

MUSKEGON COUNTY EQUALIZATION DEPARTMENT
2026
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 | | ----- | 46.11% | 1.08436 | | ----- | | ----- | 48.15% | 1.03842 | 50.00% | 1.00000 |
| Casnovia | 44.84% | 1.11507 | 46.95% | 1.06496 | | ----- | 45.63% | 1.09577 | 45.56% | 1.09745 | 50.00% | 1.00000 |
| Cedar Creek | 49.36% | 1.01296 | 46.26% | 1.08084 | | ----- | | ----- | 45.63% | 1.09577 | 50.00% | 1.00000 |
| Dalton | 47.06% | 1.06247 | 47.33% | 1.05641 | | ----- | 46.00% | 1.08695 | 45.35% | 1.10253 | 50.00% | 1.00000 |
| Egelston | 49.80% | 1.00401 | 45.98% | 1.08742 | | ----- | 48.68% | 1.02711 | 48.19% | 1.03755 | 50.00% | 1.00000 |
| Fruitland | 48.29% | 1.03541 | 47.33% | 1.05641 | | ----- | | ----- | 46.76% | 1.06928 | 50.00% | 1.00000 |
| Fruitport | 42.75% | 1.16959 | 47.77% | 1.04668 | | ----- | 47.72% | 1.04777 | 47.50% | 1.05263 | 50.00% | 1.00000 |
| Holton | 50.10% | 0.99800 | 46.10% | 1.08459 | | ----- | 49.94% | 1.00120 | 46.69% | 1.07089 | 50.00% | 1.00000 |
| Laketon | | ----- | 45.51% | 1.09865 | | ----- | | ----- | 46.68% | 1.07112 | 50.00% | 1.00000 |
| Montague | 48.74% | 1.02585 | 45.66% | 1.09505 | | ----- | 43.34% | 1.15366 | 42.04% | 1.18934 | 50.00% | 1.00000 |
| Moorland | 43.16% | 1.15848 | 48.92% | 1.02207 | | ----- | 46.51% | 1.07503 | 46.23% | 1.08154 | 50.00% | 1.00000 |
| Muskegon | | ----- | 48.68% | 1.02711 | | ----- | 49.52% | 1.00969 | 45.88% | 1.08979 | 50.00% | 1.00000 |
| Ravenna | 46.01% | 1.08672 | 43.31% | 1.15446 | | ----- | 47.98% | 1.04210 | 46.91% | 1.06587 | 50.00% | 1.00000 |
| Sullivan | 52.04% | 0.96079 | 46.45% | 1.07642 | | ----- | | ----- | 47.32% | 1.05663 | 50.00% | 1.00000 |
| Whitehall | 46.36% | 1.07851 | 47.31% | 1.05685 | | ----- | 49.04% | 1.01957 | 48.65% | 1.02774 | 50.00% | 1.00000 |
| White River | 47.45% | 1.05374 | 47.63% | 1.04975 | | ----- | 49.76% | 1.00482 | 48.17% | 1.03799 | 50.00% | 1.00000 |
| CITIES | | | | | | | | | | | | |
| Montague | 38.01% | 1.31544 | 46.02% | 1.08648 | | ----- | 50.05% | 0.99900 | 44.44% | 1.12511 | 50.00% | 1.00000 |
| Muskegon | | ----- | 43.29% | 1.15500 | | ----- | 47.50% | 1.05263 | 44.22% | 1.13071 | 50.00% | 1.00000 |
| Muskegon Hts | | ----- | 46.90% | 1.06609 | | ----- | 43.59% | 1.14705 | 39.31% | 1.27194 | 50.00% | 1.00000 |
| North Muskegon | | ----- | 47.21% | 1.05909 | | ----- | 53.08% | 0.94197 | 45.42% | 1.10083 | 50.00% | 1.00000 |
| Norton Shores | | ----- | 49.71% | 1.00583 | | ----- | 49.25% | 1.01522 | 46.55% | 1.07411 | 50.00% | 1.00000 |
| Roosevelt Park | | ----- | 46.97% | 1.06450 | | ----- | 50.99% | 0.98058 | 47.10% | 1.06157 | 50.00% | 1.00000 |
| Whitehall | | ----- | 46.55% | 1.07411 | | ----- | 47.75% | 1.04712 | 45.30% | 1.10375 | 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. 2026 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 2.7% EXCLUSIVE OF ADDITIONS AND LOSSES.