

MUSKEGON COUNTY EQUALIZATION DEPARTMENT
2024
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		-----	49.76%	1.00482		-----		-----	42.76%	1.16931	50.00%	1.00000
Casnovia	45.42%	1.10083	44.06%	1.13481		-----	47.41%	1.05462	43.77%	1.14233	50.00%	1.00000
Cedar Creek	43.99%	1.13662	47.37%	1.05552		-----		-----	41.31%	1.21036	50.00%	1.00000
Dalton	47.66%	1.04909	49.02%	1.01999		-----	46.54%	1.07434	43.49%	1.14968	50.00%	1.00000
Egelston	40.66%	1.22970	48.36%	1.03391		-----	47.30%	1.05708	42.29%	1.18231	50.00%	1.00000
Fruitland	43.19%	1.15767	46.54%	1.07434		-----		-----	41.78%	1.19674	50.00%	1.00000
Fruitport	46.00%	1.08695	48.58%	1.02923		-----	46.44%	1.07665	43.34%	1.15366	50.00%	1.00000
Holton	43.61%	1.14652	47.37%	1.05552		-----	48.16%	1.03820	40.13%	1.24595	50.00%	1.00000
Laketon		-----	47.19%	1.05954		-----		-----	42.55%	1.17508	50.00%	1.00000
Montague	48.38%	1.03348	48.13%	1.03885		-----	47.31%	1.05685	45.49%	1.09914	50.00%	1.00000
Moorland	46.50%	1.07526	48.14%	1.03863		-----	49.61%	1.00786	42.52%	1.17591	50.00%	1.00000
Muskegon		-----	50.37%	0.99265		-----	46.57%	1.07365	42.79%	1.16849	50.00%	1.00000
Ravenna	44.45%	1.12485	47.25%	1.05820		-----	47.99%	1.04188	41.04%	1.21832	50.00%	1.00000
Sullivan	48.94%	1.02165	48.31%	1.03498		-----		-----	42.85%	1.16686	50.00%	1.00000
Whitehall	44.16%	1.13224	47.43%	1.05418		-----	49.30%	1.01419	42.43%	1.17841	50.00%	1.00000
White River	50.15%	0.99700	50.37%	0.99265		-----	49.19%	1.01646	44.55%	1.12233	50.00%	1.00000
CITIES												
Montague	48.12%	1.03906	49.13%	1.01770		-----	47.95%	1.04275	43.58%	1.14731	50.00%	1.00000
Muskegon		-----	47.77%	1.04668		-----	44.50%	1.12359	42.15%	1.18623	50.00%	1.00000
Muskegon Hts		-----	48.14%	1.03863		-----	46.76%	1.06928	37.74%	1.32485	50.00%	1.00000
North Muskegon		-----	47.45%	1.05374		-----	46.36%	1.07851	43.05%	1.16144	50.00%	1.00000
Norton Shores		-----	47.43%	1.05418		-----	47.32%	1.05663	43.45%	1.15074	50.00%	1.00000
Roosevelt Park		-----	47.83%	1.04536		-----	49.70%	1.00603	44.44%	1.12511	50.00%	1.00000
Whitehall		-----	48.66%	1.02753		-----	44.89%	1.11383	44.12%	1.13327	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. 2024 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 5.0% EXCLUSIVE OF ADDITIONS AND LOSSES.