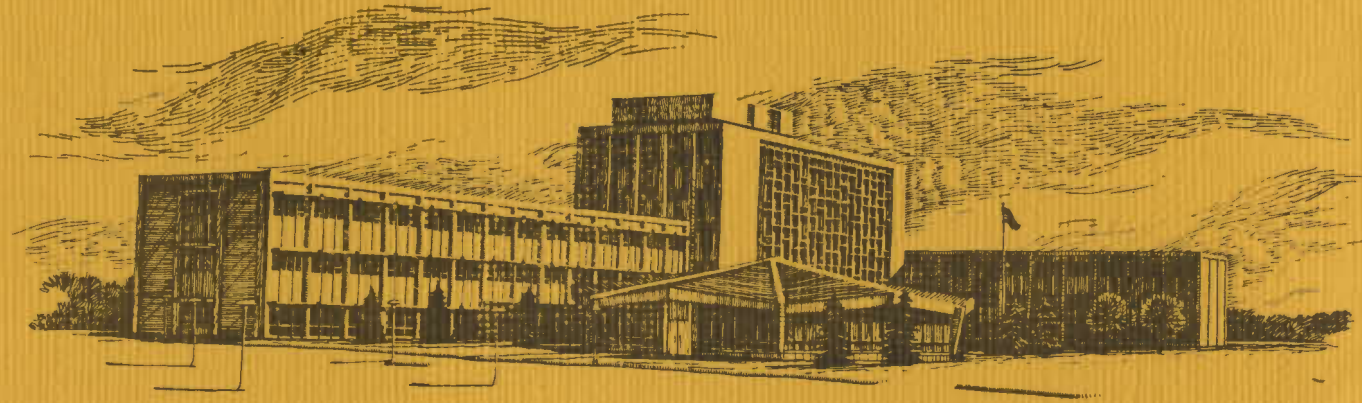


COUNTY OF OAKLAND, MICHIGAN



County Board of Commissioners

ANNUAL EQUALIZATION REPORT

1970

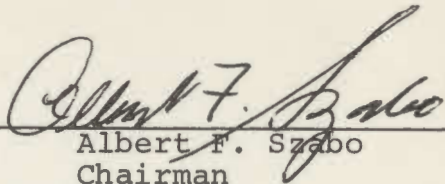
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April 28, 1970

TO THE HONORABLE BOARD OF COMMISSIONERS
OAKLAND COUNTY

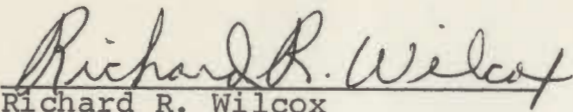
Mr. Chairman, Ladies and Gentlemen:

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 1970 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 1970.



Albert F. Szabo
Chairman

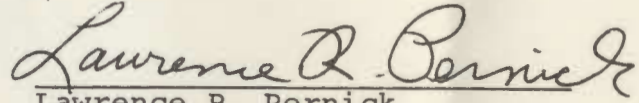
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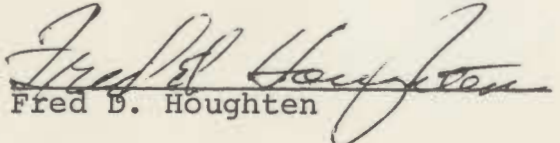
Richard R. Wilcox
Vice Chairman

Carl W. O'Brien

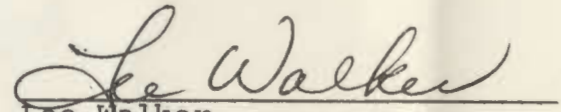
James M. Brennan



Lawrence R. Pernick



Fred B. Houghten



Lee Walker

1970 OAKLAND COUNTY EQUALIZATION REPORT

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1970 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 1

BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1970 EQUALIZING FACTOR
1	ADDISON TWP	\$ 13,783,425	\$ 0	\$ 13,783,425	0.29085	1.00
2	AVON TWP	\$ 113,448,550	\$ 11,344,855	\$ 124,793,405	2.63333	1.10
3	BLOOMFIELD TWP	\$ 252,350,300	\$ 65,611,078	\$ 317,961,378	6.70948	1.26
4	BRANDON TWP	\$ 14,985,750	\$ 4,196,010	\$ 19,181,760	0.40476	1.28
5	COMMERCE TWP	\$ 60,191,835	\$ 13,844,122	\$ 74,035,957	1.56227	1.23
6	FARMINGTON TWP	\$ 236,721,300	\$ 0	\$ 236,721,300	4.99519	1.00
7	GROVELAND TWP	\$ 11,657,100	\$ 0	\$ 11,657,100	0.24598	1.00
8	HIGHLAND TWP	\$ 32,915,467	\$ 0	\$ 32,915,467	0.69457	1.00
9	HOLLY TWP	\$ 24,381,669	\$ 0	\$ 24,381,669	0.51449	1.00
10	INDEPENDENCE TWP	\$ 49,834,950	\$ 10,963,689	\$ 60,798,639	1.28294	1.22
11	LYON TWP	\$ 23,169,230	\$ 0	\$ 23,169,230	0.48891	1.00
12	MILFORD TWP	\$ 34,599,000	\$ 0	\$ 34,599,000	0.73009	1.00
13	NOVI TWP	\$ 2,309,804	\$ 0	\$ 2,309,804	0.04874	1.00
14	OAKLAND TWP	\$ 29,880,050	\$ 0	\$ 29,880,050	0.63052	1.00
15	ORION TWP	\$ 58,169,200	\$ 5,816,920	\$ 63,986,120	1.35021	1.10
16	OXFORD TWP	\$ 29,662,950	\$ 1,186,518	\$ 30,849,468	0.65097	1.04
17	PONTIAC TWP	\$ 45,832,589	\$ 0	\$ 45,832,589	0.96714	1.00
18	ROSE TWP	\$ 12,392,583	\$ 0	\$ 12,392,583	0.26150	1.00
19	ROYAL OAK TWP	\$ 20,483,194	\$ 1,024,159	\$ 21,507,353	0.45384	1.05
20	SOUTHFIELD TWP	\$ 99,687,000	\$ 9,968,700	\$ 109,655,700	2.31390	1.10
21	SPRINGFIELD TWP	\$ 19,191,600	\$ 0	\$ 19,191,600	0.40497	1.00
22	WATERFORD TWP	\$ 83,503,860	\$ 146,131,755	\$ 229,635,615	4.84567	2.75
23	WEST BLMFLD TWP	\$ 163,484,725	\$ 0	\$ 163,484,725	3.44978	1.00
24	WHITE LAKE TWP	\$ 50,891,150	\$ 0	\$ 50,891,150	1.07388	1.00
	TOTAL TOWNSHIPS	\$ 1,483,527,281	\$ 270,087,806	\$ 1,753,615,087	37.00398	

1970 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 2

BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1970 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 66,266,000	\$ 0	\$ 66,266,000	1.39832	1.00
2	BIRMINGHAM CITY	\$ 171,259,240	\$ 0	\$ 171,259,240	3.61383	1.00
3	BLMFLD HILLS CTY	\$ 39,741,500	\$ 10,332,790	\$ 50,074,290	1.05665	1.26
4	CLAWSON CITY	\$ 46,088,925	\$ 15,209,344	\$ 61,298,269	1.29349	1.33
5	FARMINGTON CITY	\$ 44,174,370	\$ 12,368,823	\$ 56,543,193	1.19315	1.28
6	FERNDALE CITY	\$ 132,311,850	\$ 0	\$ 132,311,850	2.79198	1.00
7	HAZEL PARK CITY	\$ 68,395,930	\$ 8,207,511	\$ 76,603,441	1.61645	1.12
8	HUNTINGTN WDS CTY	\$ 39,438,180	\$ 0	\$ 39,438,180	0.83221	1.00
9	KEEGO HARBOR CTY	\$ 6,980,460	\$ 209,413	\$ 7,189,873	0.15172	1.03
10	LATHRUP VLG CITY	\$ 30,738,050	\$ 0	\$ 30,738,050	0.64862	1.00
11	MADISON HGTS CTY	\$ 117,128,360	\$ 53,879,045	\$ 171,007,405	3.60852	1.46
12	NORTHVILLE CITY	\$ 6,458,950	\$ 2,389,810	\$ 8,848,760	0.18672	1.37
13	NOVI CITY	\$ 58,267,179	\$ 4,661,373	\$ 62,928,552	1.32789	1.08
14	OAK PARK CITY	\$ 176,246,730	\$ 0	\$ 176,246,730	3.71908	1.00
15	ORCHARD LAKE CTY	\$ 11,012,986	\$ 2,643,116	\$ 13,656,102	0.28816	1.24
16	PLEASANT RDG CTY	\$ 17,178,731	\$ 2,233,234	\$ 19,411,965	0.40962	1.13
17	PONTIAC CITY	\$ 339,658,400	\$ 173,225,784	\$ 512,884,184	10.82265	1.51
18	ROCHESTER CITY	\$ 31,504,550	\$ 0	\$ 31,504,550	0.66479	1.00
19	ROYAL OAK CITY	\$ 310,505,960	\$ 21,735,417	\$ 332,241,377	7.01080	1.07
20	SOUTHFIELD CITY	\$ 449,562,485	\$ 121,381,870	\$ 570,944,355	12.04781	1.27
21	SOUTH LYON CITY	\$ 12,511,700	\$ 0	\$ 12,511,700	0.26402	1.00
22	SYLVAN LAKE CITY	\$ 3,028,373	\$ 6,329,298	\$ 9,357,671	0.19746	3.09
23	TROY CITY	\$ 303,870,715	\$ 0	\$ 303,870,715	6.41214	1.00
24	WALLED LAKE CITY	\$ 18,853,740	\$ 0	\$ 18,853,740	0.39784	1.00
25	WIXOM CITY	\$ 40,814,240	\$ 8,570,990	\$ 49,385,230	1.04210	1.21
	TOTAL CITIES	\$ 2,541,997,604	\$ 443,377,818	\$ 2,985,375,422	62.99602	
	TOTAL TOWNSHIPS	\$ 1,483,527,281	\$ 270,087,806	\$ 1,753,615,087	37.00398	
	TOTAL COUNTY	\$ 4,025,524,885	\$ 713,465,624	\$ 4,738,990,509	100.00000	

1970 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 TWP	11,843,860	1,939,565	13,783,425	11,843,860	1,939,565	13,783,425	27,566,850
AVON TWP	95,976,250	17,472,300	113,448,550	105,573,875	19,219,530	124,793,405	249,586,810
BLOOMFIELD TWP	240,976,000	11,374,300	252,350,300	303,629,760	14,331,618	317,961,378	635,922,756
BRANDON TWP	13,789,950	1,195,800	14,985,750	17,651,136	1,530,624	19,181,760	38,363,520
COMMERCE TWP	50,348,435	9,843,400	60,191,835	61,928,575	12,107,382	74,035,957	148,071,914
FARMINGTON TWP	214,453,700	22,267,600	236,721,300	214,453,700	22,267,600	236,721,300	473,442,600
GROVELAND TWP	10,019,750	1,637,350	11,657,100	10,019,750	1,637,350	11,657,100	23,314,200
HIGHLAND TWP	29,221,340	3,694,127	32,915,467	29,221,340	3,694,127	32,915,467	65,830,934
HOLLY TWP	21,030,450	3,351,219	24,381,669	21,030,450	3,351,219	24,381,669	48,763,338
INDEPENDENCE TWP	44,727,400	5,107,550	49,834,950	54,567,428	6,231,211	60,798,639	121,597,278
LYON TWP	19,380,650	3,788,580	23,169,230	19,380,650	3,788,580	23,169,230	46,338,460
MILFORD TWP	28,952,000	5,647,000	34,599,000	28,952,000	5,647,000	34,599,000	69,198,000
NOVI TWP	2,212,000	97,804	2,309,804	2,212,000	97,804	2,309,804	4,619,608
OAKLAND TWP	27,108,700	2,771,350	29,880,050	27,108,700	2,771,350	29,880,050	59,760,100
ORION TWP	47,393,450	10,775,750	58,169,200	52,132,795	11,853,325	63,986,120	127,972,240
OXFORD TWP	24,444,650	5,218,300	29,662,950	25,422,436	5,427,032	30,849,468	61,698,936
PONTIAC TWP	40,767,825	5,064,764	45,832,589	40,767,825	5,064,764	45,832,589	91,665,178
ROSE TWP	11,366,900	1,025,683	12,392,583	11,366,900	1,025,683	12,392,583	24,785,166
ROYAL OAK TWP	18,209,100	2,274,094	20,483,194	19,119,555	2,387,798	21,507,353	43,014,706
SOUTHFIELD TWP	96,969,850	2,717,150	99,687,000	106,666,835	2,988,865	109,655,700	219,311,400
SPRINGFIELD TWP	15,840,000	3,351,600	19,191,600	15,840,000	3,351,600	19,191,600	38,383,200
WATERFORD TWP	71,990,360	11,513,500	83,503,860	197,973,490	31,662,125	229,635,615	459,271,230
WEST BLMFLD TWP	158,050,200	5,434,525	163,484,725	158,050,200	5,434,525	163,484,725	326,969,450
WHITE LAKE TWP	45,808,750	5,082,400	50,891,150	45,808,750	5,082,400	50,891,150	101,782,300
TOTAL TOWNSHIPS	1,340,881,570	142,645,711	1,483,527,281	1,580,722,010	172,893,077	1,753,615,087	3,507,230,174

1970 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY CITIES IN OAKLAND COUNTY

VALUATION AS ASSESSED

VALUATION AS EQUALIZED

TRUE CASH VALUE

ASSESSING DISTRICT	REAL ESTATE	PERSONAL PROPERTY	TOTAL	REAL ESTATE	PERSONAL PROPERTY	TOTAL	TOTAL
BERKLEY CITY	61,627,080	4,638,920	66,266,000	61,627,080	4,638,920	66,266,000	132,532,000
BIRMINGHAM CITY	155,449,880	15,809,360	171,259,240	155,449,880	15,809,360	171,259,240	342,518,480
BLMFLD HILLS CTY	37,877,300	1,864,200	39,741,500	47,725,398	2,348,892	50,074,290	100,148,580
CLAWSON CITY	40,094,850	5,994,075	46,088,925	53,326,150	7,972,119	61,298,269	122,596,538
FARMINGTON CITY	38,138,680	6,035,690	44,174,370	48,817,510	7,725,683	56,543,193	113,086,386
FERNDALE CITY	94,587,650	37,724,200	132,311,850	94,587,650	37,724,200	132,311,850	264,623,700
HAZEL PARK CITY	59,222,855	9,173,075	68,395,930	66,329,597	10,273,844	76,603,441	153,206,882
HUNTINGTN WDS CTY	38,656,990	781,190	39,438,180	38,656,990	781,190	39,438,180	78,876,360
KEEGO HARBOR CTY	6,368,140	612,320	6,980,460	6,559,184	630,689	7,189,873	14,379,746
LATHRUP VLG CITY	29,545,150	1,192,900	30,738,050	29,545,150	1,192,900	30,738,050	61,476,100
MADISON HGTS CTY	90,233,760	26,894,600	117,128,360	131,741,289	39,266,116	171,007,405	342,014,810
NORTHVILLE CITY	6,209,310	249,640	6,458,950	8,506,754	342,006	8,848,760	17,697,520
NOVI CITY	48,239,270	10,027,909	58,267,179	52,098,411	10,830,141	62,928,552	125,857,104
OAK PARK CITY	149,640,570	26,606,160	176,246,730	149,640,570	26,606,160	176,246,730	352,493,460
ORCHARD LAKE CTY	10,417,367	595,619	11,012,986	12,917,535	738,567	13,656,102	27,312,204
PLEASANT RDG CTY	15,602,941	1,575,790	17,178,731	17,631,323	1,780,642	19,411,965	38,823,930
PONTIAC CITY	176,863,000	162,795,400	339,658,400	267,063,130	245,821,054	512,884,184	1,025,768,368
ROCHESTER CITY	26,174,250	5,330,300	31,504,550	26,174,250	5,330,300	31,504,550	63,009,100
ROYAL OAK CITY	274,267,530	36,238,430	310,505,960	293,466,257	38,775,120	332,241,377	664,482,754
SOUTHFIELD CITY	387,286,235	62,276,250	449,562,485	491,853,518	79,090,837	570,944,355	1,141,888,710
SOUTH LYON CITY	7,778,900	4,732,800	12,511,700	7,778,900	4,732,800	12,511,700	25,023,400
SYLVAN LAKE CITY	2,833,565	194,808	3,028,373	8,755,715	601,956	9,357,671	18,715,342
TROY CITY	234,963,875	68,906,840	303,870,715	234,963,875	68,906,840	303,870,715	607,741,430
WALLED LAKE CITY	12,604,235	6,249,505	18,853,740	12,604,235	6,249,505	18,853,740	37,707,480
WIXOM CITY	20,758,930	20,055,310	40,814,240	25,118,305	24,266,925	49,385,230	98,770,460
TOTAL CITIES	2,025,442,313	516,555,291	2,541,997,604	2,342,938,656	642,436,766	2,985,375,422	5,970,750,844
TOTAL TOWNSHIPS	1,340,881,570	142,645,711	1,483,527,281	1,580,722,010	172,893,077	1,753,615,087	3,507,230,174
TOTAL COUNTY	3,366,323,883	659,201,002	4,025,524,885	3,923,660,666	815,329,843	4,738,990,509	9,477,981,018