

L. BROOKS PATTERSON OAKLAND COUNTY EXECUTIVE

1993 EQUALIZATION OAKLAND COUNTY, MICHIGAN

Prepared By
DEPARTMENT OF MANAGEMENT AND BUDGET
Robert J. Daddow, Director

EQUALIZATION DIVISION
Don L. Bailey, Manager

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

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

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

EQUALIZATION DIVISION
Don L. Bailey, Manager

April 29, 1993

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE COMMITTEE

RE: Recommendation as to Equalized Value

The total recommended equalized value for 1993 in Oakland County, Michigan is
30,087,448,304

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

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted sample studies by class of property to determine the relationships between assessed value and current cash value for each assessing district. Oakland County has a total of over 400,000 parcels; during 1992 our division completed approximately 35,000 real property appraisals and conducted approximately 3,200 personal property audits.

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

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

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

Respectfully submitted,

Robert J. Daddow, Director
Department of Management & Budget

OAKLAND COUNTY BOARD OF COMMISSIONERS

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April 29, 1993

BY: THE FINANCE COMMITTEE, JOHN P. MCCULLOCH, CHAIRPERSON

IN RE: MANAGEMENT AND BUDGET DEPARTMENT - 1993 EQUALIZATION

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS

Mr. Chairperson, Ladies and Gentlemen:

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

WHEREAS, based on its findings, the manager of the Equalization Division has presented to the Finance Committee the recommended 1993 Equalization values which adds to or deducts from the valuation of the taxable property in the several townships and cities an amount as, in its judgement, will produce a sum which represents the true cash value thereof; and

WHEREAS, the Finance Committee in accordance with Rule XA8 of the Board of Commissioners adopted January 7, 1993, has reviewed the findings and recommendations of the employees of the Equalization Division and conducted hearings to provide for local intervention into the equalization process; and

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

NOW THEREFORE BE IT RESOLVED, that the Oakland County Board of Commissioners adopts the 1993 Equalization and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the appropriate official of the proper township or city.

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

FINANCE COMMITTEE

John P. McCulloch, Chairperson

STATE TAX COMMISSION
OAKLAND COUNTYANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1993

	R E A L PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
100			
101	AGRICULTURAL	161,057,440	347,162,553
102	LOSS	9,000,380	19,220,116
103		152,057,060	327,942,437
104	ADJUSTMENT	11,720,720	
105		163,777,780	327,942,437
106	NEW	26,182,170	52,367,795
107			
108	TOTAL AGRICULTURAL	189,959,950	380,310,232
200			
201	COMMERCIAL	5,542,951,000	11,234,504,482
202	LOSS	203,173,011	410,512,755
203		5,339,777,989	10,823,991,727
204	ADJUSTMENT	36,819,453	
205		5,376,597,442	10,823,991,727
206	NEW	177,670,728	356,731,600
207			
208	TOTAL COMMERCIAL	5,554,268,170	11,180,723,327
300			
301	INDUSTRIAL	1,798,433,535	3,621,699,773
302	LOSS	77,013,070	154,504,795
303		1,721,420,465	3,467,194,978
304	ADJUSTMENT	7,566,560	
305		1,728,987,025	3,467,194,978
306	NEW	72,966,115	146,070,442
307			
308	TOTAL INDUSTRIAL	1,801,953,140	3,613,265,420
400			
401	RESIDENTIAL	17,891,455,538	38,264,987,565
402	LOSS	164,575,704	354,235,121
403		17,726,879,834	37,910,752,444
404	ADJUSTMENT	1,092,973,405	
405		18,819,853,239	37,910,752,444
406	NEW	905,140,738	1,818,958,901
407			
408	TOTAL RESIDENTIAL	19,724,993,977	39,729,711,345
500			
501	TIMBER-C.O.		
502	LOSS		
503			
504	ADJUSTMENT		
505			
506	NEW		
507			
508	TOTAL TIMBER-C.O.		
600			
601	DEVELOPMNTL	78,764,050	168,426,456
602	LOSS	9,784,336	21,267,436
603		68,979,714	147,159,020
604	ADJUSTMENT	4,129,096	
605		73,108,810	147,159,020
606	NEW	4,564,104	9,166,567
607			
608	TOTAL DEVELOPMNTL	77,672,914	156,325,587
800	TOTAL REAL	27,348,848,151	55,060,335,911

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1993

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE
150			
151	AGRICULTURAL		
152	LOSS		
153			
154	ADJUSTMENT		
155			
156	NEW		
157			
158	TOTAL AGRICULTURAL		
250			
251	COMMERCIAL	1,494,126,790	3,053,452,490
252	LOSS	291,201,330	595,561,617
253		1,202,925,460	2,457,890,873
254	ADJUSTMENT	26,020,000	
255		1,228,945,460	2,457,890,873
256	NEW	256,464,810	512,929,610
257			
258	TOTAL COMMERCIAL	1,485,410,270	2,970,820,483
350			
351	INDUSTRIAL	711,813,040	1,431,778,332
352	LOSS	90,082,370	181,388,161
353		621,730,670	1,250,390,171
354	ADJUSTMENT	3,464,430	
355		625,195,100	1,250,390,171
356	NEW	124,974,950	249,949,899
357			
358	TOTAL INDUSTRIAL	750,170,050	1,500,340,070
450			
451	RESIDENTIAL	2,550,300	5,468,053
452	LOSS	117,800	252,573
453		2,432,500	5,215,480
454	ADJUSTMENT	175,240	
455		2,607,740	5,215,480
456	NEW	4,560	9,120
457			
458	TOTAL RESIDENTIAL	2,612,300	5,224,600
550			
551	UTILITY	459,607,070	919,214,472
552	LOSS	917,440	1,834,894
553		458,689,630	917,379,578
554	ADJUSTMENT	160	
555		458,689,790	917,379,578
556	NEW	41,081,700	82,163,400
557			
558	TOTAL UTILITY	499,771,490	999,542,978
850	TOTAL PERSONAL	2,737,964,110	5,475,928,131

STATE TAX COMMISSION
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUATION
COUNTY SUMMARY

YEAR 1993

	R E A L	PROPERTY	NUMB. PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	ROUNDED EQ. VALUE	DIFFERENCE
108	TOTAL	AGRICULTURAL	2114	189,959,950	380,310,232	190,155,121	189,959,950	195,171
208	TOTAL	COMMERCIAL	19494	5,554,268,170	11,180,723,327	5,590,361,673	5,554,268,170	36,093,503
308	TOTAL	INDUSTRIAL	6587	1,801,953,140	3,613,265,420	1,806,632,720	1,801,953,140	4,679,580
408	TOTAL	RESIDENTIAL	373991	19,724,993,977	39,729,711,345	19,864,855,683	19,725,630,020	139,225,663
508	TOTAL	TIMBER-C.O.	N O N E					
608	TOTAL	DEVELOPMNTL	931	77,672,914	156,325,587	78,162,797	77,672,914	489,883
800	TOTAL	REAL	403117	27,348,848,151	55,060,335,911	27,530,167,994	27,349,484,194	180,683,800
	PERSONAL PROPERTY							
158	TOTAL	AGRICULTURAL						
258	TOTAL	COMMERCIAL	44182	1,485,410,270	2,970,820,483			
358	TOTAL	INDUSTRIAL	3412	750,170,050	1,500,340,070			
458	TOTAL	RESIDENTIAL	55	2,612,300	5,224,600			
558	TOTAL	UTILITY	372	499,771,490	999,542,978			
850	TOTAL	PERSONAL	48021	2,737,964,110	5,475,928,131	2,737,964,079	2,737,964,110	31-
900	GRAND	TOTAL	451138	30,086,812,261	60,536,264,042	30,268,132,073	30,087,448,304	180,683,769

OAKLAND COUNTY
1993 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY TOWNSHIPS

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
ADDISON TWP	19,957.13	122,886,800	122,886,800	6,936,650	6,936,650	129,823,450	129,823,450
BLOOMFIELD TWP	13,370.36	2,074,755,100	2,074,755,100	52,862,100	52,862,100	2,127,617,200	2,127,617,200
BRANDON TWP	20,421.40	205,853,755	205,853,755	6,814,550	6,814,550	212,668,305	212,668,305
COMMERCE TWP	14,951.56	695,365,050	695,365,050	64,060,400	64,060,400	759,425,450	759,425,450
GROVELAND TWP	19,349.76	104,238,350	104,238,350	7,560,050	7,560,050	111,798,400	111,798,400
HIGHLAND TWP	20,201.69	311,167,200	311,167,200	14,318,550	14,318,550	325,485,750	325,485,750
HOLLY TWP	20,389.03	120,264,300	120,264,300	8,178,000	8,178,000	128,442,300	128,442,300
INDEPENDENCE TWP	18,667.71	579,506,100	579,506,100	24,612,500	24,612,500	604,118,600	604,118,600
LYON TWP	18,232.12	196,449,330	196,449,330	30,754,300	30,754,300	227,203,630	227,203,630
MILFORD TWP	17,934.68	311,356,400	311,356,400	53,443,500	53,443,500	364,799,900	364,799,900
NOVI TWP	59.84	4,344,557	4,980,600	54,550	54,550	4,399,107	5,035,150
OAKLAND TWP	20,227.14	307,199,138	307,199,138	11,993,450	11,993,450	319,192,588	319,192,588
ORION TWP	18,641.08	553,142,500	553,142,500	73,050,850	73,050,850	626,193,350	626,193,350
OXFORD TWP	19,283.26	228,291,700	228,291,700	22,076,250	22,076,250	250,367,950	250,367,950
ROSE TWP	19,798.44	97,209,600	97,209,600	4,602,200	4,602,200	101,811,800	101,811,800
ROYAL OAK TWP	320.41	39,113,500	39,113,500	7,501,850	7,501,850	46,615,350	46,615,350
SOUTHFIELD TWP	4,046.98	604,999,700	604,999,700	23,908,000	23,908,000	628,907,700	628,907,700
SPRINGFIELD TWP	18,340.28	212,938,880	212,938,880	15,732,200	15,732,200	228,671,080	228,671,080
WATERFORD TWP	14,980.80	1,254,519,400	1,254,519,400	89,429,500	89,429,500	1,343,948,900	1,343,948,900
WEST BLNFLD TWP	15,619.53	1,913,401,193	1,913,401,193	47,027,850	47,027,850	1,960,429,043	1,960,429,043
WHITE LAKE TWP	19,984.18	448,165,500	448,165,500	15,428,350	15,428,350	463,593,850	463,593,850
TOTAL TOWNSHIPS	334,777.38	10,385,168,053	10,385,804,096	580,345,650	580,345,650	10,965,513,703	10,966,149,746

OAKLAND COUNTY
1993 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES
BY CITIES

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY		PERSONAL PROPERTY		TOTAL PROPERTY REAL / PERSONAL	
		ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE	ASSESSED VALUE	EQUALIZED VALUE
AUBURN HILLS CITY	10,649.60	378,887,715	378,887,715	135,303,350	135,303,350	514,191,065	514,191,065
BERKLEY CITY	1,213.93	263,966,150	263,966,150	10,362,800	10,362,800	274,328,950	274,328,950
BIRMINGHAM CITY	2,217.97	910,931,500	910,931,500	41,024,450	41,024,450	951,955,950	951,955,950
BLMFLD HILLS CITY	2,365.32	485,360,200	485,360,200	28,741,100	28,741,100	514,101,300	514,101,300
VLG CLARKSTON CTY	322.27	25,725,100	25,725,100	949,650	949,650	26,674,750	26,674,750
CLAWSON CITY	1,067.54	229,261,100	229,261,100	13,281,550	13,281,550	242,542,650	242,542,650
FARMINGTON CITY	1,250.14	256,259,300	256,259,300	15,471,500	15,471,500	271,730,800	271,730,800
FARM HILLS CITY	16,476.19	2,309,489,200	2,309,489,200	196,784,450	196,784,450	2,506,273,650	2,506,273,650
FERNDALE CITY	1,884.72	275,224,800	275,224,800	36,271,850	36,271,850	311,496,650	311,496,650
HAZEL PARK CITY	1,351.79	163,760,200	163,760,200	15,157,250	15,157,250	178,917,450	178,917,450
HUNTINGN WDS CITY	576.33	166,442,500	166,442,500	2,241,250	2,241,250	168,683,750	168,683,750
KEEGO HARBOR CITY	285.31	44,562,800	44,562,800	2,487,950	2,487,950	47,050,750	47,050,750
LAKE ANGELUS CITY	1,049.60	30,915,900	30,915,900	144,420	144,420	31,060,320	31,060,320
LATHRUP VLG CITY	761.99	105,089,700	105,089,700	4,675,950	4,675,950	109,765,650	109,765,650
MADISON HGTS CITY	3,204.27	627,520,200	627,520,200	143,010,050	143,010,050	770,530,250	770,530,250
NORTHVILLE CITY	472.38	103,420,800	103,420,800	1,184,600	1,184,600	104,605,400	104,605,400
NOVI CITY	16,447.86	1,189,419,500	1,189,419,500	110,119,000	110,119,000	1,299,538,500	1,299,538,500
OAK PARK CITY	2,384.73	350,042,940	350,042,940	42,144,300	42,144,300	392,187,240	392,187,240
ORCHARD LAKE CITY	2,079.03	175,335,900	175,335,900	3,113,900	3,113,900	178,449,800	178,449,800
PLEASANT RDG CITY	285.59	64,020,743	64,020,743	3,292,950	3,292,950	67,313,693	67,313,693
PONTIAC CITY	8,031.63	533,365,400	533,365,400	186,201,200	186,201,200	719,566,600	719,566,600
ROCHESTER CITY	1,593.95	195,437,850	195,437,850	31,084,950	31,084,950	226,522,800	226,522,800
ROCH HILLS CITY	15,280.38	1,693,565,100	1,693,565,100	123,574,100	123,574,100	1,817,139,200	1,817,139,200
ROYAL OAK CITY	5,599.72	1,193,983,400	1,193,983,400	82,474,600	82,474,600	1,276,458,000	1,276,458,000
SOUTHFIELD CITY	13,492.16	1,906,668,750	1,906,668,750	401,625,950	401,625,950	2,308,294,700	2,308,294,700
SOUTH LYON CITY	1,105.81	105,824,900	105,824,900	10,791,500	10,791,500	116,616,400	116,616,400
SYLVAN LAKE CITY	402.83	50,611,400	50,611,400	2,114,700	2,114,700	52,726,100	52,726,100
TROY CITY	15,987.26	2,792,362,450	2,792,362,450	432,711,840	432,711,840	3,225,074,290	3,225,074,290
WALLED LAKE CITY	1,204.00	100,973,600	100,973,600	9,623,500	9,623,500	110,597,100	110,597,100
WIXOM CITY	4,765.38	235,251,000	235,251,000	71,653,800	71,653,800	306,904,800	306,904,800
TOTAL CITIES	133,809.68	16,963,680,098	16,963,680,098	2,157,618,460	2,157,618,460	19,121,298,558	19,121,298,558
TOTAL TOWNSHIPS	334,777.38	10,385,168,053	10,385,804,096	580,345,650	580,345,650	10,965,513,703	10,966,149,746
TOTAL COUNTY	468,587.06	27,348,848,151	27,349,484,194	2,737,964,110	2,737,964,110	30,086,812,261	30,087,448,304

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP	(1)	5,527,150	4,040,700	1,339,300	93,310,950	NONE	18,668,700	122,886,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,527,150	4,040,700	1,339,300	93,310,950		18,668,700	122,886,800
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
BLOOMFIELD TWP	(1)	0	156,471,200	17,052,000	1,901,231,900	NONE	0	2,074,755,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	156,471,200	17,052,000	1,901,231,900		0	2,074,755,100
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
BRANDON TWP	(1)	4,458,200	15,709,900	773,200	184,912,455	NONE	0	205,853,755
	(2)	+0	+0	+0	+0		+0	+0
	(3)	4,458,200	15,709,900	773,200	184,912,455		0	205,853,755
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
COMMERCE TWP	(1)	14,464,800	59,587,800	61,056,400	560,023,050	NONE	233,000	695,365,050
	(2)	+0	+0	+0	+0		+0	+0
	(3)	14,464,800	59,587,800	61,056,400	560,023,050		233,000	695,365,050
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
GROVELAND TWP	(1)	17,156,300	8,484,300	2,280,200	76,317,550	NONE	0	104,238,350
	(2)	+0	+0	+0	+0		+0	+0
	(3)	17,156,300	8,484,300	2,280,200	76,317,550		0	104,238,350
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
HIGHLAND TWP	(1)	15,336,600	26,210,000	4,804,200	263,821,100	NONE	995,300	311,167,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	15,336,600	26,210,000	4,804,200	263,821,100		995,300	311,167,200
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP	(1)	9,519,600	14,113,250	3,152,700	86,937,550	NONE	6,541,200	120,264,300
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,519,600	14,113,250	3,152,700	86,937,550		6,541,200	120,264,300
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
INDEPENDENCE TWP	(1)	0	69,961,800	3,337,000	497,278,400	NONE	8,928,900	579,506,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	69,961,800	3,337,000	497,278,400		8,928,900	579,506,100
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	
LYON TWP	(1)	16,858,100	23,283,100	18,134,000	137,863,730	NONE	310,400	196,449,330
	(2)	+0	+0	+0	+0		+0	+0
	(3)	16,858,100	23,283,100	18,134,000	137,863,730		310,400	196,449,330
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
MILFORD TWP	(1)	9,214,700	25,774,200	31,567,400	244,800,100	NONE	0	311,356,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,214,700	25,774,200	31,567,400	244,800,100		0	311,356,400
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
NOVI TWP	(1)	0	0	0	4,344,557	NONE	0	4,344,557
	(2)	+0	+0	+0	+636,043		+0	+636,043
	(3)	0	0	0	4,980,600		0	4,980,600
	(4)	.0000	.0000	.0000	1.1464		.0000	
OAKLAND TWP	(1)	3,472,800	6,665,500	4,173,600	266,414,274	NONE	26,472,964	307,199,138
	(2)	+0	+0	+0	+0		+0	+0
	(3)	3,472,800	6,665,500	4,173,600	266,414,274		26,472,964	307,199,138
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP	(1)	5,916,800	64,798,200	32,784,300	442,994,400	NONE	6,648,800	553,142,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	5,916,800	64,798,200	32,784,300	442,994,400		6,648,800	553,142,500
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
OXFORD TWP	(1)	9,892,000	26,646,700	23,423,200	168,329,800	NONE	0	228,291,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	9,892,000	26,646,700	23,423,200	168,329,800		0	228,291,700
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROSE TWP	(1)	8,550,000	342,200	517,400	87,800,000	NONE	0	97,209,600
	(2)	+0	+0	+0	+0		+0	+0
	(3)	8,550,000	342,200	517,400	87,800,000		0	97,209,600
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK TWP	(1)	0	27,510,800	4,648,000	6,954,700	NONE	0	39,113,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	27,510,800	4,648,000	6,954,700		0	39,113,500
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD TWP	(1)	0	70,209,400	148,200	534,642,100	NONE	0	604,999,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	70,209,400	148,200	534,642,100		0	604,999,700
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SPRINGFIELD TWP	(1)	12,220,700	12,610,400	7,803,980	176,248,350	NONE	4,055,450	212,938,880
	(2)	+0	+0	+0	+0		+0	+0
	(3)	12,220,700	12,610,400	7,803,980	176,248,350		4,055,450	212,938,880
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP	(1)	1,721,400	280,973,000	22,896,300	948,928,700	NONE	0	1,254,519,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	1,721,400	280,973,000	22,896,300	948,928,700		0	1,254,519,400
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
WEST BLMFLD TWP	(1)	0	166,633,000	4,510,300	1,742,257,893	NONE	0	1,913,401,193
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	166,633,000	4,510,300	1,742,257,893		0	1,913,401,193
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
WHITE LAKE TWP	(1)	13,771,500	29,840,800	3,101,500	401,451,700	NONE	0	448,165,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	13,771,500	29,840,800	3,101,500	401,451,700		0	448,165,500
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
TOTAL TOWNSHIPS	(1)	148,080,650	1,089,866,250	247,503,180	8,826,863,259	NONE	72,854,714	10,385,168,053
	(2)	+0	+0	+0	+636,043		+0	+636,043
	(3)	148,080,650	1,089,866,250	247,503,180	8,827,499,302		72,854,714	10,385,804,096

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBURN HILLS CITY(1)	0	145,546,750	124,208,500	109,132,465	NONE	0	378,887,715
(2)	+0	+0	+0	+0		+0	+0
(3)	0	145,546,750	124,208,500	109,132,465		0	378,887,715
(4)	.0000	1.0000	1.0000	1.0000		.0000	
BERKLEY CITY (1)	0	29,079,450	2,040,800	232,845,900	NONE	0	263,966,150
(2)	+0	+0	+0	+0		+0	+0
(3)	0	29,079,450	2,040,800	232,845,900		0	263,966,150
(4)	.0000	1.0000	1.0000	1.0000		.0000	
BIRMINGHAM CITY (1)	0	206,815,400	8,818,400	695,297,700	NONE	0	910,931,500
(2)	+0	+0	+0	+0		+0	+0
(3)	0	206,815,400	8,818,400	695,297,700		0	910,931,500
(4)	.0000	1.0000	1.0000	1.0000		.0000	
BLMFLD HILLS CITY(1)	0	90,853,200	0	394,507,000	NONE	0	485,360,200
(2)	+0	+0	+0	+0		+0	+0
(3)	0	90,853,200	0	394,507,000		0	485,360,200
(4)	.0000	1.0000	.0000	1.0000		.0000	
VLG CLARKSTON CTY(1)	0	4,927,900	0	20,797,200	NONE	0	25,725,100
(2)	+0	+0	+0	+0		+0	+0
(3)	0	4,927,900	0	20,797,200		0	25,725,100
(4)	.0000	1.0000	.0000	1.0000		.0000	
CLAWSON CITY (1)	0	44,391,400	12,805,300	172,064,400	NONE	0	229,261,100
(2)	+0	+0	+0	+0		+0	+0
(3)	0	44,391,400	12,805,300	172,064,400		0	229,261,100
(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARMINGTON CITY (1)	0	67,502,200	9,803,800	178,953,300	NONE	0	256,259,300
(2)	+0	+0	+0	+0		+0	+0
(3)	0	67,502,200	9,803,800	178,953,300		0	256,259,300
(4)	.0000	1.0000	1.0000	1.0000		.0000	
FARM HILLS CITY (1)	0	568,648,900	180,649,000	1,560,191,300	NONE	0	2,309,489,200
(2)	+0	+0	+0	+0		+0	+0
(3)	0	568,648,900	180,649,000	1,560,191,300		0	2,309,489,200
(4)	.0000	1.0000	1.0000	1.0000		.0000	



OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
FERNDAL CITY	(1)	0	49,003,200	30,857,400	195,364,200	NONE	0	275,224,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	49,003,200	30,857,400	195,364,200		0	275,224,800
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
HAZEL PARK CITY	(1)	0	27,821,300	9,951,800	125,987,100	NONE	0	163,760,200
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	27,821,300	9,951,800	125,987,100		0	163,760,200
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
HUNTING WDS CITY	(1)	0	4,809,800	0	161,632,700	NONE	0	166,442,500
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	4,809,800	0	161,632,700		0	166,442,500
	(4)	.0000	1.0000	.0000	1.0000		.0000	
KEEGO HARBOR CITY	(1)	0	13,021,600	0	31,541,200	NONE	0	44,562,800
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	13,021,600	0	31,541,200		0	44,562,800
	(4)	.0000	1.0000	.0000	1.0000		.0000	
LAKE ANGELUS CITY	(1)	0	0	0	30,915,900	NONE	0	30,915,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	0	0	30,915,900		0	30,915,900
	(4)	.0000	.0000	.0000	1.0000		.0000	
LATHRUP VLG CITY	(1)	0	16,092,300	0	88,997,400	NONE	0	105,089,700
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	16,092,300	0	88,997,400		0	105,089,700
	(4)	.0000	1.0000	.0000	1.0000		.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
MADISON HGTS CITY(1)	0	148,333,300	173,774,200	305,412,700	NONE	0	627,520,200
(2)	+0	+0	+0	+0		+0	+0
(3)	0	148,333,300	173,774,200	305,412,700		0	627,520,200
(4)	.0000	1.0000	1.0000	1.0000		.0000	
NORTHVILLE CITY (1)	0	2,492,300	681,200	100,247,300	NONE	0	103,420,800
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,492,300	681,200	100,247,300		0	103,420,800
(4)	.0000	1.0000	1.0000	1.0000		.0000	
NOVI CITY (1)	41,498,100	356,258,200	119,910,300	671,752,900	NONE	0	1,189,419,500
(2)	+0	+0	+0	+0		+0	+0
(3)	41,498,100	356,258,200	119,910,300	671,752,900		0	1,189,419,500
(4)	1.0000	1.0000	1.0000	1.0000		.0000	
OAK PARK CITY (1)	0	59,248,570	38,629,210	252,165,160	NONE	0	350,042,940
(2)	+0	+0	+0	+0		+0	+0
(3)	0	59,248,570	38,629,210	252,165,160		0	350,042,940
(4)	.0000	1.0000	1.0000	1.0000		.0000	
ORCHARD LAKE CITY(1)	359,000	8,017,100	0	166,612,500	NONE	347,300	175,335,900
(2)	+0	+0	+0	+0		+0	+0
(3)	359,000	8,017,100	0	166,612,500		347,300	175,335,900
(4)	1.0000	1.0000	.0000	1.0000		1.0000	
PLEASANT RDG CITY(1)	0	2,162,500	965,200	60,893,043	NONE	0	64,020,743
(2)	+0	+0	+0	+0		+0	+0
(3)	0	2,162,500	965,200	60,893,043		0	64,020,743
(4)	.0000	1.0000	1.0000	1.0000		.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES

(1) ASSESSED VALUES BY CLASS (2) AMOUNT ADDED OR DEDUCTED

(3) EQUALIZED VALUES BY CLASS (4) EQUALIZATION FACTOR

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
PONTIAC CITY	(1)	0	131,844,300	115,238,400	286,282,700	NONE	0	533,365,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	131,844,300	115,238,400	286,282,700		0	533,365,400
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROCHESTER CITY	(1)	22,200	55,314,500	24,155,000	115,946,150	NONE	0	195,437,850
	(2)	+0	+0	+0	+0		+0	+0
	(3)	22,200	55,314,500	24,155,000	115,946,150		0	195,437,850
	(4)	1.0000	1.0000	1.0000	1.0000		.0000	
ROCH HILLS CITY	(1)	0	246,844,500	118,733,300	1,327,987,300	NONE	0	1,693,565,100
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	246,844,500	118,733,300	1,327,987,300		0	1,693,565,100
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
ROYAL OAK CITY	(1)	0	232,970,100	33,757,900	927,255,400	NONE	0	1,193,983,400
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	232,970,100	33,757,900	927,255,400		0	1,193,983,400
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTHFIELD CITY	(1)	0	1,037,217,650	40,233,450	829,217,650	NONE	0	1,906,668,750
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	1,037,217,650	40,233,450	829,217,650		0	1,906,668,750
	(4)	.0000	1.0000	1.0000	1.0000		.0000	
SOUTH LYON CITY	(1)	0	21,167,800	4,415,500	79,734,800	NONE	506,800	105,824,900
	(2)	+0	+0	+0	+0		+0	+0
	(3)	0	21,167,800	4,415,500	79,734,800		506,800	105,824,900
	(4)	.0000	1.0000	1.0000	1.0000		1.0000	

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS

BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
SYLVAN LAKE CITY	(1) 0	5,556,500	1,715,100	43,339,800	NONE	0	50,611,400
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	5,556,500	1,715,100	43,339,800		0	50,611,400
	(4) .0000	1.0000	1.0000	1.0000		.0000	
TROY CITY	(1) 0	825,064,100	401,155,500	1,566,142,850	NONE	0	2,792,362,450
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	825,064,100	401,155,500	1,566,142,850		0	2,792,362,450
	(4) .0000	1.0000	1.0000	1.0000		.0000	
WALLED LAKE CITY	(1) 0	20,927,500	6,505,800	73,540,300	NONE	0	100,973,600
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	20,927,500	6,505,800	73,540,300		0	100,973,600
	(4) .0000	1.0000	1.0000	1.0000		.0000	
WIXOM CITY	(1) 0	42,469,600	95,444,900	93,372,400	NONE	3,964,100	235,251,000
	(2) +0	+0	+0	+0		+0	+0
	(3) 0	42,469,600	95,444,900	93,372,400		3,964,100	235,251,000
	(4) .0000	1.0000	1.0000	1.0000		1.0000	
TOTAL CITIES	(1) 41,879,300	4,464,401,920	1,554,449,960	10,898,130,718	NONE	4,818,200	16,963,680,098
	(2) +0	+0	+0	+0		+0	+0
	(3) 41,879,300	4,464,401,920	1,554,449,960	10,898,130,718		4,818,200	16,963,680,098
TOTAL TOWNSHIPS	(1) 148,080,650	1,089,866,250	247,503,180	8,826,863,259	NONE	72,854,714	10,385,168,053
	(2) +0	+0	+0	+636,043		+0	+636,043
	(3) 148,080,650	1,089,866,250	247,503,180	8,827,499,302		72,854,714	10,385,804,096
TOTAL COUNTY	(1) 189,959,950	5,554,268,170	1,801,953,140	19,724,993,977	NONE	77,672,914	27,348,848,151
	(2) +0	+0	+0	+636,043		+0	+636,043
	(3) 189,959,950	5,554,268,170	1,801,953,140	19,725,630,020		77,672,914	27,349,484,194

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ADDISON TWP	0	947,000	381,100	0	5,608,550	(1) 6,936,650 (2) +0 (3) 6,936,650 (4) 1.0000
BLOOMFIELD TWP	0	37,138,900	82,350	0	15,640,850	(1) 52,862,100 (2) +0 (3) 52,862,100 (4) 1.0000
BRANDON TWP	0	1,721,150	0	0	5,093,400	(1) 6,814,550 (2) +0 (3) 6,814,550 (4) 1.0000
COMMERCE TWP	0	18,268,500	25,066,200	0	20,725,700	(1) 64,060,400 (2) +0 (3) 64,060,400 (4) 1.0000
GROVELAND TWP	0	2,495,000	406,700	0	4,658,350	(1) 7,560,050 (2) +0 (3) 7,560,050 (4) 1.0000
HIGHLAND TWP	0	4,251,750	2,114,250	0	7,952,550	(1) 14,318,550 (2) +0 (3) 14,318,550 (4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP	0	3,273,800	1,610,900	0	3,293,300	(1) 8,178,000 (2) +0 (3) 8,178,000 (4) 1.0000
INDEPENDENCE TWP	0	11,620,900	1,546,800	0	11,444,800	(1) 24,612,500 (2) +0 (3) 24,612,500 (4) 1.0000
LYON TWP	0	8,068,100	8,302,500	0	14,383,700	(1) 30,754,300 (2) +0 (3) 30,754,300 (4) 1.0000
MILFORD TWP	0	14,726,050	16,586,850	0	22,130,600	(1) 53,443,500 (2) +0 (3) 53,443,500 (4) 1.0000
NOVI TWP	0	0	0	0	54,550	(1) 54,550 (2) +0 (3) 54,550 (4) 1.0000
OAKLAND TWP	0	1,366,600	2,804,000	0	7,822,850	(1) 11,993,450 (2) +0 (3) 11,993,450 (4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP	0	11,732,200	42,929,350	0	18,389,300	(1) 73,050,850
						(2) +0
						(3) 73,050,850
						(4) 1.0000
OXFORD TWP	0	5,423,600	8,934,000	0	7,718,650	(1) 22,076,250
						(2) +0
						(3) 22,076,250
						(4) 1.0000
ROSE TWP	0	127,800	0	0	4,474,400	(1) 4,602,200
						(2) +0
						(3) 4,602,200
						(4) 1.0000
ROYAL OAK TWP	0	5,392,400	1,367,900	0	741,550	(1) 7,501,850
						(2) +0
						(3) 7,501,850
						(4) 1.0000
SOUTHFIELD TWP	0	18,680,650	0	0	5,227,350	(1) 23,908,000
						(2) +0
						(3) 23,908,000
						(4) 1.0000
SPRINGFIELD TWP	0	3,093,400	3,498,200	0	9,140,600	(1) 15,732,200
						(2) +0
						(3) 15,732,200
						(4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY TOWNSHIPS

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP	0	62,007,800	6,196,500	0	21,225,200	(1) 89,429,500
						(2) +0
						(3) 89,429,500
						(4) 1.0000
WEST BLMFLD TWP	0	24,839,000	181,400	0	22,007,450	(1) 47,027,850
						(2) +0
						(3) 47,027,850
						(4) 1.0000
WHITE LAKE TWP	0	4,615,500	973,200	0	9,839,650	(1) 15,428,350
						(2) +0
						(3) 15,428,350
						(4) 1.0000
TOTAL TOWNSHIPS	0	239,790,100	122,982,200	0	217,573,350	(1) 580,345,650
						(2) +0
						(3) 580,345,650

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	0	62,272,400	60,369,250	0	12,661,700	(1) 135,303,350 (2) +0 (3) 135,303,350 (4) 1.0000
BERKLEY CITY	0	6,787,200	457,500	0	3,118,100	(1) 10,362,800 (2) +0 (3) 10,362,800 (4) 1.0000
BIRMINGHAM CITY	0	31,740,050	1,801,250	0	7,483,150	(1) 41,024,450 (2) +0 (3) 41,024,450 (4) 1.0000
BLMFLD HILLS CITY	0	25,693,350	0	0	3,047,750	(1) 28,741,100 (2) +0 (3) 28,741,100 (4) 1.0000
VLG CLARKSTON CTY	0	601,500	0	0	348,150	(1) 949,650 (2) +0 (3) 949,650 (4) 1.0000
CLAWSON CITY	0	9,238,650	1,851,000	0	2,191,900	(1) 13,281,550 (2) +0 (3) 13,281,550 (4) 1.0000
FARMINGTON CITY	0	10,185,050	1,652,750	0	3,633,700	(1) 15,471,500 (2) +0 (3) 15,471,500 (4) 1.0000
FARM HILLS CITY	0	134,573,300	29,830,300	0	32,380,850	(1) 196,784,450 (2) +0 (3) 196,784,450 (4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FERNDALE CITY	0	14,034,250	16,543,550	0	5,694,050	(1) 36,271,850
						(2) +0
						(3) 36,271,850
						(4) 1.0000
HAZEL PARK CITY	0	6,598,500	5,182,050	0	3,376,700	(1) 15,157,250
						(2) +0
						(3) 15,157,250
						(4) 1.0000
HUNTINGTON WDS CITY	0	1,216,400	0	0	1,024,850	(1) 2,241,250
						(2) +0
						(3) 2,241,250
						(4) 1.0000
KEEGO HARBOR CITY	0	1,813,250	0	0	674,700	(1) 2,487,950
						(2) +0
						(3) 2,487,950
						(4) 1.0000
LAKE ANGELUS CITY	0	0	0	0	144,420	(1) 144,420
						(2) +0
						(3) 144,420
						(4) 1.0000
LATHRUP VLG CITY	0	3,405,950	0	0	1,270,000	(1) 4,675,950
						(2) +0
						(3) 4,675,950
						(4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HGTS CITY	0	50,088,750	79,603,600	0	13,317,700	(1) 143,010,050 (2) +0 (3) 143,010,050 (4) 1.0000
NORTHVILLE CITY	0	318,800	237,100	0	628,700	(1) 1,184,600 (2) +0 (3) 1,184,600 (4) 1.0000
NOVI CITY	0	82,604,650	9,690,750	0	17,823,600	(1) 110,119,000 (2) +0 (3) 110,119,000 (4) 1.0000
OAK PARK CITY	0	27,943,700	8,289,700	0	5,910,900	(1) 42,144,300 (2) +0 (3) 42,144,300 (4) 1.0000
ORCHARD LAKE CITY	0	1,911,200	0	0	1,202,700	(1) 3,113,900 (2) +0 (3) 3,113,900 (4) 1.0000
PLEASANT RDG CITY	0	530,250	2,002,850	0	759,850	(1) 3,292,950 (2) +0 (3) 3,292,950 (4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
PONTIAC CITY	0	46,199,000	111,495,400	0	28,506,800	(1) 186,201,200 (2) +0 (3) 186,201,200 (4) 1.0000
ROCHESTER CITY	0	13,757,250	13,830,700	0	3,497,000	(1) 31,084,950 (2) +0 (3) 31,084,950 (4) 1.0000
ROCH HILLS CITY	0	50,712,300	39,996,500	2,612,300	30,253,000	(1) 123,574,100 (2) +0 (3) 123,574,100 (4) 1.0000
ROYAL OAK CITY	0	48,961,250	12,722,150	0	20,791,200	(1) 82,474,600 (2) +0 (3) 82,474,600 (4) 1.0000
SOUTHFIELD CITY	0	358,060,900	10,925,750	0	32,639,300	(1) 401,625,950 (2) +0 (3) 401,625,950 (4) 1.0000
SOUTH LYON CITY	0	2,839,100	6,126,100	0	1,826,300	(1) 10,791,500 (2) +0 (3) 10,791,500 (4) 1.0000

OAKLAND COUNTY

1993 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS
BY CITIES

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
SYLVAN LAKE CITY	0	1,636,450	0	0	478,250	(1) 2,114,700 (2) +0 (3) 2,114,700 (4) 1.0000
TROY CITY	0	237,098,720	157,679,900	0	37,933,220	(1) 432,711,840 (2) +0 (3) 432,711,840 (4) 1.0000
WALLED LAKE CITY	0	4,489,900	2,684,800	0	2,448,800	(1) 9,623,500 (2) +0 (3) 9,623,500 (4) 1.0000
WIXOM CITY	0	10,308,100	54,214,900	0	7,130,800	(1) 71,653,800 (2) +0 (3) 71,653,800 (4) 1.0000
TOTAL CITIES	0	1,245,620,170	627,187,850	2,612,300	282,198,140	(1) 2,157,618,460 (2) +0 (3) 2,157,618,460
TOTAL TOWNSHIPS	0	239,790,100	122,982,200	0	217,573,350	(1) 580,345,650 (2) +0 (3) 580,345,650
TOTAL COUNTY	0	1,485,410,270	750,170,050	2,612,300	499,771,490	(1) 2,737,964,110 (2) +0 (3) 2,737,964,110

OAKLAND COUNTY
 EQUALIZATION FACTORS
 ANALYSIS BY CLASS
 BY TOWNSHIPS

ASSESSING DISTRICT	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL PERSONAL
ADDISON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
BLOOMFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
BRANDON TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
COMMERCE TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
GROVELAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
HIGHLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
HOLLY TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
INDEPENDENCE TWP	.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
LYON TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
HILFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
NOVI TWP	.0000	.0000	.0000	1.1464	NONE	.0000	1.0000
OAKLAND TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
ORION TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
OXFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROSE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
ROYAL OAK TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SOUTHFIELD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
SPRINGFIELD TWP	1.0000	1.0000	1.0000	1.0000	NONE	1.0000	1.0000
WATERFORD TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WEST BLMFLD TWP	.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000
WHITE LAKE TWP	1.0000	1.0000	1.0000	1.0000	NONE	.0000	1.0000

OAKLAND COUNTY
 EQUALIZATION FACTORS
 ANALYSIS BY CLASS
 BY CITIES

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

1993 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF
INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)
COMMERCIAL FACILITIES TAX (PA 255 OF 1978)
TECHNOLOGY PARK DEVELOPMENT TAX (PA 385 OF 1984)

TOWNSHIPS	ACT 198		ACT 255		ACT 385
	REHAB	NEW	REHAB	NEW	NEW
Addison	150,800	935,080		46,500	
Commerce		5,900,900			
Highland				107,400	
Holly		126,700	185,100	40,600	
Milford		9,392,233			
Orion		123,326,650	12,600		
Oxford		5,090,250			
Royal Oak		228,500			
Springfield		1,279,220			
Waterford		734,900		307,100	
CITIES					
Auburn Hills		244,951,100	58,375	70,149,000	64,599,450
Birmingham				6,552,000	
Farmington Hills		1,351,350			
Ferndale	354,600	1,707,150	60,800	939,500	
Hazel Park		257,400			
Madison Heights		883,900		1,009,900	
Novi		1,824,350			
Oak Park	1,352,010	4,387,550		361,700	
Pontiac	8,000	97,321,300	296,200	2,754,250	
Rochester	1,377,200	4,779,550	34,100		
Rochester Hills	85,200	23,026,400	51,700		
Royal Oak		15,978,400	691,300	931,500	
Southfield		3,433,750		6,979,300	
South Lyon			85,600		
Troy		8,487,750			
Wixom		111,776,200			
TOTAL COUNTY	3,327,810	667,180,583	1,475,775	90,178,750	64,599,450