

MUSKEGON COUNTY EQUALIZATION DEPARTMENT
2020
TABULATION OF TENTATIVE RATIOS AND FACTORS

Local Unit	AGRICULTURAL		COMMERCIAL		DEVELOPMENTAL		INDUSTRIAL		RESIDENTIAL		PERSONAL	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Blue Lake		-----	49.07%	1.01895		-----		-----	48.11%	1.03928	50.00%	1.00000
Casnovia	49.29%	1.01440	47.04%	1.06292		-----	48.26%	1.03605	48.82%	1.02417	50.00%	1.00000
Cedar Creek	49.99%	1.00020	49.98%	1.00040		-----		-----	45.82%	1.09122	50.00%	1.00000
Dalton	50.29%	0.99423	49.59%	1.00826		-----	47.59%	1.05064	45.95%	1.08813	50.00%	1.00000
Egelston		-----	50.90%	0.98231		-----	49.77%	1.00462	45.92%	1.08885	50.00%	1.00000
Fruitland	48.31%	1.03498	48.34%	1.03434		-----		-----	45.21%	1.10595	50.00%	1.00000
Fruitport	47.03%	1.06315	50.99%	0.98058		-----	49.73%	1.00542	47.04%	1.06292	50.00%	1.00000
Holton	52.13%	0.95914	49.58%	1.00847		-----	48.94%	1.02165	47.96%	1.04253	50.00%	1.00000
Laketon		-----	49.37%	1.01276		-----		-----	46.27%	1.08061	50.00%	1.00000
Montague	49.64%	1.00725	47.03%	1.06315		-----	47.57%	1.05108	47.88%	1.04427	50.00%	1.00000
Moorland	50.81%	0.98405	50.24%	0.99522		-----	49.67%	1.00664	46.08%	1.08506	50.00%	1.00000
Muskegon		-----	50.68%	0.98658		-----	48.45%	1.03199	45.29%	1.10399	50.00%	1.00000
Ravenna	46.71%	1.07043	49.02%	1.01999		-----	48.20%	1.03734	46.11%	1.08436	50.00%	1.00000
Sullivan	50.14%	0.99720	48.17%	1.03799		-----		-----	46.85%	1.06723	50.00%	1.00000
Whitehall	50.10%	0.99800	50.30%	0.99403		-----	49.43%	1.01153	45.66%	1.09505	50.00%	1.00000
White River	52.19%	0.95803	52.22%	0.95748		-----	48.48%	1.03135	47.30%	1.05708	50.00%	1.00000
CITIES												
Montague	55.43%	0.90203	48.81%	1.02438		-----	48.50%	1.03092	46.53%	1.07457	50.00%	1.00000
Muskegon		-----	46.99%	1.06405		-----	47.66%	1.04909	44.52%	1.12309	50.00%	1.00000
Muskegon Hts		-----	50.46%	0.99088		-----	50.28%	0.99443	48.45%	1.03199	50.00%	1.00000
North Muskegon		-----	49.08%	1.01874		-----	29.64%	1.68690	48.34%	1.03434	50.00%	1.00000
Norton Shores		-----	49.20%	1.01626		-----	48.01%	1.04144	46.57%	1.07365	50.00%	1.00000
Roosevelt Park		-----	49.09%	1.01853		-----	47.82%	1.04558	46.92%	1.06564	50.00%	1.00000
Whitehall		-----	50.31%	0.99383		-----	47.78%	1.04646	48.59%	1.02901	50.00%	1.00000

ACT 165 OF THE MICHIGAN PUBLIC ACTS OF 1971 REQUIRES THAT THE COUNTY PUBLISH TENTATIVE RECOMMENDED EQUALIZATION RATIOS AND MULTIPLIERS ON OR BEFORE THE THIRD MONDAY IN FEBRUARY. THIS IN NO WAY LIMITS THE ASSESSOR IN HIS OR HER ASSESSMENT DUTIES. THE TENTATIVE RECOMMENDED EQUALIZATION RATIO AND MULTIPLYING FIGURES SHALL NOT PREJUDICE THE EQUALIZATION PROCEDURES OF THE COUNTY BOARD OF COMMISSIONERS OR THE STATE TAX COMMISSIONERS OR THE STATE TAX COMMISSION. ACT 114 OF THE PUBLIC ACTS OF 1979 REQUIRES SEPARATE EQUALIZATION OF EACH CLASS OF REAL PROPERTY. 2020 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 1.9% EXCLUSIVE OF ADDITIONS AND LOSSES.