,364,860	479,896,980	246,497,655	0	13,718,070	1,334,477,565
	(2)	0	0	0	0		0	0
	(3)	0	594,364,860	479,896,980	246,497,655		13,718,070	1,334,477,565
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	467,648,506	389,395,767	197,420,019		5,422,040	1,059,886,332
BERKLEY CITY	(1)	0	38,646,280	2,922,570	408,152,040	0	0	449,720,890
	(2)	0	0	0	0		0	0
	(3)	0	38,646,280	2,922,570	408,152,040		0	449,720,890
	(4)		1.0000	1.0000	1.0000			
	(5)	0	34,459,010	2,413,270	312,440,320		0	349,312,600
BIRMINGHAM CITY	(1)	0	268,125,040	10,754,150	1,280,399,920	0	0	1,559,279,110
	(2)	0	0	0	0		0	0
	(3)	0	268,125,040	10,754,150	1,280,399,920		0	1,559,279,110
	(4)		1.0000	1.0000	1.0000			
	(5)	0	234,621,347	9,807,850	979,676,588		0	1,224,105,785
BLOOMFIELD HILLS CITY	(1)	0	148,726,490	140,360	622,301,460	0	0	771,168,310
	(2)	0	0	0	0		0	0
	(3)	0	148,726,490	140,360	622,301,460		0	771,168,310
	(4)		1.0000	1.0000	1.0000			
	(5)	0	108,912,830	114,790	511,195,620		0	620,223,240
VLG OF CLARKSTON CITY	(1)	0	6,351,870	0	35,547,350	0	0	41,899,220
	(2)	0	0	0	0		0	0
	(3)	0	6,351,870	0	35,547,350		0	41,899,220
	(4)		1.0000		1.0000			
	(5)	0	5,457,750	0	27,285,375		0	32,743,125
CLAWSON CITY	(1)	0	54,305,540	15,967,290	281,416,831	0	0	351,689,661
	(2)	0	0	0	0		0	0
	(3)	0	54,305,540	15,967,290	281,416,831		0	351,689,661
	(4)		1.0000	1.0000	1.0000			
	(5)	0	49,474,570	14,656,330	220,358,710		0	284,489,610
FARMINGTON CITY	(1)	0	80,755,440	13,735,040	249,224,350	0	0	343,714,830
	(2)	0	0	0	0		0	0
	(3)	0	80,755,440	13,735,040	249,224,350		0	343,714,830
	(4)		1.0000	1.0000	1.0000			
	(5)	0	77,128,720	12,876,930	217,281,950		0	307,287,600

OAKLAND COUNTY

2000 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
FARMINGTON HILLS CITY	(1)	0	701,135,500	236,611,550	2,422,185,830	0	0	3,359,932,880
	(2)	0	0	0	0		0	0
	(3)	0	701,135,500	236,611,550	2,422,185,830		0	3,359,932,880
	(4)		1.0000	1.0000	1.0000			
	(5)	0	669,405,550	226,018,290	2,157,359,040		0	3,052,782,880
FERNDALE CITY	(1)	0	68,775,810	44,744,120	401,703,310	0	0	515,223,240
	(2)	0	0	0	0		0	0
	(3)	0	68,775,810	44,744,120	401,703,310		0	515,223,240
	(4)		1.0000	1.0000	1.0000			
	(5)	0	61,081,770	39,956,354	275,112,130		0	376,150,254
HAZEL PARK CITY	(1)	0	41,827,880	14,190,510	207,788,330	0	0	263,806,720
	(2)	0	0	0	0		0	0
	(3)	0	41,827,880	14,190,510	207,788,330		0	263,806,720
	(4)		1.0000	1.0000	1.0000			
	(5)	0	32,263,060	11,392,440	164,734,937		0	208,390,437
HUNTINGTON WOODS	(1)	0	5,370,520	0	286,439,644	0	0	291,810,164
	(2)	0	0	0	0		0	0
	(3)	0	5,370,520	0	286,439,644		0	291,810,164
	(4)		1.0000		1.0000			
	(5)	0	5,036,750	0	209,577,807		0	214,614,557
KEEGO HARBOR CITY	(1)	0	15,338,500	0	65,358,969	0	0	80,697,469
	(2)	0	0	0	0		0	0
	(3)	0	15,338,500	0	65,358,969		0	80,697,469
	(4)		1.0000		1.0000			
	(5)	0	13,788,780	0	49,762,177		0	63,550,957
LAKE ANGELUS CITY	(1)	0	87,400	0	67,829,700	0	0	67,917,100
	(2)	0	0	0	0		0	0
	(3)	0	87,400	0	67,829,700		0	67,917,100
	(4)		1.0000		1.0000			
	(5)	0	82,600	0	41,581,980		0	41,664,580
LATHRUP VILLAGE CITY	(1)	0	18,553,200	0	145,917,850	0	0	164,471,050
	(2)	0	0	0	0		0	0
	(3)	0	18,553,200	0	145,917,850		0	164,471,050
	(4)		1.0000		1.0000			
	(5)	0	16,608,845	0	114,977,900		0	131,586,745

OAKLAND COUNTY

2000 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 HEIGHTS CITY	(1)	0	230,421,950	241,005,700	493,028,520	0	0	964,456,170
	(2)	0	0	0	0		0	0
	(3)	0	230,421,950	241,005,700	493,028,520		0	964,456,170
	(4)		1.0000	1.0000	1.0000			
	(5)	0	187,955,660	201,086,000	384,691,320		0	773,732,980
NORTHVILLE CITY	(1)	0	3,070,200	881,400	145,252,850	0	0	149,204,450
	(2)	0	0	0	0		0	0
	(3)	0	3,070,200	881,400	145,252,850		0	149,204,450
	(4)		1.0000	1.0000	1.0000			
	(5)	0	2,926,171	778,188	127,251,028		0	130,955,387
NOVI CITY	(1)	0	625,951,850	201,821,300	1,394,297,650	0	48,782,350	2,270,853,150
	(2)	0	0	0	0		0	0
	(3)	0	625,951,850	201,821,300	1,394,297,650		48,782,350	2,270,853,150
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	480,265,770	159,581,750	1,251,255,960		33,876,440	1,924,979,920
OAK PARK CITY	(1)	0	69,054,100	50,158,100	480,605,780	0	0	599,817,980
	(2)	0	0	0	0		0	0
	(3)	0	69,054,100	50,158,100	480,605,780		0	599,817,980
	(4)		1.0000	1.0000	1.0000			
	(5)	0	64,496,240	46,324,600	341,642,800		0	452,463,640
ORCHARD LAKE CITY	(1)	599,310	11,030,920	192,810	295,307,900	0	0	307,130,940
	(2)	0	0	0	0		0	0
	(3)	599,310	11,030,920	192,810	295,307,900		0	307,130,940
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	403,370	10,373,840	183,820	247,361,030		0	258,322,060
PLEASANT RIDGE CITY	(1)	0	5,491,570	2,526,940	111,877,000	0	0	119,895,510
	(2)	0	0	0	0		0	0
	(3)	0	5,491,570	2,526,940	111,877,000		0	119,895,510
	(4)		1.0000	1.0000	1.0000			
	(5)	0	2,587,130	907,590	81,721,202		0	85,215,922
PONTIAC CITY	(1)	0	202,825,552	133,343,090	557,212,775	0	0	893,381,417
	(2)	0	0	0	0		0	0
	(3)	0	202,825,552	133,343,090	557,212,775		0	893,381,417
	(4)		1.0000	1.0000	1.0000			
	(5)	0	183,686,962	129,403,470	393,685,845		0	706,776,277

OAKLAND COUNTY

2000 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	90,290,460	34,404,680	382,348,870	0	456,690	507,500,700
	(2)	0	0	0	0		0	0
	(3)	0	90,290,460	34,404,680	382,348,870		456,690	507,500,700
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	75,318,510	28,885,930	325,080,506		159,250	429,444,196
ROCHESTER HILLS CITY	(1)	0	345,713,580	180,380,370	2,212,525,430	0	0	2,738,619,380
	(2)	0	0	0	0		0	0
	(3)	0	345,713,580	180,380,370	2,212,525,430		0	2,738,619,380
	(4)		1.0000	1.0000	1.0000			
	(5)	0	311,774,100	173,950,870	1,893,354,856		0	2,379,079,826
ROYAL OAK CITY	(1)	0	317,726,790	41,571,600	1,589,089,260	0	0	1,948,387,650
	(2)	0	0	0	0		0	0
	(3)	0	317,726,790	41,571,600	1,589,089,260		0	1,948,387,650
	(4)		1.0000	1.0000	1.0000			
	(5)	0	273,779,259	38,940,290	1,212,745,473		0	1,525,465,022
SOUTHFIELD CITY	(1)	0	1,546,801,740	52,091,540	1,356,251,860	0	0	2,955,145,140
	(2)	0	0	0	0		0	0
	(3)	0	1,546,801,740	52,091,540	1,356,251,860		0	2,955,145,140
	(4)		1.0000	1.0000	1.0000			
	(5)	0	1,283,349,991	45,970,300	1,103,103,730		0	2,432,424,021
SOUTH LYON CITY	(1)	0	26,602,707	6,473,298	229,927,860	0	278,820	263,282,685
	(2)	0	0	0	0		0	0
	(3)	0	26,602,707	6,473,298	229,927,860		278,820	263,282,685
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	23,014,520	5,436,473	200,973,825		264,120	229,688,938
SYLVAN LAKE CITY	(1)	0	8,119,140	3,507,850	81,196,020	0	0	92,823,010
	(2)	0	0	0	0		0	0
	(3)	0	8,119,140	3,507,850	81,196,020		0	92,823,010
	(4)		1.0000	1.0000	1.0000			
	(5)	0	7,526,670	2,801,510	58,285,295		0	68,613,475
TROY CITY	(1)	0	1,420,346,380	515,426,280	2,639,753,950	0	0	4,575,526,610
	(2)	0	0	0	0		0	0
	(3)	0	1,420,346,380	515,426,280	2,639,753,950		0	4,575,526,610
	(4)		1.0000	1.0000	1.0000			
	(5)	0	1,099,760,450	430,191,020	2,200,049,920		0	3,730,001,390

OAKLAND COUNTY

2000 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	51,100,000	10,696,180	130,058,650	0	0	191,854,830
	(2)	0	0	0	0		0	0
	(3)	0	51,100,000	10,696,180	130,058,650		0	191,854,830
	(4)		1.0000	1.0000	1.0000			
	(5)	0	42,915,149	8,419,930	107,264,035		0	158,599,114
WIXOM CITY	(1)	47,560	86,554,940	205,090,300	246,976,550	0	0	538,669,350
	(2)	0	0	0	0		0	0
	(3)	47,560	86,554,940	205,090,300	246,976,550		0	538,669,350
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	24,250	74,404,590	187,387,520	217,759,990		0	479,576,350
TOTAL CITIES	(1)	646,870	7,083,466,209	2,498,534,008	19,066,474,164	0	63,235,930	28,712,357,181
	(2)	0	0	0	0		0	0
	(3)	646,870	7,083,466,209	2,498,534,008	19,066,474,164		63,235,930	28,712,357,181
	(4)							
	(5)	427,620	5,900,105,100	2,166,881,282	15,624,991,368		39,721,850	23,732,127,220
TOTAL TOWNSHIPS	(1)	132,647,750	1,776,803,706	519,591,100	16,640,216,963	0	164,492,570	19,233,752,089
	(2)	0	0	0	0		0	0
	(3)	132,647,750	1,776,803,706	519,591,100	16,640,216,963		164,492,570	19,233,752,089
	(4)							
	(5)	86,833,353	1,530,894,638	437,111,991	13,987,470,864		106,235,003	16,148,545,849
TOTAL COUNTY	(1)	133,294,620	8,860,269,915	3,018,125,108	35,706,691,127	0	227,728,500	47,946,109,270
	(2)	0	0	0	0		0	0
	(3)	133,294,620	8,860,269,915	3,018,125,108	35,706,691,127		227,728,500	47,946,109,270
	(4)							
	(5)	87,260,973	7,430,999,738	2,603,993,273	29,612,462,232		145,956,853	39,880,673,069

OAKLAND COUNTY

2000 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	1,577,500	3,990,340	0	7,620,220 (1)	13,188,060
					(2)	0
					(3)	13,188,060
					(4)	1.0000
					(5)	13,188,060
BLOOMFIELD TWP	0	56,252,380	0	0	21,485,810 (1)	77,738,190
					(2)	0
					(3)	77,738,190
					(4)	1.0000
					(5)	77,738,190
BRANDON TWP	0	2,556,380	0	226,900	8,659,690 (1)	11,442,970
					(2)	0
					(3)	11,442,970
					(4)	1.0000
					(5)	11,442,970
COMMERCE TWP	0	36,246,020	26,117,160	1,049,230	29,313,670 (1)	92,726,080
					(2)	0
					(3)	92,726,080
					(4)	1.0000
					(5)	92,726,080
GROVELAND TWP	0	7,188,270	475,200	72,000	8,408,410 (1)	16,143,880
					(2)	0
					(3)	16,143,880
					(4)	1.0000
					(5)	16,143,880
HIGHLAND TWP	0	11,415,080	3,598,050	384,300	13,128,960 (1)	28,526,390
					(2)	0
					(3)	28,526,390
					(4)	1.0000
					(5)	28,526,390

OAKLAND COUNTY

2000 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	7,172,600	1,820,250	39,000	4,986,500 (1)	14,018,350
					(2)	0
					(3)	14,018,350
					(4)	1.0000
					(5)	14,018,350
INDEPENDENCE TWP	0	24,523,000	1,647,500	143,100	18,868,900 (1)	45,182,500
					(2)	0
					(3)	45,182,500
					(4)	1.0000
					(5)	45,182,500
LYON TWP	0	17,370,300	15,378,590	581,180	21,861,250 (1)	55,191,320
					(2)	0
					(3)	55,191,320
					(4)	1.0000
					(5)	55,191,320
MILFORD TWP	0	46,883,440	12,155,160	813,850	32,497,920 (1)	92,350,370
					(2)	0
					(3)	92,350,370
					(4)	1.0000
					(5)	92,350,370
NOVI TWP	0	0	0	0	63,920 (1)	63,920
					(2)	0
					(3)	63,920
					(4)	1.0000
					(5)	63,920
OAKLAND TWP	0	7,104,170	2,971,740	69,190	24,664,530 (1)	34,809,630
					(2)	0
					(3)	34,809,630
					(4)	1.0000
					(5)	34,809,630

OAKLAND COUNTY

2000 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	32,107,700	129,043,850	0	33,665,100 (1)	194,816,650
					(2)	0
					(3)	194,816,650
					(4)	1.0000
					(5)	194,816,650
OXFORD TWP	0	20,018,780	22,009,650	199,230	12,929,790 (1)	55,157,450
					(2)	0
					(3)	55,157,450
					(4)	1.0000
					(5)	55,157,450
ROSE TWP	0	379,100	0	0	6,278,120 (1)	6,657,220
					(2)	0
					(3)	6,657,220
					(4)	1.0000
					(5)	6,657,220
ROYAL OAK TWP	0	9,832,930	1,150,320	96,740	1,035,050 (1)	12,115,040
					(2)	0
					(3)	12,115,040
					(4)	1.0000
					(5)	12,115,040
SOUTHFIELD TWP	0	28,604,400	0	260,570	6,579,010 (1)	35,443,980
					(2)	0
					(3)	35,443,980
					(4)	1.0000
					(5)	35,443,980
SPRINGFIELD TWP	0	6,272,700	10,614,700	0	23,095,100 (1)	39,982,500
					(2)	0
					(3)	39,982,500
					(4)	1.0000
					(5)	39,982,500

OAKLAND COUNTY

2000 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	77,214,360	10,455,230	0	31,013,140 (1)	118,682,730	
					(2)	0	
					(3)	118,682,730	
					(4)	1.0000	
					(5)	118,682,730	
WEST BLMFLD TWP	0	43,743,360	0	6,232,790	30,011,340 (1)	79,987,490	
				(2)	0		
				(3)	79,987,490		
				(4)	1.0000		
				(5)	79,700,040		
WHITE LAKE TWP	0	11,742,000	951,800	76,590	19,953,720 (1)	32,724,110	
				(2)	0		
				(3)	32,724,110		
				(4)	1.0000		
				(5)	32,711,290		
				63,770			
TOTAL TOWNSHIPS	0	448,204,470	242,379,540	10,244,670	356,120,150 (1)	1,056,948,830	
						(2)	0
						(3)	1,056,948,830
						(5)	1,056,661,380

OAKLAND COUNTY

2000 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	228,216,620	190,267,350	540,880	21,408,090	440,432,940
					(1)	0
					(2)	0
					(3)	440,432,940
					(4)	1.0000
					(5)	440,432,940
BERKLEY CITY	0	9,875,210	431,540	0	4,524,040	14,830,790
					(1)	0
					(2)	0
					(3)	14,830,790
					(4)	1.0000
					(5)	14,830,790
BIRMINGHAM CITY	0	47,384,950	1,565,980	526,600	9,946,450	59,423,980
					(1)	0
					(2)	0
					(3)	59,423,980
					(4)	1.0000
					(5)	59,423,980
BLOOMFIELD HILLS CITY	0	27,077,470	0	100,000	5,827,690	33,005,160
					(1)	0
					(2)	0
					(3)	33,005,160
					(4)	1.0000
					(5)	33,005,160
VLG OF CLARKSTON CITY	0	977,520	0	0	1,339,430	2,316,950
					(1)	0
					(2)	0
					(3)	2,316,950
					(4)	1.0000
					(5)	2,316,950
CLAWSON CITY	0	11,547,550	2,355,250	0	2,698,800	16,601,600
					(1)	0
					(2)	0
					(3)	16,601,600
					(4)	1.0000
					(5)	16,601,600
FARMINGTON CITY	0	11,671,190	3,635,180	116,620	5,485,730	20,908,720
					(1)	0
					(2)	0
					(3)	20,908,720
					(4)	1.0000
					(5)	20,908,720

OAKLAND COUNTY

2000 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
FARMINGTON HILLS CITY	0	191,256,260	44,485,780	928,220	47,259,370	283,929,650
					(1)	283,929,650
					(2)	0
					(3)	283,929,650
					(4)	1.0000
					(5)	283,929,650
FERNDALE CITY	0	23,341,710	20,110,910	331,850	8,857,390	52,641,860
					(1)	52,641,860
					(2)	0
					(3)	52,641,860
					(4)	1.0000
					(5)	52,641,860
HAZEL PARK CITY	0	13,336,780	4,379,170	169,970	4,601,830	22,487,750
					(1)	22,487,750
					(2)	0
					(3)	22,487,750
					(4)	1.0000
					(5)	22,487,750
HUNTINGTON WOODS CITY	0	2,990,900	0	154,010	1,826,730	4,971,640
					(1)	4,971,640
					(2)	0
					(3)	4,971,640
					(4)	1.0000
					(5)	4,971,640
KEEGO HARBOR CITY	0	2,190,500	0	0	919,650	3,110,150
					(1)	3,110,150
					(2)	0
					(3)	3,110,150
					(4)	1.0000
					(5)	3,110,150
LAKE ANGELUS CITY	0	0	0	0	1,495,410	1,495,410
					(1)	1,495,410
					(2)	0
					(3)	1,495,410
					(4)	1.0000
					(5)	1,495,410
LATHRUP VILLAGE CITY	0	4,643,450	0	144,750	1,640,990	6,429,190
					(1)	6,429,190
					(2)	0
					(3)	6,429,190
					(4)	1.0000
					(5)	6,429,190

OAKLAND COUNTY

2000 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 HEIGHTS CITY	0	65,995,800	93,781,820	0	16,238,730 (1)	176,016,350
					(2)	0
					(3)	176,016,350
					(4)	1.0000
					(5)	175,823,370
NORTHVILLE CITY	0	1,621,150	0	0	1,787,100 (1)	3,408,250
					(2)	0
					(3)	3,408,250
					(4)	1.0000
					(5)	3,408,250
NOVI CITY	0	111,441,490	22,455,270	516,920	35,609,620 (1)	170,023,300
					(2)	0
					(3)	170,023,300
					(4)	1.0000
					(5)	170,023,300
OAK PARK CITY	0	35,293,400	9,644,360	0	8,097,770 (1)	53,035,530
					(2)	0
					(3)	53,035,530
					(4)	1.0000
					(5)	52,940,090
ORCHARD LAKE CITY	0	3,352,930	0	145,790	1,872,860 (1)	5,371,580
					(2)	0
					(3)	5,371,580
					(4)	1.0000
					(5)	5,371,580
PLEASANT RIDGE CITY	0	1,069,700	1,401,240	0	925,050 (1)	3,395,990
					(2)	0
					(3)	3,395,990
					(4)	1.0000
					(5)	3,395,990
PONTIAC CITY	0	103,633,010	171,180,290	1,194,020	38,318,250 (1)	314,325,570
					(2)	0
					(3)	314,325,570
					(4)	1.0000
					(5)	314,325,570

OAKLAND COUNTY

2000 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
ROCHESTER CITY	0	27,985,490	16,799,170	138,000	8,160,700	53,083,360
					(1)	0
					(2)	0
					(3)	53,083,360
					(4)	1.0000
					(5)	53,083,360
ROCHESTER HILLS CITY	0	81,285,240	103,017,520	3,882,480	39,974,590	228,159,830
					(1)	0
					(2)	0
					(3)	228,159,830
					(4)	1.0000
		81,255,440		3,332,250	(5)	227,579,800
ROYAL OAK CITY	0	66,208,380	29,263,070	709,830	30,130,560	126,311,840
					(1)	0
					(2)	0
					(3)	126,311,840
					(4)	1.0000
					(5)	126,311,840
SOUTHFIELD CITY	0	438,800,120	12,673,820	0	45,977,400	497,451,340
					(1)	0
					(2)	0
					(3)	497,451,340
					(4)	1.0000
					(5)	497,451,340
SOUTH LYON CITY	0	5,091,940	5,031,510	144,000	4,509,150	14,776,600
					(1)	0
					(2)	0
					(3)	14,776,600
					(4)	1.0000
					(5)	14,776,600
SYLVAN LAKE CITY	0	2,854,460	0	136,940	895,670	3,887,070
					(1)	0
					(2)	0
					(3)	3,887,070
					(4)	1.0000
					(5)	3,887,070
TROY CITY	0	384,381,950	204,830,610	0	53,858,130	643,070,690
					(1)	0
					(2)	0
					(3)	643,070,690
					(4)	1.0000
					(5)	643,070,690

OAKLAND COUNTY

2000 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	5,889,610	3,855,110	169,800	3,528,720	(1) 13,443,240 (2) 0 (3) 13,443,240 (4) 1.0000 (5) 13,443,240
WIXOM CITY	0	40,827,950	113,161,250	331,170	11,641,030	(1) 165,961,400 (2) 0 (3) 165,961,400 (4) 1.0000 (5) 165,961,400
TOTAL CITIES	0	1,950,242,750	1,054,326,200	10,381,850	419,356,930	(1) 3,434,307,730 (2) 0 (3) 3,434,307,730 (5) 3,433,534,720
TOTAL TOWNSHIPS	0	448,204,470	242,379,540	10,244,670	356,120,150	(1) 1,056,948,830 (2) 0 (3) 1,056,948,830 (5) 1,056,661,380
TOTAL COUNTY	0	2,398,447,220	1,296,705,740	20,626,520	775,477,080	(1) 4,491,256,560 (2) 0 (3) 4,491,256,560 (5) 4,490,196,100

OAKLAND COUNTY

2000 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
 2000 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	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
 2000 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	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

2000 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	24,392,570	132,580	507,148,630			531,673,780
	(2)	0	0	0	0		0	0
	(3)	0	24,392,570	132,580	507,148,630		0	531,673,780
	(4)	0.0000	1.0000	1.0000	1.0000			
	(5)	0	19,747,110	81,830	395,708,684			415,537,624
BINGHAM FARMS	(1)	0	77,642,630		101,118,400			178,761,030
	(2)	0	0	0	0		0	0
	(3)	0	77,642,630	0	101,118,400		0	178,761,030
	(4)	0.0000	1.0000		1.0000			
	(5)	0	59,585,090		82,718,580			142,303,670
FRANKLIN	(1)	0	3,698,720	73,640	252,399,660			256,172,020
	(2)	0	0	0	0		0	0
	(3)	0	3,698,720	73,640	252,399,660		0	256,172,020
	(4)	0.0000	1.0000	1.0000	1.0000			
	(5)	0	3,072,030	73,090	191,303,620			194,448,740
HOLLY	(1)	0	23,132,800	4,656,350	90,558,800		507,100	118,855,050
	(2)	0	0	0	0		0	0
	(3)	0	23,132,800	4,656,350	90,558,800		507,100	118,855,050
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	17,849,890	4,006,380	71,036,030		337,380	93,229,680
LAKE ORION	(1)	0	14,985,170	560,190	73,103,050			88,648,410
	(2)	0	0	0	0		0	0
	(3)	0	14,985,170	560,190	73,103,050		0	88,648,410
	(4)	0.0000	1.0000	1.0000	1.0000			
	(5)	0	13,871,250	556,100	60,933,480		0	75,360,830
LEONARD	(1)	569,600	287,150	383,350	7,240,300		0	8,480,400
	(2)	0	0	0	0		0	0
	(3)	569,600	287,150	383,350	7,240,300		0	8,480,400
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	399,790	216,120	298,910	5,355,210		0	6,270,030

OAKLAND COUNTY

2000 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	36,458,630	3,110,980	153,734,500		58,150	193,362,260
	(2)	0	0	0	0		0	0
	(3)	0	36,458,630	3,110,980	153,734,500		58,150	193,362,260
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	26,987,195	2,240,280	133,392,820		58,150	162,678,445
ORTONVILLE	(1)	0	6,260,900	501,500	30,015,300		0	36,777,700
	(2)	0	0	0	0		0	0
	(3)	0	6,260,900	501,500	30,015,300		0	36,777,700
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	5,325,910	450,450	24,340,510		0	30,116,870
OXFORD	(1)	7,140	21,542,500	12,966,600	83,724,650			118,240,890
	(2)	0	0	0	0		0	0
	(3)	7,140	21,542,500	12,966,600	83,724,650		0	118,240,890
	(4)	0.0000	1.0000	1.0000	1.0000			
	(5)	4,670	12,703,498	9,322,291	62,427,283			84,457,742
WOLVERINE	(1)	175,300	5,487,090		142,494,550			148,156,940
	(2)	0	0	0	0		0	0
	(3)	175,300	5,487,090	0	142,494,550		0	148,156,940
	(4)	1.0000	1.0000		1.0000			
	(5)	105,940	4,827,370		110,696,630		0	115,629,940

OAKLAND COUNTY

2000 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	5,544,210	0	144,000	2,828,260 (1)	8,516,470
					(2)	0
					(3)	8,516,470
					(4)	1.0000
					(5)	8,516,470
BINGHAM FARMS	0	22,130,410	0	44,570	1,250,560 (1)	23,425,540
					(2)	0
					(3)	23,425,540
					(4)	1.0000
					(5)	23,425,540
FRANKLIN	0	899,990	0	72,000	2,303,900 (1)	3,275,890
					(2)	0
					(3)	3,275,890
					(4)	1.0000
					(5)	3,275,890
HOLLY	0	4,224,250	1,732,200	15,950	1,831,410 (1)	7,803,810
					(2)	0
					(3)	7,803,810
					(4)	1.0000
					(5)	7,803,810
LAKE ORION	0	1,714,550	8,300	0	3,257,100 (1)	4,979,950
					(2)	0
					(3)	4,979,950
					(4)	1.0000
					(5)	4,979,950
LEONARD	0	316,740	3,908,260	0	342,280 (1)	4,567,280
					(2)	0
					(3)	4,567,280
					(4)	1.0000
					(5)	4,567,280

OAKLAND COUNTY

2000 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
MILFORD	0	5,489,260	2,807,310	154,490	6,779,190 (1)	15,230,250
					(2)	0
					(3)	15,230,250
					(4)	1.0000
					(5)	15,230,250
ORTONVILLE	0	734,180	0	84,610	959,240 (1)	1,778,030
					(2)	0
					(3)	1,778,030
					(4)	1.0000
					(5)	1,778,030
OXFORD	0	10,430,430	7,071,200	0	2,698,410 (1)	20,200,040
					(2)	0
					(3)	20,200,040
					(4)	1.0000
					(5)	20,200,040
WOLVERINE	0	446,000	0	72,000	858,710 (1)	1,376,710
					(2)	0
					(3)	1,376,710
					(4)	1.0000
					(5)	1,376,710

2000 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							
Highland			958,020				
Milford	2,057,660		37,778,445				
Orion			34,005,750				
Oxford		260,270	3,406,610				
Springfield			1,493,900				
Waterford			2,158,077				
CITIES							
Auburn Hills	1,352,600		420,979,470		17,203,590	16,288,300	
Birmingham	321,540						
Farmington Hills			1,696,600				
Ferndale			1,691,790				
Madison Heights	514,500	102,600	1,342,820				
Oak Park		72,400	8,628,150				
Pontiac		20,734,800	127,692,370				
Rochester			8,579,110				
Rochester Hills	958,000		820,520				
Royal Oak	334,790		9,846,963				
Southfield			19,051,960				
Troy			10,077,610				
Walled Lake			1,647,555				
Wixom			109,645,550				
TOTAL COUNTY	5,539,090	21,170,070	801,501,270	0	17,203,590	16,288,300	