

EQUALIZATION 2026 REPORT



DAVID COULTER
OAKLAND COUNTY EXECUTIVE

**PREPARED BY DEPARTMENT OF MANAGEMENT & BUDGET
BRIAN J. LEFLER, CHIEF FINANCIAL OFFICER**

OAKLAND COUNTY CAMPUS • TREE PLANTING PROGRAM

DAVID COULTER OAKLAND COUNTY EXECUTIVE

2026 EQUALIZATION OAKLAND COUNTY, MICHIGAN

Prepared By
DEPARTMENT OF MANAGEMENT AND BUDGET
Brian J. Lefler, Chief Financial Officer

EQUALIZATION DIVISION
Micheal Lohmeier, Equalization Officer

Under the direction of the Finance Committee of the Board of Commissioners

GWEN MARKHAM
Chairperson

LINNIE TAYLOR
Majority Vice Chairperson

CHRISTINE LONG
Minority Vice Chairperson

ANN ERICKSON GAULT

MICHAEL SPISZ

ANGELA POWELL

YOLANDA SMITH CHARLES

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April 30, 2026

Board of Commissioners
Oakland County
1200 N. Telegraph
Pontiac, MI 48341

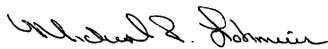
Chairperson, Ladies and Gentlemen;

Please accept the attached report and resolution to fulfill the requirements for County Equalization. In summary, the report details changes in Equalized and Taxable values for Oakland County.

The recommended total 2026 Equalized value is \$120,031,682,667 a 5.85 % increase. The resulting Taxable value is \$88,804,933,611 a 4.92 % increase.

If you have any questions, please feel free to contact me.

Sincerely,



Micheal Lohmeier, Equalization Officer
Oakland County Equalization

CERTIFICATION OF RECOMMENDED COUNTY EQUALIZED VALUATIONS BY EQUALIZATION DIRECTOR

This form is issued under the authority of MCL 211.148. Filing is mandatory.

TO: State Tax Commission
FROM: Equalization Director of OAKLAND County
RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations for OAKLAND County for year 2026.

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Michigan Master Assessing Officer (4) Assessor Certification for this county.

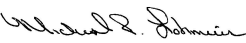
I am certified as a Michigan Master Assessing Officer (4) by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately equalized class of property in OAKLAND County:

Agricultural	<u>111,360,890</u>	Timber-Cutover	<u>0</u>
Commercial	<u>17,891,397,280</u>	Developmental	<u>0</u>
Industrial	<u>4,151,172,170</u>	Total Real Property	<u>115,921,985,746</u>
Residential	<u>93,768,055,406</u>	Personal Property	<u>4,109,696,921</u>
		Total Real and Personal Property	<u>120,031,682,667</u>

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director 	Date April 30, 2026
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MISCELLANEOUS RESOLUTION #

BY: Commissioner Gwen Markham, Chairperson, Finance Committee

IN RE: DEPARTMENT OF MANAGEMENT & BUDGET - 2026 EQUALIZATION REPORT

To the Oakland County Board of Commissioners

Chairperson, Ladies and Gentlemen:

WHEREAS pursuant to MCL 211.34, the Board of Commissioners shall examine the assessment rolls of the townships or cities and ascertain whether the real and personal property in the respective townships or cities has been equally and uniformly assessed at true cash value; and

WHEREAS the Board of Commissioners shall meet in April each year to determine county equalized value which equalization shall be completed and submitted along with the tabular statement required by section 5 of Act No. 44 of the Public Acts of 1911, being section 209.5 of the Michigan Compiled Laws, to the state tax commission before the first Monday in May; and

WHEREAS the Oakland County Equalization Division of the Management and Budget Department, having completed their assessment of the equalized value and recommends the total 2026 Equalized Value at \$120,031,682,667 an 5.85% increase from 2025; and

WHEREAS the resulting Taxable value for Oakland County is \$88,804,933,611 a 4.92% increase from 2025; and

WHEREAS the Finance Committee in accordance with Rule 7.f.) of the Board of Commissioners adopted on January 13, 2025, has reviewed the findings and recommendations of the Equalization Director, and conducted hearings to provide for local intervention into the equalization process; and WHEREAS the Equalization Factors listed on the attached report is the result of the forgoing process and are for information purposes only.

NOW THEREFORE BE IT RESOLVED that the Oakland Board of Commissioners approves the 2026 Equalization Report along with the tabular statement as prepared by the Equalization Director.

BE IT FURTHER RESOLVED that the Oakland County Board of Commissioners authorizes the Chairperson of the Board to certify the tabular statement with transmission of the statement to the secretary of the state tax commission on or before the first Monday in May.

BE IT FURTHER RESOLVED that the 2026 Equalization Report be entered into the County records and delivered to the appropriate official of the proper township or city.

Chairperson, on behalf on the Finance Committee, I move the adoption of the foregoing resolution.

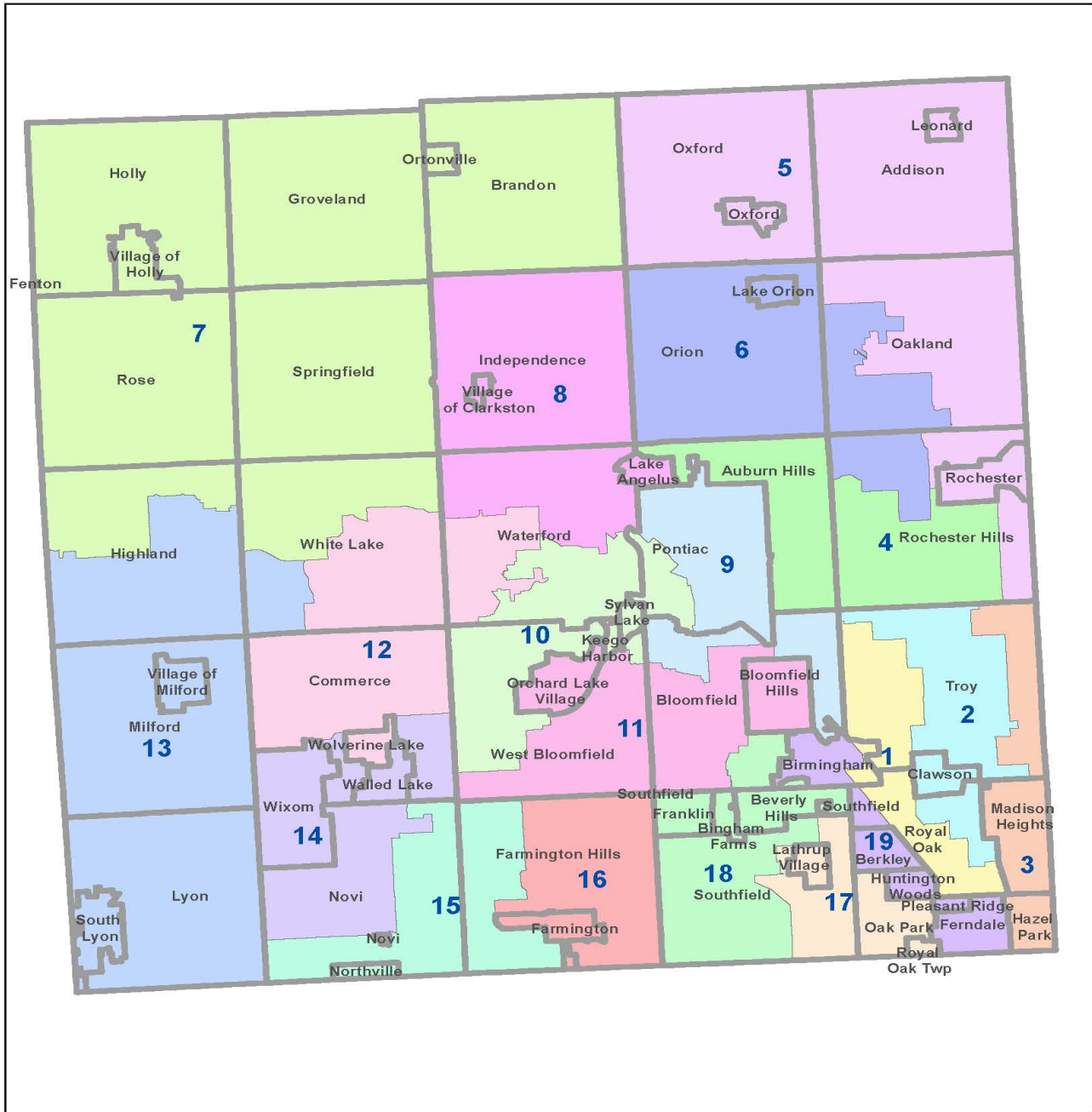
Commissioner Gwen Markham, District #15
Chairperson, Finance Committee

OAKLAND COUNTY BOARD OF COMMISSIONERS

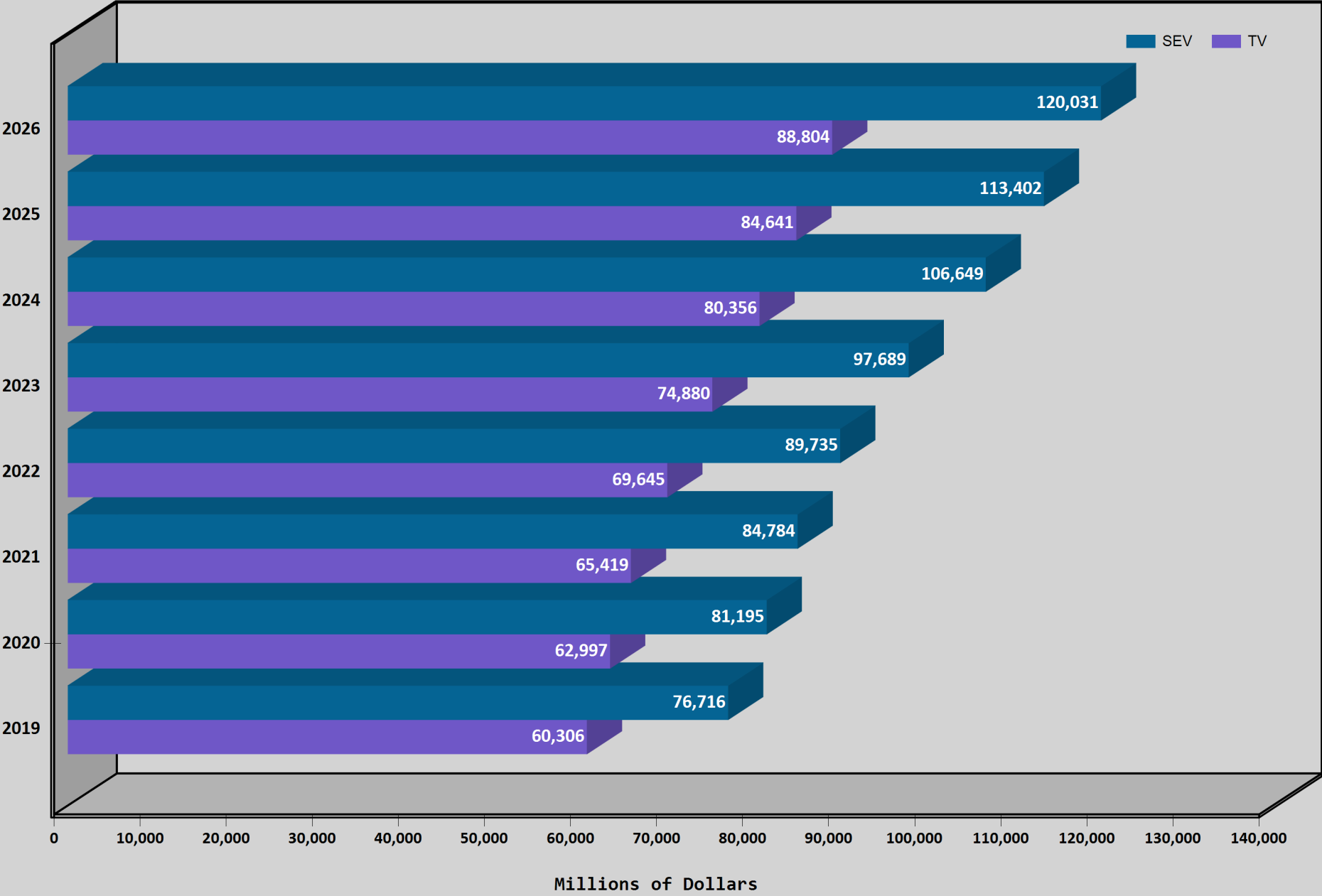
District 1:	David T. Woodward
District 2:	Penny Luebs
District 3:	Ann Erickson Gault*
District 4:	Brendan Johnson
District 5:	Michael Spisz*
District 6:	Michael J. Gingell
District 7:	Bob Hoffman
District 8:	Karen Joliat
District 9:	Angela Powell*
District 10:	Kristen Nelson
District 11:	Marcia Gershenson
District 12:	Christine Long*
District 13:	Philip J. Weipert
District 14:	Robert Smiley
District 15:	Gwen Markham*
District 16:	William Miller
District 17:	Yolanda Smith Charles*
District 18:	Linnie Taylor*
District 19:	Charlie Cavell

*Finance Committee Members

Oakland County
Board of Commissioners Districts

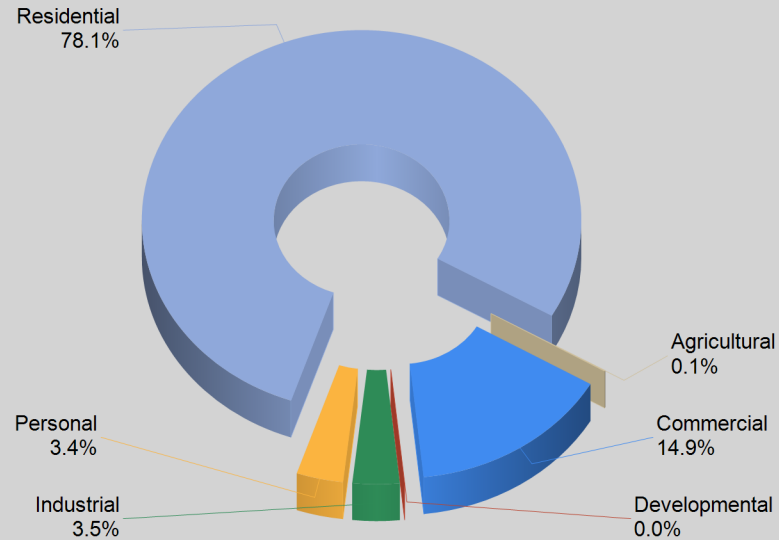


2026 STATE EQUALIZED VALUES VS. TAXABLE VALUES

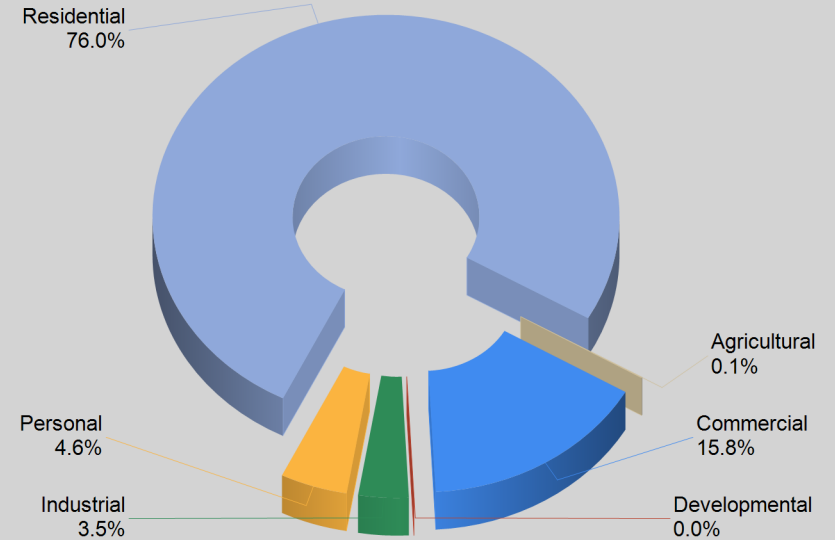


2026 TOTAL STATE EQUALIZED & TAXABLE VALUES

2026 TOTAL STATE EQUALIZED VALUE
120,031,682,667

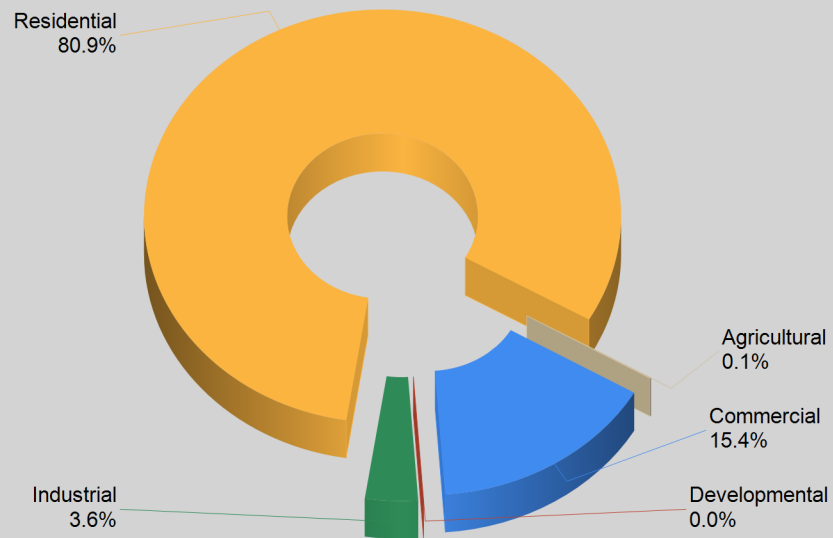


2026 TOTAL TAXABLE VALUE
88,804,933,611

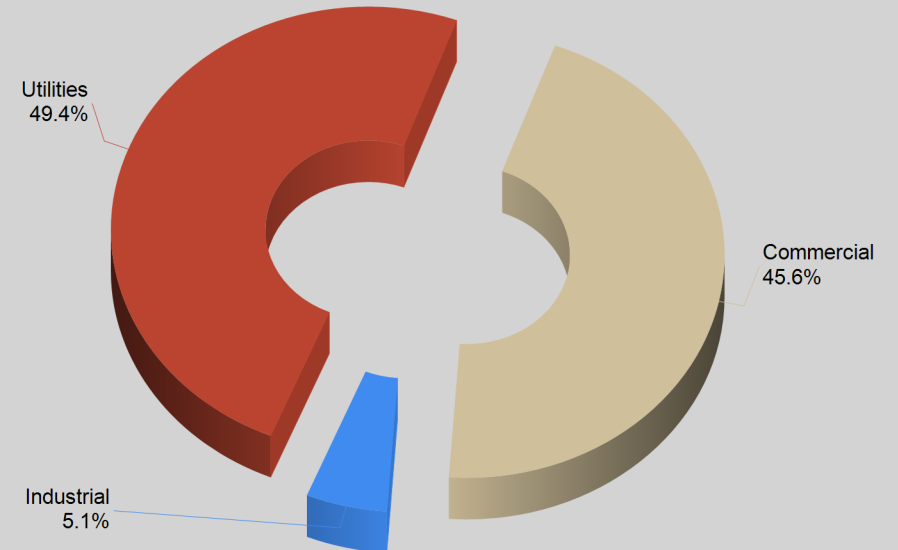


2026 TOTAL REAL & PERSONAL PROPERTY STATE EQUALIZED VALUES

2026 REAL PROPERTY STATE EQUALIZED VALUE
115,921,985,746 96.58%

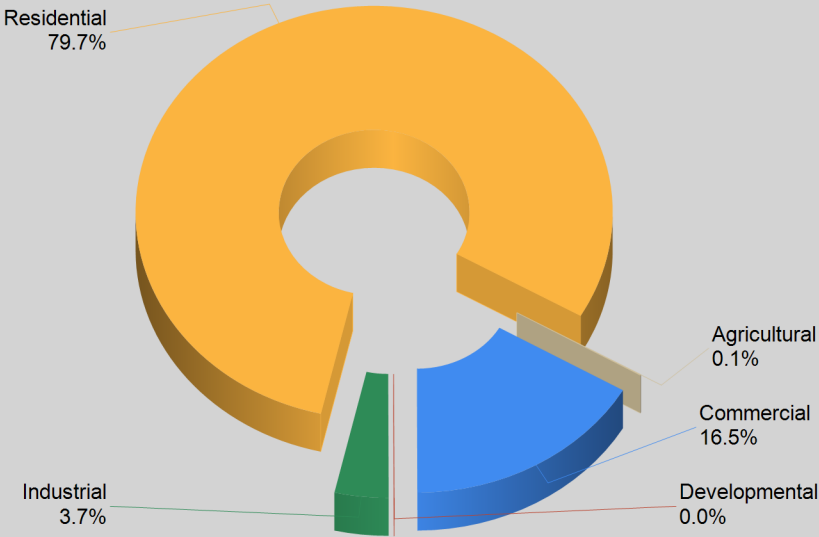


2026 PERSONAL PROPERTY STATE EQUALIZED VALUE
4,109,696,921 3.42%

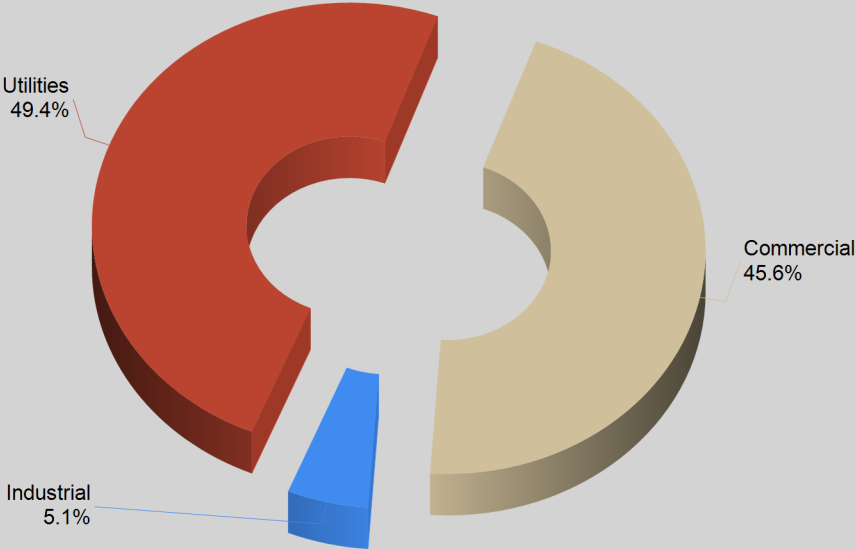


2026 TOTAL REAL & PERSONAL PROPERTY TAXABLE VALUES

2026 REAL PROPERTY TAXABLE VALUE
84,696,155,211 95.37%



2026 PERSONAL PROPERTY TAXABLE VALUE
4,108,778,400 4.63%



2026 COMPARISON OF ASSESSED AND TAXABLE VALUES

	2025 ASSESSED	2026 ASSESSED	% CHANGE ASSESSED	2025 TAXABLE	2026 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	685,147,886	725,726,660	5.92 %	509,749,016	536,102,870	5.17 %
BLOOMFIELD	7,016,418,537	7,428,909,790	5.88 %	5,397,889,135	5,689,511,730	5.40 %
BRANDON	1,095,064,530	1,154,284,690	5.41 %	792,536,950	828,515,320	4.54 %
COMMERCE	4,017,755,610	4,247,848,121	5.73 %	3,028,316,140	3,180,446,577	5.02 %
GROVELAND	457,469,060	482,710,090	5.52 %	323,196,290	340,147,230	5.24 %
HIGHLAND	1,600,926,940	1,694,705,349	5.86 %	1,136,247,009	1,192,567,214	4.96 %
HOLLY	716,257,300	751,474,830	4.92 %	501,406,200	530,138,650	5.73 %
INDEPENDENCE	3,206,414,800	3,344,055,950	4.29 %	2,397,040,116	2,520,261,158	5.14 %
LYON	2,712,055,670	2,931,777,110	8.10 %	2,172,812,610	2,341,863,780	7.78 %
MILFORD	1,825,195,790	1,978,315,800	8.39 %	1,420,967,890	1,533,319,890	7.91 %
NOVI	15,883,880	16,770,220	5.58 %	12,125,730	12,520,440	3.26 %
OAKLAND	2,550,822,350	2,724,557,230	6.81 %	2,051,717,000	2,158,668,530	5.21 %
ORION	3,499,787,020	3,694,654,312	5.57 %	2,611,990,940	2,750,650,822	5.31 %
OXFORD	1,724,793,440	1,806,677,710	4.75 %	1,296,348,710	1,360,770,140	4.97 %
ROSE	569,632,820	599,851,440	5.30 %	398,734,070	418,002,630	4.83 %
ROYAL OAK	60,685,630	64,098,780	5.62 %	46,189,170	48,699,680	5.44 %
SOUTHFIELD	1,993,189,690	2,109,655,180	5.84 %	1,533,263,020	1,604,450,850	4.64 %
SPRINGFIELD	1,246,548,700	1,332,892,610	6.93 %	931,381,940	975,321,660	4.72 %
WATERFORD	4,718,293,580	4,943,342,300	4.77 %	3,249,215,690	3,415,641,615	5.12 %
WEST BLOOMFIELD	6,576,115,920	6,913,299,000	5.13 %	5,116,367,844	5,337,873,409	4.33 %
WHITE LAKE	2,332,230,270	2,465,517,260	5.72 %	1,692,160,170	1,776,699,480	5.00 %
TOTAL TOWNSHIPS	48,620,689,423	51,411,124,432	5.74 %	36,619,655,640	38,552,173,675	5.28 %
CITIES						
AUBURN HILLS	2,718,631,000	2,833,545,800	4.23 %	2,223,664,670	2,303,551,270	3.59 %
BERKLEY	1,175,506,310	1,225,862,240	4.28 %	866,314,650	905,058,150	4.47 %
BIRMINGHAM	4,700,978,850	4,985,076,750	6.04 %	3,682,520,940	3,905,393,040	6.05 %
BLOOMFIELD HILLS	1,378,055,140	1,453,354,740	5.46 %	1,162,354,930	1,224,012,930	5.30 %
CLARKSTON VILLAGE	95,416,480	100,759,210	5.60 %	63,864,270	66,356,250	3.90 %
CRAWSON	789,056,610	832,130,450	5.46 %	537,861,560	566,305,545	5.29 %
FARMINGTON	666,184,840	713,571,000	7.11 %	487,377,200	514,312,620	5.53 %
FARMINGTON HILLS	6,454,895,660	6,787,644,666	5.15 %	4,716,004,380	4,902,672,625	3.96 %
FENTON	1,588,700	1,674,400	5.39 %	1,299,270	1,341,390	3.24 %
FERNDAL	1,501,862,540	1,580,477,900	5.23 %	1,002,105,840	1,049,883,880	4.77 %
HAZEL PARK	580,426,030	637,602,840	9.85 %	372,159,250	394,420,410	5.98 %
HUNTINGTON WOODS	683,065,990	734,006,240	7.46 %	497,970,740	519,108,180	4.24 %
KEEGO HARBOR	212,826,790	225,496,250	5.95 %	145,975,020	153,941,640	5.46 %
LAKE ANGELUS	136,838,650	142,665,630	4.26 %	111,595,450	115,581,720	3.57 %
LATHRUP VILLAGE	312,566,890	321,752,300	2.94 %	197,065,790	204,268,705	3.66 %
MADISON HEIGHTS	1,784,444,460	1,898,327,353	6.38 %	1,173,743,040	1,233,051,343	5.05 %
NORTHVILLE	324,297,900	347,983,300	7.30 %	233,356,905	245,172,437	5.06 %
NOVI	6,558,233,790	7,029,612,552	7.19 %	5,222,777,180	5,469,906,810	4.73 %
OAK PARK	1,382,455,822	1,480,744,553	7.11 %	770,294,705	815,424,043	5.86 %
ORCHARD LAKE	652,316,080	696,203,950	6.73 %	518,825,200	545,884,160	5.22 %
PLEASANT RIDGE	290,153,540	305,598,600	5.32 %	221,877,590	232,370,710	4.73 %
PONTIAC	1,962,856,230	2,135,033,100	8.77 %	1,366,689,640	1,429,155,440	4.57 %
ROCHESTER	1,366,393,750	1,438,863,550	5.30 %	1,069,101,180	1,123,149,940	5.06 %
ROCHESTER HILLS	6,715,731,734	7,138,775,050	6.30 %	4,960,527,374	5,169,130,450	4.21 %
ROYAL OAK	5,167,885,170	5,517,146,460	6.76 %	4,090,494,150	4,286,717,340	4.80 %
SOUTHFIELD	4,764,345,260	4,944,649,580	3.78 %	3,238,559,470	3,373,582,959	4.17 %
SOUTH LYON	777,835,420	820,683,770	5.51 %	570,538,940	599,733,930	5.12 %
SYLVAN LAKE	216,459,440	224,712,570	3.81 %	139,696,230	146,707,850	5.02 %
TROY	9,479,926,770	10,026,428,690	5.76 %	6,959,891,440	7,270,919,530	4.47 %
WALLED LAKE	443,306,170	464,632,711	4.81 %	313,071,330	328,499,109	4.93 %
WIXOM	1,487,434,330	1,575,542,030	5.92 %	1,104,240,220	1,157,145,530	4.79 %
TOTAL CITIES	64,781,976,346	68,620,558,235	5.93 %	48,021,818,554	50,252,759,936	4.65 %
TOTAL COUNTY	113,402,665,769	120,031,682,667	5.85 %	84,641,474,194	88,804,933,611	4.92 %

2026 COMPARISON OF ASSESSED AND TAXABLE VALUES REAL PROPERTY



	2025 ASSESSED	2026 ASSESSED	% CHANGE ASSESSED	2025 TAXABLE	2026 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	636,634,386	675,600,520	6.12 %	461,235,516	485,976,730	5.36 %
BLOOMFIELD	6,930,071,917	7,335,426,650	5.85 %	5,311,542,515	5,596,028,590	5.36 %
BRANDON	1,037,173,840	1,096,047,140	5.68 %	734,646,260	770,277,770	4.85 %
COMMERCE	3,909,238,430	4,132,726,800	5.72 %	2,919,798,960	3,065,325,256	4.98 %
GROVELAND	430,738,540	454,990,680	5.63 %	296,465,770	312,427,820	5.38 %
HIGHLAND	1,545,666,140	1,635,016,769	5.78 %	1,080,971,219	1,132,860,184	4.80 %
HOLLY	672,957,040	709,572,710	5.44 %	458,038,360	488,168,950	6.58 %
INDEPENDENCE	3,125,082,300	3,259,929,250	4.31 %	2,315,707,616	2,436,134,458	5.20 %
LYON	2,582,696,730	2,801,951,980	8.49 %	2,043,453,670	2,212,038,650	8.25 %
MILFORD	1,713,801,040	1,865,904,830	8.88 %	1,309,573,140	1,420,908,920	8.50 %
NOVI	15,458,630	16,314,120	5.53 %	11,700,480	12,064,340	3.11 %
OAKLAND	2,491,990,460	2,663,417,300	6.88 %	1,992,885,110	2,097,528,600	5.25 %
ORION	3,334,337,130	3,516,776,720	5.47 %	2,446,525,590	2,572,763,660	5.16 %
OXFORD	1,657,894,500	1,739,688,530	4.93 %	1,229,449,770	1,293,780,960	5.23 %
ROSE	513,560,920	543,771,620	5.88 %	342,662,170	361,922,810	5.62 %
ROYAL OAK	51,315,650	53,826,610	4.89 %	36,819,190	38,427,510	4.37 %
SOUTHFIELD	1,963,851,620	2,077,716,660	5.80 %	1,503,924,950	1,572,512,330	4.56 %
SPRINGFIELD	1,182,654,940	1,270,683,940	7.44 %	867,488,180	913,112,990	5.26 %
WATERFORD	4,607,836,280	4,830,763,710	4.84 %	3,138,758,390	3,303,063,025	5.23 %
WEST BLOOMFIELD	6,486,124,640	6,817,052,340	5.10 %	5,026,376,564	5,241,626,749	4.28 %
WHITE LAKE	2,276,958,990	2,409,863,800	5.84 %	1,636,888,890	1,721,046,020	5.14 %
TOTAL TOWNSHIPS	47,166,044,123	49,907,042,679	5.81 %	35,164,912,310	37,047,996,322	5.36 %
CITIES						
AUBURN HILLS	2,549,112,780	2,667,623,280	4.65 %	2,054,146,450	2,137,629,160	4.06 %
BERKLEY	1,153,923,230	1,203,805,520	4.32 %	844,731,570	883,001,430	4.53 %
BIRMINGHAM	4,619,418,370	4,896,692,520	6.00 %	3,600,960,460	3,817,008,810	6.00 %
BLOOMFIELD HILLS	1,352,511,350	1,426,198,790	5.45 %	1,136,811,140	1,196,856,980	5.28 %
CLARKSTON VILLAGE	92,604,100	97,825,210	5.64 %	61,051,890	63,422,250	3.88 %
CRAWSON	773,181,080	816,124,080	5.55 %	521,986,030	550,299,175	5.42 %
FARMINGTON	649,699,920	695,275,910	7.01 %	470,892,280	496,017,530	5.34 %
FARMINGTON HILLS	6,219,048,920	6,545,494,066	5.25 %	4,480,173,220	4,660,638,005	4.03 %
FENTON	1,580,400	1,658,800	4.96 %	1,290,970	1,325,790	2.70 %
FERNDAL	1,446,167,330	1,527,421,010	5.62 %	946,410,630	996,826,990	5.33 %
HAZEL PARK	552,820,720	610,603,570	10.45 %	344,573,060	367,439,620	6.64 %
HUNTINGTON WOODS	674,893,780	725,471,500	7.49 %	489,798,530	510,573,440	4.24 %
KEEGO HARBOR	208,332,580	221,325,830	6.24 %	141,480,810	149,771,220	5.86 %
LAKE ANGELUS	135,868,690	141,734,810	4.32 %	110,625,490	114,650,900	3.64 %
LATHRUP VILLAGE	306,530,170	315,688,130	2.99 %	191,029,070	198,204,535	3.76 %
MADISON HEIGHTS	1,695,249,030	1,805,224,633	6.49 %	1,084,606,090	1,140,019,463	5.11 %
NORTHVILLE	321,127,400	344,631,100	7.32 %	230,186,405	241,820,237	5.05 %
NOVI	6,291,786,180	6,754,083,062	7.35 %	4,956,329,570	5,194,377,320	4.80 %
OAK PARK	1,329,217,762	1,423,517,608	7.09 %	717,862,931	758,929,139	5.72 %
ORCHARD LAKE	645,765,860	688,513,990	6.62 %	512,274,980	538,194,200	5.06 %
PLEASANT RIDGE	285,175,970	299,544,450	5.04 %	216,900,020	226,316,560	4.34 %
PONTIAC	1,694,774,980	1,878,378,350	10.83 %	1,098,608,390	1,172,500,690	6.73 %
ROCHESTER	1,338,117,630	1,401,377,170	4.73 %	1,040,825,060	1,085,663,560	4.31 %
ROCHESTER HILLS	6,544,931,590	6,964,372,810	6.41 %	4,789,727,230	4,994,728,210	4.28 %
ROYAL OAK	4,987,720,050	5,331,676,270	6.90 %	3,910,402,230	4,101,311,530	4.88 %
SOUTHFIELD	4,486,075,180	4,661,521,150	3.91 %	2,960,301,620	3,090,466,519	4.40 %
SOUTH LYON	763,499,230	806,497,660	5.63 %	556,202,750	585,547,820	5.28 %
SYLVAN LAKE	213,527,060	222,056,200	3.99 %	136,763,850	144,051,480	5.33 %
TROY	9,096,229,810	9,637,565,480	5.95 %	6,576,194,480	6,882,056,320	4.65 %
WALLED LAKE	425,817,320	448,005,608	5.21 %	295,582,480	311,872,006	5.51 %
WIXOM	1,369,901,010	1,455,034,500	6.21 %	986,706,900	1,036,638,000	5.06 %
TOTAL CITIES	62,224,609,482	66,014,943,067	6.09 %	45,465,436,586	47,648,158,889	4.80 %
TOTAL COUNTY	109,390,653,605	115,921,985,746	5.97 %	80,630,348,896	84,696,155,211	5.04 %

2026 COMPARISON OF ASSESSED AND TAXABLE VALUES PERSONAL PROPERTY



	2025 ASSESSED	2026 ASSESSED	% CHANGE ASSESSED	2025 TAXABLE	2026 TAXABLE	% CHANGE TAXABLE
TOWNSHIPS						
ADDISON	48,513,500	50,126,140	3.32 %	48,513,500	50,126,140	3.32 %
BLOOMFIELD	86,346,620	93,483,140	8.26 %	86,346,620	93,483,140	8.26 %
BRANDON	57,890,690	58,237,550	0.60 %	57,890,690	58,237,550	0.60 %
COMMERCE	108,517,180	115,121,321	6.09 %	108,517,180	115,121,321	6.09 %
GROVELAND	26,730,520	27,719,410	3.70 %	26,730,520	27,719,410	3.70 %
HIGHLAND	55,260,800	59,688,580	8.01 %	55,275,790	59,707,030	8.02 %
HOLLY	43,300,260	41,902,120	-3.23 %	43,367,840	41,969,700	-3.22 %
INDEPENDENCE	81,332,500	84,126,700	3.44 %	81,332,500	84,126,700	3.44 %
LYON	129,358,940	129,825,130	0.36 %	129,358,940	129,825,130	0.36 %
MILFORD	111,394,750	112,410,970	0.91 %	111,394,750	112,410,970	0.91 %
NOVI	425,250	456,100	7.25 %	425,250	456,100	7.25 %
OAKLAND	58,831,890	61,139,930	3.92 %	58,831,890	61,139,930	3.92 %
ORION	165,449,890	177,877,592	7.51 %	165,465,350	177,887,162	7.51 %
OXFORD	66,898,940	66,989,180	0.13 %	66,898,940	66,989,180	0.13 %
ROSE	56,071,900	56,079,820	0.01 %	56,071,900	56,079,820	0.01 %
ROYAL OAK	9,369,980	10,272,170	9.63 %	9,369,980	10,272,170	9.63 %
SOUTHFIELD	29,338,070	31,938,520	8.86 %	29,338,070	31,938,520	8.86 %
SPRINGFIELD	63,893,760	62,208,670	-2.64 %	63,893,760	62,208,670	-2.64 %
WATERFORD	110,457,300	112,578,590	1.92 %	110,457,300	112,578,590	1.92 %
WEST BLOOMFIELD	89,991,280	96,246,660	6.95 %	89,991,280	96,246,660	6.95 %
WHITE LAKE	55,271,280	55,653,460	0.69 %	55,271,280	55,653,460	0.69 %
TOTAL TOWNSHIPS	1,454,645,300	1,504,081,753	3.40 %	1,454,743,330	1,504,177,353	3.40 %
CITIES						
AUBURN HILLS	169,518,220	165,922,520	-2.12 %	169,518,220	165,922,110	-2.12 %
BERKLEY	21,583,080	22,056,720	2.19 %	21,583,080	22,056,720	2.19 %
BIRMINGHAM	81,560,480	88,384,230	8.37 %	81,560,480	88,384,230	8.37 %
BLOOMFIELD HILLS	25,543,790	27,155,950	6.31 %	25,543,790	27,155,950	6.31 %
CLARKSTON VILLAGE	2,812,380	2,934,000	4.32 %	2,812,380	2,934,000	4.32 %
CRAWSON	15,875,530	16,006,370	0.82 %	15,875,530	16,006,370	0.82 %
FARMINGTON	16,484,920	18,295,090	10.98 %	16,484,920	18,295,090	10.98 %
FARMINGTON HILLS	235,846,740	242,150,600	2.67 %	235,831,160	242,034,620	2.63 %
FENTON	8,300	15,600	87.95 %	8,300	15,600	87.95 %
FERNDAL	55,695,210	53,056,890	-4.74 %	55,695,210	53,056,890	-4.74 %
HAZEL PARK	27,605,310	26,999,270	-2.20 %	27,586,190	26,980,790	-2.19 %
HUNTINGTON WOODS	8,172,210	8,534,740	4.44 %	8,172,210	8,534,740	4.44 %
KEEGO HARBOR	4,494,210	4,170,420	-7.20 %	4,494,210	4,170,420	-7.20 %
LAKE ANGELUS	969,960	930,820	-4.04 %	969,960	930,820	-4.04 %
LATHRUP VILLAGE	6,036,720	6,064,170	0.45 %	6,036,720	6,064,170	0.45 %
MADISON HEIGHTS	89,195,430	93,102,720	4.38 %	89,136,950	93,031,880	4.37 %
NORTHVILLE	3,170,500	3,352,200	5.73 %	3,170,500	3,352,200	5.73 %
NOVI	266,447,610	275,529,490	3.41 %	266,447,610	275,529,490	3.41 %
OAK PARK	53,238,060	57,226,945	7.49 %	52,431,774	56,494,904	7.75 %
ORCHARD LAKE	6,550,220	7,689,960	17.40 %	6,550,220	7,689,960	17.40 %
PLEASANT RIDGE	4,977,570	6,054,150	21.63 %	4,977,570	6,054,150	21.63 %
PONTIAC	268,081,250	256,654,750	-4.26 %	268,081,250	256,654,750	-4.26 %
ROCHESTER	28,276,120	37,486,380	32.57 %	28,276,120	37,486,380	32.57 %
ROCHESTER HILLS	170,800,144	174,402,240	2.11 %	170,800,144	174,402,240	2.11 %
ROYAL OAK	180,165,120	185,470,190	2.94 %	180,091,920	185,405,810	2.95 %
SOUTHFIELD	278,270,080	283,128,430	1.75 %	278,257,850	283,116,440	1.75 %
SOUTH LYON	14,336,190	14,186,110	-1.05 %	14,336,190	14,186,110	-1.05 %
SYLVAN LAKE	2,932,380	2,656,370	-9.41 %	2,932,380	2,656,370	-9.41 %
TROY	383,696,960	388,863,210	1.35 %	383,696,960	388,863,210	1.35 %
WALLED LAKE	17,488,850	16,627,103	-4.93 %	17,488,850	16,627,103	-4.93 %
WIXOM	117,533,320	120,507,530	2.53 %	117,533,320	120,507,530	2.53 %
TOTAL CITIES	2,557,366,864	2,605,615,168	1.89 %	2,556,381,968	2,604,601,047	1.89 %
TOTAL COUNTY	4,012,012,164	4,109,696,921	2.43 %	4,011,125,298	4,108,778,400	2.43 %

2026 COMPARISON OF EQUALIZED VALUES

	2016	2021	2025	2026	1 YR	5 YR	10 YR
AGRICULTURAL	67,420,325	83,644,500	108,681,250	111,360,890	2.47 %	33.14 %	65.17 %
COMMERCIAL	9,867,734,909	13,588,906,280	17,334,053,232	17,891,397,280	3.22 %	31.66 %	81.31 %
INDUSTRIAL	1,806,943,546	2,608,937,140	3,772,266,210	4,151,172,170	10.04 %	59.11 %	129.73 %
RESIDENTIAL	49,933,653,218	64,781,503,832	88,175,652,913	93,768,055,406	6.34 %	44.75 %	87.79 %
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	0	0	0	0			
TOTAL REAL	61,675,751,998	81,062,991,752	109,390,653,605	115,921,985,746	5.97 %	43.00 %	87.95 %
TOTAL PERSONAL	3,409,099,116	3,721,556,729	4,012,012,164	4,109,696,921	2.43 %	10.43 %	20.55 %
GRAND TOTAL	65,084,851,114	84,784,548,481	113,402,665,769	120,031,682,667	5.85 %	41.57 %	84.42 %

2026 COMPARISON OF TAXABLE VALUES

	2016	2021	2025	2026	1 YR	5 YR	10 YR
AGRICULTURAL	42,597,045	51,964,260	67,436,674	68,717,306	1.90 %	32.24 %	61.32 %
COMMERCIAL	8,731,176,989	10,599,175,014	13,596,075,775	14,001,781,132	2.98 %	32.10 %	60.37 %
INDUSTRIAL	1,606,675,259	1,973,439,019	2,832,677,618	3,092,650,983	9.18 %	56.71 %	92.49 %
RESIDENTIAL	38,997,799,934	49,073,505,006	64,134,158,829	67,533,005,790	5.30 %	37.62 %	73.17 %
TIMBER CUTOVER	0	0	0	0			
DEVELOPMENTAL	0	0	0	0			
TOTAL REAL	49,378,249,227	61,698,083,299	80,630,348,896	84,696,155,211	5.04 %	37.28 %	71.53 %
TOTAL PERSONAL	3,407,953,246	3,721,570,829	4,011,125,298	4,108,778,400	2.43 %	10.40 %	20.56 %
GRAND TOTAL	52,786,202,473	65,419,654,128	84,641,474,194	88,804,933,611	4.92 %	35.75 %	68.24 %

ANALYSIS FOR ASSESSED VALUE COUNTY SUMMARY



REAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
100				
101	AGRICULTURAL	108,681,250	227,462,952	
102	LOSS	3,615,570	7,569,155	
103		105,065,680	219,893,797	
104	ADJUSTMENT	4,328,550		
105		109,394,230	219,893,797	
106	NEW	1,966,660	3,953,546	
107				
108	TOTAL AGRICULTURAL	111,360,890	223,847,343	68,717,306
200				
201	COMMERCIAL	17,334,053,232	35,970,656,647	
202	LOSS	303,168,372	627,156,405	
203		17,030,884,860	35,343,500,242	
204	ADJUSTMENT	541,311,587		
205		17,572,196,447	35,343,500,242	
206	NEW	319,200,833	642,204,831	
207				
208	TOTAL COMMERCIAL	17,891,397,280	35,985,705,073	14,001,781,132
300				
301	INDUSTRIAL	3,772,266,210	7,954,177,992	
302	LOSS	35,610,027	75,684,485	
303		3,736,656,183	7,878,493,507	
304	ADJUSTMENT	183,137,597		
305		3,919,793,780	7,878,493,507	
306	NEW	231,378,390	465,227,492	
307				
308	TOTAL INDUSTRIAL	4,151,172,170	8,343,720,999	3,092,650,983
400				
401	RESIDENTIAL	88,175,652,913	187,020,610,417	
402	LOSS	146,177,362	309,565,470	
403		88,029,475,551	186,711,044,947	
404	ADJUSTMENT	4,856,634,867		
405		92,886,110,418	186,711,044,947	
406	NEW	881,944,988	1,773,185,476	
407				
408	TOTAL RESIDENTIAL	93,768,055,406	188,484,230,423	67,533,005,790
500				
501	TIMBER CUTOVER			
507		0	0	0
600				
601	DEVELOPMENTAL			
602	LOSS			
603				
604	ADJUSTMENT			
605				
606	NEW			
607				
608	TOTAL DEVELOPMENTAL	0	0	0
800	TOTAL REAL	115,921,985,746	233,037,503,838	84,696,155,211

ANALYSIS FOR ASSESSED VALUE COUNTY SUMMARY



PERSONAL PROPERTY		ASSESSED VALUE	TRUE CASH VALUE	TAXABLE VALUE
150				
151	AGRICULTURAL			
152	LOSS			
153				
154	ADJUSTMENT			
155				
156	NEW			
157				
158	TOTAL AGRICULTURAL	0	0	0
250				
251	COMMERCIAL	1,849,576,131	3,705,888,352	
252	LOSS	270,693,643	542,474,616	
253		1,578,882,488	3,163,413,736	
254	ADJUSTMENT			
255		1,578,882,488	3,163,413,736	
256	NEW	293,613,168	588,294,422	
257				
258	TOTAL COMMERCIAL	1,872,495,656	3,751,708,158	1,871,577,135
350				
351	INDUSTRIAL	271,958,479	544,454,680	
352	LOSS	85,702,606	171,434,085	
353		186,255,873	373,020,595	
354	ADJUSTMENT			
355		186,255,873	373,020,595	
356	NEW	22,726,129	45,483,114	
357				
358	TOTAL INDUSTRIAL	208,982,002	418,503,709	208,982,002
450				
451	RESIDENTIAL			
452	LOSS			
453				
454	ADJUSTMENT			
455				
456	NEW			
457				
458	TOTAL RESIDENTIAL	0	0	0
550				
551	UTILITIES	1,890,477,554	3,780,955,108	
552	LOSS	13,539,513	27,079,026	
553		1,876,938,041	3,753,876,082	
554	ADJUSTMENT			
555		1,876,938,041	3,753,876,082	
556	NEW	151,281,222	302,562,444	
557				
558	TOTAL UTILITIES	2,028,219,263	4,056,438,526	2,028,219,263
850	TOTAL PERSONAL	4,109,696,921	8,226,650,393	4,108,778,400

ANALYSIS FOR EQUALIZED VALUE COUNTY SUMMARY



	PARCELS	ASSESSED VALUE	TRUE CASH VALUE	EQUALIZED VALUE	TAXABLE VALUE
108 TOTAL AGRICULTURAL	393	111,360,890	223,847,343	111,360,890	68,717,306
208 TOTAL COMMERCIAL	20,862	17,891,397,280	35,985,705,073	17,891,397,280	14,001,781,132
308 TOTAL INDUSTRIAL	4,529	4,151,172,170	8,343,720,999	4,151,172,170	3,092,650,983
408 TOTAL RESIDENTIAL	454,367	93,768,055,406	188,484,230,423	93,768,055,406	67,533,005,790
508 TOTAL TIMBER CUTOVER					
608 TOTAL DEVELOPMENTAL					
800 TOTAL REAL	480,151	115,921,985,746	233,037,503,838	115,921,985,746	84,696,155,211
158 TOTAL AGRICULTURAL					
258 TOTAL COMMERCIAL	48,745	1,872,495,656	3,751,708,158	1,872,495,656	1,871,577,135
358 TOTAL INDUSTRIAL	1,672	208,982,002	418,503,709	208,982,002	208,982,002
458 TOTAL RESIDENTIAL					
558 TOTAL UTILITIES	424	2,028,219,263	4,056,438,526	2,028,219,263	2,028,219,263
850 TOTAL PERSONAL	50,841	4,109,696,921	8,226,650,393	4,109,696,921	4,108,778,400
900 GRAND TOTAL	530,992	120,031,682,667	241,264,154,231	120,031,682,667	88,804,933,611

2026 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY TOWNSHIPS

ASSESSING DISTRICT - TOWNSHIPS	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
ADDISON	675,600,520	675,600,520	485,976,730	50,126,140	50,126,140	50,126,140
BLOOMFIELD	7,335,426,650	7,335,426,650	5,596,028,590	93,483,140	93,483,140	93,483,140
BRANDON	1,096,047,140	1,096,047,140	770,277,770	58,237,550	58,237,550	58,237,550
COMMERCE	4,132,726,800	4,132,726,800	3,065,325,256	115,121,321	115,121,321	115,121,321
GROVELAND	454,990,680	454,990,680	312,427,820	27,719,410	27,719,410	27,719,410
HIGHLAND	1,635,016,769	1,635,016,769	1,132,860,184	59,688,580	59,688,580	59,707,030
HOLLY	709,572,710	709,572,710	488,168,950	41,902,120	41,902,120	41,969,700
INDEPENDENCE	3,259,929,250	3,259,929,250	2,436,134,458	84,126,700	84,126,700	84,126,700
LYON	2,801,951,980	2,801,951,980	2,212,038,650	129,825,130	129,825,130	129,825,130
MILFORD	1,865,904,830	1,865,904,830	1,420,908,920	112,410,970	112,410,970	112,410,970
NOVI	16,314,120	16,314,120	12,064,340	456,100	456,100	456,100
OAKLAND	2,663,417,300	2,663,417,300	2,097,528,600	61,139,930	61,139,930	61,139,930
ORION	3,516,776,720	3,516,776,720	2,572,763,660	177,877,592	177,877,592	177,887,162
OXFORD	1,739,688,530	1,739,688,530	1,293,780,960	66,989,180	66,989,180	66,989,180
ROSE	543,771,620	543,771,620	361,922,810	56,079,820	56,079,820	56,079,820
ROYAL OAK	53,826,610	53,826,610	38,427,510	10,272,170	10,272,170	10,272,170
SOUTHFIELD	2,077,716,660	2,077,716,660	1,572,512,330	31,938,520	31,938,520	31,938,520
SPRINGFIELD	1,270,683,940	1,270,683,940	913,112,990	62,208,670	62,208,670	62,208,670
WATERFORD	4,830,763,710	4,830,763,710	3,303,063,025	112,578,590	112,578,590	112,578,590
WEST BLOOMFIELD	6,817,052,340	6,817,052,340	5,241,626,749	96,246,660	96,246,660	96,246,660
WHITE LAKE	2,409,863,800	2,409,863,800	1,721,046,020	55,653,460	55,653,460	55,653,460
TOTAL TOWNSHIPS	49,907,042,679	49,907,042,679	37,047,996,322	1,504,081,753	1,504,081,753	1,504,177,353

2026 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY TOWNSHIPS REAL / PERSONAL



ASSESSING DISTRICT - TOWNSHIPS	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% OF COUNTY	TAXABLE VALUE	% OF COUNTY
ADDISON	23,404.14	725,726,660	725,726,660	0.60 %	536,102,870	0.60 %
BLOOMFIELD	16,710.80	7,428,909,790	7,428,909,790	6.19 %	5,689,511,730	6.41 %
BRANDON	23,017.14	1,154,284,690	1,154,284,690	0.96 %	828,515,320	0.93 %
COMMERCE	19,142.39	4,247,848,121	4,247,848,121	3.54 %	3,180,446,577	3.58 %
GROVELAND	23,060.39	482,710,090	482,710,090	0.40 %	340,147,230	0.38 %
HIGHLAND	23,151.01	1,694,705,349	1,694,705,349	1.41 %	1,192,567,214	1.34 %
HOLLY	23,274.95	751,474,830	751,474,830	0.63 %	530,138,650	0.60 %
INDEPENDENCE	23,221.81	3,344,055,950	3,344,055,950	2.79 %	2,520,261,158	2.84 %
LYON	20,497.98	2,931,777,110	2,931,777,110	2.44 %	2,341,863,780	2.64 %
MILFORD	22,502.70	1,978,315,800	1,978,315,800	1.65 %	1,533,319,890	1.73 %
NOVI	68.00	16,770,220	16,770,220	0.01 %	12,520,440	0.01 %
OAKLAND	23,472.59	2,724,557,230	2,724,557,230	2.27 %	2,158,668,530	2.43 %
ORION	23,008.69	3,694,654,312	3,694,654,312	3.08 %	2,750,650,822	3.10 %
OXFORD	22,627.40	1,806,677,710	1,806,677,710	1.51 %	1,360,770,140	1.53 %
ROSE	23,142.72	599,851,440	599,851,440	0.50 %	418,002,630	0.47 %
ROYAL OAK	359.00	64,098,780	64,098,780	0.05 %	48,699,680	0.05 %
SOUTHFIELD	5,144.87	2,109,655,180	2,109,655,180	1.76 %	1,604,450,850	1.81 %
SPRINGFIELD	23,450.08	1,332,892,610	1,332,892,610	1.11 %	975,321,660	1.10 %
WATERFORD	22,643.37	4,943,342,300	4,943,342,300	4.12 %	3,415,641,615	3.85 %
WEST BLOOMFIELD	20,014.53	6,913,299,000	6,913,299,000	5.76 %	5,337,873,409	6.01 %
WHITE LAKE	23,716.60	2,465,517,260	2,465,517,260	2.05 %	1,776,699,480	2.00 %
TOTAL TOWNSHIPS	405,631.16	51,411,124,432	51,411,124,432	42.83 %	38,552,173,675	43.41 %

2026 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY CITIES

ASSESSING DISTRICT - CITIES	REAL PROPERTY			PERSONAL PROPERTY		
	ASSESSED	EQUALIZED	TAXABLE	ASSESSED	EQUALIZED	TAXABLE
AUBURN HILLS	2,667,623,280	2,667,623,280	2,137,629,160	165,922,520	165,922,520	165,922,110
BERKLEY	1,203,805,520	1,203,805,520	883,001,430	22,056,720	22,056,720	22,056,720
BIRMINGHAM	4,896,692,520	4,896,692,520	3,817,008,810	88,384,230	88,384,230	88,384,230
BLOOMFIELD HILLS	1,426,198,790	1,426,198,790	1,196,856,980	27,155,950	27,155,950	27,155,950
CLARKSTON VILLAGE	97,825,210	97,825,210	63,422,250	2,934,000	2,934,000	2,934,000
CLAWSON	816,124,080	816,124,080	550,299,175	16,006,370	16,006,370	16,006,370
FARMINGTON	695,275,910	695,275,910	496,017,530	18,295,090	18,295,090	18,295,090
FARMINGTON HILLS	6,545,494,066	6,545,494,066	4,660,638,005	242,150,600	242,150,600	242,034,620
FENTON	1,658,800	1,658,800	1,325,790	15,600	15,600	15,600
FERNDAL	1,527,421,010	1,527,421,010	996,826,990	53,056,890	53,056,890	53,056,890
HAZEL PARK	610,603,570	610,603,570	367,439,620	26,999,270	26,999,270	26,980,790
HUNTINGTON WOODS	725,471,500	725,471,500	510,573,440	8,534,740	8,534,740	8,534,740
KEEGO HARBOR	221,325,830	221,325,830	149,771,220	4,170,420	4,170,420	4,170,420
LAKE ANGELUS	141,734,810	141,734,810	114,650,900	930,820	930,820	930,820
LATHRUP VILLAGE	315,688,130	315,688,130	198,204,535	6,064,170	6,064,170	6,064,170
MADISON HEIGHTS	1,805,224,633	1,805,224,633	1,140,019,463	93,102,720	93,102,720	93,031,880
NORTHVILLE	344,631,100	344,631,100	241,820,237	3,352,200	3,352,200	3,352,200
NOVI	6,754,083,062	6,754,083,062	5,194,377,320	275,529,490	275,529,490	275,529,490
OAK PARK	1,423,517,608	1,423,517,608	758,929,139	57,226,945	57,226,945	56,494,904
ORCHARD LAKE	688,513,990	688,513,990	538,194,200	7,689,960	7,689,960	7,689,960
PLEASANT RIDGE	299,544,450	299,544,450	226,316,560	6,054,150	6,054,150	6,054,150
PONTIAC	1,878,378,350	1,878,378,350	1,172,500,690	256,654,750	256,654,750	256,654,750
ROCHESTER	1,401,377,170	1,401,377,170	1,085,663,560	37,486,380	37,486,380	37,486,380
ROCHESTER HILLS	6,964,372,810	6,964,372,810	4,994,728,210	174,402,240	174,402,240	174,402,240
ROYAL OAK	5,331,676,270	5,331,676,270	4,101,311,530	185,470,190	185,470,190	185,405,810
SOUTHFIELD	4,661,521,150	4,661,521,150	3,090,466,519	283,128,430	283,128,430	283,116,440
SOUTH LYON	806,497,660	806,497,660	585,547,820	14,186,110	14,186,110	14,186,110
SYLVAN LAKE	222,056,200	222,056,200	144,051,480	2,656,370	2,656,370	2,656,370
TROY	9,637,565,480	9,637,565,480	6,882,056,320	388,863,210	388,863,210	388,863,210
WALLED LAKE	448,005,608	448,005,608	311,872,006	16,627,103	16,627,103	16,627,103
WIXOM	1,455,034,500	1,455,034,500	1,036,638,000	120,507,530	120,507,530	120,507,530
TOTAL CITIES	66,014,943,067	66,014,943,067	47,648,158,889	2,605,615,168	2,605,615,168	2,604,601,047
TOTAL TOWNSHIPS	49,907,042,679	49,907,042,679	37,047,996,322	1,504,081,753	1,504,081,753	1,504,177,353
TOTAL COUNTY	115,921,985,746	115,921,985,746	84,696,155,211	4,109,696,921	4,109,696,921	4,108,778,400

2026 DISTRIBUTION OF ASSESSED AND EQUALIZED VALUES BY CITIES REAL / PERSONAL



ASSESSING DISTRICT - CITIES	NUMBER OF ACRES	ASSESSED VALUE	EQUALIZED VALUE	% OF COUNTY	TAXABLE VALUE	% OF COUNTY
AUBURN HILLS	10,655.97	2,833,545,800	2,833,545,800	2.36 %	2,303,551,270	2.59 %
BERKLEY	1,652.78	1,225,862,240	1,225,862,240	1.02 %	905,058,150	1.02 %
BIRMINGHAM	3,074.81	4,985,076,750	4,985,076,750	4.15 %	3,905,393,040	4.40 %
BLOOMFIELD HILLS	3,210.98	1,453,354,740	1,453,354,740	1.21 %	1,224,012,930	1.38 %
CLARKSTON VILLAGE	323.50	100,759,210	100,759,210	0.08 %	66,356,250	0.07 %
CLAWSON	1,403.04	832,130,450	832,130,450	0.69 %	566,305,545	0.64 %
FARMINGTON	1,700.58	713,571,000	713,571,000	0.59 %	514,312,620	0.58 %
FARMINGTON HILLS	21,312.98	6,787,644,666	6,787,644,666	5.65 %	4,902,672,625	5.52 %
FENTON	8.91	1,674,400	1,674,400	0.00 %	1,341,390	0.00 %
FERNDALE	2,498.28	1,580,477,900	1,580,477,900	1.32 %	1,049,883,880	1.18 %
HAZEL PARK	1,799.66	637,602,840	637,602,840	0.53 %	394,420,410	0.44 %
HUNTINGTON WOODS	929.67	734,006,240	734,006,240	0.61 %	519,108,180	0.58 %
KEEGO HARBOR	350.69	225,496,250	225,496,250	0.19 %	153,941,640	0.17 %
LAKE ANGELUS	1,041.83	142,665,630	142,665,630	0.12 %	115,581,720	0.13 %
LATHRUP VILLAGE	969.91	321,752,300	321,752,300	0.27 %	204,268,705	0.23 %
MADISON HEIGHTS	4,534.88	1,898,327,353	1,898,327,353	1.58 %	1,233,051,343	1.39 %
NORTHVILLE	640.85	347,983,300	347,983,300	0.29 %	245,172,437	0.28 %
NOVI	20,018.57	7,029,612,552	7,029,612,552	5.86 %	5,469,906,810	6.16 %
OAK PARK	3,253.18	1,480,744,553	1,480,744,553	1.23 %	815,424,043	0.92 %
ORCHARD LAKE	2,635.05	696,203,950	696,203,950	0.58 %	545,884,160	0.61 %
PLEASANT RIDGE	363.74	305,598,600	305,598,600	0.25 %	232,370,710	0.26 %
PONTIAC	12,919.62	2,135,033,100	2,135,033,100	1.78 %	1,429,155,440	1.61 %
ROCHESTER	2,447.62	1,438,863,550	1,438,863,550	1.20 %	1,123,149,940	1.26 %
ROCHESTER HILLS	21,060.12	7,138,775,050	7,138,775,050	5.95 %	5,169,130,450	5.82 %
ROYAL OAK	7,573.62	5,517,146,460	5,517,146,460	4.60 %	4,286,717,340	4.83 %
SOUTHFIELD	16,824.81	4,944,649,580	4,944,649,580	4.12 %	3,373,582,959	3.80 %
SOUTH LYON	2,395.54	820,683,770	820,683,770	0.68 %	599,733,930	0.68 %
SYLVAN LAKE	527.09	224,712,570	224,712,570	0.19 %	146,707,850	0.17 %
TROY	21,407.94	10,026,428,690	10,026,428,690	8.35 %	7,270,919,530	8.19 %
WALLED LAKE	1,513.69	464,632,711	464,632,711	0.39 %	328,499,109	0.37 %
WIXOM	5,985.62	1,575,542,030	1,575,542,030	1.31 %	1,157,145,530	1.30 %
TOTAL TOWNSHIPS	405,631.16	51,411,124,432	51,411,124,432	42.83 %	38,552,173,675	43.41 %
TOTAL CITIES	175,035.53	68,620,558,235	68,620,558,235	57.17 %	50,252,759,936	56.59 %
TOTAL COUNTY	580,666.69	120,031,682,667	120,031,682,667	100.00 %	88,804,933,611	100.00 %

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ADDISON	1	24,683,780	11,091,880	2,712,420	637,112,440	0	0	675,600,520
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	24,683,780	11,091,880	2,712,420	637,112,440	0	0	675,600,520
	4	61	49	19	2,914	0	0	3,043
	5	14,966,180	8,349,700	1,867,510	460,793,340	0	0	485,976,730
BLOOMFIELD	1	0	491,448,730	2,971,570	6,841,006,350	0	0	7,335,426,650
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	491,448,730	2,971,570	6,841,006,350	0	0	7,335,426,650
	4	0	386	11	17,697	0	0	18,094
	5	0	387,184,700	2,608,170	5,206,235,720	0	0	5,596,028,590
BRANDON	1	8,555,550	48,413,100	2,220,540	1,036,857,950	0	0	1,096,047,140
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	8,555,550	48,413,100	2,220,540	1,036,857,950	0	0	1,096,047,140
	4	26	190	14	5,782	0	0	6,012
	5	3,865,960	43,513,530	1,813,620	721,084,660	0	0	770,277,770
COMMERCE	1	0	502,033,920	58,278,020	3,572,414,860	0	0	4,132,726,800
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	502,033,920	58,278,020	3,572,414,860	0	0	4,132,726,800
	4	0	572	151	16,730	0	0	17,453
	5	0	427,882,520	42,506,780	2,594,935,956	0	0	3,065,325,256
GROVELAND	1	5,044,300	24,867,310	4,822,570	420,256,500	0	0	454,990,680
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	5,044,300	24,867,310	4,822,570	420,256,500	0	0	454,990,680
	4	27	75	36	2,279	0	0	2,417
	5	3,573,520	23,021,570	3,770,750	282,061,980	0	0	312,427,820
HIGHLAND	1	4,571,670	103,135,510	17,624,440	1,509,685,149	0	0	1,635,016,769
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	4,571,670	103,135,510	17,624,440	1,509,685,149	0	0	1,635,016,769
	4	16	267	70	7,268	0	0	7,621
	5	3,396,236	85,880,911	13,727,982	1,029,855,055	0	0	1,132,860,184

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
HOLLY	1	13,409,150	63,135,600	9,313,860	623,714,100	0	0	709,572,710
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	13,409,150	63,135,600	9,313,860	623,714,100	0	0	709,572,710
	4	68	230	38	4,704	0	0	5,040
	5	8,383,840	53,265,910	7,399,380	419,119,820	0	0	488,168,950
INDEPENDENCE	1	0	391,897,800	24,623,400	2,843,408,050	0	0	3,259,929,250
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	391,897,800	24,623,400	2,843,408,050	0	0	3,259,929,250
	4	0	381	67	13,058	0	0	13,506
	5	0	311,891,673	18,303,089	2,105,939,696	0	0	2,436,134,458
LYON	1	5,314,080	284,826,550	199,444,940	2,312,366,410	0	0	2,801,951,980
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	5,314,080	284,826,550	199,444,940	2,312,366,410	0	0	2,801,951,980
	4	12	294	135	8,885	0	0	9,326
	5	2,234,940	225,319,060	168,606,200	1,815,878,450	0	0	2,212,038,650
MILFORD	1	2,417,450	141,809,680	76,506,790	1,645,170,910	0	0	1,865,904,830
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	2,417,450	141,809,680	76,506,790	1,645,170,910	0	0	1,865,904,830
	4	8	343	84	6,937	0	0	7,372
	5	1,014,450	113,532,820	69,652,800	1,236,708,850	0	0	1,420,908,920
NOVI	1	0	0	0	16,314,120	0	0	16,314,120
	2	0	0	0	1.0000	0	0	1.0000
	3	0	0	0	16,314,120	0	0	16,314,120
	4	0	0	0	63	0	0	63
	5	0	0	0	12,064,340	0	0	12,064,340
OAKLAND	1	4,773,190	76,109,110	2,598,160	2,579,936,840	0	0	2,663,417,300
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	4,773,190	76,109,110	2,598,160	2,579,936,840	0	0	2,663,417,300
	4	9	58	14	7,567	0	0	7,648
	5	1,847,330	65,143,960	1,723,720	2,028,813,590	0	0	2,097,528,600

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ORION	1	0	434,749,850	118,118,470	2,963,908,400	0	0	3,516,776,720
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	434,749,850	118,118,470	2,963,908,400	0	0	3,516,776,720
	4	0	537	88	14,714	0	0	15,339
	5	0	347,553,640	94,321,000	2,130,889,020	0	0	2,572,763,660
OXFORD	1	9,833,100	154,168,370	55,885,530	1,519,801,530	0	0	1,739,688,530
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	9,833,100	154,168,370	55,885,530	1,519,801,530	0	0	1,739,688,530
	4	32	331	120	7,587	0	0	8,070
	5	7,406,710	128,827,330	38,059,380	1,119,487,540	0	0	1,293,780,960
ROSE	1	17,636,890	1,138,860	612,560	524,383,310	0	0	543,771,620
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	17,636,890	1,138,860	612,560	524,383,310	0	0	543,771,620
	4	90	12	18	3,096	0	0	3,216
	5	10,977,620	973,900	523,970	349,447,320	0	0	361,922,810
ROYAL OAK	1	0	23,463,230	4,342,710	26,020,670	0	0	53,826,610
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	23,463,230	4,342,710	26,020,670	0	0	53,826,610
	4	0	68	9	567	0	0	644
	5	0	19,033,180	3,226,920	16,167,410	0	0	38,427,510
SOUTHFIELD	1	0	114,481,370	235,220	1,963,000,070	0	0	2,077,716,660
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	114,481,370	235,220	1,963,000,070	0	0	2,077,716,660
	4	0	95	3	5,893	0	0	5,991
	5	0	100,097,110	231,650	1,472,183,570	0	0	1,572,512,330
SPRINGFIELD	1	7,709,650	67,942,150	11,681,340	1,183,350,800	0	0	1,270,683,940
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	7,709,650	67,942,150	11,681,340	1,183,350,800	0	0	1,270,683,940
	4	23	214	38	5,532	0	0	5,807
	5	5,715,260	60,225,000	10,051,730	837,121,000	0	0	913,112,990

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
WATERFORD	1	0	716,014,340	61,135,500	4,053,613,870	0	0	4,830,763,710
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	716,014,340	61,135,500	4,053,613,870	0	0	4,830,763,710
	4	0	1,483	134	28,600	0	0	30,217
	5	0	525,559,400	41,929,750	2,735,573,875	0	0	3,303,063,025
WEST BLOOMFIELD	1	0	555,670,210	2,348,240	6,259,033,890	0	0	6,817,052,340
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	555,670,210	2,348,240	6,259,033,890	0	0	6,817,052,340
	4	0	315	13	24,942	0	0	25,270
	5	0	475,381,631	2,080,421	4,764,164,697	0	0	5,241,626,749
WHITE LAKE	1	7,412,080	180,171,080	3,878,660	2,218,401,980	0	0	2,409,863,800
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	7,412,080	180,171,080	3,878,660	2,218,401,980	0	0	2,409,863,800
	4	21	337	25	11,944	0	0	12,327
	5	5,335,260	147,883,240	3,459,060	1,564,368,460	0	0	1,721,046,020
TOTAL TOWNSHIPS	1	111,360,890	4,386,568,650	659,354,940	44,749,758,199	0	0	49,907,042,679
	3	111,360,890	4,386,568,650	659,354,940	44,749,758,199	0	0	49,907,042,679
	4	393	6,237	1,087	196,759	0	0	204,476
	5	68,717,306	3,550,520,785	525,863,882	32,902,894,349	0	0	37,047,996,322

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
AUBURN HILLS	1	0	717,641,400	1,129,306,000	820,675,880	0	0	2,667,623,280
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	717,641,400	1,129,306,000	820,675,880	0	0	2,667,623,280
	4	0	458	379	5,648	0	0	6,485
	5	0	604,258,690	951,031,270	582,339,200	0	0	2,137,629,160
BERKLEY	1	0	107,375,420	1,539,590	1,094,890,510	0	0	1,203,805,520
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	107,375,420	1,539,590	1,094,890,510	0	0	1,203,805,520
	4	0	416	5	6,617	0	0	7,038
	5	0	80,389,920	926,620	801,684,890	0	0	883,001,430
BIRMINGHAM	1	0	803,405,310	3,294,590	4,089,992,620	0	0	4,896,692,520
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	803,405,310	3,294,590	4,089,992,620	0	0	4,896,692,520
	4	0	531	6	9,129	0	0	9,666
	5	0	568,520,190	1,353,910	3,247,134,710	0	0	3,817,008,810
BLOOMFIELD HILLS	1	0	162,296,050	0	1,263,902,740	0	0	1,426,198,790
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	162,296,050	0	1,263,902,740	0	0	1,426,198,790
	4	0	66	0	1,715	0	0	1,781
	5	0	149,986,780	0	1,046,870,200	0	0	1,196,856,980
CLARKSTON VILLAGE	1	0	16,150,340	0	81,674,870	0	0	97,825,210
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	16,150,340	0	81,674,870	0	0	97,825,210
	4	0	42	0	378	0	0	420
	5	0	10,711,300	0	52,710,950	0	0	63,422,250
CLAWSON	1	0	119,531,400	21,820,420	674,772,260	0	0	816,124,080
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	119,531,400	21,820,420	674,772,260	0	0	816,124,080
	4	0	373	49	4,778	0	0	5,200
	5	0	89,465,740	14,639,540	446,193,895	0	0	550,299,175

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
FARMINGTON	1	0	158,942,890	8,130,720	528,202,300	0	0	695,275,910
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	158,942,890	8,130,720	528,202,300	0	0	695,275,910
	4	0	277	10	3,429	0	0	3,716
	5	0	120,353,060	6,150,760	369,513,710	0	0	496,017,530
FARMINGTON HILLS	1	0	1,380,313,310	279,318,950	4,885,861,806	0	0	6,545,494,066
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	1,380,313,310	279,318,950	4,885,861,806	0	0	6,545,494,066
	4	0	1,221	209	25,917	0	0	27,347
	5	0	1,034,520,790	168,772,170	3,457,345,045	0	0	4,660,638,005
FENTON	1	0	0	0	1,658,800	0	0	1,658,800
	2	0	0	0	1.0000	0	0	1.0000
	3	0	0	0	1,658,800	0	0	1,658,800
	4	0	0	0	8	0	0	8
	5	0	0	0	1,325,790	0	0	1,325,790
FERNDAL	1	0	257,633,830	54,344,300	1,215,442,880	0	0	1,527,421,010
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	257,633,830	54,344,300	1,215,442,880	0	0	1,527,421,010
	4	0	692	149	9,224	0	0	10,065
	5	0	178,426,380	31,200,160	787,200,450	0	0	996,826,990
HAZEL PARK	1	0	146,879,650	10,348,480	453,375,440	0	0	610,603,570
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	146,879,650	10,348,480	453,375,440	0	0	610,603,570
	4	0	535	75	7,046	0	0	7,656
	5	0	110,375,410	7,168,280	249,895,930	0	0	367,439,620
HUNTINGTON WOODS	1	0	10,599,510	0	714,871,990	0	0	725,471,500
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	10,599,510	0	714,871,990	0	0	725,471,500
	4	0	25	0	2,437	0	0	2,462
	5	0	8,258,040	0	502,315,400	0	0	510,573,440

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
KEEGO HARBOR	1	0	34,913,480	0	186,412,350	0	0	221,325,830
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	34,913,480	0	186,412,350	0	0	221,325,830
	4	0	130	0	1,236	0	0	1,366
	5	0	29,530,380	0	120,240,840	0	0	149,771,220
LAKE ANGELUS	1	0	0	0	141,734,810	0	0	141,734,810
	2	0	0	0	1.0000	0	0	1.0000
	3	0	0	0	141,734,810	0	0	141,734,810
	4	0	0	0	167	0	0	167
	5	0	0	0	114,650,900	0	0	114,650,900
LATHRUP VILLAGE	1	0	37,810,410	0	277,877,720	0	0	315,688,130
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	37,810,410	0	277,877,720	0	0	315,688,130
	4	0	105	0	1,723	0	0	1,828
	5	0	32,502,830	0	165,701,705	0	0	198,204,535
MADISON HEIGHTS	1	0	550,519,020	180,334,320	1,074,371,293	0	0	1,805,224,633
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	550,519,020	180,334,320	1,074,371,293	0	0	1,805,224,633
	4	0	844	271	10,275	0	0	11,390
	5	0	390,571,510	109,957,150	639,490,803	0	0	1,140,019,463
NORTHVILLE	1	0	7,005,800	0	337,625,300	0	0	344,631,100
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	7,005,800	0	337,625,300	0	0	344,631,100
	4	0	20	0	1,324	0	0	1,344
	5	0	5,861,710	0	235,958,527	0	0	241,820,237
NOVI	1	0	1,723,088,570	100,174,310	4,930,820,182	0	0	6,754,083,062
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	1,723,088,570	100,174,310	4,930,820,182	0	0	6,754,083,062
	4	0	915	151	18,938	0	0	20,004
	5	0	1,369,266,660	75,938,150	3,749,172,510	0	0	5,194,377,320

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
OAK PARK	1	0	184,554,900	49,002,600	1,189,960,108	0	0	1,423,517,608
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	184,554,900	49,002,600	1,189,960,108	0	0	1,423,517,608
	4	0	480	133	9,739	0	0	10,352
	5	0	148,675,287	39,554,929	570,698,923	0	0	758,929,139
ORCHARD LAKE	1	0	15,369,220	63,330	673,081,440	0	0	688,513,990
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	15,369,220	63,330	673,081,440	0	0	688,513,990
	4	0	20	1	991	0	0	1,012
	5	0	12,291,480	54,580	525,848,140	0	0	538,194,200
PLEASANT RIDGE	1	0	11,224,930	0	288,319,520	0	0	299,544,450
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	11,224,930	0	288,319,520	0	0	299,544,450
	4	0	33	0	1,172	0	0	1,205
	5	0	7,652,240	0	218,664,320	0	0	226,316,560
PONTIAC	1	0	684,783,250	112,829,150	1,080,765,950	0	0	1,878,378,350
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	684,783,250	112,829,150	1,080,765,950	0	0	1,878,378,350
	4	0	1,943	233	21,019	0	0	23,195
	5	0	514,356,160	79,566,370	578,578,160	0	0	1,172,500,690
ROCHESTER	1	0	254,518,900	47,906,260	1,098,952,010	0	0	1,401,377,170
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	254,518,900	47,906,260	1,098,952,010	0	0	1,401,377,170
	4	0	365	38	4,470	0	0	4,873
	5	0	186,514,210	43,320,660	855,828,690	0	0	1,085,663,560
ROCHESTER HILLS	1	0	829,939,900	271,279,840	5,863,153,070	0	0	6,964,372,810
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	829,939,900	271,279,840	5,863,153,070	0	0	6,964,372,810
	4	0	661	286	24,293	0	0	25,240
	5	0	684,935,580	188,631,220	4,121,161,410	0	0	4,994,728,210

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
ROYAL OAK	1	0	917,100,400	61,035,720	4,353,540,150	0	0	5,331,676,270
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	917,100,400	61,035,720	4,353,540,150	0	0	5,331,676,270
	4	0	1,258	169	24,595	0	0	26,022
	5	0	741,202,810	49,242,650	3,310,866,070	0	0	4,101,311,530
SOUTHFIELD	1	0	1,746,566,790	64,580,230	2,850,374,130	0	0	4,661,521,150
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	1,746,566,790	64,580,230	2,850,374,130	0	0	4,661,521,150
	4	0	1,260	84	22,100	0	0	23,444
	5	0	1,455,568,880	52,338,342	1,582,559,297	0	0	3,090,466,519
SOUTH LYON	1	0	71,516,020	8,221,970	726,759,670	0	0	806,497,660
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	71,516,020	8,221,970	726,759,670	0	0	806,497,660
	4	0	161	24	3,761	0	0	3,946
	5	0	53,216,710	6,611,930	525,719,180	0	0	585,547,820
SYLVAN LAKE	1	0	19,787,590	230,870	202,037,740	0	0	222,056,200
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	19,787,590	230,870	202,037,740	0	0	222,056,200
	4	0	56	1	846	0	0	903
	5	0	15,832,090	196,360	128,023,030	0	0	144,051,480
TROY	1	0	2,001,560,190	769,190,830	6,866,814,460	0	0	9,637,565,480
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	2,001,560,190	769,190,830	6,866,814,460	0	0	9,637,565,480
	4	0	1,078	929	28,149	0	0	30,156
	5	0	1,475,738,040	502,067,180	4,904,251,100	0	0	6,882,056,320
WALLED LAKE	1	0	81,057,110	16,700,590	350,247,908	0	0	448,005,608
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	81,057,110	16,700,590	350,247,908	0	0	448,005,608
	4	0	228	52	2,750	0	0	3,030
	5	0	66,826,000	14,176,480	230,869,526	0	0	311,872,006

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL REAL
WIXOM	1	0	452,743,040	302,164,160	700,127,300	0	0	1,455,034,500
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	452,743,040	302,164,160	700,127,300	0	0	1,455,034,500
	4	0	432	188	3,734	0	0	4,354
	5	0	305,451,470	223,888,390	507,298,140	0	0	1,036,638,000
TOTAL CITIES	1	0	13,504,828,630	3,491,817,230	49,018,297,207	0	0	66,014,943,067
	3	0	13,504,828,630	3,491,817,230	49,018,297,207	0	0	66,014,943,067
	4	0	14,625	3,442	257,608	0	0	275,675
	5	0	10,451,260,347	2,566,787,101	34,630,111,441	0	0	47,648,158,889
TOTAL TOWNSHIPS	1	111,360,890	4,386,568,650	659,354,940	44,749,758,199	0	0	49,907,042,679
	3	111,360,890	4,386,568,650	659,354,940	44,749,758,199	0	0	49,907,042,679
	4	393	6,237	1,087	196,759	0	0	204,476
	5	68,717,306	3,550,520,785	525,863,882	32,902,894,349	0	0	37,047,996,322
TOTAL COUNTY	1	111,360,890	17,891,397,280	4,151,172,170	93,768,055,406	0	0	115,921,985,746
	3	111,360,890	17,891,397,280	4,151,172,170	93,768,055,406	0	0	115,921,985,746
	4	393	20,862	4,529	454,367	0	0	480,151
	5	68,717,306	14,001,781,132	3,092,650,983	67,533,005,790	0	0	84,696,155,211

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ADDISON	1	0	1,621,550	0	0	48,504,590	50,126,140
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,621,550	0	0	48,504,590	50,126,140
	4	0	122	9	0	20	151
	5	0	1,621,550	0	0	48,504,590	50,126,140
BLOOMFIELD	1	0	51,965,290	0	0	41,517,850	93,483,140
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	51,965,290	0	0	41,517,850	93,483,140
	4	0	1,298	0	0	12	1,310
	5	0	51,965,290	0	0	41,517,850	93,483,140
BRANDON	1	0	2,773,010	133,780	0	55,330,760	58,237,550
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	2,773,010	133,780	0	55,330,760	58,237,550
	4	0	284	1	0	9	294
	5	0	2,773,010	133,780	0	55,330,760	58,237,550
COMMERCE	1	0	59,021,171	358,310	0	55,741,840	115,121,321
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	59,021,171	358,310	0	55,741,840	115,121,321
	4	0	1,169	41	0	15	1,225
	5	0	59,021,171	358,310	0	55,741,840	115,121,321
GROVELAND	1	0	5,052,140	691,840	0	21,975,430	27,719,410
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,052,140	691,840	0	21,975,430	27,719,410
	4	0	190	9	0	13	212
	5	0	5,052,140	691,840	0	21,975,430	27,719,410
HIGHLAND	1	0	8,062,280	5,034,700	0	46,591,600	59,688,580
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	8,062,280	5,034,700	0	46,591,600	59,688,580
	4	0	503	17	0	5	525
	5	0	8,080,730	5,034,700	0	46,591,600	59,707,030

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
HOLLY	1	0	5,275,740	675,610	0	35,950,770	41,902,120
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,275,740	675,610	0	35,950,770	41,902,120
	4	0	411	15	0	5	431
	5	0	5,343,320	675,610	0	35,950,770	41,969,700
INDEPENDENCE	1	0	29,557,900	0	0	54,568,800	84,126,700
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	29,557,900	0	0	54,568,800	84,126,700
	4	0	1,114	13	0	9	1,136
	5	0	29,557,900	0	0	54,568,800	84,126,700
LYON	1	0	44,632,540	7,602,010	0	77,590,580	129,825,130
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	44,632,540	7,602,010	0	77,590,580	129,825,130
	4	0	568	46	0	8	622
	5	0	44,632,540	7,602,010	0	77,590,580	129,825,130
MILFORD	1	0	15,121,820	24,931,540	0	72,357,610	112,410,970
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	15,121,820	24,931,540	0	72,357,610	112,410,970
	4	0	673	25	0	11	709
	5	0	15,121,820	24,931,540	0	72,357,610	112,410,970
NOVI	1	0	0	0	0	456,100	456,100
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	456,100	456,100
	4	0	3	0	0	2	5
	5	0	0	0	0	456,100	456,100
OAKLAND	1	0	8,093,940	0	0	53,045,990	61,139,930
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	8,093,940	0	0	53,045,990	61,139,930
	4	0	180	1	0	10	191
	5	0	8,093,940	0	0	53,045,990	61,139,930

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ORION	1	0	43,875,102	19,437,720	0	114,564,770	177,877,592
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	43,875,102	19,437,720	0	114,564,770	177,877,592
	4	0	1,099	37	0	13	1,149
	5	0	43,884,672	19,437,720	0	114,564,770	177,887,162
OXFORD	1	0	10,522,120	208,240	0	56,258,820	66,989,180
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	10,522,120	208,240	0	56,258,820	66,989,180
	4	0	687	45	0	9	741
	5	0	10,522,120	208,240	0	56,258,820	66,989,180
ROSE	1	0	801,410	0	0	55,278,410	56,079,820
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	801,410	0	0	55,278,410	56,079,820
	4	0	69	0	0	11	80
	5	0	801,410	0	0	55,278,410	56,079,820
ROYAL OAK	1	0	3,663,010	385,900	0	6,223,260	10,272,170
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	3,663,010	385,900	0	6,223,260	10,272,170
	4	0	111	7	0	6	124
	5	0	3,663,010	385,900	0	6,223,260	10,272,170
SOUTHFIELD	1	0	10,719,590	0	0	21,218,930	31,938,520
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	10,719,590	0	0	21,218,930	31,938,520
	4	0	814	0	0	14	828
	5	0	10,719,590	0	0	21,218,930	31,938,520
SPRINGFIELD	1	0	10,862,080	122,090	0	51,224,500	62,208,670
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	10,862,080	122,090	0	51,224,500	62,208,670
	4	0	271	23	0	11	305
	5	0	10,862,080	122,090	0	51,224,500	62,208,670

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY TOWNSHIPS

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - TOWNSHIPS		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
WATERFORD	1	0	50,830,040	1,453,440	0	60,295,110	112,578,590
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	50,830,040	1,453,440	0	60,295,110	112,578,590
	4	0	2,089	19	0	8	2,116
	5	0	50,830,040	1,453,440	0	60,295,110	112,578,590
WEST BLOOMFIELD	1	0	38,388,380	0	0	57,858,280	96,246,660
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	38,388,380	0	0	57,858,280	96,246,660
	4	0	1,369	0	0	21	1,390
	5	0	38,388,380	0	0	57,858,280	96,246,660
WHITE LAKE	1	0	13,500,550	2,194,590	0	39,958,320	55,653,460
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	13,500,550	2,194,590	0	39,958,320	55,653,460
	4	0	469	5	0	17	491
	5	0	13,500,550	2,194,590	0	39,958,320	55,653,460
TOTAL TOWNSHIPS	1	0	414,339,663	63,229,770	0	1,026,512,320	1,504,081,753
	3	0	414,339,663	63,229,770	0	1,026,512,320	1,504,081,753
	4	0	13,493	313	0	229	14,035
	5	0	414,435,263	63,229,770	0	1,026,512,320	1,504,177,353

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
AUBURN HILLS	1	0	85,606,650	37,594,840	0	42,721,030	165,922,520
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	85,606,650	37,594,840	0	42,721,030	165,922,520
	4	0	1,488	247	0	17	1,752
	5	0	85,606,240	37,594,840	0	42,721,030	165,922,110
BERKLEY	1	0	5,002,560	0	0	17,054,160	22,056,720
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	5,002,560	0	0	17,054,160	22,056,720
	4	0	554	1	0	4	559
	5	0	5,002,560	0	0	17,054,160	22,056,720
BIRMINGHAM	1	0	42,750,680	0	0	45,633,550	88,384,230
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	42,750,680	0	0	45,633,550	88,384,230
	4	0	1,465	1	0	3	1,469
	5	0	42,750,680	0	0	45,633,550	88,384,230
BLOOMFIELD HILLS	1	0	18,654,390	0	0	8,501,560	27,155,950
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	18,654,390	0	0	8,501,560	27,155,950
	4	0	478	0	0	5	483
	5	0	18,654,390	0	0	8,501,560	27,155,950
CLARKSTON VILLAGE	1	0	1,695,790	0	0	1,238,210	2,934,000
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,695,790	0	0	1,238,210	2,934,000
	4	0	118	0	0	2	120
	5	0	1,695,790	0	0	1,238,210	2,934,000
CLAWSON	1	0	6,607,710	0	0	9,398,660	16,006,370
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	6,607,710	0	0	9,398,660	16,006,370
	4	0	556	6	0	3	565
	5	0	6,607,710	0	0	9,398,660	16,006,370

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
FARMINGTON	1	0	8,085,670	764,380	0	9,445,040	18,295,090
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	8,085,670	764,380	0	9,445,040	18,295,090
	4	0	597	7	0	3	607
	5	0	8,085,670	764,380	0	9,445,040	18,295,090
FARMINGTON HILLS	1	0	117,923,920	15,827,670	0	108,399,010	242,150,600
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	117,923,920	15,827,670	0	108,399,010	242,150,600
	4	0	3,888	85	0	11	3,984
	5	0	117,807,940	15,827,670	0	108,399,010	242,034,620
FENTON	1	0	0	0	0	15,600	15,600
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	15,600	15,600
	4	0	0	0	0	1	1
	5	0	0	0	0	15,600	15,600
FERNDAL	1	0	9,542,770	1,422,490	0	42,091,630	53,056,890
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	9,542,770	1,422,490	0	42,091,630	53,056,890
	4	0	991	44	0	6	1,041
	5	0	9,542,770	1,422,490	0	42,091,630	53,056,890
HAZEL PARK	1	0	11,715,930	87,490	0	15,195,850	26,999,270
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	11,715,930	87,490	0	15,195,850	26,999,270
	4	0	567	22	0	3	592
	5	0	11,697,450	87,490	0	15,195,850	26,980,790
HUNTINGTON WOODS	1	0	1,178,560	0	0	7,356,180	8,534,740
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,178,560	0	0	7,356,180	8,534,740
	4	0	148	0	0	5	153
	5	0	1,178,560	0	0	7,356,180	8,534,740

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
KEEGO HARBOR	1	0	1,041,190	0	0	3,129,230	4,170,420
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,041,190	0	0	3,129,230	4,170,420
	4	0	200	0	0	2	202
	5	0	1,041,190	0	0	3,129,230	4,170,420
LAKE ANGELUS	1	0	0	0	0	930,820	930,820
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	930,820	930,820
	4	0	9	0	0	4	13
	5	0	0	0	0	930,820	930,820
LATHRUP VILLAGE	1	0	1,618,600	0	0	4,445,570	6,064,170
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,618,600	0	0	4,445,570	6,064,170
	4	0	271	0	0	3	274
	5	0	1,618,600	0	0	4,445,570	6,064,170
MADISON HEIGHTS	1	0	54,360,330	5,013,460	0	33,728,930	93,102,720
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	54,360,330	5,013,460	0	33,728,930	93,102,720
	4	0	1,567	107	0	8	1,682
	5	0	54,289,490	5,013,460	0	33,728,930	93,031,880
NORTHVILLE	1	0	328,600	0	0	3,023,600	3,352,200
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	328,600	0	0	3,023,600	3,352,200
	4	0	51	0	0	2	53
	5	0	328,600	0	0	3,023,600	3,352,200
NOVI	1	0	187,547,560	10,903,670	0	77,078,260	275,529,490
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	187,547,560	10,903,670	0	77,078,260	275,529,490
	4	0	2,675	39	0	14	2,728
	5	0	187,547,560	10,903,670	0	77,078,260	275,529,490

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
OAK PARK	1	0	32,434,720	1,458,362	0	23,333,863	57,226,945
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	32,434,720	1,458,362	0	23,333,863	57,226,945
	4	0	946	38	0	7	991
	5	0	31,702,679	1,458,362	0	23,333,863	56,494,904
ORCHARD LAKE	1	0	2,879,220	0	0	4,810,740	7,689,960
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	2,879,220	0	0	4,810,740	7,689,960
	4	0	92	0	0	7	99
	5	0	2,879,220	0	0	4,810,740	7,689,960
PLEASANT RIDGE	1	0	2,605,350	0	0	3,448,800	6,054,150
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	2,605,350	0	0	3,448,800	6,054,150
	4	0	108	0	0	3	111
	5	0	2,605,350	0	0	3,448,800	6,054,150
PONTIAC	1	0	152,930,020	2,984,830	0	100,739,900	256,654,750
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	152,930,020	2,984,830	0	100,739,900	256,654,750
	4	0	1,370	57	0	3	1,430
	5	0	152,930,020	2,984,830	0	100,739,900	256,654,750
ROCHESTER	1	0	12,795,960	1,179,700	0	23,510,720	37,486,380
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	12,795,960	1,179,700	0	23,510,720	37,486,380
	4	0	879	9	0	5	893
	5	0	12,795,960	1,179,700	0	23,510,720	37,486,380
ROCHESTER HILLS	1	0	76,900,790	9,982,270	0	87,519,180	174,402,240
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	76,900,790	9,982,270	0	87,519,180	174,402,240
	4	0	1,866	151	0	10	2,027
	5	0	76,900,790	9,982,270	0	87,519,180	174,402,240

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
ROYAL OAK	1	0	64,717,960	396,130	0	120,356,100	185,470,190
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	64,717,960	396,130	0	120,356,100	185,470,190
	4	0	1,880	25	0	8	1,913
	5	0	64,653,580	396,130	0	120,356,100	185,405,810
SOUTHFIELD	1	0	210,987,790	2,405,890	0	69,734,750	283,128,430
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	210,987,790	2,405,890	0	69,734,750	283,128,430
	4	0	5,436	30	0	14	5,480
	5	0	210,975,800	2,405,890	0	69,734,750	283,116,440
SOUTH LYON	1	0	4,187,930	0	0	9,998,180	14,186,110
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	4,187,930	0	0	9,998,180	14,186,110
	4	0	338	5	0	3	346
	5	0	4,187,930	0	0	9,998,180	14,186,110
SYLVAN LAKE	1	0	756,480	0	0	1,899,890	2,656,370
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	756,480	0	0	1,899,890	2,656,370
	4	0	121	0	0	6	127
	5	0	756,480	0	0	1,899,890	2,656,370
TROY	1	0	263,784,930	36,583,370	0	88,494,910	388,863,210
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	263,784,930	36,583,370	0	88,494,910	388,863,210
	4	0	5,194	363	0	19	5,576
	5	0	263,784,930	36,583,370	0	88,494,910	388,863,210
WALLED LAKE	1	0	6,843,523	1,225,320	0	8,558,260	16,627,103
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	6,843,523	1,225,320	0	8,558,260	16,627,103
	4	0	339	5	0	3	347
	5	0	6,843,523	1,225,320	0	8,558,260	16,627,103

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY CITIES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - CITIES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL
WIXOM	1	0	72,670,410	17,922,360	0	29,914,760	120,507,530
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	72,670,410	17,922,360	0	29,914,760	120,507,530
	4	0	1,060	117	0	11	1,188
	5	0	72,670,410	17,922,360	0	29,914,760	120,507,530
TOTAL CITIES	1	0	1,458,155,993	145,752,232		1,001,706,943	2,605,615,168
	3	0	1,458,155,993	145,752,232		1,001,706,943	2,605,615,168
	4	0	35,252	1,359		195	36,806
	5	0	1,457,141,872	145,752,232		1,001,706,943	2,604,601,047
TOTAL TOWNSHIPS	1	0	414,339,663	63,229,770		1,026,512,320	1,504,081,753
	3	0	414,339,663	63,229,770		1,026,512,320	1,504,081,753
	4	0	13,493	313		229	14,035
	5	0	414,435,263	63,229,770		1,026,512,320	1,504,177,353
TOTAL COUNTY	1	0	1,872,495,656	208,982,002		2,028,219,263	4,109,696,921
	3	0	1,872,495,656	208,982,002		2,028,219,263	4,109,696,921
	4	0	48,745	1,672		424	50,841
	5	0	1,871,577,135	208,982,002		2,028,219,263	4,108,778,400

2026 EQUALIZATION FACTORS BY CLASS BY TOWNSHIPS

ASSESSING DISTRICT - TOWNSHIPS	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL PERSONAL
ADDISON	1.0000	1.0000	1.0000	1.0000			1.0000
BLOOMFIELD		1.0000	1.0000	1.0000			1.0000
BRANDON	1.0000	1.0000	1.0000	1.0000			1.0000
COMMERCE		1.0000	1.0000	1.0000			1.0000
GROVELAND	1.0000	1.0000	1.0000	1.0000			1.0000
HIGHLAND	1.0000	1.0000	1.0000	1.0000			1.0000
HOLLY	1.0000	1.0000	1.0000	1.0000			1.0000
INDEPENDENCE		1.0000	1.0000	1.0000			1.0000
LYON	1.0000	1.0000	1.0000	1.0000			1.0000
MILFORD	1.0000	1.0000	1.0000	1.0000			1.0000
NOVI				1.0000			1.0000
OAKLAND	1.0000	1.0000	1.0000	1.0000			1.0000
ORION		1.0000	1.0000	1.0000			1.0000
OXFORD	1.0000	1.0000	1.0000	1.0000			1.0000
ROSE	1.0000	1.0000	1.0000	1.0000			1.0000
ROYAL OAK		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD		1.0000	1.0000	1.0000			1.0000
SPRINGFIELD	1.0000	1.0000	1.0000	1.0000			1.0000
WATERFORD		1.0000	1.0000	1.0000			1.0000
WEST BLOOMFIELD		1.0000	1.0000	1.0000			1.0000
WHITE LAKE	1.0000	1.0000	1.0000	1.0000			1.0000

2026 EQUALIZATION FACTORS BY CLASS BY CITIES

ASSESSING DISTRICT - CITIES	AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER REAL	DEVELOPMENT REAL	TOTAL PERSONAL
AUBURN HILLS		1.0000	1.0000	1.0000			1.0000
BERKLEY		1.0000	1.0000	1.0000			1.0000
BIRMINGHAM		1.0000	1.0000	1.0000			1.0000
BLOOMFIELD HILLS		1.0000		1.0000			1.0000
CLARKSTON VILLAGE		1.0000		1.0000			1.0000
CLAWSON		1.0000	1.0000	1.0000			1.0000
FARMINGTON		1.0000	1.0000	1.0000			1.0000
FARMINGTON HILLS		1.0000	1.0000	1.0000			1.0000
FENTON				1.0000			1.0000
FERNDALE		1.0000	1.0000	1.0000			1.0000
HAZEL PARK		1.0000	1.0000	1.0000			1.0000
HUNTINGTON WOODS		1.0000		1.0000			1.0000
KEEGO HARBOR		1.0000		1.0000			1.0000
LAKE ANGELUS				1.0000			1.0000
LATHRUP VILLAGE		1.0000		1.0000			1.0000
MADISON HEIGHTS		1.0000	1.0000	1.0000			1.0000
NORTHVILLE		1.0000		1.0000			1.0000
NOVI		1.0000	1.0000	1.0000			1.0000
OAK PARK		1.0000	1.0000	1.0000			1.0000
ORCHARD LAKE		1.0000	1.0000	1.0000			1.0000
PLEASANT RIDGE		1.0000		1.0000			1.0000
PONTIAC		1.0000	1.0000	1.0000			1.0000
ROCHESTER		1.0000	1.0000	1.0000			1.0000
ROCHESTER HILLS		1.0000	1.0000	1.0000			1.0000
ROYAL OAK		1.0000	1.0000	1.0000			1.0000
SOUTHFIELD		1.0000	1.0000	1.0000			1.0000
SOUTH LYON		1.0000	1.0000	1.0000			1.0000
SYLVAN LAKE		1.0000	1.0000	1.0000			1.0000
TROY		1.0000	1.0000	1.0000			1.0000
WALLED LAKE		1.0000	1.0000	1.0000			1.0000
WIXOM		1.0000	1.0000	1.0000			1.0000

OAKLAND COUNTY VILLAGE INFORMATION

The village information included in the following pages is for informational purposes only.

Village totals are included in the township totals in the previous pages.

Here is a reference of which villages are included in the township totals.

TOWNSHIP

ADDISON TOWNSHIP

BRANDON TOWNSHIP

COMMERCE TOWNSHIP

HOLLY TOWNSHIP

MILFORD TOWNSHIP

ORION TOWNSHIP

OXFORD TOWNSHIP

ROSE TOWNSHIP

SOUTHFIELD TOWNSHIP

VILLAGE

VILLAGE OF LEONARD

VILLAGE OF ORTONVILLE

VILLAGE OF WOLVERINE LAKE

VILLAGE OF HOLLY

VILLAGE OF MILFORD

VILLAGE OF LAKE ORION

VILLAGE OF OXFORD

VILLAGE OF HOLLY

VILLAGE OF BINGHAM FARMS

VILLAGE OF FRANKLIN

VILLAGE OF BEVERLY HILLS

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENT REAL	TOTAL REAL PROPERTY
VILLAGE OF BEVERLY HILLS (TH)	1	0	41,494,820	153,660	1,133,486,150	0	0	1,175,134,630
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	41,494,820	153,660	1,133,486,150	0	0	1,175,134,630
	4	0	47	2	4,086	0	0	4,135
	5	0	34,562,000	150,090	823,819,680	0	0	858,531,770
VILLAGE OF BINGHAM FARMS (TB)	1	0	66,836,330	0	202,955,390	0	0	269,791,720
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	66,836,330	0	202,955,390	0	0	269,791,720
	4	0	27	0	519	0	0	546
	5	0	60,087,800	0	162,517,110	0	0	222,604,910
VILLAGE OF FRANKLIN (TF)	1	0	6,000,150	81,560	623,413,340	0	0	629,495,050
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	6,000,150	81,560	623,413,340	0	0	629,495,050
	4	0	20	1	1,273	0	0	1,294
	5	0	5,297,240	81,560	483,429,830	0	0	488,808,630
VILLAGE OF HOLLY (IH)	1	0	50,194,920	4,843,220	209,536,430	0	0	264,574,570
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	50,194,920	4,843,220	209,536,430	0	0	264,574,570
	4	0	178	19	1,879	0	0	2,076
	5	0	42,912,950	3,889,520	133,882,450	0	0	180,684,920
VILLAGE OF HOLLY (RH)	1	0	0	0	0	0	0	0
	2	0	0	0	0	0	0	0
	3	0	0	0	0	0	0	0
	4	0	0	0	0	0	0	0
	5	0	0	0	0	0	0	0
VILLAGE OF LAKE ORION (OL)	1	0	40,740,810	57,030	254,283,830	0	0	295,081,670
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	40,740,810	57,030	254,283,830	0	0	295,081,670
	4	0	127	2	1,235	0	0	1,364
	5	0	31,851,050	49,060	174,213,900	0	0	206,114,010

2026 ANALYSIS BY CLASS OF REAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
(3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
(5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL REAL	COMMERCIAL REAL	INDUSTRIAL REAL	RESIDENTIAL REAL	TIMBER CUT OVER	DEVELOPMENT REAL	TOTAL REAL PROPERTY
VILLAGE OF LEONARD (AL)	1	354,940	561,770	1,169,180	24,414,620	0	0	26,500,510
	2	1.0000	1.0000	1.0000	1.0000	0	0	1.0000
	3	354,940	561,770	1,169,180	24,414,620	0	0	26,500,510
	4	2	7	7	200	0	0	216
	5	218,050	426,610	897,060	16,711,710	0	0	18,253,430
VILLAGE OF MILFORD (LM)	1	0	85,931,020	347,700	478,446,230	0	0	564,724,950
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	85,931,020	347,700	478,446,230	0	0	564,724,950
	4	0	193	7	2,538	0	0	2,738
	5	0	67,653,870	333,400	345,729,630	0	0	413,716,900
VILLAGE OF ORTONVILLE (DO)	1	0	12,879,750	697,690	65,588,980	0	0	79,166,420
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	12,879,750	697,690	65,588,980	0	0	79,166,420
	4	0	78	5	470	0	0	553
	5	0	10,628,570	607,330	43,764,010	0	0	54,999,910
VILLAGE OF OXFORD (PO)	1	0	46,312,040	12,042,330	191,128,840	0	0	249,483,210
	2	0	1.0000	1.0000	1.0000	0	0	1.0000
	3	0	46,312,040	12,042,330	191,128,840	0	0	249,483,210
	4	0	165	32	1,184	0	0	1,381
	5	0	38,743,320	8,329,550	134,316,300	0	0	181,389,170
VILLAGE OF WOLVERINE LAKE (EW)	1	0	25,861,010	0	348,147,014	0	0	374,008,024
	2	0	1.0000	0	1.0000	0	0	1.0000
	3	0	25,861,010	0	348,147,014	0	0	374,008,024
	4	0	30	0	1,806	0	0	1,836
	5	0	20,684,760	0	238,803,564	0	0	259,488,324

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF BEVERLY HILLS (TH)	1	0	3,239,080	0	0	15,161,220	18,400,300
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	3,239,080	0	0	15,161,220	18,400,300
	4	0	199	0	0	3	202
	5	0	3,239,080	0	0	15,161,220	18,400,300
VILLAGE OF BINGHAM FARMS (TB)	1	0	6,686,350	0	0	1,704,680	8,391,030
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	6,686,350	0	0	1,704,680	8,391,030
	4	0	540	0	0	6	546
	5	0	6,686,350	0	0	1,704,680	8,391,030
VILLAGE OF FRANKLIN (TF)	1	0	794,160	0	0	4,129,800	4,923,960
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	794,160	0	0	4,129,800	4,923,960
	4	0	72	0	0	3	75
	5	0	794,160	0	0	4,129,800	4,923,960
VILLAGE OF HOLLY (IH)	1	0	3,469,720	51,580	0	4,221,600	7,742,900
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	3,469,720	51,580	0	4,221,600	7,742,900
	4	0	269	9	0	2	280
	5	0	3,537,300	51,580	0	4,221,600	7,810,480
VILLAGE OF HOLLY (RH)	1	0	0	0	0	18,440	18,440
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	18,440	18,440
	4	0	0	0	0	1	1
	5	0	0	0	0	18,440	18,440
VILLAGE OF LAKE ORION (OL)	1	0	1,568,210	0	0	3,499,210	5,067,420
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,568,210	0	0	3,499,210	5,067,420
	4	0	181	0	0	2	183
	5	0	1,577,780	0	0	3,499,210	5,076,990

2026 ANALYSIS BY CLASS OF PERSONAL PROPERTY VALUATIONS BY VILLAGES

(1) ASSESSED VALUES BY CLASS (2) EQUALIZATION FACTOR
 (3) EQUALIZED VALUES BY CLASS (4) PARCEL COUNT
 (5) TAXABLE VALUE



ASSESSING DISTRICT - VILLAGES		AGRICULTURAL PERSONAL	COMMERCIAL PERSONAL	INDUSTRIAL PERSONAL	RESIDENTIAL PERSONAL	UTILITIES PERSONAL	TOTAL PERSONAL PROPERTY
VILLAGE OF LEONARD (AL)	1	0	0	0	0	1,480,970	1,480,970
	2	0	0	0	0	1.0000	1.0000
	3	0	0	0	0	1,480,970	1,480,970
	4	0	17	4	0	2	23
	5	0	0	0	0	1,480,970	1,480,970
VILLAGE OF MILFORD (LM)	1	0	5,543,070	191,200	0	8,032,860	13,767,130
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	5,543,070	191,200	0	8,032,860	13,767,130
	4	0	334	2	0	2	338
	5	0	5,543,070	191,200	0	8,032,860	13,767,130
VILLAGE OF ORTONVILLE (DO)	1	0	332,740	133,780	0	922,070	1,388,590
	2	0	1.0000	1.0000	0	1.0000	1.0000
	3	0	332,740	133,780	0	922,070	1,388,590
	4	0	86	1	0	2	89
	5	0	332,740	133,780	0	922,070	1,388,590
VILLAGE OF OXFORD (PO)	1	0	1,921,080	0	0	4,041,460	5,962,540
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,921,080	0	0	4,041,460	5,962,540
	4	0	269	15	0	2	286
	5	0	1,921,080	0	0	4,041,460	5,962,540
VILLAGE OF WOLVERINE LAKE (EW)	1	0	1,096,190	0	0	2,874,450	3,970,640
	2	0	1.0000	0	0	1.0000	1.0000
	3	0	1,096,190	0	0	2,874,450	3,970,640
	4	0	36	0	0	2	38
	5	0	1,096,190	0	0	2,874,450	3,970,640

2026 OAKLAND COUNTY EQUALIZATION DISTRIBUTION OF:

DNR FACILITIES TAX (PUBLIC ACT 513 OF 2004)

OBSOLETE REHABILITATION TAX (PUBLIC ACT 146 OF 2000)

INDUSTRIAL FACILITIES TAX (PUBLIC ACT 198 OF 1974)

COMMERCIAL REHABILITATION TAX (PUBLIC ACT 210 OF 2005)



ASSESSING DISTRICT	ACT 513	ACT 198		ACT 146		PA 210	
	NEW	REHAB	NEW	OPRA-F	OPRA-R	CRA-F	CRA-R
TOWNSHIPS							
ADDISON	200,917						
BRANDON	1,577,894						
COMMERCE	8,268,540						
GROVELAND	12,535,472						
HIGHLAND	10,521,765		1,312,788				
HOLLY	8,243,710		4,982,510				
LYON	376,777		30,417,230				
MILFORD	2,876,086		6,746,080				
OAKLAND	6,019,470						
ORION	9,719,730		139,099,660			1,564,760	4,685,880
OXFORD	410,220						
ROSE	29,017						
SPRINGFIELD	179,460						
WATERFORD	3,237,226					143,460	193,070
WHITE LAKE	9,942,833					44,119	210,730
CITIES							
AUBURN HILLS			97,077,470				
BERKLEY						645,550	2,108,910
CLAWSON						1,257,030	3,033,540
FARMINGTON HILLS			3,702,960				
FERNDALE				385,783	4,658,200		
MADISON HEIGHTS			2,680,350				
NOVI			43,654,170			60,260	13,461,310
OAK PARK				3,968,723	8,937,773		
ORCHARD LAKE	757,569						
PONTIAC		7,096,300	13,117,250	1,456,410	1,450,150		
ROCHESTER HILLS			7,468,250				
ROYAL OAK						408,280	
SOUTH LYON			303,230				
SOUTHFIELD			18,322,881			10,473,927	8,509,781
WIXOM			14,814,630				
TOTAL COUNTY	74,896,686	7,096,300	383,699,459	5,810,916	15,046,123	14,597,386	32,203,221



FOR MORE INFO, VISIT:
OAKGOV.COM/EQUAL

