

MUSKEGON COUNTY EQUALIZATION DEPARTMENT  
2025  
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		-----	47.47%	1.05329		-----		-----	45.19%	1.10643	50.00%	1.00000
Casnovia	49.30%	1.01419	49.55%	1.00908		-----	47.94%	1.04297	43.63%	1.14600	50.00%	1.00000
Cedar Creek	44.74%	1.11756	47.30%	1.05708		-----		-----	46.91%	1.06587	50.00%	1.00000
Dalton	42.07%	1.18849	46.60%	1.07296		-----	46.80%	1.06837	45.66%	1.09505	50.00%	1.00000
Egelston	59.74%	0.83696	47.70%	1.04821		-----	45.59%	1.09673	46.73%	1.06997	50.00%	1.00000
Fruitland	51.01%	0.98019	47.56%	1.05130		-----		-----	44.85%	1.11482	50.00%	1.00000
Fruitport	56.91%	0.87858	49.12%	1.01791		-----	46.96%	1.06473	44.79%	1.11632	50.00%	1.00000
Holton	41.52%	1.20423	48.76%	1.02543		-----	48.38%	1.03348	43.33%	1.15393	50.00%	1.00000
Laketon		-----	47.54%	1.05174		-----		-----	47.51%	1.05241	50.00%	1.00000
Montague	40.82%	1.22488	47.40%	1.05485		-----	45.80%	1.09170	42.87%	1.16631	50.00%	1.00000
Moorland	44.85%	1.11482	48.58%	1.02923		-----	48.30%	1.03519	45.53%	1.09817	50.00%	1.00000
Muskegon		-----	49.08%	1.01874		-----	45.35%	1.10253	46.51%	1.07503	50.00%	1.00000
Ravenna	45.45%	1.10011	49.83%	1.00341		-----	47.88%	1.04427	47.52%	1.05218	50.00%	1.00000
Sullivan	38.77%	1.28965	46.88%	1.06655		-----		-----	46.19%	1.08248	50.00%	1.00000
Whitehall	31.86%	1.56936	49.02%	1.01999		-----	47.07%	1.06224	47.00%	1.06382	50.00%	1.00000
White River	43.63%	1.14600	49.76%	1.00482		-----	49.66%	1.00684	47.31%	1.05685	50.00%	1.00000
CITIES												
Montague	40.14%	1.24564	46.94%	1.06518		-----	44.58%	1.12157	46.58%	1.07342	50.00%	1.00000
Muskegon		-----	47.03%	1.06315		-----	45.74%	1.09313	43.23%	1.15660	50.00%	1.00000
Muskegon Hts		-----	43.61%	1.14652		-----	49.25%	1.01522	39.48%	1.26646	50.00%	1.00000
North Muskegon		-----	46.22%	1.08178		-----	49.19%	1.01646	45.77%	1.09241	50.00%	1.00000
Norton Shores		-----	47.59%	1.05064		-----	46.13%	1.08389	45.89%	1.08956	50.00%	1.00000
Roosevelt Park		-----	47.75%	1.04712		-----	47.30%	1.05708	44.49%	1.12384	50.00%	1.00000
Whitehall		-----	48.89%	1.02270		-----	47.96%	1.04253	45.41%	1.10107	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. 2025 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 3.1% EXCLUSIVE OF ADDITIONS AND LOSSES.