

L. BROOKS PATTERSON **OAKLAND COUNTY EXECUTIVE**

Maureen

1994 EQUALIZATION OAKLAND COUNTY, MICHIGAN

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

EQUALIZATION DIVISION
ROBERT O. VANDERMARK, Manager

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

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C O U N T Y M I C H I G A N
D E P A R T M E N T O F C O M M U N I T Y
A N D E C O N O M I C D E V E L O P M E N T

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

EQUALIZATION DIVISION
Robert O. Vandermark, Manager

April 21, 1994

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE COMMITTEE

RE: Recommendation as to Equalized Value

The total recommended equalized value for 1994 in Oakland County, Michigan is

31,180,259,630

According to Section 211.34 of the General Property Tax Laws of the State of Michigan, the primary function of the Equalization Division is to assist the Board of Commissioners in equalizing the assessed value for Oakland County. This is accomplished by adding to or deducting from the assessed value of each class of property in all 51 assessing jurisdictions, in order to bring each unit to a common level of valuation. As a result, the equalization process allows Oakland County individual assessments to remain the same as the state equalized value.

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and current cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1993 our division completed approximately 35,000 real property appraisals and conducted approximately 3,200 personal property audits.

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

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

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

Respectfully submitted,

Ken Rogers, Director
Community & Economic Development

OAKLAND COUNTY BOARD OF COMMISSIONERS

Dennis M. Aaron	Ruth A. Johnson	*Lawrence A. Obrecht
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*Finance

April 21, 1994

BY: THE FINANCE COMMITTEE, JOHN P. MCCULLOCH, CHAIRPERSON
IN RE: COMMUNITY AND ECONOMIC DEVELOPMENT - 1994 EQUALIZATION
TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS

Mr. Chairperson, Ladies and Gentlemen:

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

WHEREAS, based on its findings, the manager of the Equalization Division has presented to the Finance Committee the recommended 1994 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 7, 1993, has reviewed the findings and recommendations of the employees of the Equalization Division and conducted hearings to provide for local intervention into the equalization process; and

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

NOW THEREFORE BE IT RESOLVED, that the Oakland County Board of Commissioners adopts the 1994 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

John P. McCulloch, Chairperson

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1994

TAXABLE

	R E A L PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
100			
101	AGRICULTURAL	189,959,950	388,122,842
102	LOSS	13,696,250	28,524,450
103		176,263,700	359,598,392
104	ADJUSTMENT	3,240,920	
105		179,504,620	359,598,392
106	NEW	10,166,580	20,362,641
107			
108	TOTAL AGRICULTURAL	189,671,200	379,961,033
200			
201	COMMERCIAL	5,554,268,170	11,221,012,260
202	LOSS	158,130,420	318,858,973
203		5,396,137,750	10,902,153,287
204	ADJUSTMENT	35,656,640	
205		5,431,794,390	10,902,153,287
206	NEW	128,758,350	257,941,536
207			
208	TOTAL COMMERCIAL	5,560,552,740	11,160,094,823
300			
301	INDUSTRIAL	1,801,953,140	3,593,779,755
302	LOSS	27,758,891	55,558,482
303		1,774,194,249	3,538,221,273
304	ADJUSTMENT	12,618,709-	
305		1,761,575,540	3,538,221,273
306	NEW	43,368,659	87,067,107
307			
308	TOTAL INDUSTRIAL	1,804,944,199	3,625,288,380
400			
401	RESIDENTIAL	19,724,993,977	40,453,992,436
402	LOSS	209,718,995	426,481,845
403		19,515,274,982	40,027,510,591
404	ADJUSTMENT	418,731,539	
405		19,934,006,521	40,027,510,591
406	NEW	712,639,019	1,429,214,807
407			
408	TOTAL RESIDENTIAL	20,646,645,540	41,456,725,398
500			
501	TIMBER-C.O.		
502	LOSS		
503			
504	ADJUSTMENT		
505			
506	NEW		
507			
508	TOTAL TIMBER-C.O.		
600			
601	DEVELOPMNTL	77,672,914	155,569,890
602	LOSS	5,913,250	11,861,834
603		71,759,664	143,708,056
604	ADJUSTMENT	81,996	
605		71,841,660	143,708,056
606	NEW	6,540,140	13,080,276
607			
608	TOTAL DEVELOPMNTL	78,381,800	156,788,332
800	TOTAL REAL	28,280,195,479	56,778,857,966

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1994

TAXABLE

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
150			
151	AGRICULTURAL		
152	LOSS		
153			
154	ADJUSTMENT		
155			
156	NEW		
157			
158	TOTAL AGRICULTURAL		
250			
251	COMMERCIAL	1,485,410,270	3,035,227,188
252	LOSS	269,578,060	550,897,185
253		1,215,832,210	2,484,330,003
254	ADJUSTMENT	26,332,800	
255		1,242,165,010	2,484,330,003
256	NEW	297,411,460	594,822,908
257			
258	TOTAL COMMERCIAL	1,539,576,470	3,079,152,911
350			
351	INDUSTRIAL	750,170,050	1,515,152,599
352	LOSS	64,479,250	130,309,315
353		685,690,800	1,384,843,284
354	ADJUSTMENT	6,730,850	
355		692,421,650	1,384,843,284
356	NEW	134,523,700	269,047,398
357			
358	TOTAL INDUSTRIAL	826,945,350	1,653,890,682
450			
451	RESIDENTIAL	2,612,300	5,399,545
452	LOSS	101,560	209,921
453		2,510,740	5,189,624
454	ADJUSTMENT	84,070	
455		2,594,810	5,189,624
456	NEW	1,990	3,980
457			
458	TOTAL RESIDENTIAL	2,596,800	5,193,604
550			
551	UTILITY	499,771,490	999,543,280
552	LOSS	8,206,010	16,412,021
553		491,565,480	983,131,259
554	ADJUSTMENT	150	
555		491,565,630	983,131,259
556	NEW	39,054,910	78,109,818
557			
558	TOTAL UTILITY	530,620,540	1,061,241,077
850	TOTAL PERSONAL	2,899,739,160	5,799,478,274

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1994

Equalized
~~ROUNDED~~
~~EQ. VALUE~~

Taxable

	R E A L	PROPERTY	NUMB. PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE		DIFFERENCE
108	TOTAL	AGRICULTURAL	2152	189,671,200	379,961,033	189,980,520	189,671,200	309,320
208	TOTAL	COMMERICAL	19411	5,560,552,740	11,160,094,823	5,580,047,426	5,560,552,740	19,494,686
308	TOTAL	INDUSTRIAL	6594	1,804,944,199	3,625,288,380	1,812,644,201	1,804,944,199	7,700,002
408	TOTAL	RESIDENTIAL	380199	20,646,645,540	41,456,725,398	20,728,362,713	20,646,970,531	81,392,182
508	TOTAL	TIMBER-C.O.	N O N E					
608	TOTAL	DEVELOPMNTL	911	78,381,800	156,788,332	78,394,168	78,381,800	12,368
800	TOTAL	REAL	409267	28,280,195,479	56,778,857,966	28,389,429,028	28,280,520,470	108,908,558
		PERSONAL PROPERTY						
158	TOTAL	AGRICULTURAL						
258	TOTAL	COMMERICAL	45753	1,539,576,470	3,079,152,911			
358	TOTAL	INDUSTRIAL	3359	826,945,350	1,653,890,682			
458	TOTAL	RESIDENTIAL	55	2,596,800	5,193,604			
558	TOTAL	UTILITY	374	530,620,540	1,061,241,077			
850	TOTAL	PERSONAL	49541	2,899,739,160	5,799,478,274	2,899,739,147	2,899,739,160	13-
900	GRAND	TOTAL	458808	31,179,934,639	62,578,336,240	31,289,168,175	31,180,259,630	108,908,545

OAKLAND COUNTY
1994 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	132,334,010	132,334,010		7,334,500	7,334,500		139,668,510	139,668,510	
BLOOMFIELD TWP	13,370.36	2,122,546,600	2,122,546,600		56,769,950	56,769,950		2,179,316,550	2,179,316,550	
BRANDON TWP	20,421.40	214,144,455	214,144,455		7,318,750	7,318,750		221,463,205	221,463,205	
COMMERCE TWP	14,951.56	740,711,250	740,711,250		65,638,200	65,638,200		806,349,450	806,349,450	
GROVELAND TWP	19,349.76	112,901,500	112,901,500		8,274,150	8,274,150		121,175,650	121,175,650	
HIGHLAND TWP	20,201.69	324,249,000	324,249,000		15,669,050	15,669,050		339,918,050	339,918,050	
HOLLY TWP	20,389.03	127,851,850	127,851,850		9,111,650	9,111,650		136,963,500	136,963,500	
INDEPENDENCE TWP	18,667.71	613,935,200	613,935,200		27,031,100	27,031,100		640,966,300	640,966,300	
LYON TWP	18,232.12	206,179,778	206,179,778		31,632,500	31,632,500		237,812,278	237,812,278	
MILFORD TWP	17,934.68	335,203,800	335,203,800		57,743,550	57,743,550		392,947,350	392,947,350	
NOVI TWP	59.84	5,319,000	5,643,991		54,450	54,450		5,373,450	5,698,441	
OAKLAND TWP	20,227.14	328,383,150	328,383,150		13,575,250	13,575,250		341,958,400	341,958,400	
ORION TWP	18,641.08	600,524,150	600,524,150		92,944,750	92,944,750		693,468,900	693,468,900	
OXFORD TWP	19,283.26	244,043,400	244,043,400		25,269,900	25,269,900		269,313,300	269,313,300	
ROSE TWP	19,798.44	106,823,800	106,823,800		5,229,900	5,229,900		112,053,700	112,053,700	
ROYAL OAK TWP	320.41	38,973,100	38,973,100		7,295,000	7,295,000		46,268,100	46,268,100	
SOUTHFIELD TWP	4,046.98	599,517,900	599,517,900		27,984,150	27,984,150		627,502,050	627,502,050	
SPRINGFIELD TWP	18,340.28	226,094,380	226,094,380		17,317,400	17,317,400		243,411,780	243,411,780	
WATERFORD TWP	14,980.80	1,279,657,800	1,279,657,800		93,573,400	93,573,400		1,373,231,200	1,373,231,200	
WEST BLMFLD TWP	15,619.53	2,022,042,677	2,022,042,677		50,513,500	50,513,500		2,072,556,177	2,072,556,177	
WHITE LAKE TWP	19,984.18	474,195,000	474,195,000		16,745,450	16,745,450		490,940,450	490,940,450	
TOTAL TOWNSHIPS	334,777.38	10,855,631,800	10,855,956,791		637,026,550	637,026,550		11,492,658,350	11,492,983,341	

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OAKLAND COUNTY
1994 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	394,135,165	394,135,165	166,928,850	166,928,850	561,064,015	561,064,015
BERKLEY CITY	1,213.93	276,141,400	276,141,400	10,504,050	10,504,050	286,645,450	286,645,450
BIRMINGHAM CITY	2,217.97	932,514,300	932,514,300	42,536,200	42,536,200	975,050,500	975,050,500
BLMFLD HILLS CITY	2,365.32	493,293,600	493,293,600	28,402,500	28,402,500	521,696,100	521,696,100
VLG CLARKSTON CTY	322.27	26,499,300	26,499,300	986,050	986,050	27,485,350	27,485,350
CLAWSON CITY	1,067.54	236,014,500	236,014,500	13,394,400	13,394,400	249,408,900	249,408,900
FARMINGTON CITY	1,250.14	258,596,050	258,596,050	15,559,300	15,559,300	274,155,350	274,155,350
FARM HILLS CITY	16,476.19	2,381,060,700	2,381,060,700	212,542,450	212,542,450	2,593,603,150	2,593,603,150
FERNDAL CITY	1,884.72	284,949,600	284,949,600	37,200,750	37,200,750	322,150,350	322,150,350
HAZEL PARK CITY	1,351.79	170,497,300	170,497,300	15,474,600	15,474,600	185,971,900	185,971,900
HUNTINGTON WDS CITY	576.33	171,022,300	171,022,300	2,615,750	2,615,750	173,638,050	173,638,050
KEEGO HARBOR CITY	285.31	46,336,900	46,336,900	2,531,100	2,531,100	48,868,000	48,868,000
LAKE ANGELUS CITY	1,049.60	31,505,200	31,505,200	175,050	175,050	31,680,250	31,680,250
LATHRUP VLG CITY	761.99	108,077,400	108,077,400	4,690,250	4,690,250	112,767,650	112,767,650
MADISON HGTS CITY	3,204.27	637,788,700	637,788,700	145,724,000	145,724,000	783,512,700	783,512,700
NORTHVILLE CITY	472.38	109,198,900	109,198,900	1,269,900	1,269,900	110,468,800	110,468,800
NOVI CITY	16,447.86	1,245,765,600	1,245,765,600	118,047,200	118,047,200	1,363,812,800	1,363,812,800
OAK PARK CITY	2,384.73	369,698,740	369,698,740	43,772,450	43,772,450	413,471,190	413,471,190
ORCHARD LAKE CITY	2,079.03	183,085,300	183,085,300	3,578,750	3,578,750	186,664,050	186,664,050
PLEASANT RDG CITY	285.59	66,607,924	66,607,924	3,056,100	3,056,100	69,664,024	69,664,024
PONTIAC CITY	8,031.63	542,384,300	542,384,300	187,701,150	187,701,150	730,085,450	730,085,450
ROCHESTER CITY	1,593.95	206,539,900	206,539,900	32,589,300	32,589,300	239,129,200	239,129,200
ROCH HILLS CITY	15,280.38	1,755,976,700	1,755,976,700	136,597,500	136,597,500	1,892,574,200	1,892,574,200
ROYAL OAK CITY	5,599.72	1,216,792,100	1,216,792,100	89,513,300	89,513,300	1,306,305,400	1,306,305,400
SOUTHFIELD CITY	13,492.16	1,904,129,100	1,904,129,100	391,201,650	391,201,650	2,295,330,750	2,295,330,750
SOUTH LYON CITY	1,105.81	113,765,600	113,765,600	10,720,900	10,720,900	124,486,500	124,486,500
SYLVAN LAKE CITY	402.83	52,762,900	52,762,900	2,392,450	2,392,450	55,155,350	55,155,350
TROY CITY	15,987.26	2,854,720,000	2,854,720,000	453,375,110	453,375,110	3,308,095,110	3,308,095,110
WALLED LAKE CITY	1,204.00	105,754,900	105,754,900	9,858,550	9,858,550	115,613,450	115,613,450
WIXOM CITY	4,765.38	248,949,300	248,949,300	79,773,000	79,773,000	328,722,300	328,722,300
TOTAL CITIES	133,809.68	17,424,563,679	17,424,563,679	2,262,712,610	2,262,712,610	19,687,276,289	19,687,276,289
TOTAL TOWNSHIPS	334,777.38	10,855,631,800	10,855,956,791	637,026,550	637,026,550	11,492,658,350	11,492,983,341
TOTAL COUNTY	468,587.06	28,280,195,479	28,280,520,470	2,899,739,160	2,899,739,160	31,179,934,639	31,180,259,630

See previous page

OAKLAND COUNTY

1994 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) 5,173,650 (2) +0 (3) 5,173,650 (4) 1.0000	(1) 3,904,560 (2) +0 (3) 3,904,560 (4) 1.0000	(1) 1,339,500 (2) +0 (3) 1,339,500 (4) 1.0000	(1) 102,686,300 (2) +0 (3) 102,686,300 (4) 1.0000	NONE	(1) 19,230,000 (2) +0 (3) 19,230,000 (4) 1.0000	(1) 132,334,010 (2) +0 (3) 132,334,010 (4) 1.0000
BLOOMFIELD TWP	(1) 0 (2) +0 (3) 0 (4) .0000	(1) 157,904,800 (2) +0 (3) 157,904,800 (4) 1.0000	(1) 17,451,800 (2) +0 (3) 17,451,800 (4) 1.0000	(1) 1,947,190,000 (2) +0 (3) 1,947,190,000 (4) 1.0000	NONE	(1) 0 (2) +0 (3) 0 (4) .0000	(1) 2,122,546,600 (2) +0 (3) 2,122,546,600 (4) 1.0000
BRANDON TWP	(1) 4,100,200 (2) +0 (3) 4,100,200 (4) 1.0000	(1) 16,081,100 (2) +0 (3) 16,081,100 (4) 1.0000	(1) 770,200 (2) +0 (3) 770,200 (4) 1.0000	(1) 193,192,955 (2) +0 (3) 193,192,955 (4) 1.0000	NONE	(1) 0 (2) +0 (3) 0 (4) .0000	(1) 214,144,455 (2) +0 (3) 214,144,455 (4) 1.0000
COMMERCE TWP	(1) 15,394,800 (2) +0 (3) 15,394,800 (4) 1.0000	(1) 64,866,200 (2) +0 (3) 64,866,200 (4) 1.0000	(1) 62,651,300 (2) +0 (3) 62,651,300 (4) 1.0000	(1) 597,798,950 (2) +0 (3) 597,798,950 (4) 1.0000	NONE	(1) 0 (2) +0 (3) 0 (4) .0000	(1) 740,711,250 (2) +0 (3) 740,711,250 (4) 1.0000
GROVELAND TWP	(1) 17,752,100 (2) +0 (3) 17,752,100 (4) 1.0000	(1) 8,666,200 (2) +0 (3) 8,666,200 (4) 1.0000	(1) 2,396,900 (2) +0 (3) 2,396,900 (4) 1.0000	(1) 84,086,300 (2) +0 (3) 84,086,300 (4) 1.0000	NONE	(1) 0 (2) +0 (3) 0 (4) .0000	(1) 112,901,500 (2) +0 (3) 112,901,500 (4) 1.0000
HIGHLAND TWP	(1) 15,726,400 (2) +0 (3) 15,726,400 (4) 1.0000	(1) 26,114,100 (2) +0 (3) 26,114,100 (4) 1.0000	(1) 5,069,400 (2) +0 (3) 5,069,400 (4) 1.0000	(1) 276,343,800 (2) +0 (3) 276,343,800 (4) 1.0000	NONE	(1) 995,300 (2) +0 (3) 995,300 (4) 1.0000	(1) 324,249,000 (2) +0 (3) 324,249,000 (4) 1.0000

(5)

(5) TRIMMABLE

OAKLAND COUNTY

1994 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)	10,834,300	15,181,450	3,369,100	91,844,000	NONE	6,623,000	127,851,850
	(2)	+0	+0	+0	+0		+0	+0
	(3)	10,834,300	15,181,450	3,369,100	91,844,000		6,623,000	127,851,850
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
INDEPENDENCE TWP	(1)	0	73,976,600	3,384,200	525,697,100	NONE	10,877,300	613,935,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	73,976,600	3,384,200	525,697,100		10,877,300	613,935,200
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
LYON TWP	(1)	17,070,500	23,211,100	17,504,900	148,082,878	NONE	310,400	206,179,778
	(2)	+0	+0	+0	+0		+0	+0
	(3)	17,070,500	23,211,100	17,504,900	148,082,878		310,400	206,179,778
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
MILFORD TWP	(1)	9,282,400	26,655,600	31,900,500	267,365,300	NONE	0	335,203,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,282,400	26,655,600	31,900,500	267,365,300		0	335,203,800
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
NOVI TWP	(1)	0	0	0	5,319,000	NONE	0	5,319,000
	(2)	+0	+0	+0	+324,991		+0	+324,991
	(3)	0	0	0	5,643,991		0	5,643,991
	(4)	.0000	.0000	.0000	1.0611		.0000	
OAKLAND TWP	(1)	3,323,100	6,835,700	3,912,500	287,148,300	NONE	27,163,550	328,383,150
	(2)	+0	+0	+0	+0		+0	+0
	(3)	3,323,100	6,835,700	3,912,500	287,148,300		27,163,550	328,383,150
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1994 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)	6,456,900	63,928,650	33,414,700	491,681,300	NONE	5,042,600	600,524,150
	(2)	+0	+0	+0	+0		+0	+0
	(3)	6,456,900	63,928,650	33,414,700	491,681,300		5,042,600	600,524,150
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
OXFORD TWP	(1)	8,195,100	27,248,900	23,931,600	184,667,800	NONE	0	244,043,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,195,100	27,248,900	23,931,600	184,667,800		0	244,043,400
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROSE TWP	(1)	9,293,200	320,100	491,400	96,719,100	NONE	0	106,823,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,293,200	320,100	491,400	96,719,100		0	106,823,800
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK TWP	(1)	0	27,450,900	4,554,000	6,968,200	NONE	0	38,973,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	27,450,900	4,554,000	6,968,200		0	38,973,100
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD TWP	(1)	0	64,423,700	148,200	534,946,000	NONE	0	599,517,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	64,423,700	148,200	534,946,000		0	599,517,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SPRINGFIELD TWP	(1)	13,288,400	13,143,550	7,902,630	187,886,950	NONE	3,872,850	226,094,380
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,288,400	13,143,550	7,902,630	187,886,950		3,872,850	226,094,380
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1994 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)	1,721,400	277,835,600	23,659,800	976,441,000	NONE	0	1,279,657,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,721,400	277,835,600	23,659,800	976,441,000		0	1,279,657,800
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
WEST BLMFLD TWP	(1)	0	167,058,700	5,828,469	1,849,155,508	NONE	0	2,022,042,677
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	167,058,700	5,828,469	1,849,155,508		0	2,022,042,677
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WHITE LAKE TWP	(1)	13,168,900	32,643,200	3,087,600	425,295,300	NONE	0	474,195,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,168,900	32,643,200	3,087,600	425,295,300		0	474,195,000
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
TOTAL TOWNSHIPS	(1)	150,781,350	1,097,450,710	252,768,699	9,280,516,041	NONE	74,115,000	10,855,631,800
	(2)	+0	+0	+0	+324,991		+0	+324,991
	(3)	150,781,350	1,097,450,710	252,768,699	9,280,841,032		74,115,000	10,855,956,791

OAKLAND COUNTY

1994 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
FERNDAL CITY	(1)	0	49,634,700	30,898,800	204,416,100	NONE	0	284,949,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	49,634,700	30,898,800	204,416,100		0	284,949,600
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
HAZEL PARK CITY	(1)	0	29,279,300	9,996,800	131,221,200	NONE	0	170,497,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	29,279,300	9,996,800	131,221,200		0	170,497,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
HUNTINGTON WDS CITY	(1)	0	5,657,800	0	165,364,500	NONE	0	171,022,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	5,657,800	0	165,364,500		0	171,022,300
	(4)	.0000	1.0000	.0000	1.0000		.0000	
KEEGO HARBOR CITY	(1)	0	13,275,200	0	33,061,700	NONE	0	46,336,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	13,275,200	0	33,061,700		0	46,336,900
	(4)	.0000	1.0000	.0000	1.0000		.0000	
LAKE ANGELUS CITY	(1)	0	0	0	31,505,200	NONE	0	31,505,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	31,505,200		0	31,505,200
	(4)	.0000	.0000	.0000	1.0000		.0000	
LATHRUP VLG CITY	(1)	0	16,168,700	0	91,908,700	NONE	0	108,077,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	16,168,700	0	91,908,700		0	108,077,400
	(4)	.0000	1.0000	.0000	1.0000		.0000	

OAKLAND COUNTY

1994 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
PONTIAC CITY	(1)	0	133,002,800	115,548,200	293,833,300	NONE	0	542,384,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	133,002,800	115,548,200	293,833,300		0	542,384,300
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROCHESTER CITY	(1)	0	55,209,000	25,425,900	125,905,000	NONE	0	206,539,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	55,209,000	25,425,900	125,905,000		0	206,539,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROCH HILLS CITY	(1)	0	245,263,800	125,567,500	1,385,145,400	NONE	0	1,755,976,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	245,263,800	125,567,500	1,385,145,400		0	1,755,976,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK CITY	(1)	0	233,605,600	33,081,700	950,104,800	NONE	0	1,216,792,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	233,605,600	33,081,700	950,104,800		0	1,216,792,100
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD CITY	(1)	0	1,009,860,250	38,028,050	856,240,800	NONE	0	1,904,129,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,009,860,250	38,028,050	856,240,800		0	1,904,129,100
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTH LYON CITY	(1)	0	21,439,700	4,472,000	87,347,100	NONE	506,800	113,765,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	21,439,700	4,472,000	87,347,100		506,800	113,765,600
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	

1994 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
SYLVAN LAKE CITY	(1)	0	5,663,800	1,767,500	45,331,600	NONE	0	52,762,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	5,663,800	1,767,500	45,331,600		0	52,762,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
TROY CITY	(1)	0	819,010,200	396,598,100	1,639,111,700	NONE	0	2,854,720,000
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	819,010,200	396,598,100	1,639,111,700		0	2,854,720,000
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WALLED LAKE CITY	(1)	0	21,047,200	6,618,800	78,088,900	NONE	0	105,754,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	21,047,200	6,618,800	78,088,900		0	105,754,900
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WIXOM CITY	(1)	0	44,876,500	94,966,500	105,693,600	NONE	3,412,700	248,949,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	44,876,500	94,966,500	105,693,600		3,412,700	248,949,300
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
TOTAL CITIES	(1)	38,889,850	4,463,102,030	1,552,175,500	11,366,129,499	NONE	4,266,800	17,424,563,679
	(2)	+0	+0	+0	+0		+0	+0
	(3)	38,889,850	4,463,102,030	1,552,175,500	11,366,129,499		4,266,800	17,424,563,679
TOTAL TOWNSHIPS	(1)	150,781,350	1,097,450,710	252,768,699	9,280,516,041	NONE	74,115,000	10,855,631,800
	(2)	+0	+0	+0	+324,991		+0	+324,991
	(3)	150,781,350	1,097,450,710	252,768,699	9,280,841,032		74,115,000	10,855,956,791
TOTAL COUNTY	(1)	189,671,200	5,560,552,740	1,804,944,199	20,646,645,540	NONE	78,381,800	28,280,195,479
		+0	+0	+0	+324,991		+0	+324,991
	(3)	189,671,200	5,560,552,740	1,804,944,199	20,646,970,531		78,381,800	28,280,520,470

1994 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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	933,550	495,600	0	5,905,350	(1) 7,334,500 (2) +0 (3) 7,334,500 (4) 1.0000
BLOOMFIELD TWP	0	39,775,150	79,700	0	16,915,100	(1) 56,769,950 (2) +0 (3) 56,769,950 (4) 1.0000
BRANDON TWP	0	1,711,150	0	0	5,607,600	(1) 7,318,750 (2) +0 (3) 7,318,750 (4) 1.0000
COMMERCE TWP	0	19,256,700	23,763,300	0	22,618,200	(1) 65,638,200 (2) +0 (3) 65,638,200 (4) 1.0000
GROVELAND TWP	0	2,726,000	475,800	0	5,072,350	(1) 8,274,150 (2) +0 (3) 8,274,150 (4) 1.0000
HIGHLAND TWP	0	4,541,950	2,131,000	0	8,996,100	(1) 15,669,050 (2) +0 (3) 15,669,050 (4) 1.0000

(5)

**1994 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
HOLLY TWP	0	3,491,350	1,652,800	0	3,967,500	(1) 9,111,650 (2) +0 (3) 9,111,650 (4) 1.0000
INDEPENDENCE TWP	0	12,720,300	1,280,900	0	13,029,900	(1) 27,031,100 (2) +0 (3) 27,031,100 (4) 1.0000
LYON TWP	0	6,211,050	9,613,550	0	15,807,900	(1) 31,632,500 (2) +0 (3) 31,632,500 (4) 1.0000
MILFORD TWP	0	17,334,300	15,353,750	0	25,055,500	(1) 57,743,550 (2) +0 (3) 57,743,550 (4) 1.0000
NOVI TWP	0	0	0	0	54,450	(1) 54,450 (2) +0 (3) 54,450 (4) 1.0000
OAKLAND TWP	0	1,869,700	2,982,750	0	8,722,800	(1) 13,575,250 (2) +0 (3) 13,575,250 (4) 1.0000

OAKLAND COUNTY

1994 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	63,608,450	5,902,700	0	24,062,250	(1) 93,573,400 (2) +0 (3) 93,573,400 (4) 1.0000
WEST BLMFLD TWP	0	26,572,250	172,500	0	23,768,750	(1) 50,513,500 (2) +0 (3) 50,513,500 (4) 1.0000
WHITE LAKE TWP	0	5,762,250	627,500	0	10,355,700	(1) 16,745,450 (2) +0 (3) 16,745,450 (4) 1.0000
TOTAL TOWNSHIPS	0	256,441,600	139,196,350	0	241,388,600	(1) 637,026,550 (2) +0 (3) 637,026,550

1994 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
AUBURN HILLS CITY	0	78,364,700	75,159,000	0	13,405,150	(1) 166,928,850 (2) +0 (3) 166,928,850 (4) 1.0000
BERKLEY CITY	0	6,829,050	446,450	0	3,228,550	(1) 10,504,050 (2) +0 (3) 10,504,050 (4) 1.0000
BIRMINGHAM CITY	0	33,189,300	1,752,750	0	7,594,150	(1) 42,536,200 (2) +0 (3) 42,536,200 (4) 1.0000
BLMFLD HILLS CITY	0	24,942,600	0	0	3,459,900	(1) 28,402,500 (2) +0 (3) 28,402,500 (4) 1.0000
VLG CLARKSTON CTY	0	611,250	0	0	374,800	(1) 986,050 (2) +0 (3) 986,050 (4) 1.0000
CLAWSON CITY	0	8,691,550	2,468,600	0	2,234,250	(1) 13,394,400 (2) +0 (3) 13,394,400 (4) 1.0000
FARMINGTON CITY	0	9,732,500	1,781,500	0	4,045,300	(1) 15,559,300 (2) +0 (3) 15,559,300 (4) 1.0000
FARM HILLS CITY	0	145,730,050	33,348,450	0	33,463,950	(1) 212,542,450 (2) +0 (3) 212,542,450 (4) 1.0000

1994 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
FERNDAL CITY	0	12,787,100	18,545,400	0	5,868,250	(1) 37,200,750 (2) +0 (3) 37,200,750 (4) 1.0000
HAZEL PARK CITY	0	6,527,050	5,473,050	0	3,474,500	(1) 15,474,600 (2) +0 (3) 15,474,600 (4) 1.0000
HUNTNGTN WDS CITY	0	1,501,550	0	0	1,114,200	(1) 2,615,750 (2) +0 (3) 2,615,750 (4) 1.0000
KEEGO HARBOR CITY	0	1,818,650	0	0	712,450	(1) 2,531,100 (2) +0 (3) 2,531,100 (4) 1.0000
LAKE ANGELUS CITY	0	0	0	0	175,050	(1) 175,050 (2) +0 (3) 175,050 (4) 1.0000
LATHRUP VLG CITY	0	3,460,350	0	0	1,229,900	(1) 4,690,250 (2) +0 (3) 4,690,250 (4) 1.0000

1994 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
MADISON HGTS CITY	0	50,358,200	81,181,050	0	14,184,750	(1) 145,724,000 (2) +0 (3) 145,724,000 (4) 1.0000
NORTHVILLE CITY	0	376,900	246,000	0	647,000	(1) 1,269,900 (2) +0 (3) 1,269,900 (4) 1.0000
NOVI CITY	0	79,796,250	18,868,650	0	19,382,300	(1) 118,047,200 (2) +0 (3) 118,047,200 (4) 1.0000
OAK PARK CITY	0	28,652,700	9,202,050	0	5,917,700	(1) 43,772,450 (2) +0 (3) 43,772,450 (4) 1.0000
ORCHARD LAKE CITY	0	2,374,200	0	0	1,204,550	(1) 3,578,750 (2) +0 (3) 3,578,750 (4) 1.0000
PLEASANT RDG CITY	0	441,050	1,844,650	0	770,400	(1) 3,056,100 (2) +0 (3) 3,056,100 (4) 1.0000

OAKLAND COUNTY

1994 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
MADISON HGTS CITY(1)	0	159,391,600	163,246,100	315,151,000	NONE	0	637,788,700
(2)	+0	+0	+0	+0		+0	+0
(3)	0	159,391,600	163,246,100	315,151,000		0	637,788,700
(4)	.0000	1.0000	1.0000	1.0000		.0000	
NORTHVILLE CITY (1)	0	2,426,500	688,000	106,084,400	NONE	0	109,198,900
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,426,500	688,000	106,084,400		0	109,198,900
(4)	.0000	1.0000	1.0000	1.0000		.0000	
NOVI CITY (1)	38,530,850	354,616,100	122,255,100	730,363,550	NONE	0	1,245,765,600
(2)	+0	+0	+0	+0		+0	+0
(3)	38,530,850	354,616,100	122,255,100	730,363,550		0	1,245,765,600
(4)	1.0000	1.0000	1.0000	1.0000		.0000	
OAK PARK CITY (1)	0	59,009,180	39,635,550	271,054,010	NONE	0	369,698,740
(2)	+0	+0	+0	+0		+0	+0
(3)	0	59,009,180	39,635,550	271,054,010		0	369,698,740
(4)	.0000	1.0000	1.0000	1.0000		.0000	
ORCHARD LAKE CITY(1)	359,000	8,060,500	0	174,318,500	NONE	347,300	183,085,300
(2)	+0	+0	+0	+0		+0	+0
(3)	359,000	8,060,500	0	174,318,500		347,300	183,085,300
(4)	1.0000	1.0000	.0000	1.0000		1.0000	
PLEASANT RDG CITY(1)	0	2,162,500	965,200	63,480,224	NONE	0	66,607,924
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,162,500	965,200	63,480,224		0	66,607,924
(4)	.0000	1.0000	1.0000	1.0000		.0000	

1994 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
PONTIAC CITY	0	48,515,800	109,929,650	0	29,255,700	(1) 187,701,150 (2) +0 (3) 187,701,150 (4) 1.0000
ROCHESTER CITY	0	13,488,500	15,373,800	0	3,727,000	(1) 32,589,300 (2) +0 (3) 32,589,300 (4) 1.0000
ROCH HILLS CITY	0	56,787,900	45,497,900	2,596,800	31,714,900	(1) 136,597,500 (2) +0 (3) 136,597,500 (4) 1.0000
ROYAL OAK CITY	0	54,545,500	13,028,300	0	21,939,500	(1) 89,513,300 (2) +0 (3) 89,513,300 (4) 1.0000
SOUTHFIELD CITY	0	346,002,450	10,940,300	0	34,258,900	(1) 391,201,650 (2) +0 (3) 391,201,650 (4) 1.0000
SOUTH LYON CITY	0	2,774,400	6,029,500	0	1,917,000	(1) 10,720,900 (2) +0 (3) 10,720,900 (4) 1.0000

OAKLAND COUNTY

1994 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
SYLVAN LAKE CITY	0	1,798,050	0	0	594,400	(1) 2,392,450 (2) +0 (3) 2,392,450 (4) 1.0000
TROY CITY	0	246,153,420	174,273,150	0	32,948,540	(1) 453,375,110 (2) +0 (3) 453,375,110 (4) 1.0000
WALLED LAKE CITY	0	4,510,750	2,761,950	0	2,585,850	(1) 9,858,550 (2) +0 (3) 9,858,550 (4) 1.0000
WIXOM CITY	0	12,373,100	59,596,850	0	7,803,050	(1) 79,773,000 (2) +0 (3) 79,773,000 (4) 1.0000
TOTAL CITIES	0	1,283,134,870	687,749,000	2,596,800	289,231,940	(1) 2,262,712,610 (2) +0 (3) 2,262,712,610
TOTAL TOWNSHIPS	0	256,441,600	139,196,350	0	241,388,600	(1) 637,026,550 (2) +0 (3) 637,026,550
TOTAL COUNTY	0	1,539,576,470	826,945,350	2,596,800	530,620,540	(1) 2,899,739,160 (2) +0 (3) 2,899,739,160

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADDISON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
BLOOMFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BRANDON TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
COMMERCE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
GROVELAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HIGHLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HOLLY TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
INDEPENDENCE TWP	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
LYON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
MILFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
NOVI TWP	.0000	.0000	.0000	1.0611	NONE	.0000	1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
ORION TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROYAL OAK TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTHFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SPRINGFIELD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WEST BLMFLD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000

OAKLAND COUNTY
EQUALIZATION FACTORS
ANALYSIS BY CLASS
BY CITIES

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
AUBURN HILLS CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BERKLEY CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BIRMINGHAM CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BLMFLD HILLS CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
VLG CLARKSTON CTY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
CLAWSON CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FARMINGTON CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FARM HILLS CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
FERNDAL CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HAZEL PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HUNTINGTN WDS CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
KEEGO HARBOR CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
LAKE ANGELUS CITY	.0000	.0000	.0000	1.0000	NONE	.0000	1.0000
LATHRUP VLG CITY	.0000	1.0000	.0000	1.0000	NONE	.0000	1.0000
MADISON HGTS CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NORTHVILLE CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NOVI CITY	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
OAK PARK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ORCHARD LAKE CITY	1.0000	1.0000	.0000	1.0000	NONE	1.0000	1.0000
PLEASANT RDG CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
PONTIAC CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROCHESTER CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROCH HILLS CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROYAL OAK CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTHFIELD CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTH LYON CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
SYLVAN LAKE CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
TROY CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WALLED LAKE CITY	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WIXOM CITY	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000

1994 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)

TOWNSHIPS	ACT 189	ACT 198		ACT 255		ACT 385
	NEW	REHAB	NEW	REHAB	NEW	NEW
Addison		150,800	965,550			
Commerce			4,235,700		46,500	
Highland			438,100			
Holly			119,400			
Milford			17,855,800	104,300	15,600	
Orion			114,611,300			
Oxford			5,050,250	12,600		
Royal Oak			227,200			
Springfield			1,263,320			
Waterford			557,300		307,100	
CITIES						
Auburn Hills	977,000		280,155,700			
Ferndale		155,600	1,304,900	58,375	70,233,500	86,524,500
Hazel Park			253,000	60,800	1,000,300	939,500
Madison Heights		102,600	109,300			
Novi			1,824,350		669,200	
Oak Park		1,352,010	4,200,900			
Pontiac		8,000	80,260,200		361,700	
Rochester		621,200	4,123,450	296,200	2,479,400	
Rochester Hills	958,000	85,200	19,291,400	34,100		
Royal Oak	581,200		16,117,040	28,200		
Southfield			3,341,700	647,800	949,700	
Troy			7,505,350		6,979,300	
Wixom			105,042,900			
TOTAL COUNTY	2,516,200	2,475,410	668,854,110	1,242,375	83,042,300	86,524,500