

2014 EQUALIZATION REPORT

OAKLAND COUNTY
M I C H I G A N



L. BROOKS PATTERSON
COUNTY EXECUTIVE

L. BROOKS PATTERSON OAKLAND COUNTY EXECUTIVE

2014 EQUALIZATION OAKLAND COUNTY, MICHIGAN

Prepared By
**DEPARTMENT OF MANAGEMENT AND BUDGET
LAURIE VAN PELT, Director**

**EQUALIZATION DIVISION
DAVID HIEBER, Manager**

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

**THOMAS MIDDLETON
Chairperson**

**SHELLEY GOODMAN TAUB
Majority Vice Chairperson**

**DAVE WOODWARD
Minority Vice Chairperson**

JOHN A. SCOTT

CHRISTINE LONG

KATHY CRAWFORD

NANCY L. QUARLES

HELAINÉ ZACK

JEFF MATIS

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April 17, 2014

Board of Commissioners
Oakland County
1200 N. Telegraph
Pontiac, MI 48341

Chairperson, Ladies and Gentlemen;

Please accept the attached report and resolution to fulfill the requirements for County Equalization. In summary, the report details changes in Equalized and Taxable values for Oakland County.

The recommended total 2014 Equalized value is \$55,084,607,293 a 7.11 % increase. The resulting Taxable value is \$50,048,650,087 a 1.65 % increase.

If you have any questions, please feel free to contact me.

Sincerely,



DAVID HIEBER, Manager
Oakland County Equalization

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

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

TO: State Tax Commission
FROM: Equalization Director of OAKLAND County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for OAKLAND County for year 2014.

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

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level IV State Assessor Certification for this county.

I am certified as a Level IV State Certified Assessing Officer by the State Tax Commission.

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

Agricultural	<u>64,213,910</u>	Timber-Cutover	<u>0</u>
Commercial	<u>9,183,062,325</u>	Developmental	<u>0</u>
Industrial	<u>1,596,788,260</u>	Total Real Property	<u>51,433,104,533</u>
Residential	<u>40,589,040,038</u>	Personal Property	<u>3,651,502,760</u>
		Total Real and Personal Property	<u>55,084,607,293</u>

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

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director 	Date April 17, 2014
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MISCELLANEOUS RESOLUTION #

April 17, 2014

BY: Finance Committee, Thomas Middleton, Chairperson

IN RE: DEPARTMENT OF MANAGEMENT & BUDGET - 2014 EQUALIZATION REPORT

To the Oakland County Board of Commissioners

Chairperson, Ladies and Gentlemen:

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

WHEREAS the Finance Committee in accordance with Rule XI.A (8) of the Board of Commissioners adopted on January 9, 2013, has reviewed the findings and recommendations of the Equalization Manager, acting as the Equalization Director, and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS based on its findings, the Manager of the Equalization Division has presented to the Finance Committee the recommended 2014 equalization value which adds to or deducts from the valuation of the property in the several townships and cities an amount as, in its judgement, will produce a sum which represents the true cash value thereof; and

WHEREAS the Equalization Factors listed on the attached report is 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 2014 equalization and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the appropriate official of the proper township or city.

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

FINANCE COMMITTEE

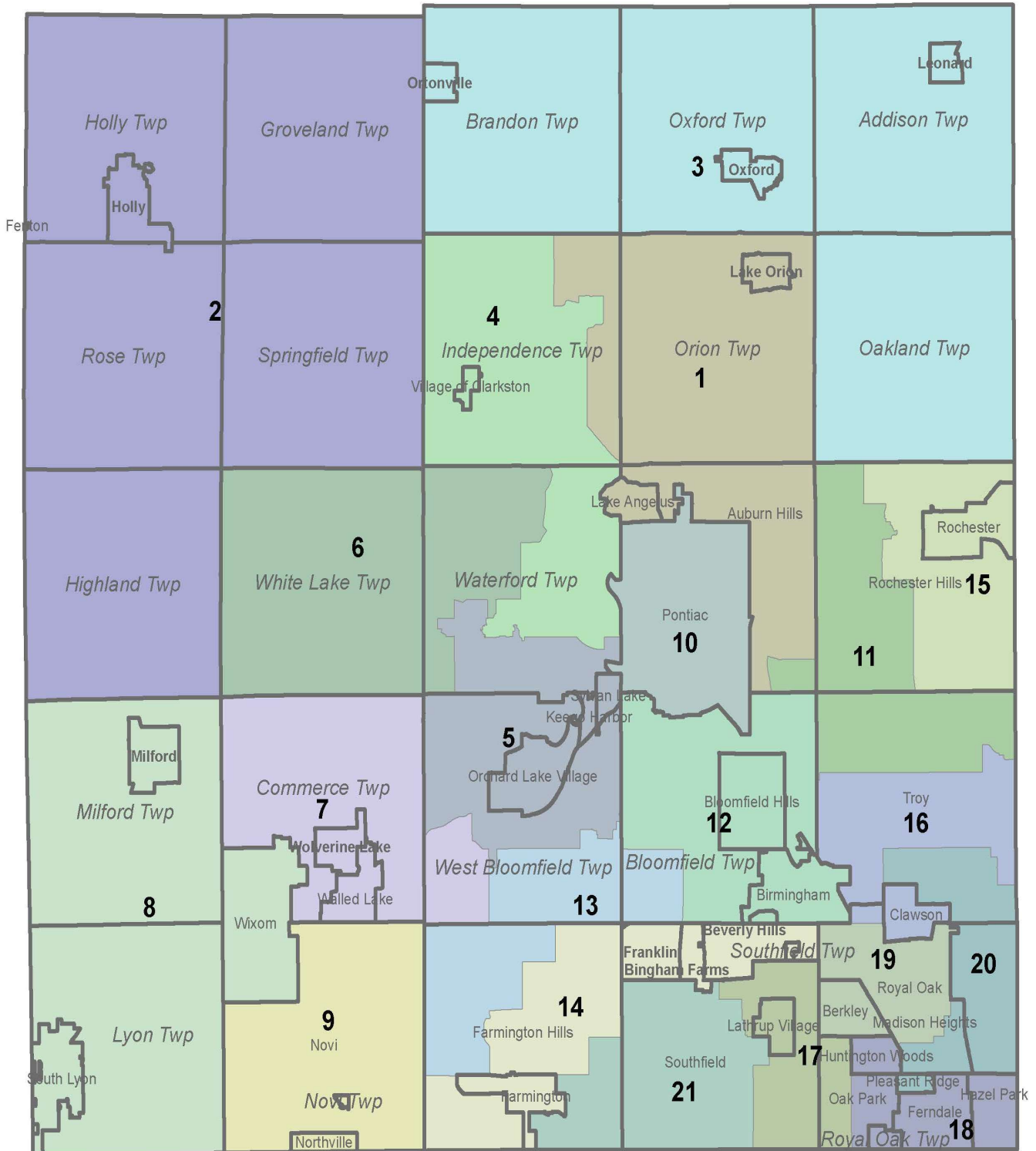
OAKLAND COUNTY BOARD OF COMMISSIONERS

District 1:	Michael J. Gingell
District 2:	Robert Hoffman
District 3:	Michael Spisz
District 4:	Thomas Middleton*
District 5:	John A. Scott*
District 6:	Jim Runestad
District 7:	Christine Long*
District 8:	Philip J. Weipert
District 9:	Kathy Crawford*
District 10:	Mattie M. Hatchett
District 11:	Robert Gosselin
District 12:	Shelley Goodman Taub*
District 13:	Marcia Gershenson
District 14:	William Dwyer
District 15:	Jeff Matis*
District 16:	Mike Bosnic
District 17:	Nancy L. Quarles*
District 18:	Helaine Zack*
District 19:	Dave Woodward*
District 20:	Gary R. McGillivray
District 21	Janet Jackson

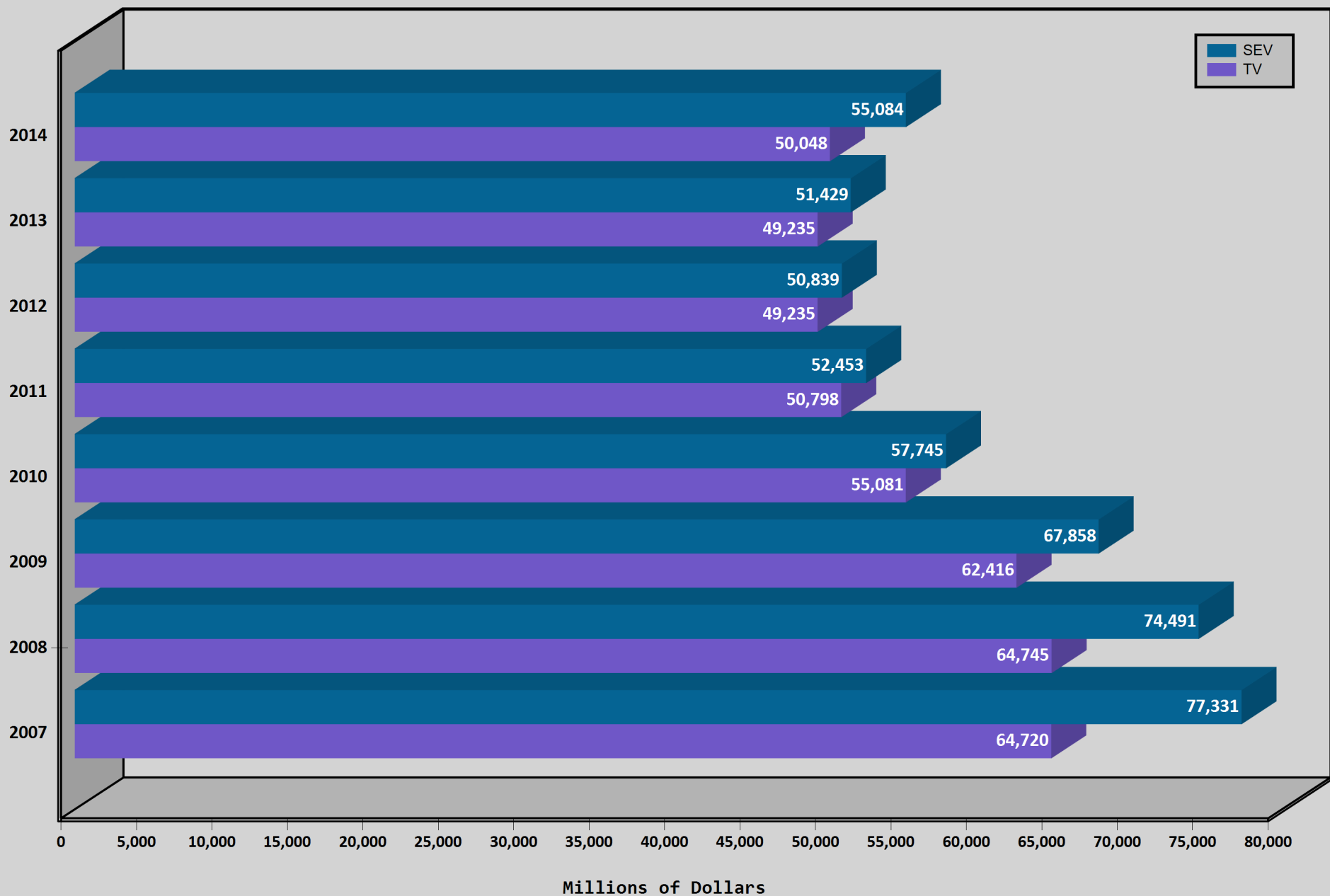
*Finance Committee Members

Oakland County

Board of Commissioners Districts

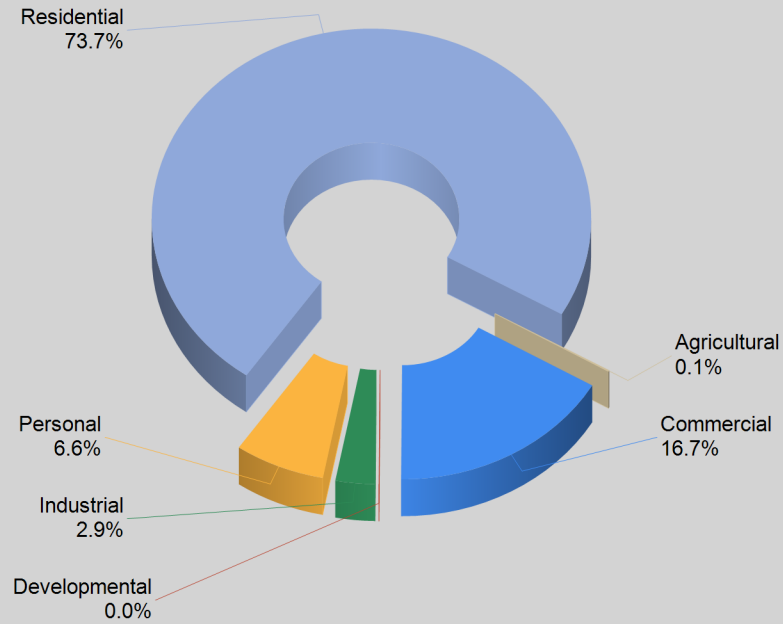


2014 STATE EQUALIZED VALUES VS. TAXABLE VALUES

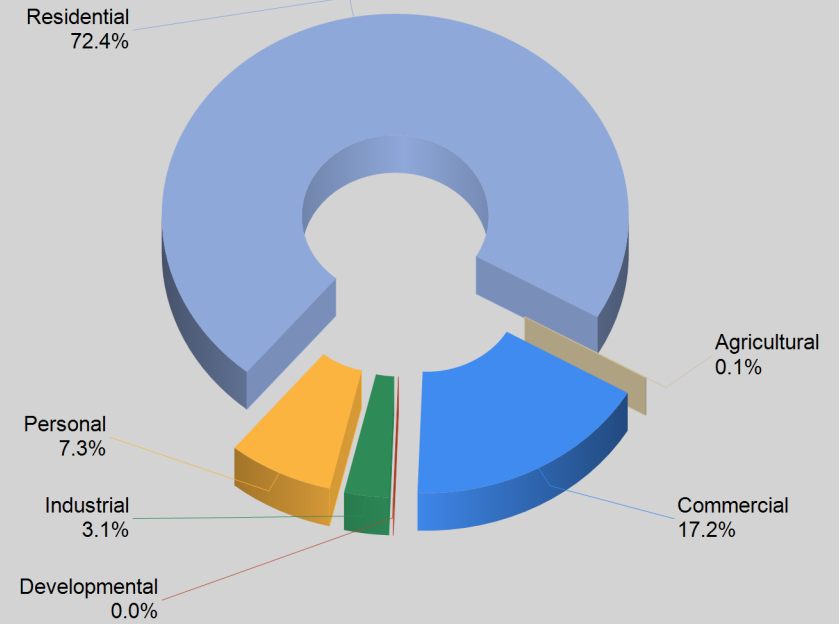


2014 TOTAL STATE EQUALIZED & TAXABLE VALUES

2014 TOTAL STATE EQUALIZED VALUE
55,084,607,293



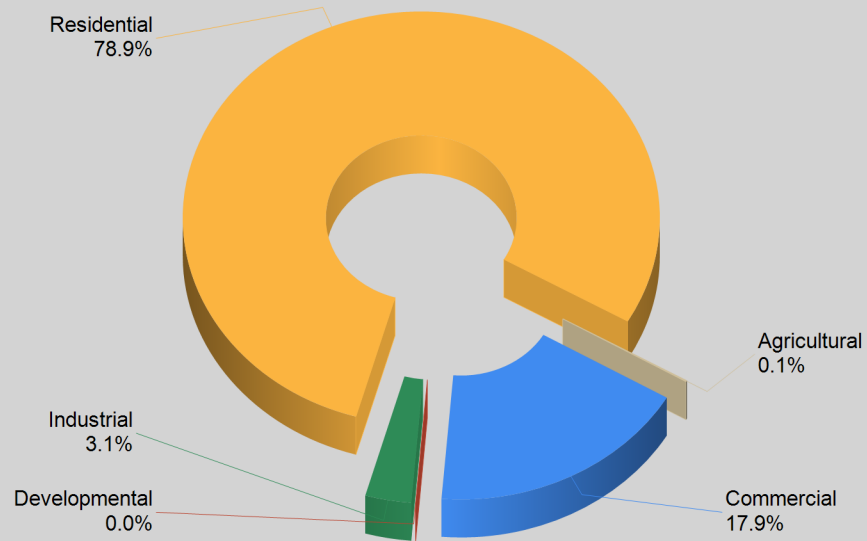
2014 TOTAL TAXABLE VALUE
50,048,650,087



2014 TOTAL REAL & PERSONAL PROPERTY STATE EQUALIZED VALUES

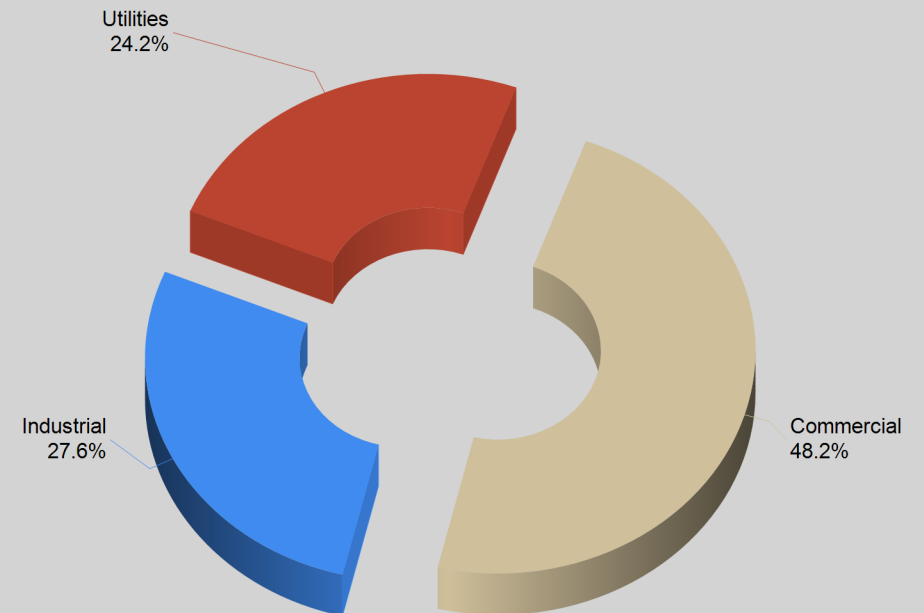
2014 REAL PROPERTY STATE EQUALIZED VALUE

51,433,104,533 93.37%



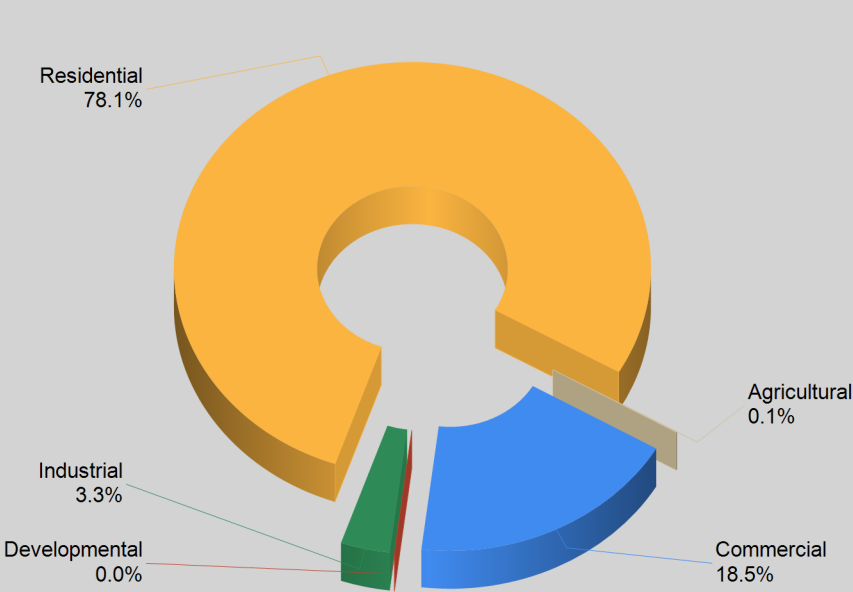
2014 PERSONAL PROPERTY STATE EQUALIZED VALUE

3,651,502,760 6.63%

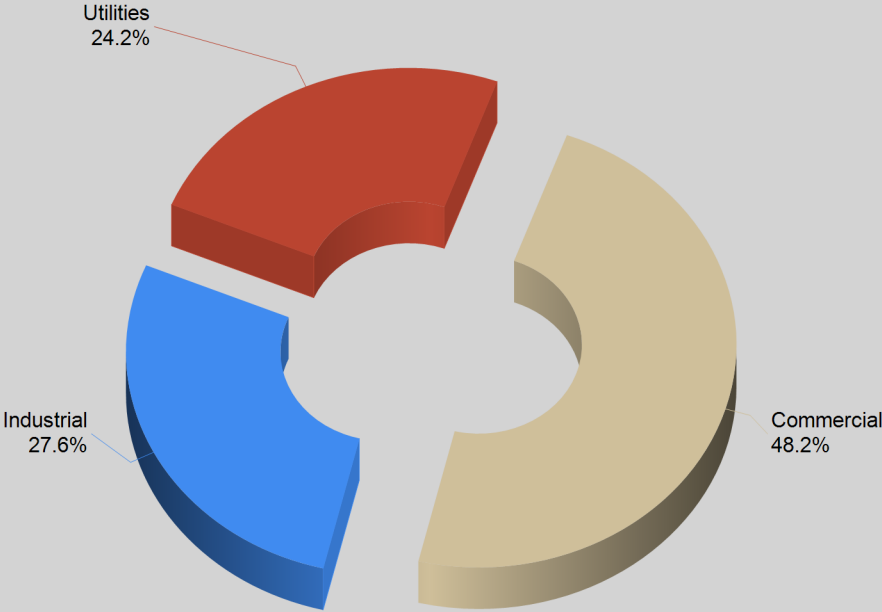


2014 TOTAL REAL & PERSONAL PROPERTY TAXABLE VALUES

2014 REAL PROPERTY TAXABLE VALUE
46,398,507,627 92.71%



2014 PERSONAL PROPERTY TAXABLE VALUE
3,650,142,460 7.29%



2014 COMPARISON OF ASSESSED AND TAXABLE VALUES



	2013 ASSESSED	2014 ASSESSED	% CHANGE ASSESSED	2013 TAXABLE	2014 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	309,059,235	349,210,140	12.99 %	281,833,030	290,816,700	3.19 %
BLOOMFIELD	3,399,266,390	3,724,060,750	9.55 %	3,167,371,380	3,245,848,860	2.48 %
BRANDON	456,572,970	493,997,910	8.20 %	434,457,450	443,578,669	2.10 %
COMMERCE	1,779,915,160	1,926,674,970	8.25 %	1,692,016,250	1,732,950,890	2.42 %
GROVELAND	200,712,070	214,295,210	6.77 %	186,175,780	188,883,890	1.45 %
HIGHLAND	684,335,150	731,455,930	6.89 %	662,494,300	668,563,800	0.92 %
HOLLY	271,429,560	285,895,670	5.33 %	258,021,680	259,751,110	0.67 %
INDEPENDENCE	1,434,068,330	1,571,634,600	9.59 %	1,329,347,780	1,368,196,270	2.92 %
LYON	845,074,160	936,181,980	10.78 %	772,243,000	839,280,150	8.68 %
MILFORD	822,488,080	898,569,040	9.25 %	781,810,830	803,847,560	2.82 %
NOVI	7,712,240	8,431,020	9.32 %	7,694,970	7,874,620	2.33 %
OAKLAND	1,110,221,490	1,231,341,110	10.91 %	1,051,982,310	1,106,804,000	5.21 %
ORION	1,419,282,610	1,542,503,290	8.68 %	1,344,350,200	1,385,668,770	3.07 %
OXFORD	750,506,240	813,296,280	8.37 %	688,957,040	710,767,290	3.17 %
ROSE	232,393,560	248,445,980	6.91 %	214,590,030	218,893,500	2.01 %
ROYAL OAK	35,147,300	34,296,620	-2.42 %	34,215,060	33,478,650	-2.15 %
SOUTHFIELD	981,187,490	1,098,291,950	11.93 %	927,597,580	952,421,010	2.68 %
SPRINGFIELD	582,369,900	622,254,100	6.85 %	556,837,110	564,474,540	1.37 %
WATERFORD	1,975,795,165	2,057,190,519	4.12 %	1,905,737,405	1,904,049,799	-0.09 %
WEST BLOOMFIELD	3,201,385,590	3,453,395,520	7.87 %	3,129,506,160	3,190,979,610	1.96 %
WHITE LAKE	976,537,280	1,058,158,500	8.36 %	945,773,090	965,818,490	2.12 %
TOTAL TOWNSHIPS	21,475,459,970	23,299,581,089	8.49 %	20,373,012,435	20,882,948,178	2.50 %
CITIES						
AUBURN HILLS	1,637,404,980	1,631,222,600	-0.38 %	1,619,087,020	1,588,494,440	-1.89 %
BERKLEY	473,399,655	521,957,503	10.26 %	463,919,680	473,817,278	2.13 %
BIRMINGHAM	1,992,640,260	2,183,744,940	9.59 %	1,842,028,420	1,895,084,170	2.88 %
BLOOMFIELD HILLS	772,457,470	839,050,460	8.62 %	725,504,430	736,186,900	1.47 %
CLARKSTON VILLAGE	37,998,790	40,177,870	5.73 %	37,102,750	37,639,450	1.45 %
CRAWSON	317,164,710	344,259,830	8.54 %	312,435,100	314,079,740	0.53 %
FARMINGTON	305,629,390	320,339,730	4.81 %	303,795,270	304,555,760	0.25 %
FARMINGTON HILLS	3,084,995,820	3,258,186,690	5.61 %	3,043,288,010	3,054,060,110	0.35 %
FENTON	190,700	191,300	0.31 %	172,300	173,630	0.77 %
FERNDAL	516,729,920	546,492,820	5.76 %	492,370,020	493,417,270	0.21 %
HAZEL PARK	171,634,740	171,478,660	-0.09 %	169,813,830	167,106,340	-1.59 %
HUNTINGTON WOODS	321,494,850	359,300,130	11.76 %	298,907,820	308,781,030	3.30 %
KEEGO HARBOR	82,825,960	86,774,530	4.77 %	79,277,320	79,488,300	0.27 %
LAKE ANGELUS	73,715,680	78,236,540	6.13 %	66,552,790	67,937,740	2.08 %
LATHRUP VILLAGE	117,761,950	124,106,300	5.39 %	116,849,000	117,882,630	0.88 %
MADISON HEIGHTS	773,730,980	788,853,010	1.95 %	769,734,830	766,946,680	-0.36 %
NORTHVILLE	149,179,430	165,534,660	10.96 %	140,865,853	144,703,915	2.72 %
NOVI	3,099,733,610	3,365,191,110	8.56 %	2,972,081,580	3,070,872,210	3.32 %
OAK PARK	433,068,140	435,778,370	0.63 %	434,243,830	432,214,220	-0.47 %
ORCHARD LAKE	336,913,350	365,879,690	8.60 %	330,262,260	335,732,950	1.66 %
PLEASANT RIDGE	144,407,890	159,445,080	10.41 %	128,361,870	132,401,790	3.15 %
PONTIAC	716,431,360	707,540,960	-1.24 %	684,130,260	670,939,280	-1.93 %
ROCHESTER	667,075,410	713,911,410	7.02 %	642,686,450	651,573,650	1.38 %
ROCHESTER HILLS	3,080,117,630	3,354,077,190	8.89 %	3,013,812,340	3,081,834,350	2.26 %
ROYAL OAK	2,320,467,120	2,496,528,450	7.59 %	2,223,340,000	2,268,034,710	2.01 %
SOUTHFIELD	2,598,323,880	2,605,837,331	0.29 %	2,437,203,620	2,391,992,576	-1.86 %
SOUTH LYON	316,118,150	339,188,800	7.30 %	304,939,580	313,692,530	2.87 %
SYLVAN LAKE	84,743,100	93,113,440	9.88 %	78,676,080	79,925,380	1.59 %
TROY	4,491,432,340	4,827,541,740	7.48 %	4,310,263,448	4,371,580,350	1.42 %
WALLED LAKE	181,781,440	193,142,650	6.25 %	174,521,810	175,852,420	0.76 %
WIXOM	654,895,140	667,942,410	1.99 %	645,870,300	638,700,110	-1.11 %
TOTAL CITIES	29,954,463,845	31,785,026,204	6.11 %	28,862,097,871	29,165,701,909	1.05 %
TOTAL COUNTY	51,429,923,815	55,084,607,293	7.11 %	49,235,110,306	50,048,650,087	1.65 %

2014 COMPARISON OF ASSESSED AND TAXABLE VALUES REAL PROPERTY



	2013 ASSESSED	2014 ASSESSED	% CHANGE ASSESSED	2013 TAXABLE	2014 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	294,611,225	332,530,900	12.87 %	267,972,710	274,638,890	2.49 %
BLOOMFIELD	3,317,042,330	3,647,071,980	9.95 %	3,085,147,320	3,168,860,090	2.71 %
BRANDON	435,740,130	473,841,290	8.74 %	413,971,610	423,422,049	2.28 %
COMMERCE	1,677,834,930	1,831,403,840	9.15 %	1,589,936,020	1,637,679,760	3.00 %
GROVELAND	183,169,010	198,015,610	8.11 %	168,752,640	172,683,460	2.33 %
HIGHLAND	650,951,830	699,955,920	7.53 %	629,120,890	637,055,690	1.26 %
HOLLY	254,660,520	270,139,920	6.08 %	241,187,620	243,926,740	1.14 %
INDEPENDENCE	1,369,018,030	1,504,134,400	9.87 %	1,264,297,480	1,300,696,070	2.88 %
LYON	769,625,510	859,223,530	11.64 %	696,794,350	762,321,700	9.40 %
MILFORD	709,583,460	792,540,290	11.69 %	668,906,210	697,818,810	4.32 %
NOVI	7,514,630	8,242,810	9.69 %	7,497,360	7,686,410	2.52 %
OAKLAND	1,075,474,470	1,197,395,650	11.34 %	1,017,235,290	1,072,858,540	5.47 %
ORION	1,314,316,260	1,432,523,080	8.99 %	1,239,386,170	1,275,686,770	2.93 %
OXFORD	691,843,000	753,991,160	8.98 %	630,442,690	651,462,170	3.33 %
ROSE	207,248,000	223,239,950	7.72 %	189,778,410	193,936,330	2.19 %
ROYAL OAK	28,866,360	27,837,400	-3.56 %	27,934,120	27,019,430	-3.27 %
SOUTHFIELD	953,737,130	1,074,356,540	12.65 %	900,151,190	928,489,300	3.15 %
SPRINGFIELD	529,419,100	575,062,900	8.62 %	507,132,050	517,852,160	2.11 %
WATERFORD	1,892,574,295	1,984,320,929	4.85 %	1,822,516,535	1,831,180,209	0.48 %
WEST BLOOMFIELD	3,126,096,000	3,388,851,910	8.41 %	3,054,216,570	3,126,436,000	2.36 %
WHITE LAKE	934,651,610	1,018,681,820	8.99 %	903,891,530	926,341,810	2.48 %
TOTAL TOWNSHIPS	20,423,977,830	22,293,361,829	9.15 %	19,326,268,765	19,878,052,388	2.86 %
CITIES						
AUBURN HILLS	1,220,103,790	1,234,552,170	1.18 %	1,201,785,830	1,191,809,010	-0.83 %
BERKLEY	458,499,595	510,050,373	11.24 %	449,019,620	461,910,148	2.87 %
BIRMINGHAM	1,931,258,910	2,127,380,570	10.16 %	1,780,647,070	1,838,719,800	3.26 %
BLOOMFIELD HILLS	747,523,850	816,863,940	9.28 %	700,570,810	714,000,380	1.92 %
CLARKSTON VILLAGE	36,252,830	38,456,740	6.08 %	35,356,790	35,918,320	1.59 %
CRAWSON	301,741,370	331,732,710	9.94 %	297,019,970	301,560,280	1.53 %
FARMINGTON	287,507,170	304,474,220	5.90 %	285,673,050	288,690,250	1.06 %
FARMINGTON HILLS	2,837,726,830	3,022,477,230	6.51 %	2,796,019,260	2,818,345,950	0.80 %
FENTON	188,500	189,200	0.37 %	170,100	171,530	0.84 %
FERNDAL	472,798,650	508,241,280	7.50 %	448,438,750	455,165,730	1.50 %
HAZEL PARK	155,436,660	157,749,530	1.49 %	153,615,490	153,374,400	-0.16 %
HUNTINGTON WOODS	317,816,110	355,575,280	11.88 %	295,229,080	305,056,180	3.33 %
KEEGO HARBOR	79,783,320	84,433,030	5.83 %	76,234,680	77,146,800	1.20 %
LAKE ANGELUS	73,130,450	77,661,750	6.20 %	65,967,560	67,362,950	2.12 %
LATHRUP VILLAGE	113,611,510	119,779,110	5.43 %	112,707,910	113,564,160	0.76 %
MADISON HEIGHTS	636,808,500	656,586,250	3.11 %	632,833,330	634,671,910	0.29 %
NORTHVILLE	147,172,950	163,746,590	11.26 %	138,859,373	142,915,845	2.92 %
NOVI	2,876,034,860	3,140,124,550	9.18 %	2,748,382,830	2,845,805,650	3.54 %
OAK PARK	398,646,550	403,670,820	1.26 %	399,840,290	400,108,050	0.07 %
ORCHARD LAKE	331,734,710	361,597,340	9.00 %	325,083,620	331,450,600	1.96 %
PLEASANT RIDGE	141,185,920	156,207,830	10.64 %	125,139,900	129,164,540	3.22 %
PONTIAC	585,317,540	582,507,050	-0.48 %	553,016,440	545,905,370	-1.29 %
ROCHESTER	625,032,680	677,363,380	8.37 %	600,643,720	615,025,620	2.39 %
ROCHESTER HILLS	2,893,109,680	3,169,252,600	9.54 %	2,826,804,390	2,897,009,760	2.48 %
ROYAL OAK	2,185,129,210	2,365,150,290	8.24 %	2,088,062,160	2,136,706,140	2.33 %
SOUTHFIELD	2,220,124,940	2,241,104,571	0.94 %	2,059,004,680	2,027,259,816	-1.54 %
SOUTH LYON	299,708,970	322,943,400	7.75 %	288,530,400	297,447,130	3.09 %
SYLVAN LAKE	81,878,550	90,667,880	10.73 %	75,811,530	77,479,820	2.20 %
TROY	4,077,337,760	4,401,700,060	7.96 %	3,896,168,868	3,945,738,670	1.27 %
WALLED LAKE	167,926,760	179,743,110	7.04 %	160,667,130	162,452,880	1.11 %
WIXOM	514,916,220	537,759,850	4.44 %	505,891,380	508,517,550	0.52 %
TOTAL CITIES	27,215,445,345	29,139,742,704	7.07 %	26,123,196,011	26,520,455,239	1.52 %
TOTAL COUNTY	47,639,423,175	51,433,104,533	7.96 %	45,449,464,776	46,398,507,627	2.09 %

2014 COMPARISON OF ASSESSED AND TAXABLE VALUES PERSONAL PROPERTY



	2013 ASSESSED	2014 ASSESSED	% CHANGE ASSESSED	2013 TAXABLE	2014 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	14,448,010	16,679,240	15.44 %	13,860,320	16,177,810	16.72 %
BLOOMFIELD	82,224,060	76,988,770	-6.37 %	82,224,060	76,988,770	-6.37 %
BRANDON	20,832,840	20,156,620	-3.25 %	20,485,840	20,156,620	-1.61 %
COMMERCE	102,080,230	95,271,130	-6.67 %	102,080,230	95,271,130	-6.67 %
GROVELAND	17,543,060	16,279,600	-7.20 %	17,423,140	16,200,430	-7.02 %
HIGHLAND	33,383,320	31,500,010	-5.64 %	33,373,410	31,508,110	-5.59 %
HOLLY	16,769,040	15,755,750	-6.04 %	16,834,060	15,824,370	-6.00 %
INDEPENDENCE	65,050,300	67,500,200	3.77 %	65,050,300	67,500,200	3.77 %
LYON	75,448,650	76,958,450	2.00 %	75,448,650	76,958,450	2.00 %
MILFORD	112,904,620	106,028,750	-6.09 %	112,904,620	106,028,750	-6.09 %
NOVI	197,610	188,210	-4.76 %	197,610	188,210	-4.76 %
OAKLAND	34,747,020	33,945,460	-2.31 %	34,747,020	33,945,460	-2.31 %
ORION	104,966,350	109,980,210	4.78 %	104,964,030	109,982,000	4.78 %
OXFORD	58,663,240	59,305,120	1.09 %	58,514,350	59,305,120	1.35 %
ROSE	25,145,560	25,206,030	0.24 %	24,811,620	24,957,170	0.59 %
ROYAL OAK	6,280,940	6,459,220	2.84 %	6,280,940	6,459,220	2.84 %
SOUTHFIELD	27,450,360	23,935,410	-12.80 %	27,446,390	23,931,710	-12.81 %
SPRINGFIELD	52,950,800	47,191,200	-10.88 %	49,705,060	46,622,380	-6.20 %
WATERFORD	83,220,870	72,869,590	-12.44 %	83,220,870	72,869,590	-12.44 %
WEST BLOOMFIELD	75,289,590	64,543,610	-14.27 %	75,289,590	64,543,610	-14.27 %
WHITE LAKE	41,885,670	39,476,680	-5.75 %	41,881,560	39,476,680	-5.74 %
TOTAL TOWNSHIPS	1,051,482,140	1,006,219,260	-4.30 %	1,046,743,670	1,004,895,790	-4.00 %
CITIES						
AUBURN HILLS	417,301,190	396,670,430	-4.94 %	417,301,190	396,685,430	-4.94 %
BERKLEY	14,900,060	11,907,130	-20.09 %	14,900,060	11,907,130	-20.09 %
BIRMINGHAM	61,381,350	56,364,370	-8.17 %	61,381,350	56,364,370	-8.17 %
BLOOMFIELD HILLS	24,933,620	22,186,520	-11.02 %	24,933,620	22,186,520	-11.02 %
CLARKSTON VILLAGE	1,745,960	1,721,130	-1.42 %	1,745,960	1,721,130	-1.42 %
CRAWSON	15,423,340	12,527,120	-18.78 %	15,415,130	12,519,460	-18.78 %
FARMINGTON	18,122,220	15,865,510	-12.45 %	18,122,220	15,865,510	-12.45 %
FARMINGTON HILLS	247,268,990	235,709,460	-4.67 %	247,268,750	235,714,160	-4.67 %
FENTON	2,200	2,100	-4.55 %	2,200	2,100	-4.55 %
FERNDAL	43,931,270	38,251,540	-12.93 %	43,931,270	38,251,540	-12.93 %
HAZEL PARK	16,198,080	13,729,130	-15.24 %	16,198,340	13,731,940	-15.23 %
HUNTINGTON WOODS	3,678,740	3,724,850	1.25 %	3,678,740	3,724,850	1.25 %
KEEGO HARBOR	3,042,640	2,341,500	-23.04 %	3,042,640	2,341,500	-23.04 %
LAKE ANGELUS	585,230	574,790	-1.78 %	585,230	574,790	-1.78 %
LATHRUP VILLAGE	4,150,440	4,327,190	4.26 %	4,141,090	4,318,470	4.28 %
MADISON HEIGHTS	136,922,480	132,266,760	-3.40 %	136,901,500	132,274,770	-3.38 %
NORTHVILLE	2,006,480	1,788,070	-10.89 %	2,006,480	1,788,070	-10.89 %
NOVI	223,698,750	225,066,560	0.61 %	223,698,750	225,066,560	0.61 %
OAK PARK	34,421,590	32,107,550	-6.72 %	34,403,540	32,106,170	-6.68 %
ORCHARD LAKE	5,178,640	4,282,350	-17.31 %	5,178,640	4,282,350	-17.31 %
PLEASANT RIDGE	3,221,970	3,237,250	0.47 %	3,221,970	3,237,250	0.47 %
PONTIAC	131,113,820	125,033,910	-4.64 %	131,113,820	125,033,910	-4.64 %
ROCHESTER	42,042,730	36,548,030	-13.07 %	42,042,730	36,548,030	-13.07 %
ROCHESTER HILLS	187,007,950	184,824,590	-1.17 %	187,007,950	184,824,590	-1.17 %
ROYAL OAK	135,337,910	131,378,160	-2.93 %	135,277,840	131,328,570	-2.92 %
SOUTHFIELD	378,198,940	364,732,760	-3.56 %	378,198,940	364,732,760	-3.56 %
SOUTH LYON	16,409,180	16,245,400	-1.00 %	16,409,180	16,245,400	-1.00 %
SYLVAN LAKE	2,864,550	2,445,560	-14.63 %	2,864,550	2,445,560	-14.63 %
TROY	414,094,580	425,841,680	2.84 %	414,094,580	425,841,680	2.84 %
WALLED LAKE	13,854,680	13,399,540	-3.29 %	13,854,680	13,399,540	-3.29 %
WIXOM	139,978,920	130,182,560	-7.00 %	139,978,920	130,182,560	-7.00 %
TOTAL CITIES	2,739,018,500	2,645,283,500	-3.42 %	2,738,901,860	2,645,246,670	-3.42 %
TOTAL COUNTY	3,790,500,640	3,651,502,760	-3.67 %	3,785,645,530	3,650,142,460	-3.58 %

2014 COMPARISON OF EQUALIZED VALUES

	2004	2009	2013	2014	1 YR	5 YR	10 YR
AGRICULTURAL	208,104,760	115,008,670	64,866,320	64,213,910	-1.01 %	-44.17 %	-69.14 %
COMMERCIAL	11,850,471,372	12,859,969,592	9,272,424,780	9,183,062,325	-0.96 %	-28.59 %	-22.51 %
INDUSTRIAL	4,265,204,120	4,288,377,580	1,607,003,900	1,596,788,260	-0.64 %	-62.76 %	-62.56 %
RESIDENTIAL	49,408,890,846	46,636,936,943	36,689,706,285	40,589,040,038	10.63 %	-12.97 %	-17.85 %
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	80,353,280	9,127,030	5,421,890	0	-100.00 %	-100.00 %	-100.00 %
TOTAL REAL	65,813,024,378	63,909,419,815	47,639,423,175	51,433,104,533	7.96 %	-19.52 %	-21.85 %
TOTAL PERSONAL	4,483,972,263	3,949,566,334	3,790,500,640	3,651,502,760	-3.67 %	-7.55 %	-18.57 %
GRAND TOTAL	70,296,996,641	67,858,986,149	51,429,923,815	55,084,607,293	7.11 %	-18.82 %	-21.64 %

2014 COMPARISON OF TAXABLE VALUES

	2004	2009	2013	2014	1 YR	5 YR	10 YR
AGRICULTURAL	93,487,203	50,099,680	40,226,570	40,619,450	0.98 %	-18.92 %	-56.55 %
COMMERCIAL	9,155,127,947	10,914,474,991	8,747,850,059	8,592,084,460	-1.78 %	-21.28 %	-6.15 %
INDUSTRIAL	3,405,223,134	3,873,912,827	1,555,458,630	1,543,801,500	-0.75 %	-60.15 %	-54.66 %
RESIDENTIAL	38,842,901,603	43,627,806,247	35,101,766,037	36,222,002,217	3.19 %	-16.97 %	-6.75 %
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	39,590,610	5,125,490	4,163,480	0	-100.00 %	-100.00 %	-100.00 %
TOTAL REAL	51,536,330,497	58,471,419,235	45,449,464,776	46,398,507,627	2.09 %	-20.65 %	-9.97 %
TOTAL PERSONAL	4,450,160,375	3,945,257,660	3,785,645,530	3,650,142,460	-3.58 %	-7.48 %	-17.98 %
GRAND TOTAL	55,986,490,872	62,416,676,895	49,235,110,306	50,048,650,087	1.65 %	-19.82 %	-10.61 %

ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY



REAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	64,866,320	129,948,619	
102	LOSS	2,508,730	5,037,330	
103		62,357,590	124,911,289	
104	ADJUSTMENT	(228,560)		
105		62,129,030	124,911,289	
106	NEW	2,084,880	4,217,744	
107				
108	TOTAL AGRICULTURAL	64,213,910	129,129,033	40,619,450
200				
201	COMMERCIAL	9,272,424,780	18,538,451,383	
202	LOSS	176,088,683	352,037,664	
203		9,096,336,097	18,186,413,719	
204	ADJUSTMENT	(49,220,731)		
205		9,047,115,366	18,186,413,719	
206	NEW	135,946,959	273,210,159	
207				
208	TOTAL COMMERCIAL	9,183,062,325	18,459,623,878	8,592,084,460
300				
301	INDUSTRIAL	1,607,003,900	3,187,697,032	
302	LOSS	34,456,620	68,923,294	
303		1,572,547,280	3,118,773,738	
304	ADJUSTMENT	(18,435,930)		
305		1,554,111,350	3,118,773,738	
306	NEW	42,676,910	85,592,216	
307				
308	TOTAL INDUSTRIAL	1,596,788,260	3,204,365,954	1,543,801,500
400				
401	RESIDENTIAL	36,689,706,285	80,906,752,403	
402	LOSS	128,429,064	282,309,370	
403		36,561,277,221	80,624,443,033	
404	ADJUSTMENT	3,525,689,473		
405		40,086,966,694	80,624,443,033	
406	NEW	502,073,344	1,009,603,149	
407				
408	TOTAL RESIDENTIAL	40,589,040,038	81,634,046,182	36,222,002,217
500				
501	TIMBER CUTOVER			
507		0	0	0
600				
601	DEVELOPMENTAL	5,421,890	10,843,780	
602	LOSS	5,421,890	10,843,780	
603				
604	ADJUSTMENT			
605				
606	NEW			
607				
608	TOTAL DEVELOPMENTAL	0	0	0
800	TOTAL REAL	51,433,104,533	103,427,165,047	46,398,507,627

ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY



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	1,950,223,110	3,936,108,354	
252	LOSS	459,906,750	927,846,112	
253		1,490,316,360	3,008,262,242	
254	ADJUSTMENT			
255		1,490,316,360	3,008,262,242	
256	NEW	269,542,820	543,867,854	
257				
258	TOTAL COMMERCIAL	1,759,859,180	3,552,130,096	1,759,919,490
350				
351	INDUSTRIAL	981,340,200	1,972,070,079	
352	LOSS	79,235,540	159,155,827	
353		902,104,660	1,812,914,252	
354	ADJUSTMENT			
355		902,104,660	1,812,914,252	
356	NEW	104,275,150	209,267,638	
357				
358	TOTAL INDUSTRIAL	1,006,379,810	2,022,181,890	1,006,379,810
450				
451	RESIDENTIAL			
452	LOSS			
453				
454	ADJUSTMENT			
455				
456	NEW			
457				
458	TOTAL RESIDENTIAL	0	0	0
550				
551	UTILITIES	858,937,330	1,717,874,660	
552	LOSS	15,101,890	30,203,780	
553		843,835,440	1,687,670,880	
554	ADJUSTMENT			
555		843,835,440	1,687,670,880	
556	NEW	41,428,330	82,856,660	
557				
558	TOTAL UTILITIES	885,263,770	1,770,527,540	883,843,160
850	TOTAL PERSONAL	3,651,502,760	7,344,839,526	3,650,142,460

ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY



	PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108 TOTAL AGRICULTURAL	409	64,213,910	129,129,033	64,213,910	40,619,450
208 TOTAL COMMERCIAL	21,347	9,183,062,325	18,459,623,878	9,183,062,325	8,592,084,460
308 TOTAL INDUSTRIAL	4,652	1,596,788,260	3,204,365,954	1,596,788,260	1,543,801,500
408 TOTAL RESIDENTIAL	452,338	40,589,040,038	81,634,046,182	40,589,040,038	36,222,002,217
508 TOTAL TIMBER CUTOVER					
608 TOTAL DEVELOPMENTAL					
800 TOTAL REAL	478,746	51,433,104,533	103,427,165,047	51,433,104,533	46,398,507,627
158 TOTAL AGRICULTURAL					
258 TOTAL COMMERCIAL	50,937	1,759,859,180	3,552,130,096	1,759,859,180	1,759,919,490
358 TOTAL INDUSTRIAL	1,926	1,006,379,810	2,022,181,890	1,006,379,810	1,006,379,810
458 TOTAL RESIDENTIAL					
558 TOTAL UTILITIES	430	885,263,770	1,770,527,540	885,263,770	883,843,160
850 TOTAL PERSONAL	53,293	3,651,502,760	7,344,839,526	3,651,502,760	3,650,142,460
900 GRAND TOTAL	532,039	55,084,607,293	110,772,004,573	55,084,607,293	50,048,650,087

2014 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY TOWNSHIPS

ASSESSING DISTRICT - TOWNSHIPS	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
ADDISON	332,530,900	332,530,900	274,638,890	16,679,240	16,679,240	16,177,810
BLOOMFIELD	3,647,071,980	3,647,071,980	3,168,860,090	76,988,770	76,988,770	76,988,770
BRANDON	473,841,290	473,841,290	423,422,049	20,156,620	20,156,620	20,156,620
COMMERCE	1,831,403,840	1,831,403,840	1,637,679,760	95,271,130	95,271,130	95,271,130
GROVELAND	198,015,610	198,015,610	172,683,460	16,279,600	16,279,600	16,200,430
HIGHLAND	699,955,920	699,955,920	637,055,690	31,500,010	31,500,010	31,508,110
HOLLY	270,139,920	270,139,920	243,926,740	15,755,750	15,755,750	15,824,370
INDEPENDENCE	1,504,134,400	1,504,134,400	1,300,696,070	67,500,200	67,500,200	67,500,200
LYON	859,223,530	859,223,530	762,321,700	76,958,450	76,958,450	76,958,450
MILFORD	792,540,290	792,540,290	697,818,810	106,028,750	106,028,750	106,028,750
NOVI	8,242,810	8,242,810	7,686,410	188,210	188,210	188,210
OAKLAND	1,197,395,650	1,197,395,650	1,072,858,540	33,945,460	33,945,460	33,945,460
ORION	1,432,523,080	1,432,523,080	1,275,686,770	109,980,210	109,980,210	109,982,000
OXFORD	753,991,160	753,991,160	651,462,170	59,305,120	59,305,120	59,305,120
ROSE	223,239,950	223,239,950	193,936,330	25,206,030	25,206,030	24,957,170
ROYAL OAK	27,837,400	27,837,400	27,019,430	6,459,220	6,459,220	6,459,220
SOUTHFIELD	1,074,356,540	1,074,356,540	928,489,300	23,935,410	23,935,410	23,931,710
SPRINGFIELD	575,062,900	575,062,900	517,852,160	47,191,200	47,191,200	46,622,380
WATERFORD	1,984,320,929	1,984,320,929	1,831,180,209	72,869,590	72,869,590	72,869,590
WEST BLOOMFIELD	3,388,851,910	3,388,851,910	3,126,436,000	64,543,610	64,543,610	64,543,610
WHITE LAKE	1,018,681,820	1,018,681,820	926,341,810	39,476,680	39,476,680	39,476,680
TOTAL TOWNSHIPS	22,293,361,829	22,293,361,829	19,878,052,388	1,006,219,260	1,006,219,260	1,004,895,790

2014 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY TOWNSHIPS REAL / PERSONAL



ASSESSING DISTRICT - TOWNSHIPS	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% OF COUNTY	TAXABLE VALUE	% OF COUNTY
ADDISON	23,404.14	349,210,140	349,210,140	0.63 %	290,816,700	0.58 %
BLOOMFIELD	16,710.80	3,724,060,750	3,724,060,750	6.76 %	3,245,848,860	6.49 %
BRANDON	23,017.14	493,997,910	493,997,910	0.90 %	443,578,669	0.89 %
COMMERCE	19,142.39	1,926,674,970	1,926,674,970	3.50 %	1,732,950,890	3.46 %
GROVELAND	23,060.39	214,295,210	214,295,210	0.39 %	188,883,890	0.38 %
HIGHLAND	23,151.01	731,455,930	731,455,930	1.33 %	668,563,800	1.34 %
HOLLY	23,274.95	285,895,670	285,895,670	0.52 %	259,751,110	0.52 %
INDEPENDENCE	23,221.81	1,571,634,600	1,571,634,600	2.85 %	1,368,196,270	2.73 %
LYON	20,497.98	936,181,980	936,181,980	1.70 %	839,280,150	1.68 %
MILFORD	22,502.70	898,569,040	898,569,040	1.63 %	803,847,560	1.61 %
NOVI	68.00	8,431,020	8,431,020	0.02 %	7,874,620	0.02 %
OAKLAND	23,472.59	1,231,341,110	1,231,341,110	2.24 %	1,106,804,000	2.21 %
ORION	23,008.69	1,542,503,290	1,542,503,290	2.80 %	1,385,668,770	2.77 %
OXFORD	22,627.40	813,296,280	813,296,280	1.48 %	710,767,290	1.42 %
ROSE	23,142.72	248,445,980	248,445,980	0.45 %	218,893,500	0.44 %
ROYAL OAK	422.98	34,296,620	34,296,620	0.06 %	33,478,650	0.07 %
SOUTHFIELD	5,144.87	1,098,291,950	1,098,291,950	1.99 %	952,421,010	1.90 %
SPRINGFIELD	23,450.08	622,254,100	622,254,100	1.13 %	564,474,540	1.13 %
WATERFORD	22,643.37	2,057,190,519	2,057,190,519	3.73 %	1,904,049,799	3.80 %
WEST BLOOMFIELD	20,014.53	3,453,395,520	3,453,395,520	6.27 %	3,190,979,610	6.38 %
WHITE LAKE	23,716.60	1,058,158,500	1,058,158,500	1.92 %	965,818,490	1.93 %
TOTAL TOWNSHIPS	405,695.14	23,299,581,089	23,299,581,089	42.30 %	20,882,948,178	41.73 %

2014 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY CITIES

ASSESSING DISTRICT - CITIES	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
AUBURN HILLS	1,234,552,170	1,234,552,170	1,191,809,010	396,670,430	396,670,430	396,685,430
BERKLEY	510,050,373	510,050,373	461,910,148	11,907,130	11,907,130	11,907,130
BIRMINGHAM	2,127,380,570	2,127,380,570	1,838,719,800	56,364,370	56,364,370	56,364,370
BLOOMFIELD HILLS	816,863,940	816,863,940	714,000,380	22,186,520	22,186,520	22,186,520
CLARKSTON VILLAGE	38,456,740	38,456,740	35,918,320	1,721,130	1,721,130	1,721,130
CLAWSON	331,732,710	331,732,710	301,560,280	12,527,120	12,527,120	12,519,460
FARMINGTON	304,474,220	304,474,220	288,690,250	15,865,510	15,865,510	15,865,510
FARMINGTON HILLS	3,022,477,230	3,022,477,230	2,818,345,950	235,709,460	235,709,460	235,714,160
FENTON	189,200	189,200	171,530	2,100	2,100	2,100
FERNDAL	508,241,280	508,241,280	455,165,730	38,251,540	38,251,540	38,251,540
HAZEL PARK	157,749,530	157,749,530	153,374,400	13,729,130	13,729,130	13,731,940
HUNTINGTON WOODS	355,575,280	355,575,280	305,056,180	3,724,850	3,724,850	3,724,850
KEEGO HARBOR	84,433,030	84,433,030	77,146,800	2,341,500	2,341,500	2,341,500
LAKE ANGELUS	77,661,750	77,661,750	67,362,950	574,790	574,790	574,790
LATHRUP VILLAGE	119,779,110	119,779,110	113,564,160	4,327,190	4,327,190	4,318,470
MADISON HEIGHTS	656,586,250	656,586,250	634,671,910	132,266,760	132,266,760	132,274,770
NORTHVILLE	163,746,590	163,746,590	142,915,845	1,788,070	1,788,070	1,788,070
NOVI	3,140,124,550	3,140,124,550	2,845,805,650	225,066,560	225,066,560	225,066,560
OAK PARK	403,670,820	403,670,820	400,108,050	32,107,550	32,107,550	32,106,170
ORCHARD LAKE	361,597,340	361,597,340	331,450,600	4,282,350	4,282,350	4,282,350
PLEASANT RIDGE	156,207,830	156,207,830	129,164,540	3,237,250	3,237,250	3,237,250
PONTIAC	582,507,050	582,507,050	545,905,370	125,033,910	125,033,910	125,033,910
ROCHESTER	677,363,380	677,363,380	615,025,620	36,548,030	36,548,030	36,548,030
ROCHESTER HILLS	3,169,252,600	3,169,252,600	2,897,009,760	184,824,590	184,824,590	184,824,590
ROYAL OAK	2,365,150,290	2,365,150,290	2,136,706,140	131,378,160	131,378,160	131,328,570
SOUTHFIELD	2,241,104,571	2,241,104,571	2,027,259,816	364,732,760	364,732,760	364,732,760
SOUTH LYON	322,943,400	322,943,400	297,447,130	16,245,400	16,245,400	16,245,400
SYLVAN LAKE	90,667,880	90,667,880	77,479,820	2,445,560	2,445,560	2,445,560
TROY	4,401,700,060	4,401,700,060	3,945,738,670	425,841,680	425,841,680	425,841,680
WALLED LAKE	179,743,110	179,743,110	162,452,880	13,399,540	13,399,540	13,399,540
WIXOM	537,759,850	537,759,850	508,517,550	130,182,560	130,182,560	130,182,560
TOTAL CITIES	29,139,742,704	29,139,742,704	26,520,455,239	2,645,283,500	2,645,283,500	2,645,246,670
TOTAL TOWNSHIPS	22,293,361,829	22,293,361,829	19,878,052,388	1,006,219,260	1,006,219,260	1,004,895,790
TOTAL COUNTY	51,433,104,533	51,433,104,533	46,398,507,627	3,651,502,760	3,651,502,760	3,650,142,460

2014 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY CITIES REAL / PERSONAL



ASSESSING DISTRICT - CITIES	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% OF COUNTY	TAXABLE VALUE	% OF COUNTY
AUBURN HILLS	10,655.97	1,631,222,600	1,631,222,600	2.96 %	1,588,494,440	3.17 %
BERKLEY	1,652.78	521,957,503	521,957,503	0.95 %	473,817,278	0.95 %
BIRMINGHAM	3,074.81	2,183,744,940	2,183,744,940	3.96 %	1,895,084,170	3.79 %
BLOOMFIELD HILLS	3,210.98	839,050,460	839,050,460	1.52 %	736,186,900	1.47 %
CLARKSTON VILLAGE	323.50	40,177,870	40,177,870	0.07 %	37,639,450	0.08 %
CLAWSON	1,403.04	344,259,830	344,259,830	0.62 %	314,079,740	0.63 %
FARMINGTON	1,700.58	320,339,730	320,339,730	0.58 %	304,555,760	0.61 %
FARMINGTON HILLS	21,312.98	3,258,186,690	3,258,186,690	5.91 %	3,054,060,110	6.10 %
FENTON	11.00	191,300	191,300	0.00 %	173,630	0.00 %
FERNDALE	2,498.28	546,492,820	546,492,820	0.99 %	493,417,270	0.99 %
HAZEL PARK	1,799.66	171,478,660	171,478,660	0.31 %	167,106,340	0.33 %
HUNTINGTON WOODS	929.67	359,300,130	359,300,130	0.65 %	308,781,030	0.62 %
KEEGO HARBOR	350.69	86,774,530	86,774,530	0.16 %	79,488,300	0.16 %
LAKE ANGELUS	1,041.83	78,236,540	78,236,540	0.14 %	67,937,740	0.14 %
LATHRUP VILLAGE	969.91	124,106,300	124,106,300	0.23 %	117,882,630	0.24 %
MADISON HEIGHTS	4,534.88	788,853,010	788,853,010	1.43 %	766,946,680	1.53 %
NORTHVILLE	640.85	165,534,660	165,534,660	0.30 %	144,703,915	0.29 %
NOVI	20,018.57	3,365,191,110	3,365,191,110	6.11 %	3,070,872,210	6.14 %
OAK PARK	3,253.18	435,778,370	435,778,370	0.79 %	432,214,220	0.86 %
ORCHARD LAKE	2,635.05	365,879,690	365,879,690	0.66 %	335,732,950	0.67 %
PLEASANT RIDGE	363.74	159,445,080	159,445,080	0.29 %	132,401,790	0.26 %
PONTIAC	12,919.62	707,540,960	707,540,960	1.28 %	670,939,280	1.34 %
ROCHESTER	2,447.62	713,911,410	713,911,410	1.30 %	651,573,650	1.30 %
ROCHESTER HILLS	21,060.12	3,354,077,190	3,354,077,190	6.09 %	3,081,834,350	6.16 %
ROYAL OAK	7,573.62	2,496,528,450	2,496,528,450	4.53 %	2,268,034,710	4.53 %
SOUTHFIELD	16,824.81	2,605,837,331	2,605,837,331	4.73 %	2,391,992,576	4.78 %
SOUTH LYON	2,208.81	339,188,800	339,188,800	0.62 %	313,692,530	0.63 %
SYLVAN LAKE	527.09	93,113,440	93,113,440	0.17 %	79,925,380	0.16 %
TROY	21,407.94	4,827,541,740	4,827,541,740	8.76 %	4,371,580,350	8.73 %
WALLED LAKE	1,513.69	193,142,650	193,142,650	0.35 %	175,852,420	0.35 %
WIXOM	5,985.62	667,942,410	667,942,410	1.21 %	638,700,110	1.28 %
TOTAL TOWNSHIPS	405,695.14	23,299,581,089	23,299,581,089	42.30 %	20,882,948,178	41.73 %
TOTAL CITIES	174,850.89	31,785,026,204	31,785,026,204	57.70 %	29,165,701,909	58.27 %
TOTAL COUNTY	580,546.03	55,084,607,293	55,084,607,293	100.00 %	50,048,650,087	100.00 %

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ADDISON	1	14,623,790	6,818,620	1,505,540	309,582,950	0	0	332,530,900
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	14,623,790	6,818,620	1,505,540	309,582,950	0	0	332,530,900
	4	57	50	20	2,978	0	0	3,105
	5	7,711,100	5,263,700	1,331,370	260,332,720	0	0	274,638,890
BLOOMFIELD	1	0	274,758,690	2,316,840	3,369,996,450	0	0	3,647,071,980
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	274,758,690	2,316,840	3,369,996,450	0	0	3,647,071,980
	4	0	392	11	17,757	0	0	18,160
	5	0	242,479,890	1,978,000	2,924,402,200	0	0	3,168,860,090
BRANDON	1	7,940,230	31,349,030	1,124,960	433,427,070	0	0	473,841,290
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	7,940,230	31,349,030	1,124,960	433,427,070	0	0	473,841,290
	4	37	194	14	5,841	0	0	6,086
	5	3,064,510	29,525,820	909,110	389,922,609	0	0	423,422,049
COMMERCE	1	0	236,948,630	34,183,280	1,560,271,930	0	0	1,831,403,840
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	236,948,630	34,183,280	1,560,271,930	0	0	1,831,403,840
	4	0	561	163	16,566	0	0	17,290
	5	0	227,689,500	30,926,820	1,379,063,440	0	0	1,637,679,760
GROVELAND	1	2,431,710	15,634,360	4,876,190	175,073,350	0	0	198,015,610
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	2,431,710	15,634,360	4,876,190	175,073,350	0	0	198,015,610
	4	24	67	40	2,302	0	0	2,433
	5	2,024,160	15,281,590	3,750,990	151,626,720	0	0	172,683,460
HIGHLAND	1	3,148,260	57,649,690	8,920,250	630,237,720	0	0	699,955,920
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	3,148,260	57,649,690	8,920,250	630,237,720	0	0	699,955,920
	4	22	269	42	7,471	0	0	7,804
	5	2,433,580	55,080,810	8,256,220	571,285,080	0	0	637,055,690

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
HOLLY	1	6,467,220	33,028,720	4,723,730	225,920,250	0	0	270,139,920
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	6,467,220	33,028,720	4,723,730	225,920,250	0	0	270,139,920
	4	51	236	42	4,907	0	0	5,236
	5	4,843,190	31,405,060	4,254,220	203,424,270	0	0	243,926,740
INDEPENDENCE	1	0	192,824,700	13,107,800	1,298,201,900	0	0	1,504,134,400
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	192,824,700	13,107,800	1,298,201,900	0	0	1,504,134,400
	4	0	396	62	12,963	0	0	13,421
	5	0	169,653,470	11,579,250	1,119,463,350	0	0	1,300,696,070
LYON	1	4,727,670	141,181,330	43,171,730	670,142,800	0	0	859,223,530
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	4,727,670	141,181,330	43,171,730	670,142,800	0	0	859,223,530
	4	18	315	140	6,529	0	0	7,002
	5	2,264,810	127,185,670	32,262,060	600,609,160	0	0	762,321,700
MILFORD	1	1,489,510	74,632,470	44,326,850	672,091,460	0	0	792,540,290
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	1,489,510	74,632,470	44,326,850	672,091,460	0	0	792,540,290
	4	8	355	94	6,240	0	0	6,697
	5	702,390	68,503,130	43,077,620	585,535,670	0	0	697,818,810
NOVI	1	0	0	0	8,242,810	0	0	8,242,810
	2	0	0	0	1.0000	0	0	1.0000
	3	0	0	0	8,242,810	0	0	8,242,810
	4	0	0	0	63	0	0	63
	5	0	0	0	7,686,410	0	0	7,686,410
OAKLAND	1	2,199,030	22,201,490	1,315,360	1,171,679,770	0	0	1,197,395,650
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	2,199,030	22,201,490	1,315,360	1,171,679,770	0	0	1,197,395,650
	4	5	61	15	7,231	0	0	7,312
	5	955,870	21,658,540	1,314,350	1,048,929,780	0	0	1,072,858,540

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ORION	1	0	183,660,750	51,715,290	1,197,147,040	0	0	1,432,523,080
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	183,660,750	51,715,290	1,197,147,040	0	0	1,432,523,080
	4	0	519	111	13,806	0	0	14,436
	5	0	175,340,450	49,687,710	1,050,658,610	0	0	1,275,686,770
OXFORD	1	3,680,160	78,452,810	36,225,680	635,632,510	0	0	753,991,160
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	3,680,160	78,452,810	36,225,680	635,632,510	0	0	753,991,160
	4	13	309	131	7,381	0	0	7,834
	5	2,920,850	73,811,800	27,475,810	547,253,710	0	0	651,462,170
ROSE	1	10,974,780	834,650	782,080	210,648,440	0	0	223,239,950
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	10,974,780	834,650	782,080	210,648,440	0	0	223,239,950
	4	88	13	26	3,138	0	0	3,265
	5	8,511,120	685,090	560,900	184,179,220	0	0	193,936,330
ROYAL OAK	1	0	15,956,580	2,418,520	9,462,300	0	0	27,837,400
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	15,956,580	2,418,520	9,462,300	0	0	27,837,400
	4	0	73	9	740	0	0	822
	5	0	15,209,750	2,409,560	9,400,120	0	0	27,019,430
SOUTHFIELD	1	0	76,653,080	196,080	997,507,380	0	0	1,074,356,540
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	76,653,080	196,080	997,507,380	0	0	1,074,356,540
	4	0	95	3	5,942	0	0	6,040
	5	0	74,963,870	188,150	853,337,280	0	0	928,489,300
SPRINGFIELD	1	2,853,300	37,555,300	7,389,000	527,265,300	0	0	575,062,900
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	2,853,300	37,555,300	7,389,000	527,265,300	0	0	575,062,900
	4	58	224	39	5,509	0	0	5,830
	5	2,525,050	35,100,810	7,090,150	473,136,150	0	0	517,852,160

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
WATERFORD	1	0	386,169,380	16,301,870	1,581,849,679	0	0	1,984,320,929
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	386,169,380	16,301,870	1,581,849,679	0	0	1,984,320,929
	4	0	1,563	86	29,368	0	0	31,017
	5	0	358,646,790	15,849,700	1,456,683,719	0	0	1,831,180,209
WEST BLOOMFIELD	1	0	318,957,580	1,487,640	3,068,406,690	0	0	3,388,851,910
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	318,957,580	1,487,640	3,068,406,690	0	0	3,388,851,910
	4	0	333	14	24,934	0	0	25,281
	5	0	297,913,820	1,296,260	2,827,225,920	0	0	3,126,436,000
WHITE LAKE	1	3,678,250	98,617,020	2,538,300	913,848,250	0	0	1,018,681,820
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	3,678,250	98,617,020	2,538,300	913,848,250	0	0	1,018,681,820
	4	28	388	26	11,652	0	0	12,094
	5	2,662,820	92,516,840	2,488,850	828,673,300	0	0	926,341,810
TOTAL TOWNSHIPS	1	64,213,910	2,283,884,880	278,626,990	19,666,636,049	0	0	22,293,361,829
	3	64,213,910	2,283,884,880	278,626,990	19,666,636,049	0	0	22,293,361,829
	4	409	6,413	1,088	193,318	0	0	201,228
	5	40,619,450	2,117,916,400	246,687,100	17,472,829,438	0	0	19,878,052,388

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
AUBURN HILLS	1	0	512,458,950	417,780,910	304,312,310	0	0	1,234,552,170
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	512,458,950	417,780,910	304,312,310	0	0	1,234,552,170
	4	0	578	270	5,675	0	0	6,523
	5	0	497,144,050	415,086,840	279,578,120	0	0	1,191,809,010
BERKLEY	1	0	52,614,070	820,920	456,615,383	0	0	510,050,373
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	52,614,070	820,920	456,615,383	0	0	510,050,373
	4	0	412	9	6,735	0	0	7,156
	5	0	50,207,950	816,550	410,885,648	0	0	461,910,148
BIRMINGHAM	1	0	326,442,550	2,543,620	1,798,394,400	0	0	2,127,380,570
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	326,442,550	2,543,620	1,798,394,400	0	0	2,127,380,570
	4	0	532	13	9,136	0	0	9,681
	5	0	296,543,260	1,851,050	1,540,325,490	0	0	1,838,719,800
BLOOMFIELD HILLS	1	0	119,724,200	0	697,139,740	0	0	816,863,940
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	119,724,200	0	697,139,740	0	0	816,863,940
	4	0	64	0	1,780	0	0	1,844
	5	0	112,116,840	0	601,883,540	0	0	714,000,380
CLARKSTON VILLAGE	1	0	7,025,670	0	31,431,070	0	0	38,456,740
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	7,025,670	0	31,431,070	0	0	38,456,740
	4	0	42	0	387	0	0	429
	5	0	6,790,590	0	29,127,730	0	0	35,918,320
CLAWSON	1	0	62,814,090	3,584,050	265,334,570	0	0	331,732,710
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	62,814,090	3,584,050	265,334,570	0	0	331,732,710
	4	0	411	19	4,917	0	0	5,347
	5	0	61,713,500	3,574,110	236,272,670	0	0	301,560,280

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
FARMINGTON	1	0	77,968,400	4,137,230	222,368,590	0	0	304,474,220
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	77,968,400	4,137,230	222,368,590	0	0	304,474,220
	4	0	277	11	3,391	0	0	3,679
	5	0	77,466,700	4,137,230	207,086,320	0	0	288,690,250
FARMINGTON HILLS	1	0	665,084,070	93,533,590	2,263,859,570	0	0	3,022,477,230
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	665,084,070	93,533,590	2,263,859,570	0	0	3,022,477,230
	4	0	1,204	211	26,490	0	0	27,905
	5	0	654,855,950	92,381,530	2,071,108,470	0	0	2,818,345,950
FENTON	1	0	0	0	189,200	0	0	189,200
	2	0	0	0	1.0000	0	0	1.0000
	3	0	0	0	189,200	0	0	189,200
	4	0	0	0	8	0	0	8
	5	0	0	0	171,530	0	0	171,530
FERNDAL	1	0	96,755,060	21,142,400	390,343,820	0	0	508,241,280
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	96,755,060	21,142,400	390,343,820	0	0	508,241,280
	4	0	683	159	9,332	0	0	10,174
	5	0	89,959,350	20,613,200	344,593,180	0	0	455,165,730
HAZEL PARK	1	0	39,246,350	4,907,070	113,596,110	0	0	157,749,530
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	39,246,350	4,907,070	113,596,110	0	0	157,749,530
	4	0	537	80	7,210	0	0	7,827
	5	0	37,931,890	4,531,900	110,910,610	0	0	153,374,400
HUNTINGTON WOODS	1	0	6,704,480	0	348,870,800	0	0	355,575,280
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	6,704,480	0	348,870,800	0	0	355,575,280
	4	0	26	0	2,462	0	0	2,488
	5	0	6,234,490	0	298,821,690	0	0	305,056,180

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
KEEGO HARBOR	1	0	16,221,470	0	68,211,560	0	0	84,433,030
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	16,221,470	0	68,211,560	0	0	84,433,030
	4	0	129	0	1,321	0	0	1,450
	5	0	15,611,010	0	61,535,790	0	0	77,146,800
LAKE ANGELUS	1	0	77,020	0	77,584,730	0	0	77,661,750
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	77,020	0	77,584,730	0	0	77,661,750
	4	0	1	0	189	0	0	190
	5	0	77,020	0	67,285,930	0	0	67,362,950
LATHRUP VILLAGE	1	0	19,936,950	0	99,842,160	0	0	119,779,110
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	19,936,950	0	99,842,160	0	0	119,779,110
	4	0	106	0	1,764	0	0	1,870
	5	0	19,537,620	0	94,026,540	0	0	113,564,160
MADISON HEIGHTS	1	0	252,584,720	63,385,100	340,616,430	0	0	656,586,250
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	252,584,720	63,385,100	340,616,430	0	0	656,586,250
	4	0	883	299	10,326	0	0	11,508
	5	0	249,278,760	62,600,760	322,792,390	0	0	634,671,910
NORTHVILLE	1	0	3,645,840	518,610	159,582,140	0	0	163,746,590
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	3,645,840	518,610	159,582,140	0	0	163,746,590
	4	0	18	1	1,318	0	0	1,337
	5	0	3,603,810	518,610	138,793,425	0	0	142,915,845
NOVI	1	0	877,917,650	40,512,200	2,221,694,700	0	0	3,140,124,550
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	877,917,650	40,512,200	2,221,694,700	0	0	3,140,124,550
	4	0	885	185	17,294	0	0	18,364
	5	0	822,896,230	38,788,580	1,984,120,840	0	0	2,845,805,650

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
OAK PARK	1	0	97,580,200	17,249,100	288,841,520	0	0	403,670,820
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	97,580,200	17,249,100	288,841,520	0	0	403,670,820
	4	0	497	152	9,925	0	0	10,574
	5	0	99,570,910	17,124,830	283,412,310	0	0	400,108,050
ORCHARD LAKE	1	0	10,037,570	50,260	351,509,510	0	0	361,597,340
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	10,037,570	50,260	351,509,510	0	0	361,597,340
	4	0	22	1	1,018	0	0	1,041
	5	0	9,756,090	40,800	321,653,710	0	0	331,450,600
PLEASANT RIDGE	1	0	6,394,410	0	149,813,420	0	0	156,207,830
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	6,394,410	0	149,813,420	0	0	156,207,830
	4	0	34	0	1,226	0	0	1,260
	5	0	5,028,830	0	124,135,710	0	0	129,164,540
PONTIAC	1	0	230,909,150	46,782,620	304,815,280	0	0	582,507,050
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	230,909,150	46,782,620	304,815,280	0	0	582,507,050
	4	0	1,816	261	23,254	0	0	25,331
	5	0	208,981,090	44,067,160	292,857,120	0	0	545,905,370
ROCHESTER	1	0	111,843,200	26,679,650	538,840,530	0	0	677,363,380
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	111,843,200	26,679,650	538,840,530	0	0	677,363,380
	4	0	358	53	4,536	0	0	4,947
	5	0	107,587,640	26,003,480	481,434,500	0	0	615,025,620
ROCHESTER HILLS	1	0	418,282,520	120,365,630	2,630,604,450	0	0	3,169,252,600
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	418,282,520	120,365,630	2,630,604,450	0	0	3,169,252,600
	4	0	689	283	24,422	0	0	25,394
	5	0	412,428,510	119,903,050	2,364,678,200	0	0	2,897,009,760

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ROYAL OAK	1	0	397,342,160	37,556,240	1,930,251,890	0	0	2,365,150,290
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	397,342,160	37,556,240	1,930,251,890	0	0	2,365,150,290
	4	0	1,325	193	24,103	0	0	25,621
	5	0	375,365,660	36,935,510	1,724,404,970	0	0	2,136,706,140
SOUTHFIELD	1	0	1,277,553,525	50,930,480	912,620,566	0	0	2,241,104,571
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	1,277,553,525	50,930,480	912,620,566	0	0	2,241,104,571
	4	0	1,495	132	22,885	0	0	24,512
	5	0	1,103,189,620	48,385,910	875,684,286	0	0	2,027,259,816
SOUTH LYON	1	0	32,167,870	4,140,240	286,635,290	0	0	322,943,400
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	32,167,870	4,140,240	286,635,290	0	0	322,943,400
	4	0	160	21	3,587	0	0	3,768
	5	0	30,691,220	3,966,110	262,789,800	0	0	297,447,130
SYLVAN LAKE	1	0	11,224,840	192,840	79,250,200	0	0	90,667,880
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	11,224,840	192,840	79,250,200	0	0	90,667,880
	4	0	56	1	875	0	0	932
	5	0	10,360,370	146,650	66,972,800	0	0	77,479,820
TROY	1	0	932,504,910	281,125,890	3,188,069,260	0	0	4,401,700,060
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	932,504,910	281,125,890	3,188,069,260	0	0	4,401,700,060
	4	0	1,012	982	27,303	0	0	29,297
	5	0	878,242,440	277,484,950	2,790,011,280	0	0	3,945,738,670
WALLED LAKE	1	0	50,380,510	4,841,780	124,520,820	0	0	179,743,110
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	50,380,510	4,841,780	124,520,820	0	0	179,743,110
	4	0	260	27	2,834	0	0	3,121
	5	0	48,185,150	4,813,910	109,453,820	0	0	162,452,880

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
WIXOM	1	0	185,735,040	75,380,840	276,643,970	0	0	537,759,850
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	185,735,040	75,380,840	276,643,970	0	0	537,759,850
	4	0	422	201	3,317	0	0	3,940
	5	0	182,811,510	73,341,680	252,364,360	0	0	508,517,550
TOTAL CITIES	1	0	6,899,177,445	1,318,161,270	20,922,403,989	0	0	29,139,742,704
	3	0	6,899,177,445	1,318,161,270	20,922,403,989	0	0	29,139,742,704
	4	0	14,934	3,564	259,020	0	0	277,518
	5	0	6,474,168,060	1,297,114,400	18,749,172,779	0	0	26,520,455,239
TOTAL TOWNSHIPS	1	64,213,910	2,283,884,880	278,626,990	19,666,636,049	0	0	22,293,361,829
	3	64,213,910	2,283,884,880	278,626,990	19,666,636,049	0	0	22,293,361,829
	4	409	6,413	1,088	193,318	0	0	201,228
	5	40,619,450	2,117,916,400	246,687,100	17,472,829,438	0	0	19,878,052,388
TOTAL COUNTY	1	64,213,910	9,183,062,325	1,596,788,260	40,589,040,038	0	0	51,433,104,533
	3	64,213,910	9,183,062,325	1,596,788,260	40,589,040,038	0	0	51,433,104,533
	4	409	21,347	4,652	452,338	0	0	478,746
	5	40,619,450	8,592,084,460	1,543,801,500	36,222,002,217	0	0	46,398,507,627

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ADDISON	1	0	927,070	1,325,620	0	14,426,550	16,679,240
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	927,070	1,325,620	0	14,426,550	16,679,240
	4	0	107	9	0	20	136
	5	0	927,070	1,325,620	0	13,925,120	16,177,810
BLOOMFIELD	1	0	53,647,670	0	0	23,341,100	76,988,770
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	53,647,670	0	0	23,341,100	76,988,770
	4	0	1,413	0	0	13	1,426
	5	0	53,647,670	0	0	23,341,100	76,988,770
BRANDON	1	0	2,356,260	366,690	0	17,433,670	20,156,620
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	2,356,260	366,690	0	17,433,670	20,156,620
	4	0	265	1	0	9	275
	5	0	2,356,260	366,690	0	17,433,670	20,156,620
COMMERCE	1	0	46,899,130	21,666,550	0	26,705,450	95,271,130
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	46,899,130	21,666,550	0	26,705,450	95,271,130
	4	0	1,124	52	0	15	1,191
	5	0	46,899,130	21,666,550	0	26,705,450	95,271,130
GROVELAND	1	0	3,303,970	2,047,050	0	10,928,580	16,279,600
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	3,303,970	2,047,050	0	10,928,580	16,279,600
	4	0	155	6	0	14	175
	5	0	3,303,970	2,047,050	0	10,849,410	16,200,430
HIGHLAND	1	0	8,962,500	6,679,190	0	15,858,320	31,500,010
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	8,962,500	6,679,190	0	15,858,320	31,500,010
	4	0	508	15	0	5	528
	5	0	8,970,600	6,679,190	0	15,858,320	31,508,110

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
HOLLY	1	0	4,006,020	2,594,150	0	9,155,580	15,755,750
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	4,006,020	2,594,150	0	9,155,580	15,755,750
	4	0	332	17	0	5	354
	5	0	4,074,640	2,594,150	0	9,155,580	15,824,370
INDEPENDENCE	1	0	21,919,000	10,105,500	0	35,475,700	67,500,200
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	21,919,000	10,105,500	0	35,475,700	67,500,200
	4	0	1,017	13	0	9	1,039
	5	0	21,919,000	10,105,500	0	35,475,700	67,500,200
LYON	1	0	28,862,910	14,461,660	0	33,633,880	76,958,450
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	28,862,910	14,461,660	0	33,633,880	76,958,450
	4	0	503	38	0	8	549
	5	0	28,862,910	14,461,660	0	33,633,880	76,958,450
MILFORD	1	0	24,306,020	48,264,320	0	33,458,410	106,028,750
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	24,306,020	48,264,320	0	33,458,410	106,028,750
	4	0	683	28	0	13	724
	5	0	24,306,020	48,264,320	0	33,458,410	106,028,750
NOVI	1	0	0	0	0	188,210	188,210
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	188,210	188,210
	4	0	0	0	0	3	3
	5	0	0	0	0	188,210	188,210
OAKLAND	1	0	5,238,870	4,027,680	0	24,678,910	33,945,460
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,238,870	4,027,680	0	24,678,910	33,945,460
	4	0	158	1	0	10	169
	5	0	5,238,870	4,027,680	0	24,678,910	33,945,460

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ORION	1	0	32,094,160	39,159,660	0	38,726,390	109,980,210
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	32,094,160	39,159,660	0	38,726,390	109,980,210
	4	0	947	42	0	13	1,002
	5	0	32,095,950	39,159,660	0	38,726,390	109,982,000
OXFORD	1	0	10,796,980	25,953,770	0	22,554,370	59,305,120
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	10,796,980	25,953,770	0	22,554,370	59,305,120
	4	0	597	52	0	9	658
	5	0	10,796,980	25,953,770	0	22,554,370	59,305,120
ROSE	1	0	845,790	0	0	24,360,240	25,206,030
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	845,790	0	0	24,360,240	25,206,030
	4	0	49	0	0	11	60
	5	0	845,790	0	0	24,111,380	24,957,170
ROYAL OAK	1	0	4,108,270	1,606,190	0	744,760	6,459,220
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	4,108,270	1,606,190	0	744,760	6,459,220
	4	0	114	6	0	6	126
	5	0	4,108,270	1,606,190	0	744,760	6,459,220
SOUTHFIELD	1	0	15,599,770	0	0	8,335,640	23,935,410
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	15,599,770	0	0	8,335,640	23,935,410
	4	0	856	0	0	14	870
	5	0	15,599,770	0	0	8,331,940	23,931,710
SPRINGFIELD	1	0	5,270,500	6,739,900	0	35,180,800	47,191,200
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,270,500	6,739,900	0	35,180,800	47,191,200
	4	0	178	23	0	11	212
	5	0	5,270,500	6,739,900	0	34,611,980	46,622,380

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
WATERFORD	1	0	38,028,500	1,892,310	0	32,948,780	72,869,590
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	38,028,500	1,892,310	0	32,948,780	72,869,590
	4	0	1,737	11	0	8	1,756
	5	0	38,028,500	1,892,310	0	32,948,780	72,869,590
WEST BLOOMFIELD	1	0	34,753,790	0	0	29,789,820	64,543,610
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	34,753,790	0	0	29,789,820	64,543,610
	4	0	1,700	0	0	21	1,721
	5	0	34,753,790	0	0	29,789,820	64,543,610
WHITE LAKE	1	0	14,381,410	1,452,840	0	23,642,430	39,476,680
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	14,381,410	1,452,840	0	23,642,430	39,476,680
	4	0	557	7	0	19	583
	5	0	14,381,410	1,452,840	0	23,642,430	39,476,680
TOTAL TOWNSHIPS	1	0	356,308,590	188,343,080	0	461,567,590	1,006,219,260
	3	0	356,308,590	188,343,080	0	461,567,590	1,006,219,260
	4	0	13,000	321	0	236	13,557
	5	0	356,387,100	188,343,080	0	460,165,610	1,004,895,790

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
AUBURN HILLS	1	0	128,294,080	250,491,350	0	17,885,000	396,670,430
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	128,294,080	250,491,350	0	17,885,000	396,670,430
	4	0	1,627	199	0	17	1,843
	5	0	128,309,080	250,491,350	0	17,885,000	396,685,430
BERKLEY	1	0	6,932,570	158,240	0	4,816,320	11,907,130
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	6,932,570	158,240	0	4,816,320	11,907,130
	4	0	563	3	0	4	570
	5	0	6,932,570	158,240	0	4,816,320	11,907,130
BIRMINGHAM	1	0	38,865,040	52,220	0	17,447,110	56,364,370
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	38,865,040	52,220	0	17,447,110	56,364,370
	4	0	1,627	1	0	3	1,631
	5	0	38,865,040	52,220	0	17,447,110	56,364,370
BLOOMFIELD HILLS	1	0	17,005,430	0	0	5,181,090	22,186,520
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	17,005,430	0	0	5,181,090	22,186,520
	4	0	486	0	0	5	491
	5	0	17,005,430	0	0	5,181,090	22,186,520
CLARKSTON VILLAGE	1	0	1,258,100	0	0	463,030	1,721,130
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,258,100	0	0	463,030	1,721,130
	4	0	105	0	0	2	107
	5	0	1,258,100	0	0	463,030	1,721,130
CLAWSON	1	0	6,205,410	2,341,230	0	3,980,480	12,527,120
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	6,205,410	2,341,230	0	3,980,480	12,527,120
	4	0	500	10	0	3	513
	5	0	6,205,410	2,341,230	0	3,972,820	12,519,460

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
FARMINGTON	1	0	6,418,060	4,017,110	0	5,430,340	15,865,510
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	6,418,060	4,017,110	0	5,430,340	15,865,510
	4	0	595	7	0	3	605
	5	0	6,418,060	4,017,110	0	5,430,340	15,865,510
FARMINGTON HILLS	1	0	115,137,810	75,583,790	0	44,987,860	235,709,460
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	115,137,810	75,583,790	0	44,987,860	235,709,460
	4	0	2,846	102	0	12	2,960
	5	0	115,144,760	75,583,790	0	44,985,610	235,714,160
FENTON	1	0	0	0	0	2,100	2,100
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	2,100	2,100
	4	0	0	0	0	1	1
	5	0	0	0	0	2,100	2,100
FERNDAL	1	0	14,102,350	15,690,510	0	8,458,680	38,251,540
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	14,102,350	15,690,510	0	8,458,680	38,251,540
	4	0	862	56	0	6	924
	5	0	14,102,350	15,690,510	0	8,458,680	38,251,540
HAZEL PARK	1	0	5,965,920	2,125,180	0	5,638,030	13,729,130
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,965,920	2,125,180	0	5,638,030	13,729,130
	4	0	483	22	0	3	508
	5	0	5,968,730	2,125,180	0	5,638,030	13,731,940
HUNTINGTON WOODS	1	0	1,345,630	0	0	2,379,220	3,724,850
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,345,630	0	0	2,379,220	3,724,850
	4	0	152	0	0	5	157
	5	0	1,345,630	0	0	2,379,220	3,724,850

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
KEEGO HARBOR	1	0	740,860	0	0	1,600,640	2,341,500
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	740,860	0	0	1,600,640	2,341,500
	4	0	185	0	0	2	187
	5	0	740,860	0	0	1,600,640	2,341,500
LAKE ANGELUS	1	0	57,340	0	0	517,450	574,790
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	57,340	0	0	517,450	574,790
	4	0	2	0	0	4	6
	5	0	57,340	0	0	517,450	574,790
LATHRUP VILLAGE	1	0	3,226,880	0	0	1,100,310	4,327,190
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	3,226,880	0	0	1,100,310	4,327,190
	4	0	280	0	0	3	283
	5	0	3,226,880	0	0	1,091,590	4,318,470
MADISON HEIGHTS	1	0	69,458,600	48,615,720	0	14,192,440	132,266,760
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	69,458,600	48,615,720	0	14,192,440	132,266,760
	4	0	1,514	130	0	8	1,652
	5	0	69,466,610	48,615,720	0	14,192,440	132,274,770
NORTHVILLE	1	0	826,290	0	0	961,780	1,788,070
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	826,290	0	0	961,780	1,788,070
	4	0	54	0	0	2	56
	5	0	826,290	0	0	961,780	1,788,070
NOVI	1	0	158,962,210	20,740,650	0	45,363,700	225,066,560
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	158,962,210	20,740,650	0	45,363,700	225,066,560
	4	0	2,343	49	0	14	2,406
	5	0	158,962,210	20,740,650	0	45,363,700	225,066,560

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
OAK PARK	1	0	12,567,640	12,169,730	0	7,370,180	32,107,550
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	12,567,640	12,169,730	0	7,370,180	32,107,550
	4	0	1,242	60	0	7	1,309
	5	0	12,566,260	12,169,730	0	7,370,180	32,106,170
ORCHARD LAKE	1	0	1,788,020	0	0	2,494,330	4,282,350
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,788,020	0	0	2,494,330	4,282,350
	4	0	92	0	0	7	99
	5	0	1,788,020	0	0	2,494,330	4,282,350
PLEASANT RIDGE	1	0	1,886,470	0	0	1,350,780	3,237,250
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,886,470	0	0	1,350,780	3,237,250
	4	0	84	0	0	3	87
	5	0	1,886,470	0	0	1,350,780	3,237,250
PONTIAC	1	0	45,633,090	38,955,260	0	40,445,560	125,033,910
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	45,633,090	38,955,260	0	40,445,560	125,033,910
	4	0	1,484	50	0	4	1,538
	5	0	45,633,090	38,955,260	0	40,445,560	125,033,910
ROCHESTER	1	0	12,968,340	18,382,400	0	5,197,290	36,548,030
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	12,968,340	18,382,400	0	5,197,290	36,548,030
	4	0	803	18	0	5	826
	5	0	12,968,340	18,382,400	0	5,197,290	36,548,030
ROCHESTER HILLS	1	0	65,704,790	79,305,930	0	39,813,870	184,824,590
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	65,704,790	79,305,930	0	39,813,870	184,824,590
	4	0	1,859	133	0	9	2,001
	5	0	65,704,790	79,305,930	0	39,813,870	184,824,590

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ROYAL OAK	1	0	65,931,010	27,076,600	0	38,370,550	131,378,160
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	65,931,010	27,076,600	0	38,370,550	131,378,160
	4	0	2,020	44	0	8	2,072
	5	0	65,881,420	27,076,600	0	38,370,550	131,328,570
SOUTHFIELD	1	0	305,490,440	25,235,360	0	34,006,960	364,732,760
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	305,490,440	25,235,360	0	34,006,960	364,732,760
	4	0	7,896	41	0	15	7,952
	5	0	305,490,440	25,235,360	0	34,006,960	364,732,760
SOUTH LYON	1	0	4,840,440	7,599,350	0	3,805,610	16,245,400
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	4,840,440	7,599,350	0	3,805,610	16,245,400
	4	0	352	13	0	2	367
	5	0	4,840,440	7,599,350	0	3,805,610	16,245,400
SYLVAN LAKE	1	0	1,089,620	0	0	1,355,940	2,445,560
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,089,620	0	0	1,355,940	2,445,560
	4	0	144	1	0	6	151
	5	0	1,089,620	0	0	1,355,940	2,445,560
TROY	1	0	258,780,990	121,212,780	0	45,847,910	425,841,680
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	258,780,990	121,212,780	0	45,847,910	425,841,680
	4	0	6,404	520	0	19	6,943
	5	0	258,780,990	121,212,780	0	45,847,910	425,841,680
WALLED LAKE	1	0	5,349,020	3,038,430	0	5,012,090	13,399,540
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,349,020	3,038,430	0	5,012,090	13,399,540
	4	0	348	11	0	3	362
	5	0	5,349,020	3,038,430	0	5,012,090	13,399,540

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
WIXOM	1	0	46,718,140	65,244,890	0	18,219,530	130,182,560
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	46,718,140	65,244,890	0	18,219,530	130,182,560
	4	0	985	135	0	9	1,129
	5	0	46,718,140	65,244,890	0	18,219,530	130,182,560
TOTAL CITIES	1	0	1,403,550,590	818,036,730	0	423,696,180	2,645,283,500
	3	0	1,403,550,590	818,036,730	0	423,696,180	2,645,283,500
	4	0	37,937	1,605	0	194	39,736
	5	0	1,403,532,390	818,036,730	0	423,677,550	2,645,246,670
TOTAL TOWNSHIPS	1	0	356,308,590	188,343,080	0	461,567,590	1,006,219,260
	3	0	356,308,590	188,343,080	0	461,567,590	1,006,219,260
	4	0	13,000	321	0	236	13,557
	5	0	356,387,100	188,343,080	0	460,165,610	1,004,895,790
TOTAL COUNTY	1	0	1,759,859,180	1,006,379,810	0	885,263,770	3,651,502,760
	3	0	1,759,859,180	1,006,379,810	0	885,263,770	3,651,502,760
	4	0	50,937	1,926	0	430	53,293
	5	0	1,759,919,490	1,006,379,810	0	883,843,160	3,650,142,460

2014 EQUALIZATION FACTORS BY CLASS BY TOWNSHIPS

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

2014 EQUALIZATION FACTORS BY CLASS BY CITIES

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

OAKLAND COUNTY VILLAGE INFORMATION

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

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

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

TOWNSHIP

ADDISON TOWNSHIP

BRANDON TOWNSHIP

COMMERCE TOWNSHIP

HOLLY TOWNSHIP

MILFORD TOWNSHIP

ORION TOWNSHIP

OXFORD TOWNSHIP

ROSE TOWNSHIP

SOUTHFIELD TOWNSHIP

VILLAGE

VILLAGE OF LEONARD

VILLAGE OF ORTONVILLE

VILLAGE OF WOLVERINE LAKE

VILLAGE OF HOLLY

VILLAGE OF MILFORD

VILLAGE OF LAKE ORION

VILLAGE OF OXFORD

VILLAGE OF HOLLY

VILLAGE OF BINGHAM FARMS

VILLAGE OF FRANKLIN

VILLAGE OF BEVERLY HILLS

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENT REAL	TOTAL REAL PROPERTY
VILLAGE OF BEVERLY HILLS (TH)	1	0	24,080,590	125,930	551,482,060	0	0	575,688,580
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	24,080,590	125,930	551,482,060	0	0	575,688,580
	4	0	45	2	4,115	0	0	4,162
	5	0	22,649,480	118,000	468,942,090	0	0	491,709,570
VILLAGE OF BINGHAM FARMS (TB)	1	0	48,976,570	0	110,995,500	0	0	159,972,070
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	48,976,570	0	110,995,500	0	0	159,972,070
	4	0	26	0	522	0	0	548
	5	0	48,763,440	0	93,270,990	0	0	142,034,430
VILLAGE OF FRANKLIN (TF)	1	0	3,479,120	70,150	333,285,940	0	0	336,835,210
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	3,479,120	70,150	333,285,940	0	0	336,835,210
	4	0	23	1	1,290	0	0	1,314
	5	0	3,434,150	70,150	289,696,070	0	0	293,200,370
VILLAGE OF HOLLY (IH)	1	0	25,397,720	2,970,590	70,834,480	0	0	99,202,790
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	25,397,720	2,970,590	70,834,480	0	0	99,202,790
	4	0	177	23	2,000	0	0	2,200
	5	0	24,378,860	2,918,810	65,882,980	0	0	93,180,650
VILLAGE OF HOLLY (RH)	1	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0
	4	0	0	0	0	0	0	0
	5	0	0	0	0	0	0	0
VILLAGE OF LAKE ORION (OL)	1	0	18,960,990	36,740	102,976,730	0	0	121,974,460
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	18,960,990	36,740	102,976,730	0	0	121,974,460
	4	0	137	2	1,342	0	0	1,481
	5	0	18,651,110	36,740	86,986,200	0	0	105,674,050

2014 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENT REAL	TOTAL REAL PROPERTY
VILLAGE OF LEONARD (AL)	1	209,560	389,700	707,920	10,857,070	0	0	12,164,250
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	209,560	389,700	707,920	10,857,070	0	0	12,164,250
	4	2	8	7	214	0	0	231
	5	147,960	330,820	566,630	9,591,800	0	0	10,637,210
VILLAGE OF MILFORD (LM)	1	0	43,419,230	1,043,570	202,786,360	0	0	247,249,160
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	43,419,230	1,043,570	202,786,360	0	0	247,249,160
	4	0	210	11	2,508	0	0	2,729
	5	0	39,404,350	758,610	173,734,790	0	0	213,897,750
VILLAGE OF ORTONVILLE (DO)	1	0	7,244,390	398,510	26,725,420	0	0	34,368,320
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	7,244,390	398,510	26,725,420	0	0	34,368,320
	4	0	86	5	526	0	0	617
	5	0	6,724,420	393,610	24,510,800	0	0	31,628,830
VILLAGE OF OXFORD (PO)	1	0	23,475,820	6,978,310	83,286,940	0	0	113,741,070
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	23,475,820	6,978,310	83,286,940	0	0	113,741,070
	4	0	145	44	1,232	0	0	1,421
	5	0	22,104,880	6,867,070	70,407,800	0	0	99,379,750
VILLAGE OF WOLVERINE LAKE (EW)	1	0	5,227,740	0	147,905,850	0	0	153,133,590
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	5,227,740	0	147,905,850	0	0	153,133,590
	4	0	29	0	1,906	0	0	1,935
	5	0	4,921,810	0	132,652,610	0	0	137,574,420

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF BEVERLY HILLS (TH)	1	0	4,420,360	0	0	5,007,090	9,427,450
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	4,420,360	0	0	5,007,090	9,427,450
	4	0	187	0	0	3	190
	5	0	4,420,360	0	0	5,003,390	9,423,750
VILLAGE OF BINGHAM FARMS (TB)	1	0	10,507,760	0	0	1,492,200	11,999,960
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	10,507,760	0	0	1,492,200	11,999,960
	4	0	596	0	0	6	602
	5	0	10,507,760	0	0	1,492,200	11,999,960
VILLAGE OF FRANKLIN (TF)	1	0	637,840	0	0	1,765,730	2,403,570
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	637,840	0	0	1,765,730	2,403,570
	4	0	72	0	0	3	75
	5	0	637,840	0	0	1,765,730	2,403,570
VILLAGE OF HOLLY (IH)	1	0	2,668,560	1,819,400	0	1,976,310	6,464,270
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	2,668,560	1,819,400	0	1,976,310	6,464,270
	4	0	224	12	0	2	238
	5	0	2,737,180	1,819,400	0	1,976,310	6,532,890
VILLAGE OF HOLLY (RH)	1	0	0	0	0	19,570	19,570
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	19,570	19,570
	4	0	0	0	0	1	1
	5	0	0	0	0	19,570	19,570
VILLAGE OF LAKE ORION (OL)	1	0	2,121,330	0	0	1,927,710	4,049,040
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	2,121,330	0	0	1,927,710	4,049,040
	4	0	180	0	0	2	182
	5	0	2,123,120	0	0	1,927,710	4,050,830

2014 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF LEONARD (AL)	1	0	89,490	1,321,730	0	226,110	1,637,330
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	89,490	1,321,730	0	226,110	1,637,330
	4	0	19	4	0	2	25
	5	0	89,490	1,321,730	0	226,110	1,637,330
VILLAGE OF MILFORD (LM)	1	0	4,840,500	127,820	0	6,178,910	11,147,230
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	4,840,500	127,820	0	6,178,910	11,147,230
	4	0	359	2	0	2	363
	5	0	4,840,500	127,820	0	6,178,910	11,147,230
VILLAGE OF ORTONVILLE (DO)	1	0	639,800	366,690	0	828,730	1,835,220
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	639,800	366,690	0	828,730	1,835,220
	4	0	94	1	0	2	97
	5	0	639,800	366,690	0	828,730	1,835,220
VILLAGE OF OXFORD (PO)	1	0	2,649,150	4,787,940	0	2,383,210	9,820,300
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	2,649,150	4,787,940	0	2,383,210	9,820,300
	4	0	252	22	0	2	276
	5	0	2,649,150	4,787,940	0	2,383,210	9,820,300
VILLAGE OF WOLVERINE LAKE (EW)	1	0	547,320	0	0	1,581,870	2,129,190
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	547,320	0	0	1,581,870	2,129,190
	4	0	38	0	0	2	40
	5	0	547,320	0	0	1,581,870	2,129,190

2014 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF:

DNR FACILITIES TAX (PUBLIC ACT 513 OF 2004)

OBSOLETE REHABILITATION TAX (PUBLIC ACT 146 OF 2000)

INDUSTRIAL FACILITIES TAX (PUBLIC ACT 198 OF 1974)

COMMERCIAL REHABILITATION TAX (PUBLIC ACT 210 OF 2005)



ASSESSING DISTRICT	ACT 513	ACT 198		ACT 146		PA 210	
	NEW	REHAB	NEW	OPRA-F	OPRA-R	CRA-F	CRA-R
TOWNSHIPS							
ADDISON	150,063		845,810				
BRANDON	1,173,600						
COMMERCE	6,387,669		179,970				
GROVELAND	7,094,478						
HIGHLAND	7,743,708						
HOLLY	5,386,510						
LYON	318,689		5,933,430				
MILFORD	2,207,387		19,294,380				
OAKLAND	4,227,995						
ORION	7,089,916		5,454,710				
OXFORD	306,398		394,970				
ROSE	21,669						
WATERFORD	2,416,800		1,022,990				
WHITE LAKE	7,326,277						
CITIES							
AUBURN HILLS		17,363,453	88,401,750			1,147,740	950,040
FARMINGTON			770,380				
FARMINGTON HILLS			2,101,850				
FERNDALE			3,866,080				
MADISON HEIGHTS		2,686,300	14,493,130				
NOVI			13,319,300				
OAK PARK			6,000,650				
ORCHARD LAKE	565,580						
PONTIAC			15,381,090	3,096,580	1,453,610		
ROCHESTER HILLS		1,100,000	12,714,510				
ROYAL OAK			9,076,090				
SOUTH LYON			4,721,740				
SOUTHFIELD			4,813,320				
TROY		6,243,699	15,930,700				
WIXOM	33,982		13,734,850				
TOTAL COUNTY	52,450,721	27,393,452	238,451,700	3,096,580	1,453,610	1,147,740	950,040