

DANIEL T. MURPHY
OAKLAND COUNTY EXECUTIVE

1975 EQUALIZATION REPORT
OAKLAND COUNTY, MICHIGAN

Prepared By

DEPARTMENT OF MANAGEMENT AND BUDGET

James M. Brennan, Director

EQUALIZATION DIVISION

Herman W. Stephens, Director

under the direction of the Finance Committee of The Board of Commissioners

RICHARD R. WILCOX
Chairman

HENRY W. HOOT
Vice-Chairman

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May 1, 1975

RE: 1975 EQUALIZATION REPORT

BY: FINANCE COMMITTEE OF THE BOARD OF COMMISSIONERS AND DEPARTMENT OF MANAGEMENT AND BUDGET -
EQUALIZATION DIVISION

TO: THE OAKLAND COUNTY BOARD OF COMMISSIONERS

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 1975 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 1975.

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FINANCE COMMITTEE

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1975 OAKLAND COUNTY EQUALIZATION REPORT

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1975 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR REAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1975 EQUALIZING FACTOR
ADDISON TWP	\$ 25,774,610	\$ 0	\$ 25,774,610	0.42701	1.00
AVON TWP	\$ 202,020,550	\$ 0	\$ 202,020,550	3.34691	1.00
BLOOMFIELD TWP	\$ 383,030,570	\$ 42,133,362	\$ 425,163,932	7.04377	1.11
BRANDON TWP	\$ 40,212,465	\$ 0	\$ 40,212,465	0.66621	1.00
COMMERCE TWP	\$ 128,716,750	\$ 0	\$ 128,716,750	2.13247	1.00
GROVELAND TWP	\$ 23,772,125	\$ 0	\$ 23,772,125	0.39384	1.00
HIGHLAND TWP	\$ 64,732,119	\$ 0	\$ 64,732,119	1.07243	1.00
HOLLY TWP	\$ 35,811,350	\$ 0	\$ 35,811,350	0.59329	1.00
INDEPENDENCE TWP	\$ 106,783,190	\$ 0	\$ 106,783,190	1.76910	1.00
LYON TWP	\$ 39,149,300	\$ 0	\$ 39,149,300	0.64859	1.00
MILFORD TWP	\$ 52,692,850	\$ 0	\$ 52,692,850	0.87297	1.00
NOVI TWP	\$ 4,382,200	\$ 0	\$ 4,382,200	0.07260	1.00
OAKLAND TWP	\$ 53,887,550	\$ 0	\$ 53,887,550	0.89276	1.00
ORION TWP	\$ 96,429,275	\$ 0	\$ 96,429,275	1.59756	1.00
OXFORD TWP	\$ 46,942,400	\$ 0	\$ 46,942,400	0.77770	1.00
PONTIAC TWP	\$ 70,645,939	\$ 0	\$ 70,645,939	1.17040	1.00
ROSE TWP	\$ 25,516,500	\$ 0	\$ 25,516,500	0.42274	1.00
ROYAL OAK TWP	\$ 28,451,980	\$ 0	\$ 28,451,980	0.47137	1.00
SOUTHFIELD TWP	\$ 121,889,096	\$ 21,940,037	\$ 143,829,133	2.38284	1.18
SPRINGFIELD TWP	\$ 32,176,775	\$ 0	\$ 32,176,775	0.53308	1.00
WATERFORD TWP	\$ 245,062,520	\$ 46,561,878	\$ 291,624,398	4.83139	1.19
WEST BLMFLD TWP	\$ 294,023,425	\$ 0	\$ 294,023,425	4.87114	1.00
WHITE LAKE TWP	\$ 93,257,800	\$ 0	\$ 93,257,800	1.54502	1.00
TOTAL TOWNSHIPS	\$ 2,215,361,339	\$ 110,635,277	\$ 2,325,996,616	38.53519	

1975 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR REAL PROPERTY BY CITIES IN OAKLAND COUNTY

ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1975 EQUALIZING FACTOR
BERKLEY CITY	\$ 78,769,000	\$ 0	\$ 78,769,000	1.30498	1.00
BIRMINGHAM CITY	\$ 187,112,380	\$ 0	\$ 187,112,380	3.09992	1.00
BLMFLD HILLS CTY	\$ 59,961,655	\$ 5,396,548	\$ 65,358,203	1.08280	1.09
CLAWSON CITY	\$ 65,638,700	\$ 8,533,031	\$ 74,171,731	1.22882	1.13
FARMINGTON CITY	\$ 71,588,740	\$ 5,727,099	\$ 77,315,839	1.28090	1.08
FARMNGTN HLS CTY	\$ 325,939,300	\$ 35,853,323	\$ 361,792,623	5.99388	1.11
FERNDALE CITY	\$ 110,103,100	\$ 0	\$ 110,103,100	1.82410	1.00
HAZEL PARK CITY	\$ 89,524,600	\$ 0	\$ 89,524,600	1.48317	1.00
HUNTINGTN WDS CTY	\$ 43,833,140	\$ 0	\$ 43,833,140	0.72619	1.00
KEEGO HARBOR CTY	\$ 12,076,600	\$ 0	\$ 12,076,600	0.20008	1.00
LATHRUP VLG CITY	\$ 38,307,525	\$ 0	\$ 38,307,525	0.63465	1.00
MADISON HGTS CTY	\$ 190,563,100	\$ 0	\$ 190,563,100	3.15709	1.00
NORTHVILLE CITY	\$ 16,711,500	\$ 0	\$ 16,711,500	0.27686	1.00
NOVI CITY	\$ 119,290,900	\$ 0	\$ 119,290,900	1.97631	1.00
OAK PARK CITY	\$ 159,399,490	\$ 0	\$ 159,399,490	2.64080	1.00
ORCHARD LAKE CTY	\$ 19,703,025	\$ 0	\$ 19,703,025	0.32642	1.00
PLEASANT RDG CTY	\$ 18,495,400	\$ 0	\$ 18,495,400	0.30642	1.00
PONTIAC CITY	\$ 346,184,500	\$ 0	\$ 346,184,500	5.73530	1.00
ROCHESTER CITY	\$ 49,155,100	\$ 0	\$ 49,155,100	0.81436	1.00
ROYAL OAK CITY	\$ 381,287,200	\$ 0	\$ 381,287,200	6.31685	1.00
SOUTHFIELD CITY	\$ 683,386,200	\$ 0	\$ 683,386,200	11.32178	1.00
SOUTH LYON CITY	\$ 18,853,800	\$ 0	\$ 18,853,800	0.31235	1.00
SYLVAN LAKE CITY	\$ 11,723,700	\$ 0	\$ 11,723,700	0.19423	1.00
TROY CITY	\$ 483,400,395	\$ 0	\$ 483,400,395	8.00858	1.00
WALLED LAKE CITY	\$ 23,847,700	\$ 0	\$ 23,847,700	0.39509	1.00
WIXOM CITY	\$ 49,669,291	\$ 0	\$ 49,669,291	0.82288	1.00
TOTAL CITIES	\$ 3,654,526,041	\$ 55,510,001	\$ 3,710,036,042	61.46481	
TOTAL TOWNSHIPS	\$ 2,215,361,339	\$ 110,635,277	\$ 2,325,996,616	38.53519	
TOTAL REAL PROPERTY	\$ 5,869,887,380	\$ 166,145,278	\$ 6,036,032,658	100.00000	

1975 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR PERSONAL PROPERTY BY TOWNSHIPS IN OAKLAND COUNTY

ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1975 EQUALIZING FACTOR
ADDISON TWP	\$ 5,431,524	\$ 0	\$ 5,431,524	0.46645	1.00
AVON TWP	\$ 33,307,150	\$ 0	\$ 33,307,150	2.86035	1.00
BLOOMFIELD TWP	\$ 20,273,225	\$ 0	\$ 20,273,225	1.74102	1.00
BRANDON TWP	\$ 2,982,735	\$ 0	\$ 2,982,735	0.25615	1.00
COMMERCE TWP	\$ 20,416,000	\$ 0	\$ 20,416,000	1.75328	1.00
GROVELAND TWP	\$ 3,502,460	\$ 0	\$ 3,502,460	0.30078	1.00
HIGHLAND TWP	\$ 6,614,050	\$ 0	\$ 6,614,050	0.56800	1.00
HOLLY TWP	\$ 6,138,320	\$ 0	\$ 6,138,320	0.52715	1.00
INDEPENDENCE TWP	\$ 9,117,100	\$ 0	\$ 9,117,100	0.78296	1.00
LYON TWP	\$ 7,381,600	\$ 0	\$ 7,381,600	0.63392	1.00
MILFORD TWP	\$ 10,650,200	\$ 0	\$ 10,650,200	0.91462	1.00
NOVI TWP	\$ 760,000	\$ 0	\$ 760,000	0.06527	1.00
OAKLAND TWP	\$ 3,542,300	\$ 0	\$ 3,542,300	0.30421	1.00
ORION TWP	\$ 10,991,360	\$ 0	\$ 10,991,360	0.94391	1.00
OXFORD TWP	\$ 8,227,618	\$ 0	\$ 8,227,618	0.70657	1.00
PONTIAC TWP	\$ 10,251,774	\$ 0	\$ 10,251,774	0.88040	1.00
ROSE TWP	\$ 1,933,000	\$ 0	\$ 1,933,000	0.16600	1.00
ROYAL OAK TWP	\$ 4,240,650	\$ 0	\$ 4,240,650	0.36418	1.00
SOUTHFIELD TWP	\$ 4,465,670	\$ 0	\$ 4,465,670	0.38350	1.00
SPRINGFIELD TWP	\$ 6,442,105	\$ 0	\$ 6,442,105	0.55323	1.00
WATERFORD TWP	\$ 51,408,250	\$ 0	\$ 51,408,250	4.41483	1.00
WEST BLMFLD TWP	\$ 11,556,325	\$ 0	\$ 11,556,325	0.99243	1.00
WHITE LAKE TWP	\$ 7,595,100	\$ 0	\$ 7,595,100	0.65225	1.00
TOTAL TOWNSHIPS	\$ 247,228,516	\$ 0	\$ 247,228,516	21.23146	

1975 ASSESSED AND EQUALIZED VALUE

SHOWING THE PERCENTAGE DISTRIBUTION OF THE TOTAL EQUALIZED VALUE

FOR PERSONAL PROPERTY BY CITIES IN OAKLAND COUNTY

ASSESSING DISTRICT	VALUATION AS ASSESSED	AMOUNT ADDED OR DEDUCTED	VALUATION AS EQUALIZED	EQUALIZED PERCENTAGES	1975 EQUALIZING FACTOR
BERKLEY CITY	\$ 6,465,050	\$ 0	\$ 6,465,050	0.55520	1.00
BIRMINGHAM CITY	\$ 22,542,020	\$ 0	\$ 22,542,020	1.93586	1.00
BLMFLD HILLS CTY	\$ 3,967,740	\$ 0	\$ 3,967,740	0.34074	1.00
CLAWSON CITY	\$ 8,266,875	\$ 0	\$ 8,266,875	0.70994	1.00
FARMINGTON CITY	\$ 10,249,680	\$ 0	\$ 10,249,680	0.88022	1.00
FARMNGTN HLS CTY	\$ 44,714,100	\$ 0	\$ 44,714,100	3.83995	1.00
FERNDAL CITY	\$ 41,233,300	\$ 0	\$ 41,233,300	3.54103	1.00
HAZEL PARK CITY	\$ 13,349,900	\$ 0	\$ 13,349,900	1.14646	1.00
HUNTINGTON WDS CTY	\$ 1,019,330	\$ 0	\$ 1,019,330	0.08754	1.00
KEEGO HARBOR CTY	\$ 958,400	\$ 0	\$ 958,400	0.08231	1.00
LATHRUP VLG CITY	\$ 1,714,453	\$ 0	\$ 1,714,453	0.14723	1.00
MADISON HGTS CTY	\$ 68,960,300	\$ 0	\$ 68,960,300	5.92216	1.00
NORTHVILLE CITY	\$ 535,430	\$ 0	\$ 535,430	0.04598	1.00
NOVI CITY	\$ 27,258,450	\$ 0	\$ 27,258,450	2.34090	1.00
OAK PARK CITY	\$ 35,388,420	\$ 0	\$ 35,388,420	3.03908	1.00
ORCHARD LAKE CTY	\$ 995,000	\$ 0	\$ 995,000	0.08545	1.00
PLEASANT RDG CTY	\$ 3,159,450	\$ 0	\$ 3,159,450	0.27133	1.00
PONTIAC CITY	\$ 257,966,100	\$ 0	\$ 257,966,100	22.15358	1.00
ROCHESTER CITY	\$ 10,131,050	\$ 0	\$ 10,131,050	0.87003	1.00
ROYAL OAK CITY	\$ 53,079,200	\$ 0	\$ 53,079,200	4.55833	1.00
SOUTHFIELD CITY	\$ 139,739,200	\$ 0	\$ 139,739,200	12.00051	1.00
SOUTH LYON CITY	\$ 5,828,400	\$ 0	\$ 5,828,400	0.50053	1.00
SYLVAN LAKE CITY	\$ 870,600	\$ 0	\$ 870,600	0.07477	1.00
TROY CITY	\$ 120,406,750	\$ 0	\$ 120,406,750	10.34028	1.00
WALLED LAKE CITY	\$ 4,429,145	\$ 0	\$ 4,429,145	0.38037	1.00
WIXOM CITY	\$ 33,987,300	\$ 0	\$ 33,987,300	2.91876	1.00
TOTAL CITIES	\$ 917,215,643	\$ 0	\$ 917,215,643	78.76854	
TOTAL TOWNSHIPS	\$ 247,228,516	\$ 0	\$ 247,228,516	21.23146	
TOTAL PERSONAL PROP.	\$ 1,164,444,159	\$ 0	\$ 1,164,444,159	100.00000	

1975 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	25,774,610	5,431,524	31,206,134	25,774,610	5,431,524	31,206,134	62,412,268
AVON TWP	202,020,550	33,307,150	235,327,700	202,020,550	33,307,150	235,327,700	470,655,400
BLOOMFIELD TWP	383,030,570	20,273,225	403,303,795	425,163,932	20,273,225	445,437,157	890,874,314
BRANCON TWP	40,212,465	2,982,735	43,195,200	40,212,465	2,982,735	43,195,200	86,390,400
COMMERCE TWP	128,716,750	20,416,000	149,132,750	128,716,750	20,416,000	149,132,750	298,265,500
GROVELAND TWP	23,772,125	3,502,460	27,274,585	23,772,125	3,502,460	27,274,585	54,549,170
HIGHLAND TWP	64,732,119	6,614,050	71,346,169	64,732,119	6,614,050	71,346,169	142,692,338
HOLLY TWP	35,811,350	6,138,320	41,949,670	35,811,350	6,138,320	41,949,670	83,899,340
INDEPENDENCE TWP	106,783,190	9,117,100	115,900,290	106,783,190	9,117,100	115,900,290	231,800,580
LYON TWP	39,149,300	7,381,600	46,530,900	39,149,300	7,381,600	46,530,900	93,061,800
MILFORD TWP	52,692,850	10,650,200	63,343,050	52,692,850	10,650,200	63,343,050	126,686,100
NOVI TWP	4,382,200	760,000	5,142,200	4,382,200	760,000	5,142,200	10,284,400
OAKLAND TWP	53,887,550	3,542,300	57,429,850	53,887,550	3,542,300	57,429,850	114,859,700
ORION TWP	96,429,275	10,991,360	107,420,635	96,429,275	10,991,360	107,420,635	214,841,270
CXFORD TWP	46,542,400	8,227,618	55,170,018	46,942,400	8,227,618	55,170,018	110,340,036
PONTIAC TWP	70,645,539	10,251,774	80,897,713	70,645,939	10,251,774	80,897,713	161,795,426
ROSE TWP	25,516,500	1,933,000	27,449,500	25,516,500	1,933,000	27,449,500	54,899,000
ROYAL OAK TWP	28,451,580	4,240,650	32,692,630	28,451,980	4,240,650	32,692,630	65,385,260
SOUTHFIELD TWP	121,889,096	4,465,670	126,354,766	143,829,133	4,465,670	148,294,803	296,589,606
SPRINGFIELD TWP	32,176,775	6,442,105	38,618,880	32,176,775	6,442,105	38,618,880	77,237,760
WATERFORD TWP	245,062,520	51,408,250	296,470,770	291,624,398	51,408,250	343,032,648	686,065,296
WEST BLMFLD TWP	294,023,425	11,556,325	305,579,750	294,023,425	11,556,325	305,579,750	611,159,500
WHITE LAKE TWP	93,257,800	7,595,100	100,852,900	93,257,800	7,595,100	100,852,900	201,705,800
TOTAL TOWNSHIPS	2,215,361,339	247,228,516	2,462,589,855	2,325,996,616	247,228,516	2,573,225,132	5,146,450,264

1975 DISTRIBUTION OF ASSESSED, EQUALIZED AND TRUE CASH VALUES

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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	78,769,000	6,465,050	85,234,050	78,769,000	6,465,050	85,234,050	170,468,100
BIRMINGHAM CITY	187,112,380	22,542,020	209,654,400	187,112,380	22,542,020	209,654,400	419,308,800
BLMFLD HILLS CTY	59,961,655	3,567,740	63,929,395	65,358,203	3,967,740	69,325,943	138,651,886
CLAWSON CITY	65,638,700	8,266,875	73,905,575	74,171,731	8,266,875	82,438,606	164,877,212
FARMINGTON CITY	71,588,740	10,249,680	81,838,420	77,315,839	10,249,680	87,565,519	175,131,038
FARMNGTN HLS CTY	325,939,300	44,714,100	370,653,400	361,792,623	44,714,100	406,506,723	813,013,446
FERNDAL CITY	110,103,100	41,233,300	151,336,400	110,103,100	41,233,300	151,336,400	302,672,800
HAZEL PARK CITY	89,524,600	13,349,900	102,874,500	89,524,600	13,349,900	102,874,500	205,749,000
HUNTING WDS CTY	43,833,140	1,019,330	44,852,470	43,833,140	1,019,330	44,852,470	89,704,940
KEEGO HARBOR CTY	12,076,600	558,400	13,035,000	12,076,600	558,400	13,035,000	26,070,000
LATHRUP VLG CITY	38,307,525	1,714,453	40,021,978	38,307,525	1,714,453	40,021,978	80,043,956
MADISON HGTS CTY	190,563,100	68,960,300	259,523,400	190,563,100	68,960,300	259,523,400	519,046,800
NORTHVILLE CITY	16,711,500	535,430	17,246,930	16,711,500	535,430	17,246,930	34,493,860
NGVI CITY	119,290,900	27,258,450	146,549,350	119,290,900	27,258,450	146,549,350	293,098,700
OAK PARK CITY	159,399,490	35,388,420	194,787,910	159,399,490	35,388,420	194,787,910	389,575,820
ORCHARD LAKE CTY	19,703,025	995,000	20,698,025	19,703,025	995,000	20,698,025	41,396,050
PLEASANT RDG CTY	18,495,400	3,159,450	21,654,850	18,495,400	3,159,450	21,654,850	43,309,700
PONTIAC CITY	346,184,500	257,966,100	604,150,600	346,184,500	257,966,100	604,150,600	1,208,301,200
ROCHESTER CITY	49,155,100	10,131,050	59,286,150	49,155,100	10,131,050	59,286,150	118,572,300
ROYAL OAK CITY	381,287,200	53,079,200	434,366,400	381,287,200	53,079,200	434,366,400	868,732,800
SOUTHFIELD CITY	683,386,200	139,739,200	823,125,400	683,386,200	139,739,200	823,125,400	1,646,250,800
SOUTH LYON CITY	18,853,800	5,828,400	24,682,200	18,853,800	5,828,400	24,682,200	49,364,400
SYLVAN LAKE CITY	11,723,700	870,600	12,594,300	11,723,700	870,600	12,594,300	25,188,600
TROY CITY	483,400,395	120,406,750	603,807,145	483,400,395	120,406,750	603,807,145	1,207,614,290
WALLED LAKE CITY	23,847,700	4,429,145	28,276,845	23,847,700	4,429,145	28,276,845	56,553,690
WIXOM CITY	49,669,291	33,987,300	83,656,591	49,669,291	33,987,300	83,656,591	167,313,182
TOTAL CITIES	3,654,526,041	917,215,643	4,571,741,684	3,710,036,042	917,215,643	4,627,251,685	9,254,503,370
TOTAL TOWNSHIPS	2,215,361,339	247,228,516	2,462,589,855	2,325,996,616	247,228,516	2,573,225,132	5,146,450,264
TOTAL COUNTY	5,869,887,380	1,164,444,159	7,034,331,539	6,036,032,658	1,164,444,159	7,200,476,817	14,400,953,634