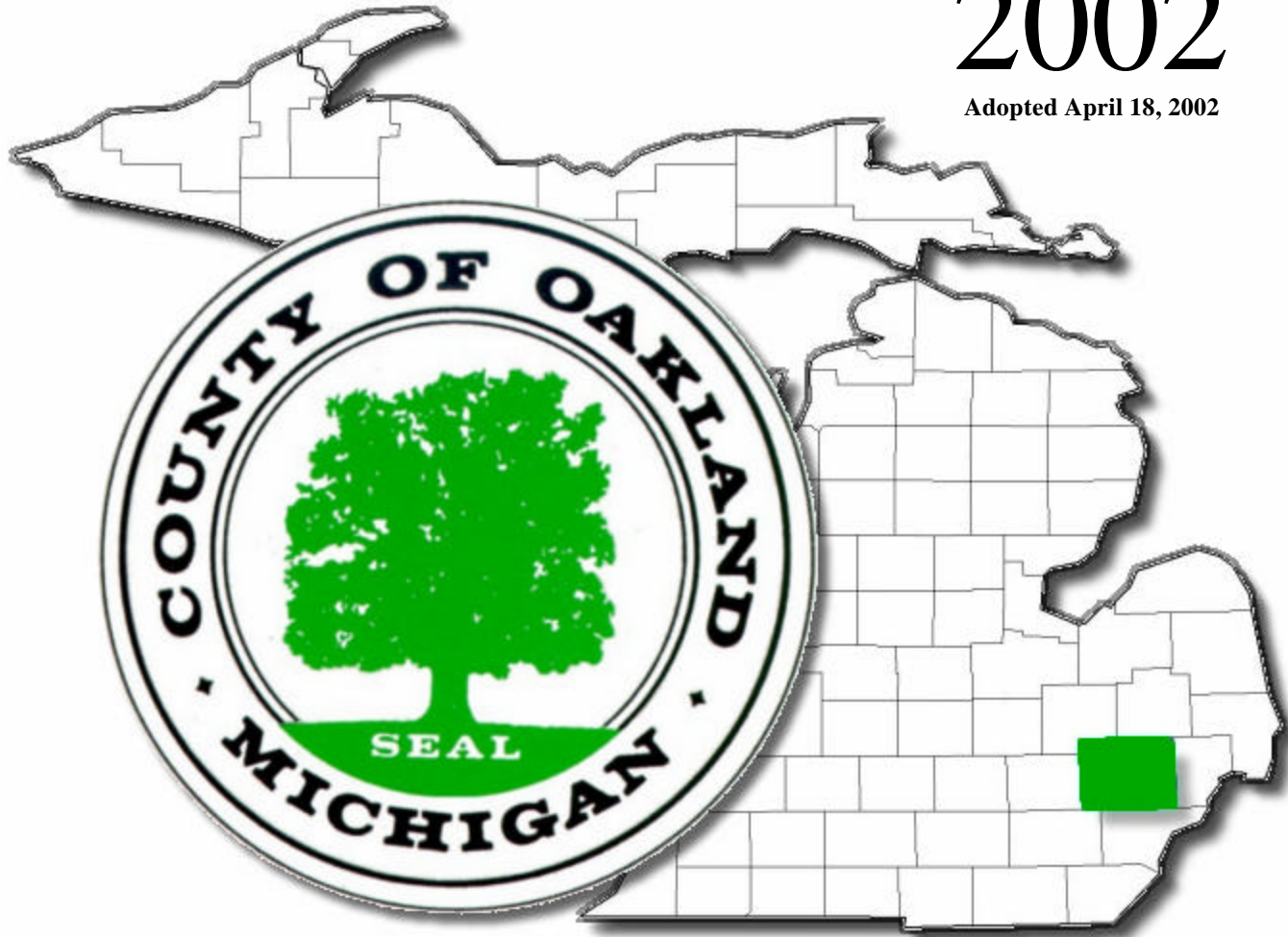


# 2002

Adopted April 18, 2002



## Equalization Report

L. Brooks Patterson - County Executive

**L. BROOKS PATTERSON  
OAKLAND COUNTY EXECUTIVE**

**2002 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*

**SUE ANN DOUGLAS  
Chairperson**

**CHUCK MOSS  
Majority Vice Chairperson**

**BRENDA A. CAUSEY-MITCHELL  
Minority Vice Chairperson**

**MICHELLE FRIEDMAN APPEL**

**NANCY DINGELDEY**

**TIM W. MELTON**

**LAWRENCE A. OBRECHT**

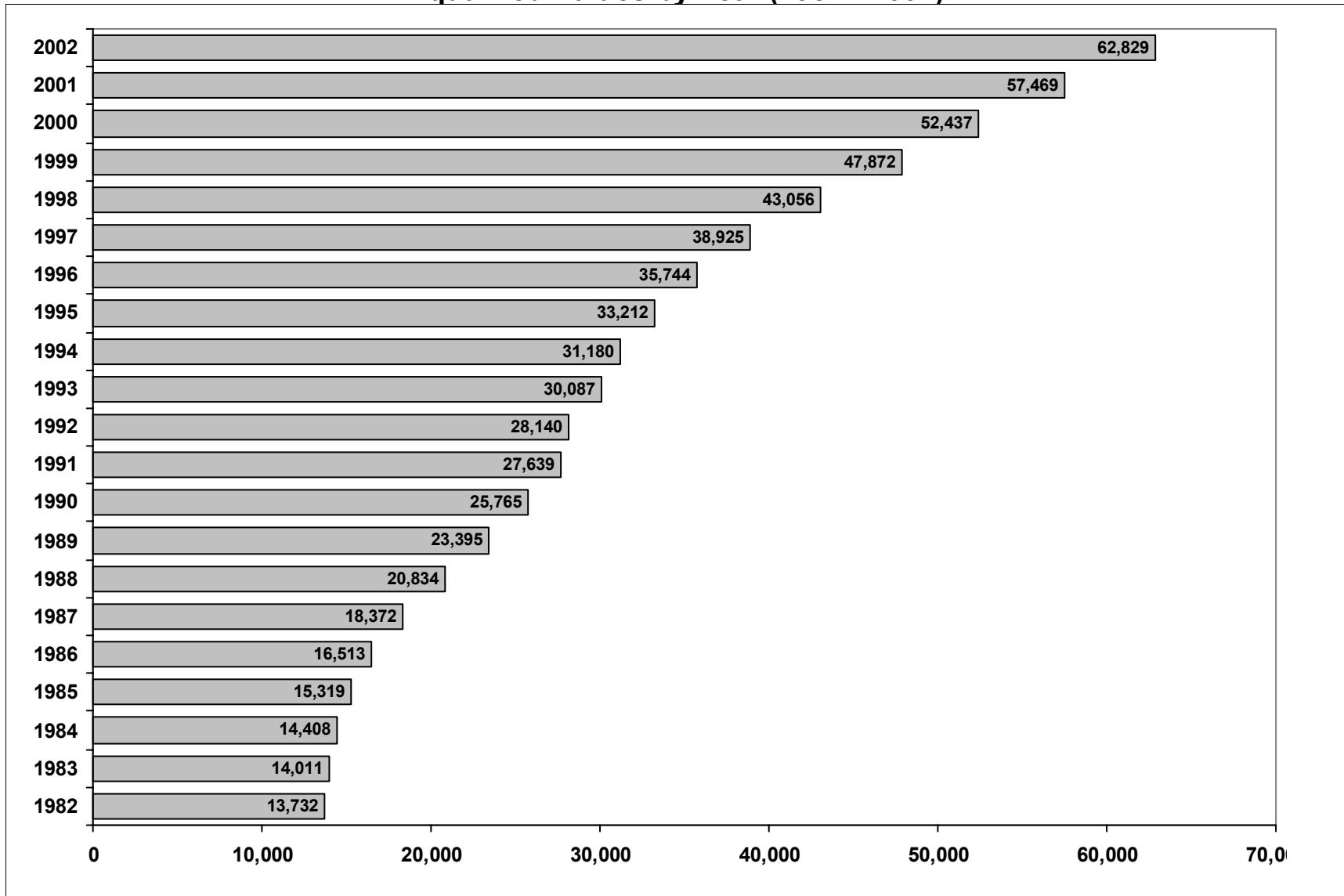
**CHARLES E. PALMER**

**WILLIAM R. PATTERSON**

**SHELLEY GOODMAN TAUB**



### Equalized Values by Year (1982 - 2002)



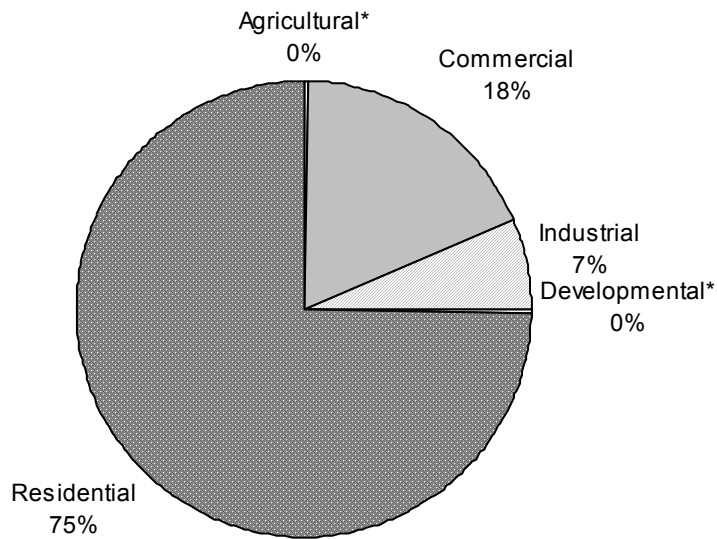
(Millions of Dollars)



### DISTRIBUTION OF TAXABLE VALUE

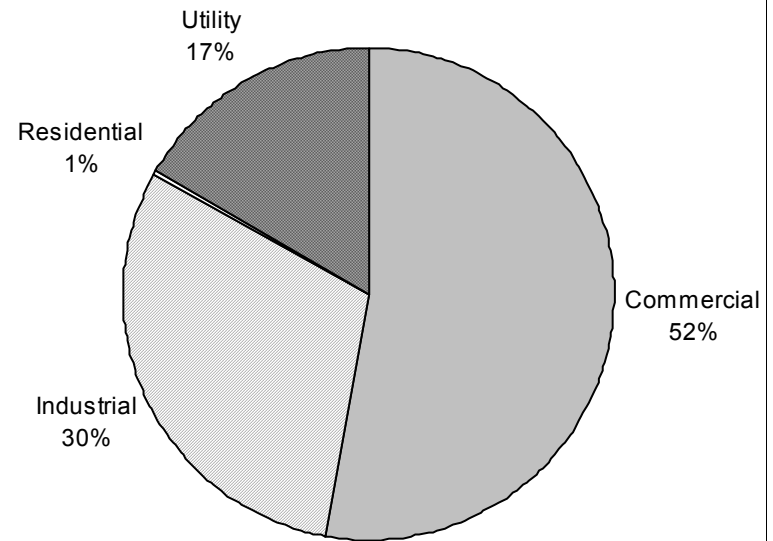
#### 2002 REAL TAXABLE VALUE

46,059,963,623      90.87%



#### 2002 PERSONAL TAXABLE VALUE

4,628,845,976      9.13%



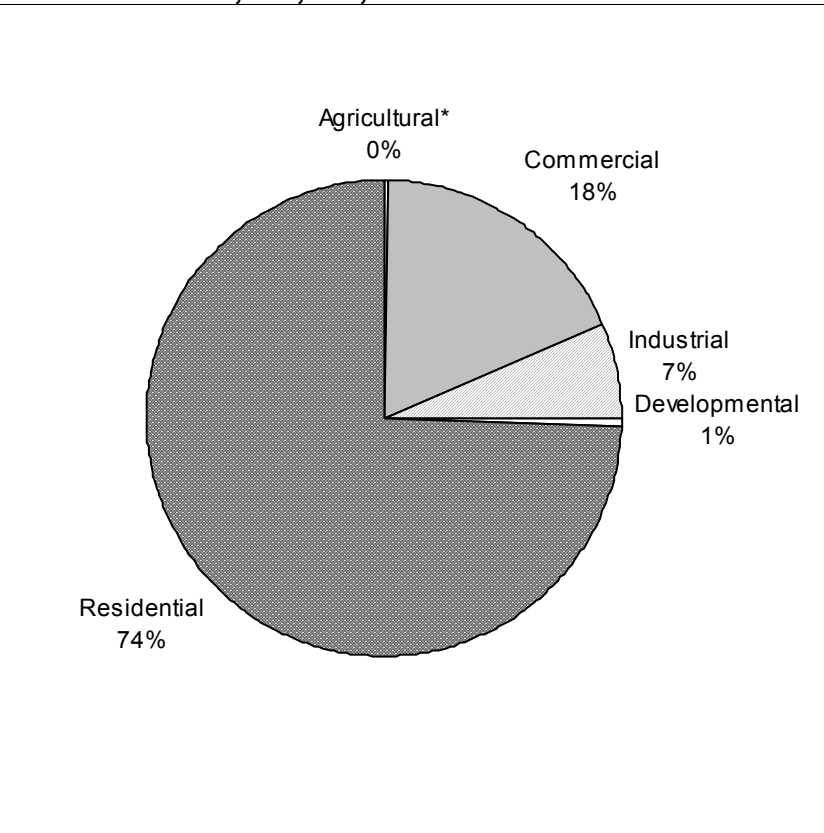
\*Percentage is less than one half of one percent.



### DISTRIBUTION OF STATE EQUALIZED VALUE

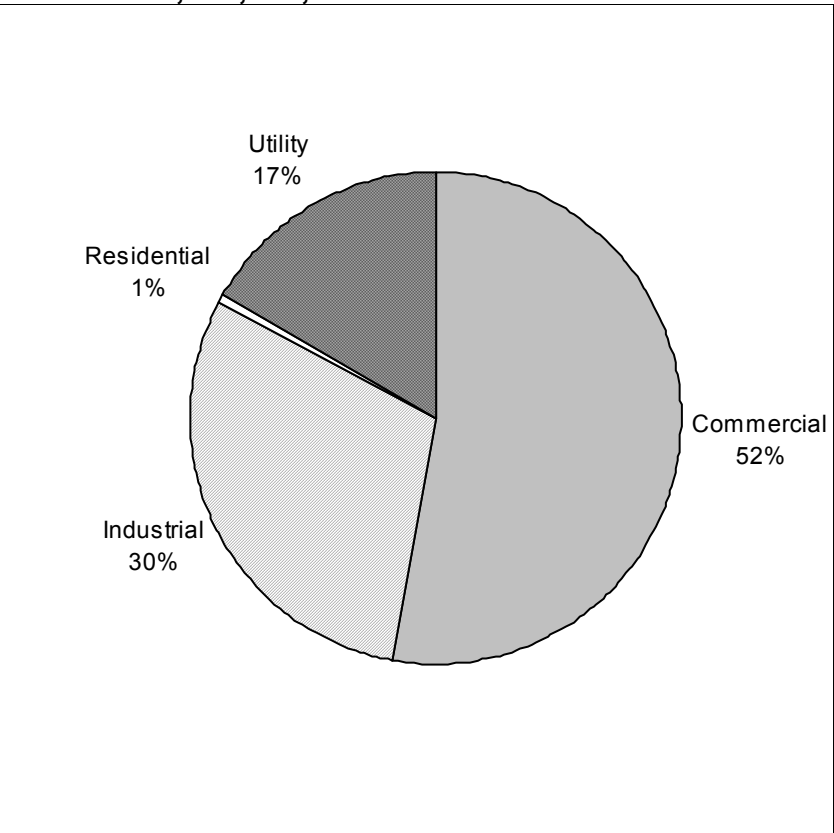
#### 2002 REAL STATE EQUALIZED VALUE

58,197,370,454      92.63%



#### 2002 PERSONAL STATE EQUALIZED VALUE

4,632,159,968      7.37%



\*Percentage is less than one half of one percent.

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April 11,2002

TO THE OAKLAND COUNTY BOARD OF COMMISSIONERS - FINANCE  
COMMITTEE

RE: Recommended 2002 Equalized Values

Following are the recommended 2002 County Equalized values for the several classes of property in each of the cities and townships in Oakland County.

The recommended total 2002 equalized value is:

62,829,530,422

The increase in County Equalized value is:

9.33%

The resulting Taxable Value for 2002 is:

50,688,809,599

The increase in Taxable Value is:

6.36%

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 or deducting from the assessed value of each class of property in all 51 assessing jurisdictions, in order to bring each unit to a common level of valuation. As a result, the equalization process allows Oakland County equalized value to remain the same as the state equalized value.

In order to fulfill the requirements of Section 211.34, the Equalization Division conducted studies by class of property to determine the relationships between assessed value and true cash value for each assessing district. Oakland County has a total of over 504,000 parcels; during 2001 our division completed approximately 100,000 real property appraisals and conducted approximately 3,000 personal property audits. The following two pages show the taxable value and equalized value changes for each community.

It is my recommendation that the following values be adopted as the 2002 equalized values for Oakland County. If you have further questions, please contact me. The certification of my recommendation to the State Tax Commission follows on the next page.

Respectfully submitted,

David Hieber, Manager  
Equalization Division, Oakland County



**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 2002.

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 Assessors Board.

The State Assessors Board required a Level IV State Assessor Certification for this county.

I am certified as a Level IV State Certified Assessing Officer by the State Assessors Board.

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

Agricultural	<u>166,082,650</u>	Timber-Cutover	<u>0</u>
Commercial	<u>10,609,472,888</u>	Developmental	<u>297,604,170</u>
Industrial	<u>3,822,186,970</u>	Total Real Property	<u>58,197,370,454</u>
Residential	<u>43,302,023,776</u>	Personal Property	<u>4,632,159,968</u>
		Total Real and Personal Property	<u>62,829,530,422</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.

Mr. Harold Anderson, Manager  
Local Assessment Review  
P.O.Box 30471  
Lansing, Michigan 48909-7971

A copy of this form will be forwarded to the State Assessors Board.

Signature of Equalization Director	Date
------------------------------------	------

2002 OAKLAND COUNTY EQUALIZATION  
COMPARISON OF 2001-2002 TAXABLE VALUES

<u>TOWNSHIPS</u>	2001	2002	NET CHANGE	% CHANGE
ADDISON	238,267,477	255,230,720	16,963,243	7.12%
BLOOMFIELD	2,952,304,218	3,115,293,208	162,988,990	5.52%
BRANDON	396,356,970	430,981,990	34,625,020	8.74%
COMMERCE	1,407,654,989	1,511,598,544	103,943,555	7.38%
GROVELAND	187,481,917	198,320,417	10,838,500	5.78%
HIGHLAND	584,663,604	631,662,471	46,998,867	8.04%
HOLLY	229,050,030	249,972,390	20,922,360	9.13%
INDEPENDENCE	1,156,205,900	1,254,546,800	98,340,900	8.51%
LYON	473,340,235	521,963,905	48,623,670	10.27%
MILFORD	676,732,077	714,624,581	37,892,504	5.60%
NOVI	7,445,490	8,004,920	559,430	7.51%
OAKLAND	761,605,482	843,242,307	81,636,825	10.72%
ORION	1,412,319,270	1,495,252,410	82,933,140	5.87%
OXFORD	537,383,613	611,500,832	74,117,219	13.79%
ROSE	180,153,240	194,555,660	14,402,420	7.99%
ROYAL OAK	65,339,370	67,562,420	2,223,050	3.40%
SOUTHFIELD	840,941,894	890,441,471	49,499,577	5.89%
SPRINGFIELD	466,422,540	507,516,770	41,094,230	8.81%
WATERFORD	2,058,031,634	2,181,266,008	123,234,374	5.99%
WEST BLOOMFIELD	3,134,496,396	3,348,114,854	213,618,458	6.82%
WHITE LAKE	824,495,013	886,544,407	62,049,394	7.53%
<b>TOTAL TOWNSHIPS</b>	<b>18,590,691,359</b>	<b>19,918,197,085</b>	<b>1,327,505,726</b>	<b>7.14%</b>
<b><u>CITIES</u></b>				
AUBURN HILLS	1,711,335,785	1,811,048,571	99,712,786	5.83%
BERKLEY	384,895,230	407,329,600	22,434,370	5.83%
BIRMINGHAM	1,372,959,223	1,492,257,488	119,298,265	8.69%
BLOOMFIELD HILLS	686,101,390	722,785,995	36,684,605	5.35%
CLARKSTON VILLAGE	36,777,435	38,233,021	1,455,586	3.96%
CLAWSON	317,538,340	332,159,980	14,621,640	4.60%
FARMINGTON	342,947,010	356,005,540	13,058,530	3.81%
FARMINGTON HILLS	3,513,503,690	3,694,788,600	181,284,910	5.16%
FERNDALE	460,247,490	488,313,055	28,065,565	6.10%
HAZEL PARK	245,764,777	258,621,810	12,857,033	5.23%
HUNTINGTON WOODS	233,048,377	247,432,585	14,384,208	6.17%
KEEGO HARBOR	72,555,018	77,297,414	4,742,396	6.54%
LAKE ANGELUS	45,937,080	48,498,440	2,561,360	5.58%
LATHRUP VILLAGE	146,133,105	155,517,895	9,384,790	6.42%
MADISON HEIGHTS	1,001,589,270	1,048,320,410	46,731,140	4.67%
NORTHVILLE	141,706,090	151,240,401	9,534,311	6.73%
NOVI	2,280,396,170	2,510,281,740	229,885,570	10.08%
OAK PARK	532,136,380	559,477,510	27,341,130	5.14%
ORCHARD LAKE	281,966,100	300,613,650	18,647,550	6.61%
PLEASANT RIDGE	94,010,140	100,191,890	6,181,750	6.58%
PONTIAC	1,094,292,018	1,168,970,816	74,678,798	6.82%
ROCHESTER	549,358,275	605,119,190	55,760,915	10.15%
ROCHESTER HILLS	2,758,242,680	2,910,321,490	152,078,810	5.51%
ROYAL OAK	1,738,675,189	1,841,291,868	102,616,679	5.90%
SOUTHFIELD	3,078,615,673	3,230,941,830	152,326,157	4.95%
SOUTH LYON	274,148,053	299,176,618	25,028,565	9.13%
SYLVAN LAKE	77,571,615	81,633,765	4,062,150	5.24%
TROY	4,686,250,942	4,861,640,648	175,389,706	3.74%
WALLED LAKE	177,240,564	187,255,424	10,014,860	5.65%
WIXOM	730,095,410	783,845,270	53,749,860	7.36%
<b>TOTAL CITIES</b>	<b>29,066,038,519</b>	<b>30,770,612,514</b>	<b>1,704,573,995</b>	<b>5.86%</b>
<b>TOTAL COUNTY</b>	<b>47,656,729,878</b>	<b>50,688,809,599</b>	<b>3,032,079,721</b>	<b>6.36%</b>

2002 OAKLAND COUNTY EQUALIZATION  
COMPARISON OF 2001-2002 EQUALIZED VALUES

<u>TOWNSHIPS</u>	2001	2002	NET CHANGE	% CHANGE
ADDISON	306,912,450	347,948,200	41,035,750	13.37%
BLOOMFIELD	3,515,424,250	3,823,632,470	308,208,220	8.77%
BRANDON	502,117,210	553,740,730	51,623,520	10.28%
COMMERCE	1,736,345,120	1,938,478,400	202,133,280	11.64%
GROVELAND	249,029,430	263,805,210	14,775,780	5.93%
HIGHLAND	690,360,490	760,173,460	69,812,970	10.11%
HOLLY	295,373,320	318,212,700	22,839,380	7.73%
INDEPENDENCE	1,417,895,700	1,571,932,600	154,036,900	10.86%
LYON	649,433,850	722,124,980	72,691,130	11.19%
MILFORD	821,318,840	881,547,950	60,229,110	7.33%
NOVI	8,694,050	9,511,770	817,720	9.41%
OAKLAND	905,118,750	1,061,750,135	156,631,385	17.31%
ORION	1,567,741,820	1,691,619,910	123,878,090	7.90%
OXFORD	705,298,570	791,993,740	86,695,170	12.29%
ROSE	241,032,790	269,493,400	28,460,610	11.81%
ROYAL OAK	95,292,540	98,931,760	3,639,220	3.82%
SOUTHFIELD	1,102,416,000	1,190,428,967	88,012,967	7.98%
SPRINGFIELD	558,475,000	620,033,450	61,558,450	11.02%
WATERFORD	2,496,231,084	2,710,299,568	214,068,484	8.58%
WEST BLOOMFIELD	3,613,169,900	3,945,058,722	331,888,822	9.19%
WHITE LAKE	967,026,280	1,069,333,372	102,307,092	10.58%
<b>TOTAL TOWNSHIPS</b>	<b>22,444,707,444</b>	<b>24,640,051,494</b>	<b>2,195,344,050</b>	<b>9.78%</b>
<b><u>CITIES</u></b>				
AUBURN HILLS	2,064,723,054	2,198,228,895	133,505,841	6.47%
BERKLEY	501,012,040	551,296,830	50,284,790	10.04%
BIRMINGHAM	1,821,297,905	2,067,222,990	245,925,085	13.50%
BLOOMFIELD HILLS	865,309,300	973,293,380	107,984,080	12.48%
CLARKSTON VILLAGE	48,359,890	51,464,280	3,104,390	6.42%
CLAWSON	394,763,760	433,738,160	38,974,400	9.87%
FARMINGTON	389,891,120	415,678,180	25,787,060	6.61%
FARMINGTON HILLS	3,930,171,490	4,258,718,000	328,546,510	8.36%
FERNDALE	617,765,350	673,459,460	55,694,110	9.02%
HAZEL PARK	319,177,350	353,540,110	34,362,760	10.77%
HUNTINGTON WOODS	329,224,880	361,021,663	31,796,783	9.66%
KEEGO HARBOR	97,737,274	103,644,052	5,906,778	6.04%
LAKE ANGELUS	76,485,790	83,629,250	7,143,460	9.34%
LATHRUP VILLAGE	182,783,920	200,728,060	17,944,140	9.82%
MADISON HEIGHTS	1,215,193,230	1,290,443,350	75,250,120	6.19%
NORTHVILLE	162,031,904	177,374,580	15,342,676	9.47%
NOVI	2,677,663,040	2,971,901,040	294,238,000	10.99%
OAK PARK	712,349,470	760,624,500	48,275,030	6.78%
ORCHARD LAKE	339,530,500	364,525,290	24,994,790	7.36%
PLEASANT RIDGE	139,081,360	152,747,290	13,665,930	9.83%
PONTIAC	1,306,006,562	1,665,337,670	359,331,108	27.51%
ROCHESTER	638,862,620	744,441,020	105,578,400	16.53%
ROCHESTER HILLS	3,178,778,110	3,410,174,490	231,396,380	7.28%
ROYAL OAK	2,209,484,430	2,439,379,530	229,895,100	10.40%
SOUTHFIELD	3,672,890,600	3,936,597,880	263,707,280	7.18%
SOUTH LYON	348,794,900	363,743,510	14,948,610	4.29%
SYLVAN LAKE	105,322,070	111,223,680	5,901,610	5.60%
TROY	5,652,563,942	5,955,697,398	303,133,456	5.36%
WALLED LAKE	223,001,960	244,552,520	21,550,560	9.66%
WIXOM	804,746,330	875,051,870	70,305,540	8.74%
<b>TOTAL CITIES</b>	<b>35,025,004,151</b>	<b>38,189,478,928</b>	<b>3,164,474,777</b>	<b>9.03%</b>
<b>TOTAL COUNTY</b>	<b>57,469,711,595</b>	<b>62,829,530,422</b>	<b>5,359,818,827</b>	<b>9.33%</b>

**MISCELLANEOUS RESOLUTION #**

**April 11, 2002**

BY: Finance Committee, Sue Ann Douglas, Chairperson

**IN RE: DEPARTMENT OF MANAGEMENT & BUDGET - 2002 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 (7) of the Board of Commissioners adopted on January 10, 2002, 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 2002 equalization value which adds to or deducts from the valuation of the property in the several townships and cities an amount as, in its judgment, will produce a sum which represents the true cash value thereof; 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 2002 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**

<b>Fran Amos</b>	<b>David N. Galloway</b>	<b>Chuck Moss*</b>
<b>Michelle Friedman Appel*</b>	<b>John P. Garfield</b>	<b>Lawrence A. Obrecht*</b>
<b>William E. Brian</b>	<b>Vincent Gregory</b>	<b>Charles E. Palmer*</b>
<b>David B. Buckley</b>	<b>Thomas A. Law</b>	<b>William R. Patterson*</b>
<b>Eric Coleman</b>	<b>Ruel E. McPherson</b>	<b>Terry L. Sever</b>
<b>Hugh D. Crawford</b>	<b>Tim W. Melton*</b>	<b>George W. Suarez</b>
<b>Nancy Dingeldey*</b>	<b>Thomas Middleton</b>	<b>Shelley Goodman Taub*</b>
<b>Sue Ann Douglas*</b>	<b>Brenda A. Causey-Mitchell*</b>	<b>Peter H. Webster</b>
	<b>David L. Moffitt</b>	

**\*Finance Committee Members**

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C.L - 4023  
YEAR 2002

	REAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	151,716,860	340,725,745	
102	LOSS	4,400,290	9,689,261	
103		147,316,570	331,036,484	
104	ADJUSTMENT	17,701,210		
105		165,017,780	331,036,484	
106	NEW	1,064,870	2,138,866	
107				
108	TOTAL AGRICULTURAL	166,082,650	333,175,350	93,459,075
200				
201	COMMERCIAL	9,638,252,705	20,296,336,398	
202	LOSS	233,654,335	494,580,923	
203		9,404,598,370	19,801,755,475	
204	ADJUSTMENT	788,437,724		
205		10,193,036,094	19,801,755,475	
206	NEW	416,436,794	837,126,365	
207			711,619,052	
208	TOTAL COMMERCIAL	10,609,472,888	21,350,500,892	8,429,612,676
300				
301	INDUSTRIAL	3,367,641,990	7,152,826,957	
302	LOSS	52,648,780	112,054,251	
303		3,314,993,210	7,040,772,706	
304	ADJUSTMENT	358,211,610		
305		3,673,204,820	7,040,772,706	
306	NEW	148,982,150	298,994,412	
307			335,406,260	
308	TOTAL INDUSTRIAL	3,822,186,970	7,675,173,378	3,006,710,986
400				
401	RESIDENTIAL	39,403,105,948	85,136,074,797	
402	LOSS	109,631,768	238,400,621	
403		39,293,474,180	84,897,674,176	
404	ADJUSTMENT	2,972,044,399		
405		42,265,518,579	84,897,674,176	
406	NEW	1,036,505,197	2,083,219,435	
407			66,492,580	
408	TOTAL RESIDENTIAL	43,302,023,776	87,047,386,191	34,367,791,079
500				
501	TIMBER CUT-OVER			
507		0	0	0
600				
601	DEVELOPMENTAL	241,351,560	552,212,149	
602	LOSS	25,605,770	61,117,841	
603		215,745,790	491,094,308	
604	ADJUSTMENT	52,175,840		
605		267,921,630	491,094,308	
606	NEW	29,682,540	59,478,209	
607			46,475,240	
608	TOTAL DEVELOPMENTAL	297,604,170	597,047,757	162,389,807
800	TOTAL REAL	58,197,370,454	115,843,290,436	46,059,963,623

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C.L - 4023  
YEAR 2002

	PERSONAL PROPERTY	ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
150				
151	AGRICULTURAL			
152	LOSS			
153		0	0	
154	ADJUSTMENT	0	0	
155		0	0	
156	NEW	0	0	
157			0	
158	TOTAL AGRICULTURAL	0	0	
250				
251	COMMERCIAL	2,478,186,010	5,000,172,688	
252	LOSS	490,160,159	989,256,299	
253		1,988,025,851	4,010,916,389	
254	ADJUSTMENT	17,432,359		
255		2,005,458,210	4,010,916,389	
256	NEW	438,967,608	877,935,216	
257			0	
258	TOTAL COMMERCIAL	2,444,425,818	4,888,851,605	2,443,408,808
350				
351	INDUSTRIAL	1,380,246,162	2,781,638,882	
352	LOSS	189,351,692	380,996,736	
353		1,190,894,470	2,400,642,146	
354	ADJUSTMENT	9,426,610		
355		1,200,321,080	2,400,642,146	
356	NEW	194,494,120	388,988,240	
357			0	
358	TOTAL INDUSTRIAL	1,394,815,200	2,789,630,386	1,394,815,200
450				
451	RESIDENTIAL	22,463,870	47,413,459	
452	LOSS	819,837	1,714,536	
453		21,644,033	45,698,923	
454	ADJUSTMENT	819,811		
455		22,463,844	45,698,923	
456	NEW	3,225,266	6,621,003	
457			0	
458	TOTAL RESIDENTIAL	25,689,110	52,319,926	23,392,128
550				
551	UTILITY	786,746,490	1,573,492,980	
552	LOSS	45,579,970	91,159,940	
553		741,166,520	1,482,333,040	
554	ADJUSTMENT	0		
555		741,166,520	1,482,333,040	
556	NEW	26,063,320	52,126,640	
557			0	
558	TOTAL UTILITY	767,229,840	1,534,459,680	767,229,840
850	TOTAL PERSONAL	4,632,159,968	9,265,261,597	4,628,845,976

STATE TAX COMMISSION  
OAKLAND COUNTY

ANALYSIS FOR EQUALIZED VALUE  
COUNTY SUMMARY

S.T.C.L - 4023  
YEAR 2002

	PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108 TOTAL AGRICULTURAL	840	166,082,650	333,175,350	166,082,650	93,459,075
208 TOTAL COMMERCIAL	18,099	10,609,472,888	21,350,500,892	10,609,472,888	8,429,612,676
308 TOTAL INDUSTRIAL	7,047	3,822,186,970	7,675,173,378	3,822,186,970	3,006,710,986
408 TOTAL RESIDENTIAL	417,964	43,302,023,776	87,047,386,191	43,302,023,776	34,367,791,079
508 TOTAL TIMBER CUTOVER					
608 TOTAL DEVELOPMENTAL	1,163	297,604,170	597,047,757	297,604,170	162,389,807
800 TOTAL REAL	445,113	58,197,370,454	117,003,283,568	58,197,370,454	46,059,963,623
158 TOTAL AGRICULTURAL		0	0	0	
258 TOTAL COMMERCIAL	54,093	2,444,425,818	4,888,851,605	2,444,425,818	2,443,408,808
358 TOTAL INDUSTRIAL	3,391	1,394,815,200	2,789,630,386	1,394,815,200	1,394,815,200
458 TOTAL RESIDENTIAL	332	25,689,110	52,319,926	25,689,110	23,392,128
558 TOTAL UTILITY	368	767,229,840	1,534,459,680	767,229,840	767,229,840
800 TOTAL PERSONAL	58,184	4,632,159,968	9,265,261,597	4,632,159,968	4,628,845,976
900 GRAND TOTAL	503,297	62,829,530,422	126,268,545,165	62,829,530,422	50,688,809,599



OAKLAND COUNTY  
2002 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY TOWNSHIPS

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY			PERSONAL PROPERTY		
		ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP.	23,404.14	335,354,610	335,354,610	242,637,130	12,593,590	12,593,590	12,593,590
BLOOMFIELD TWP.	16,710.80	3,738,003,600	3,738,003,600	3,030,401,688	85,628,870	85,628,870	84,891,520
BRANDON TWP.	23,017.14	540,052,200	540,052,200	417,496,560	13,688,530	13,688,530	13,485,430
COMMERCE TWP.	19,142.39	1,839,154,120	1,839,154,120	1,412,274,264	99,324,280	99,324,280	99,324,280
GROVELAND TWP.	23,060.39	248,206,720	248,206,720	182,752,857	15,598,490	15,598,490	15,567,560
HIGHLAND TWP.	23,151.01	722,969,280	722,969,280	594,460,143	37,204,180	37,204,180	37,202,328
HOLLY TWP.	23,285.95	302,269,250	302,269,250	234,028,940	15,943,450	15,943,450	15,943,450
INDEPENDENCE TWP.	23,221.81	1,524,399,400	1,524,399,400	1,207,013,600	47,533,200	47,533,200	47,533,200
LYON TWP.	20,497.98	657,689,150	657,689,150	457,529,015	64,435,830	64,435,830	64,434,890
MILFORD TWP.	22,502.70	790,357,650	790,357,650	623,437,751	91,190,300	91,190,300	91,186,830
NOVI TWP.	68.00	9,441,600	9,441,600	7,934,750	70,170	70,170	70,170
OAKLAND TWP.	23,472.59	1,026,907,555	1,026,907,555	808,439,727	34,842,580	34,842,580	34,802,580
ORION TWP.	23,008.69	1,513,896,760	1,513,896,760	1,317,529,260	177,723,150	177,723,150	177,723,150
OXFORD TWP.	22,627.40	725,998,870	725,998,870	545,556,112	65,994,870	65,994,870	65,944,720
ROSE TWP.	23,142.72	262,640,910	262,640,910	187,703,170	6,852,490	6,852,490	6,852,490
ROYAL OAK TWP.	449.21	86,551,030	86,551,030	55,242,180	12,380,730	12,380,730	12,320,240
SOUTHFIELD TWP.	5,144.87	1,152,193,547	1,152,193,547	852,206,051	38,235,420	38,235,420	38,235,420
SPRINGFIELD TWP.	23,450.08	588,466,450	588,466,450	475,949,770	31,567,000	31,567,000	31,567,000
WATERFORD TWP.	22,643.37	2,594,991,138	2,594,991,138	2,065,957,578	115,308,430	115,308,430	115,308,430
WEST BLOOMFIELD TWP.	20,014.53	3,858,431,572	3,858,431,572	3,261,880,244	86,627,150	86,627,150	86,234,610
WHITE LAKE TWP.	23,716.60	1,035,482,522	1,035,482,522	852,707,287	33,850,850	33,850,850	33,837,120
TOTAL TOWNSHIPS	405,732.37	23,553,457,934	23,553,457,934	18,833,138,077	1,086,593,560	1,086,593,560	1,085,059,008

OAKLAND COUNTY  
 2002 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
 BY TOWNSHIPS  
 REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
ADDISON TWP.	23,404.14	347,948,200	347,948,200	255,230,720
BLOOMFIELD TWP.	16,710.80	3,823,632,470	3,823,632,470	3,115,293,208
BRANDON TWP.	23,017.14	553,740,730	553,740,730	430,981,990
COMMERCE TWP.	19,142.39	1,938,478,400	1,938,478,400	1,511,598,544
GROVELAND TWP.	23,060.39	263,805,210	263,805,210	198,320,417
HIGHLAND TWP.	23,151.01	760,173,460	760,173,460	631,662,471
HOLLY TWP.	23,285.95	318,212,700	318,212,700	249,972,390
INDEPENDENCE TWP.	23,221.81	1,571,932,600	1,571,932,600	1,254,546,800
LYON TWP.	20,497.98	722,124,980	722,124,980	521,963,905
MILFORD TWP.	22,502.70	881,547,950	881,547,950	714,624,581
NOVI TWP.	68.00	9,511,770	9,511,770	8,004,920
OAKLAND TWP.	23,472.59	1,061,750,135	1,061,750,135	843,242,307
ORION TWP.	23,008.69	1,691,619,910	1,691,619,910	1,495,252,410
OXFORD TWP.	22,627.40	791,993,740	791,993,740	611,500,832
ROSE TWP.	23,142.72	269,493,400	269,493,400	194,555,660
ROYAL OAK TWP.	449.21	98,931,760	98,931,760	67,562,420
SOUTHFIELD TWP.	5,144.87	1,190,428,967	1,190,428,967	890,441,471
SPRINGFIELD TWP.	23,450.08	620,033,450	620,033,450	507,516,770
WATERFORD TWP.	22,643.37	2,710,299,568	2,710,299,568	2,181,266,008
WEST BLOOMFIELD TWP.	20,014.53	3,945,058,722	3,945,058,722	3,348,114,854
WHITE LAKE TWP.	23,716.60	1,069,333,372	1,069,333,372	886,544,407
TOTAL TOWNSHIPS	405,732.37	24,640,051,494	24,640,051,494	19,918,197,085

OAKLAND COUNTY  
2002 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
BY CITIES

ASSESSING DISTRICT	NUMBER OF ACRES	REAL PROPERTY			PERSONAL PROPERTY		
		ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10.655.97	1.706.825.285	1.706.825.285	1.319.644.961	491.403.610	491.403.610	491.403.610
BERKLEY CITY	1.652.78	537.726.600	537.726.600	393.793.320	13.570.230	13.570.230	13.536.280
BIRMINGHAM CITY	3.074.81	2.008.679.110	2.008.679.110	1.433.723.668	58.543.880	58.543.880	58.533.820
BLOOMFIELD HILLS CITY	3.210.98	939.999.400	939.999.400	689.492.015	33.293.980	33.293.980	33.293.980
CLARKSTON VILLAGE CITY	323.50	49.326.510	49.326.510	36.095.251	2.137.770	2.137.770	2.137.770
CLAWSON CITY	1.403.04	417.948.140	417.948.140	316.369.960	15.790.020	15.790.020	15.790.020
FARMINGTON CITY	1.700.58	397.461.740	397.461.740	337.789.100	18.216.440	18.216.440	18.216.440
FARMINGTON HILLS CITY	21.312.98	3.959.423.830	3.959.423.830	3.395.494.430	299.294.170	299.294.170	299.294.170
FERNDALE CITY	2.498.28	621.432.820	621.432.820	436.286.415	52.026.640	52.026.640	52.026.640
HAZEL PARK CITY	1.799.66	331.955.820	331.955.820	237.058.880	21.584.290	21.584.290	21.562.930
HUNTINGTON WOODS CITY	929.67	356.276.783	356.276.783	242.687.705	4.744.880	4.744.880	4.744.880
KEEGO HARBOR CITY	350.69	99.831.582	99.831.582	73.484.944	3.812.470	3.812.470	3.812.470
LAKE ANGELUS CITY	1.041.83	82.415.620	82.415.620	47.284.810	1.213.630	1.213.630	1.213.630
LATHRUP VILLAGE CITY	969.91	194.174.750	194.174.750	148.964.585	6.553.310	6.553.310	6.553.310
MADISON HEIGHTS CITY	4.534.88	1.110.955.920	1.110.955.920	868.982.990	179.487.430	179.487.430	179.337.420
NORTHVILLE CITY	640.85	173.550.490	173.550.490	147.416.311	3.824.090	3.824.090	3.824.090
NOVI CITY	20.018.57	2.783.411.950	2.783.411.950	2.322.103.870	188.489.090	188.489.090	188.177.870
OAK PARK CITY	3.226.95	708.824.060	708.824.060	507.766.450	51.800.440	51.800.440	51.711.060
ORCHARD LAKE CITY	2.635.05	359.706.110	359.706.110	295.794.470	4.819.180	4.819.180	4.819.180
PLEASANT RIDGE CITY	363.74	149.729.760	149.729.760	97.174.360	3.017.530	3.017.530	3.017.530
PONTIAC CITY	12.919.62	1.337.911.230	1.337.911.230	841.562.806	327.426.440	327.426.440	327.408.010
ROCHESTER CITY	2.447.62	692.606.960	692.606.960	553.285.130	51.834.060	51.834.060	51.834.060
ROCHESTER HILLS CITY	21.060.12	3.193.091.850	3.193.091.850	2.694.240.380	217.082.640	217.082.640	216.081.110
ROYAL OAK CITY	7.573.62	2.308.496.510	2.308.496.510	1.710.547.898	130.883.020	130.883.020	130.743.970
SOUTHFIELD CITY	16.824.81	3.416.720.080	3.416.720.080	2.711.064.030	519.877.800	519.877.800	519.877.800
SOUTH LYON CITY	2.208.81	349.009.970	349.009.970	284.443.078	14.733.540	14.733.540	14.733.540
SYLVAN LAKE CITY	527.09	107.588.900	107.588.900	77.998.985	3.634.780	3.634.780	3.634.780
TROY CITY	21.407.94	5.335.732.860	5.335.732.860	4.241.676.110	619.964.538	619.964.538	619.964.538
WALLED LAKE CITY	1.513.69	231.050.270	231.050.270	173.753.174	13.502.250	13.502.250	13.502.250
WIXOM CITY	5.985.62	682.047.610	682.047.610	590.845.460	193.004.260	193.004.260	192.999.810
TOTAL CITIES	174,813.66	34,643,912,520	34,643,912,520	27,226,825,546	3,545,566,408	3,545,566,408	3,543,786,968
TOTAL TOWNSHIPS	405,732.37	23,553,457,934	23,553,457,934	18,833,138,077	1,086,593,560	1,086,593,560	1,085,059,008
TOTAL COUNTY	580,546.03	58,197,370,454	58,197,370,454	46,059,963,623	4,632,159,968	4,632,159,968	4,628,845,976

OAKLAND COUNTY  
 2002 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES  
 BY CITIES  
 REAL / PERSONAL

ASSESSING DISTRICT	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	TAXABLE VALUE
AUBURN HILLS CITY	10,655.97	2,198,228,895	2,198,228,895	1,811,048,571
BERKLEY CITY	1,652.78	551,296,830	551,296,830	407,329,600
BIRMINGHAM CITY	3,074.81	2,067,222,990	2,067,222,990	1,492,257,488
BLOOMFIELD HILLS CITY	3,210.98	973,293,380	973,293,380	722,785,995
CLARKSTON VILLAGE CITY	323.50	51,464,280	51,464,280	38,233,021
CLAWSON CITY	1,403.04	433,738,160	433,738,160	332,159,980
FARMINGTON CITY	1,700.58	415,678,180	415,678,180	356,005,540
FARMINGTON HILLS CITY	21,312.98	4,258,718,000	4,258,718,000	3,694,788,600
FERNDALE CITY	2,498.28	673,459,460	673,459,460	488,313,055
HAZEL PARK CITY	1,799.66	353,540,110	353,540,110	258,621,810
HUNTINGTON WOODS CITY	929.67	361,021,663	361,021,663	247,432,585
KEEGO HARBOR CITY	350.69	103,644,052	103,644,052	77,297,414
LAKE ANGELUS CITY	1,041.83	83,629,250	83,629,250	48,498,440
LATHRUP VILLAGE CITY	969.91	200,728,060	200,728,060	155,517,895
MADISON HEIGHTS CITY	4,534.88	1,290,443,350	1,290,443,350	1,048,320,410
NORTHVILLE CITY	640.85	177,374,580	177,374,580	151,240,401
NOVI CITY	20,018.57	2,971,901,040	2,971,901,040	2,510,281,740
OAK PARK CITY	3,226.95	760,624,500	760,624,500	559,477,510
ORCHARD LAKE CITY	2,635.05	364,525,290	364,525,290	300,613,650
PLEASANT RIDGE CITY	363.74	152,747,290	152,747,290	100,191,890
PONTIAC CITY	12,919.62	1,665,337,670	1,665,337,670	1,168,970,816
ROCHESTER CITY	2,447.62	744,441,020	744,441,020	605,119,190
ROCHESTER HILLS CITY	21,060.12	3,410,174,490	3,410,174,490	2,910,321,490
ROYAL OAK CITY	7,573.62	2,439,379,530	2,439,379,530	1,841,291,868
SOUTHFIELD CITY	16,824.81	3,936,597,880	3,936,597,880	3,230,941,830
SOUTH LYON CITY	2,208.81	363,743,510	363,743,510	299,176,618
SYLVAN LAKE CITY	527.09	111,223,680	111,223,680	81,633,765
TROY CITY	21,407.94	5,955,697,398	5,955,697,398	4,861,640,648
WALLED LAKE CITY	1,513.69	244,552,520	244,552,520	187,255,424
WIXOM CITY	5,985.62	875,051,870	875,051,870	783,845,270
TOTAL CITIES	174,813.66	38,189,478,928	38,189,478,928	30,770,612,514
TOTAL TOWNSHIPS	405,732.37	24,640,051,494	24,640,051,494	19,918,197,085
TOTAL COUNTY	580,546.03	62,829,530,422	62,829,530,422	50,688,809,599

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ADDISON TWP.	(1)	10,643,690	8,095,140	1,392,330	315,223,450	0	0	335,354,610
	(2)	0	0	0	0		0	0
	(3)	10,643,690	8,095,140	1,392,330	315,223,450		0	335,354,610
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	6,928,080	5,625,030	1,160,970	228,923,050		0	242,637,130
BLOOMFIELD TWP.	(1)	0	224,292,300	23,585,850	3,490,125,450	0	0	3,738,003,600
	(2)	0	0	0	0		0	0
	(3)	0	224,292,300	23,585,850	3,490,125,450		0	3,738,003,600
	(4)		1.0000	1.0000	1.0000			
	(5)	0	193,698,680	21,141,740	2,815,561,268		0	3,030,401,688
BRANDON TWP.	(1)	6,871,400	32,871,300	1,455,900	498,853,600	0	0	540,052,200
	(2)	0	0	0	0		0	0
	(3)	6,871,400	32,871,300	1,455,900	498,853,600		0	540,052,200
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	3,562,640	24,559,760	1,079,310	388,294,850		0	417,496,560
COMMERCE TWP.	(1)	16,952,870	183,408,070	123,372,710	1,481,585,720	0	33,834,750	1,839,154,120
	(2)	0	0	0	0		0	0
	(3)	16,952,870	183,408,070	123,372,710	1,481,585,720		33,834,750	1,839,154,120
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,348,530	131,787,370	98,033,866	1,157,100,788		19,003,710	1,412,274,264
GROVELAND TWP.	(1)	14,111,840	18,429,390	6,251,270	185,035,250	0	24,378,970	248,206,720
	(2)	0	0	0	0		0	0
	(3)	14,111,840	18,429,390	6,251,270	185,035,250		24,378,970	248,206,720
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,808,720	13,076,840	3,026,780	143,401,638		16,438,879	182,752,857
HIGHLAND TWP.	(1)	24,258,780	50,938,880	15,000,110	630,823,040	0	1,948,470	722,969,280
	(2)	0	0	0	0		0	0
	(3)	24,258,780	50,938,880	15,000,110	630,823,040		1,948,470	722,969,280
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	16,883,165	43,542,295	13,127,430	519,436,993		1,470,260	594,460,143

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
HOLLY TWP.	(1)	20,165,150	34,156,100	6,394,000	226,222,500	0	15,331,500	302,269,250
	(2)	0	0	0	0		0	0
	(3)	20,165,150	34,156,100	6,394,000	226,222,500		15,331,500	302,269,250
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	10,899,930	24,805,740	5,171,380	184,290,610		8,861,280	234,028,940
INDEPENDENCE TWP.	(1)	0	154,242,800	10,820,800	1,336,295,600	0	23,040,200	1,524,399,400
	(2)	0	0	0	0		0	0
	(3)	0	154,242,800	10,820,800	1,336,295,600		23,040,200	1,524,399,400
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	116,287,100	8,193,700	1,070,689,000		11,843,800	1,207,013,600
LYON TWP.	(1)	13,538,030	80,801,420	115,024,850	398,634,120	0	49,690,730	657,689,150
	(2)	0	0	0	0		0	0
	(3)	13,538,030	80,801,420	115,024,850	398,634,120		49,690,730	657,689,150
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	5,259,550	47,546,800	58,750,020	327,563,960		18,408,685	457,529,015
MILFORD TWP.	(1)	3,307,890	76,586,600	84,625,330	615,419,350	0	10,418,480	790,357,650
	(2)	0	0	0	0		0	0
	(3)	3,307,890	76,586,600	84,625,330	615,419,350		10,418,480	790,357,650
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	1,914,400	45,627,835	62,609,250	505,498,616		7,787,650	623,437,751
NOVI TWP.	(1)	0	0	0	9,441,600	0	0	9,441,600
	(2)	0	0	0	0		0	0
	(3)	0	0	0	9,441,600		0	9,441,600
	(4)				1.0000			
	(5)	0	0	0	7,934,750		0	7,934,750
OAKLAND TWP.	(1)	6,600,520	31,919,550	4,415,740	933,308,375	0	50,663,370	1,026,907,555
	(2)	0	0	0	0		0	0
	(3)	6,600,520	31,919,550	4,415,740	933,308,375		50,663,370	1,026,907,555
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	3,149,520	25,495,400	2,799,150	742,474,537		34,521,120	808,439,727

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ORION TWP.	(1)	6,523,380	162,746,910	127,346,710	1,217,279,760	0	0	1,513,896,760
	(2)	0	0	0	0		0	0
	(3)	6,523,380	162,746,910	127,346,710	1,217,279,760		0	1,513,896,760
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	5,786,570	144,680,260	118,932,490	1,048,129,940		0	1,317,529,260
OXFORD TWP.	(1)	1,736,940	76,100,280	57,228,260	582,409,350	0	8,524,040	725,998,870
	(2)	0	0	0	0		0	0
	(3)	1,736,940	76,100,280	57,228,260	582,409,350		8,524,040	725,998,870
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	1,003,940	53,973,742	36,214,946	451,079,211		3,284,273	545,556,112
ROSE TWP.	(1)	23,403,680	1,026,140	697,310	236,949,800	0	563,980	262,640,910
	(2)	0	0	0	0		0	0
	(3)	23,403,680	1,026,140	697,310	236,949,800		563,980	262,640,910
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	12,438,040	763,410	399,580	173,738,650		363,490	187,703,170
ROYAL OAK TWP.	(1)	0	58,584,180	11,344,350	16,622,500	0	0	86,551,030
	(2)	0	0	0	0		0	0
	(3)	0	58,584,180	11,344,350	16,622,500		0	86,551,030
	(4)		1.0000	1.0000	1.0000			
	(5)	0	39,126,420	6,784,280	9,331,480		0	55,242,180
SOUTHFIELD TWP.	(1)	0	115,191,437	209,100	1,036,793,010	0	0	1,152,193,547
	(2)	0	0	0	0		0	0
	(3)	0	115,191,437	209,100	1,036,793,010		0	1,152,193,547
	(4)		1.0000	1.0000	1.0000			
	(5)	0	89,597,327	161,770	762,446,954		0	852,206,051
SPRINGFIELD TWP.	(1)	4,702,000	29,932,000	15,570,000	538,262,450	0	0	588,466,450
	(2)	0	0	0	0		0	0
	(3)	4,702,000	29,932,000	15,570,000	538,262,450		0	588,466,450
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	3,361,640	24,522,240	14,103,440	433,962,450		0	475,949,770

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WATERFORD TWP.	(1)	1,945,920	459,392,274	28,466,370	2,105,186,574	0	0	2,594,991,138
	(2)	0	0	0	0	0	0	0
	(3)	1,945,920	459,392,274	28,466,370	2,105,186,574	0	0	2,594,991,138
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	1,835,760	369,627,586	24,345,490	1,670,148,742		0	2,065,957,578
WEST BLOOMFIELD TWP.	(1)	0	303,137,970	12,463,910	3,542,829,692	0	0	3,858,431,572
	(2)	0	0	0	0	0	0	0
	(3)	0	303,137,970	12,463,910	3,542,829,692	0	0	3,858,431,572
	(4)		1.0000	1.0000	1.0000			
	(5)	0	261,969,213	5,948,799	2,993,962,232		0	3,261,880,244
WHITE LAKE TWP.	(1)	10,581,460	74,946,592	5,985,890	939,181,880	0	4,786,700	1,035,482,522
	(2)	0	0	0	0	0	0	0
	(3)	10,581,460	74,946,592	5,985,890	939,181,880	0	4,786,700	1,035,482,522
	(4)	1.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	6,823,180	63,430,707	5,134,860	774,942,220		2,376,320	852,707,287
TOTAL TOWNSHIPS	(1)	165,343,550	2,176,799,333	651,650,790	20,336,483,071	0	223,181,190	23,553,457,934
	(2)	0	0	0	0	0	0	0
	(3)	165,343,550	2,176,799,333	651,650,790	20,336,483,071	0	223,181,190	23,553,457,934
	(4)							
	(5)	93,003,665	1,719,743,755	487,119,251	16,408,911,939	0	124,359,467	18,833,138,077



**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
AUBURN HILLS CITY	(1)	0	733,318,885	640,916,090	312,977,570	0	19,612,740	1,706,825,285
	(2)	0	0	0	0		0	0
	(3)	0	733,318,885	640,916,090	312,977,570		19,612,740	1,706,825,285
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	571,290,702	492,134,210	243,383,479		12,836,570	1,319,644,961
BERKLEY CITY	(1)	0	53,878,570	4,168,520	479,679,510	0	0	537,226,600
	(2)	0	0	0	0		0	0
	(3)	0	53,878,570	4,168,520	479,679,510		0	537,226,600
	(4)		1.0000	1.0000	1.0000			
	(5)	0	36,553,490	2,860,910	354,378,920		0	393,793,320
BIRMINGHAM CITY	(1)	0	328,830,540	11,444,040	1,668,404,530	0	0	2,008,679,110
	(2)	0	0	0	0		0	0
	(3)	0	328,830,540	11,444,040	1,668,404,530		0	2,008,679,110
	(4)		1.0000	1.0000	1.0000			
	(5)	0	261,405,270	9,683,680	1,162,634,718		0	1,433,723,668
BLOOMFIELD HILLS CITY	(1)	0	167,460,130	175,780	772,363,490	0	0	939,999,400
	(2)	0	0	0	0		0	0
	(3)	0	167,460,130	175,780	772,363,490		0	939,999,400
	(4)		1.0000	1.0000	1.0000			
	(5)	0	111,446,250	122,250	577,923,515		0	689,492,015
CLARKSTON VILLAGE CITY	(1)	0	8,611,830	0	40,714,680	0	0	49,326,510
	(2)	0	0	0	0		0	0
	(3)	0	8,611,830	0	40,714,680		0	49,326,510
	(4)		1.0000		1.0000			
	(5)	0	5,963,570	0	30,131,681		0	36,095,251
CLAWSON CITY	(1)	0	69,237,030	20,481,660	328,229,450	0	0	417,948,140
	(2)	0	0	0	0		0	0
	(3)	0	69,237,030	20,481,660	328,229,450		0	417,948,140
	(4)		1.0000	1.0000	1.0000			
	(5)	0	54,390,130	15,175,430	246,804,400		0	316,369,960
FARMINGTON CITY	(1)	0	91,637,670	14,814,190	291,009,880	0	0	397,461,740
	(2)	0	0	0	0		0	0
	(3)	0	91,637,670	14,814,190	291,009,880		0	397,461,740
	(4)		1.0000	1.0000	1.0000			
	(5)	0	84,009,840	14,185,390	239,593,870		0	337,789,100

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
FARMINGTON HILLS CITY	(1)	0	864,619,870	265,636,480	2,829,167,480	0	0	3,959,423,830
	(2)	0	0	0	0	0	0	0
	(3)	0	864,619,870	265,636,480	2,829,167,480	0	0	3,959,423,830
	(4)		1.0000	1.0000	1.0000			
	(5)	0	751,530,340	239,069,180	2,404,894,910	0	0	3,395,494,430
FERNDALE CITY	(1)	0	74,420,630	60,164,040	486,848,150	0	0	621,432,820
	(2)	0	0	0	0	0	0	0
	(3)	0	74,420,630	60,164,040	486,848,150	0	0	621,432,820
	(4)		1.0000	1.0000	1.0000			
	(5)	0	63,595,130	48,702,454	323,988,831	0	0	436,286,415
HAZEL PARK CITY	(1)	0	47,069,660	19,540,970	265,345,190	0	0	331,955,820
	(2)	0	0	0	0	0	0	0
	(3)	0	47,069,660	19,540,970	265,345,190	0	0	331,955,820
	(4)		1.0000	1.0000	1.0000			
	(5)	0	34,549,770	14,306,690	188,202,420	0	0	237,058,880
HUNTINGTON WOODS CITY	(1)	0	6,865,680	0	349,411,103	0	0	356,276,783
	(2)	0	0	0	0	0	0	0
	(3)	0	6,865,680	0	349,411,103	0	0	356,276,783
	(4)		1.0000		1.0000			
	(5)	0	5,444,130	0	237,243,575	0	0	242,687,705
KEEGO HARBOR CITY	(1)	0	22,474,550	0	77,357,032	0	0	99,831,582
	(2)	0	0	0	0	0	0	0
	(3)	0	22,474,550	0	77,357,032	0	0	99,831,582
	(4)		1.0000		1.0000			
	(5)	0	15,469,960	0	58,014,984	0	0	73,484,944
LAKE ANGELUS CITY	(1)	0	101,500	0	82,314,120	0	0	82,415,620
	(2)	0	0	0	0	0	0	0
	(3)	0	101,500	0	82,314,120	0	0	82,415,620
	(4)		1.0000		1.0000			
	(5)	0	87,960	0	47,196,850	0	0	47,284,810
LATHRUP VILLAGE CITY	(1)	0	24,458,410	0	169,716,340	0	0	194,174,750
	(2)	0	0	0	0	0	0	0
	(3)	0	24,458,410	0	169,716,340	0	0	194,174,750
	(4)		1.0000		1.0000			
	(5)	0	17,999,455	0	130,965,130	0	0	148,964,585

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
MADISON HEIGHTS CITY	(1)	0	274,073,560	263,456,110	573,426,250	0	0	1,110,955,920
	(2)	0	0	0	0		0	0
	(3)	0	274,073,560	263,456,110	573,426,250		0	1,110,955,920
	(4)		1.0000	1.0000	1.0000			
	(5)	0	218,581,240	218,395,450	432,006,300		0	868,982,990
NORTHVILLE CITY	(1)	0	3,332,360	967,450	169,250,680	0	0	173,550,490
	(2)	0	0	0	0		0	0
	(3)	0	3,332,360	967,450	169,250,680		0	173,550,490
	(4)		1.0000	1.0000	1.0000			
	(5)	0	3,130,368	888,871	143,397,072		0	147,416,311
NOVI CITY	(1)	0	737,138,800	220,693,900	1,773,716,400	0	51,862,850	2,783,411,950
	(2)	0	0	0	0		0	0
	(3)	0	737,138,800	220,693,900	1,773,716,400		51,862,850	2,783,411,950
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	611,164,030	188,025,390	1,498,310,470		24,603,980	2,322,103,870
OAK PARK CITY	(1)	0	76,152,400	55,588,800	577,082,860	0	0	708,824,060
	(2)	0	0	0	0		0	0
	(3)	0	76,152,400	55,588,800	577,082,860		0	708,824,060
	(4)		1.0000	1.0000	1.0000			
	(5)	0	69,031,130	50,180,580	388,554,740		0	507,766,450
ORCHARD LAKE CITY	(1)	688,660	13,022,780	212,590	345,782,080	0	0	359,706,110
	(2)	0	0	0	0		0	0
	(3)	688,660	13,022,780	212,590	345,782,080		0	359,706,110
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	429,590	11,200,880	178,430	283,985,570		0	295,794,470
PLEASANT RIDGE CITY	(1)	0	5,737,080	2,683,140	141,309,540	0	0	149,729,760
	(2)	0	0	0	0		0	0
	(3)	0	5,737,080	2,683,140	141,309,540		0	149,729,760
	(4)		1.0000	1.0000	1.0000			
	(5)	0	3,476,970	966,570	92,730,820		0	97,174,360
PONTIAC CITY	(1)	0	363,747,720	268,772,020	705,391,490	0	0	1,337,911,230
	(2)	0	0	0	0		0	0
	(3)	0	363,747,720	268,772,020	705,391,490		0	1,337,911,230
	(4)		1.0000	1.0000	1.0000			
	(5)	0	215,297,588	146,411,180	479,854,038		0	841,562,806

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
ROCHESTER CITY	(1)	0	136,552,230	55,884,340	498,469,590	0	1,700,800	692,606,960
	(2)	0	0	0	0		0	0
	(3)	0	136,552,230	55,884,340	498,469,590		1,700,800	692,606,960
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	93,383,040	36,886,970	422,738,600		276,520	553,285,130
ROCHESTER HILLS CITY	(1)	0	388,050,300	224,278,500	2,580,763,050	0	0	3,193,091,850
	(2)	0	0	0	0		0	0
	(3)	0	388,050,300	224,278,500	2,580,763,050		0	3,193,091,850
	(4)		1.0000	1.0000	1.0000			
	(5)	0	340,664,350	204,236,040	2,149,339,990		0	2,694,240,380
ROYAL OAK CITY	(1)	0	396,215,680	59,839,120	1,852,441,710	0	0	2,308,496,510
	(2)	0	0	0	0		0	0
	(3)	0	396,215,680	59,839,120	1,852,441,710		0	2,308,496,510
	(4)		1.0000	1.0000	1.0000			
	(5)	0	294,349,479	46,791,030	1,369,407,389		0	1,710,547,898
SOUTHFIELD CITY	(1)	0	1,721,234,450	58,111,090	1,637,374,540	0	0	3,416,720,080
	(2)	0	0	0	0		0	0
	(3)	0	1,721,234,450	58,111,090	1,637,374,540		0	3,416,720,080
	(4)		1.0000	1.0000	1.0000			
	(5)	0	1,390,354,080	51,864,240	1,268,845,710		0	2,711,064,030
SOUTH LYON CITY	(1)	0	46,560,570	11,136,180	290,066,630	0	1,246,590	349,009,970
	(2)	0	0	0	0		0	0
	(3)	0	46,560,570	11,136,180	290,066,630		1,246,590	349,009,970
	(4)		1.0000	1.0000	1.0000		1.0000	
	(5)	0	32,904,430	5,412,430	245,812,948		313,270	284,443,078
SYLVAN LAKE CITY	(1)	0	11,646,110	3,989,670	91,953,120	0	0	107,588,900
	(2)	0	0	0	0		0	0
	(3)	0	11,646,110	3,989,670	91,953,120		0	107,588,900
	(4)		1.0000	1.0000	1.0000			
	(5)	0	8,741,390	3,037,270	66,220,325		0	77,998,985
TROY CITY	(1)	0	1,606,735,760	619,336,110	3,109,660,990	0	0	5,335,732,860
	(2)	0	0	0	0		0	0
	(3)	0	1,606,735,760	619,336,110	3,109,660,990		0	5,335,732,860
	(4)		1.0000	1.0000	1.0000			
	(5)	0	1,275,459,080	483,319,960	2,482,897,070		0	4,241,676,110

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
WALLED LAKE CITY	(1)	0	58,172,650	14,750,210	158,127,410	0	0	231,050,270
	(2)	0	0	0	0		0	0
	(3)	0	58,172,650	14,750,210	158,127,410		0	231,050,270
	(4)		1.0000	1.0000	1.0000			
	(5)	0	43,482,149	8,887,980	121,383,045		0	173,753,174
WIXOM CITY	(1)	50,440	101,316,150	273,495,180	307,185,840	0	0	682,047,610
	(2)	0	0	0	0		0	0
	(3)	50,440	101,316,150	273,495,180	307,185,840		0	682,047,610
	(4)	1.0000	1.0000	1.0000	1.0000			
	(5)	25,820	84,912,720	237,869,150	268,037,770		0	590,845,460
TOTAL CITIES	(1)	739,100	8,432,673,555	3,170,536,180	22,965,540,705	0	74,422,980	34,643,912,520
	(2)	0	0	0	0	0	0	0
	(3)	739,100	8,432,673,555	3,170,536,180	22,965,540,705	0	74,422,980	34,643,912,520
	(4)							
	(5)	455,410	6,709,868,921	2,519,591,735	17,958,879,140	0	38,030,340	27,226,825,546
TOTAL TOWNSHIPS	(1)	165,343,550	2,176,799,333	651,650,790	20,336,483,071	0	223,181,190	23,553,457,934
	(2)	0	0	0	0	0	0	0
	(3)	165,343,550	2,176,799,333	651,650,790	20,336,483,071	0	223,181,190	23,553,457,934
	(4)							
	(5)	93,003,665	1,719,743,755	487,119,251	16,408,911,939	0	124,359,467	18,833,138,077
TOTAL COUNTY	(1)	166,082,650	10,609,472,888	3,822,186,970	43,302,023,776	0	297,604,170	58,197,370,454
	(2)	0	0	0	0	0	0	0
	(3)	166,082,650	10,609,472,888	3,822,186,970	43,302,023,776	0	297,604,170	58,197,370,454
	(4)							
	(5)	93,459,075	8,429,612,676	3,006,710,986	34,367,791,079	0	162,389,807	46,059,963,623

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY	
ADDISON TWP.	0	1,960,040	3,872,470	0	6,761,080	(1)	12,593,590
						(2)	0
						(3)	12,593,590
						(4)	1.0000
						(5)	12,593,590
BLOOMFIELD TWP.	0	62,984,340	0	0	22,644,530	(1)	85,628,870
						(2)	0
						(3)	85,628,870
						(4)	1.0000
						(5)	84,891,520
BRANDON TWP.	0	4,595,290	0	757,000	8,336,240	(1)	13,688,530
						(2)	0
						(3)	13,688,530
						(4)	1.0000
						(5)	13,485,430
COMMERCE TWP.	0	39,211,440	28,359,860	1,101,570	30,651,410	(1)	99,324,280
						(2)	0
						(3)	99,324,280
						(4)	1.0000
						(5)	99,324,280
GROVELAND TWP.	0	7,127,830	0	286,010	8,184,650	(1)	15,598,490
						(2)	0
						(3)	15,598,490
						(4)	1.0000
						(5)	15,567,560
HIGHLAND TWP.	0	16,933,850	6,302,310	419,650	13,548,370	(1)	37,204,180
						(2)	0
						(3)	37,204,180
						(4)	1.0000
						(5)	37,202,328

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
HOLLY TWP.	0	6,991,950	1,637,800	11,600	7,302,100	(1) 15,943,450
						(2) 0
						(3) 15,943,450
						(4) 1.0000
						(5) 15,943,450
INDEPENDENCE TWP.	0	25,479,100	4,213,000	0	17,841,100	(1) 47,533,200
						(2) 0
						(3) 47,533,200
						(4) 1.0000
						(5) 47,533,200
LYON TWP.	0	18,672,050	23,519,410	679,220	21,565,150	(1) 64,435,830
						(2) 0
						(3) 64,435,830
						(4) 1.0000
						(5) 64,434,890
MILFORD TWP.	0	25,181,490	35,604,250	1,213,240	29,191,320	(1) 91,190,300
						(2) 0
						(3) 91,190,300
						(4) 1.0000
						(5) 91,186,830
NOVI TWP.	0	0	0	0	70,170	(1) 70,170
						(2) 0
						(3) 70,170
						(4) 1.0000
						(5) 70,170
OAKLAND TWP.	0	8,976,950	3,662,480	153,840	22,049,310	(1) 34,842,580
						(2) 0
						(3) 34,842,580
						(4) 1.0000
						(5) 34,802,580

**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ORION TWP.	0	36,312,100	108,536,100	0	32,874,950	(1) 177,723,150
						(2) 0
						(3) 177,723,150
						(4) 1.0000
						(5) 177,723,150
OXFORD TWP.	0	25,913,910	24,949,450	252,530	14,878,980	(1) 65,994,870
						(2) 0
						(3) 65,994,870
						(4) 1.0000
						(5) 65,944,720
ROSE TWP.	0	622,480	0	0	6,230,010	(1) 6,852,490
						(2) 0
						(3) 6,852,490
						(4) 1.0000
						(5) 6,852,490
ROYAL OAK TWP.	0	8,938,030	1,271,720	712,750	1,458,230	(1) 12,380,730
						(2) 0
						(3) 12,380,730
						(4) 1.0000
						(5) 12,320,240
SOUTHFIELD TWP.	0	31,458,120	0	210,760	6,566,540	(1) 38,235,420
						(2) 0
						(3) 38,235,420
						(4) 1.0000
						(5) 38,235,420
SPRINGFIELD TWP.	0	7,546,400	7,703,300	0	16,317,300	(1) 31,567,000
						(2) 0
						(3) 31,567,000
						(4) 1.0000
						(5) 31,567,000



**OAKLAND COUNTY**  
**2002 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS**  
**BY TOWNSHIPS**

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WATERFORD TWP.	0	75,649,940	8,342,150	0	31,316,340	(1) 115,308,430
						(2) 0
						(3) 115,308,430
						(4) 1.0000
		0	75,649,940	8,342,150	0	31,316,340
WEST BLOOMFIELD TWP.	0	46,397,940	0	7,154,700	33,074,510	(1) 86,627,150
						(2) 0
						(3) 86,627,150
						(4) 1.0000
		0	46,397,940	0	6,762,160	33,074,510
WHITE LAKE TWP.	0	12,334,480	972,330	75,930	20,468,110	(1) 33,850,850
						(2) 0
						(3) 33,850,850
						(4) 1.0000
		0	12,334,480	972,330	62,200	20,468,110
TOTAL TOWNSHIPS	0	463,287,730	258,946,630	13,028,800	351,330,400	(1) 1,086,593,560
						(2) 0
						(3) 1,086,593,560
						(4) 1.0000
		0	462,550,380	258,946,630	12,231,598	351,330,400

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
AUBURN HILLS CITY	0	232,152,570	237,198,420	788,790	21,263,830	(1) 491,403,610
						(2) 0
						(3) 491,403,610
						(4) 1.0000
						(5) 491,403,610
BERKLEY CITY	0	8,728,480	426,400	78,400	4,336,950	(1) 13,570,230
						(2) 0
						(3) 13,570,230
						(4) 1.0000
						(5) 13,536,280
BIRMINGHAM CITY	0	46,008,420	1,710,680	423,550	10,401,230	(1) 58,543,880
						(2) 0
						(3) 58,543,880
						(4) 1.0000
						(5) 58,533,820
BLOOMFIELD HILLS CITY	0	26,224,290	0	116,790	6,952,900	(1) 33,293,980
						(2) 0
						(3) 33,293,980
						(4) 1.0000
						(5) 33,293,980
CLARKSTON VILLAGE CITY	0	968,900	0	0	1,168,870	(1) 2,137,770
						(2) 0
						(3) 2,137,770
						(4) 1.0000
						(5) 2,137,770
CLAWSON CITY	0	9,440,220	3,715,140	0	2,634,660	(1) 15,790,020
						(2) 0
						(3) 15,790,020
						(4) 1.0000
						(5) 15,790,020
FARMINGTON CITY	0	11,064,220	1,326,510	163,350	5,662,360	(1) 18,216,440
						(2) 0
						(3) 18,216,440
						(4) 1.0000
						(5) 18,216,440

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
FARMINGTON HILLS CITY	0	210,232,060	41,895,830	1,534,900	45,631,380	(1) 299,294,170 (2) 0 (3) 299,294,170 (4) 1.0000 (5) 299,294,170
FERNDALE CITY	0	22,728,420	20,440,280	485,770	8,372,170	(1) 52,026,640 (2) 0 (3) 52,026,640 (4) 1.0000 (5) 52,026,640
HAZEL PARK CITY	0	13,041,790	3,727,800	129,510	4,685,190	(1) 21,584,290 (2) 0 (3) 21,584,290 (4) 1.0000 (5) 21,562,930
HUNTINGTON WOODS CITY	0	2,821,890	0	147,830	1,775,160	(1) 4,744,880 (2) 0 (3) 4,744,880 (4) 1.0000 (5) 4,744,880
KEEGO HARBOR CITY	0	2,339,100	0	0	1,473,370	(1) 3,812,470 (2) 0 (3) 3,812,470 (4) 1.0000 (5) 3,812,470
LAKE ANGELUS CITY	0	0	0	0	1,213,630	(1) 1,213,630 (2) 0 (3) 1,213,630 (4) 1.0000 (5) 1,213,630
LATHRUP VILLAGE CITY	0	4,817,520	0	215,250	1,520,540	(1) 6,553,310 (2) 0 (3) 6,553,310 (4) 1.0000 (5) 6,553,310

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
MADISON HEIGHTS CITY	0	69,727,040	93,742,600	0	16,017,790	(1) 179,487,430
						(2) 0
						(3) 179,487,430
						(4) 1.0000
						(5) 179,337,420
NORTHVILLE CITY	0	1,989,690	0	0	1,834,400	(1) 3,824,090
						(2) 0
						(3) 3,824,090
						(4) 1.0000
						(5) 3,824,090
NOVI CITY	0	130,675,750	22,449,340	899,590	34,464,410	(1) 188,489,090
						(2) 0
						(3) 188,489,090
						(4) 1.0000
						(5) 188,177,870
OAK PARK CITY	0	27,105,870	16,906,520	0	7,788,050	(1) 51,800,440
						(2) 0
						(3) 51,800,440
						(4) 1.0000
						(5) 51,711,060
ORCHARD LAKE CITY	0	2,986,250	0	147,980	1,684,950	(1) 4,819,180
						(2) 0
						(3) 4,819,180
						(4) 1.0000
						(5) 4,819,180
PLEASANT RIDGE CITY	0	973,760	1,150,000	38,800	854,970	(1) 3,017,530
						(2) 0
						(3) 3,017,530
						(4) 1.0000
						(5) 3,017,530
PONTIAC CITY	0	83,216,780	205,824,520	1,165,370	37,219,770	(1) 327,426,440
						(2) 0
						(3) 327,426,440
						(4) 1.0000
						(5) 327,408,010

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
ROCHESTER CITY	0	20,083,940	23,453,050	178,300	8,118,770	(1) 51,834,060
						(2) 0
						(3) 51,834,060
						(4) 1.0000
						(5) 51,834,060
ROCHESTER HILLS CITY	0	88,495,730	84,840,160	4,489,920	39,256,830	(1) 217,082,640
						(2) 0
						(3) 217,082,640
						(4) 1.0000
						(5) 216,081,110
ROYAL OAK CITY	0	60,766,210	36,475,840	852,800	32,788,170	(1) 130,883,020
						(2) 0
						(3) 130,883,020
						(4) 1.0000
						(5) 130,743,970
SOUTHFIELD CITY	0	462,725,830	12,233,970	0	44,918,000	(1) 519,877,800
						(2) 0
						(3) 519,877,800
						(4) 1.0000
						(5) 519,877,800
SOUTH LYON CITY	0	6,230,030	3,941,870	145,500	4,416,140	(1) 14,733,540
						(2) 0
						(3) 14,733,540
						(4) 1.0000
						(5) 14,733,540
SYLVAN LAKE CITY	0	2,498,660	0	151,730	984,390	(1) 3,634,780
						(2) 0
						(3) 3,634,780
						(4) 1.0000
						(5) 3,634,780
TROY CITY	0	372,026,048	194,743,080	0	53,195,410	(1) 619,964,538
						(2) 0
						(3) 619,964,538
						(4) 1.0000
						(5) 619,964,538

**OAKLAND COUNTY**  
**2002 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  
(5) TAXABLE VALUE

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
WALLED LAKE CITY	0	6,061,070	4,019,030	136,600	3,285,550	(1) 13,502,250
						(2) 0
						(3) 13,502,250
						(4) 1.0000
						(5) 13,502,250
WIXOM CITY	0	6,061,070	4,019,030	136,600	3,285,550	(1) 193,004,260
						(2) 0
						(3) 193,004,260
						(4) 1.0000
						(5) 192,999,810
TOTAL CITIES	0	1,981,138,088	1,135,868,570	12,660,310	415,899,440	(1) 3,545,566,408
						(2) 0
						(3) 3,545,566,408
						(5) 3,543,786,968
TOTAL TOWNSHIPS	0	1,980,858,428	1,135,868,570	11,160,530	415,899,440	(1) 1,086,593,560
						(2) 0
						(3) 1,086,593,560
						(5) 1,085,059,008
TOTAL COUNTY	0	463,287,730	258,946,630	13,028,800	351,330,400	(1) 4,632,159,968
						(2) 0
						(3) 4,632,159,968
						(5) 4,628,845,976

**OAKLAND COUNTY**  
 2002 EQUALIZATION FACTORS  
 ANALYSIS BY CLASS  
 BY TOWNSHIPS

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

**OAKLAND COUNTY**  
 2002 EQUALIZATION FACTORS  
 ANALYSIS BY CLASS  
 BY CITIES

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

<u>Township</u>	<u>Village</u>
Addison Township	Village of Leonard
Brandon Township	Village of Ortonville
Commerce Township	Village of Wolverine Lake
Holly Township	Village of Holly
Milford Township	Village of Milford
Orion Township	Village of Lake Orion
Oxford Township	Village of Oxford
Rose Township	Village of Holly
Southfield Township	Village of Bingham Farms Village of Franklin Village of Beverly Hills

**OAKLAND COUNTY**  
**ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS**  
**BY VILLAGES**  
**FOR INFORMATION ONLY**

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

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
VILLAGE OF BEVERLY HILLS	(1)	0	28,550,060	134,460	611,136,930		0	639,821,450
	(2)	0	0	0	0		0	0
	(3)	0	28,550,060	134,460	611,136,930		0	639,821,450
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	21,563,190	87,130	445,097,224		0	466,747,544
VILLAGE OF BINGHAM FARMS	(1)	0	82,803,227	0	123,949,750		0	206,752,977
	(2)	0	0	0	0		0	0
	(3)	0	82,803,227	0	123,949,750		0	206,752,977
	(4)	0.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	0	64,754,947	0	93,128,900		0	157,883,847
VILLAGE OF FRANKLIN	(1)	0	3,838,150	74,640	299,790,560		0	303,703,350
	(2)	0	0	0	0		0	0
	(3)	0	3,838,150	74,640	299,790,560		0	303,703,350
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	3,279,190	74,640	222,833,920		0	226,187,750
VILLAGE OF HOLLY	(1)	0	25,394,500	5,058,500	97,998,100		762,400	129,213,500
	(2)	0	0	0	0		0	0
	(3)	0	25,394,500	5,058,500	97,998,100		762,400	129,213,500
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	20,065,360	4,254,840	81,190,160		392,270	105,902,630
VILLAGE OF LAKE ORION	(1)	0	18,447,460	582,980	93,713,950		0	112,744,390
	(2)	0	0	0	0		0	0
	(3)	0	18,447,460	582,980	93,713,950		0	112,744,390
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	16,437,320	560,790	73,145,400		0	90,143,510
VILLAGE OF LEONARD	(1)	642,960	283,510	538,420	9,583,860		0	11,048,750
	(2)	0	0	0	0		0	0
	(3)	642,960	283,510	538,420	9,583,860		0	11,048,750
	(4)	1.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	420,940	213,420	317,820	6,126,400		0	7,078,580

**OAKLAND COUNTY**  
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(1) ASSESSED VALUES BY CLASS                      (2) AMOUNT ADDED OR DEDUCTED  
(3) EQUALIZED VALUES BY CLASS                    (4) EQUALIZATION FACTOR  
(5) TAXABLE VALUE

ASSESSING DISTRICT		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENTAL REAL	TOTAL REAL PROPERTY
VILLAGE OF MILFORD	(1)	0	55,302,590	2,523,520	188,651,730		71,240	246,549,080
	(2)	0	0	0	0		0	0
	(3)	0	55,302,590	2,523,520	188,651,730		71,240	246,549,080
	(4)	0.0000	1.0000	1.0000	1.0000		1.0000	
	(5)	0	32,510,125	1,914,800	152,543,640		61,930	187,030,495
VILLAGE OF ORTONVILLE	(1)	0	8,806,900	553,900	34,574,800		0	43,935,600
	(2)	0	0	0	0		0	0
	(3)	0	8,806,900	553,900	34,574,800		0	43,935,600
	(4)	0.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	0	6,150,210	479,660	27,613,460		0	34,243,330
VILLAGE OF OXFORD	(1)	7,840	21,244,810	14,029,720	96,163,840		0	131,446,210
	(2)	0	0	0	0		0	0
	(3)	7,840	21,244,810	14,029,720	96,163,840		0	131,446,210
	(4)	1.0000	1.0000	1.0000	1.0000		0.0000	
	(5)	4,890	14,820,953	10,415,531	73,320,856		0	98,562,230
VILLAGE OF WOLVERINE LAKE	(1)	195,050	7,845,580	0	165,903,600		0	173,944,230
	(2)	0	0	0	0		0	0
	(3)	195,050	7,845,580	0	165,903,600		0	173,944,230
	(4)	1.0000	1.0000	0.0000	1.0000		0.0000	
	(5)	112,820	5,970,830	0	122,879,390		0	128,963,040

**OAKLAND COUNTY  
ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS  
BY VILLAGES  
FOR INFORMATION ONLY**

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF BEVERLY HILLS	0	5,738,810	0	210,760	2,754,500	(1) 8,704,070 (2) 0 (3) 8,704,070 (4) 1.0000 (5) 8,704,070
VILLAGE OF BINGHAM FARMS	0	25,060,840	0	0	1,149,020	(1) 26,209,860 (2) 0 (3) 26,209,860 (4) 1.0000 (5) 26,209,860
VILLAGE OF FRANKLIN	0	658,470	0	0	2,506,790	(1) 3,165,260 (2) 0 (3) 3,165,260 (4) 1.0000 (5) 3,165,260
VILLAGE OF HOLLY	0	3,488,850	1,559,400	0	2,124,030	(1) 7,172,280 (2) 0 (3) 7,172,280 (4) 1.0000 (5) 7,172,280
VILLAGE OF LAKE ORION	0	1,896,800	9,000	0	3,204,850	(1) 5,110,650 (2) 0 (3) 5,110,650 (4) 1.0000 (5) 5,110,650
VILLAGE OF LEONARD	0	282,870	3,702,100	0	251,180	(1) 4,236,150 (2) 0 (3) 4,236,150 (4) 1.0000 (5) 4,236,150

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

ASSESSING DISTRICT	AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF MILFORD	0	6,076,330	209,620	161,180	6,247,410	(1) 12,694,540
						(2) 0
						(3) 12,694,540
						(4) 1.0000
				160,910		(5) 12,694,270
VILLAGE OF ORTONVILLE	0	870,810	0	54,790	1,052,640	(1) 1,978,240
						(2) 0
						(3) 1,978,240
						(4) 1.0000
				54,790		(5) 1,978,240
VILLAGE OF OXFORD	0	9,006,440	7,993,440	0	3,173,230	(1) 20,173,110
						(2) 0
						(3) 20,173,110
						(4) 1.0000
				0		(5) 20,173,110
VILLAGE OF WOLVERINE LAKE	0	572,780	0	72,750	941,500	(1) 1,587,030
						(2) 0
						(3) 1,587,030
						(4) 1.0000
				72,750		(5) 1,587,030

2002 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF  
INDUSTRIAL FACILITIES TAX (PA 198 OF 1974)  
COMMERCIAL FACILITIES TAX (PA 225 OF 1978)  
TECHNOLOGY PARK DEVELOPMENT TAX (PA 385 OF 1984)  
MCL211.181,211.182 (PA 189 OF 1953)

**FOR INFORMATION ONLY**

	ACT 189	ACT 198		ACT 255		ACT 385
	NEW	REHAB	NEW	REHAB	NEW	NEW
<b>TOWNSHIPS</b>						
Highland			935.060			
Holly			1,488.300			
Milford	2,057,660		55,315.990			
Orion			28,041.600			
Oxford		260,270	2,798.500			
Sorinfield			1,513.300			
Waterford			1,621,588			
<b>CITIES</b>						
Auburn Hills	1,652,850		517,839.005		17,186,400	1,804,840
Birmingham	342,410					
Farminaton Hills			19,117.510			
Madison Heiahts	653,420	102,600	2,577.620			
Oak Park			7,660.340			
Pontiac		19,811,320	163,871.250			
Rochester			5,768.550			
Rochester Hills	963,220		948.890			
Royal Oak	329,230		10,456.211			
Southfield			18,224.940			
Troy			23,413.010			
Walled Lake			1,494.470			
Wixom			73,391.050			
<b>TOTAL COUNTY</b>	<b>5,998,790</b>	<b>20,174,190</b>	<b>936,477,184</b>		<b>17,186,400</b>	<b>1,804,840</b>