

Murphy

DANIEL T. MURPHY

OAKLAND COUNTY EXECUTIVE

1990 EQUALIZATION OAKLAND COUNTY, MICHIGAN

Prepared By
DEPARTMENT OF MANAGEMENT AND BUDGET
Russell D. Martin, Director

EQUALIZATION DIVISION
Don L. Bailey, Manager

under the direction of the Finance Committee of the Board of Commissioners

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C O U N T Y M I C H I G A N
DEPARTMENT OF MANAGEMENT AND BUDGET

Daniel T. Murphy, Oakland County Executive
EQUALIZATION DIVISION
Don L. Bailey, Manager

April 26, 1990

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE COMMITTEE

RE: Recommendation as to Equalized Value

The total recommended equalized value for 1990 in Oakland County, Michigan is
\$25,765,985,374.

According to Section 211.34 of the General Property Tax Laws of the State of Michigan, the primary function of the Equalization Division is to assist the Board of Commissioners in equalizing the assessed value for Oakland County. This is accomplished by adding to or deducting from the assessed value of each class of property in all 50 assessing jurisdictions, in order to bring each unit to a common level of valuation. As a result, the equalization process allows individual assessments in a taxing district to remain the same.

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and current cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1989 our Division completed approximately 47,800 real property appraisals and conducted approximately 3,500 personal property audits.

The attached reports are the findings and recommendations of the Manager of the Equalization Division, and is an analysis of assessed and equalized values by class of property for all assessing districts in Oakland County. This summary was prepared by the staff of the Equalization Division and is within the guidelines as established by the State Tax Commission.

Pursuant to the requirements of the General Property Tax Laws and the State Tax Commission rules and procedures, hearings have been held with the local assessing officials and available data reviewed.

If you have any questions or desire more information, please do not hesitate to call.

Respectfully submitted,

Russell D. Martin, Director
Department of Management & Budget

OAKLAND COUNTY BOARD OF COMMISSIONERS

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*Finance

April 26, 1990

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

IN RE: MANAGEMENT AND BUDGET DEPARTMENT - 1990 EQUALIZATION

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS

Mr. Chairperson, Ladies and Gentlemen:

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

WHEREAS, based on its findings, the manager of the Equalization Division has presented to the Finance Committee the recommended 1990 Equalization values which adds to or deducts from the valuation of the taxable property in the several townships and cities an amount as, in its judgement, will produce a sum which represents the true cash value thereof; and

WHEREAS, the Finance Committee in accordance with Rule XA8 of the Board of Commissioners adopted January 4, 1990, has reviewed the findings and recommendations of the employees of the Equalization Division and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS, the Equalization Factors listed on the attached report are the result of the foregoing process and are for information purposes only.

NOW THEREFORE BE IT RESOLVED, that the Oakland County Board of Commissioners adopts the 1990 Equalization and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the appropriate official of the proper township or city.

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

FINANCE COMMITTEE

Dr. G. William Caddell, Chairperson

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

	ASSESSED VALUE	TRUE CASH VALUE
REAL PROPERTY		
AGRICULTURAL	174,988,600	364,440,330
LOSS	14,173,010	29,657,391
ADJUSTMENT	160,813,590	334,782,939
NEW	6,023,460	
	166,842,050	334,782,939
	8,706,300	17,482,972
TOTAL AGRICULTURAL	175,548,350	352,265,911
COMMERCIAL	4,636,515,614	10,126,882,454
LOSS	117,683,297	245,163,440
ADJUSTMENT	4,713,826,317	9,881,719,014
NEW	179,748,033	
	4,898,575,350	9,881,719,014
	387,985,085	781,115,691
TOTAL COMMERCIAL	5,286,560,435	10,662,834,705
INDUSTRIAL	1,626,177,855	3,418,181,630
LOSS	47,926,670	100,658,378
ADJUSTMENT	1,578,251,185	3,317,522,752
NEW	71,552,680	
	1,649,803,865	3,317,522,752
	101,636,490	204,568,336
TOTAL INDUSTRIAL	1,751,440,355	3,522,091,588
RESIDENTIAL	14,417,809,720	31,178,172,323
LOSS	89,234,147	193,809,972
ADJUSTMENT	14,328,575,573	30,984,362,351
NEW	1,073,565,689	
	15,402,141,262	30,984,362,351
	667,127,517	1,340,951,177
TOTAL RESIDENTIAL	16,069,268,779	32,325,313,528
TIMBER-C.O.		
LOSS		
ADJUSTMENT		
NEW		
TOTAL TIMBER-C.O.		
DEVELOPMNTL	50,498,963	103,819,057
LOSS	6,666,700	13,875,135
ADJUSTMENT	43,832,263	89,943,922
NEW	835,687	
	44,667,950	89,943,922
	3,882,525	11,815,977
TOTAL DEVELOPMNTL	50,550,475	101,759,399
TOTAL REAL	23,333,368,394	46,964,265,631

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

	ASSESSED VALUE	TRUE CASH VALUE
PERSONAL PROPERTY		
AGRICULTURAL		
LOSS		
ADJUSTMENT		
NEW		
TOTAL AGRICULTURAL		
COMMERCIAL	1,312,626,944	2,696,401,322
LOSS	259,920,136	533,735,901
ADJUSTMENT	1,052,706,758	2,162,665,621
NEW	28,627,342	
	1,081,334,100	2,162,665,621
	323,953,200	647,905,445
TOTAL COMMERCIAL	1,405,287,300	2,810,571,066
INDUSTRIAL	589,987,536	1,188,843,254
LOSS	52,011,910	105,183,720
ADJUSTMENT	536,975,626	1,083,659,534
NEW	4,851,560	
	541,827,186	1,083,659,534
	72,660,264	145,321,926
TOTAL INDUSTRIAL	614,487,450	1,228,981,460
RESIDENTIAL	2,115,000	4,512,000
LOSS	3,000	6,401
ADJUSTMENT	2,112,000	4,505,599
NEW	140,800	
	2,252,800	4,505,599
	45,100	90,200
TOTAL RESIDENTIAL	2,297,900	4,595,799
UTILITY	385,683,525	771,320,893
LOSS	1,465,824	2,931,763
ADJUSTMENT	384,217,701	768,389,130
NEW	6,671	
	384,211,030	768,389,130
	26,333,300	52,664,509
TOTAL UTILITY	410,544,330	821,053,639
TOTAL PERSONAL	2,432,616,980	4,865,201,964

STATE TAX COMMISSION
JACKSON COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

	REAL PROPERTY	NUMB. PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	ROUNDED EQ. VALUE	DIFFERENCE
108	TOTAL AGRICULTURAL	2652	175,548,350	352,265,911	176,132,953	175,548,350	584,603
208	TOTAL COMMERCIAL	17329	5,286,560,435	10,662,834,705	5,331,417,341	5,286,560,435	44,856,906
308	TOTAL INDUSTRIAL	6806	1,751,440,355	3,522,091,588	1,761,045,785	1,751,440,355	9,605,430
408	TOTAL RESIDENTIAL	363550	16,069,268,779	32,325,313,528	16,162,656,750	16,069,268,779	93,387,971
508	TOTAL TIMBER-C.O. N O N E						
608	TOTAL DEVELOPMNTL	723	50,550,475	101,759,899	50,879,947	50,550,475	329,472
800	TOTAL REAL	391060	23,333,368,394	46,964,265,631	23,482,132,776	23,333,368,394	148,764,382
	PERSONAL PROPERTY						
158	TOTAL AGRICULTURAL						
258	TOTAL COMMERCIAL	42639	1,405,287,300	2,810,571,066			
358	TOTAL INDUSTRIAL	2335	614,487,450	1,223,981,460			
458	TOTAL RESIDENTIAL	55	2,297,900	4,595,799			
558	TOTAL UTILITY	373	410,544,330	821,053,639			
950	TOTAL PERSONAL	45402	2,432,616,980	4,865,201,964	2,432,600,971	2,432,616,980	16,009-
900	GRAND TOTAL	436662	25,765,985,374	51,829,467,595	25,914,733,747	25,765,985,374	148,748,373

OAKLAND COUNTY
1990 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
ADDISON TWP	19,957.13	93,733,300	93,733,300	6,500,550	6,600,550	100,333,850	100,333,850
BLOOMFIELD TWP	17,370.36	1,775,333,300	1,775,333,300	51,102,010	51,102,010	1,826,435,310	1,826,435,310
BRANDON TWP	20,000.00	15,500,000	15,500,000	5,700,000	5,700,000	21,200,000	21,200,000
COMMERCE TWP	14,000.00	5,400,000	5,400,000	5,700,000	5,700,000	11,100,000	11,100,000
GOVERNMENT TWP	19,000.00	24,200,000	24,200,000	11,700,000	11,700,000	35,900,000	35,900,000
HIGHLAND TWP	22,000.00	24,200,000	24,200,000	11,700,000	11,700,000	35,900,000	35,900,000
HOLLY TWP	18,000.00	14,800,000	14,800,000	17,300,000	17,300,000	32,100,000	32,100,000
INDEPENDENCE TWP	18,000.00	4,710,000	4,710,000	20,600,000	20,600,000	25,310,000	25,310,000
LYON TWP	18,000.00	14,800,000	14,800,000	17,300,000	17,300,000	32,100,000	32,100,000
MILFORD TWP	17,000.00	2,300,000	2,300,000	41,200,000	41,200,000	43,500,000	43,500,000
NOVI TWP	20,000.00	2,300,000	2,300,000	10,100,000	10,100,000	12,400,000	12,400,000
OAKLAND TWP	18,000.00	14,800,000	14,800,000	17,300,000	17,300,000	32,100,000	32,100,000
PORTON TWP	19,000.00	14,800,000	14,800,000	17,300,000	17,300,000	32,100,000	32,100,000
ROSE TWP	14,000.00	1,700,000	1,700,000	3,600,000	3,600,000	5,300,000	5,300,000
ROYAL OAK TWP	14,000.00	1,700,000	1,700,000	3,600,000	3,600,000	5,300,000	5,300,000
SOUTHFIELD TWP	14,000.00	1,700,000	1,700,000	3,600,000	3,600,000	5,300,000	5,300,000
SPRINGFIELD TWP	18,000.00	14,800,000	14,800,000	17,300,000	17,300,000	32,100,000	32,100,000
WATERFORD TWP	14,000.00	1,700,000	1,700,000	3,600,000	3,600,000	5,300,000	5,300,000
WEST BLMFLD TWP	15,000.00	1,610,000	1,610,000	85,000,000	85,000,000	86,610,000	86,610,000
WHITE LAKE TWP	19,000.00	1,610,000	1,610,000	40,672,250	40,672,250	42,282,250	42,282,250
TOTAL TOWNSHIPS	335,099.65	8,440,413,458	8,440,413,458	492,578,260	492,578,260	8,932,991,718	8,932,991,718



OAKLAND COUNTY
1990 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
AUBURN HILLS CITY	10,649.60	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
BERKLEY CITY	1,213.93	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
BIRMINGHAM CITY	2,217.97	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
BLMFLO HILLS CITY	2,365.32	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
CLAWSON CITY	1,067.54	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
FARMINGTON CITY	1,350.44	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
FARMNGTN HLS CITY	16,476.10	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
FERNDAL CITY	1,884.72	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
HAZEL PARK CITY	1,331.79	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
HUNTINGN WDS CITY	1,576.33	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
KEEGO HARBOR CITY	1,285.31	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
LK ANGELUS CITY	1,049.60	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
LATHRUP VLG CITY	1,761.99	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
MADISON HGTS CITY	3,204.27	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
NORTHVILLE CITY	1,472.33	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
NOVI CITY	16,447.90	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
OAK PARK CITY	3,384.79	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
ORCHARD LAKE CITY	2,079.90	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
PLEASANT RDG CITY	1,285.31	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
PONTIAC CITY	8,031.63	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
ROCHESTER CITY	1,503.95	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
ROCH. HILLS CITY	15,280.38	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
ROYAL OAK CITY	5,509.72	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
SOUTHFIELD CITY	13,402.16	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
SOUTH LYON CITY	1,105.81	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
SYLVAN LAKE CITY	1,402.81	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
TROY CITY	15,987.26	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
WALLED LAKE CITY	1,274.00	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
WIXOM CITY	4,765.33	299,301,550	299,301,550	69,286,600	69,286,600	368,588,150	368,588,150
TOTAL CITIES	133,487.41	14,892,954,936	14,892,954,936	1,940,038,720	1,940,038,720	16,832,993,656	16,832,993,656
TOTAL TOWNSHIPS	335,099.65	8,440,413,458	8,440,413,458	492,578,260	492,578,260	8,932,991,718	8,932,991,718
TOTAL COUNTY	468,587.06	23,333,368,394	23,333,368,394	2,432,616,980	2,432,616,980	25,765,985,374	25,765,985,374



OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP	(1)	4,507,300	3,322,300	1,300,100	68,832,000	NONE	15,771,100	93,733,300
	(2)	+	+	+	+		+	+
	(3)	4,507,300	3,322,300	1,300,100	68,832,000		15,771,100	93,733,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
BLOOMFIELD TWP	(1)	0	158,383,300	14,710,100	1,596,577,260	NONE	5,662,700	1,775,333,360
	(2)	+	+	+	+		+	+
	(3)	0	158,383,300	14,710,100	1,596,577,260		5,662,700	1,775,333,360
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	1.0000
BRANDON TWP	(1)	3,962,800	15,075,900	774,100	136,038,300	NONE	0	155,851,100
	(2)	+	+	+	+		+	+
	(3)	3,962,800	15,075,900	774,100	136,038,300		0	155,851,100
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	1.0000
COMMERCE TWP	(1)	12,318,300	47,983,000	54,257,000	431,933,500	NONE	323,200	546,815,000
	(2)	+	+	+	+		+	+
	(3)	12,318,300	47,983,000	54,257,000	431,933,500		323,200	546,815,000
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000
GROVELAND TWP	(1)	15,019,800	5,137,400	2,042,900	56,252,653	NONE	0	78,452,753
	(2)	+	+	+	+		0	+
	(3)	15,019,800	5,137,400	2,042,900	56,252,653		0	78,452,753
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	1.0000
HIGHLAND TWP	(1)	12,744,600	20,624,300	4,726,700	203,478,600	NONE	639,100	242,263,300
	(2)	+	+	+	+		+	+
	(3)	12,744,600	20,624,300	4,726,700	203,478,600		639,100	242,263,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	1.0000

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY TOWNSHIPS
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP	(1)	8,161,400	11,734,350	2,800,600	70,389,600	NONE	5,551,100	98,687,550
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,161,400	11,734,350	2,800,600	70,389,600		5,551,100	98,687,550
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
INDEPENDENCE TWP	(1)	0	59,414,100	2,960,000	402,817,800	NONE	5,834,100	471,076,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	59,414,100	2,960,000	402,817,800		5,834,100	471,076,000
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
LYON TWP	(1)	14,816,000	13,329,100	13,651,000	101,826,900	NONE	251,300	148,874,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	14,816,000	13,329,100	13,651,000	101,826,900		251,300	148,874,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
MILFORD TWP	(1)	8,975,600	22,628,700	23,066,900	176,315,125	NONE	0	230,986,325
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,975,600	22,628,700	23,066,900	176,315,125		0	230,986,325
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
NOVI TWP	(1)	0	0	0	3,294,855	NONE	0	3,294,855
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	3,294,855		0	3,294,855
	(4)	.0000	.0000	.0000	1.0000		.0000	
OAKLAND TWP	(1)	22,772,600	4,389,400	1,953,600	199,384,200	NONE	0	228,499,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	22,772,600	4,389,400	1,953,600	199,384,200		0	228,499,800
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP	(1)	6,912,700	53,890,500	25,380,100	309,756,700	NONE	3,059,300	398,999,300
	(2)	+	+	+	+		+	+
	(3)	6,912,700	53,890,500	25,380,100	309,756,700		3,059,300	398,999,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
OXFORD TWP	(1)	10,144,500	22,025,100	20,235,900	129,999,600	NONE	0	182,405,100
	(2)	+	+	+	+		+	+
	(3)	10,144,500	22,025,100	20,235,900	129,999,600		0	182,405,100
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROSE TWP	(1)	6,919,800	367,200	517,400	63,976,400	NONE	0	71,780,800
	(2)	+	+	+	+		+	+
	(3)	6,919,800	367,200	517,400	63,976,400		0	71,780,800
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK TWP	(1)	0	28,176,400	4,508,500	6,557,800	NONE	0	39,242,700
	(2)	+	+	+	+		+	+
	(3)	0	28,176,400	4,508,500	6,557,800		0	39,242,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD TWP	(1)	0	72,530,300	148,100	456,140,800	NONE	0	528,819,200
	(2)	+	+	+	+		+	+
	(3)	0	72,530,300	148,100	456,140,800		0	528,819,200
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SPRINGFIELD TWP	(1)	10,797,100	11,445,850	6,475,600	130,579,475	NONE	3,375,800	162,673,825
	(2)	+	+	+	+		+	+
	(3)	10,797,100	11,445,850	6,475,600	130,579,475		3,375,800	162,673,825
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP	(1)	1,601,700	248,880,600	22,130,400	753,717,090	NONE		1,026,329,790
	(2)	0	0	0	0		0	0
	(3)	1,601,700	248,880,600	22,130,400	753,717,090		0	1,026,329,790
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	1,026,329,790
WEST BLMFLD TWP	(1)	0	164,057,775	5,337,825	1,446,158,075	NONE	3,659,825	1,619,213,500
	(2)	0	0	0	0		0	0
	(3)	0	164,057,775	5,337,825	1,446,158,075		3,659,825	1,619,213,500
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	1,619,213,500
WHITE LAKE TWP	(1)	12,033,500	25,434,500	3,016,800	296,596,800	NONE	0	337,081,600
	(2)	0	0	0	0		0	0
	(3)	12,033,500	25,434,500	3,016,800	296,596,800		0	337,081,600
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	337,081,600
TOTAL TOWNSHIPS	(1)	151,687,700	993,881,075	209,993,625	7,040,623,533	NONE	44,227,525	8,440,413,458
	(2)	0	0	0	0		0	0
	(3)	151,687,700	993,881,075	209,993,625	7,040,623,533		44,227,525	8,440,413,458

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBURN HILLS CITY	(1)	0	110,763,200	96,827,400	89,495,400	NONE	2,215,550	299,301,550
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	110,763,200	96,827,400	89,495,400		2,215,550	299,301,550
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
BERKLEY CITY	(1)	0	25,547,700	2,071,000	188,284,000	NONE	0	215,902,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	25,547,700	2,071,000	188,284,000		0	215,902,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BIRMINGHAM CITY	(1)	0	198,123,500	8,571,300	599,244,500	NONE	0	805,939,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	198,123,500	8,571,300	599,244,500		0	805,939,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BLMFLD HILLS CITY	(1)	0	91,931,600	0	311,314,200	NONE	0	403,245,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	91,931,600	0	311,314,200		0	403,245,800
	(4)	.0000	1.0000	.0000	1.0000		.0000	
CLAWSON CITY	(1)	0	42,141,800	13,157,900	144,224,600	NONE	0	199,524,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	42,141,800	13,157,900	144,224,600		0	199,524,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMINGTON CITY	(1)	0	67,001,800	9,465,300	154,395,700	NONE	0	230,862,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	67,001,800	9,465,300	154,395,700		0	230,862,800
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMNGTN HLS CITY	(1)	0	562,176,200	152,945,900	1,344,873,600	NONE	0	2,059,995,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	562,176,200	152,945,900	1,344,873,600		0	2,059,995,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
FERNDAL CITY	(1)	0	44,834,600	27,628,800	162,950,200	NONE	0	235,413,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	44,834,600	27,628,800	162,950,200		0	235,413,600
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HAZEL PARK CITY (1)	0	27,621,100	9,479,200	109,298,100	NONE	0	146,398,400
(2)	+0	+0	+0	+0		+0	+0
(3)	0	27,621,100	9,479,200	109,298,100		0	146,398,400
(4)	.0000	1.0000	1.0000	1.0000		.0000	
HUNTING WDS CTY (1)	0	3,620,200	0	131,392,400	NONE	0	135,012,600
(2)	+0	+0	+0	+0		+0	+0
(3)	0	3,620,200	0	131,392,400		0	135,012,600
(4)	.0000	1.0000	.0000	1.0000		.0000	
KEEGO HARBOR CTY (1)	0	12,186,600	0	25,886,500	NONE	0	38,073,100
(2)	+0	+0	+0	+0		+0	+0
(3)	0	12,186,600	0	25,886,500		0	38,073,100
(4)	.0000	1.0000	.0000	1.0000		.0000	
LK ANGELUS CTY (1)	0	0	0	22,307,100	NONE	0	22,307,100
(2)	+0	+0	+0	+0		+0	+0
(3)	0	0	0	22,307,100		0	22,307,100
(4)	.0000	.0000	.0000	1.0000		.0000	
LATHRUP VLG CITY (1)	0	15,929,000	0	75,200,500	NONE	0	91,129,500
(2)	+0	+0	+0	+0		+0	+0
(3)	0	15,929,000	0	75,200,500		0	91,129,500
(4)	.0000	1.0000	.0000	1.0000		.0000	
MADISON HGTS CTY (1)	0	135,744,500	172,797,100	260,467,700	NONE	0	569,009,300
(2)	+0	+0	+0	+0		+0	+0
(3)	0	135,744,500	172,797,100	260,467,700		0	569,009,300
(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
NORTHVILLE CITY	(1)	0	2,411,700	682,900	85,267,766	NONE	0	88,362,366
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	2,411,700	682,900	85,267,766		0	88,362,366
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
NOVI CITY	(1)	22,359,550	304,851,300	111,493,350	432,986,650	NONE	0	921,690,850
	(2)	+0	+0	+0	+0		+0	+0
	(3)	22,359,550	304,851,300	111,493,350	432,986,650		0	921,690,850
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
OAK PARK CITY	(1)	0	57,188,110	36,987,280	210,243,560	NONE	0	304,418,950
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	57,188,110	36,987,280	210,243,560		0	304,418,950
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ORCHARD LAKE CTY	(1)	296,000	6,053,900	0	133,432,300	NONE	267,000	140,049,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	296,000	6,053,900	0	133,432,300		267,000	140,049,200
	(4)	1.0000	1.0000	.0000	1.0000		1.0000	
PLEASANT ROG CTY	(1)	0	2,056,500	920,600	46,628,500	NONE	0	49,605,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	2,056,500	920,600	46,628,500		0	49,605,600
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
PONTIAC CITY	(1)	0	133,856,900	215,294,700	252,606,700	NONE	0	601,758,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	133,856,900	215,294,700	252,606,700		0	601,758,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
 BY CITIES
 (1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
 (3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER CUT OVER	DEVELOPMENTAL	TOTAL REAL PROPERTY
ROCHESTER CITY	(1) 1,235,100 (2) + (3) 1,205,100 (4) 1,000	(1) 50,913,600 (2) + (3) 50,913,600 (4) 1,000	(1) 16,923,800 (2) + (3) 16,923,800 (4) 1,000	(1) 95,271,020 (2) + (3) 95,271,020 (4) 1,000	NONE	(1) + (2) + (3) 164,313,520 (4) 164,313,520	(1) 164,313,520 (2) + (3) 164,313,520 (4) 164,313,520
ROCK HILLS CITY	(1) 225,049,300 (2) + (3) 225,049,300 (4) 1,000	(1) 225,049,300 (2) + (3) 225,049,300 (4) 1,000	(1) 103,771,700 (2) + (3) 103,771,700 (4) 1,000	(1) 1,120,820,000 (2) + (3) 1,120,820,000 (4) 1,000	NONE	(1) + (2) + (3) 1,449,641,000 (4) 1,449,641,000	(1) 1,449,641,000 (2) + (3) 1,449,641,000 (4) 1,449,641,000
ROYAL OAK CITY	(1) 223,777,100 (2) + (3) 223,777,100 (4) 1,000	(1) 223,777,100 (2) + (3) 223,777,100 (4) 1,000	(1) 32,403,700 (2) + (3) 32,403,700 (4) 1,000	(1) 752,764,500 (2) + (3) 752,764,500 (4) 1,000	NONE	(1) + (2) + (3) 1,003,945,300 (4) 1,003,945,300	(1) 1,003,945,300 (2) + (3) 1,003,945,300 (4) 1,003,945,300
SOUTHFIELD CITY	(1) 1,068,103,050 (2) + (3) 1,068,103,050 (4) 1,000	(1) 1,068,103,050 (2) + (3) 1,068,103,050 (4) 1,000	(1) 38,573,100 (2) + (3) 38,573,100 (4) 1,000	(1) 713,154,250 (2) + (3) 713,154,250 (4) 1,000	NONE	(1) + (2) + (3) 1,819,830,400 (4) 1,819,830,400	(1) 1,819,830,400 (2) + (3) 1,819,830,400 (4) 1,819,830,400
SOUTH LYON CITY	(1) 17,274,300 (2) + (3) 17,274,300 (4) 1,000	(1) 17,274,300 (2) + (3) 17,274,300 (4) 1,000	(1) 2,701,100 (2) + (3) 2,701,100 (4) 1,000	(1) 57,454,600 (2) + (3) 57,454,600 (4) 1,000	NONE	(1) 473,100 (2) + (3) 473,100 (4) 1,000	(1) 77,903,100 (2) + (3) 77,903,100 (4) 77,903,100
SYLVAN LAKE CITY	(1) 5,140,000 (2) + (3) 5,140,000 (4) 1,000	(1) 5,140,000 (2) + (3) 5,140,000 (4) 1,000	(1) 1,443,200 (2) + (3) 1,443,200 (4) 1,000	(1) 35,791,500 (2) + (3) 35,791,500 (4) 1,000	NONE	(1) + (2) + (3) 42,374,700 (4) 42,374,700	(1) 42,374,700 (2) + (3) 42,374,700 (4) 42,374,700

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
TROY CITY	(1)	0	803,302,300	402,398,800	1,299,249,800	NONE	0	2,504,950,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	803,302,300	402,398,800	1,299,249,800		0	2,504,950,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WALLED LAKE CITY	(1)	0	19,532,300	6,936,600	60,690,000	NONE	0	87,158,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	19,532,300	6,936,600	60,690,000		0	87,158,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WIXOM CITY	(1)	0	35,547,200	77,972,000	62,949,600	NONE	3,367,300	179,836,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	35,547,200	77,972,000	62,949,600		3,367,300	179,836,100
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
TOTAL CITIES	(1)	23,860,650	4,292,679,360	1,541,446,730	9,028,645,246	NONE	6,322,950	14,892,954,936
	(2)	+0	+0	+0	+0		+0	+0
	(3)	23,860,650	4,292,679,360	1,541,446,730	9,028,645,246		6,322,950	14,892,954,936
TOTAL TOWNSHIPS	(1)	151,687,700	993,881,075	209,993,625	7,040,623,533	NONE	44,227,525	8,440,413,458
	(2)	+0	+0	+0	+0		+0	+0
	(3)	151,687,700	993,881,075	209,993,625	7,040,623,533		44,227,525	8,440,413,458
TOTAL COUNTY	(1)	175,548,350	5,286,560,435	1,751,440,355	16,069,268,779	NONE	50,550,475	23,333,368,394
	(2)	+0	+0	+0	+0		+0	+0
	(3)	175,548,350	5,286,560,435	1,751,440,355	16,069,268,779		50,550,475	23,333,368,394

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	900,350	352,000	0	5,348,200	(1) 6,600,550 (2) +0 (3) 6,600,550 (4) 1.0000
BLOOMFIELD TWP	0	37,890,020	65,930	0	13,146,060	(1) 51,102,010 (2) +0 (3) 51,102,010 (4) 1.0000
BRANDON TWP	0	1,287,400	0	0	4,556,150	(1) 5,843,550 (2) +0 (3) 5,843,550 (4) 1.0000
COMMERCE TWP	0	15,671,600	25,327,200	0	16,975,900	(1) 57,974,700 (2) +0 (3) 57,974,700 (4) 1.0000
GROVELAND TWP	0	1,323,850	446,200	0	4,077,550	(1) 5,847,600 (2) +0 (3) 5,847,600 (4) 1.0000
HIGHLAND TWP	0	3,675,100	2,190,500	0	5,387,450	(1) 11,753,050 (2) +0 (3) 11,753,050 (4) 1.0000

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP	0	11,156,100	28,606,300	0	13,342,100	(1) 53,604,500 (2) +0 (3) 53,604,500 (4) 1.0000
OXFORD TWP	0	4,575,700	7,500,100	0	5,132,400	(1) 17,208,200 (2) +0 (3) 17,208,200 (4) 1.0000
ROSE TWP	0	147,900	0	0	3,534,100	(1) 3,682,000 (2) +0 (3) 3,682,000 (4) 1.0000
ROYAL OAK TWP	0	4,342,250	1,289,900	0	710,000	(1) 6,342,150 (2) +0 (3) 6,342,150 (4) 1.0000
SOUTHFIELD TWP	0	21,312,650	0	0	5,250,100	(1) 26,562,750 (2) +0 (3) 26,562,750 (4) 1.0000
SPRINGFIELD TWP	0	2,534,000	1,759,400	0	7,105,700	(1) 11,399,100 (2) +0 (3) 11,399,100 (4) 1.0000

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP	0	54,751,150	12,476,700	0	17,372,050	(1) 35,099,900 (2) +0 (3) 35,099,900 (4) 1.0000
WEST BLMFLD TWP	0	21,687,400	153,650	0	18,331,200	(1) 40,672,250 (2) +0 (3) 40,672,250 (4) 1.0000
WHITE LAKE TWP	0	4,019,400	725,800	0	7,614,750	(1) 12,359,950 (2) +0 (3) 12,359,950 (4) 1.0000
TOTAL TOWNSHIPS	0	218,418,920	101,294,980	0	172,864,360	(1) 492,578,250 (2) +0 (3) 492,578,250

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CTY	0	38,075,600	21,128,400	0	10,082,600	(1) 69,286,600 (2) +0 (3) 69,286,600 (4) 1.0000
BERKLEY CITY	0	5,823,450	423,250	0	2,750,750	(1) 8,997,450 (2) +0 (3) 8,997,450 (4) 1.0000
BIRMINGHAM CITY	0	30,574,650	2,150,150	0	6,203,050	(1) 38,932,850 (2) +0 (3) 38,932,850 (4) 1.0000
BLMFLD HILLS CTY	0	23,243,150	0	0	2,469,450	(1) 25,712,600 (2) +0 (3) 25,712,600 (4) 1.0000
CLAWSON CITY	0	6,861,150	2,187,900	0	2,051,600	(1) 11,100,650 (2) +0 (3) 11,100,650 (4) 1.0000
FARMINGTON CITY	0	9,044,600	2,889,800	0	2,777,950	(1) 14,712,350 (2) +0 (3) 14,712,350 (4) 1.0000
FARMNGTN HLS CTY	0	102,010,300	24,391,500	0	25,884,350	(1) 152,286,650 (2) +0 (3) 152,286,650 (4) 1.0000
FERNDAL CITY	0	13,990,050	16,002,850	0	5,128,900	(1) 35,121,800 (2) +0 (3) 35,121,800 (4) 1.0000

OAKLAND COUNTY
1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HAZEL PARK CITY	0	6,595,100	5,036,750	0	3,076,900	(1) 14,708,750 (2) +0 (3) 14,708,750 (4) 1.0000
HUNTINGTON WOODS CITY	0	1,089,250	0	0	966,000	(1) 2,055,250 (2) +0 (3) 2,055,250 (4) 1.0000
KEEGO HARBOR CITY	0	1,817,250	0	0	593,350	(1) 2,411,100 (2) +0 (3) 2,411,100 (4) 1.0000
LAKELAND CITY	0	15,770	0	0	102,840	(1) 118,610 (2) +0 (3) 118,610 (4) 1.0000
LATHRUP VILLAGE CITY	0	3,229,650	0	0	1,205,100	(1) 4,434,750 (2) +0 (3) 4,434,750 (4) 1.0000
MADISON HEIGHTS CITY	0	61,394,750	67,379,200	0	11,548,700	(1) 140,322,650 (2) +0 (3) 140,322,650 (4) 1.0000

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
NORTHVILLE CITY	0	358,550	224,200	0	583,500	(1) 1,166,250 (2) +0 (3) 1,166,250 (4) 1.0000
NOVI CITY	0	71,485,600	9,414,700	0	14,282,000	(1) 95,182,500 (2) +0 (3) 95,182,500 (4) 1.0000
OAK PARK CITY	0	27,402,150	9,473,350	0	5,544,100	(1) 42,419,600 (2) +0 (3) 42,419,600 (4) 1.0000
ORCHARD LAKE CTY	0	1,147,500	0	0	879,050	(1) 2,026,550 (2) +0 (3) 2,026,550 (4) 1.0000
PLEASANT RDG CTY	0	594,500	2,486,650	0	735,450	(1) 3,816,600 (2) +0 (3) 3,816,600 (4) 1.0000
PONTIAC CITY	0	45,393,700	132,247,600	0	22,515,600	(1) 200,156,900 (2) +0 (3) 200,156,900 (4) 1.0000

OAKLAND COUNTY

1990 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS

BY CITIES
(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED
(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
TROY CITY	0	308,517,660	87,190,120	0	31,192,280	(1) 426,900,060 (2) +0 (3) 426,900,060 (4) 1.0000
WALLED LAKE CITY	0	6,759,700	1,493,150	0	1,910,050	(1) 10,162,900 (2) +0 (3) 10,162,900 (4) 1.0000
WIXOM CITY	0	9,139,350	65,925,250	0	5,063,950	(1) 30,128,550 (2) +0 (3) 30,128,550 (4) 1.0000
TOTAL CITIES	0	1,136,863,380	513,192,470	2,297,900	237,679,970	(1) 1,940,038,720 (2) +0 (3) 1,940,038,720
TOTAL TOWNSHIPS	0	218,418,920	101,294,980	0	172,364,360	(1) 492,578,260 (2) +0 (3) 492,578,260
TOTAL COUNTY	0	1,405,287,300	614,487,450	2,297,900	410,544,330	(1) 2,432,616,980 (2) +0 (3) 2,432,616,980

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADAMS TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
BLOOMSBURG TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
BRANDENBURG TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
COMMERCE TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
GRUVELAND TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
HIGHLAND TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
HOLLY TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
INDEPENDENCE TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
LYON TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
MILFORD TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
NOVI TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
OAKLAND TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ORION TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
OXFORD TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ROSE TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ROYAL OAK TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
SOUTHEAST TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
SPRINGFIELD TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
WATERFORD TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
WEST BLAINE TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
WHITE LAKE TWP	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY CITIES

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
AUBURN HILLS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
BERKLEY CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
BIRMINGHAM CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
CLIMFIELD HILLS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
CLAWSON CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
FARMINGTON CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
FARMNGTN HLS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
FERNDALE CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
HAZEL PARK CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
HUNTINGTN WDS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
KEEGD HARBOR CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
LK ANGELUS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
LATHRUP VLG CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
MADISON HGTS CTY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
NORTHVILLE CITY	.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
NOVI CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
OAK PARK CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ORCHARD LAKE CTY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
PLEASANT RIDG CTY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
PONTIAC CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ROCHESTER CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ROCKL. HILLS CTY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
ROYAL OAK CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
SOUTHFIELD CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
SOUTH LYON CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
SYLVAN LAKE CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
TROY CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
WALLED LAKE CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000
WIXOM CITY	1.000000	1.000000	1.000000	1.000000	NONE	1.000000	1.000000

1990 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)

TOWNSHIPS	ACT 198	ACT 255	ACT 385
	REHAB NEW	REHAB NEW	NEW
Addison			
Commerce			128,700
Highland			
Holly	85,000		98,100
Milford		185,100	40,600
Orion	33,527		
Oxford		22,200	43,600
Royal Oak			
Springfield			
Waterford			289,800
CITIES			
Auburn Hills			
Birmingham		58,375	57,910,000
Farmington Hills			6,300,000
Ferndale	771,200		
Hazel Park		318,900	1,348,500
Madison Heights	80,300	103,000	27,700
Novi		84,000	955,100
Oak Park	1,589,335		
Pontiac			353,200
Rochester	250,100	352,400	2,964,900
Rochester Hills	85,200	1,265,100	
Royal Oak		51,700	
Southfield		1,265,800	1,041,200
South Lyon	3,865,600		7,633,350
Troy		85,600	
Wixom			
TOTAL COUNTY	6,760,262	3,792,175	79,134,750
			69,984,800