

COUNTY OF OAKLAND, MICHIGAN



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OAKLAND COUNTY PLANNING COMMISSION

County Board of Commissioners

ANNUAL EQUALIZATION REPORT

1973

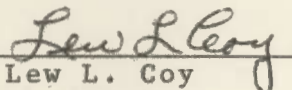
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May 3, 1973

TO THE HONORABLE BOARD OF COMMISSIONERS
OAKLAND COUNTY

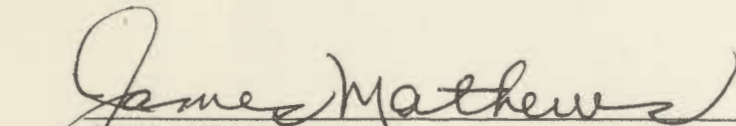
Mr. Chairman, Ladies and Gentlemen:

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 1973 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 1973.

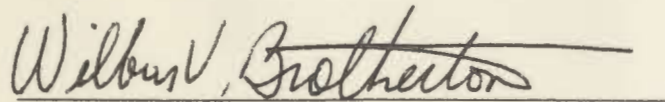


Lew L. Coy
Chairman

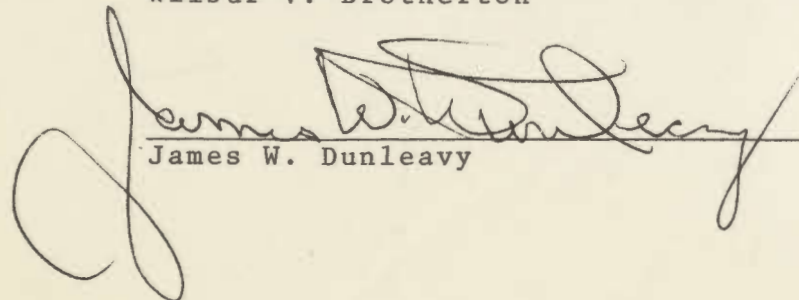
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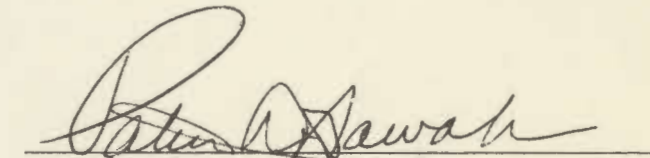
James Mathews
Vice Chairman



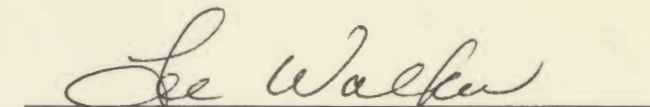
Wilbur V. Brotherton




James W. Dunleavy



Patrick M. Nowak



Lee Walker



Richard R. Wilcox

1973 OAKLAND COUNTY EQUALIZATION REPORT

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SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR REAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1973 EQUALIZING FACTOR
1	ADDISON TWP	\$ 18,605,050	\$ 0	\$ 18,605,050	0.38010	1.00
2	AVON TWP	\$ 142,714,550	\$ 0	\$ 142,714,550	2.91570	1.00
3	BLOOMFIELD TWP	\$ 355,208,500	\$ 0	\$ 355,208,500	7.25701	1.00
4	BRANDON TWP	\$ 27,826,410	\$ 0	\$ 27,826,410	0.56850	1.00
5	COMMERCE TWP	\$ 88,798,443	\$ 0	\$ 88,798,443	1.81418	1.00
6	FARMINGTON TWP	\$ 276,961,100	\$ 0	\$ 276,961,100	5.65839	1.00
7	GROVELAND TWP	\$ 16,931,500	\$ 0	\$ 16,931,500	0.34591	1.00
8	HIGHLAND TWP	\$ 48,600,690	\$ 0	\$ 48,600,690	0.99293	1.00
9	HOLLY TWP	\$ 28,907,900	\$ 0	\$ 28,907,900	0.59060	1.00
10	INDEPENDENCE TWP	\$ 87,795,250	\$ 0	\$ 87,795,250	1.79368	1.00
11	LYON TWP	\$ 26,334,280	\$ 0	\$ 26,334,280	0.53802	1.00
12	MILFORD TWP	\$ 41,014,600	\$ 0	\$ 41,014,600	0.83794	1.00
13	NOVI TWP	\$ 3,823,300	\$ 0	\$ 3,823,300	0.07811	1.00
14	OAKLAND TWP	\$ 43,739,400	\$ 0	\$ 43,739,400	0.89361	1.00
15	ORION TWP	\$ 68,780,975	\$ 0	\$ 68,780,975	1.40522	1.00
16	OXFORD TWP	\$ 36,145,260	\$ 0	\$ 36,145,260	0.73846	1.00
17	PONTIAC TWP	\$ 56,273,114	\$ 0	\$ 56,273,114	1.14968	1.00
18	ROSE TWP	\$ 18,786,150	\$ 0	\$ 18,786,150	0.38380	1.00
19	ROYAL OAK TWP	\$ 22,774,212	\$ 0	\$ 22,774,212	0.46528	1.00
20	SOUTHFIELD TWP	\$ 117,511,800	\$ 0	\$ 117,511,800	2.40080	1.00
21	SPRINGFIELD TWP	\$ 24,354,550	\$ 0	\$ 24,354,550	0.49757	1.00
22	WATERFORD TWP	\$ 227,449,380	\$ 0	\$ 227,449,380	4.64686	1.00
23	WEST BLMFLD TWP	\$ 214,378,750	\$ 0	\$ 214,378,750	4.37982	1.00
24	WHITE LAKE TWP	\$ 72,109,000	\$ 0	\$ 72,109,000	1.47321	1.00
	TOTAL TOWNSHIPS	\$ 2,065,824,164	\$ 0	\$ 2,065,824,164	42.20538	

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	1973 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 67,864,705	\$ 0	\$ 67,864,705	1.38650	1.00
2	BIRMINGHAM CITY	\$ 165,916,580	\$ 0	\$ 165,916,580	3.38972	1.00
3	BLMFLD HILLS CTY	\$ 56,222,800	\$ 0	\$ 56,222,800	1.14865	1.00
4	CLAWSON CITY	\$ 64,734,000	\$ 0	\$ 64,734,000	1.32253	1.00
5	FARMINGTON CITY	\$ 61,894,390	\$ 0	\$ 61,894,390	1.26452	1.00
6	FERNDAL CITY	\$ 109,078,650	\$ 0	\$ 109,078,650	2.22851	1.00
7	HAZEL PARK CITY	\$ 61,466,903	\$ 17,825,401	\$ 79,292,304	1.61996	1.29
8	HUNTINGTON WDS CTY	\$ 40,351,280	\$ 0	\$ 40,351,280	0.82439	1.00
9	KEEGO HARBOR CTY	\$ 10,826,400	\$ 0	\$ 10,826,400	0.22118	1.00
10	LATHRUP VLG CITY	\$ 33,430,750	\$ 0	\$ 33,430,750	0.68300	1.00
11	MADISON HGTS CTY	\$ 153,228,400	\$ 0	\$ 153,228,400	3.13050	1.00
12	NORTHVILLE CITY	\$ 12,622,600	\$ 0	\$ 12,622,600	0.25788	1.00
13	NOVI CITY	\$ 80,191,850	\$ 0	\$ 80,191,850	1.63834	1.00
14	OAK PARK CITY	\$ 156,579,690	\$ 0	\$ 156,579,690	3.19897	1.00
15	ORCHARD LAKE CTY	\$ 15,995,200	\$ 0	\$ 15,995,200	0.32679	1.00
16	PLEASANT RDG CTY	\$ 18,102,800	\$ 0	\$ 18,102,800	0.36985	1.00
17	PONTIAC CITY	\$ 336,112,600	\$ 0	\$ 336,112,600	6.86688	1.00
18	ROCHESTER CITY	\$ 38,403,750	\$ 0	\$ 38,403,750	0.78460	1.00
19	ROYAL OAK CITY	\$ 321,815,700	\$ 0	\$ 321,815,700	6.57479	1.00
20	SOUTHFIELD CITY	\$ 590,033,350	\$ 0	\$ 590,033,350	12.05455	1.00
21	SOUTH LYON CITY	\$ 11,861,900	\$ 0	\$ 11,861,900	0.24234	1.00
22	SYLVAN LAKE CITY	\$ 11,154,900	\$ 0	\$ 11,154,900	0.22790	1.00
23	TROY CITY	\$ 342,230,920	\$ 0	\$ 342,230,920	6.99188	1.00
24	WALLED LAKE CITY	\$ 15,616,236	\$ 0	\$ 15,616,236	0.31904	1.00
25	WIXOM CITY	\$ 35,307,760	\$ 0	\$ 35,307,760	0.72135	1.00
	TOTAL CITIES	\$ 2,811,044,114	\$ 17,825,401	\$ 2,828,869,515	57.79462	
	TOTAL TOWNSHIPS	\$ 2,065,824,164	\$ 0	\$ 2,065,824,164	42.20538	
	TOTAL REAL PROPERTY	\$ 4,876,868,278	\$ 17,825,401	\$ 4,894,693,679	100.00000	

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR PERSONAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1973 EQUALIZING FACTOR
1	ADDISON TWP	\$ 2,460,092	\$ 0	\$ 2,460,092	0.26109	1.00
2	AVON TWP	\$ 25,504,800	\$ 0	\$ 25,504,800	2.70682	1.00
3	BLOOMFIELD TWP	\$ 16,542,640	\$ 0	\$ 16,542,640	1.75567	1.00
4	BRANDON TWP	\$ 2,263,641	\$ 0	\$ 2,263,641	0.24024	1.00
5	COMMERCE TWP	\$ 18,407,400	\$ 0	\$ 18,407,400	1.95357	1.00
6	FARMINGTON TWP	\$ 31,538,900	\$ 0	\$ 31,538,900	3.34721	1.00
7	GROVELAND TWP	\$ 2,849,720	\$ 0	\$ 2,849,720	0.30244	1.00
8	HIGHLAND TWP	\$ 4,850,520	\$ 0	\$ 4,850,520	0.51478	1.00
9	HOLLY TWP	\$ 5,171,586	\$ 0	\$ 5,171,586	0.54886	1.00
10	INDEPENDENCE TWP	\$ 7,798,900	\$ 0	\$ 7,798,900	0.82770	1.00
11	LYON TWP	\$ 5,418,500	\$ 0	\$ 5,418,500	0.57506	1.00
12	MILFORD TWP	\$ 10,436,300	\$ 0	\$ 10,436,300	1.10760	1.00
13	NOVI TWP	\$ 652,000	\$ 0	\$ 652,000	0.06920	1.00
14	OAKLAND TWP	\$ 3,201,750	\$ 0	\$ 3,201,750	0.33980	1.00
15	ORION TWP	\$ 10,342,015	\$ 0	\$ 10,342,015	1.09760	1.00
16	OXFORD TWP	\$ 7,181,692	\$ 0	\$ 7,181,692	0.76219	1.00
17	PONTIAC TWP	\$ 7,594,522	\$ 0	\$ 7,594,522	0.80600	1.00
18	ROSE TWP	\$ 1,358,000	\$ 0	\$ 1,358,000	0.14412	1.00
19	ROYAL OAK TWP	\$ 3,653,151	\$ 0	\$ 3,653,151	0.38771	1.00
20	SOUTHFIELD TWP	\$ 3,463,114	\$ 0	\$ 3,463,114	0.36754	1.00
21	SPRINGFIELD TWP	\$ 5,202,047	\$ 0	\$ 5,202,047	0.55209	1.00
22	WATERFORD TWP	\$ 41,984,750	\$ 0	\$ 41,984,750	4.45583	1.00
23	WEST BLMFLD TWP	\$ 7,739,550	\$ 0	\$ 7,739,550	0.82140	1.00
24	WHITE LAKE TWP	\$ 6,650,800	\$ 0	\$ 6,650,800	0.70585	1.00
	TOTAL TOWNSHIPS	\$ 232,266,390	\$ 0	\$ 232,266,390	24.65037	

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR PERSONAL PROPERTY BY CITIES IN OAKLAND COUNTY

REF. NO.	ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1973 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 5,496,364	\$ 0	\$ 5,496,364	0.58333	1.00
2	BIRMINGHAM CITY	\$ 18,970,500	\$ 0	\$ 18,970,500	2.01333	1.00
3	BLMFLD HILLS CTY	\$ 3,440,400	\$ 0	\$ 3,440,400	0.36513	1.00
4	CLAWSON CITY	\$ 6,901,950	\$ 0	\$ 6,901,950	0.73250	1.00
5	FARMINGTON CITY	\$ 8,348,950	\$ 0	\$ 8,348,950	0.88607	1.00
6	FERNDALE CITY	\$ 34,677,750	\$ 0	\$ 34,677,750	3.68034	1.00
7	HAZEL PARK CITY	\$ 10,868,005	\$ 0	\$ 10,868,005	1.15342	1.00
8	HUNTINGTN WDS CTY	\$ 871,494	\$ 0	\$ 871,494	0.09249	1.00
9	KEEGO HARBOR CTY	\$ 934,400	\$ 0	\$ 934,400	0.09917	1.00
10	LATHRUP VLG CITY	\$ 1,614,946	\$ 0	\$ 1,614,946	0.17139	1.00
11	MADISON HGTS CTY	\$ 44,734,300	\$ 0	\$ 44,734,300	4.74764	1.00
12	NORTHVILLE CITY	\$ 468,890	\$ 0	\$ 468,890	0.04976	1.00
13	NOVI CITY	\$ 16,419,750	\$ 0	\$ 16,419,750	1.74262	1.00
14	OAK PARK CITY	\$ 30,575,840	\$ 0	\$ 30,575,840	3.24501	1.00
15	ORCHARD LAKE CTY	\$ 868,390	\$ 0	\$ 868,390	0.09216	1.00
16	PLEASANT RDG CTY	\$ 2,277,100	\$ 0	\$ 2,277,100	0.24167	1.00
17	PONTIAC CITY	\$ 226,237,000	\$ 0	\$ 226,237,000	24.01047	1.00
18	ROCHESTER CITY	\$ 7,094,361	\$ 0	\$ 7,094,361	0.75292	1.00
19	ROYAL OAK CITY	\$ 42,389,100	\$ 0	\$ 42,389,100	4.49875	1.00
20	SOUTHFIELD CITY	\$ 115,849,000	\$ 0	\$ 115,849,000	12.29502	1.00
21	SOUTH LYON CITY	\$ 5,710,200	\$ 0	\$ 5,710,200	0.60602	1.00
22	SYLVAN LAKE CITY	\$ 785,700	\$ 0	\$ 785,700	0.08339	1.00
23	TROY CITY	\$ 90,733,760	\$ 0	\$ 90,733,760	9.62955	1.00
24	WALLED LAKE CITY	\$ 4,418,941	\$ 0	\$ 4,418,941	0.46898	1.00
25	WIXOM CITY	\$ 29,289,600	\$ 0	\$ 29,289,600	3.10850	1.00
	TOTAL CITIES	\$ 709,976,691	\$ 0	\$ 709,976,691	75.34963	
	TOTAL TOWNSHIPS	\$ 232,266,390	\$ 0	\$ 232,266,390	24.65037	
	TOTAL PERSONAL PROP.	\$ 942,243,081	\$ 0	\$ 942,243,081	100.00000	

1973 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY TOWNSHIPS 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
ADDISON TWP	18,605,050	2,460,092	21,065,142	18,605,050	2,460,092	21,065,142	42,130,284
AVON TWP	142,714,550	25,504,800	168,219,350	142,714,550	25,504,800	168,219,350	336,438,700
BLOOMFIELD TWP	355,208,500	16,542,640	371,751,140	355,208,500	16,542,640	371,751,140	743,502,280
BRANDON TWP	27,826,410	2,263,641	30,090,051	27,826,410	2,263,641	30,090,051	60,180,102
COMMERCE TWP	88,798,443	18,407,400	107,205,843	88,798,443	18,407,400	107,205,843	214,411,686
FARMINGTON TWP	276,961,100	31,538,900	308,500,000	276,961,100	31,538,900	308,500,000	617,000,000
GROVELAND TWP	16,931,500	2,849,720	19,781,220	16,931,500	2,849,720	19,781,220	39,562,440
HIGHLAND TWP	48,600,690	4,850,520	53,451,210	48,600,690	4,850,520	53,451,210	106,902,420
HOLLY TWP	28,907,900	5,171,586	34,079,486	28,907,900	5,171,586	34,079,486	68,158,972
INDEPENDENCE TWP	87,795,250	7,798,900	95,594,150	87,795,250	7,798,900	95,594,150	191,188,300
LYON TWP	26,334,280	5,418,500	31,752,780	26,334,280	5,418,500	31,752,780	63,505,560
MILFORD TWP	41,014,600	10,436,300	51,450,900	41,014,600	10,436,300	51,450,900	102,901,800
NOVI TWP	3,823,300	652,000	4,475,300	3,823,300	652,000	4,475,300	8,950,600
OAKLAND TWP	43,739,400	3,201,750	46,941,150	43,739,400	3,201,750	46,941,150	93,882,300
ORION TWP	68,780,975	10,342,015	79,122,990	68,780,975	10,342,015	79,122,990	158,245,980
OXFORD TWP	36,145,260	7,181,692	43,326,952	36,145,260	7,181,692	43,326,952	86,653,904
PONTIAC TWP	56,273,114	7,594,522	63,867,636	56,273,114	7,594,522	63,867,636	127,735,272
ROSE TWP	18,786,150	1,358,000	20,144,150	18,786,150	1,358,000	20,144,150	40,288,300
ROYAL OAK TWP	22,774,212	3,653,151	26,427,363	22,774,212	3,653,151	26,427,363	52,854,726
SOUTHFIELD TWP	117,511,800	3,463,114	120,974,914	117,511,800	3,463,114	120,974,914	241,949,828
SPRINGFIELD TWP	24,354,550	5,202,047	29,556,597	24,354,550	5,202,047	29,556,597	59,113,194
WATERFORD TWP	227,449,380	41,984,750	269,434,130	227,449,380	41,984,750	269,434,130	538,868,260
WEST BLMFLD TWP	214,378,750	7,739,550	222,118,300	214,378,750	7,739,550	222,118,300	444,236,600
WHITE LAKE TWP	72,109,000	6,650,800	78,759,800	72,109,000	6,650,800	78,759,800	157,519,600
TOTAL TOWNSHIPS	2,065,824,164	232,266,390	2,298,090,554	2,065,824,164	232,266,390	2,298,090,554	4,596,181,108

1973 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

BY CITIES IN OAKLAND COUNTY

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ASSESSING DISTRICT	VALUATION AS ASSESSED			VALUATION AS EQUALIZED			TRUE CASH VALUE
	REAL ESTATE	PERSONAL PROPERTY	TOTAL	REAL ESTATE	PERSONAL PROPERTY	TOTAL	TOTAL
BERKLEY CITY	67,864,705	5,496,364	73,361,069	67,864,705	5,496,364	73,361,069	146,722,13
BIRMINGHAM CITY	165,916,580	18,970,500	184,887,080	165,916,580	18,970,500	184,887,080	369,774,16
BLMFLD HILLS CTY	56,222,800	3,440,400	59,663,200	56,222,800	3,440,400	59,663,200	119,326,40
CLAWSON CITY	64,734,000	6,901,950	71,635,950	64,734,000	6,901,950	71,635,950	143,271,90
FARMINGTON CITY	61,894,390	8,348,950	70,243,340	61,894,390	8,348,950	70,243,340	140,486,68
FERNDAL CITY	109,078,650	34,677,750	143,756,400	109,078,650	34,677,750	143,756,400	287,512,80
HAZEL PARK CITY	61,466,903	10,868,005	72,334,908	79,292,304	10,868,005	90,160,309	180,320,61
HUNTINGTN WDS CTY	40,351,280	871,494	41,222,774	40,351,280	871,494	41,222,774	82,445,54
KEEGO HARBOR CTY	10,826,400	934,400	11,760,800	10,826,400	934,400	11,760,800	23,521,60
LATHRUP VLG CITY	33,430,750	1,614,946	35,045,696	33,430,750	1,614,946	35,045,696	70,091,39
MADISON HGTS CTY	153,228,400	44,734,300	197,962,700	153,228,400	44,734,300	197,962,700	395,925,40
NORTHVILLE CITY	12,622,600	468,890	13,091,490	12,622,600	468,890	13,091,490	26,182,98
NOVI CITY	80,191,850	16,419,750	96,611,600	80,191,850	16,419,750	96,611,600	193,223,20
OAK PARK CITY	156,579,690	30,575,840	187,155,530	156,579,690	30,575,840	187,155,530	374,311,06
ORCHARD LAKE CTY	15,995,200	868,390	16,863,590	15,995,200	868,390	16,863,590	33,727,18
PLEASANT RDG CTY	18,102,800	2,277,100	20,379,900	18,102,800	2,277,100	20,379,900	40,759,80
PONTIAC CITY	336,112,600	226,237,000	562,349,600	336,112,600	226,237,000	562,349,600	1,124,699,20
ROCHESTER CITY	38,403,750	7,094,361	45,498,111	38,403,750	7,094,361	45,498,111	90,996,22
ROYAL OAK CITY	321,815,700	42,389,100	364,204,800	321,815,700	42,389,100	364,204,800	728,409,60
SOUTHFIELD CITY	590,033,350	115,849,000	705,882,350	590,033,350	115,849,000	705,882,350	1,411,764,70
SOUTH LYON CITY	11,861,900	5,710,200	17,572,100	11,861,900	5,710,200	17,572,100	35,144,20
SYLVAN LAKE CITY	11,154,900	785,700	11,940,600	11,154,900	785,700	11,940,600	23,881,20
TROY CITY	342,230,920	90,733,760	432,964,680	342,230,920	90,733,760	432,964,680	865,929,36
WALLED LAKE CITY	15,616,236	4,418,941	20,035,177	15,616,236	4,418,941	20,035,177	40,070,35
WIXOM CITY	35,307,760	29,289,600	64,597,360	35,307,760	29,289,600	64,597,360	129,194,72
TOTAL CITIES	2,811,044,114	709,976,691	3,521,020,805	2,828,869,515	709,976,691	3,538,846,206	7,077,692,41
TOTAL TOWNSHIPS	2,065,824,164	232,266,390	2,298,090,554	2,065,824,164	232,266,390	2,298,090,554	4,596,181,10
TOTAL COUNTY	4,876,868,278	942,243,081	5,819,111,359	4,894,693,679	942,243,081	5,836,936,760	11,673,873,52