

**DANIEL T. MURPHY  
OAKLAND COUNTY EXECUTIVE**

**1979 EQUALIZATION REPORT  
OAKLAND COUNTY, MICHIGAN**

*Prepared By*

**DEPARTMENT OF MANAGEMENT AND BUDGET**

*James M. Brennan, Director*

**EQUALIZATION DIVISION**

*Herman W. Stephens, Manager*

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

**DENNIS L. MURPHY**  
*Chairperson*

**RALPH W. MOXLEY**  
*Vice Chairperson*

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**JOHN H. PETERSON**

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May 3, 1979

RE: 1979 EQUALIZATION REPORT

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

TO: THE OAKLAND COUNTY BOARD OF COMMISSIONERS

MR. CHAIRPERSON, LADIES AND GENTLEMEN:

WHEREAS the Equalization Division of the Department of Management and Budget has examined the assessment rolls of the several townships and cities within Oakland County to ascertain whether the real and personal property in the respective townships and cities has been equally and uniformly assessed at true cash value; and

WHEREAS based on its findings, the Equalization Division has presented to the Finance Committee the 1979 Equalization Report which equalizes the aforementioned valuations by adding to or deducting from the valuation of the taxable property in the several townships and cities an amount as, in its judgment, will produce a sum which represents the true cash value thereof; and

WHEREAS the Finance Committee in accordance with Rule XA8 of the Board of Commissioners adopted January 11, 1979, has reviewed the findings and recommendations of the Equalization Division and conducted hearings to provide for local intervention into the equalization process; and

WHEREAS the Equalization Factors listed on the attached report are the result of the foregoing process and are for information purposes only.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners adopts the 1979 Equalization Report and authorizes its certification by the Chairperson of the Board and further that it be entered on the County records and delivered to the supervisor of the proper township or city.

The Finance Committee, by Dennis L. Murphy, Chairperson, moves adoption of the foregoing resolution.

FINANCE COMMITTEE

Dennis L. Murphy, Chairperson

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1979 OAKLAND COUNTY EQUALIZATION REPORT

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1979 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	1979 EQUALIZING FACTOR
1	ADDISON TWP	\$ 42,627,600	\$ 0	\$ 42,627,600	0.47735	1.00
2	AVON TWP	\$ 351,371,050	\$ 0	\$ 351,371,050	3.93470	1.00
3	BLOOMFIELD TWP	\$ 668,357,500	\$ 0	\$ 668,357,500	7.48436	1.00
4	BRANDON TWP	\$ 67,352,750	\$ 0	\$ 67,352,750	0.75423	1.00
5	COMMERCE TWP	\$ 198,908,162	\$ 0	\$ 198,908,162	2.22740	1.00
6	GROVELAND TWP	\$ 39,607,050	\$ 0	\$ 39,607,050	0.44353	1.00
7	HIGHLAND TWP	\$ 107,237,758	\$ 0	\$ 107,237,758	1.20086	1.00
8	HOLLY TWP	\$ 51,305,050	\$ 0	\$ 51,305,050	0.57452	1.00
9	INDEPENDENCE TWP	\$ 171,596,300	\$ 0	\$ 171,596,300	1.92156	1.00
10	LYON TWP	\$ 56,438,400	\$ 0	\$ 56,438,400	0.63201	1.00
11	MILFORD TWP	\$ 88,600,325	\$ 0	\$ 88,600,325	0.99216	1.00
12	NOVI TWP	\$ 2,001,700	\$ 100,085	\$ 2,101,785	0.02354	1.05
13	OAKLAND TWP	\$ 87,275,800	\$ 0	\$ 87,275,800	0.97733	1.00
14	ORION TWP	\$ 155,618,400	\$ 0	\$ 155,618,400	1.74264	1.00
15	OXFORD TWP	\$ 77,899,950	\$ 0	\$ 77,899,950	0.87233	1.00
16	PONTIAC TWP	\$ 91,726,000	\$ 0	\$ 91,726,000	1.02716	1.00
17	ROSE TWP	\$ 37,814,100	\$ 0	\$ 37,814,100	0.42345	1.00
18	ROYAL OAK TWP	\$ 28,157,300	\$ 0	\$ 28,157,300	0.31531	1.00
19	SOUTHFIELD TWP	\$ 211,519,200	\$ 0	\$ 211,519,200	2.36862	1.00
20	SPRINGFIELD TWP	\$ 58,228,602	\$ 0	\$ 58,228,602	0.65205	1.00
21	WATERFORD TWP	\$ 396,177,000	\$ 67,350,090	\$ 463,527,090	5.19064	1.17
22	WEST BLMFLD TWP	\$ 529,372,200	\$ 0	\$ 529,372,200	5.92799	1.00
23	WHITE LAKE TWP	\$ 145,782,000	\$ 0	\$ 145,782,000	1.63249	1.00
	TOTAL TOWNSHIPS	\$ 3,664,974,197	\$ 67,450,175	\$ 3,732,424,372	41.79623	

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1979 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	1979 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 100,882,000	\$ 0	\$ 100,882,000	1.12969	1.00
2	BIRMINGHAM CITY	\$ 298,084,600	\$ 0	\$ 298,084,600	3.33799	1.00
3	BLMFLD HILLS CTY	\$ 122,881,700	\$ 0	\$ 122,881,700	1.37605	1.00
4	CLAWSON CITY	\$ 67,547,405	\$ 34,449,176	\$ 101,996,581	1.14217	1.51
5	FARMINGTON CITY	\$ 107,915,750	\$ 0	\$ 107,915,750	1.20846	1.00
6	FARMNGTN HLS CTY	\$ 543,735,800	\$ 0	\$ 543,735,800	6.08883	1.00
7	FERNDAL CITY	\$ 136,503,500	\$ 0	\$ 136,503,500	1.52859	1.00
8	HAZEL PARK CITY	\$ 89,974,200	\$ 8,997,420	\$ 98,971,620	1.10830	1.10
9	HUNTINGTN WDS CTY	\$ 62,600,500	\$ 0	\$ 62,600,500	0.70101	1.00
10	KEEGO HARBOR CTY	\$ 15,070,600	\$ 0	\$ 15,070,600	0.16876	1.00
11	LATHRUP VLG CITY	\$ 50,418,950	\$ 0	\$ 50,418,950	0.56460	1.00
12	MADISON HGTS CTY	\$ 241,214,200	\$ 0	\$ 241,214,200	2.70115	1.00
13	NORTHVILLE CITY	\$ 24,227,680	\$ 1,453,660	\$ 25,681,340	0.28758	1.06
14	NOVI CITY	\$ 207,823,500	\$ 29,095,290	\$ 236,918,790	2.65375	1.14
15	OAK PARK CITY	\$ 174,925,980	\$ 6,997,039	\$ 181,923,019	2.03720	1.04
16	ORCHARD LAKE CTY	\$ 35,203,500	\$ 0	\$ 35,203,500	0.39421	1.00
17	PLEASANT RDG CTY	\$ 24,163,300	\$ 0	\$ 24,163,300	0.27059	1.00
18	PONTIAC CITY	\$ 403,799,100	\$ 0	\$ 403,799,100	4.52180	1.00
19	ROCHESTER CITY	\$ 65,360,150	\$ 0	\$ 65,360,150	0.73191	1.00
20	ROYAL OAK CITY	\$ 475,180,600	\$ 0	\$ 475,180,600	5.32114	1.00
21	SOUTHFIELD CITY	\$ 882,951,100	\$ 0	\$ 882,951,100	9.88742	1.00
22	SOUTH LYON CITY	\$ 31,291,000	\$ 0	\$ 31,291,000	0.35040	1.00
23	SYLVAN LAKE CITY	\$ 18,082,400	\$ 0	\$ 18,082,400	0.20249	1.00
24	TROY CITY	\$ 824,202,360	\$ 0	\$ 824,202,360	9.22954	1.00
25	WALLED LAKE CITY	\$ 32,165,600	\$ 0	\$ 32,165,600	0.36020	1.00
26	WIXOM CITY	\$ 80,427,130	\$ 0	\$ 80,427,130	0.90064	1.00
	TOTAL CITIES	\$ 5,116,632,605	\$ 80,992,585	\$ 5,197,625,190	58.20377	
	TOTAL TOWNSHIPS	\$ 3,664,974,197	\$ 67,450,175	\$ 3,732,424,372	41.79623	
	TOTAL REAL PROPERTY	\$ 8,781,606,802	\$ 148,442,760	\$ 8,930,049,562	100.00000	

1979 ASSESSED AND EQUALIZED VALUE

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	1979 EQUALIZING FACTOR
1	ADDISON TWP	\$ 7,203,300	\$ 0	\$ 7,203,300	0.78488	1.00
2	AVON TWP	\$ 28,038,300	\$ 0	\$ 28,038,300	3.05510	1.00
3	BLOOMFIELD TWP	\$ 19,014,925	\$ 0	\$ 19,014,925	2.07190	1.00
4	BRANDON TWP	\$ 3,625,275	\$ 0	\$ 3,625,275	0.39502	1.00
5	COMMERCE TWP	\$ 20,481,500	\$ 0	\$ 20,481,500	2.23170	1.00
6	GROVELAND TWP	\$ 2,954,150	\$ 0	\$ 2,954,150	0.32189	1.00
7	HIGHLAND TWP	\$ 5,636,902	\$ 0	\$ 5,636,902	0.61421	1.00
8	HOLLY TWP	\$ 4,500,875	\$ 0	\$ 4,500,875	0.49042	1.00
9	INDEPENDENCE TWP	\$ 10,261,000	\$ 0	\$ 10,261,000	1.11805	1.00
10	LYON TWP	\$ 6,994,200	\$ 0	\$ 6,994,200	0.76210	1.00
11	MILFORD TWP	\$ 10,589,300	\$ 0	\$ 10,589,300	1.15383	1.00
12	NOVI TWP	\$ 61,950	\$ 0	\$ 61,950	0.00675	1.00
13	OAKLAND TWP	\$ 3,990,300	\$ 0	\$ 3,990,300	0.43479	1.00
14	ORION TWP	\$ 12,237,400	\$ 0	\$ 12,237,400	1.33341	1.00
15	OXFORD TWP	\$ 7,676,812	\$ 0	\$ 7,676,812	0.83648	1.00
16	PONTIAC TWP	\$ 7,550,521	\$ 0	\$ 7,550,521	0.82272	1.00
17	ROSE TWP	\$ 2,108,050	\$ 0	\$ 2,108,050	0.22970	1.00
18	ROYAL OAK TWP	\$ 2,917,800	\$ 0	\$ 2,917,800	0.31793	1.00
19	SOUTHFIELD TWP	\$ 5,351,100	\$ 0	\$ 5,351,100	0.58306	1.00
20	SPRINGFIELD TWP	\$ 6,597,219	\$ 0	\$ 6,597,219	0.71884	1.00
21	WATERFORD TWP	\$ 30,444,400	\$ 0	\$ 30,444,400	3.31727	1.00
22	WEST BLMFLD TWP	\$ 13,457,475	\$ 0	\$ 13,457,475	1.46635	1.00
23	WHITE LAKE TWP	\$ 6,849,100	\$ 0	\$ 6,849,100	0.74629	1.00
	TOTAL TOWNSHIPS	\$ 218,541,854	\$ 0	\$ 218,541,854	23.81269	

## 1979 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	1979 EQUALIZING FACTOR
1	BERKLEY CITY	\$ 5,209,150	\$ 0	\$ 5,209,150	0.56760	1.00
2	BIRMINGHAM CITY	\$ 13,872,430	\$ 0	\$ 13,872,430	1.51156	1.00
3	BLMFLD HILLS CTY	\$ 4,410,000	\$ 0	\$ 4,410,000	0.48052	1.00
4	CLAWSON CITY	\$ 6,358,940	\$ 0	\$ 6,358,940	0.69288	1.00
5	FARMINGTON CITY	\$ 6,455,220	\$ 0	\$ 6,455,220	0.70337	1.00
6	FARMNGTN HLS CTY	\$ 36,873,200	\$ 0	\$ 36,873,200	4.01777	1.00
7	FERNDAL CITY	\$ 22,225,650	\$ 0	\$ 22,225,650	2.42175	1.00
8	HAZEL PARK CITY	\$ 9,078,000	\$ 0	\$ 9,078,000	0.98916	1.00
9	HUNTINGN WDS CTY	\$ 1,227,350	\$ 0	\$ 1,227,350	0.13373	1.00
10	KEEGC HARBOR CTY	\$ 808,700	\$ 0	\$ 808,700	0.08812	1.00
11	LATHRUP VLG CITY	\$ 1,819,005	\$ 0	\$ 1,819,005	0.19820	1.00
12	MADISON HGTS CTY	\$ 47,266,800	\$ 0	\$ 47,266,800	5.15027	1.00
13	NORTHVILLE CITY	\$ 507,740	\$ 0	\$ 507,740	0.05532	1.00
14	NOVI CITY	\$ 26,830,500	\$ 0	\$ 26,830,500	2.92350	1.00
15	OAK PARK CITY	\$ 23,163,660	\$ 0	\$ 23,163,660	2.52395	1.00
16	ORCHARD LAKE CTY	\$ 936,000	\$ 0	\$ 936,000	0.10199	1.00
17	PLEASANT RDG CTY	\$ 1,858,250	\$ 0	\$ 1,858,250	0.20248	1.00
18	PONTIAC CITY	\$ 165,133,900	\$ 0	\$ 165,133,900	17.99327	1.00
19	ROCHESTER CITY	\$ 7,885,800	\$ 0	\$ 7,885,800	0.85925	1.00
20	ROYAL OAK CITY	\$ 42,446,900	\$ 0	\$ 42,446,900	4.62509	1.00
21	SOUTHFIELD CITY	\$ 136,300,250	\$ 0	\$ 136,300,250	14.85151	1.00
22	SOUTH LYON CITY	\$ 1,948,500	\$ 0	\$ 1,948,500	0.21231	1.00
23	SYLVAN LAKE CITY	\$ 768,550	\$ 0	\$ 768,550	0.08374	1.00
24	TROY CITY	\$ 104,334,180	\$ 0	\$ 104,334,180	11.36843	1.00
25	WALLED LAKE CITY	\$ 5,212,250	\$ 0	\$ 5,212,250	0.56794	1.00
26	WIXOM CITY	\$ 26,280,800	\$ 0	\$ 26,280,800	2.86360	1.00
	TOTAL CITIES	\$ 699,211,725	\$ 0	\$ 699,211,725	76.18731	
	TOTAL TOWNSHIPS	\$ 218,541,854	\$ 0	\$ 218,541,854	23.81269	
	TOTAL PERSONAL PROP.	\$ 917,753,579	\$ 0	\$ 917,753,579	100.00000	

1979 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	42,627,600	7,203,300	49,830,900	42,627,600	7,203,300	49,830,900	99,661,800
AVON TWP	351,371,050	28,038,300	379,409,350	351,371,050	28,038,300	379,409,350	758,818,700
BLOOMFIELD TWP	668,357,500	19,014,925	687,372,425	668,357,500	19,014,925	687,372,425	1,374,744,850
BRANDON TWP	67,352,750	3,625,275	70,978,025	67,352,750	3,625,275	70,978,025	141,956,050
COMMERCE TWP	198,908,162	20,481,500	219,389,662	198,908,162	20,481,500	219,389,662	438,779,324
GROVELAND TWP	39,607,050	2,954,150	42,561,200	39,607,050	2,954,150	42,561,200	85,122,400
HIGHLAND TWP	107,237,758	5,636,902	112,874,660	107,237,758	5,636,902	112,874,660	225,749,320
HOLLY TWP	51,305,050	4,500,875	55,805,925	51,305,050	4,500,875	55,805,925	111,611,850
INDEPENDENCE TWP	171,596,300	10,261,000	181,857,300	171,596,300	10,261,000	181,857,300	363,714,600
LYON TWP	56,438,400	6,994,200	63,432,600	56,438,400	6,994,200	63,432,600	126,865,200
MILFORD TWP	88,600,325	10,589,300	99,189,625	88,600,325	10,589,300	99,189,625	198,379,250
NOVI TWP	2,001,700	61,950	2,063,650	2,101,785	61,950	2,163,735	4,327,470
OAKLAND TWP	87,275,800	3,990,300	91,266,100	87,275,800	3,990,300	91,266,100	182,532,200
ORION TWP	155,618,400	12,237,400	167,855,800	155,618,400	12,237,400	167,855,800	335,711,600
OXFORD TWP	77,899,950	7,676,812	85,576,762	77,899,950	7,676,812	85,576,762	171,153,524
PONTIAC TWP	91,726,000	7,550,521	99,276,521	91,726,000	7,550,521	99,276,521	198,553,042
ROSE TWP	37,814,100	2,108,050	39,922,150	37,814,100	2,108,050	39,922,150	79,844,300
ROYAL OAK TWP	28,157,300	2,917,800	31,075,100	28,157,300	2,917,800	31,075,100	62,150,200
SOUTHFIELD TWP	211,519,200	5,351,100	216,870,300	211,519,200	5,351,100	216,870,300	433,740,600
SPRINGFIELD TWP	58,228,602	6,597,219	64,825,821	58,228,602	6,597,219	64,825,821	129,651,642
WATERFORD TWP	396,177,000	30,444,400	426,621,400	463,527,090	30,444,400	493,971,490	987,942,980
WEST BLMFLD TWP	529,372,200	13,457,475	542,829,675	529,372,200	13,457,475	542,829,675	1,085,659,350
WHITE LAKE TWP	145,782,000	6,849,100	152,631,100	145,782,000	6,849,100	152,631,100	305,262,200
TOTAL TOWNSHIPS	3,664,974,197	218,541,854	3,883,516,051	3,732,424,372	218,541,854	3,950,966,226	7,901,932,452



1979 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	100,882,000	5,209,150	106,091,150	100,882,000	5,209,150	106,091,150	212,182,300
BIRMINGHAM CITY	298,084,600	13,872,430	311,957,030	298,084,600	13,872,430	311,957,030	623,914,060
BLMFLD HILLS CTY	122,881,700	4,410,000	127,291,700	122,881,700	4,410,000	127,291,700	254,583,400
CLAWSON CITY	67,547,405	6,358,940	73,906,345	101,996,581	6,358,940	108,355,521	216,711,042
FARMINGTON CITY	107,915,750	6,455,220	114,370,970	107,915,750	6,455,220	114,370,970	228,741,940
FARMNGTN HLS CTY	543,735,800	36,873,200	580,609,000	543,735,800	36,873,200	580,609,000	1,161,218,000
FERNDALE CITY	136,503,500	22,225,650	158,729,150	136,503,500	22,225,650	158,729,150	317,458,300
HAZEL PARK CITY	89,974,200	9,078,000	99,052,200	98,971,620	9,078,000	108,049,620	216,099,240
HUNTINGTN WDS CTY	62,600,500	1,227,350	63,827,850	62,600,500	1,227,350	63,827,850	127,655,700
KEEGO HARBOR CTY	15,070,600	808,700	15,879,300	15,070,600	808,700	15,879,300	31,758,600
LATHRUP VLG CITY	50,418,950	1,819,005	52,237,955	50,418,950	1,819,005	52,237,955	104,475,910
MADISON HGTS CTY	241,214,200	47,266,800	288,481,000	241,214,200	47,266,800	288,481,000	576,962,000
NORTHVILLE CITY	24,227,680	507,740	24,735,420	25,681,340	507,740	26,189,080	52,378,160
NOVI CITY	207,823,500	26,830,500	234,654,000	236,918,790	26,830,500	263,749,290	527,498,580
OAK PARK CITY	174,925,980	23,163,660	198,089,640	181,923,019	23,163,660	205,086,679	410,173,358
ORCHARD LAKE CTY	35,203,500	936,000	36,139,500	35,203,500	936,000	36,139,500	72,279,000
PLEASANT RDG CTY	24,163,300	1,858,250	26,021,550	24,163,300	1,858,250	26,021,550	52,043,100
PONTIAC CITY	403,799,100	165,133,900	568,933,000	403,799,100	165,133,900	568,933,000	1,137,866,000
ROCHESTER CITY	65,360,150	7,885,800	73,245,950	65,360,150	7,885,800	73,245,950	146,491,900
ROYAL OAK CITY	475,180,600	42,446,900	517,627,500	475,180,600	42,446,900	517,627,500	1,035,255,000
SOUTHFIELD CITY	882,951,100	136,300,250	1,019,251,350	882,951,100	136,300,250	1,019,251,350	2,038,502,700
SOUTH LYON CITY	31,291,000	1,948,500	33,239,500	31,291,000	1,948,500	33,239,500	66,479,000
SYLVAN LAKE CITY	18,082,400	768,550	18,850,950	18,082,400	768,550	18,850,950	37,701,900
TROY CITY	824,202,360	104,334,180	928,536,540	824,202,360	104,334,180	928,536,540	1,857,073,080
WALLED LAKE CITY	32,165,600	5,212,250	37,377,850	32,165,600	5,212,250	37,377,850	74,755,700
WIXOM CITY	80,427,130	26,280,800	106,707,930	80,427,130	26,280,800	106,707,930	213,415,860
TOTAL CITIES	5,116,632,605	699,211,725	5,815,844,330	5,197,625,190	699,211,725	5,896,836,915	11,793,673,830
TOTAL TOWNSHIPS	3,664,974,197	218,541,854	3,883,516,051	3,732,424,372	218,541,854	3,950,966,226	7,901,932,452
TOTAL COUNTY	8,781,606,802	917,753,579	9,699,360,381	8,930,049,562	917,753,579	9,847,803,141	19,695,606,282