

OAKLAND COUNTY

**PROPOSED 2026 TENTATIVE EQUALIZATION FACTORS
PREPARED BY: EQUALIZATION DIVISION**

TOWNSHIPS	REAL PROPERTY						PERSONAL PROPERTY			
	AGR RATIO	AGR FACTOR	COMM RATIO	COMM FACTOR	IND RATIO	IND FACTOR	RES RATIO	RES FACTOR	PERS RATIO	PERS FACTOR
ADDISON	48.13	1.0389	48.77	1.0252	47.85	1.0449	47.46	1.0535	50.00	1.0000
BLOOMFIELD			48.91	1.0223	49.64	1.0073	47.25	1.0582	50.00	1.0000
BRANDON	48.06	1.0404	48.36	1.0339	48.63	1.0282	47.44	1.0540	50.00	1.0000
COMMERCE			48.09	1.0397	46.60	1.0730	47.38	1.0553	50.00	1.0000
GROVELAND	48.14	1.0386	48.24	1.0365	48.79	1.0248	47.44	1.0540	50.00	1.0000
HIGHLAND	47.92	1.0434	47.91	1.0436	48.21	1.0371	47.12	1.0611	50.00	1.0000
HOLLY	47.67	1.0489	47.67	1.0489	48.20	1.0373	47.74	1.0473	50.00	1.0000
INDEPENDENCE			48.41	1.0328	48.16	1.0382	48.18	1.0378	50.00	1.0000
LYON	47.54	1.0517	47.54	1.0517	46.59	1.0732	47.31	1.0569	50.00	1.0000
MILFORD	48.88	1.0229	48.11	1.0393	48.42	1.0326	47.36	1.0557	50.00	1.0000
NOVI							47.33	1.0564	50.00	1.0000
OAKLAND	47.52	1.0522	48.11	1.0393	48.08	1.0399	47.25	1.0582	50.00	1.0000
ORION			48.21	1.0371	47.85	1.0449	47.46	1.0535	50.00	1.0000
OXFORD	47.65	1.0493	48.57	1.0294	47.86	1.0447	47.52	1.0522	50.00	1.0000
ROSE	47.75	1.0471	48.77	1.0252	48.88	1.0229	47.60	1.0504	50.00	1.0000
ROYAL OAK			48.05	1.0406	47.79	1.0462	47.35	1.0560	50.00	1.0000
SOUTHFIELD			50.90	0.9823	48.43	1.0324	47.20	1.0593	50.00	1.0000
SPRINGFIELD	47.25	1.0582	48.70	1.0267	48.27	1.0358	46.53	1.0746	50.00	1.0000
WATERFORD			48.44	1.0322	48.77	1.0252	47.28	1.0575	50.00	1.0000
WEST BLOOMFIELD			48.59	1.0290	49.12	1.0179	47.54	1.0517	50.00	1.0000
WHITE LAKE	46.92	1.0656	48.40	1.0331	48.28	1.0356	46.90	1.0661	50.00	1.0000
CITIES										
AUBURN HILLS			48.53	1.0303	48.98	1.0208	47.43	1.0542	50.00	1.0000
BERKLEY			47.73	1.0476	47.88	1.0443	47.81	1.0458	50.00	1.0000
BIRMINGHAM			48.47	1.0316	48.01	1.0414	47.61	1.0502	50.00	1.0000
BLOOMFIELD HILLS			49.78	1.0044			47.30	1.0571	50.00	1.0000
CLARKSTON			48.04	1.0408			46.92	1.0656	50.00	1.0000
CLAWSON			48.18	1.0378	46.87	1.0668	46.95	1.0650	50.00	1.0000
FARMINGTON			47.81	1.0458	46.80	1.0684	46.68	1.0711	50.00	1.0000
FARMINGTON HILLS			49.33	1.0136	46.44	1.0767	47.04	1.0629	50.00	1.0000
FENTON							47.57	1.0511	50.00	1.0000
FERNDALE			47.39	1.0551	46.51	1.0750	47.16	1.0602	50.00	1.0000
HAZEL PARK			47.28	1.0575	46.91	1.0659	44.63	1.1203	50.00	1.0000
HUNTINGTON WOODS			49.34	1.0134			46.21	1.0820	50.00	1.0000
KEEGO HARBOR			48.70	1.0267			46.66	1.0716	50.00	1.0000
LAKE ANGELUS							48.00	1.0417	50.00	1.0000
LATHRUP VILLAGE			47.82	1.0456			48.47	1.0316	50.00	1.0000
MADISON HEIGHTS			46.93	1.0654	46.16	1.0832	46.81	1.0681	50.00	1.0000
NORTHVILLE			48.77	1.0252			46.52	1.0748	50.00	1.0000
NOVI			47.61	1.0502	46.48	1.0757	46.36	1.0785	50.00	1.0000
OAK PARK			47.68	1.0487	46.72	1.0702	46.46	1.0762	50.00	1.0000
ORCHARD LAKE			48.36	1.0339	49.76	1.0048	47.40	1.0549	50.00	1.0000
PLEASANT RIDGE			47.30	1.0571			47.46	1.0535	50.00	1.0000
PONTIAC			44.82	1.1156	45.68	1.0946	45.72	1.0936	50.00	1.0000
ROCHESTER			48.14	1.0386	48.10	1.0395	47.59	1.0506	50.00	1.0000
ROCHESTER HILLS			47.48	1.0531	45.67	1.0948	46.54	1.0743	50.00	1.0000
ROYAL OAK			47.23	1.0586	45.69	1.0943	46.90	1.0661	50.00	1.0000
SOUTHFIELD			49.11	1.0181	46.77	1.0691	47.64	1.0495	50.00	1.0000
SOUTH LYON			46.85	1.0672	46.18	1.0827	47.29	1.0573	50.00	1.0000
SYLVAN LAKE			48.04	1.0408	49.52	1.0097	47.94	1.0430	50.00	1.0000
TROY			49.08	1.0187	47.55	1.0515	46.88	1.0666	50.00	1.0000
WALLED LAKE			46.82	1.0679	46.11	1.0844	47.70	1.0482	50.00	1.0000
WIXOM			47.07	1.0622	46.78	1.0688	47.27	1.0578	50.00	1.0000

Published pursuant to MCL 211.34a(1). The tentative recommended equalization ratios and multiplying figures shall not prejudice the equalization procedures of the Oakland County Board of Commissioners or the Michigan State Tax Commission.