

# COUNTY OF OAKLAND, MICHIGAN



County Board of Commissioners

## ANNUAL EQUALIZATION REPORT

1972

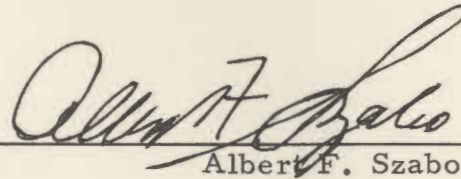
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April 25, 1972

TO THE HONORABLE BOARD OF COMMISSIONERS  
OAKLAND COUNTY

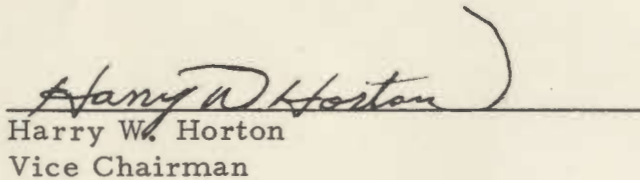
Mr. Chairman, Ladies and Gentlemen:

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 1972 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 judgment 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 1972.

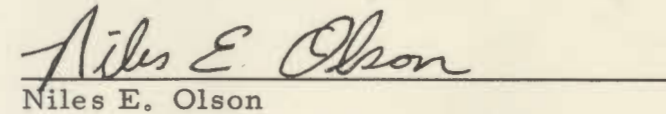


Albert F. Szabo  
Chairman

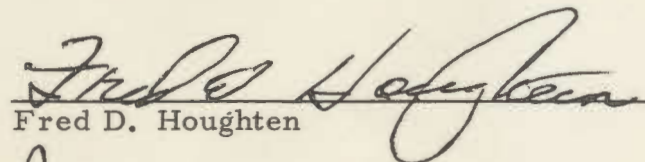
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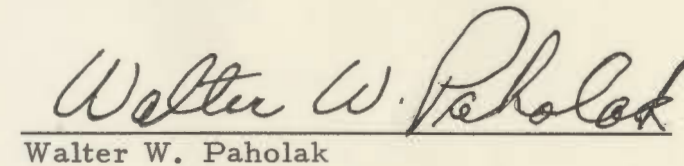
Harry W. Horton  
Vice Chairman



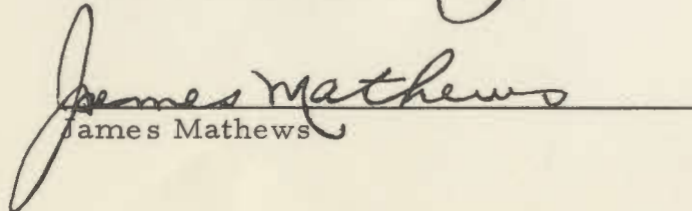
Niles E. Olson



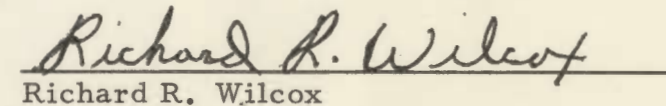
Fred D. Houghten



Walter W. Paholak



James Mathews



Richard R. Wilcox

1972 OAKLAND COUNTY EQUALIZATION REPORT

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1972 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

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FOR REAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1972 EQUALIZING FACTOR
1	ADDISON TWP	\$ 16,143,420	\$ 0	\$ 16,143,420	0.35634	1.00
2	AVON TWP	\$ 127,638,950	\$ 0	\$ 127,638,950	2.81744	1.00
3	BLOOMFIELD TWP	\$ 319,184,525	\$ 25,534,762	\$ 344,719,287	7.60917	1.08
4	BRANDON TWP	\$ 24,342,225	\$ 0	\$ 24,342,225	0.53732	1.00
5	COMMERCE TWP	\$ 77,915,831	\$ 0	\$ 77,915,831	1.71988	1.00
6	FARMINGTON TWP	\$ 251,044,900	\$ 0	\$ 251,044,900	5.54145	1.00
7	GROVELAND TWP	\$ 14,774,500	\$ 0	\$ 14,774,500	0.32613	1.00
8	HIGHLAND TWP	\$ 37,551,191	\$ 4,130,631	\$ 41,681,822	0.92006	1.11
9	HOLLY TWP	\$ 25,913,100	\$ 0	\$ 25,913,100	0.57199	1.00
10	INDEPENDENCE TWP	\$ 68,068,320	\$ 0	\$ 68,068,320	1.50251	1.00
11	LYON TWP	\$ 24,277,625	\$ 0	\$ 24,277,625	0.53589	1.00
12	MILFORD TWP	\$ 36,803,500	\$ 0	\$ 36,803,500	0.81238	1.00
13	NOVI TWP	\$ 3,238,000	\$ 194,280	\$ 3,432,280	0.07576	1.06
14	OAKLAND TWP	\$ 33,424,200	\$ 0	\$ 33,424,200	0.73779	1.00
15	ORION TWP	\$ 60,873,715	\$ 0	\$ 60,873,715	1.34370	1.00
16	OXFORD TWP	\$ 31,459,325	\$ 0	\$ 31,459,325	0.69442	1.00
17	PONTIAC TWP	\$ 54,842,225	\$ 0	\$ 54,842,225	1.21056	1.00
18	ROSE TWP	\$ 12,177,900	\$ 2,192,022	\$ 14,369,922	0.31719	1.18
19	ROYAL OAK TWP	\$ 21,270,450	\$ 0	\$ 21,270,450	0.46951	1.00
20	SOUTHFIELD TWP	\$ 113,750,700	\$ 0	\$ 113,750,700	2.51088	1.00
21	SPRINGFIELD TWP	\$ 21,479,550	\$ 0	\$ 21,479,550	0.47413	1.00
22	WATERFORD TWP	\$ 215,285,685	\$ 0	\$ 215,285,685	4.75212	1.00
23	WEST BLMFLD TWP	\$ 189,338,650	\$ 0	\$ 189,338,650	4.17937	1.00
24	WHITE LAKE TWP	\$ 60,112,700	\$ 0	\$ 60,112,700	1.32690	1.00
	TOTAL TOWNSHIPS	\$ 1,840,911,187	\$ 32,051,695	\$ 1,872,962,882	41.34289	

1972 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR REAL PROPERTY BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1972 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 62,580,365	\$ 5,632,232	\$ 68,212,597	1.50569	1.09
2	BIRMINGHAM CITY	\$ 163,503,440	\$ 0	\$ 163,503,440	3.60910	1.00
3	BLMFLD HILLS CTY	\$ 55,577,600	\$ 0	\$ 55,577,600	1.22679	1.00
4	CLAWSON CITY	\$ 64,760,100	\$ 0	\$ 64,760,100	1.42949	1.00
5	FARMINGTON CITY	\$ 54,094,790	\$ 0	\$ 54,094,790	1.19406	1.00
6	FERNDAL CITY	\$ 99,380,200	\$ 0	\$ 99,380,200	2.19367	1.00
7	HAZEL PARK CITY	\$ 61,673,817	\$ 14,184,977	\$ 75,858,794	1.67447	1.23
8	HUNTINGTON WDS CTY	\$ 38,920,250	\$ 0	\$ 38,920,250	0.85911	1.00
9	KEEGO HARBOR CTY	\$ 10,304,300	\$ 0	\$ 10,304,300	0.22745	1.00
10	LATHRUP VLG CITY	\$ 32,114,000	\$ 0	\$ 32,114,000	0.70887	1.00
11	MADISON HGTS CTY	\$ 146,892,700	\$ 0	\$ 146,892,700	3.24244	1.00
12	NORTHVILLE CITY	\$ 6,736,090	\$ 3,704,849	\$ 10,440,939	0.23047	1.55
13	NOVI CITY	\$ 65,569,550	\$ 0	\$ 65,569,550	1.44735	1.00
14	OAK PARK CITY	\$ 154,596,110	\$ 0	\$ 154,596,110	3.41248	1.00
15	ORCHARD LAKE CTY	\$ 13,751,605	\$ 0	\$ 13,751,605	0.30355	1.00
16	PLEASANT RDG CTY	\$ 17,914,950	\$ 0	\$ 17,914,950	0.39545	1.00
17	PONTIAC CITY	\$ 321,638,700	\$ 0	\$ 321,638,700	7.09970	1.00
18	ROCHESTER CITY	\$ 34,910,725	\$ 0	\$ 34,910,725	0.77060	1.00
19	ROYAL OAK CITY	\$ 312,041,120	\$ 0	\$ 312,041,120	6.88785	1.00
20	SOUTHFIELD CITY	\$ 551,783,675	\$ 0	\$ 551,783,675	12.17981	1.00
21	SOUTH LYON CITY	\$ 9,371,600	\$ 0	\$ 9,371,600	0.20686	1.00
22	SYLVAN LAKE CITY	\$ 9,960,100	\$ 0	\$ 9,960,100	0.21985	1.00
23	TROY CITY	\$ 297,688,700	\$ 0	\$ 297,688,700	6.57104	1.00
24	WALLED LAKE CITY	\$ 14,315,129	\$ 0	\$ 14,315,129	0.31599	1.00
25	WIXOM CITY	\$ 33,749,300	\$ 0	\$ 33,749,300	0.74497	1.00
	TOTAL CITIES	\$ 2,633,828,916	\$ 23,522,058	\$ 2,657,350,974	58.65711	
	TOTAL TOWNSHIPS	\$ 1,840,911,187	\$ 32,051,695	\$ 1,872,962,882	41.34289	
	TOTAL REAL PROPERTY	\$ 4,474,740,103	\$ 55,573,753	\$ 4,530,313,856	100.00000	

## 1972 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

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FOR PERSONAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1972 EQUALIZING FACTOR
1	ADDISON TWP	\$ 2,406,690	\$ 0	\$ 2,406,690	0.28098	1.00
2	AVON TWP	\$ 24,017,850	\$ 0	\$ 24,017,850	2.80409	1.00
3	BLOOMFIELD TWP	\$ 14,208,665	\$ 1,136,693	\$ 15,345,358	1.79157	1.08
4	BRANDON TWP	\$ 2,180,300	\$ 0	\$ 2,180,300	0.25455	1.00
5	COMMERCE TWP	\$ 17,257,000	\$ 0	\$ 17,257,000	2.01476	1.00
6	FARMINGTON TWP	\$ 27,266,800	\$ 0	\$ 27,266,800	3.18340	1.00
7	GROVELAND TWP	\$ 2,121,360	\$ 0	\$ 2,121,360	0.24767	1.00
8	HIGHLAND TWP	\$ 4,266,150	\$ 0	\$ 4,266,150	0.49807	1.00
9	HOLLY TWP	\$ 4,208,244	\$ 0	\$ 4,208,244	0.49131	1.00
10	INDEPENDENCE TWP	\$ 6,488,170	\$ 0	\$ 6,488,170	0.75750	1.00
11	LYON TWP	\$ 5,085,300	\$ 0	\$ 5,085,300	0.59371	1.00
12	MILFORD TWP	\$ 8,525,400	\$ 0	\$ 8,525,400	0.99534	1.00
13	NOVI TWP	\$ 484,369	\$ 0	\$ 484,369	0.05655	1.00
14	OAKLAND TWP	\$ 3,063,900	\$ 0	\$ 3,063,900	0.35771	1.00
15	ORION TWP	\$ 11,336,300	\$ 0	\$ 11,336,300	1.32352	1.00
16	OXFORD TWP	\$ 6,321,955	\$ 0	\$ 6,321,955	0.73809	1.00
17	PONTIAC TWP	\$ 6,363,570	\$ 0	\$ 6,363,570	0.74295	1.00
18	ROSE TWP	\$ 1,222,400	\$ 0	\$ 1,222,400	0.14272	1.00
19	ROYAL OAK TWP	\$ 3,166,070	\$ 0	\$ 3,166,070	0.36964	1.00
20	SOUTHFIELD TWP	\$ 3,055,250	\$ 0	\$ 3,055,250	0.35670	1.00
21	SPRINGFIELD TWP	\$ 5,562,550	\$ 0	\$ 5,562,550	0.64943	1.00
22	WATERFORD TWP	\$ 35,652,575	\$ 0	\$ 35,652,575	4.16245	1.00
23	WEST BLMFLD TWP	\$ 6,874,750	\$ 0	\$ 6,874,750	0.80263	1.00
24	WHITE LAKE TWP	\$ 6,018,850	\$ 0	\$ 6,018,850	0.70270	1.00
	TOTAL TOWNSHIPS	\$ 207,154,468	\$ 1,136,693	\$ 208,291,161	24.31804	

## 1972 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

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FOR PERSONAL PROPERTY BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1972 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 5,241,800	\$ 0	\$ 5,241,800	0.61198	1.00
2	BIRMINGHAM CITY	\$ 16,507,480	\$ 0	\$ 16,507,480	1.92725	1.00
3	BLMFLD HILLS CTY	\$ 3,190,500	\$ 0	\$ 3,190,500	0.37249	1.00
4	CLAWSON CITY	\$ 6,762,500	\$ 0	\$ 6,762,500	0.78952	1.00
5	FARMINGTON CITY	\$ 7,533,820	\$ 0	\$ 7,533,820	0.87958	1.00
6	FERNDALE CITY	\$ 34,483,100	\$ 0	\$ 34,483,100	4.02591	1.00
7	HAZEL PARK CITY	\$ 10,319,825	\$ 0	\$ 10,319,825	1.20484	1.00
8	HUNTINGTN WDS CTY	\$ 859,370	\$ 0	\$ 859,370	0.10033	1.00
9	KEEGO HARBOR CTY	\$ 788,750	\$ 0	\$ 788,750	0.09209	1.00
10	LATHRUP VLG CITY	\$ 1,449,964	\$ 0	\$ 1,449,964	0.16928	1.00
11	MADISON HGTS CTY	\$ 41,111,700	\$ 0	\$ 41,111,700	4.79980	1.00
12	NORTHVILLE CITY	\$ 406,795	\$ 0	\$ 406,795	0.04749	1.00
13	NOVI CITY	\$ 12,032,450	\$ 0	\$ 12,032,450	1.40479	1.00
14	OAK PARK CITY	\$ 29,862,120	\$ 0	\$ 29,862,120	3.48641	1.00
15	ORCHARD LAKE CTY	\$ 744,535	\$ 0	\$ 744,535	0.08692	1.00
16	PLEASANT RDG CTY	\$ 2,366,350	\$ 0	\$ 2,366,350	0.27627	1.00
17	PONTIAC CITY	\$ 215,077,600	\$ 0	\$ 215,077,600	25.11036	1.00
18	ROCHESTER CITY	\$ 6,427,975	\$ 0	\$ 6,427,975	0.75047	1.00
19	ROYAL OAK CITY	\$ 40,782,700	\$ 0	\$ 40,782,700	4.76139	1.00
20	SOUTHFIELD CITY	\$ 97,638,550	\$ 0	\$ 97,638,550	11.39933	1.00
21	SOUTH LYON CITY	\$ 5,415,400	\$ 0	\$ 5,415,400	0.63225	1.00
22	SYLVAN LAKE CITY	\$ 649,400	\$ 0	\$ 649,400	0.07582	1.00
23	TROY CITY	\$ 77,412,840	\$ 0	\$ 77,412,840	9.03797	1.00
24	WALLED LAKE CITY	\$ 4,996,356	\$ 0	\$ 4,996,356	0.58333	1.00
25	WIXOM CITY	\$ 26,176,300	\$ 0	\$ 26,176,300	3.05609	1.00
	TOTAL CITIES	\$ 648,238,180	\$ 0	\$ 648,238,180	75.68196	
	TOTAL TOWNSHIPS	\$ 207,154,468	\$ 1,136,693	\$ 208,291,161	24.31804	
	TOTAL PERSONAL PROP.	\$ 855,392,648	\$ 1,136,693	\$ 856,529,341	100.00000	

1972 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	16,143,420	2,406,690	18,550,110	16,143,420	2,406,690	18,550,110	37,100,220
AVON TWP	127,638,950	24,017,850	151,656,800	127,638,950	24,017,850	151,656,800	303,313,600
BLOOMFIELD TWP	319,184,525	14,208,665	333,393,190	344,719,287	15,345,358	360,064,645	720,129,290
BRANDON TWP	24,342,225	2,180,300	26,522,525	24,342,225	2,180,300	26,522,525	53,045,050
COMMERCE TWP	77,915,831	17,257,000	95,172,831	77,915,831	17,257,000	95,172,831	190,345,662
FARMINGTON TWP	251,044,900	27,266,800	278,311,700	251,044,900	27,266,800	278,311,700	556,623,400
GROVELAND TWP	14,774,500	2,121,360	16,895,860	14,774,500	2,121,360	16,895,860	33,791,720
HIGHLAND TWP	37,551,191	4,266,150	41,817,341	41,681,822	4,266,150	45,947,972	91,895,944
HOLLY TWP	25,913,100	4,208,244	30,121,344	25,913,100	4,208,244	30,121,344	60,242,688
INDEPENDENCE TWP	68,068,320	6,488,170	74,556,490	68,068,320	6,488,170	74,556,490	149,112,980
LYON TWP	24,277,625	5,085,300	29,362,925	24,277,625	5,085,300	29,362,925	58,725,850
MILFORD TWP	36,803,500	8,525,400	45,328,900	36,803,500	8,525,400	45,328,900	90,657,800
NOVI TWP	3,238,000	484,369	3,722,369	3,432,280	484,369	3,916,649	7,833,298
OAKLAND TWP	33,424,200	3,063,900	36,488,100	33,424,200	3,063,900	36,488,100	72,976,200
ORION TWP	60,873,715	11,336,300	72,210,015	60,873,715	11,336,300	72,210,015	144,420,030
OXFORD TWP	31,459,325	6,321,955	37,781,280	31,459,325	6,321,955	37,781,280	75,562,560
PUNTIAC TWP	54,842,225	6,363,570	61,205,795	54,842,225	6,363,570	61,205,795	122,411,590
ROSE TWP	12,177,900	1,222,400	13,400,300	14,369,922	1,222,400	15,592,322	31,184,644
ROYAL OAK TWP	21,270,450	3,166,070	24,436,520	21,270,450	3,166,070	24,436,520	48,873,040
SOUTHFIELD TWP	113,750,700	3,055,250	116,805,950	113,750,700	3,055,250	116,805,950	233,611,900
SPRINGFIELD TWP	21,479,550	5,562,550	27,042,100	21,479,550	5,562,550	27,042,100	54,084,200
WATERFORD TWP	215,285,685	35,652,575	250,938,260	215,285,685	35,652,575	250,938,260	501,876,520
WEST BLMFLD TWP	189,338,650	6,874,750	196,213,400	189,338,650	6,874,750	196,213,400	392,426,800
WHITE LAKE TWP	60,112,700	6,018,850	66,131,550	60,112,700	6,018,850	66,131,550	132,263,100
TOTAL TOWNSHIPS	1,840,911,187	207,154,468	2,048,065,655	1,872,962,882	208,291,161	2,081,254,043	4,162,508,086



## 1972 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

## BY CITIES IN OAKLAND COUNTY

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## VALUATION AS ASSESSED

## VALUATION AS EQUALIZED

TRUE CASH  
VALUE

ASSESSING DISTRICT	REAL ESTATE	PERSONAL PROPERTY	TOTAL	REAL ESTATE	PERSONAL PROPERTY	TOTAL	TOTAL
BERKLEY CITY	62,580,365	5,241,800	67,822,165	68,212,597	5,241,800	73,454,397	146,908,79
BIRMINGHAM CITY	163,503,440	16,507,480	180,010,920	163,503,440	16,507,480	180,010,920	360,021,84
BLMFLD HILLS CTY	55,577,600	3,190,500	58,768,100	55,577,600	3,190,500	58,768,100	117,536,20
CLAWSON CITY	64,760,100	6,762,500	71,522,600	64,760,100	6,762,500	71,522,600	143,045,20
FARMINGTON CITY	54,094,790	7,533,820	61,628,610	54,094,790	7,533,820	61,628,610	123,257,22
FERNDALÉ CITY	99,380,200	34,483,100	133,863,300	99,380,200	34,483,100	133,863,300	267,726,60
HAZEL PARK CITY	61,673,817	10,319,825	71,993,642	75,858,794	10,319,825	86,178,619	172,357,23
HUNTINGTN WDS CTY	38,920,250	859,370	39,779,620	38,920,250	859,370	39,779,620	79,559,24
KEEGO HARBOR CTY	10,304,300	788,750	11,093,050	10,304,300	788,750	11,093,050	22,186,10
LATHRUP VLG CITY	32,114,000	1,449,964	33,563,964	32,114,000	1,449,964	33,563,964	67,127,92
MADISON HGTS CTY	146,892,700	41,111,700	188,004,400	146,892,700	41,111,700	188,004,400	376,008,80
NORTHVILLE CITY	6,736,090	406,795	7,142,885	10,440,939	406,795	10,847,734	21,695,46
NOVI CITY	65,569,550	12,032,450	77,602,000	65,569,550	12,032,450	77,602,000	155,204,00
OAK PARK CITY	154,596,110	29,862,120	184,458,230	154,596,110	29,862,120	184,458,230	368,916,46
ORCHARD LAKE CTY	13,751,605	744,535	14,496,140	13,751,605	744,535	14,496,140	28,992,28
PLEASANT RDG CTY	17,914,950	2,366,350	20,281,300	17,914,950	2,366,350	20,281,300	40,562,60
PONTIAC CITY	321,638,700	215,077,600	536,716,300	321,638,700	215,077,600	536,716,300	1,073,432,60
ROCHESTER CITY	34,910,725	6,427,975	41,338,700	34,910,725	6,427,975	41,338,700	82,677,40
ROYAL OAK CITY	312,041,120	40,782,700	352,823,820	312,041,120	40,782,700	352,823,820	705,647,64
SOUTHFIELD CITY	551,783,675	97,638,550	649,422,225	551,783,675	97,638,550	649,422,225	1,298,844,45
SOUTH LYON CITY	9,371,600	5,415,400	14,787,000	9,371,600	5,415,400	14,787,000	29,574,00
SYLVAN LAKE CITY	9,960,100	649,400	10,609,500	9,960,100	649,400	10,609,500	21,219,00
TROY CITY	297,688,700	77,412,840	375,101,540	297,688,700	77,412,840	375,101,540	750,203,08
WALLED LAKE CITY	14,315,129	4,996,356	19,311,485	14,315,129	4,996,356	19,311,485	38,622,97
WIXOM CITY	33,749,300	26,176,300	59,925,600	33,749,300	26,176,300	59,925,600	119,851,20
TOTAL CITIES	2,633,828,916	648,238,180	3,282,067,096	2,657,350,974	648,238,180	3,305,589,154	6,611,178,30
TOTAL TOWNSHIPS	1,840,911,187	207,154,468	2,048,065,655	1,872,962,882	208,291,161	2,081,254,043	4,162,508,08
TOTAL COUNTY	4,474,740,103	855,392,648	5,330,132,751	4,530,313,856	856,529,341	5,386,843,197	10,773,686,39