

Dedicated to Excellence: Meet the Professionals at Oakland County Equalization

At Oakland County Equalization, our success is founded on the expertise, dedication, and professionalism of our exceptional team, who are committed to delivering accurate, consistent, and transparent services. Comprised of certified assessing officers, our team brings extensive specialized experience and a deep understanding of Michigan's property tax laws, valuation theory and principles, in addition to the processes of equalization and assessment. We take great pride in upholding the highest standards of integrity and professionalism in every aspect of our work.

We strive to provide timely and reliable information while fostering public trust through fairness, accountability, and a strong commitment to excellence. Our staff is committed to upholding the highest standards of accuracy, transparency, and fairness in every aspect of our work. We strive not only to meet state regulatory requirements but to exceed expectations, providing services that support the financial integrity of local governments while ensuring equity for property owners across the county.

We take great pride in serving our communities with integrity and excellence, recognizing that our work impacts everything from school funding and public safety to essential municipal services. It is this sense of purpose and commitment that drives us to deliver trusted equalization and assessment services throughout Oakland County.

Our work is guided by a collaborative, team-based approach that emphasizes proactive public engagement. We regularly involve our team and other assessing/equalization officers, as well as state, county, and local government officials. However, we have always valued public input as an essential part of our decision-making process, especially when considering future procedural changes. We actively provide public outreach programs with informational workshops and have a Citizen Suggestion link encouraging resident and business owner input.

Through continuous training, professional development, and a collaborative team approach, we not only stay current with industry best practices and emerging technologies, but we also improve upon them for all those affected by our services with increased transparencies. Whether working directly with local government (e.g., assessors, treasurers) or engaging with residents and business owners, our team is focused on delivering consistent, reliable, and responsive service.

We invest in our team's professional education and growth, which directly results in quality improvements and efficiencies. Our team regularly attend educational courses, seminars, and industry conferences to stay current with evolving standards, laws, and best practices, such as the Uniform Standards of Professional Appraisal Practice (USPAP). This ensures we continue to serve with the expected expertise and integrity expected.

NOTE: Oakland County Equalization Department is the only equalization department (or assessing practice organization) in the U.S. which requires its entire staff to attend USPAP (requirement every 2 years, similar to real estate appraisers).

We are proud to have team members who are leaders in our profession, contributing to the advancement of our profession beyond the walls of our department. Many of our team actively teach for professional associations as well as for the State Tax Commission. Through developing courses, seminars, having articles published (state and national magazines), and serving on committees at the state, local and national levels. This high level of engagement is not only a testament to their expertise and commitment, but it also directly benefits our department and Oakland County. By staying at the forefront of industry standards, legislative changes, and emerging best practices, our team brings valuable knowledge and insights back to our department, enhancing our operations and strengthening the quality of service we provide to our residents, business owners, and the local communities we serve.

Below are descriptions of our primary areas of expertise, reflecting the diverse roles and responsibilities within our division.

Office Support

The Office Support Team plays a vital role in ensuring efficient and effective communication within our department. They are responsible for responding to general inquiries, managing incoming calls and correspondence, and directing individuals to the appropriate personnel based on the nature of their request. Their commitment to professionalism and service helps facilitate timely and accurate assistance for all who contact our office.

Real Property

The Real Property Team serves as the primary point of contact for personnel in our contracted municipalities and is responsible for the oversight and administration of residential real property assessments. Their duties include conducting field inspections, reviewing property data for accuracy, applying appropriate valuation methods, and ensuring compliance with all applicable statutes and guidelines. This team plays a key role in maintaining equitable and uniform assessments across jurisdictions.

Appeals

The Appeals Team is responsible for the valuation of commercial and industrial properties, ensuring that assessments are conducted in accordance with applicable laws and professional standards. Additionally, the team manages and oversees all appeals filed with the Michigan Tax Tribunal, working to uphold equitable and defensible assessments across all jurisdictions.

Equalization

The Equalization process utilizes comprehensive sales and appraisal studies to evaluate assessment levels across various property classes within each township and city in the County. In addition to real property analysis, the team conducts annual personal property audits to verify accuracy and compliance across all jurisdictions. By analyzing market trends, comparing assessed values to actual sale prices, and auditing reported personal property, the process helps ensure that assessments are equitable and consistent.

Equalization is also responsible for ensuring strict compliance with all statutory deadlines and requirements pertaining to Headlee Rollbacks and Millage Rates. This includes monitoring legislative changes, verifying data submissions, and supporting local jurisdictions in the accurate calculation and reporting of millage rates in accordance with state law. A key objective of Equalization is to promote fairness in the property tax system by ensuring that all property classes are assessed at uniform percentages of market value and that millage rates are applied fairly and equitably across all assessing jurisdictions, in full compliance with state law and equalization standards.

Personal Property

The Personal Property Team is responsible for administering the assessment of personal property for all municipalities under contract with our office. This includes conducting an annual canvass, ensuring compliance with applicable statutes and guidelines, and maintaining accurate and up-to-date assessment records.

Land Descriptions

The Land Descriptions Team is responsible for processing all land splits and combinations within Oakland County. Their work ensures that property descriptions remain accurate and consistent across all assessing jurisdictions.

Special Acts

The Special Acts Team is responsible for overseeing the administration of various special act assessments, ensuring their accurate implementation in compliance with applicable legislative provisions. This includes interpreting statutory requirements, coordinating with local jurisdictions, and maintaining proper documentation to support transparency, consistency, and legal compliance across all affected areas. Special Acts typically require local government approval. Common types include:

- **Industrial Facilities Exemption (IFE)** – Under **PA 198 of 1974**, provides a reduced tax rate for new or rehabilitated industrial property.
- **Commercial Rehabilitation Act** – **PA 210 of 2005**, encourages redevelopment of commercial properties.
- **Obsolete Property Rehabilitation Act (OPRA)** – **PA 146 of 2000**, applies to obsolete buildings being restored for commercial/residential use.
- **Brownfield Redevelopment** – Often tied to PA 381 of 1996 for environmentally distressed properties.

Introducing Our Skilled and Dedicated Team

Our team members demonstrate flexibility by supporting multiple functions; assisting across teams as needed to ensure continuity of service and operational efficiency. Our team is dedicated to upholding the Mission and Vision Statements of our department; regularly participating in both internal and external training opportunities, including the Uniform Standards of Professional Appraisal Practice (USPAP).

At Oakland County, we take pride in delivering exceptional customer service and upholding the highest standards of professional excellence. Our commitment to quality ensures that the services we provide are unmatched across the state of Michigan.

The individuals listed below have been formally recognized for their exemplary professional conduct, commitment to delivering outstanding customer service, and valuable contributions to both our department and the broader professional community. Their dedication and high standards of performance reflect the core values of excellence and service that our organization strives to uphold.

Special Note: The A+100 Awards are our department's way of recognizing employees who deliver outstanding customer service. Launched in mid-2023, this program celebrates team members only when a customer personally reaches out with positive feedback about their experience. It highlights individuals who go above and beyond, as seen directly through the eyes of those we serve.

- **Cindy Baker:** Department Equity Committee member, 2024 A+100 Award recipient
- **Leslie Cooper:** Department Equity Committee member
- **Richard Cummins:** Featured in *Telegraph Spotlight*, 2023 A+100 Award recipient
- **Raul D'Souza:** e-Newsletter Co-Author
- **Jessica Ebmeyer:** Department Education Co-Coordinator
- **Stacey Etzkorn:** 2024 A+100 Award recipient
- **Angie Ferguson:** Department Equity Committee member
- **Jackie Godoshian:** 2023 A+100 Award recipient
- **Liz Hyatt:** 2024 A+100 Award recipient
- **Tiffany Jacob:** MAA member, MAED & STC representative
- **Hannah Jackson:** 2023 & 2024 A+100 Award recipient
- **Tiffany Joannette:** 2024 A+100 Award recipient
- **Nelisha Johnson:** 2024 A+100 Award recipient
- **Travis Johnson:** OCAAO Treasurer, Department Education Coordinator, 2024 A+100 Award recipient
- **Tracy Jones:** e-Newsletter Co-Author
- **David Kort:** e-Newsletter Co-Author
- **Josh Larkin:** 2024 A+100 Award recipient
- **Viviana Lopez:** Featured in *Telegraph Spotlight*, Oakland County DEI Committee member, Department DEI Equity Committee Chair

- **Michelle Manare:** 2024 A+ 100 Award recipient
- **Amanda Marshall:** 2024 A+100 Award recipient, STC CAMA member, STC Education Committee member
- **Faith Martin:** OCAAO Board Trustee
- **Tracey Matyn:** 2024 A+100 Award recipient
- **Alex McLeod:** 2023 A+100 Award recipient
- **Shannon Moore:** 2024 A+100 Award recipient
- **Bryan Paris:** 2024 A+100 Award recipient
- **Laura Santos-Mitchell:** Department Equity Committee member
- **Nick Tacoma:** 2024 A+100 Award recipient
- **Kacey Vogt:** Department Equity Committee member, e-Newsletter Co-Author
- **Lucas Wyatt:** Featured in *Telegraph Spotlight*, Department Equity Committee member, 2024 A+100 Award recipient

The following individuals make up our entire team. Each member contributes meaningfully to our overall mission and plays a vital role in delivering our services with the highest standards of integrity and excellence. Together, this dedicated team supports the department's operations and helps ensure fair and equitable property assessment throughout Oakland County.

You may reach any member of our team by calling our main office number at **(248) 858-0776**.

Leadership team includes the following:

Micheal Lohmeier, Equalization Officer
MMAO, PPE, MAI, SRA, ASA, RES

Tracy Jones, Chief of Equalization
MMAO, PPE

Amanda Marshall, Chief of Equalization,
MMAO, PPE

Terry Schultz, Chief of Equalization
MMAO, PPE

Liz Beauchamp, Field Supervisor
MAAO, PPE

Teresa Boger, Field Supervisor
MAAO, PPE

Leigh Ann Bouchey, Supervisor of
Equalization Administration Services
MAAO, PPE

Mike Glynn, Supervisor of Land
Descriptions
MCAO, PPE

Tiffany Jacob, Field Supervisor
MMAO, PPE, MAA, MAED & STC
representative

Lisa Nader, Field Supervisor
MAAO, PPE

Bryan Paris, Field Supervisor
MMAO, PPE

Dianne Woodside, Office Supervisor II
MCAT

Our Staff include the following people:

John Anderson, MCAT

Ammanuel Ashame,
MCAO, PPE

Cindy Baker, MAAO, PPE

Sarah Beathard, MAAO,
PPE

Matt Benham, MCAT

Enrique Benskey, MCAO,
PPE

Pamela Bernabei-Taras,
MAAO, PPE

Angela Bushong

Angela Cantu, MCAO,
PPE

Leree Cardona-Telisky,
MCAT

Melissa Chambers,
MCAO, PPE

Justin Cooke, MAAO, PPE

Brittany Cooley, MCAT

Leslie Cooper, MCAT

Richard Cummins,
MCAO, PPE

Raul D'Souza, MCAT

Daniel Dekimpe, MCAO,
PPE

Bryan Deladurantaye,
MCAT

Terry Dewey, MCAO, PPE

Carly Dibble

Tyler Diroff, MCAT

Rob Doyle, MAAO, PPE

Kaitlyn Dye, MCAT

Jessica Ebmeyer, MCAT

Milan Eldred, MCAO, PPE

Julian Emerson, MCAO,
PPE

Stacey Etzkorn, MAAO,
PPE

Angie Ferguson, MAAO,
PPE

Misti Friend, MCAO, PPE

Michael Fury, MCAO, PPE

Kevin Gill, MCAO, PPE

Jackie Godoshian,
MAAO, PPE

Kim Greene, MCAT

Emily Hadlock, MCAT

Kimberly Hampton,
MCAT

Jacob Hart, MCAT

Jacquee Hollis, MCAT

Liz Hyatt, MAAO, PPE

Hannah Jackson, MAAO,
PPE

Tiffany Joannette, MCAO,
PPE

Nelisha Johnson, MCAT

Travis Johnson, MAAO,
PPE

Amber Kaake

David Kort, MAAO, PPE

Andrew Kramer, MCAO,
PPE

Josh Larkin, MAAO, PPE

Samantha Lester

Renee Letson, MCAT

Mike Lewalski, MMAO,
PPE

Viviana Lopez, MMAO,
PPE

Michelle Manare, MAAO,
PPE

Faith Martin, MAAO, PPE

Nicole Mattice, MCAO,
PPE

Tracey Matyn, MCAT

Debbie Mausolf, MCAT

Alex McLeod, MAAO, PPE

Shannon Moore, MCAO

Chuck Parrott MAAO,
PPE

Ashley Roark, MCAT

Dior Rushton

Laura Santos-Mitchell,
MAAO, PPE

Barb Schroeder, MCAT

Rachel Swee

Nick Tacoma, MMAO,
PPE

Kacey Vogt, MCAT

Kevin Weishaupt, MCAT

Sean Wheately

Sandra Wilkes, MAAO,
PPE

Lucas Wyatt, MAAO, PPE