

L. BROOKS PATTERSON OAKLAND COUNTY EXECUTIVE

Mameen

1997 EQUALIZATION OAKLAND COUNTY, MICHIGAN

Prepared By
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
JEFF KACZMAREK, Director

EQUALIZATION DIVISION
ROBERT O. VANDERMARK, Manager

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

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COUNTY MICHIGAN
DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Jeffrey A. Kaczmarek, Director

April 24, 1997

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE/PERSONNEL COMMITTEE
RE: Recommendation as to Equalized Value

The total recommended equalized value for 1997 in Oakland County, Michigan is
\$38,925,681,816

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

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and true cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1996 our division completed approximately 80,000 real property appraisals and conducted approximately 3,000 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,

Jeff Kaczmarek, Director
Community & Economic Development



COUNTY MICHIGAN
DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

EQUALIZATION DIVISION
Robert O. Vandermark, Manager

April 24, 1997

TO THE OAKLAND COUNTY BOARD OF COMMISSIONS - FINANCE/PERSONNEL COMMITTEE

RE: Recommended 1997 Equalized Values

Following are the recommended 1997 County equalized values for the several classes of property in each of the cities and townships in Oakland County.

The recommended total 1997 equalized value is:

\$38,925,681,816

The resulting taxable value for 1997 is:

\$36,468,545,555

The increase in County equalized value is:

\$3,180,727,833 or 8.9%

The increase in taxable value County wide is:

\$2,175,393,468 or 6.3%

The following two pages show the taxable value and equalized value changes for each community. This is an unusually strong performance due to a very large volume of new construction and new personal property. These changes have been reviewed at length with local assessors throughout the County.

It is my finding that the following values should be adopted as the 1997 equalized values for Oakland County. If you have further questions, please contact me.

Respectfully submitted,

Robert O. Vandermark

Robert O. Vandermark, Manager
Oakland County Equalization

1997 OAKLAND COUNTY EQUALIZATION
COMPARISON OF 1996-97 TAXABLE VALUES

<u>TOWNSHIPS</u>	1996	1997	NET CHANGE	% CHANGE
ADDISON	161,048,889	173,270,889	12,222,000	7.59%
BLOOMFIELD	2,344,785,060	2,436,762,470	91,977,410	3.92%
BRANDON	256,218,041	279,420,635	23,202,594	9.06%
COMMERCE	923,859,180	1,019,149,760	95,290,580	10.31%
GROVELAND	134,744,699	143,630,969	8,886,270	6.59%
HIGHLAND	386,104,080	418,438,240	32,334,160	8.37%
HOLLY	149,323,133	159,781,652	10,458,519	7.00%
INDEPENDENCE	726,590,000	787,029,000	60,439,000	8.32%
LYON	266,045,075	283,605,275	17,560,200	6.60%
MILFORD	454,727,485	491,968,485	37,241,000	8.19%
NOVI	5,823,780	6,153,550	329,770	5.66%
OAKLAND	418,886,750	472,717,725	53,830,975	12.85%
ORION	915,773,550	1,014,933,550	99,160,000	10.83%
OXFORD	317,642,108	331,175,986	13,533,878	4.26%
ROSE	125,259,775	134,921,675	9,661,900	7.71%
ROYAL OAK	51,292,110	54,264,570	2,972,460	5.80%
SOUTHFIELD	646,969,594	676,467,294	29,497,700	4.56%
SPRINGFIELD	292,282,169	324,896,359	32,614,190	11.16%
WATERFORD	1,516,894,037	1,607,391,632	90,497,595	5.97%
WEST BLOOMFIELD	2,269,544,739	2,439,555,747	170,011,008	7.49%
WHITE LAKE	571,097,023	617,552,822	46,455,799	8.13%
TOTAL TOWNSHIPS	12,934,911,277	13,873,088,285	938,177,008	7.25%
<u>CITIES</u>				
AUBURN HILLS	723,347,765	875,089,130	151,741,365	20.98%
BERKLEY	305,064,350	316,508,670	11,444,320	3.75%
BIRMINGHAM	1,024,026,977	1,077,492,704	53,465,727	5.22%
BLOOMFIELD HILLS	554,168,130	577,602,830	23,434,700	4.23%
CLARKSTON	29,074,150	30,652,640	1,578,490	5.43%
CLAWSON	263,811,160	271,893,660	8,082,500	3.06%
FARMINGTON	289,411,910	297,865,090	8,453,180	2.92%
FARMINGTON HILLS	2,789,185,490	2,925,780,260	136,594,770	4.90%
FERNDALE	347,212,100	365,875,580	18,663,480	5.38%
HAZEL PARK	196,071,510	200,085,040	4,013,530	2.05%
HUNTINGTON WOODS	184,733,120	191,751,460	7,018,340	3.80%
KEEGO HARBOR	55,890,490	58,122,240	2,231,750	3.99%
LAKE ANGELUS	33,595,030	35,058,320	1,463,290	4.36%
LATHRUP VILLAGE	119,143,350	121,513,510	2,370,160	1.99%
MADISON HEIGHTS	815,840,520	839,295,720	23,455,200	2.87%
NORTHVILLE	117,002,720	121,950,560	4,947,840	4.23%
NOVI	1,538,871,350	1,645,742,560	106,871,210	6.94%
OAK PARK	428,528,750	442,665,860	14,137,110	3.30%
ORCHARD LAKE	205,881,910	218,055,290	12,173,380	5.91%
PLEASANT RIDGE	73,738,740	77,227,025	3,488,285	4.73%
PONTIAC	777,082,880	840,274,200	63,191,320	8.13%
ROCHESTER	266,495,150	282,446,108	15,950,958	5.99%
ROCHESTER HILLS	2,094,618,802	2,220,603,482	125,984,680	6.01%
ROYAL OAK	1,371,769,014	1,432,675,644	60,906,630	4.44%
SOUTHFIELD	2,425,365,701	2,514,270,106	88,904,405	3.67%
SOUTH LYON	143,750,663	155,647,084	11,896,421	8.28%
SYLVAN LAKE	58,369,420	60,700,900	2,331,480	3.99%
TROY	3,573,653,298	3,775,248,837	201,595,539	5.64%
WALLED LAKE	131,479,840	137,544,140	6,064,300	4.61%
WIXOM	421,056,520	485,818,620	64,762,100	15.38%
TOTAL CITIES	21,358,240,810	22,595,457,270	1,237,216,460	5.79%
TOTAL COUNTY	34,293,152,087	36,468,545,555	2,175,393,468	6.34%

1997 OAKLAND COUNTY EQUALIZATION
COMPARISON OF 1996-97 EQUALIZED VALUES

<u>TOWNSHIPS</u>	1996	1997	NET CHANGE	% CHANGE
ADDISON	175,917,130	194,153,480	18,236,350	10.37%
BLOOMFIELD	2,442,271,550	2,575,677,890	133,406,340	5.46%
BRANDON	276,828,000	321,650,250	44,822,250	16.19%
COMMERCE	1,033,612,480	1,192,749,600	159,137,120	15.40%
GROVELAND	144,210,920	158,798,280	14,587,360	10.12%
HIGHLAND	406,945,640	460,031,830	53,086,190	13.05%
HOLLY	156,789,400	182,023,900	25,234,500	16.09%
INDEPENDENCE	784,650,800	884,098,500	99,447,700	12.67%
LYON	277,717,490	307,820,140	30,102,650	10.84%
MILFORD	473,688,285	525,120,460	51,432,175	10.86%
NOVI	6,310,740	6,654,120	343,380	5.44%
OAKLAND	431,626,770	504,804,935	73,178,165	16.95%
ORION	949,137,665	1,071,822,820	122,685,155	12.93%
OXFORD	324,246,572	352,612,210	28,365,638	8.75%
ROSE	132,934,890	154,812,440	21,877,550	16.46%
ROYAL OAK	52,016,930	55,801,050	3,784,120	7.27%
SOUTHFIELD	689,527,070	742,984,190	53,457,120	7.75%
SPRINGFIELD	309,489,080	349,679,155	40,190,075	12.99%
WATERFORD	1,637,122,342	1,781,829,035	144,706,693	8.84%
WEST BLOOMFIELD	2,347,181,572	2,561,947,386	214,765,814	9.15%
WHITE LAKE	585,884,860	655,264,630	69,379,770	11.84%
TOTAL TOWNSHIPS	13,638,110,186	15,040,336,301	1,402,226,115	10.28%
<u>CITIES</u>				
AUBURN HILLS	778,922,920	946,424,510	167,501,590	21.50%
BERKLEY	320,095,890	343,218,650	23,122,760	7.22%
BIRMINGHAM	1,095,289,075	1,185,994,910	90,705,835	8.28%
BLOOMFIELD HILLS	579,522,860	613,068,450	33,545,590	5.79%
CLARKSTON	31,835,340	33,447,680	1,612,340	5.06%
CLAWSON	271,521,840	287,385,500	15,863,660	5.84%
FARMINGTON	299,391,750	310,341,300	10,949,550	3.66%
FARMINGTON HILLS	2,830,376,740	2,996,801,200	166,424,460	5.88%
FERNDAL	366,088,650	402,744,720	36,656,070	10.01%
HAZEL PARK	212,606,810	221,679,170	9,072,360	4.27%
HUNTINGTON WOODS	201,250,260	217,741,480	16,491,220	8.19%
KEEGO HARBOR	58,710,510	63,268,290	4,557,780	7.76%
LAKE ANGELUS	33,973,730	39,907,480	5,933,750	17.47%
LATHRUP VILLAGE	124,838,990	131,200,810	6,361,820	5.10%
MADISON HEIGHTS	845,759,820	882,350,540	36,590,720	4.33%
NORTHVILLE	121,935,790	128,660,000	6,724,210	5.51%
NOVI	1,584,646,400	1,712,728,050	128,081,650	8.08%
OAK PARK	445,839,790	484,799,630	38,959,840	8.74%
ORCHARD LAKE	231,909,410	246,927,440	15,018,030	6.48%
PLEASANT RIDGE	82,765,630	94,871,440	12,105,810	14.63%
PONTIAC	802,049,507	876,119,447	74,069,940	9.24%
ROCHESTER	272,282,710	307,483,487	35,200,777	12.93%
ROCHESTER HILLS	2,136,868,620	2,313,679,500	176,810,880	8.27%
ROYAL OAK	1,436,146,327	1,561,444,550	125,298,223	8.72%
SOUTHFIELD	2,483,678,839	2,641,153,966	157,475,127	6.34%
SOUTH LYON	147,046,754	164,154,285	17,107,531	11.63%
SYLVAN LAKE	62,755,565	68,817,710	6,062,145	9.66%
TROY	3,672,996,870	3,954,663,960	281,667,090	7.67%
WALLED LAKE	137,434,200	148,850,230	11,416,030	8.31%
WIXOM	438,302,200	505,417,130	67,114,930	15.31%
TOTAL CITIES	22,106,843,797	23,885,345,515	1,778,501,718	8.05%
TOTAL COUNTY	35,744,953,983	38,925,681,816	3,180,727,833	8.90%

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 1997

REAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	116,343,716	265,683,389	
102	LOSS	2,751,550	6,178,955	
103		113,592,166	259,504,434	
104	ADJUSTMENT	15,506,280		
105		129,098,446	259,504,434	
106	NEW	5,879,000	11,890,390	
107				
108	TOTAL AGRICULTURAL	134,977,446	271,394,824	110,014,191
200				
201	COMMERCIAL	5,917,622,736	12,396,611,512	
202	LOSS	112,256,596	236,549,088	
203		5,805,366,140	12,160,062,424	
204	ADJUSTMENT	237,789,186		
205		6,043,155,326	12,160,062,424	
206	NEW	324,750,371	653,305,887	
207				
208	TOTAL COMMERCIAL	6,367,905,697	12,813,368,311	6,033,103,331
300				
301	INDUSTRIAL	2,082,325,788	4,278,081,597	
302	LOSS	47,976,957	99,897,840	
303		2,034,348,831	4,178,183,757	
304	ADJUSTMENT	42,897,980		
305		2,077,246,811	4,178,183,757	
306	NEW	133,266,320	268,574,725	
307				
308	TOTAL INDUSTRIAL	2,210,513,131	4,446,758,482	2,131,568,321
400				
401	RESIDENTIAL	24,053,306,683	51,129,196,307	
402	LOSS	82,375,844	175,419,064	
403		23,970,930,839	50,953,777,243	
404	ADJUSTMENT	1,419,088,964		
405		25,390,019,803	50,953,777,243	
406	NEW	954,530,714	1,914,884,137	
407				
408	TOTAL RESIDENTIAL	26,344,550,517	52,868,661,380	24,355,021,126
500				
501	TIMBER CUT-OVER			
507		0	0	0
601	DEVELOPMENTAL	143,212,850	301,702,383	
602	LOSS	17,720,510	36,725,235	
603		125,492,340	264,977,148	
604	ADJUSTMENT	6,424,650		
605		131,916,990	264,977,148	
606	NEW	17,752,285	35,577,380	
607				
608	TOTAL DEVELOPMENTAL	149,669,275	300,554,528	120,906,166
800	TOTAL REAL	35,207,616,066	70,700,737,524	32,750,613,135

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 1997

	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	1,802,582,960	3,649,981,330	
252	LOSS	300,553,810	608,635,892	
253		1,502,029,150	3,041,345,438	
254	ADJUSTMENT	18,643,590		
255		1,520,672,740	3,041,345,438	
256	NEW	438,772,490	877,544,980	
257				
258	TOTAL COMMERCIAL	1,959,445,230	3,918,890,418	1,959,445,230
350				
351	INDUSTRIAL	1,030,861,230	2,084,596,505	
352	LOSS	174,265,340	353,418,860	
353		856,595,890	1,731,177,645	
354	ADJUSTMENT	8,992,920		
355		865,588,810	1,731,177,645	
356	NEW	270,087,960	540,175,920	
357				
358	TOTAL INDUSTRIAL	1,135,676,770	2,271,353,565	1,135,676,770
450				
451	RESIDENTIAL	2,816,110	5,998,104	
452	LOSS	0	0	
453		2,816,110	5,998,104	
454	ADJUSTMENT	130,490		
455		2,946,600	5,998,104	
456	NEW	1,378,050	2,756,100	
457				
458	TOTAL RESIDENTIAL	4,324,650	8,754,204	4,191,320
550				
551	UTILITY	595,881,910	1,191,769,122	
552	LOSS	34,743,310	69,486,648	
553		561,138,600	1,122,282,474	
554	ADJUSTMENT	2,630		
555		561,141,230	1,122,282,474	
556	NEW	57,477,870	114,955,740	
557				
558	TOTAL UTILITY	618,619,100	1,237,238,214	618,619,100
850	TOTAL PERSONAL	3,718,065,750	7,436,236,401	3,717,932,420

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE
COUNTY SUMMARY

S.T.C. L - 4023
YEAR 1997

		PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108	TOTAL AGRICULTURAL	1,197	134,977,446	271,394,824	134,977,446	110,014,191
208	TOTAL COMMERCIAL	19,840	6,367,905,697	12,813,368,311	6,367,905,697	6,033,103,331
308	TOTAL INDUSTRIAL	6,780	2,210,513,131	4,446,758,482	2,210,513,131	2,131,568,321
408	TOTAL RESIDENTIAL	392,269	26,344,550,517	52,868,661,380	26,344,550,517	24,355,021,126
508	TOTAL TIMBER CUT-OVER	0	0	0	0	0
608	TOTAL DEVELOPMENTAL	1,202	149,669,275	300,554,528	149,669,275	120,906,166
800	TOTAL REAL	421,288	35,207,616,066	70,700,737,524	35,207,616,066	32,750,613,135
158	TOTAL AGRICULTURAL	0	0	0	0	0
258	TOTAL COMMERCIAL	48,290	1,959,445,230	3,918,890,418	1,959,445,230	1,959,445,230
358	TOTAL INDUSTRIAL	3,545	1,135,676,770	2,271,353,565	1,135,676,770	1,135,676,770
458	TOTAL RESIDENTIAL	55	4,324,650	8,754,204	4,324,650	4,191,320
558	TOTAL UTILITY	377	618,619,100	1,237,238,214	618,619,100	618,619,100
850	TOTAL PERSONAL	52,267	3,718,065,750	7,436,236,401	3,718,065,750	3,717,932,420
900	GRAND TOTAL	473,555	38,925,681,816	78,136,973,925	38,925,681,816	36,468,545,555

OAKLAND COUNTY
1997 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	184,462,980	184,462,980	163,580,389	9,690,500	9,690,500	9,690,500
BLOOMFIELD TWP	13,370.36	2,507,844,540	2,507,844,540	2,368,929,120	67,833,350	67,833,350	67,833,350
BRANDON TWP	20,421.40	312,130,500	312,130,500	269,900,885	9,519,750	9,519,750	9,519,750
COMMERCE TWP	14,951.56	1,113,113,300	1,113,113,300	939,513,460	79,636,300	79,636,300	79,636,300
GROVELAND TWP	19,349.76	149,051,330	149,051,330	133,884,019	9,746,950	9,746,950	9,746,950
HIGHLAND TWP	20,201.69	438,573,380	438,573,380	396,979,790	21,458,450	21,458,450	21,458,450
HOLLY TWP	20,389.03	170,327,650	170,327,650	148,085,402	11,696,250	11,696,250	11,696,250
INDEPENDENCE TWP	18,667.71	849,254,100	849,254,100	752,184,600	34,844,400	34,844,400	34,844,400
LYON TWP	18,232.12	269,797,340	269,797,340	245,582,475	38,022,800	38,022,800	38,022,800
MILFORD TWP	17,934.68	451,008,960	451,008,960	417,856,985	74,111,500	74,111,500	74,111,500
NOVI TWP	59.84	6,598,820	6,598,820	6,098,250	55,300	55,300	55,300
OAKLAND TWP	20,227.14	488,784,785	488,784,785	456,697,575	16,020,150	16,020,150	16,020,150
ORION TWP	18,641.08	929,702,070	929,702,070	872,812,800	142,120,750	142,120,750	142,120,750
OXFORD TWP	19,283.26	319,836,810	319,836,810	298,400,586	32,775,400	32,775,400	32,775,400
ROSE TWP	19,798.44	149,038,360	149,038,360	129,147,595	5,774,080	5,774,080	5,774,080
ROYAL OAK TWP	320.41	47,109,500	47,109,500	45,573,020	8,691,550	8,691,550	8,691,550
SOUTHFIELD TWP	4,046.98	711,901,790	711,901,790	645,384,894	31,082,400	31,082,400	31,082,400
SPRINGFIELD TWP	18,340.28	326,125,555	326,125,555	301,342,759	23,553,600	23,553,600	23,553,600
WATERFORD TWP	14,980.80	1,679,241,985	1,679,241,985	1,504,804,582	102,587,050	102,587,050	102,587,050
WEST BLOOMFIELD TWP	15,619.53	2,499,289,186	2,499,289,186	2,376,897,547	62,658,200	62,658,200	62,658,200
WHITE LAKE TWP	19,984.18	631,479,180	631,479,180	593,767,372	23,785,450	23,785,450	23,785,450
TOTAL TOWNSHIPS	334,777.38	14,234,672,121	14,234,672,121	13,067,424,105	805,664,180	805,664,180	805,664,180

OAKLAND COUNTY
1997 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	194,153,480	194,153,480	173,270,889
BLOOMFIELD TWP	13,370.36	2,575,677,890	2,575,677,890	2,436,762,470
BRANDON TWP	20,421.40	321,650,250	321,650,250	279,420,635
COMMERCE TWP	14,951.56	1,192,749,600	1,192,749,600	1,019,149,760
GROVELAND TWP	19,349.76	158,798,280	158,798,280	143,630,969
HIGHLAND TWP	20,201.69	460,031,830	460,031,830	418,438,240
HOLLY TWP	20,389.03	182,023,900	182,023,900	159,781,652
INDEPENDENCE TWP	18,667.71	884,098,500	884,098,500	787,029,000
LYON TWP	18,232.12	307,820,140	307,820,140	283,605,275
MILFORD TWP	17,934.68	525,120,460	525,120,460	491,968,485
NOVI TWP	59.84	6,654,120	6,654,120	6,153,550
OAKLAND TWP	20,227.14	504,804,935	504,804,935	472,717,725
ORION TWP	18,641.08	1,071,822,820	1,071,822,820	1,014,933,550
OXFORD TWP	19,283.26	352,612,210	352,612,210	331,175,986
ROSE TWP	19,798.44	154,812,440	154,812,440	134,921,675
ROYAL OAK TWP	320.41	55,801,050	55,801,050	54,264,570
SOUTHFIELD TWP	4,046.98	742,984,190	742,984,190	676,467,294
SPRINGFIELD TWP	18,340.28	349,679,155	349,679,155	324,896,359
WATERFORD TWP	14,980.80	1,781,829,035	1,781,829,035	1,607,391,632
WEST BLOOMFIELD TWP	15,619.53	2,561,947,386	2,561,947,386	2,439,555,747
WHITE LAKE TWP	19,984.18	655,264,630	655,264,630	617,552,822
TOTAL TOWNSHIPS	334,777.38	15,040,336,301	15,040,336,301	13,873,088,285

OAKLAND COUNTY
1997 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	646,374,210	646,374,210	575,038,830	300,050,300	300,050,300	300,050,300
BERKLEY CITY	1,213.93	331,566,550	331,566,550	304,856,570	11,652,100	11,652,100	11,652,100
BIRMINGHAM CITY	2,217.97	1,136,506,820	1,136,506,820	1,028,004,614	49,488,090	49,488,090	49,488,090
BLOOMFIELD HILLS CITY	2,365.32	577,789,200	577,789,200	542,323,580	35,279,250	35,279,250	35,279,250
VILLAGE OF CLARKSTON CITY	322.27	31,743,780	31,743,780	28,948,740	1,703,900	1,703,900	1,703,900
CLAWSON CITY	1,067.54	271,089,850	271,089,850	255,598,010	16,295,650	16,295,650	16,295,650
FARMINGTON CITY	1,250.14	293,014,850	293,014,850	280,538,640	17,326,450	17,326,450	17,326,450
FARMINGTON HILLS CITY	16,476.19	2,746,028,550	2,746,028,550	2,675,007,610	250,772,650	250,772,650	250,772,650
FERNDAL CITY	1,884.72	354,211,720	354,211,720	317,342,580	48,533,000	48,533,000	48,533,000
HAZEL PARK CITY	1,351.79	205,466,420	205,466,420	183,872,290	16,212,750	16,212,750	16,212,750
HUNTINGTON WOODS CITY	576.33	214,851,430	214,851,430	188,861,410	2,890,050	2,890,050	2,890,050
KEEGO HARBOR CITY	285.31	60,307,890	60,307,890	55,161,840	2,960,400	2,960,400	2,960,400
LAKE ANGELUS CITY	1,049.60	39,586,000	39,586,000	34,736,840	321,480	321,480	321,480
LATHRUP VILLAGE CITY	761.99	125,828,260	125,828,260	116,140,960	5,372,550	5,372,550	5,372,550
MADISON HEIGHTS CITY	3,204.27	713,022,540	713,022,540	669,967,720	169,328,000	169,328,000	169,328,000
NORTHVILLE CITY	472.38	126,500,610	126,500,610	119,791,170	2,159,390	2,159,390	2,159,390
NOVI CITY	16,447.86	1,575,527,700	1,575,527,700	1,508,542,210	137,200,350	137,200,350	137,200,350
OAK PARK CITY	2,384.73	439,973,530	439,973,530	397,839,760	44,826,100	44,826,100	44,826,100
ORCHARD LAKE CITY	2,079.03	243,012,640	243,012,640	214,140,490	3,914,800	3,914,800	3,914,800
PLEASANT RIDGE CITY	285.59	92,055,890	92,055,890	74,411,475	2,815,550	2,815,550	2,815,550
PONTIAC CITY	8,031.63	631,929,397	631,929,397	596,084,150	244,190,050	244,190,050	244,190,050
ROCHESTER CITY	1,593.95	263,006,737	263,006,737	237,969,358	44,476,750	44,476,750	44,476,750
ROCHESTER HILLS CITY	15,280.38	2,114,890,800	2,114,890,800	2,021,948,112	198,788,700	198,788,700	198,788,700
ROYAL OAK CITY	5,599.72	1,456,637,850	1,456,637,850	1,327,868,944	104,806,700	104,806,700	104,806,700
SOUTHFIELD CITY	13,492.16	2,172,866,966	2,172,866,966	2,045,983,106	468,287,000	468,287,000	468,287,000
SOUTH LYON CITY	1,105.81	152,151,885	152,151,885	143,644,684	12,002,400	12,002,400	12,002,400
SYLVAN LAKE CITY	402.83	66,292,760	66,292,760	58,175,950	2,524,950	2,524,950	2,524,950
TROY CITY	15,987.26	3,375,246,250	3,375,246,250	3,195,831,127	579,417,710	579,417,710	579,417,710
WALLED LAKE CITY	1,204.00	136,382,030	136,382,030	125,075,940	12,468,200	12,468,200	12,468,200
WIXOM CITY	4,765.38	379,080,830	379,080,830	359,482,320	126,336,300	126,336,300	126,336,300
TOTAL CITIES	133,809.68	20,972,943,945	20,972,943,945	19,683,189,030	2,912,401,570	2,912,401,570	2,912,268,240
TOTAL TOWNSHIPS	334,777.38	14,234,672,121	14,234,672,121	13,067,424,105	805,664,180	805,664,180	805,664,180
TOTAL COUNTY	468,587.06	35,207,616,066	35,207,616,066	32,750,613,135	3,718,065,750	3,718,065,750	3,717,932,420

OAKLAND COUNTY
1997 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	946,424,510	946,424,510	875,089,130
BERKLEY CITY	1,213.93	343,218,650	343,218,650	316,508,670
BIRMINGHAM CITY	2,217.97	1,185,994,910	1,185,994,910	1,077,492,704
BLOOMFIELD HILLS CITY	2,365.32	613,068,450	613,068,450	577,602,830
VILLAGE OF CLARKSTON CITY	322.27	33,447,680	33,447,680	30,652,640
CLAWSON CITY	1,067.54	287,385,500	287,385,500	271,893,660
FARMINGTON CITY	1,250.14	310,341,300	310,341,300	297,865,090
FARMINGTON HILLS CITY	16,476.19	2,996,801,200	2,996,801,200	2,925,780,260
FERNDAL CITY	1,884.72	402,744,720	402,744,720	365,875,580
HAZEL PARK CITY	1,351.79	221,679,170	221,679,170	200,085,040
HUNTINGTON WOODS CITY	576.33	217,741,480	217,741,480	191,751,460
KEEGO HARBOR CITY	285.31	63,268,290	63,268,290	58,122,240
LAKE ANGELUS CITY	1,049.60	39,907,480	39,907,480	35,058,320
LATHRUP VILLAGE CITY	761.99	131,200,810	131,200,810	121,513,510
MADISON HEIGHTS CITY	3,204.27	882,350,540	882,350,540	839,295,720
NORTHVILLE CITY	472.38	128,660,000	128,660,000	121,950,560
NOVI CITY	16,447.86	1,712,728,050	1,712,728,050	1,645,742,560
OAK PARK CITY	2,384.73	484,799,630	484,799,630	442,665,860
ORCHARD LAKE CITY	2,079.03	246,927,440	246,927,440	218,055,290
PLEASANT RIDGE CITY	285.59	94,871,440	94,871,440	77,227,025
PONTIAC CITY	8,031.63	876,119,447	876,119,447	840,274,200
ROCHESTER CITY	1,593.95	307,483,487	307,483,487	282,446,108
ROCHESTER HILLS CITY	15,280.38	2,313,679,500	2,313,679,500	2,220,603,482
ROYAL OAK CITY	5,599.72	1,561,444,550	1,561,444,550	1,432,675,644
SOUTHFIELD CITY	13,492.16	2,641,153,966	2,641,153,966	2,514,270,106
SOUTH LYON CITY	1,105.81	164,154,285	164,154,285	155,647,084
SYLVAN LAKE CITY	402.83	68,817,710	68,817,710	60,700,900
TROY CITY	15,987.26	3,954,663,960	3,954,663,960	3,775,248,837
WALLED LAKE CITY	1,204.00	148,850,230	148,850,230	137,544,140
WIXOM CITY	4,765.38	505,417,130	505,417,130	485,818,620
TOTAL CITIES	133,809.68	23,885,345,515	23,885,345,515	22,595,457,270
TOTAL TOWNSHIPS	334,777.38	15,040,336,301	15,040,336,301	13,873,088,285
TOTAL COUNTY	468,587.06	38,925,681,816	38,925,681,816	36,468,545,555

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP	(1)	6,264,870	5,653,290	1,350,990	163,589,230			
	(2)	0	0	0	0	0	7,604,600	184,462,980
	(3)	6,264,870	5,653,290	1,350,990	163,589,230		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		7,604,600	184,462,980
	(5)	5,192,460	4,415,100	1,177,130	146,781,069		1.0000	
BLOOMFIELD TWP	(1)	0	170,311,600	18,309,480	2,319,223,460		6,014,630	163,580,389
	(2)	0	0	0	0	0	0	2,507,844,540
	(3)	0	170,311,600	18,309,480	2,319,223,460		0	0
	(4)	0.0000	1.0000	1.0000	1.0000		0	2,507,844,540
	(5)	0	167,771,730	18,276,130	2,182,881,260		0.0000	
BRANDON TWP	(1)	5,957,000	21,202,150	883,500	284,087,850		0	2,368,929,120
	(2)	0	0	0	0	0	0	312,130,500
	(3)	5,957,000	21,202,150	883,500	284,087,850		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		0	312,130,500
	(5)	4,042,110	17,798,650	818,590	247,241,535		0.0000	
COMMERCE TWP	(1)	11,243,000	105,921,200	89,155,600	894,448,900		0	269,900,885
	(2)	0	0	0	0	0	12,344,600	1,113,113,300
	(3)	11,243,000	105,921,200	89,155,600	894,448,900		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		12,344,600	1,113,113,300
	(5)	5,630,720	85,878,910	73,529,660	766,957,730		1.0000	
GROVELAND TWP	(1)	11,338,010	10,203,780	3,667,430	110,985,380		7,516,440	939,513,460
	(2)	0	0	0	0	0	12,856,730	149,051,330
	(3)	11,338,010	10,203,780	3,667,430	110,985,380		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		12,856,730	149,051,330
	(5)	8,372,430	9,399,820	2,675,860	102,486,148		1.0000	
HIGHLAND TWP	(1)	16,879,100	33,531,020	7,549,180	378,069,980		10,949,761	133,884,019
	(2)	0	0	0	0	0	2,544,100	438,573,380
	(3)	16,879,100	33,531,020	7,549,180	378,069,980		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		2,544,100	438,573,380
	(5)	14,805,220	29,370,025	6,596,060	343,956,795		1.0000	
							2,251,690	396,979,790

OAKLAND COUNTY

1997 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)	13,037,300	20,530,500	4,588,900	123,378,150	0	8,792,800	170,327,650
	(2)	0	0	0	0		0	0
	(3)	13,037,300	20,530,500	4,588,900	123,378,150		8,792,800	170,327,650
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	9,586,970	16,926,805	3,754,150	110,950,127		6,867,350	148,085,402
INDEPENDENCE TWP	(1)	0	95,527,700	5,279,400	733,395,800	0	15,051,200	849,254,100
	(2)	0	0	0	0		0	0
	(3)	0	95,527,700	5,279,400	733,395,800		15,051,200	849,254,100
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	79,681,300	3,537,300	658,086,100		10,879,900	752,184,600
LYON TWP	(1)	12,179,790	29,545,230	23,138,960	196,320,700	0	8,612,660	269,797,340
	(2)	0	0	0	0		0	0
	(3)	12,179,790	29,545,230	23,138,960	196,320,700		8,612,660	269,797,340
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,436,440	26,745,740	20,695,580	180,260,295		7,444,420	245,582,475
MILFORD TWP	(1)	5,215,790	36,464,230	39,458,120	364,892,770	0	4,978,050	451,008,960
	(2)	0	0	0	0		0	0
	(3)	5,215,790	36,464,230	39,458,120	364,892,770		4,978,050	451,008,960
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	4,474,400	33,147,670	36,536,940	339,479,185		4,218,790	417,856,985
NOVI TWP	(1)	0	0	0	6,598,820	0	0	6,598,820
	(2)	0	0	0	0		0	0
	(3)	0	0	0	6,598,820		0	6,598,820
	(4)	0.0000	0.0000	0.0000	1.0000		0.0000	
	(5)	0	0	0	6,098,250		0	6,098,250
OAKLAND TWP	(1)	9,526,660	13,247,540	3,955,660	438,943,385	0	23,111,540	488,784,785
	(2)	0	0	0	0		0	0
	(3)	9,526,660	13,247,540	3,955,660	438,943,385		23,111,540	488,784,785
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	8,679,350	13,029,850	3,827,580	409,486,875		21,673,920	456,697,575

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP	(1)	6,463,900	89,604,220	114,367,100	719,266,850			
	(2)	0	0	0	0	0	0	929,702,070
	(3)	6,463,900	89,604,220	114,367,100	719,266,850		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		0	929,702,070
	(5)	6,364,940	86,121,400	113,245,670	667,080,790		0.0000	872,812,800
OXFORD TWP	(1)	8,650,086	32,279,457	27,072,128	251,300,459			
	(2)	0	0	0	0	0	534,680	319,836,810
	(3)	8,650,086	32,279,457	27,072,128	251,300,459		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		534,680	319,836,810
	(5)	8,612,346	30,974,026	26,509,824	231,769,710		1.0000	298,400,586
ROSE TWP	(1)	12,697,100	413,870	481,930	135,042,170			
	(2)	0	0	0	0	0	403,290	149,038,360
	(3)	12,697,100	413,870	481,930	135,042,170		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		403,290	149,038,360
	(5)	10,085,790	300,040	476,830	117,888,575		1.0000	129,147,595
ROYAL OAK TWP	(1)	0	33,863,910	5,832,600	7,412,990			
	(2)	0	0	0	0	0	0	47,109,500
	(3)	0	33,863,910	5,832,600	7,412,990		0	0
	(4)	0.0000	1.0000	1.0000	1.0000		0	47,109,500
	(5)	0	33,661,020	4,703,010	7,208,990		0.0000	45,573,020
SOUTHFIELD TWP	(1)	0	69,688,780	148,200	642,064,810			
	(2)	0	0	0	0	0	0	711,901,790
	(3)	0	69,688,780	148,200	642,064,810		0	0
	(4)	0.0000	1.0000	1.0000	1.0000		0	711,901,790
	(5)	0	67,825,410	148,200	577,411,284		0.0000	645,384,894
SPRINGFIELD TWP	(1)	5,243,000	17,636,100	10,148,850	286,695,400			
	(2)	0	0	0	0	0	6,402,205	326,125,555
	(3)	5,243,000	17,636,100	10,148,850	286,695,400		0	0
	(4)	1.0000	1.0000	1.0000	1.0000		6,402,205	326,125,555
	(5)	4,043,985	16,687,380	9,900,810	265,779,864		1.0000	301,342,759

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP	(1)	1,723,750	348,514,426	19,559,120	1,309,444,689	0	0	1,679,241,985
	(2)	0	0	0	0		0	0
	(3)	1,723,750	348,514,426	19,559,120	1,309,444,689		0	1,679,241,985
	(4)	1.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	1,723,750	315,055,116	19,376,900	1,168,648,816		0	1,504,804,582
WEST BLMFLD TWP	(1)	0	191,620,670	5,685,640	2,301,982,876	0	0	2,499,289,186
	(2)	0	0	0	0		0	0
	(3)	0	191,620,670	5,685,640	2,301,982,876		0	2,499,289,186
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	185,932,736	4,891,579	2,186,073,232		0	2,376,897,547
WHITE LAKE TWP	(1)	8,065,980	43,635,960	3,807,870	574,116,060	0	1,853,310	631,479,180
	(2)	0	0	0	0		0	0
	(3)	8,065,980	43,635,960	3,807,870	574,116,060		1,853,310	631,479,180
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	7,561,080	39,026,700	3,428,660	542,112,042		1,638,890	593,767,372
TOTAL TOWNSHIPS	(1)	134,485,336	1,369,395,633	384,440,658	12,241,260,729	0	105,089,765	14,234,672,121
	(2)	0	0	0	0		0	0
	(3)	134,485,336	1,369,395,633	384,440,658	12,241,260,729		105,089,765	14,234,672,121
	(4)							
	(5)	109,611,991	1,259,749,428	354,106,463	11,258,638,672		85,317,551	13,067,424,105

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBURN HILLS CITY	(1)	0	226,816,010	244,260,550	175,297,650	0	0	646,374,210
	(2)	0	0	0	0		0	0
	(3)	0	226,816,010	244,260,550	175,297,650		0	646,374,210
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	194,295,200	222,691,815	158,051,815		0	575,038,830
BERKLEY CITY	(1)	0	31,808,380	2,299,090	297,459,080	0	0	331,566,550
	(2)	0	0	0	0		0	0
	(3)	0	31,808,380	2,299,090	297,459,080		0	331,566,550
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	31,186,750	2,277,710	271,392,110		0	304,856,570
BIRMINGHAM CITY	(1)	0	247,005,920	10,112,550	879,388,350	0	0	1,136,506,820
	(2)	0	0	0	0		0	0
	(3)	0	247,005,920	10,112,550	879,388,350		0	1,136,506,820
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	219,777,222	9,293,650	798,933,742		0	1,028,004,614
BLOOMFIELD HILLS CITY	(1)	0	97,707,620	113,030	479,968,550	0	0	577,789,200
	(2)	0	0	0	0		0	0
	(3)	0	97,707,620	113,030	479,968,550		0	577,789,200
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	97,032,800	113,030	445,177,750		0	542,323,580
VLG OF CLARKSTON CITY	(1)	0	5,932,180	0	25,811,600	0	0	31,743,780
	(2)	0	0	0	0		0	0
	(3)	0	5,932,180	0	25,811,600		0	31,743,780
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	5,151,450	0	23,797,290		0	28,948,740
CLAWSON CITY	(1)	0	46,909,200	13,849,220	210,331,430	0	0	271,089,850
	(2)	0	0	0	0		0	0
	(3)	0	46,909,200	13,849,220	210,331,430		0	271,089,850
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	46,547,290	13,792,330	195,258,390		0	255,598,010
FARMINGTON CITY	(1)	0	73,805,230	11,908,510	207,301,110	0	0	293,014,850
	(2)	0	0	0	0		0	0
	(3)	0	73,805,230	11,908,510	207,301,110		0	293,014,850
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	72,782,350	11,721,310	196,034,980		0	280,538,640

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY CITY

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

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
FARMINGTON HILLS CITY	(1)	0	606,417,920	199,834,180	1,939,776,450	0	0	2,746,028,550
	(2)	0	0	0	0		0	0
	(3)	0	606,417,920	199,834,180	1,939,776,450		0	2,746,028,550
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	599,175,500	196,065,580	1,879,766,530		0	2,675,007,610
FERNDAL CITY	(1)	0	56,236,820	37,238,480	260,736,420	0	0	354,211,720
	(2)	0	0	0	0		0	0
	(3)	0	56,236,820	37,238,480	260,736,420		0	354,211,720
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	52,731,260	36,069,590	228,541,730		0	317,342,580
HAZEL PARK CITY	(1)	0	35,694,970	12,419,780	157,351,670	0	0	205,466,420
	(2)	0	0	0	0		0	0
	(3)	0	35,694,970	12,419,780	157,351,670		0	205,466,420
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	29,111,690	10,145,320	144,615,280		0	183,872,290
HUNTINGTON WOODS CITY	(1)	0	5,508,160	0	209,343,270	0	0	214,851,430
	(2)	0	0	0	0		0	0
	(3)	0	5,508,160	0	209,343,270		0	214,851,430
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	5,508,160	0	183,353,250		0	188,861,410
KEEGO HARBOR CITY	(1)	0	13,224,150	0	47,083,740	0	0	60,307,890
	(2)	0	0	0	0		0	0
	(3)	0	13,224,150	0	47,083,740		0	60,307,890
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	12,680,480	0	42,481,360		0	55,161,840
LAKE ANGELUS CITY	(1)	0	85,200	0	39,500,800	0	0	39,586,000
	(2)	0	0	0	0		0	0
	(3)	0	85,200	0	39,500,800		0	39,586,000
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	77,700	0	34,659,140		0	34,736,840
LATHRUP VILLAGE CITY	(1)	0	16,785,010	0	109,043,250	0	0	125,828,260
	(2)	0	0	0	0		0	0
	(3)	0	16,785,010	0	109,043,250		0	125,828,260
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	15,607,420	0	100,533,540		0	116,140,960

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY CITY

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

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
MADISON HEIGHTS CITY	(1)	0	175,219,790	171,098,160	366,704,590	0	0	713,022,540
	(2)	0	0	0	0		0	0
	(3)	0	175,219,790	171,098,160	366,704,590		0	713,022,540
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	162,203,260	170,807,080	336,957,380		0	669,967,720
NORTHVILLE CITY	(1)	0	2,771,850	756,650	122,972,110	0	0	126,500,610
	(2)	0	0	0	0		0	0
	(3)	0	2,771,850	756,650	122,972,110		0	126,500,610
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	2,763,150	731,920	116,296,100		0	119,791,170
NOVI CITY	(1)	0	379,108,350	134,748,900	1,026,671,900	0	34,998,550	1,575,527,700
	(2)	0	0	0	0		0	0
	(3)	0	379,108,350	134,748,900	1,026,671,900		34,998,550	1,575,527,700
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	372,639,730	134,267,660	973,602,400		28,032,420	1,508,542,210
OAK PARK CITY	(1)	0	62,814,500	41,315,930	335,843,100	0	0	439,973,530
	(2)	0	0	0	0		0	0
	(3)	0	62,814,500	41,315,930	335,843,100		0	439,973,530
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	60,404,500	41,264,410	296,170,850		0	397,839,760
ORCHARD LAKE CITY	(1)	466,200	9,271,650	28,160	232,585,630	0	661,000	243,012,640
	(2)	0	0	0	0		0	0
	(3)	466,200	9,271,650	28,160	232,585,630		661,000	243,012,640
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	379,380	8,919,010	27,660	204,170,440		644,000	214,140,490
PLEASANT RIDGE CITY	(1)	0	2,547,740	989,750	88,518,400	0	0	92,055,890
	(2)	0	0	0	0		0	0
	(3)	0	2,547,740	989,750	88,518,400		0	92,055,890
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	2,401,300	870,640	71,139,535		0	74,411,475
PONTIAC CITY	(1)	0	152,909,080	117,194,710	361,825,607	0	0	631,929,397
	(2)	0	0	0	0		0	0
	(3)	0	152,909,080	117,194,710	361,825,607		0	631,929,397
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	149,570,770	117,143,780	329,369,600		0	596,084,150

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ROCHESTER CITY	(1)	0	61,466,467	28,604,980	167,683,290	0	5,252,000	263,006,737
	(2)	0	0	0	0		0	0
	(3)	0	61,466,467	28,604,980	167,683,290		5,252,000	263,006,737
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	56,730,427	26,592,330	151,232,596		3,414,005	237,969,358
ROCHESTER HILLS CITY	(1)	0	276,197,530	155,239,610	1,683,453,660	0	0	2,114,890,800
	(2)	0	0	0	0		0	0
	(3)	0	276,197,530	155,239,610	1,683,453,660		0	2,114,890,800
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	265,798,030	150,203,650	1,605,946,432		0	2,021,948,112
ROYAL OAK CITY	(1)	0	254,851,560	34,357,570	1,167,428,720	0	0	1,456,637,850
	(2)	0	0	0	0		0	0
	(3)	0	254,851,560	34,357,570	1,167,428,720		0	1,456,637,850
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	245,525,839	33,526,440	1,048,816,665		0	1,327,868,944
SOUTHFIELD CITY	(1)	0	1,099,749,470	41,967,890	1,031,149,606	0	0	2,172,866,966
	(2)	0	0	0	0		0	0
	(3)	0	1,099,749,470	41,967,890	1,031,149,606		0	2,172,866,966
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	1,052,215,230	41,787,710	951,980,166		0	2,045,983,106
SOUTH LYON CITY	(1)	0	26,151,817	5,340,183	120,481,085	0	178,800	152,151,885
	(2)	0	0	0	0		0	0
	(3)	0	26,151,817	5,340,183	120,481,085		178,800	152,151,885
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	24,067,435	4,810,693	114,587,756		178,800	143,644,684
SYLVAN LAKE CITY	(1)	0	6,491,240	2,569,450	57,232,070	0	0	66,292,760
	(2)	0	0	0	0		0	0
	(3)	0	6,491,240	2,569,450	57,232,070		0	66,292,760
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	6,146,180	2,236,920	49,792,850		0	58,175,950
TROY CITY	(1)	0	929,449,830	407,887,170	2,037,909,250	0	0	3,375,246,250
	(2)	0	0	0	0		0	0
	(3)	0	929,449,830	407,887,170	2,037,909,250		0	3,375,246,250
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	893,495,360	404,623,590	1,897,712,177		0	3,195,831,127

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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 REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WALLED LAKE CITY	(1)	0	29,983,620	7,831,800	98,566,610	0	0	136,382,030
	(2)	0	0	0	0		0	0
	(3)	0	29,983,620	7,831,800	98,566,610		0	136,382,030
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	27,037,850	7,103,090	90,935,000		0	125,075,940
WIXOM CITY	(1)	25,910	65,588,800	144,106,170	165,870,790	0	3,489,160	379,080,830
	(2)	0	0	0	0		0	0
	(3)	25,910	65,588,800	144,106,170	165,870,790		3,489,160	379,080,830
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	22,820	61,770,560	139,293,950	155,075,600		3,319,390	359,482,320
TOTAL CITIES	(1)	492,110	4,998,510,064	1,826,072,473	14,103,289,788	0	44,579,510	20,972,943,945
	(2)	0	0	0	0		0	0
	(3)	492,110	4,998,510,064	1,826,072,473	14,103,289,788		44,579,510	20,972,943,945
	(4)							
	(5)	402,200	4,773,353,903	1,777,461,858	13,096,382,454		35,588,615	19,683,189,030
TOTAL TOWNSHIPS	(1)	134,485,336	1,369,395,633	384,440,658	12,241,260,729	0	105,089,765	14,234,672,121
	(2)	0	0	0	0		0	0
	(3)	134,485,336	1,369,395,633	384,440,658	12,241,260,729		105,089,765	14,234,672,121
	(4)							
	(5)	109,611,991	1,259,749,428	354,106,463	11,258,638,672		85,317,551	13,067,424,105
TOTAL COUNTY	(1)	134,977,446	6,367,905,697	2,210,513,131	26,344,550,517	0	149,669,275	35,207,616,066
	(2)	0	0	0	0		0	0
	(3)	134,977,446	6,367,905,697	2,210,513,131	26,344,550,517		149,669,275	35,207,616,066
	(4)							
	(5)	110,014,191	6,033,103,331	2,131,568,321	24,355,021,126		120,906,166	32,750,613,135

OAKLAND COUNTY

1997 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	1,515,400	2,058,800	0	6,116,300	(1) 9,690,500 (2) 0 (3) 9,690,500 (4) 1.0000 (5) 9,690,500
BLOOMFIELD TWP	0	49,422,050	189,700	0	18,221,600	(1) 67,833,350 (2) 0 (3) 67,833,350 (4) 1.0000 (5) 67,833,350
BRANDON TWP	0	2,595,400	0	0	6,924,350	(1) 9,519,750 (2) 0 (3) 9,519,750 (4) 1.0000 (5) 9,519,750
COMMERCE TWP	0	28,865,200	26,069,900	0	24,701,200	(1) 79,636,300 (2) 0 (3) 79,636,300 (4) 1.0000 (5) 79,636,300
GROVELAND TWP	0	3,071,700	1,054,050	0	5,621,200	(1) 9,746,950 (2) 0 (3) 9,746,950 (4) 1.0000 (5) 9,746,950
HIGHLAND TWP	0	7,931,400	2,342,000	0	11,185,050	(1) 21,458,450 (2) 0 (3) 21,458,450 (4) 1.0000 (5) 21,458,450

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

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

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP	0	5,269,650	1,778,800	84,150	4,563,650	11,696,250
					(1)	0
					(2)	11,696,250
					(3)	1.0000
					(4)	11,696,250
					(5)	11,696,250
INDEPENDENCE TWP	0	14,950,700	2,142,500	133,700	17,617,500	34,844,400
					(1)	0
					(2)	34,844,400
					(3)	1.0000
					(4)	34,844,400
					(5)	34,844,400
LYON TWP	0	9,326,950	11,502,550	426,900	16,766,400	38,022,800
					(1)	0
					(2)	38,022,800
					(3)	1.0000
					(4)	38,022,800
					(5)	38,022,800
MILFORD TWP	0	37,544,600	8,791,200	0	27,775,700	74,111,500
					(1)	0
					(2)	74,111,500
					(3)	1.0000
					(4)	74,111,500
					(5)	74,111,500
NOVI TWP	0	500	0	0	54,800	55,300
					(1)	0
					(2)	55,300
					(3)	1.0000
					(4)	55,300
					(5)	55,300
OAKLAND TWP	0	2,492,800	3,442,100	0	10,085,250	16,020,150
					(1)	0
					(2)	16,020,150
					(3)	1.0000
					(4)	16,020,150
					(5)	16,020,150

11,696,250

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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	19,174,500	94,206,350	0	28,739,900	(1) 142,120,750 (2) 0 (3) 142,120,750 (4) 1.0000 (5) 142,120,750
OXFORD TWP	0	9,318,150	13,594,450	0	9,862,800	(1) 32,775,400 (2) 0 (3) 32,775,400 (4) 1.0000 (5) 32,775,400
ROSE TWP	0	298,170	0	0	5,475,910	(1) 5,774,080 (2) 0 (3) 5,774,080 (4) 1.0000 (5) 5,774,080
ROYAL OAK TWP	0	6,144,400	1,667,200	0	879,950	(1) 8,691,550 (2) 0 (3) 8,691,550 (4) 1.0000 (5) 8,691,550
SOUTHFIELD TWP	0	25,345,800	0	0	5,736,600	(1) 31,082,400 (2) 0 (3) 31,082,400 (4) 1.0000 (5) 31,082,400
SPRINGFIELD TWP	0	4,373,400	7,040,000	0	12,140,200	(1) 23,553,600 (2) 0 (3) 23,553,600 (4) 1.0000 (5) 23,553,600

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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	67,675,550	8,515,550	0	26,395,950	(1) 102,587,050 (2) 0 (3) 102,587,050 (4) 1.0000 (5) 102,587,050
WEST BLMFLD TWP	0	35,479,350	351,000	733,300	26,094,550	(1) 62,658,200 (2) 0 (3) 62,658,200 (4) 1.0000 (5) 62,658,200
WHITE LAKE TWP	0	7,504,550	797,050	0	15,483,850	(1) 23,785,450 (2) 0 (3) 23,785,450 (4) 1.0000 (5) 23,785,450
TOTAL TOWNSHIPS	0	338,300,220	185,543,200	1,378,050	280,442,710	(1) 805,664,180 (2) 0 (3) 805,664,180 (5) 805,664,180

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

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

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	0	123,723,750	161,864,200	0	14,462,350	(1) 300,050,300 (2) 0 (3) 300,050,300 (4) 1.0000 (5) 300,050,300
BERKLEY CITY	0	7,469,400	462,350	0	3,720,350	(1) 11,652,100 (2) 0 (3) 11,652,100 (4) 1.0000 (5) 11,652,100
BIRMINGHAM CITY	0	39,710,590	1,333,450	0	8,444,050	(1) 49,488,090 (2) 0 (3) 49,488,090 (4) 1.0000 (5) 49,488,090
BLOOMFIELD HILLS CITY	0	31,303,150	0	0	3,976,100	(1) 35,279,250 (2) 0 (3) 35,279,250 (4) 1.0000 (5) 35,279,250
VLG OF CLARKSTON CITY	0	920,850	0	0	783,050	(1) 1,703,900 (2) 0 (3) 1,703,900 (4) 1.0000 (5) 1,703,900
CLAWSON CITY	0	10,704,450	3,212,300	0	2,378,900	(1) 16,295,650 (2) 0 (3) 16,295,650 (4) 1.0000 (5) 16,295,650
FARMINGTON CITY	0	10,272,750	2,338,200	0	4,715,500	(1) 17,326,450 (2) 0 (3) 17,326,450 (4) 1.0000 (5) 17,326,450

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITY

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

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FARMINGTON HILLS CITY	0	164,701,150	44,424,350	0	41,647,150	(1) 250,772,650 (2) 0 (3) 250,772,650 (4) 1.0000 (5) 250,772,650
FERNDALE CITY	0	18,633,250	22,517,350	0	7,382,400	(1) 48,533,000 (2) 0 (3) 48,533,000 (4) 1.0000 (5) 48,533,000
HAZEL PARK CITY	0	7,420,500	4,824,450	0	3,967,800	(1) 16,212,750 (2) 0 (3) 16,212,750 (4) 1.0000 (5) 16,212,750
HUNTINGTON WOODS CITY	0	1,563,350	0	0	1,326,700	(1) 2,890,050 (2) 0 (3) 2,890,050 (4) 1.0000 (5) 2,890,050
KEEGO HARBOR CITY	0	2,141,400	0	0	819,000	(1) 2,960,400 (2) 0 (3) 2,960,400 (4) 1.0000 (5) 2,960,400
LAKE ANGELUS CITY	0	0	0	0	321,480	(1) 321,480 (2) 0 (3) 321,480 (4) 1.0000 (5) 321,480
LATHRUP VILLAGE CITY	0	4,126,300	0	0	1,246,250	(1) 5,372,550 (2) 0 (3) 5,372,550 (4) 1.0000 (5) 5,372,550

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITY

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

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HEIGHTS CITY	0	62,243,010	92,611,310	0	14,473,680	(1) 169,328,000 (2) 0 (3) 169,328,000 (4) 1.0000 (5) 169,328,000
NORTHVILLE CITY	0	763,450	156,690	0	1,239,250	(1) 2,159,390 (2) 0 (3) 2,159,390 (4) 1.0000 (5) 2,159,390
NOVI CITY	0	92,432,850	23,184,900	0	21,582,600	(1) 137,200,350 (2) 0 (3) 137,200,350 (4) 1.0000 (5) 137,200,350
OAK PARK CITY	0	28,467,900	10,068,800	0	6,289,400	(1) 44,826,100 (2) 0 (3) 44,826,100 (4) 1.0000 (5) 44,826,100
ORCHARD LAKE CITY	0	2,444,900	0	0	1,469,900	(1) 3,914,800 (2) 0 (3) 3,914,800 (4) 1.0000 (5) 3,914,800
PLEASANT RIDGE CITY	0	725,400	1,250,550	0	839,600	(1) 2,815,550 (2) 0 (3) 2,815,550 (4) 1.0000 (5) 2,815,550
PONTIAC CITY	0	89,695,550	121,860,300	0	32,634,200	(1) 244,190,050 (2) 0 (3) 244,190,050 (4) 1.0000 (5) 244,190,050

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

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

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ROCHESTER CITY	0	20,259,750	18,832,800	0	5,384,200	(1) 44,476,750 (2) 0 (3) 44,476,750 (4) 1.0000 (5) 44,476,750
ROCHESTER HILLS CITY	0	70,519,600	90,019,300	2,946,600	35,303,200	(1) 198,788,700 (2) 0 (3) 198,788,700 (4) 1.0000 (5) 198,655,370
ROYAL OAK CITY	0	64,492,850	15,320,800	0	24,993,050	(1) 104,806,700 (2) 0 (3) 104,806,700 (4) 1.0000 (5) 104,806,700
SOUTHFIELD CITY	0	408,855,500	20,156,850	0	39,274,650	(1) 468,287,000 (2) 0 (3) 468,287,000 (4) 1.0000 (5) 468,287,000
SOUTH LYON CITY	0	3,026,500	6,617,550	0	2,358,350	(1) 12,002,400 (2) 0 (3) 12,002,400 (4) 1.0000 (5) 12,002,400
SYLVAN LAKE CITY	0	1,844,100	0	0	680,850	(1) 2,524,950 (2) 0 (3) 2,524,950 (4) 1.0000 (5) 2,524,950
TROY CITY	0	321,925,610	213,430,720	0	44,061,380	(1) 579,417,710 (2) 0 (3) 579,417,710 (4) 1.0000 (5) 579,417,710

OAKLAND COUNTY

1997 ANALYSIS BY CLASS OF REAL 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	5,224,050	4,392,500	0	2,851,650	(1) 12,468,200 (2) 0 (3) 12,468,200 (4) 1.0000 (5) 12,468,200
WIXOM CITY	0	25,533,100	91,253,850	0	9,549,350	(1) 126,336,300 (2) 0 (3) 126,336,300 (4) 1.0000 (5) 126,336,300
TOTAL CITIES	0	1,621,145,010	950,133,570	2,946,600	338,176,390	(1) 2,912,401,570 (2) 0 (3) 2,912,401,570 (5) 2,912,268,240
TOTAL TOWNSHIPS	0	338,300,220	185,543,200	1,378,050	280,442,710	(1) 805,664,180 (2) 0 (3) 805,664,180 (5) 805,664,180
TOTAL COUNTY	0	1,959,445,230	1,135,676,770	4,324,650	618,619,100	(1) 3,718,065,750 (2) 0 (3) 3,718,065,750 (5) 3,717,932,420

OAKLAND COUNTY
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	0.0000	1.0000	1.0000
BLOOMFIELD TWP	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
BRANDON TWP	1.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
COMMERCE TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
GROVELAND TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
HIGHLAND TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
HOLLY TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
INDEPENDENCE TWP	0.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
LYON TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
MILFORD TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
NOVI TWP	0.0000	0.0000	0.0000	1.0000	0.0000	0.0000	1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
ORION TWP	1.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
ROYAL OAK TWP	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
SOUTHFIELD TWP	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
SPRINGFIELD TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
WEST BLOOMFIELD TWP	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000

OAKLAND COUNTY

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	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
BERKLEY CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
BIRMINGHAM CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
BLOOMFIELD HILLS CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
VILLAGE OF CLARKSTON CITY	0.0000	1.0000	0.0000	1.0000	0.0000	0.0000	1.0000
CLAWSON CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
FARMINGTON CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
FARMINGTON HILLS CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
FERNDAL CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
HAZEL PARK CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
HUNTINGTON WOODS CITY	0.0000	1.0000	0.0000	1.0000	0.0000	0.0000	1.0000
KEEGO HARBOR CITY	0.0000	1.0000	0.0000	1.0000	0.0000	0.0000	1.0000
LAKE ANGELUS CITY	0.0000	1.0000	0.0000	1.0000	0.0000	0.0000	1.0000
LATHRUP VILLAGE CITY	0.0000	1.0000	0.0000	1.0000	0.0000	0.0000	1.0000
MADISON HEIGHTS CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
NORTHVILLE CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
NOVI CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
OAK PARK CITY	0.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
ORCHARD LAKE CITY	1.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
PLEASANT RIDGE CITY	0.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
PONTIAC CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
ROCHESTER CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
ROCHESTER HILLS CITY	0.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
ROYAL OAK CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
SOUTHFIELD CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
SOUTH LYON CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
SYLVAN LAKE CITY	0.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000
TROY CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
WALLED LAKE CITY	0.0000	1.0000	1.0000	1.0000	0.0000	0.0000	1.0000
WIXOM CITY	1.0000	1.0000	1.0000	1.0000	0.0000	1.0000	1.0000

1997 OAKLAND COUNTY EQUALIZATION DISTIRBUTION OF
INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)
COMMERCIAL FACILITIES TAX (PA 255 OF 1978)
TECHNOLOGY PARK DEVELOPMENT TAX (PA 385 OF 1984)
MCL211.181, 211.182 (PA 189 OF 1953)
FOR INFORMATION ONLY

	ACT 189	ACT 198		ACT 255		ACT 385
	NEW	REHAB	NEW	REHAB	NEW	NEW
TOWNSHIPS						
Addison						
Commerce		150,800	499,340	46,500		
Highland			1,883,000			
Holly			494,360			
Milford			119,400			
Orion			18,207,660			
Oxford			58,220,300			
Springfield			2,401,040			
Waterford			1,026,600			
			489,600			
					307,100	
CITIES						
Auburn Hills						
Ferndale			324,088,105	13,000	60,572,430	93,500,195
Hazel Park			624,130			
Madison Heights			0			
Novi	526,860	102,600	171,360			
Oak Park			1,898,050			
Pontiac		1,352,010	5,803,230		127,200	
Rochester		19,811,320	127,826,310	296,200	2,373,940	
Rochester Hills		621,200	9,012,340	34,100		
Royal Oak	958,000		17,581,040			
Southfield	306,900		20,370,500	300,600	884,900	
Troy			4,510,450		6,979,300	
Wixom			14,183,980			
			76,340,750			
TOTAL COUNTY	1,791,760	22,037,930	685,751,545	690,400	71,244,870	93,500,195