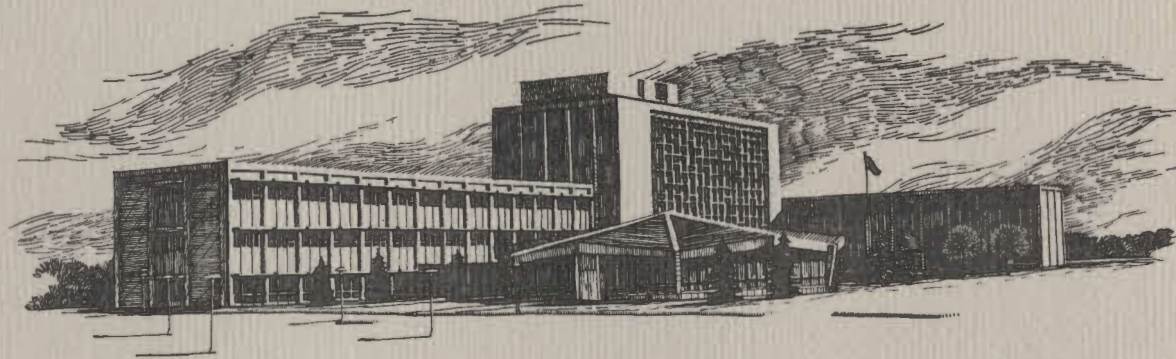


# COUNTY OF OAKLAND, MICHIGAN



County Board of Commissioners

## ANNUAL EQUALIZATION REPORT

1971

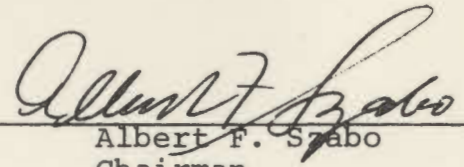
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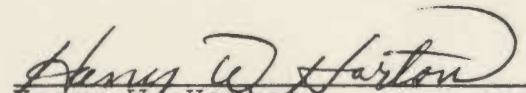
April 27, 1971

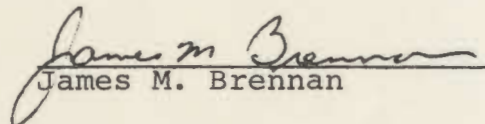
TO THE HONORABLE BOARD OF COMMISSIONERS  
OAKLAND COUNTY

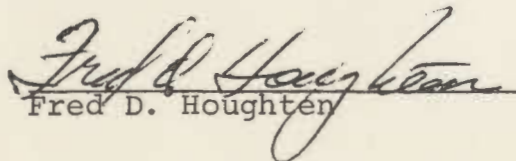
Mr. Chairman, Ladies and Gentlemen:

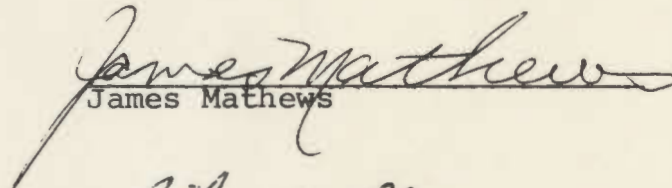
Your Committee on Equalization respectfully reports that it has carefully examined properties and compared assessment rolls of the several Townships and Cities within the said County, assessed for the year 1971 and have equalized the same by adding to or deducting from the valuation of the taxable property 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 thru 4 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 1971.

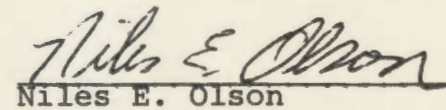
  
Albert F. Szabo  
Chairman

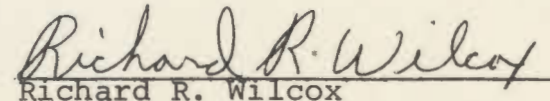
  
Harry W. Horton  
Vice Chairman

  
James M. Brennan

  
Fred D. Houghten

  
James Mathews

  
Niles E. Olson

  
Richard R. Wilcox

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1971 OAKLAND COUNTY EQUALIZATION REPORT

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1971 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 1

FOR REAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1971 EQUALIZING FACTOR
1	ADDISON TWP	\$ 15,480,730	\$ 0	\$ 15,480,730	0.36395	1.00
2	AVON TWP	\$ 119,622,450	\$ 0	\$ 119,622,450	2.81233	1.00
3	BLOOMFIELD TWP	\$ 310,540,680	\$ 0	\$ 310,540,680	7.30084	1.00
4	BRANDON TWP	\$ 22,565,892	\$ 0	\$ 22,565,892	0.53053	1.00
5	COMMERCE TWP	\$ 74,618,525	\$ 0	\$ 74,618,525	1.75429	1.00
6	FARMINGTON TWP	\$ 235,350,850	\$ 0	\$ 235,350,850	5.53312	1.00
7	GROVELAND TWP	\$ 13,961,350	\$ 0	\$ 13,961,350	0.32823	1.00
8	HIGHLAND TWP	\$ 34,505,741	\$ 0	\$ 34,505,741	0.81123	1.00
9	HOLLY TWP	\$ 24,526,000	\$ 0	\$ 24,526,000	0.57661	1.00
10	INDEPENDENCE TWP	\$ 60,640,340	\$ 0	\$ 60,640,340	1.42566	1.00
11	LYON TWP	\$ 22,539,725	\$ 0	\$ 22,539,725	0.52991	1.00
12	MILFORD TWP	\$ 30,426,900	\$ 4,259,766	\$ 34,686,666	0.81549	1.14
13	NOVI TWP	\$ 3,134,900	\$ 0	\$ 3,134,900	0.07370	1.00
14	OAKLAND TWP	\$ 30,673,900	\$ 0	\$ 30,673,900	0.72115	1.00
15	ORION TWP	\$ 55,651,920	\$ 0	\$ 55,651,920	1.30838	1.00
16	OXFORD TWP	\$ 26,070,150	\$ 3,128,418	\$ 29,198,568	0.68646	1.12
17	PONTIAC TWP	\$ 48,747,225	\$ 0	\$ 48,747,225	1.14605	1.00
18	ROSE TWP	\$ 11,772,200	\$ 1,530,386	\$ 13,302,586	0.31274	1.13
19	ROYAL OAK TWP	\$ 20,013,200	\$ 0	\$ 20,013,200	0.47051	1.00
20	SOUTHFIELD TWP	\$ 112,521,300	\$ 0	\$ 112,521,300	2.64538	1.00
21	SPRINGFIELD TWP	\$ 18,456,900	\$ 0	\$ 18,456,900	0.43392	1.00
22	WATERFORD TWP	\$ 210,514,910	\$ 0	\$ 210,514,910	4.94922	1.00
23	WEST BLMFLD TWP	\$ 166,948,850	\$ 0	\$ 166,948,850	3.92498	1.00
24	WHITE LAKE TWP	\$ 54,972,450	\$ 0	\$ 54,972,450	1.29241	1.00
	TOTAL TOWNSHIPS	\$ 1,724,257,088	\$ 8,918,570	\$ 1,733,175,658	40.74709	

1971 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 2

FOR REAL PROPERTY BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1971 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 61,986,850	\$ 0	\$ 61,986,850	1.45732	1.00
2	BIRMINGHAM CITY	\$ 161,622,380	\$ 0	\$ 161,622,380	3.79975	1.00
3	BLMFLD HILLS CTY	\$ 52,876,800	\$ 0	\$ 52,876,800	1.24314	1.00
4	CLAWSON CITY	\$ 41,605,950	\$ 17,058,439	\$ 58,664,389	1.37920	1.41
5	FARMINGTON CITY	\$ 50,940,250	\$ 0	\$ 50,940,250	1.19761	1.00
6	FERNDALE CITY	\$ 95,183,550	\$ 0	\$ 95,183,550	2.23777	1.00
7	HAZEL PARK CITY	\$ 60,919,171	\$ 10,356,259	\$ 71,275,430	1.67569	1.17
8	HUNTINGTN WDS CTY	\$ 38,766,590	\$ 0	\$ 38,766,590	0.91141	1.00
9	KEEGO HARBOR CTY	\$ 7,479,770	\$ 0	\$ 7,479,770	0.17585	1.00
10	LATHRUP VLG CITY	\$ 30,672,400	\$ 0	\$ 30,672,400	0.72111	1.00
11	MADISON HGTS CTY	\$ 144,312,500	\$ 0	\$ 144,312,500	3.39280	1.00
12	NORTHVILLE CITY	\$ 6,248,600	\$ 2,999,328	\$ 9,247,928	0.21742	1.48
13	NOVI CITY	\$ 56,782,250	\$ 0	\$ 56,782,250	1.33495	1.00
14	OAK PARK CITY	\$ 152,803,530	\$ 0	\$ 152,803,530	3.59242	1.00
15	ORCHARD LAKE CTY	\$ 10,625,517	\$ 2,762,634	\$ 13,388,151	0.31476	1.26
16	PLEASANT RDG CTY	\$ 17,706,900	\$ 0	\$ 17,706,900	0.41629	1.00
17	PONTIAC CITY	\$ 180,280,100	\$ 135,210,075	\$ 315,490,175	7.41720	1.75
18	ROCHESTER CITY	\$ 30,776,800	\$ 0	\$ 30,776,800	0.72356	1.00
19	ROYAL OAK CITY	\$ 304,857,830	\$ 0	\$ 304,857,830	7.16723	1.00
20	SOUTHFIELD CITY	\$ 524,907,775	\$ 0	\$ 524,907,775	12.34062	1.00
21	SOUTH LYON CITY	\$ 8,243,800	\$ 0	\$ 8,243,800	0.19381	1.00
22	SYLVAN LAKE CITY	\$ 9,873,200	\$ 0	\$ 9,873,200	0.23212	1.00
23	TROY CITY	\$ 258,664,470	\$ 0	\$ 258,664,470	6.08122	1.00
24	WALLED LAKE CITY	\$ 13,399,294	\$ 0	\$ 13,399,294	0.31502	1.00
25	WIXOM CITY	\$ 0	\$ 30,397,000	\$ 30,397,000	0.71464	
	TOTAL CITIES	\$ 2,321,536,277	\$ 198,783,735	\$ 2,520,320,012	59.25291	
	TOTAL TOWNSHIPS	\$ 1,724,257,088	\$ 8,918,570	\$ 1,733,175,658	40.74709	
	TOTAL REAL PROPERTY	\$ 4,045,793,365	\$ 207,702,305	\$ 4,253,495,670	100.00000	

1971 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 3

FOR PERSONAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1971 EQUALIZING FACTOR
1	ADDISON TWP	\$ 2,264,235	\$ 0	\$ 2,264,235	0.26795	1.00
2	AVON TWP	\$ 20,583,000	\$ 0	\$ 20,583,000	2.43576	1.00
3	BLOOMFIELD TWP	\$ 14,872,880	\$ 0	\$ 14,872,880	1.76004	1.00
4	BRANDON TWP	\$ 1,855,805	\$ 0	\$ 1,855,805	0.21961	1.00
5	COMMERCE TWP	\$ 16,483,200	\$ 0	\$ 16,483,200	1.95060	1.00
6	FARMINGTON TWP	\$ 26,562,400	\$ 0	\$ 26,562,400	3.14336	1.00
7	GROVELAND TWP	\$ 1,866,150	\$ 0	\$ 1,866,150	0.22084	1.00
8	HIGHLAND TWP	\$ 4,186,050	\$ 0	\$ 4,186,050	0.49537	1.00
9	HOLLY TWP	\$ 3,973,654	\$ 0	\$ 3,973,654	0.47023	1.00
10	INDEPENDENCE TWP	\$ 6,215,615	\$ 0	\$ 6,215,615	0.73555	1.00
11	LYON TWP	\$ 4,219,620	\$ 0	\$ 4,219,620	0.49934	1.00
12	MILFORD TWP	\$ 7,613,000	\$ 0	\$ 7,613,000	0.90091	1.00
13	NOVI TWP	\$ 240,431	\$ 0	\$ 240,431	0.02845	1.00
14	OAKLAND TWP	\$ 3,033,500	\$ 0	\$ 3,033,500	0.35898	1.00
15	ORION TWP	\$ 10,730,275	\$ 0	\$ 10,730,275	1.26981	1.00
16	OXFORD TWP	\$ 6,094,900	\$ 0	\$ 6,094,900	0.72126	1.00
17	PONTIAC TWP	\$ 5,217,326	\$ 0	\$ 5,217,326	0.61741	1.00
18	ROSE TWP	\$ 1,209,540	\$ 0	\$ 1,209,540	0.14313	1.00
19	ROYAL OAK TWP	\$ 2,916,462	\$ 0	\$ 2,916,462	0.34513	1.00
20	SOUTHFIELD TWP	\$ 2,974,500	\$ 0	\$ 2,974,500	0.35200	1.00
21	SPRINGFIELD TWP	\$ 4,626,100	\$ 0	\$ 4,626,100	0.54745	1.00
22	WATERFORD TWP	\$ 38,889,150	\$ 0	\$ 38,889,150	4.60209	1.00
23	WEST BLMFLD TWP	\$ 6,304,025	\$ 0	\$ 6,304,025	0.74601	1.00
24	WHITE LAKE TWP	\$ 5,490,950	\$ 0	\$ 5,490,950	0.64979	1.00
	TOTAL TOWNSHIPS	\$ 198,422,768	\$ 0	\$ 198,422,768	23.48107	

1971 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

PAGE 4

FOR PERSONAL PROPERTY BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1971 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 5,077,366	\$ 0	\$ 5,077,366	0.60085	1.00
2	BIRMINGHAM CITY	\$ 16,104,960	\$ 0	\$ 16,104,960	1.90584	1.00
3	BLMFLD HILLS CTY	\$ 3,028,600	\$ 0	\$ 3,028,600	0.35840	1.00
4	CLAWSON CITY	\$ 6,505,500	\$ 0	\$ 6,505,500	0.76985	1.00
5	FARMINGTON CITY	\$ 8,102,700	\$ 0	\$ 8,102,700	0.95886	1.00
6	FERNDALE CITY	\$ 36,874,300	\$ 0	\$ 36,874,300	4.36366	1.00
7	HAZEL PARK CITY	\$ 10,134,685	\$ 0	\$ 10,134,685	1.19932	1.00
8	HUNTINGTN WDS CTY	\$ 820,040	\$ 0	\$ 820,040	0.09704	1.00
9	KEEGO HARBOR CTY	\$ 707,725	\$ 0	\$ 707,725	0.08375	1.00
10	LATHRUP VLG CITY	\$ 1,380,880	\$ 0	\$ 1,380,880	0.16341	1.00
11	MADISON HGTS CTY	\$ 38,066,700	\$ 0	\$ 38,066,700	4.50476	1.00
12	NORTHVILLE CITY	\$ 349,010	\$ 0	\$ 349,010	0.04130	1.00
13	NOVI CITY	\$ 10,815,590	\$ 0	\$ 10,815,590	1.27990	1.00
14	OAK PARK CITY	\$ 27,157,870	\$ 0	\$ 27,157,870	3.21382	1.00
15	ORCHARD LAKE CTY	\$ 642,374	\$ 109,203	\$ 751,577	0.08894	1.17
16	PLEASANT RDG CTY	\$ 1,916,300	\$ 0	\$ 1,916,300	0.22677	1.00
17	PONTIAC CITY	\$ 235,422,400	\$ 0	\$ 235,422,400	27.85956	1.00
18	ROCHESTER CITY	\$ 5,950,925	\$ 0	\$ 5,950,925	0.70422	1.00
19	ROYAL OAK CITY	\$ 37,448,680	\$ 0	\$ 37,448,680	4.43163	1.00
20	SOUTHFIELD CITY	\$ 85,334,200	\$ 0	\$ 85,334,200	10.09833	1.00
21	SOUTH LYON CITY	\$ 5,043,900	\$ 0	\$ 5,043,900	0.59689	1.00
22	SYLVAN LAKE CITY	\$ 574,500	\$ 0	\$ 574,500	0.06799	1.00
23	TROY CITY	\$ 76,872,930	\$ 0	\$ 76,872,930	9.09704	1.00
24	WALLED LAKE CITY	\$ 6,456,705	\$ 0	\$ 6,456,705	0.76408	1.00
25	WIXOM CITY	\$ 0	\$ 25,712,000	\$ 25,712,000	3.04272	
	TOTAL CITIES	\$ 620,788,840	\$ 25,821,203	\$ 646,610,043	76.51893	
	TOTAL TOWNSHIPS	\$ 198,422,768	\$ 0	\$ 198,422,768	23.48107	
	TOTAL PERSONAL PROP.	\$ 819,211,608	\$ 25,821,203	\$ 845,032,811	100.00000	

1971 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY TOWNSHIPS 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
ADDISON TWP	15,480,730	2,264,235	17,744,965	15,480,730	2,264,235	17,744,965	35,489,930
AVON TWP	119,622,450	20,583,000	140,205,450	119,622,450	20,583,000	140,205,450	280,410,900
BLOOMFIELD TWP	310,540,680	14,872,880	325,413,560	310,540,680	14,872,880	325,413,560	650,827,120
BRANDON TWP	22,565,892	1,855,805	24,421,697	22,565,892	1,855,805	24,421,697	48,843,394
COMMERCE TWP	74,618,525	16,483,200	91,101,725	74,618,525	16,483,200	91,101,725	182,203,450
FARMINGTON TWP	235,350,850	26,562,400	261,913,250	235,350,850	26,562,400	261,913,250	523,826,500
GROVELAND TWP	13,961,350	1,866,150	15,827,500	13,961,350	1,866,150	15,827,500	31,655,000
HIGHLAND TWP	34,505,741	4,186,050	38,691,791	34,505,741	4,186,050	38,691,791	77,383,582
HOLLY TWP	24,526,000	3,973,654	28,499,654	24,526,000	3,973,654	28,499,654	56,999,308
INDEPENDENCE TWP	60,640,340	6,215,615	66,855,955	60,640,340	6,215,615	66,855,955	133,711,910
LYON TWP	22,539,725	4,219,620	26,759,345	22,539,725	4,219,620	26,759,345	53,518,690
MILFORD TWP	30,426,900	7,613,000	38,039,900	34,686,666	7,613,000	42,299,666	84,599,332
NOVI TWP	3,134,900	240,431	3,375,331	3,134,900	240,431	3,375,331	6,750,662
OAKLAND TWP	30,673,900	3,033,500	33,707,400	30,673,900	3,033,500	33,707,400	67,414,800
ORION TWP	55,651,920	10,730,275	66,382,195	55,651,920	10,730,275	66,382,195	132,764,390
OXFORD TWP	26,070,150	6,094,900	32,165,050	29,198,568	6,094,900	35,293,468	70,586,936
PONTIAC TWP	48,747,225	5,217,326	53,964,551	48,747,225	5,217,326	53,964,551	107,929,102
ROSE TWP	11,772,200	1,209,540	12,981,740	13,302,586	1,209,540	14,512,126	29,024,252
ROYAL OAK TWP	20,013,200	2,916,462	22,929,662	20,013,200	2,916,462	22,929,662	45,859,324
SOUTHFIELD TWP	112,521,300	2,974,500	115,495,800	112,521,300	2,974,500	115,495,800	230,991,600
SPRINGFIELD TWP	18,456,900	4,626,100	23,083,000	18,456,900	4,626,100	23,083,000	46,166,000
WATERFORD TWP	210,514,910	38,889,150	249,404,060	210,514,910	38,889,150	249,404,060	498,808,120
WEST BLMFLD TWP	166,948,850	6,304,025	173,252,875	166,948,850	6,304,025	173,252,875	346,505,750
WHITE LAKE TWP	54,972,450	5,490,950	60,463,400	54,972,450	5,490,950	60,463,400	120,926,800
TOTAL TOWNSHIPS	1,724,257,088	198,422,768	1,922,679,856	1,733,175,658	198,422,768	1,931,598,426	3,863,196,852



1971 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 CITY	61,986,850	5,077,366	67,064,216	61,986,850	5,077,366	67,064,216	134,128,432
BIRMINGHAM CITY	161,622,380	16,104,960	177,727,340	161,622,380	16,104,960	177,727,340	355,454,680
BLMFLD HILLS CTY	52,876,800	3,028,600	55,905,400	52,876,800	3,028,600	55,905,400	111,810,800
CLAWSON CITY	41,605,950	6,505,500	48,111,450	58,664,389	6,505,500	65,169,889	130,339,778
FARMINGTON CITY	50,940,250	8,102,700	59,042,950	50,940,250	8,102,700	59,042,950	118,085,900
FERNDALE CITY	95,183,550	36,874,300	132,057,850	95,183,550	36,874,300	132,057,850	264,115,700
HAZEL PARK CITY	60,919,171	10,134,685	71,053,856	71,275,430	10,134,685	81,410,115	162,820,230
HUNTINGTN WDS CTY	38,766,590	820,040	39,586,630	38,766,590	820,040	39,586,630	79,173,260
KEEGO HARBOR CTY	7,479,770	707,725	8,187,495	7,479,770	707,725	8,187,495	16,374,990
LATHRUP VLG CITY	30,672,400	1,380,880	32,053,280	30,672,400	1,380,880	32,053,280	64,106,560
MADISON HGTS CTY	144,312,500	38,066,700	182,379,200	144,312,500	38,066,700	182,379,200	364,758,400
NORTHVILLE CITY	6,248,600	349,010	6,597,610	9,247,928	349,010	9,596,938	19,193,876
NOVI CITY	56,782,250	10,815,590	67,597,840	56,782,250	10,815,590	67,597,840	135,195,680
OAK PARK CITY	152,803,530	27,157,870	179,961,400	152,803,530	27,157,870	179,961,400	359,922,800
ORCHARD LAKE CTY	10,625,517	642,374	11,267,891	13,388,151	751,577	14,139,728	28,279,456
PLEASANT RDG CTY	17,706,900	1,916,300	19,623,200	17,706,900	1,916,300	19,623,200	39,246,400
PONTIAC CITY	180,280,100	235,422,400	415,702,500	315,490,175	235,422,400	550,912,575	1,101,825,150
ROCHESTER CITY	30,776,800	5,950,925	36,727,725	30,776,800	5,950,925	36,727,725	73,455,450
ROYAL OAK CITY	304,857,830	37,448,680	342,306,510	304,857,830	37,448,680	342,306,510	684,613,020
SOUTHFIELD CITY	524,907,775	85,334,200	610,241,975	524,907,775	85,334,200	610,241,975	1,220,483,950
SOUTH LYON CITY	8,243,800	5,043,900	13,287,700	8,243,800	5,043,900	13,287,700	26,575,400
SYLVAN LAKE CITY	9,873,200	574,500	10,447,700	9,873,200	574,500	10,447,700	20,895,400
TROY CITY	258,664,470	76,872,930	335,537,400	258,664,470	76,872,930	335,537,400	671,074,800
WALLED LAKE CITY	13,399,294	6,456,705	19,855,999	13,399,294	6,456,705	19,855,999	39,711,998
WIXOM CITY	0	0	0	30,397,000	25,712,000	56,109,000	112,218,000
TOTAL CITIES	2,321,536,277	620,788,840	2,942,325,117	2,520,320,012	646,610,043	3,166,930,055	6,333,860,110
TOTAL TOWNSHIPS	1,724,257,088	198,422,768	1,922,679,856	1,733,175,658	198,422,768	1,931,598,426	3,863,196,852
TOTAL COUNTY	4,045,793,365	819,211,608	4,865,004,973	4,253,495,670	845,032,811	5,098,528,481	10,197,056,962