

DANIEL T. MURPHY
OAKLAND COUNTY EXECUTIVE

1976 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

LAWRENCE R. PERNICK
Chairman

FRED D. HOUGHTEN
Vice-Chairman

PATRICK K. DALY

MARY MEAD DEARBORN

BETTY J. FORTINO

WALLACE F. GABLER, JR.

ROBERT W. PAGE

HUBERT PRICE, JR.

KENNETH E. ROTH

RICHARD R. WILCOX

DANA F. WILSON

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April 29, 1976

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RE: 1976 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 1976 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 1976.

FINANCE COMMITTEE

LAWRENCE R. PERNICK
Chairman

FRED D. HOUGHTEN
Vice-Chairman

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1976 OAKLAND COUNTY EQUALIZATION REPORT

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1976 ASSESSED AND EQUALIZED VALUE

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	1976 EQUALIZING FACTOR
1	ADDISON TWP	\$ 28,412,239	\$ 0	\$ 28,412,239	0.45061	1.00
2	AVON TWP	\$ 208,130,400	\$ 0	\$ 208,130,400	3.30090	1.00
3	BLOOMFIELD TWP	\$ 399,606,390	\$ 55,944,894	\$ 455,551,284	7.22494	1.14
4	BRANDON TWP	\$ 42,902,590	\$ 0	\$ 42,902,590	0.68043	1.00
5	COMMERCE TWP	\$ 131,921,950	\$ 0	\$ 131,921,950	2.09225	1.00
6	GROVELAND TWP	\$ 24,576,090	\$ 0	\$ 24,576,090	0.38977	1.00
7	HIGHLAND TWP	\$ 67,438,935	\$ 0	\$ 67,438,935	1.06957	1.00
8	HOLLY TWP	\$ 36,419,550	\$ 0	\$ 36,419,550	0.57761	1.00
9	INDEPENDENCE TWP	\$ 111,464,950	\$ 0	\$ 111,464,950	1.76781	1.00
10	LYON TWP	\$ 39,922,900	\$ 0	\$ 39,922,900	0.63317	1.00
11	MILFORD TWP	\$ 58,065,625	\$ 0	\$ 58,065,625	0.92091	1.00
12	NOVI TWP	\$ 4,521,300	\$ 0	\$ 4,521,300	0.07170	1.00
13	OAKLAND TWP	\$ 56,069,200	\$ 0	\$ 56,069,200	0.88925	1.00
14	ORION TWP	\$ 100,715,800	\$ 0	\$ 100,715,800	1.59733	1.00
15	OXFORD TWP	\$ 52,044,300	\$ 0	\$ 52,044,300	0.82541	1.00
16	PONTIAC TWP	\$ 71,173,175	\$ 0	\$ 71,173,175	1.12879	1.00
17	ROSE TWP	\$ 26,088,200	\$ 0	\$ 26,088,200	0.41375	1.00
18	ROYAL OAK TWP	\$ 28,386,800	\$ 0	\$ 28,386,800	0.45021	1.00
19	SOUTHFIELD TWP	\$ 147,398,096	\$ 0	\$ 147,398,096	2.33770	1.00
20	SPRINGFIELD TWP	\$ 35,947,551	\$ 1,437,902	\$ 37,385,453	0.59292	1.04
21	WATERFORD TWP	\$ 316,634,800	\$ 0	\$ 316,634,800	5.02176	1.00
22	WEST BLMFLD TWP	\$ 313,940,700	\$ 0	\$ 313,940,700	4.97903	1.00
23	WHITE LAKE TWP	\$ 98,741,800	\$ 0	\$ 98,741,800	1.56602	1.00
	TOTAL TOWNSHIPS	\$ 2,400,523,341	\$ 57,382,796	\$ 2,457,906,137	38.98184	

1976 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	1976 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 78,997,800	\$ 0	\$ 78,997,800	1.25289	1.00
2	BIRMINGHAM CITY	\$ 193,162,000	\$ 0	\$ 193,162,000	3.06351	1.00
3	BLMFLD HILLS CTY	\$ 60,791,755	\$ 5,471,257	\$ 66,263,012	1.05092	1.09
4	CLAWSON CITY	\$ 65,892,600	\$ 8,566,038	\$ 74,458,638	1.18090	1.13
5	FARMINGTON CITY	\$ 79,898,875	\$ 0	\$ 79,898,875	1.26718	1.00
6	FARMNGTN HLS CTY	\$ 382,442,600	\$ 0	\$ 382,442,600	6.06545	1.00
7	FERNDAL CITY	\$ 110,155,250	\$ 0	\$ 110,155,250	1.74704	1.00
8	HAZEL PARK CITY	\$ 89,441,600	\$ 0	\$ 89,441,600	1.41852	1.00
9	HUNTINGTN WDS CTY	\$ 49,757,400	\$ 0	\$ 49,757,400	0.78914	1.00
10	KEEGO HARBOR CTY	\$ 12,120,300	\$ 0	\$ 12,120,300	0.19222	1.00
11	LATHRUP VLG CITY	\$ 38,589,625	\$ 0	\$ 38,589,625	0.61202	1.00
12	MADISON HGTS CTY	\$ 193,040,400	\$ 0	\$ 193,040,400	3.06158	1.00
13	NORTHVILLE CITY	\$ 17,781,250	\$ 0	\$ 17,781,250	0.28200	1.00
14	NOVI CITY	\$ 128,574,200	\$ 0	\$ 128,574,200	2.03916	1.00
15	OAK PARK CITY	\$ 160,259,880	\$ 0	\$ 160,259,880	2.54169	1.00
16	ORCHARD LAKE CTY	\$ 23,488,900	\$ 0	\$ 23,488,900	0.37253	1.00
17	PLEASANT RDG CTY	\$ 18,395,700	\$ 0	\$ 18,395,700	0.29175	1.00
18	PONTIAC CITY	\$ 350,830,200	\$ 0	\$ 350,830,200	5.56409	1.00
19	ROCHESTER CITY	\$ 50,807,600	\$ 0	\$ 50,807,600	0.80580	1.00
20	ROYAL OAK CITY	\$ 382,387,900	\$ 0	\$ 382,387,900	6.06459	1.00
21	SOUTHFIELD CITY	\$ 705,403,100	\$ 0	\$ 705,403,100	11.18754	1.00
22	SOUTH LYON CITY	\$ 19,775,800	\$ 0	\$ 19,775,800	0.31363	1.00
23	SYLVAN LAKE CITY	\$ 13,091,900	\$ 0	\$ 13,091,900	0.20763	1.00
24	TROY CITY	\$ 527,530,425	\$ 0	\$ 527,530,425	8.36652	1.00
25	WALLED LAKE CITY	\$ 24,650,250	\$ 0	\$ 24,650,250	0.39095	1.00
26	WIXOM CITY	\$ 56,048,053	\$ 0	\$ 56,048,053	0.88891	1.00
	TOTAL CITIES	\$ 3,833,315,363	\$ 14,037,295	\$ 3,847,352,658	61.01816	
	TOTAL TOWNSHIPS	\$ 2,400,523,341	\$ 57,382,796	\$ 2,457,906,137	38.98184	
	TOTAL REAL PROPERTY	\$ 6,233,838,704	\$ 71,420,091	\$ 6,305,258,795	100.00000	

1976 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	1976 EQUALIZING FACTOR
1	ADDISON TWP	\$ 6,143,050	\$ 0	\$ 6,143,050	0.87373	1.00
2	AVON TWP	\$ 20,057,250	\$ 0	\$ 20,057,250	2.85276	1.00
3	BLOOMFIELD TWP	\$ 15,351,150	\$ 0	\$ 15,351,150	2.18340	1.00
4	BRANDON TWP	\$ 2,817,025	\$ 0	\$ 2,817,025	0.40067	1.00
5	COMMERCE TWP	\$ 15,942,800	\$ 0	\$ 15,942,800	2.26755	1.00
6	GROVELAND TWP	\$ 3,329,600	\$ 0	\$ 3,329,600	0.47357	1.00
7	HIGHLAND TWP	\$ 4,711,360	\$ 0	\$ 4,711,360	0.67010	1.00
8	HOLLY TWP	\$ 3,628,250	\$ 0	\$ 3,628,250	0.51605	1.00
9	INDEPENDENCE TWP	\$ 7,820,400	\$ 0	\$ 7,820,400	1.11230	1.00
10	LYON TWP	\$ 6,128,850	\$ 0	\$ 6,128,850	0.87171	1.00
11	MILFORD TWP	\$ 9,296,400	\$ 0	\$ 9,296,400	1.32223	1.00
12	NOVI TWP	\$ 559,700	\$ 0	\$ 559,700	0.07961	1.00
13	OAKLAND TWP	\$ 3,387,650	\$ 0	\$ 3,387,650	0.48183	1.00
14	ORION TWP	\$ 9,526,450	\$ 0	\$ 9,526,450	1.35495	1.00
15	OXFORD TWP	\$ 6,324,793	\$ 0	\$ 6,324,793	0.89958	1.00
16	PONTIAC TWP	\$ 5,818,436	\$ 0	\$ 5,818,436	0.82756	1.00
17	ROSE TWP	\$ 1,960,650	\$ 0	\$ 1,960,650	0.27886	1.00
18	ROYAL OAK TWP	\$ 2,065,950	\$ 0	\$ 2,065,950	0.29384	1.00
19	SOUTHFIELD TWP	\$ 4,138,950	\$ 0	\$ 4,138,950	0.58869	1.00
20	SPRINGFIELD TWP	\$ 4,924,479	\$ 0	\$ 4,924,479	0.70041	1.00
21	WATERFORD TWP	\$ 21,659,200	\$ 0	\$ 21,659,200	3.08060	1.00
22	WEST BLMFLD TWP	\$ 10,180,875	\$ 0	\$ 10,180,875	1.44803	1.00
23	WHITE LAKE TWP	\$ 6,164,450	\$ 0	\$ 6,164,450	0.87677	1.00
	TOTAL TOWNSHIPS	\$ 171,937,718	\$ 0	\$ 171,937,718	24.45480	

1976 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	1976 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 4,458,700	\$ 0	\$ 4,458,700	0.63416	1.00
2	BIRMINGHAM CITY	\$ 11,760,280	\$ 0	\$ 11,760,280	1.67267	1.00
3	BLMFLD HILLS CTY	\$ 3,465,090	\$ 0	\$ 3,465,090	0.49284	1.00
4	CLAWSON CITY	\$ 5,253,650	\$ 0	\$ 5,253,650	0.74723	1.00
5	FARMINGTON CITY	\$ 6,191,730	\$ 0	\$ 6,191,730	0.88065	1.00
6	FARMNGTN HLS CTY	\$ 25,301,200	\$ 0	\$ 25,301,200	3.59860	1.00
7	FERNDAL CITY	\$ 19,882,450	\$ 0	\$ 19,882,450	2.82789	1.00
8	HAZEL PARK CITY	\$ 7,727,750	\$ 0	\$ 7,727,750	1.09912	1.00
9	HUNTINGTN WDS CTY	\$ 953,500	\$ 0	\$ 953,500	0.13562	1.00
10	KEEGO HARBOR CTY	\$ 647,600	\$ 0	\$ 647,600	0.09211	1.00
11	LATHRUP VLG CITY	\$ 1,334,753	\$ 0	\$ 1,334,753	0.18984	1.00
12	MADISON HGTS CTY	\$ 32,319,300	\$ 0	\$ 32,319,300	4.59679	1.00
13	NORTHVILLE CITY	\$ 464,850	\$ 0	\$ 464,850	0.06612	1.00
14	NOVI CITY	\$ 19,740,600	\$ 0	\$ 19,740,600	2.80772	1.00
15	OAK PARK CITY	\$ 17,904,710	\$ 0	\$ 17,904,710	2.54660	1.00
16	ORCHARD LAKE CTY	\$ 703,400	\$ 0	\$ 703,400	0.10004	1.00
17	PLEASANT RDG CTY	\$ 1,506,550	\$ 0	\$ 1,506,550	0.21428	1.00
18	PONTIAC CITY	\$ 136,357,200	\$ 0	\$ 136,357,200	19.39416	1.00
19	ROCHESTER CITY	\$ 6,814,800	\$ 0	\$ 6,814,800	0.96927	1.00
20	ROYAL OAK CITY	\$ 33,661,700	\$ 0	\$ 33,661,700	4.78772	1.00
21	SOUTHFIELD CITY	\$ 103,195,800	\$ 0	\$ 103,195,800	14.67760	1.00
22	SOUTH LYON CITY	\$ 3,449,300	\$ 0	\$ 3,449,300	0.49060	1.00
23	SYLVAN LAKE CITY	\$ 550,550	\$ 0	\$ 550,550	0.07831	1.00
24	TROY CITY	\$ 69,327,110	\$ 0	\$ 69,327,110	9.86043	1.00
25	WALLED LAKE CITY	\$ 3,061,973	\$ 0	\$ 3,061,973	0.43551	1.00
26	WIXOM CITY	\$ 15,111,500	\$ 0	\$ 15,111,500	2.14932	1.00
	TOTAL CITIES	\$ 531,146,046	\$ 0	\$ 531,146,046	75.54520	
	TOTAL TOWNSHIPS	\$ 171,937,718	\$ 0	\$ 171,937,718	24.45480	
	TOTAL PERSONAL PROP.	\$ 703,083,764	\$ 0	\$ 703,083,764	100.00000	

1976 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	28,412,239	6,143,050	34,555,289	28,412,239	6,143,050	34,555,289	69,110,578
AVON TWP	208,130,400	20,057,250	228,187,650	208,130,400	20,057,250	228,187,650	456,375,300
BLOOMFIELD TWP	399,606,390	15,351,150	414,957,540	455,551,284	15,351,150	470,902,434	941,804,868
BRANDON TWP	42,902,590	2,817,025	45,719,615	42,902,590	2,817,025	45,719,615	91,439,230
COMMERCE TWP	131,921,950	15,942,800	147,864,750	131,921,950	15,942,800	147,864,750	295,729,500
GROVELAND TWP	24,576,090	3,329,600	27,905,690	24,576,090	3,329,600	27,905,690	55,811,380
HIGHLAND TWP	67,438,935	4,711,360	72,150,295	67,438,935	4,711,360	72,150,295	144,300,590
HOLLY TWP	36,419,550	3,628,250	40,047,800	36,419,550	3,628,250	40,047,800	80,095,600
INDEPENDENCE TWP	111,464,950	7,820,400	119,285,350	111,464,950	7,820,400	119,285,350	238,570,700
LYON TWP	39,922,900	6,128,850	46,051,750	39,922,900	6,128,850	46,051,750	92,103,500
MILFORD TWP	58,065,625	9,296,400	67,362,025	58,065,625	9,296,400	67,362,025	134,724,050
NOVI TWP	4,521,300	559,700	5,081,000	4,521,300	559,700	5,081,000	10,162,000
OAKLAND TWP	56,069,200	3,387,650	59,456,850	56,069,200	3,387,650	59,456,850	118,913,700
ORION TWP	100,715,800	9,526,450	110,242,250	100,715,800	9,526,450	110,242,250	220,484,500
OXFORD TWP	52,044,300	6,324,793	58,369,093	52,044,300	6,324,793	58,369,093	116,738,186
PONTIAC TWP	71,173,175	5,818,436	76,991,611	71,173,175	5,818,436	76,991,611	153,983,222
ROSE TWP	26,088,200	1,960,650	28,048,850	26,088,200	1,960,650	28,048,850	56,097,700
ROYAL OAK TWP	28,386,800	2,065,950	30,452,750	28,386,800	2,065,950	30,452,750	60,905,500
SOUTHFIELD TWP	147,398,096	4,138,950	151,537,046	147,398,096	4,138,950	151,537,046	303,074,092
SPRINGFIELD TWP	35,947,551	4,924,479	40,872,030	37,385,453	4,924,479	42,309,932	84,619,864
WATERFORD TWP	316,634,800	21,659,200	338,294,000	316,634,800	21,659,200	338,294,000	676,588,000
WEST BLMFLD TWP	313,940,700	10,180,875	324,121,575	313,940,700	10,180,875	324,121,575	648,243,150
WHITE LAKE TWP	98,741,800	6,164,450	104,906,250	98,741,800	6,164,450	104,906,250	209,812,500
TOTAL TOWNSHIPS	2,400,523,341	171,937,718	2,572,461,059	2,457,906,137	171,937,718	2,629,843,855	5,259,687,710

1976 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	78,997,800	4,458,700	83,456,500	78,997,800	4,458,700	83,456,500	166,913,000
BIRMINGHAM CITY	193,162,000	11,760,280	204,922,280	193,162,000	11,760,280	204,922,280	409,844,560
BLMFLD HILLS CTY	60,791,755	3,465,090	64,256,845	66,263,012	3,465,090	69,728,102	139,456,204
CLAWSON CITY	65,892,600	5,253,650	71,146,250	74,458,638	5,253,650	79,712,288	159,424,576
FARMINGTON CITY	79,898,875	6,191,730	86,090,605	79,898,875	6,191,730	86,090,605	172,181,210
FARMNGTN HLS CTY	382,442,600	25,301,200	407,743,800	382,442,600	25,301,200	407,743,800	815,487,600
FERNDAL CITY	110,155,250	19,882,450	130,037,700	110,155,250	19,882,450	130,037,700	260,075,400
HAZEL PARK CITY	89,441,600	7,727,750	97,169,350	89,441,600	7,727,750	97,169,350	194,338,700
HUNTINGTN WDS CTY	49,757,400	953,500	50,710,900	49,757,400	953,500	50,710,900	101,421,800
KEEGO HARBOR CTY	12,120,300	647,600	12,767,900	12,120,300	647,600	12,767,900	25,535,800
LATHRUP VLG CITY	38,589,625	1,334,753	39,924,378	38,589,625	1,334,753	39,924,378	79,848,756
MADISON HGTS CTY	193,040,400	32,319,300	225,359,700	193,040,400	32,319,300	225,359,700	450,719,400
NORTHVILLE CITY	17,781,250	464,850	18,246,100	17,781,250	464,850	18,246,100	36,492,200
NOVI CITY	128,574,200	19,740,600	148,314,800	128,574,200	19,740,600	148,314,800	296,629,600
OAK PARK CITY	160,259,880	17,904,710	178,164,590	160,259,880	17,904,710	178,164,590	356,329,180
ORCHARD LAKE CTY	23,488,900	703,400	24,192,300	23,488,900	703,400	24,192,300	48,384,600
PLEASANT RDG CTY	18,395,700	1,506,550	19,902,250	18,395,700	1,506,550	19,902,250	39,804,500
PONTIAC CITY	350,830,200	136,357,200	487,187,400	350,830,200	136,357,200	487,187,400	974,374,800
ROCHESTER CITY	50,807,600	6,814,800	57,622,400	50,807,600	6,814,800	57,622,400	115,244,800
ROYAL OAK CITY	382,387,900	33,661,700	416,049,600	382,387,900	33,661,700	416,049,600	832,099,200
SOUTHFIELD CITY	705,403,100	103,195,800	808,598,900	705,403,100	103,195,800	808,598,900	1,617,197,800
SOUTH LYON CITY	19,775,800	3,449,300	23,225,100	19,775,800	3,449,300	23,225,100	46,450,200
SYLVAN LAKE CITY	13,091,900	550,550	13,642,450	13,091,900	550,550	13,642,450	27,284,900
TROY CITY	527,530,425	69,327,110	596,857,535	527,530,425	69,327,110	596,857,535	1,193,715,070
WALLED LAKE CITY	24,650,250	3,061,973	27,712,223	24,650,250	3,061,973	27,712,223	55,424,446
WIXOM CITY	56,048,053	15,111,500	71,159,553	56,048,053	15,111,500	71,159,553	142,319,106
TOTAL CITIES	3,833,315,363	531,146,046	4,364,461,409	3,847,352,658	531,146,046	4,378,498,704	8,756,997,408
TOTAL TOWNSHIPS	2,400,523,341	171,937,718	2,572,461,059	2,457,906,137	171,937,718	2,629,843,855	5,259,687,710
TOTAL COUNTY	6,233,838,704	703,083,764	6,936,922,468	6,305,258,795	703,083,764	7,008,342,559	14,016,685,118