



1968 EQUALIZATION REPORT

COUNTY OF OAKLAND, MICHIGAN

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1968

April 30, 1968

TO THE HONORABLE BOARD OF SUPERVISORS
OAKLAND COUNTY

Mr. Chairman, Ladies and Gentlemen:

Your Committee on Equalization respectfully reports that it has carefully examined properties and compared assessment rolls of the several Townships and Cities within the said County, assessed for the year 1968 and have equalized the same by adding to or deducting from the valuation of the taxable property in the several Townships and Cities so assessed, such an amount as in its judgement will produce relatively an equal and uniform valuation of the taxable property in the County. The Equalization Factors listed on pages 1 & 2 of the attached report are for information purposes only and are not required by Statute. The Committee has conducted hearings to its findings and recommendations. We herewith submit the attached report with the recommendation that it be adopted by this Board as the County Equalization for the year 1968.

Vance C. Fouts

Vance C. Fouts
Chairman

James E. Kephart, Jr.
James E. Kephart, Jr.

Donald Melchert
Donald Melchert

Bruce E. Peasley
Bruce E. Peasley

Harold J. Bemer
Harold J. Bemer

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1968

1968 OAKLAND COUNTY EQUALIZATION REPORT

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1968 ASSESSED AND EQUALIZED VALUES

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

BY TOWNSHIPS IN OAKLAND COUNTY

| REF. NO. | ASSESSING DISTRICT | VALUATION AS ASSESSED | AMOUNT ADDED OR DEDUCTED | VALUATION AS EQUALIZED | EQUALIZED PERCENTAGES | 1968 EQUALIZING FACTOR | 1967 EQUALIZING FACTOR | REF. NO. |
|-----------------|--------------------|-----------------------|--------------------------|------------------------|-----------------------|------------------------|------------------------|----------|
| 1. | Addison | 8,341,151 | -0- | 8,341,151 | .24105 | 1.00 | 1.00 | 1. |
| 2. | Avon | 81,854,950 | -0- | 81,854,950 | 2.36549 | 1.00 | 1.00 | 2. |
| 3. | Bloomfield | 233,117,700 | -0- | 233,117,700 | 6.73678 | 1.00 | .95 | 3. |
| 4. | Brandon | 12,952,430 | -0- | 12,952,430 | .37431 | 1.00 | 2.88 | 4. |
| 5. | Commerce | 54,526,500 | -0- | 54,526,500 | 1.57574 | 1.00 | 1.00 | 5. |
| 6. | Farmington | 177,313,800 | (12,411,966) | 164,901,834 | 4.76544 | .93 | 2.01 | 6. |
| 7. | Groveland | 7,945,175 | -0- | 7,945,175 | .22961 | 1.00 | 1.00 | 7. |
| 8. | Highland | 22,539,900 | -0- | 22,539,900 | .65137 | 1.00 | 1.00 | 8. |
| 9. | Holly | 20,020,650 | -0- | 20,020,650 | .57857 | 1.00 | 1.00 | 9. |
| 10. | Independence | 42,075,050 | -0- | 42,075,050 | 1.21591 | 1.00 | 1.00 | 10. |
| 11. | Lyon | 15,216,800 | -0- | 15,216,800 | .43974 | 1.00 | 2.50 | 11. |
| 12. | Milford | 24,736,100 | -0- | 24,736,100 | .71484 | 1.00 | 1.00 | 12. |
| 13. | Novi | 37,008,200 | -0- | 37,008,200 | 1.06949 | 1.00 | 1.00 | 13. |
| 14. | Oakland | 23,035,000 | -0- | 23,035,000 | .66568 | 1.00 | 2.88 | 14. |
| 15. | Orion | 38,330,270 | -0- | 38,330,270 | 1.10769 | 1.00 | 1.00 | 15. |
| 16. | Oxford | 20,718,800 | -0- | 20,718,800 | .59875 | 1.00 | 1.00 | 16. |
| 17. | Pontiac | 31,060,487 | -0- | 31,060,487 | .89761 | 1.00 | 1.00 | 17. |
| 18. | Rose | 2,554,500 | 5,466,630 | 8,021,130 | .23180 | 3.14 | 3.08 | 18. |
| 19. | Royal Oak | 13,327,853 | 2,132,456 | 15,460,309 | .44678 | 1.16 | 1.00 | 19. |
| 20. | Southfield | 80,561,610 | -0- | 80,561,610 | 2.32812 | 1.00 | 1.00 | 20. |
| 21. | Springfield | 12,299,000 | -0- | 12,299,000 | .35542 | 1.00 | 1.00 | 21. |
| 22. | Waterford | 74,334,010 | 81,024,071 | 155,358,081 | 4.48964 | 2.09 | 2.13 | 22. |
| 23. | West Bloomfield | 109,223,050 | -0- | 109,223,050 | 3.15640 | 1.00 | 1.00 | 23. |
| 24. | White Lake | 36,096,950 | -0- | 36,096,950 | 1.04315 | 1.00 | 1.41 | 24. |
| TOTAL TOWNSHIPS | | \$1,179,189,936 | \$76,211,191 | \$1,255,401,127 | 36.27938 | | | |
| TOTAL CITIES | | <u>2,050,523,177</u> | <u>154,446,727</u> | <u>2,204,969,904</u> | <u>63.72062</u> | | | |
| TOTAL COUNTY | | \$3,229,713,113 | \$230,657,918 | \$3,460,371,031 | 100.00000 | | | |

1968 ASSESSED AND EQUALIZED VALUES

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

BY CITIES IN OAKLAND COUNTY

| REF. NO. | ASSESSING DISTRICT | VALUATION AS ASSESSED | AMOUNT ADDED OR DEDUCTED | VALUATION AS EQUALIZED | EQUALIZED PERCENTAGES | 1968 EQUALIZING FACTOR | 1967 EQUALIZING FACTOR | REF. NO. |
|-----------------|--------------------|-----------------------|--------------------------|------------------------|-----------------------|------------------------|------------------------|----------|
| 1. | Berkley | \$ 46,883,210 | \$ 4,688,321 | \$ 51,571,531 | 1.49034 | 1.10 | 1.00 | 1. |
| 2. | Birmingham | 131,206,740 | -0- | 131,206,740 | 3.79170 | 1.00 | 1.00 | 2. |
| 3. | Bloomfield Hills | 37,337,500 | -0- | 37,337,500 | 1.07900 | 1.00 | 1.00 | 3. |
| 4. | Clawson | 43,845,100 | -0- | 43,845,100 | 1.26706 | 1.00 | 1.00 | 4. |
| 5. | Farmington | 39,515,520 | -0- | 39,515,520 | 1.14194 | 1.00 | 1.00 | 5. |
| 6. | Ferndale | 112,595,150 | -0- | 112,595,150 | 3.25385 | 1.00 | 1.00 | 6. |
| 7. | Hazel Park | 52,120,708 | 6,775,692 | 58,896,400 | 1.70203 | 1.13 | 1.05 | 7. |
| 8. | Huntington Woods | 33,702,640 | -0- | 33,702,640 | .97396 | 1.00 | 1.00 | 8. |
| 9. | Keego Harbor | 6,065,929 | (788,571) | 5,277,358 | .15251 | .87 | 1.80 | 9. |
| 10. | Lathrup Village | 23,750,350 | -0- | 23,750,350 | .68635 | 1.00 | 1.00 | 10. |
| 11. | Madison Heights | 107,094,180 | 13,922,243 | 121,016,423 | 3.49721 | 1.13 | 1.04 | 11. |
| 12. | Northville | 6,200,620 | -0- | 6,200,620 | .17919 | 1.00 | 1.00 | 12. |
| 13. | Oak Park | 139,202,400 | -0- | 139,202,400 | 4.02276 | 1.00 | 1.00 | 13. |
| 14. | Orchard Lake | 9,709,805 | -0- | 9,709,805 | .28060 | 1.00 | 1.85 | 14. |
| 15. | Pleasant Ridge | 14,104,300 | 1,974,602 | 16,078,902 | .46466 | 1.14 | 1.00 | 15. |
| 16. | Pontiac | 336,089,300 | 110,909,469 | 446,998,769 | 12.91765 | 1.33 | 1.26 | 16. |
| 17. | Rochester | 25,407,300 | -0- | 25,407,300 | .73424 | 1.00 | .95 | 17. |
| 18. | Royal Oak | 259,635,090 | 12,981,755 | 272,616,845 | 7.87825 | 1.05 | 1.00 | 18. |
| 19. | Southfield | 374,090,150 | -0- | 374,090,150 | 10.81070 | 1.00 | 1.00 | 19. |
| 20. | South Lyon | 10,039,600 | -0- | 10,039,600 | .29013 | 1.00 | 1.00 | 20. |
| 21. | Sylvan Lake | 2,928,835 | 3,983,216 | 6,912,051 | .19975 | 2.36 | 2.36 | 21. |
| 22. | Troy | 191,618,605 | -0- | 191,618,605 | 5.53752 | 1.00 | 1.00 | 22. |
| 23. | Walled Lake | 11,771,545 | -0- | 11,771,545 | .34018 | 1.00 | 1.00 | 23. |
| 24. | Wixom | 35,608,600 | -0- | 35,608,600 | 1.02904 | 1.00 | 1.00 | 24. |
| TOTAL CITIES | | \$2,050,523,177 | \$154,446,727 | \$2,204,969,904 | 63.72062 | | | |
| TOTAL TOWNSHIPS | | <u>1,179,189,936</u> | <u>76,211,191</u> | <u>1,255,401,127</u> | <u>36.27938</u> | | | |
| TOTAL COUNTY | | \$3,229,713,113 | \$230,657,918 | \$3,460,371,031 | 100.00000 | | | |

1968 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY TOWNSHIPS IN OAKLAND COUNTY

| ASSESSING DISTRICT | VALUATION AS ASSESSED | | | VALUATION AS EQUALIZED | | | TRUE CASH VALUE |
|------------------------|------------------------|----------------------|------------------------|------------------------|----------------------|------------------------|------------------------|
| | REAL ESTATE | PERSONAL PROPERTY | TOTAL | REAL ESTATE | PERSONAL PROPERTY | TOTAL | TOTAL |
| Addison | \$ 7,624,780 | \$ 716,371 | \$ 8,341,151 | \$ 7,624,780 | \$ 716,371 | \$ 8,341,151 | \$ 16,682,302 |
| Avon | 67,920,950 | 13,934,000 | 81,854,950 | 67,920,950 | 13,934,000 | 81,854,950 | 163,709,900 |
| Bloomfield | 222,255,100 | 10,862,600 | 233,117,700 | 222,255,100 | 10,862,600 | 233,117,700 | 466,235,400 |
| Brandon | 12,141,130 | 811,300 | 12,952,430 | 12,141,130 | 811,300 | 12,952,430 | 25,904,860 |
| Commerce | 45,613,300 | 8,913,200 | 54,526,500 | 45,613,300 | 8,913,200 | 54,526,500 | 109,053,000 |
| Farmington | 161,412,300 | 15,901,500 | 177,313,800 | 150,113,439 | 14,788,395 | 164,901,834 | 329,803,668 |
| Groveland | 6,810,275 | 1,134,900 | 7,945,175 | 6,810,275 | 1,134,900 | 7,945,175 | 15,890,350 |
| Highland | 19,654,700 | 2,885,200 | 22,539,900 | 19,654,700 | 2,885,200 | 22,539,900 | 45,079,800 |
| Holly | 16,765,425 | 3,255,225 | 20,020,650 | 16,765,425 | 3,255,225 | 20,020,650 | 40,041,300 |
| Independence | 38,068,850 | 4,006,200 | 42,075,050 | 38,068,850 | 4,006,200 | 42,075,050 | 84,150,100 |
| Lyon | 12,375,950 | 2,840,850 | 15,216,800 | 12,375,950 | 2,840,850 | 15,216,800 | 30,433,600 |
| Milford | 19,944,400 | 4,791,700 | 24,736,100 | 19,944,400 | 4,791,700 | 24,736,100 | 49,472,200 |
| Novi | 29,308,900 | 7,699,300 | 37,008,200 | 29,308,900 | 7,699,300 | 37,008,200 | 74,016,400 |
| Oakland | 21,598,100 | 1,436,900 | 23,035,000 | 21,598,100 | 1,436,900 | 23,035,000 | 46,070,000 |
| Orion | 32,731,570 | 5,598,700 | 38,330,270 | 32,731,570 | 5,598,700 | 38,330,270 | 76,660,540 |
| Oxford | 16,005,400 | 4,713,400 | 20,718,800 | 16,005,400 | 4,713,400 | 20,718,800 | 41,437,600 |
| Pontiac | 27,626,725 | 3,433,762 | 31,060,487 | 27,626,725 | 3,433,762 | 31,060,487 | 62,120,974 |
| Rose | 2,354,900 | 199,600 | 2,554,500 | 7,394,386 | 626,744 | 8,021,130 | 16,042,260 |
| Royal Oak | 12,356,434 | 971,419 | 13,327,853 | 14,333,463 | 1,126,846 | 15,460,309 | 30,920,618 |
| Southfield | 78,104,525 | 2,457,085 | 80,561,610 | 78,104,525 | 2,457,085 | 80,561,610 | 161,123,220 |
| Springfield | 10,386,400 | 1,912,600 | 12,299,000 | 10,386,400 | 1,912,600 | 12,299,000 | 24,598,000 |
| Waterford | 63,797,610 | 10,536,400 | 74,334,010 | 133,337,005 | 22,021,076 | 155,358,081 | 310,716,162 |
| West Bloomfield | 104,555,575 | 4,667,475 | 109,223,050 | 104,555,575 | 4,667,475 | 109,223,050 | 218,446,100 |
| White Lake | 32,764,750 | 3,332,200 | 36,096,950 | 32,764,750 | 3,332,200 | 36,096,950 | 72,193,900 |
| TOTAL TOWNSHIPS | \$1,062,178,049 | \$117,011,887 | \$1,179,189,936 | \$1,127,435,098 | \$127,966,029 | \$1,255,401,127 | \$2,510,802,254 |
| TOTAL CITIES | 1,594,832,037 | 455,691,140 | 2,050,523,177 | 1,686,521,565 | 518,448,339 | 2,204,969,904 | 4,409,939,808 |
| TOTAL COUNTY | \$2,657,010,086 | \$572,703,027 | \$3,229,713,113 | \$2,813,956,663 | \$646,414,368 | \$3,460,371,031 | \$6,920,742,062 |

1968 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY CITIES IN OAKLAND COUNTY

| ASSESSING DISTRICT | VALUATION AS ASSESSED | | | VALUATION AS EQUALIZED | | | TRUE CASH VALUE |
|------------------------|------------------------|----------------------|------------------------|------------------------|----------------------|------------------------|------------------------|
| | REAL ESTATE | PERSONAL PROPERTY | TOTAL | REAL ESTATE | PERSONAL PROPERTY | TOTAL | TOTAL |
| Berkley | \$ 42,923,020 | \$ 3,960,190 | \$ 46,883,210 | \$ 47,215,322 | \$ 4,356,209 | \$ 51,571,531 | \$ 103,143,062 |
| Birmingham | 117,312,360 | 13,894,380 | 131,206,740 | 117,312,360 | 13,894,380 | 131,206,740 | 262,413,480 |
| Bloomfield Hills | 35,642,900 | 1,694,600 | 37,337,500 | 35,642,900 | 1,694,600 | 37,337,500 | 74,675,000 |
| Clawson | 37,355,950 | 6,489,150 | 43,845,100 | 37,355,950 | 6,489,150 | 43,845,100 | 87,690,200 |
| Farmington | 33,324,130 | 6,191,390 | 39,515,520 | 33,324,130 | 6,191,390 | 39,515,520 | 79,031,040 |
| Ferndale | 76,895,500 | 35,699,650 | 112,595,150 | 76,895,500 | 35,699,650 | 112,595,150 | 225,190,300 |
| Hazel Park | 44,011,183 | 8,109,525 | 52,120,708 | 49,732,637 | 9,163,763 | 58,896,400 | 117,792,800 |
| Huntington Woods | 32,980,530 | 722,110 | 33,702,640 | 32,980,530 | 722,110 | 33,702,640 | 67,405,280 |
| Keego Harbor | 5,554,577 | 511,352 | 6,065,929 | 4,832,482 | 444,876 | 5,277,358 | 10,554,716 |
| Lathrup Village | 22,908,000 | 842,350 | 23,750,350 | 22,908,000 | 842,350 | 23,750,350 | 47,500,700 |
| Madison Heights | 80,105,080 | 26,989,100 | 107,094,180 | 90,518,740 | 30,497,683 | 121,016,423 | 242,032,846 |
| Northville | 5,946,010 | 254,610 | 6,200,620 | 5,946,010 | 254,610 | 6,200,620 | 12,401,240 |
| Oak Park | 115,811,750 | 23,390,650 | 139,202,400 | 115,811,750 | 23,390,650 | 139,202,400 | 278,404,800 |
| Orchard Lake | 9,183,967 | 525,838 | 9,709,805 | 9,183,967 | 525,838 | 9,709,805 | 19,419,610 |
| Pleasant Ridge | 12,729,900 | 1,374,400 | 14,104,300 | 14,512,086 | 1,566,816 | 16,078,902 | 32,157,804 |
| Pontiac | 167,350,900 | 168,738,400 | 336,089,300 | 222,576,697 | 224,422,072 | 446,998,769 | 893,997,538 |
| Rochester | 20,956,150 | 4,451,150 | 25,407,300 | 20,956,150 | 4,451,150 | 25,407,300 | 50,814,600 |
| Royal Oak | 227,746,790 | 31,888,300 | 259,635,090 | 239,134,130 | 33,482,715 | 272,616,845 | 545,233,690 |
| Southfield | 322,907,800 | 51,182,350 | 374,090,150 | 322,907,800 | 51,182,350 | 374,090,150 | 748,180,300 |
| South Lyon | 6,237,000 | 3,802,600 | 10,039,600 | 6,237,000 | 3,802,600 | 10,039,600 | 20,079,200 |
| Sylvan Lake | 2,638,885 | 289,950 | 2,928,835 | 6,227,769 | 684,282 | 6,912,051 | 13,824,102 |
| Troy | 146,803,255 | 44,815,350 | 191,618,605 | 146,803,255 | 44,815,350 | 191,618,605 | 383,237,210 |
| Walled Lake | 8,952,000 | 2,819,545 | 11,771,545 | 8,952,000 | 2,819,545 | 11,771,545 | 23,543,090 |
| Wixom | 18,554,400 | 17,054,200 | 35,608,600 | 18,554,400 | 17,054,200 | 35,608,600 | 71,217,200 |
| TOTAL CITIES | \$1,594,832,037 | \$455,691,140 | \$2,050,523,177 | \$1,686,521,565 | \$518,448,339 | \$2,204,969,904 | \$4,409,939,808 |
| TOTAL TOWNSHIPS | 1,062,178,049 | 117,011,887 | 1,179,189,936 | 1,127,435,098 | 127,966,029 | 1,255,401,127 | 2,510,802,254 |
| TOTAL COUNTY | \$2,657,010,086 | \$572,703,027 | \$3,229,713,113 | \$2,813,956,663 | \$646,414,368 | \$3,460,371,031 | \$6,920,742,062 |