

# 2004 EQUALIZATION REPORT

**Prepared for: Muskegon County Board of Commissioners**

**Prepared by: Muskegon County Equalization Department**

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**Date adopted: April 27, 2004**

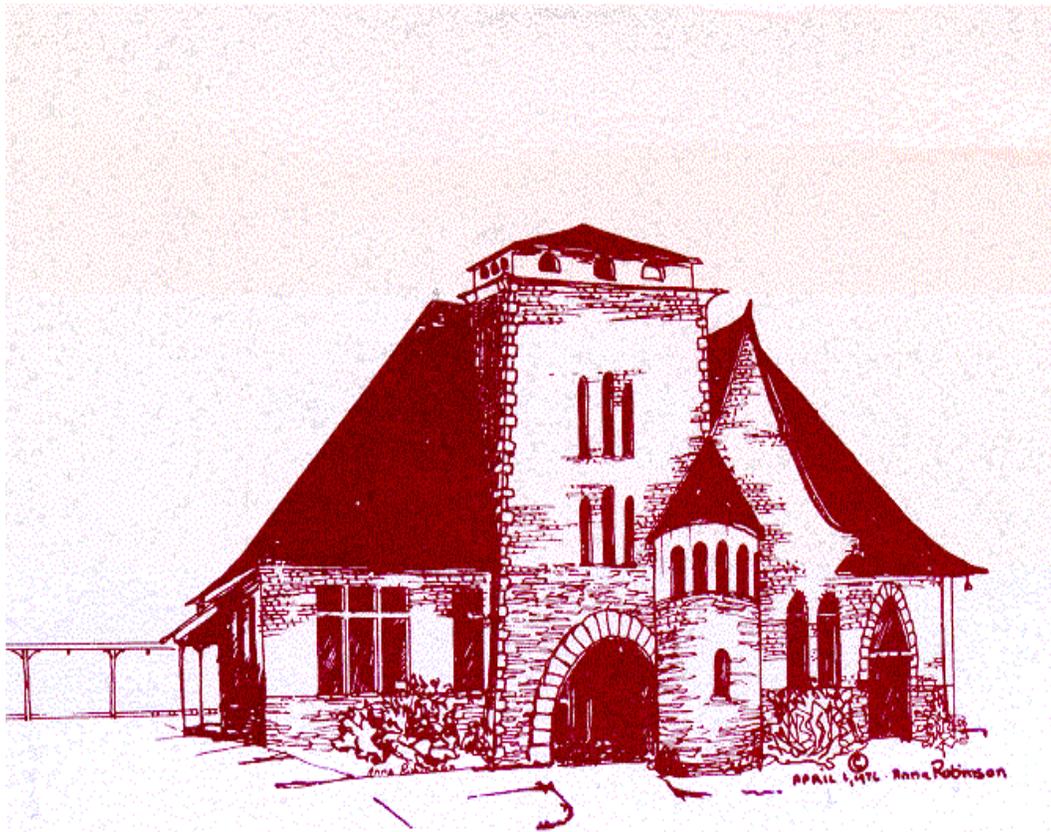
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# *Muskegon County*



April 22, 2004

Board of Commissioners  
Muskegon County, Michigan

Honorable Commissioners:

The Muskegon County Equalization Department has prepared this report as authorized by the County Board of Commissioners. The report contains a narrative summary of the 2004 equalization process and a retrospective analysis of significant 2003 events affecting valuations. Additionally, the valuations of all classes of property for each unit of government are presented in tabular and graphical format, as well as all other taxing jurisdictions.

I must commend the professionalism of our local assessors. For the sixth consecutive year, all units filed electronically and utilized common database formats. I am very proud of these accomplishments.

The values reported by these jurisdictions have been examined and internally audited. The department has compiled values that reasonably represent the True Cash Value of each unit. The report focuses on the value of all real and personal property subject to ad valorem taxation.

All county equalized values are subject to review and revision by the Michigan State Tax Commission until the fourth Monday in May when the final order is issued. The only significant change in the property tax system this year is the deferment of uncapping agricultural property whose ownership has transferred and the use remains as farming. I would like to remind you that the taxable value limitation applies only to general ad valorem property taxes, not to special assessments. This is the ninth year for the "transfer of ownership" system which further complicates the assessment administration system. Essentially, this means that when a property is sold, the State Equalized Value, which is predicated on market value, becomes the taxable value. Thus, the period of ownership can cause significant disparities in the amount of tax burden between similar properties. For 2004, that average margin is 28%.

Respectfully submitted,

Clifford A. Turner, Director

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### **ACKNOWLEDGMENTS**

In facilitating the completion of a project of this nature and magnitude, the support of a number of organizations and individuals was absolutely necessary. We are grateful to all that participated. With the burden of maintaining a county wide property information network and impending statutory deadlines, the staff of the Muskegon County Equalization Department performed extraordinarily. Additionally, we would like to thank the Muskegon County Board of Commissioners for providing the department with the necessary resources. Also, I would like to express my gratitude to all of the cities, townships, and villages of Muskegon County for their prompt assistance in the assembling and reporting data for this analysis. The successful completion of this report has been a synergetic accomplishment.

### **FORWARD**

The long-standing method by which units of local government in Michigan have financed basic municipal services is through taxation, principally general property taxation. The rationale underlying this traditional approach is that the cost of those municipal services which provide a general benefit to all residents of a unit of local government, such as police and fire protection, should be borne through taxation imposed upon the general public. Article 9 of the State Constitution contains numerous provisions that the people of Michigan have adopted to protect themselves against unlimited property taxation. These provisions govern the manner in which property taxes can be imposed, limit overall levels of taxation, and require prior voter approval.

Section 3 of Article 9 imposes three requirements on the Legislature regarding how ad valorem property taxes are to be assessed and levied on real and tangible personal property. Also, property taxes must be levied uniformly across various property classifications; property must be uniformly assessed at no more than 50 percent of its true cash value; and the Legislature must provide a system for the equalization of assessments.

Ad valorem property taxes, except those levied for school operating purposes, must be levied uniformly across various classes of property. This requirement prevents the Legislature from classifying property into different categories in order to impose different levels of ad valorem taxation on each class. Please note that Proposal A, approved by voters in March of 1994, authorized a limited exception from uniformity. For school operating purposes, homestead and non-homestead property are taxed at different rates.

Property not exempt by law must be uniformly assessed at the same proportion of true cash value. The Legislature has provided that property is assessed at 50 percent of its true cash value, known as state-equalized value or SEV. In 1994, voters amended Section 3 of Article 9 to require that property taxes be levied not on SEV but on a different basis known as taxable value, until a parcel is sold. The taxable value concept is described later in this section.

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The Legislature is required to provide for a system of equalization assessments. The purpose of equalization is to correct for systematic under assessment or over assessment within assessing jurisdictions. Given the large number of assessing jurisdictions in Michigan (approximately 1,500) equalization is essential to ensure that taxable property is uniformly assessed within each county as well as among the counties.

In March of 1994, voters amended Section 3 of Article 9 of the State Constitution to limit, for taxation purposes, annual increases in property values on a parcel by parcel basis to the less of five percent or inflation (2.3% for 2004 taxable values). This limitation is referred to as “taxable value”. The purpose of the limitation is reminiscent of the other Article 9 provisions; specifically, to limit the overall level of property taxes. In the case of the taxable value limitation, this purpose is achieved by restricting the taxable limitation. This purpose is achieved by restricting the taxable growth of the property tax base. The rate of inflation utilized is the Consumer Price Index (i.e. CPI) which is also known as the “Retail Price Index” or “cost-of living index.” Nationally, it is the most common measure of inflation. The base year for this index is 1982 so changes in prices can be calculated on a relative basis. This index is based on the prices of about 2,000 commonly used goods and services.

The requirement that property be *assessed* at 50 percent of true cash value (state-equalized value) remains in effect. However, property now is *taxed* not on its state-equalized value, but rather on its taxable value, until there is a change in ownership. When a transfer occurs, the property tax base for that parcel becomes its state-equalized value, the taxable growth of which is then restricted by the taxable value limitation until there is another transfer.

The taxable value limitation, by its own terms, applies only to taxes. Indeed, the first three words of the amendatory language that added the taxable value limitation to Section 3 of Article 9 are “[f] or *taxes* levied....”(Emphasis supplied.) Nevertheless, it is doubtful that the voters who ratified the constitutional amendment commonly understood that it would not apply to special assessments. Yet, that was the predictable consequence given existing case law. In April of 1996, the Attorney General confirmed this by concluding that the taxable value limitation applied only to general ad valorem property taxes (OAG 1995-96, NO.6896).

Because the taxable value limitation applies only to taxes, the Attorney General also concluded that ad valorem special assessments (imposed for police and fire protection pursuant to Public Act 33 of 1951) must be levied on state-equalized value and not taxable value. By definition, the basis of apportioning an ad valorem special assessment must be the value of the property subject to it. However, as the Attorney General noted: *“Taxable value, as determined under the mandate of Section 3 of Article 9 of the state Constitution, may have no consistent rational relationship to the true cash value of the property to which it applies. It is a mathematical exercise, which is designed to limit the growth of a property’s tax bill. With the passage of time, absent a transfer of the property, any correlation that taxable value has with the true cash value of the property is lost.”*

M.C.L.A 211 Sec. 30a. states *“In the year 1950 and thereafter, the review of assessments by boards of review in all cities and townships shall be completed on or before the first*

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*Monday in April, any provisions of the charter of any city or township to the contrary notwithstanding: Provided that the legislative body of any city or township, in order to comply with the provisions hereof, may, by ordinance, fix the period or periods for preparing the budget and for making, completing and reviewing the assessment roll, any provisions of the charter of such city or township or any law to the contrary notwithstanding.”*

M.C.L.A. 211 Sec.34. (1) states “*The **county board of commissioners** in each county shall meet in April of each year to determine county equalized value which equalization shall be completed and submitted along with the tabular statement required by section 5 of Act No. 44 of the Public Acts of 1911, being section 209.5 of the Michigan Compiled Laws, to the state tax commission before the first Monday in May. The business which the board may perform shall be conducted at a public meeting of the board held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. Each year the **county board of commissioners** shall advise the local taxing units when the state tax commission increases the equalized value of the county as established by the **county board of commissioners**. Each taxing unit other than a city, township, school district, intermediate school district, or community college district shall immediately reduce its maximum authorized millage rate, as determined after any reduction caused by section 34d, so that subsequent to the increase ordered by the state tax commission pursuant to Act No. 44 of the Public Acts of 1911, as amended, being section 209.1 to 209.8 of the Michigan Compiled Laws, total property taxes levied for that unit shall not exceed that which would have been levied for that unit at its maximum authorized millage rate, as determined after any reduction caused by section 34d, if there had not been an increase in valuation by the state. If its state equalized valuation exceeds its valuation by 5.0% or more in 1982 or by any amount in 1983 or any year thereafter, a city or township shall reduce its maximum authorized millage rate, as determined after any reduction caused by section 34d, so that total property taxes levied for that unit do not exceed that which would have been levied based on its assessed valuation.”*

M.C.L.A 311.34 (2) states “*The **county board of commissioners** shall examine the assessment rolls of the townships or cities and ascertain whether the real and personal property in the respective townships or cities has been equally and uniformly assessed as true cash value. If, on the examination, the **county board of commissioners** considers the assessments to be relatively unequal, it shall equalize the assessments by adding to or deducting from the valuation of the taxable property in a township or city an amount which in the judgment of the county board of commissioners will produce a sum which represents the true cash value of that property, and the amount added to or deducted from the valuations in a township or city shall be entered upon the records. The **county board of commissioners** and the state tax commission shall equalize real and personal property separately by adding to or deducting from the valuation of taxable real property, and by adding to or deducting from the valuation of taxable personal property in a township, city or county, an amount which will produce a sum which represents the proportion of true cash value established by the legislature. Beginning December 31, 1980, the **county board***

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*of commissioners and the state tax commission shall equalize separately the following classes of real property by adding to or deducting from the valuation of agricultural, developmental, residential, commercial, industrial, and timber cut-over taxable real property, and by adding to or deducting from the valuation of taxable personal property in a township, city, or county, an amount that will produce a sum which represents the proportion of true cash value established by the legislature. The tax roll and the tax statement shall clearly set forth the latest state equalized valuation for each item or property which shall be determined by using a separate factor for personal property and a separate factor for personal property and a separate factor for each classification for real property as equalized. Factors used in determining the state equalized valuation for real and personal property on the tax roll shall be rounded up to not less than 4 decimal places. Equalized values for both real and personal property shall be equalized uniformly at the same proportion of true cash value in the county. The county board of commissioners shall also cause to be entered upon its records the aggregate valuation of the taxable real and personal property of each township or city in its county as determined by the county board. The **county board of commissioners** shall also make alterations in the description of any land on the rolls as is necessary to render the descriptions conformable to the requirements of this act. After the rolls are equalized, each shall be certified to by the chairperson and the clerk of the board and be delivered to the supervisor of the proper township or city, who shall file and keep the roll in his or her office.”*

*M.C.L.A 311.34 (3) states “The **county board of commissioners** of a county shall establish and maintain a department to survey assessments and assist the **board of commissioners** in the matter of equalization of assessments, and may employ in that department technical and clerical personnel which in its judgment are considered necessary. The personnel of the department shall be under the direct supervision and control of a director of the tax or equalization department who may designate an employee of the department as his or her deputy. The director of the county tax or equalization department shall be appointed by the county board of commissioners. The **county board of commissioners**, through the department, may furnish assistance to local assessing officers in the performance of duties imposed upon those officers by this act, including the development and maintenance of accurate property descriptions, the discovery, listing, and valuation of properties for tax purposes, and the development and use of uniform valuation standards and techniques for the assessment of property.”*

*M.C.L.A 311.34 (4) states “The supervisor of a township or with the approval of the governing body, their certified assessor of a township or city, or the intermediate district board of education, or the board of education of an incorporated city or village aggrieved by the action of the **county board of commissioners**, in equalizing the valuations of the townships or cities of the county, may appeal from the determination to the state tax tribunal in the manner provided by law. An appeal from the determination by the **county board of commissioners** shall be filed with the clerk of the tribunal by a written or printed petition, which shall set forth in detail the reasons for taking the appeal. The petition shall be signed and sworn to by the supervisor, the certified assessor, or a majority of the members of the board of education taking the appeal, shall show that a certain township, city or school district has been discriminated against in the equalization, and shall pray that the state tax*

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*tribunal proceed at its earliest convenience to review the action from which the appeal is taken. The state tax tribunal shall, upon hearing, determine if in its judgment there is a showing that the equalization complained of is unfair, unjust, inequitable, or discriminatory. The state tax tribunal shall fix a valuation on all property of the county. If the state tax tribunal decides that the state tax commission, after the hearing, decides that the valuations of the county were improperly equalized, it shall proceed to make deductions from, or additions, the valuations of the respective townships, cities, or school districts as may be considered proper, and in so doing the tribunal shall have the same powers as the **county board of commissioners** had in the first instance. The deductions or additions shall decrease or increase the state equalized valuation of the local unit affected.”*

### **Significant Influences affecting the 2004 Equalization Process**

The condition of the national economy continues to impact real estate activity and subsequently, tax base growth. Overall, the real estate market is in danger of the pernicious condition of deflation that results from falling prices and stagnant wages. With the economy struggling and inflation hovering at about 2 percent annually, it is possible the tax base may



not experience any real growth. Real growth is the amount that exceeds the Consumer Price Index and net additions. Net additions consist of new construction and business investment, minus any losses. Real estate is similar to any other commodity. As values stabilize, it will become more difficult to attract investors. Consumers, anticipating that prices of goods and real estate may decline will delay spending.

This year there was only real growth of .31% in the equalized

value as compared to 2.59% last year. Global competition limited growth of the industrial tax base to less than three percent. Last year it grew by 5.64%.

In contrast, Muskegon County continues to attract major retail and service enterprises. The success of the Lakes Mall in Fruitport Township and the peripheral investment it has spurred is the latest step of Muskegon's retail revival. Numerous national restaurants have entered the market. This propelled the commercial base to a growth rate of 5.63% this year.

Conversely, the demands in the region for housing have curtailed the growth in property values for the past year. This year the growth rate is 5.63%. Last year it was 8.76%.

The following table presents the history of Consumers Price Index used for property taxation.

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**Table A**  
**Taxable Value Index History**

<b>TAX YEAR</b>	<b>FACTOR</b>
<b>1994</b>	1.000
<b>1995</b>	1.026
<b>1996</b>	1.028
<b>1997</b>	1.028
<b>1998</b>	1.027
<b>1999</b>	1.016
<b>2000</b>	1.019
<b>2001</b>	1.032
<b>2002</b>	1.032
<b>2003</b>	1.015
<b>2004</b>	1.023

Note: Consumer Price Index multipliers are issued in October of each preceding tax year. The base year is 1994; the 1994 Assessed Value and 1994 Taxable Value are the same.

Most of the change in Muskegon County’s land use is due to residential development in the Townships and the City of Norton Shores. Commercial development in the City of Norton Shores, and the Townships of Muskegon and Fruitport accounted for the largest increase in business development. The following table presents the true cash value of all new construction and additions for Muskegon County.

**Table ‘B’**  
**Muskegon County New Construction and Additions Volume (\$)\***

<b>CALENDAR YEAR</b>	<b>ANNUAL TOTAL</b>	<b>PERCENT CHANGE</b>
<b>1991</b>	70,936,366	36%
<b>1992</b>	65,510,124	-8%
<b>1993</b>	70,402,942	7%
<b>1994</b>	118,309,013	68%
<b>1995</b>	134,651,929	14%
<b>1996</b>	141,029,923	5%
<b>1997</b>	143,599,076	2%
<b>1998</b>	177,863,630	24%
<b>1999</b>	194,462,432	9%
<b>2000</b>	218,512,770	12%
<b>2001</b>	246,015,598	13%
<b>2002</b>	197,035,916	-20%
<b>2003</b>	185,685,068	-6%

- Real property only.

As in the past, the townships have experienced the most significant residential growth, led by Dalton Township with 132 new homes. Fruitport Township had 100, Muskegon

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Township had 96, and Egelston Township had 59 housing starts followed by Fruitland Township with 49.

The residential real estate market in Muskegon County had modest gains in price-level. The West Michigan Shoreline Association of Realtors reports that the average sales price of a home in the county for 2003 was \$110,642 the amount was \$106,337 in 2002. In 2003, there were 2,092 homes sold compared to 2,069 sold in 2002. These are changes of 4% and 1% respectively. The number of homes listed by association members increased.

As for total new home construction, the pace increased according to figures supplied by the local officials.

**Table 'C'**

### Muskegon County - Real Estate Activity Statistics

Calendar Year	Number of Home Listings*	Number of Homes Sold*	Average Sale Price of Homes*	New Home Construction
	<u>Volume</u>	<u>Volume</u>	<u>Price</u>	<u>Quantity</u>
2003	2,740	2,092	\$110,642	854
2002	2,457	2,069	\$106,337	783
2001	2,704	1,901	\$99,887	869
2000	2,764	1,912	\$96,884	889
1999	2,864	1,871	\$95,917	915
1998	2,733	1,746	\$87,573	832
1997	2,734	1,597	\$81,502	849
1996	2,367	1,486	\$77,301	1,064
1995	2,392	1,526	\$73,969	752
1994	2,745	1,715	\$69,277	678
1993	2,208	1,608	\$70,959	775
1992	2,386	1,498	\$66,308	653
1991	2,468	1,442	\$57,990	645
1990	2,618	1,593	\$56,878	593

Source: \*All amounts except new home construction were obtained from the West Michigan Shoreline Association of Realtors, 2003 is tentative. New home construction was obtained from local building officials.

There were 22 new developments in 2003, compared to 17 in 2002, 19 in 2001, and 22 in 2000. The following table lists each new project individually for 2003.

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**Table 'D'**  
**Muskegon County – New Plats and Condominiums for 2004 Assessment Rolls**

<i>Development Name</i>	<i>Unit Name</i>	<i>Type</i>	<i>Units</i>
ASPEN: A SITE CONDOMINIUM	City of Norton Shores	Condo	48
CLOVER GLEN CONDOMINIUM	Township of Fruitport	Condo	29
DOCKOMINIUMS AT WINDFLOWER BAY	City of Norton Shores	Condo	52
DUCK CREEK CONDOMINIUMS	Township of Fruitland	Condo	13
ELMWOOD AMENDED PLAT OF LOTS 14&15, VAC RUTH ST AND AUGUST AVE	Township of Fruitport	Sub	2
EVERGREEN CONDOMINIUM	City of Whitehall	Condo	48
EVERGREEN ESTATES CONDOMINIUMS	City of Whitehall	Condo	13
FOUR CORNERS CONDOMINIUMS	City of North Muskegon	Condo	4
GLENSIDE ESTATES CONDOMINIUMS	City of Muskegon	Condo	32
GOLF VIEW RETAIL CONDOMINIUM	Township of Fruitport	Condo	6
HARVEY STREET CENTER CONDOMINIUM	Township of Fruitport	Condo	17
HEARTLAND CONDOMINIUM	Township of Egelston	Condo	8
HORTON WOODS #2	Township of Laketon	Sub	16
KINGSTON POINTE CONDOMINIUMS	Township of Muskegon	Condo	37
LAKE VIEW PARK AMMENDED PLAT BLK 34	Township of Egelston	Sub	18
LAKESWOOD ADDITION #6 AMMENDED PLAT BLKS 81&84	Township of Dalton	Sub	2
NORRIS FARMS ON THE LAKE CONDOMINIUMS	Township of Casnovia	Condo	16
NORTHWIND CONDOMINIUMS	Township of Dalton	Condo	22
NORTHWOODS ESTATES CONDOMINIUM	Township of Muskegon	Condo	60
SEMINOLE WOODS CONDOMINIUM	City of Norton Shores	Condo	36
WITTKOPP FARMS CONDOMINIUMS	City of Norton Shores	Condo	10
WOODHAVEN ESTATES	City of Montague	Sub	18
<b><i>Number of New Developments: 22</i></b>		<b><i>Number of New Units or Lots: 507</i></b>	

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The following table presents the True Cash Value of all new construction and additions for Muskegon County by local unit of government, as well as the true cash value of new construction and additions for residential property only.

**Table 'E'**  
**Muskegon County – New Construction Activity Statistics – Calendar Year 2003**

Local Unit	All Classes New and Additions	Residential Only New and Additions	New Homes
Blue Lake Township	2,106,100	2,106,100	20
Casnovia Township	1,594,500	1,310,200	25
Cedar Creek Township	1,379,000	1,351,600	19
Dalton Township	7,928,173	7,844,873	132
Egelston Township	5,163,000	3,634,400	59
Fruitland Township	6,270,550	6,269,550	49
Fruitport Township	10,166,220	6,863,400	100
Holton Township	1,240,150	978,950	19
Laketon Township	3,430,400	3,342,000	46
Montague Township	576,800	437,700	5
Moorland Township	935,333	884,933	13
Muskegon Township	7,675,652	6,003,052	96
Ravenna Township	715,800	481,800	5
Sullivan Township	961,800	956,100	47
White River Township	1,249,400	1,249,400	9
Whitehall Township	942,700	787,600	11
City of Montague	1,014,200	942,200	9
City of Muskegon	7,464,585	4,356,332	45
City of Muskegon Heights	1,807,900	1,094,000	4
City of North Muskegon	1,327,200	1,224,800	7
City of Norton Shores	27,490,371	16,142,371	121
City of Roosevelt Park	481,900	358,600	2
City of Whitehall	920,800	654,100	11
Totals (Assessed Value)	92,842,534	69,274,061	854

The following table presents the true cash value of business asset investment (i.e. capital assets that are personal property in nature) for Muskegon County.

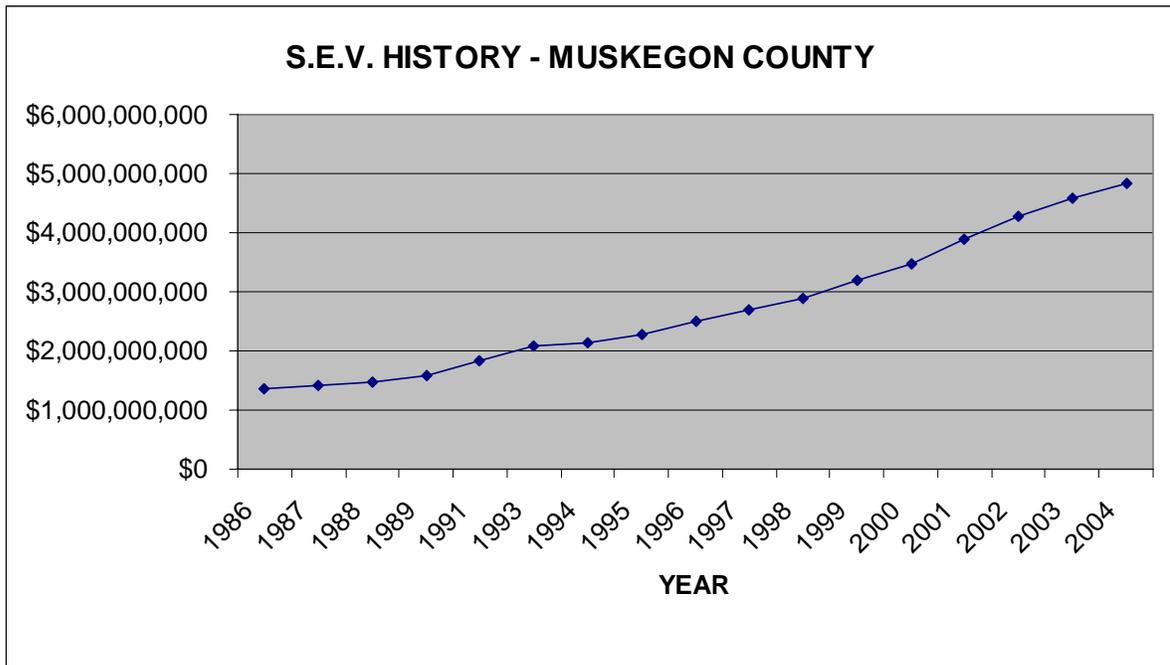
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**Table 'F'**  
**Muskegon County – New Business Investment Statistics**

<b>Calendar Year</b>	<b>\$ True Cash Value</b>	<b>% Change</b>
1999	100,721,768	Base
2000	179,128,600	78%
2001	131,352,454	(27%)
2002	158,206,908	20%
2003	156,186,334	(1%)

Figure 1 illustrates the historical growth of state equalized value by year of assessment.

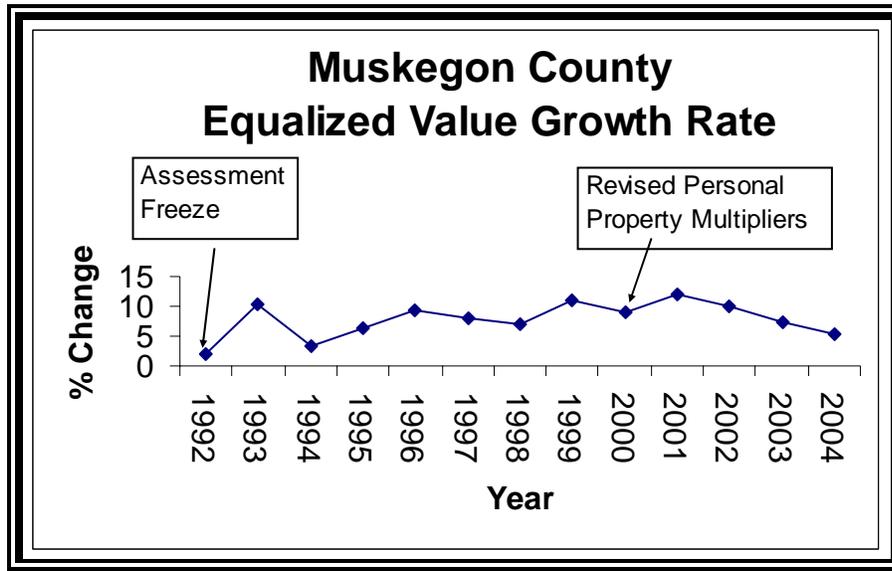
**Figure 1**



Muskegon County increased in state equalized value by approximately 5% and the taxable value increased approximately 5%, as compared to 7% and 5% respectively for last year. The estimated True Cash Value of all taxable property in the County is more than \$9,600,000,000. Figure 2 illustrates the growth rate in percentage by year of assessment.

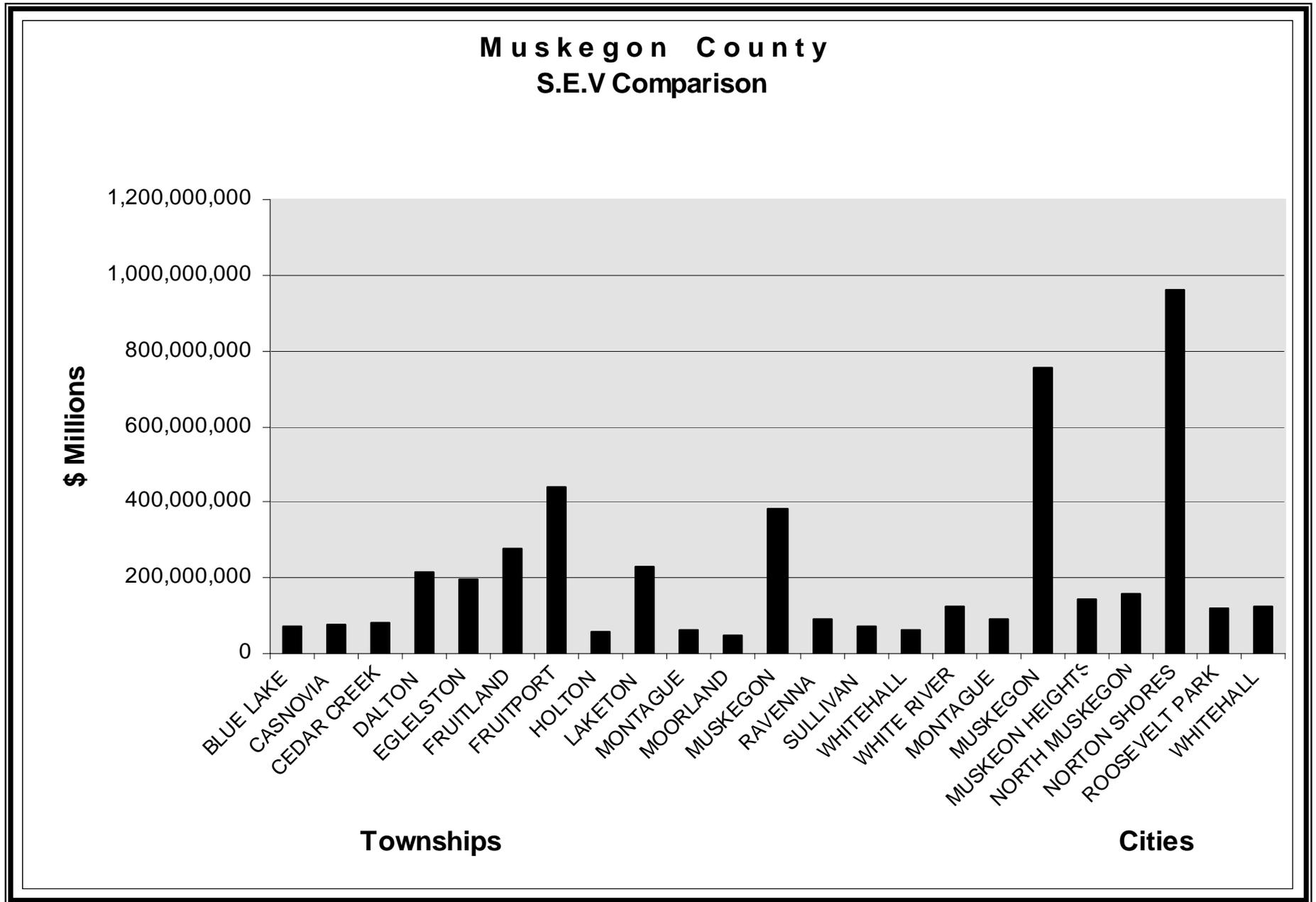
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**Figure 2**



Other indirect factors limiting the tax base of Muskegon County levies include the effect of numerous Tax Increment Financing Authorities (T.I.F.A.) and several Brownfield Redevelopment Authorities that can capture tax revenue as well as the creation of several renaissance and enterprises zones in the Cities of Muskegon and Muskegon Heights. This year examples include the Ravenna Downtown Development Authority and the Smart Zone in the City of Muskegon. Figure 3 illustrates a comparison of the 2004 State Equalized Value of each township and city.

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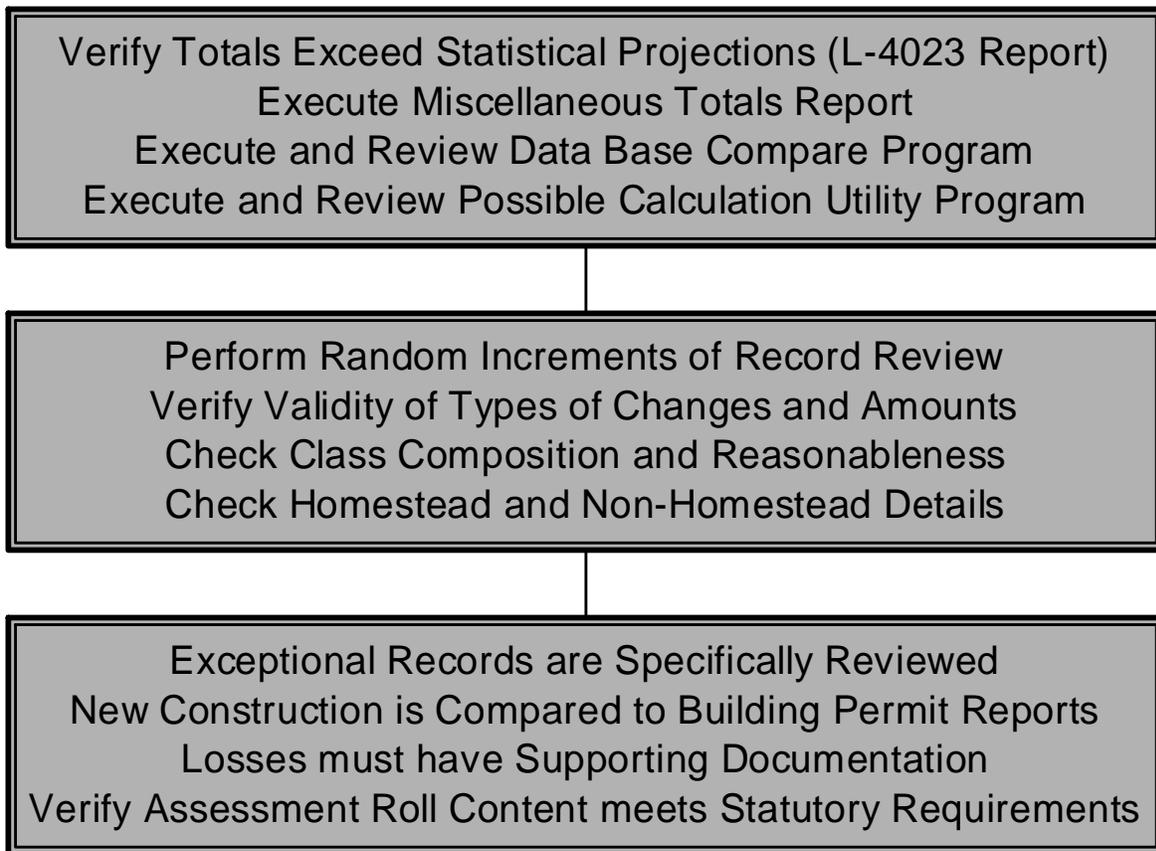
**Auditing and Compliance of Assessment Rolls**

Today, the process of auditing and compliance review of assessment rolls uses computer models for projections and electronic data processing for tax base segmentation analysis.

All assessment rolls are subject to the first phase. If problems or omissions are detected, they are subjected to second phase; if not, their integrity is assumed reasonable. The second phase is more laborious. Again, if increased scrutiny reveals additional errors, the roll is subjected to a third phase set of auditing procedures. The third phase requires the assessor to document the rationale of all changes and explain any discrepancies.

Figure 2 illustrates an overview of the three primary phases.

**Figure 4**



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**Recommendations**

All of the amounts reported by the local assessment jurisdictions have been examined and internally audited. Revisions necessitated by this process were performed and incorporated in the tabulated results contained in the appendix of this report. The amounts compiled are intended to reasonably represent the True Cash Value, Equalized Value, and Taxable Value of each taxing jurisdiction. This department is confident that these amounts reasonably represent the total taxable and equalized values of Muskegon County.

**Table G  
ASSESSING OFFICERS COUNTY OF MUSKEGON AS OF APRIL 1, 2004**

<b>LEVEL REQUIRED</b>	<b>LOCAL UNIT</b>	<b>ASSESSOR ACKNOWLEDGING</b>	<b>STATE CERTIFICATION HELD</b>
I	Blue Lake Township	Marion Knash	II
I	Casnovia Township	Debbie Schuitema	I
I	Cedar Creek Township	Marion Knash	II
II	Dalton Township	Wanda Budnik	III
II	Egelston Township	Marla Platt	III
II	Fruitland Township	Clifford Turner	IV
II	Fruitport Township	Lesli Lehner	III
I	Holton Township	Clifford Turner	IV
II	Laketon Township	Robert Frain	III
I	Montague Township	Clifford Turner	IV
I	Moorland Township	Clifford Turner	IV
III	Muskegon Township	Martha Hicks	III
I	Ravenna Township	Marla Platt	III
I	Sullivan Township	Clifford Turner	IV
II	Whitehall Township	Clifford Turner	IV
II	White River Township	Caryn Rasch	III
II	City of Montague	Clifford Turner	IV
IV	City of Muskegon	Clifford Turner	IV
III	City of Muskegon Heights	Robert Jackson	III
II	City of North Muskegon	Clifford Turner	IV
III	City of Norton Shores	Clifford Turner	IV
II	City of Roosevelt Park	Clifford Turner	IV
III	City of Whitehall	Clifford Turner	IV

**2004 Muskegon County Equalization Report**

**Table I  
MUSKEGON COUNTY EQUALIZATION DEPARTMENT STAFF**

<b>NAME AND POSITION</b>	<b>STATE CERTIFICATION</b>	<b>NAME AND POSITION</b>	<b>STATE CERTIFICATION</b>
Clifford Turner, Director	IV	Heather Singleton, Appraiser	II
Larry Millard, Deputy Director	IV	Bill Hejka, Geographic Technician	
Dennis Burns, Supervisor	III	Andrew Hubbell, Appraisal Technician	III
Susan Barclay, Supervisor	III	Teresa Stone, Appraisal Technician	II
Thomas Van Bruggen, Property Analyst	I	Erin DeWolfe, Appraisal Technician	II
Susan Bowen, Senior Appraiser	III	Lisa Hovis, Appraisal Technician	II
Jerry Groeneveld, Senior Appraiser	III	Arianne Lee, Departmental Clerk	
Joann Pierce Hunt, Senior Appraiser	III	Chris Potts, Clerk II	I
Vicki Emery, Senior Appraiser	III	Jamie Hornacek, Clerk II	
Penny Good, Appraiser	III	Yolanda Hathorn, Clerk II	
Michelle Heffner, Appraiser	II	Robin LeMaire, Clerk II	

# *Appendix*



**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES**

<u>TOWNSHIPS</u>	<u>2003 EQUALIZED VALUE</u>			<u>2004 EQUALIZED VALUE</u>			<u>% CHANGE</u>
	<u>REAL</u>	<u>PERSONAL</u>	<u>TOTAL</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>TOTAL</u>	
Blue Lake	\$66,930,705	\$1,342,500	\$68,273,205	\$70,722,400	\$1,402,400	\$72,124,800	5.64%
Casnovia	\$67,084,600	\$2,236,400	\$69,321,000	\$72,770,320	\$2,306,100	\$75,076,420	8.30%
Cedar Creek	\$71,287,400	\$1,680,400	\$72,967,800	\$78,526,400	\$1,820,600	\$80,347,000	10.11%
Dalton	\$195,672,400	\$8,409,100	\$204,081,500	\$206,175,900	\$10,928,400	\$217,104,300	6.38%
Egelston	\$161,147,300	\$15,287,200	\$176,434,500	\$173,990,100	\$21,545,200	\$195,535,300	10.83%
Fruitland	\$250,937,000	\$7,539,600	\$258,476,600	\$270,859,600	\$7,774,500	\$278,634,100	7.80%
Fruitport	\$388,060,900	\$24,664,545	\$412,725,445	\$415,150,800	\$23,615,600	\$438,766,400	6.31%
Holton	\$53,615,800	\$2,546,500	\$56,162,300	\$54,778,200	\$2,732,300	\$57,510,500	2.40%
Laketon	\$212,945,700	\$3,251,000	\$216,196,700	\$225,873,200	\$3,448,100	\$229,321,300	6.07%
Montague	\$55,780,950	\$4,163,700	\$59,944,650	\$56,920,500	\$4,119,200	\$61,039,700	1.83%
Moorland	\$42,580,800	\$2,561,400	\$45,142,200	\$47,042,000	\$2,412,100	\$49,454,100	9.55%
Muskegon	\$342,682,600	\$24,269,100	\$366,951,700	\$360,344,400	\$24,457,500	\$384,801,900	4.86%
Ravenna	\$80,982,600	\$5,961,000	\$86,943,600	\$83,769,600	\$6,117,700	\$89,887,300	3.39%
Sullivan	\$66,445,600	\$1,530,300	\$67,975,900	\$69,839,300	\$1,575,900	\$71,415,200	5.06%
Whitehall	\$53,472,400	\$5,027,700	\$58,500,100	\$57,026,400	\$5,075,400	\$62,101,800	6.16%
White River	\$118,517,000	\$856,600	\$119,373,600	\$123,049,100	\$989,300	\$124,038,400	3.91%
<b>TOWNSHIP TOTALS</b>	<b>\$2,228,143,755</b>	<b>\$111,327,045</b>	<b>\$2,339,470,800</b>	<b>\$2,366,838,220</b>	<b>\$120,320,300</b>	<b>\$2,487,158,520</b>	<b>6.31%</b>
<b>CITIES</b>							
Montague	\$74,041,600	\$10,455,200	\$84,496,800	\$76,110,100	\$12,776,400	\$88,886,500	5.20%
Muskegon	\$638,938,112	\$124,840,700	\$763,778,812	\$641,044,000	\$115,591,300	\$756,635,300	-0.94%
Muskegon Heights	\$119,289,900	\$22,831,400	\$142,121,300	\$122,214,800	\$22,231,000	\$144,445,800	1.64%
North Muskegon	\$148,805,610	\$4,241,600	\$153,047,210	\$152,919,500	\$4,824,500	\$157,744,000	3.07%
Norton Shores	\$821,486,100	\$51,511,000	\$872,997,100	\$909,235,150	\$51,809,000	\$961,044,150	10.09%
Roosevelt Park	\$111,773,400	\$9,190,400	\$120,963,800	\$112,279,200	\$9,416,900	\$121,696,100	0.61%
Whitehall	\$83,750,600	\$33,392,600	\$117,143,200	\$88,649,800	\$33,877,800	\$122,527,600	4.60%
<b>CITY TOTALS</b>	<b>\$1,998,085,322</b>	<b>\$256,462,900</b>	<b>\$2,254,548,222</b>	<b>\$2,102,452,550</b>	<b>\$250,526,900</b>	<b>\$2,352,979,450</b>	<b>4.37%</b>
<b>COUNTY TOTAL</b>	<b>\$4,226,229,077</b>	<b>\$367,789,945</b>	<b>\$4,594,019,022</b>	<b>\$4,469,290,770</b>	<b>\$370,847,200</b>	<b>\$4,840,137,970</b>	<b>5.36%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>2003 TAXABLE VALUE</u>			<u>2004 TAXABLE VALUE</u>			<u>% CHANGE</u>
	<u>REAL</u>	<u>PERSONAL</u>	<u>TOTAL</u>	<u>REAL</u>	<u>PERSONAL</u>	<u>TOTAL</u>	
Blue Lake	\$50,912,906	\$1,342,500	\$52,255,406	\$54,989,643	\$1,402,400	\$56,392,043	7.92%
Casnovia	\$49,399,282	\$2,236,400	\$51,635,682	\$52,929,674	\$2,306,100	\$55,235,774	6.97%
Cedar Creek	\$51,561,455	\$1,680,400	\$53,241,855	\$54,795,598	\$1,820,600	\$56,616,198	6.34%
Dalton	\$153,346,526	\$8,409,100	\$161,755,626	\$166,107,241	\$10,928,400	\$177,035,641	9.45%
Egelston	\$120,281,344	\$15,287,200	\$135,568,544	\$130,014,061	\$21,545,200	\$151,559,261	11.80%
Fruitland	\$176,788,351	\$7,539,531	\$184,327,882	\$189,404,996	\$7,774,500	\$197,179,496	6.97%
Fruitport	\$305,701,489	\$24,613,164	\$330,314,653	\$324,121,888	\$23,565,383	\$347,687,271	5.26%
Holton	\$37,295,038	\$2,546,500	\$39,841,538	\$39,762,267	\$2,732,300	\$42,494,567	6.66%
Laketon	\$165,415,485	\$3,251,000	\$168,666,485	\$175,079,704	\$3,448,100	\$178,527,804	5.85%
Montague	\$34,980,283	\$4,163,700	\$39,143,983	\$36,782,257	\$4,119,200	\$40,901,457	4.49%
Moorland	\$27,859,161	\$2,561,400	\$30,420,561	\$30,185,483	\$2,412,100	\$32,597,583	7.16%
Muskegon	\$264,371,647	\$24,166,480	\$288,538,127	\$280,160,233	\$24,410,457	\$304,570,690	5.56%
Ravenna	\$55,576,371	\$5,961,000	\$61,537,371	\$57,979,762	\$6,117,700	\$64,097,462	4.16%
Sullivan	\$45,483,534	\$1,517,529	\$47,001,063	\$48,590,840	\$1,563,696	\$50,154,536	6.71%
Whitehall	\$43,123,764	\$5,027,700	\$48,151,464	\$45,378,790	\$5,075,400	\$50,454,190	4.78%
White River	\$59,151,191	\$856,600	\$60,007,791	\$62,269,408	\$989,300	\$63,258,708	5.42%
<b>TOWNSHIP TOTALS</b>	<b>\$1,641,247,827</b>	<b>\$111,160,204</b>	<b>\$1,752,408,031</b>	<b>\$1,748,551,845</b>	<b>\$120,210,836</b>	<b>\$1,868,762,681</b>	<b>6.64%</b>
<b>CITIES</b>							
Montague	\$56,050,457	\$10,455,200	\$66,505,657	\$57,824,041	\$12,776,400	\$70,600,441	6.16%
Muskegon	\$522,142,650	\$124,833,198	\$646,975,848	\$535,938,224	\$115,456,493	\$651,394,717	0.68%
Muskegon Heights	\$97,360,624	\$22,828,530	\$120,189,154	\$99,613,740	\$22,231,000	\$121,844,740	1.38%
North Muskegon	\$116,426,438	\$4,241,600	\$120,668,038	\$121,551,829	\$4,824,500	\$126,376,329	4.73%
Norton Shores	\$651,673,609	\$51,482,960	\$703,156,569	\$694,987,600	\$51,782,357	\$746,769,957	6.20%
Roosevelt Park	\$92,920,261	\$9,190,400	\$102,110,661	\$95,500,267	\$9,416,700	\$104,916,967	2.75%
Whitehall	\$67,742,181	\$33,392,600	\$101,134,781	\$71,018,099	\$33,877,800	\$104,895,899	3.72%
<b>CITY TOTALS</b>	<b>\$1,604,316,220</b>	<b>\$256,424,488</b>	<b>\$1,860,740,708</b>	<b>\$1,676,433,800</b>	<b>\$250,365,250</b>	<b>\$1,926,799,050</b>	<b>3.55%</b>
<b>COUNTY TOTAL</b>	<b>\$3,245,564,047</b>	<b>\$367,584,692</b>	<b>\$3,613,148,739</b>	<b>\$3,424,985,645</b>	<b>\$370,576,086</b>	<b>\$3,795,561,731</b>	<b>5.05%</b>

## MUSKEGON COUNTY HISTORICAL EQUALIZED VALUE

<u>Year</u>	<u>Equalized Value Totals</u>	<u>Percent of Change</u>	
2004	\$4,840,137,970	5.36%	
2003	\$4,594,019,022	7.23%	
2002	\$4,284,270,433	9.95%	
2001	\$3,896,510,084	12.11%	
2000	\$3,475,535,083	8.89%	
1999	\$3,191,715,441	10.95%	
1998	\$2,876,769,060	6.80%	
1997	\$2,693,583,620	7.87%	
1996	\$2,497,060,814	9.49%	
1995	\$2,280,632,929	6.38%	
1994	\$2,143,790,778	3.22%	
1993	\$2,076,999,023	10.42%	
1992	\$1,880,980,289	2.16%	Assessments Frozen
1991	\$1,841,139,281	7.88%	
1990	\$1,706,613,440	8.44%	
1989	\$1,573,742,277	6.85%	
1988	\$1,472,826,966	4.14%	
1987	\$1,414,301,706	4.67%	
1986	\$1,351,146,322	2.58%	
1985	\$1,317,202,764	0.54%	
1984	\$1,310,096,105	<b>Base Year</b>	

<b>Increases over the Past</b>	<b>Total Increase</b>	<b>Average Yearly Increase</b>
<b>20 YEARS</b>	<b>269%</b>	<b>13.47%</b>
<b>10 YEARS</b>	<b>126%</b>	<b>12.58%</b>
<b>5 YEARS</b>	<b>52%</b>	<b>10.33%</b>

\* The Legislature though PA 135 of 1991, froze the 1992 assessments, this would be reflected in the 1993 increase.

## MUSKEGON COUNTY HISTORICAL TAXABLE VALUE

<u>Year</u>	<u>Taxable Value Totals</u>	<u>Percent of Change</u>	
2004	\$3,795,561,731	5.05%	
2003	\$3,613,148,739	4.64%	
2002	\$3,453,067,789	6.44%	
2001	\$3,244,251,018	9.26%	
2000	\$2,969,387,077	5.74%	
1999	\$2,808,287,454	6.40%	
1998	\$2,639,408,331	4.59%	
1997	\$2,523,467,328	6.55%	
1996	\$2,368,439,887	5.96%	
1995	\$2,235,210,925	4.26%	Proposal A
<hr/>			
1994	\$2,143,790,778	3.22%	
1993	\$2,076,999,023	10.42%	
1992	\$1,880,980,289	2.16%	Assessments Frozen
<hr/>			
1991	\$1,841,139,281	7.88%	
1990	\$1,706,613,440	8.44%	
1989	\$1,573,742,277	6.85%	
1988	\$1,472,826,966	4.14%	
1987	\$1,414,301,706	4.67%	
1986	\$1,351,146,322	2.58%	
1985	\$1,317,202,764	0.54%	
1984	\$1,310,096,105	<b>Base Year</b>	

<b>Increases over the Past</b>	<b>Total Increase</b>	<b>Average Yearly Increase</b>
<b>20 YEARS</b>	<b>190%</b>	<b>9.49%</b>
<b>10 YEARS</b>	<b>77%</b>	<b>7.70%</b>
<b>5 YEARS</b>	<b>35%</b>	<b>7.03%</b>

\* Proposal A restricts taxable value growth to the CPI or 5% whichever less, until the property sells. The last 5 years would reflect such trends plus accounts for new value added to the roll.

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
ALL CLASSES**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$68,273,205	5.64%	\$72,124,800	1,807	-0.39%	1,800
Casnovia	\$69,321,000	8.30%	\$75,076,420	1,435	2.37%	1,469
Cedar Creek	\$72,967,800	10.11%	\$80,347,000	1,769	1.64%	1,798
Dalton	\$204,081,500	6.38%	\$217,104,300	6,524	1.55%	6,625
Egelston	\$176,434,500	10.83%	\$195,535,300	4,095	-0.17%	4,088
Fruitland	\$258,476,600	7.80%	\$278,634,100	3,562	2.44%	3,649
Fruitport	\$412,725,445	6.31%	\$438,766,400	6,243	3.51%	6,462
Holton	\$56,162,300	2.40%	\$57,510,500	1,594	-0.63%	1,584
Laketon	\$216,196,700	6.07%	\$229,321,300	3,619	0.88%	3,651
Montague	\$59,944,650	1.83%	\$61,039,700	1,136	1.32%	1,151
Moorland	\$45,142,200	9.55%	\$49,454,100	936	0.85%	944
Muskegon	\$366,951,700	4.86%	\$384,801,900	7,836	2.07%	7,998
Ravenna	\$86,943,600	3.39%	\$89,887,300	1,624	0.62%	1,634
Sullivan	\$67,975,900	5.06%	\$71,415,200	1,257	1.67%	1,278
Whitehall	\$58,500,100	6.16%	\$62,101,800	961	0.10%	962
White River	\$119,373,600	3.91%	\$124,038,400	1,332	-1.28%	1,315
<b><u>CITIES</u></b>						
Montague	\$84,496,800	5.20%	\$88,886,500	1,624	1.60%	1,650
Muskegon	\$763,778,812	-0.94%	\$756,635,300	16,935	-2.77%	16,466
Muskegon Heights	\$142,121,300	1.64%	\$144,445,800	5,867	-0.29%	5,850
North Muskegon	\$153,047,210	3.07%	\$157,744,000	1,928	0.00%	1,928
Norton Shores	\$872,997,100	10.09%	\$961,044,150	10,912	1.80%	11,108
Roosevelt Park	\$120,963,800	0.61%	\$121,696,100	1,727	-1.68%	1,698
Whitehall	\$117,143,200	4.60%	\$122,527,600	1,635	1.71%	1,663
<b>COUNTY TOTALS</b>	<b>\$4,594,019,022</b>	<b>5.36%</b>	<b>\$4,840,137,970</b>	<b>86,358</b>	<b>0.48%</b>	<b>86,771</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
AGRICULTURE (101)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$21,315,100	9.19%	\$23,273,800	360	0.28%	361
Cedar Creek	\$4,470,900	34.92%	\$6,032,300	64	4.69%	67
Dalton	\$47,300	0.00%	\$47,300	5	0.00%	5
Egelston	\$1,747,600	82.35%	\$3,186,700	12	0.00%	12
Fruitland	\$8,116,900	-19.07%	\$6,568,700	54	-83.33%	9
Fruitport	\$4,688,100	23.56%	\$5,792,700	65	-10.77%	58
Holton	\$10,239,300	2.14%	\$10,458,200	170	0.59%	171
Laketon	\$82,600	0.00%	\$82,600	1	0.00%	1
Montague	\$6,064,500	9.05%	\$6,613,600	101	0.99%	102
Moorland	\$8,462,300	26.64%	\$10,717,000	141	2.13%	144
Muskegon	\$680,400	70.99%	\$1,163,400	16	0.00%	16
Ravenna	\$24,339,400	3.36%	\$25,157,500	314	1.27%	318
Sullivan	\$5,821,000	-20.39%	\$4,634,300	88	-15.91%	74
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$5,860,700	5.47%	\$6,181,500	141	0.00%	141
<b><u>CITIES</u></b>						
Montague	\$25,100	14.74%	\$28,800	5	0.00%	5
Muskegon	\$181,300	1.93%	\$184,800	21	0.00%	21
Muskegon Heights	\$0	0.00%	\$0	0	0.00%	0
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$11,568,500	98.80%	\$22,998,500	4	0.00%	4
Roosevelt Park	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$57,600	-0.35%	\$57,400	3	0.00%	3
<b>COUNTY TOTALS</b>	<b>\$113,768,600</b>	<b>17.06%</b>	<b>\$133,179,100</b>	<b>1,565</b>	<b>-3.39%</b>	<b>1,512</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
COMMERCIAL (201)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$730,700	0.15%	\$731,800	7	0.00%	7
Casnovia	\$2,268,200	8.09%	\$2,451,800	30	0.00%	30
Cedar Creek	\$3,507,900	-0.74%	\$3,482,000	21	-9.52%	19
Dalton	\$15,182,500	1.74%	\$15,447,100	145	0.69%	146
Egelston	\$17,487,000	2.07%	\$17,848,500	140	-2.14%	137
Fruitland	\$10,366,500	10.56%	\$11,461,100	38	0.00%	38
Fruitport	\$105,356,600	5.73%	\$111,391,300	354	7.06%	379
Holton	\$2,830,700	7.46%	\$3,041,800	49	0.00%	49
Laketon	\$4,500,400	14.96%	\$5,173,500	40	0.00%	40
Montague	\$3,024,400	6.89%	\$3,232,800	39	2.56%	40
Moorland	\$2,440,100	6.73%	\$2,604,200	11	0.00%	11
Muskegon	\$79,750,400	3.14%	\$82,253,500	385	-2.86%	374
Ravenna	\$4,162,800	3.36%	\$4,302,500	72	-1.39%	71
Sullivan	\$1,041,200	8.97%	\$1,134,600	23	8.70%	25
Whitehall	\$15,976,500	6.03%	\$16,940,300	67	4.48%	70
White River	\$4,008,300	0.24%	\$4,017,900	20	-5.00%	19
<b><u>CITIES</u></b>						
Montague	\$8,598,500	11.20%	\$9,561,200	86	4.65%	90
Muskegon	\$144,310,700	-1.89%	\$141,579,300	1,158	-8.38%	1,061
Muskegon Heights	\$26,989,800	-0.52%	\$26,850,800	408	0.25%	409
North Muskegon	\$18,408,410	0.38%	\$18,478,900	96	-3.13%	93
Norton Shores	\$143,985,600	18.04%	\$169,961,800	490	0.82%	494
Roosevelt Park	\$38,174,000	-2.55%	\$37,201,400	88	0.00%	88
Whitehall	\$20,429,000	9.05%	\$22,277,000	144	-2.08%	141
<b>COUNTY TOTALS</b>	<b>\$673,530,210</b>	<b>5.63%</b>	<b>\$711,425,100</b>	<b>3,911</b>	<b>-2.05%</b>	<b>3,831</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
INDUSTRIAL (301)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$901,600	3.98%	\$937,500	16	0.00%	16
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$1,597,300	8.31%	\$1,730,100	30	0.00%	30
Egelston	\$9,508,800	18.16%	\$11,235,400	81	1.23%	82
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$3,314,100	2.59%	\$3,400,100	24	-4.17%	23
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$1,195,400	3.10%	\$1,232,400	10	0.00%	10
Moorland	\$756,500	9.17%	\$825,900	16	0.00%	16
Muskegon	\$11,643,200	9.76%	\$12,779,600	95	4.21%	99
Ravenna	\$1,393,900	19.13%	\$1,660,500	15	0.00%	15
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$363,600	14.74%	\$417,200	2	0.00%	2
White River	\$2,301,700	5.10%	\$2,419,100	7	14.29%	8
<b><u>CITIES</u></b>						
Montague	\$7,492,600	1.95%	\$7,638,900	24	-4.17%	23
Muskegon	\$110,600,499	3.52%	\$114,496,500	224	0.45%	225
Muskegon Heights	\$12,367,800	-4.02%	\$11,870,300	133	-3.76%	128
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$44,957,400	-3.45%	\$43,408,500	166	-0.60%	165
Roosevelt Park	\$2,460,900	19.74%	\$2,946,600	10	40.00%	14
Whitehall	\$12,447,600	1.50%	\$12,634,100	30	6.67%	32
<b>COUNTY TOTALS</b>	<b>\$223,302,899</b>	<b>2.83%</b>	<b>\$229,632,700</b>	<b>883</b>	<b>0.57%</b>	<b>888</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
RESIDENTIAL (401)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$66,200,005	5.73%	\$69,990,600	1,642	0.18%	1,645
Casnovia	\$42,599,700	8.23%	\$46,107,220	932	2.36%	954
Cedar Creek	\$63,308,600	9.01%	\$69,012,100	1,594	1.25%	1,614
Dalton	\$178,845,300	5.65%	\$188,951,400	5,212	1.78%	5,305
Egelston	\$132,403,900	7.04%	\$141,719,500	3,567	-0.08%	3,564
Fruitland	\$232,453,600	8.77%	\$252,829,800	3,291	4.25%	3,431
Fruitport	\$274,702,100	7.23%	\$294,566,700	5,070	4.08%	5,277
Holton	\$40,545,800	1.81%	\$41,278,200	1,213	-0.08%	1,212
Laketon	\$208,362,700	5.88%	\$220,617,100	3,477	0.92%	3,509
Montague	\$45,496,650	0.76%	\$45,841,700	877	1.03%	886
Moorland	\$30,921,900	6.38%	\$32,894,900	685	1.02%	692
Muskegon	\$250,608,600	5.40%	\$264,147,900	6,384	1.17%	6,459
Ravenna	\$51,086,500	3.06%	\$52,649,100	1,077	0.74%	1,085
Sullivan	\$59,583,400	7.53%	\$64,070,400	1,065	3.19%	1,099
Whitehall	\$37,132,300	6.83%	\$39,668,900	751	-0.67%	746
White River	\$106,346,300	3.84%	\$110,430,600	1,108	0.00%	1,108
<b><u>CITIES</u></b>						
Montague	\$57,925,400	1.65%	\$58,881,200	1,313	1.90%	1,338
Muskegon	\$383,845,613	0.24%	\$384,783,400	12,831	-1.21%	12,676
Muskegon Heights	\$79,932,300	4.46%	\$83,493,700	4,430	-0.88%	4,391
North Muskegon	\$130,397,200	3.10%	\$134,440,600	1,587	0.19%	1,590
Norton Shores	\$620,974,600	8.36%	\$672,866,350	9,002	2.49%	9,226
Roosevelt Park	\$71,138,500	1.40%	\$72,131,200	1,307	0.08%	1,308
Whitehall	\$50,816,400	5.64%	\$53,681,300	1,130	1.68%	1,149
<b>COUNTY TOTALS</b>	<b>\$3,215,627,368</b>	<b>5.58%</b>	<b>\$3,395,053,870</b>	<b>69,545</b>	<b>1.03%</b>	<b>70,264</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
TIMBER-CUTOVER (501)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$0	0.00%	\$0	0	0.00%	0
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$0	0.00%	\$0	0	0.00%	0
Egelston	\$0	0.00%	\$0	0	0.00%	0
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$0	0.00%	\$0	0	0.00%	0
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$0	0.00%	\$0	0	0.00%	0
Moorland	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Ravenna	\$0	0.00%	\$0	0	0.00%	0
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$0	0.00%	\$0	0	0.00%	0
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Muskegon Heights	\$0	0.00%	\$0	0	0.00%	0
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$0	0.00%	\$0	0	0.00%	0
Roosevelt Park	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
DEVELOPMENTAL (601)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$0	0.00%	\$0	0	0.00%	0
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$0	0.00%	\$0	0	0.00%	0
Egelston	\$0	0.00%	\$0	0	0.00%	0
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$0	0.00%	\$0	0	0.00%	0
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$0	0.00%	\$0	0	0.00%	0
Moorland	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Ravenna	\$0	0.00%	\$0	0	0.00%	0
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$0	0.00%	\$0	0	0.00%	0
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Muskegon Heights	\$0	0.00%	\$0	0	0.00%	0
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$0	0.00%	\$0	0	0.00%	0
Roosevelt Park	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
AGRICULTURAL PERSONAL (151)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$0	0.00%	\$0	0	0.00%	0
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$0	0.00%	\$0	0	0.00%	0
Egelston	\$0	0.00%	\$0	0	0.00%	0
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$0	0.00%	\$0	0	0.00%	0
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$0	0.00%	\$0	0	0.00%	0
Moorland	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Ravenna	\$0	0.00%	\$0	0	0.00%	0
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$0	0.00%	\$0	0	0.00%	0
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Muskegon Heights	\$0	0.00%	\$0	0	0.00%	0
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$0	0.00%	\$0	0	0.00%	0
Roosevelt Park	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
COMMERCIAL PERSONAL (251)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$92,900	28.63%	\$119,500	44	-25.00%	33
Casnovia	\$510,200	-1.49%	\$502,600	54	18.52%	64
Cedar Creek	\$512,400	-0.53%	\$509,700	25	16.00%	29
Dalton	\$3,809,300	-4.41%	\$3,641,500	147	11.56%	164
Egelston	\$2,182,900	-15.04%	\$1,854,700	158	-0.63%	157
Fruitland	\$4,810,400	-0.53%	\$4,785,100	60	-3.33%	58
Fruitport	\$18,683,945	-7.82%	\$17,222,800	602	0.66%	606
Holton	\$838,600	-4.07%	\$804,500	84	-7.14%	78
Laketon	\$999,300	-8.15%	\$917,900	45	2.22%	46
Montague	\$1,170,000	-2.83%	\$1,136,900	74	4.05%	77
Moorland	\$966,300	-23.02%	\$743,900	38	0.00%	38
Muskegon	\$10,013,900	-0.17%	\$9,996,900	771	6.49%	821
Ravenna	\$1,984,300	-7.06%	\$1,844,300	75	-2.67%	73
Sullivan	\$364,200	-4.23%	\$348,800	29	-13.79%	25
Whitehall	\$2,697,500	4.86%	\$2,828,500	97	12.37%	109
White River	\$418,400	20.63%	\$504,700	18	5.56%	19
<b><u>CITIES</u></b>						
Montague	\$1,183,600	-0.24%	\$1,180,800	99	0.00%	99
Muskegon	\$35,477,300	-7.99%	\$32,642,700	1,394	-12.91%	1,214
Muskegon Heights	\$6,249,600	-4.64%	\$5,959,800	371	-2.43%	362
North Muskegon	\$2,753,700	16.37%	\$3,204,600	204	-0.49%	203
Norton Shores	\$21,219,400	-7.52%	\$19,623,600	929	0.00%	929
Roosevelt Park	\$4,088,400	8.25%	\$4,425,600	286	-11.54%	253
Whitehall	\$2,617,600	0.18%	\$2,622,400	202	4.46%	211
<b>COUNTY TOTALS</b>	<b>\$123,644,145</b>	<b>-5.03%</b>	<b>\$117,421,800</b>	<b>5,806</b>	<b>-2.38%</b>	<b>5,668</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
INDUSTRIAL PERSONAL (351)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$176,500	23.57%	\$218,100	5	0.00%	5
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$518,500	383.39%	\$2,506,400	8	12.50%	9
Egelston	\$8,950,300	68.52%	\$15,082,800	19	-10.53%	17
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$900,100	-7.38%	\$833,700	11	0.00%	11
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$885,900	-12.08%	\$778,900	3	0.00%	3
Moorland	\$240,100	38.82%	\$333,300	2	0.00%	2
Muskegon	\$8,286,100	-2.57%	\$8,073,400	29	20.69%	35
Ravenna	\$2,309,700	8.10%	\$2,496,700	3	0.00%	3
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$1,023,100	-7.83%	\$943,000	2	0.00%	2
White River	\$1,100	0.00%	\$1,100	1	0.00%	1
<b><u>CITIES</u></b>						
Montague	\$8,412,000	25.70%	\$10,574,200	12	-8.33%	11
Muskegon	\$71,649,500	-11.26%	\$63,581,100	94	5.32%	99
Muskegon Heights	\$11,643,500	-5.03%	\$11,058,200	43	9.30%	47
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$21,327,300	3.21%	\$22,012,600	105	4.76%	110
Roosevelt Park	\$4,427,400	-4.85%	\$4,212,500	6	0.00%	6
Whitehall	\$28,910,300	1.10%	\$29,229,700	19	5.26%	20
<b>COUNTY TOTALS</b>	<b>\$169,661,400</b>	<b>1.34%</b>	<b>\$171,935,700</b>	<b>362</b>	<b>5.25%</b>	<b>381</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
RESIDENTIAL PERSONAL (451)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$0	0.00%	\$0	0	0.00%	0
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$0	0.00%	\$0	0	0.00%	0
Egelston	\$0	0.00%	\$0	0	0.00%	0
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$0	0.00%	\$0	0	0.00%	0
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$0	0.00%	\$0	0	0.00%	0
Moorland	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Ravenna	\$0	0.00%	\$0	0	0.00%	0
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$0	0.00%	\$0	18	-100.00%	0
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	0	0.00%	0
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Muskegon Heights	\$0	0.00%	\$0	0	0.00%	0
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$0	0.00%	\$0	0	0.00%	0
Roosevelt Park	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$0	0.00%	\$0	0	0.00%	0
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>18</b>	<b>-100.00%</b>	<b>0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
UTILITY PERSONAL (551)**

<b>TOWNSHIPS</b>	<b>2003 CEV</b>	<b>PERCENT CHANGE</b>	<b>2004 CEV</b>	<b>2003 PARCEL COUNT</b>	<b>PERCENT CHANGE</b>	<b>2004 PARCEL COUNT</b>
Blue Lake	\$1,249,600	2.66%	\$1,282,900	4	0.00%	4
Casnovia	\$1,549,700	2.30%	\$1,585,400	12	8.33%	13
Cedar Creek	\$1,168,000	12.23%	\$1,310,900	6	0.00%	6
Dalton	\$4,081,300	17.13%	\$4,780,500	9	0.00%	9
Egelston	\$4,154,000	10.92%	\$4,607,700	5	0.00%	5
Fruitland	\$2,729,200	9.53%	\$2,989,400	6	0.00%	6
Fruitport	\$5,080,500	9.42%	\$5,559,100	14	-7.14%	13
Holton	\$1,707,900	12.88%	\$1,927,800	6	0.00%	6
Laketon	\$2,251,700	12.37%	\$2,530,200	2	0.00%	2
Montague	\$2,107,800	4.54%	\$2,203,400	4	0.00%	4
Moorland	\$1,355,000	-1.48%	\$1,334,900	6	0.00%	6
Muskegon	\$5,969,100	7.00%	\$6,387,200	10	0.00%	10
Ravenna	\$1,667,000	6.58%	\$1,776,700	8	0.00%	8
Sullivan	\$1,166,100	5.23%	\$1,227,100	12	0.00%	12
Whitehall	\$1,307,100	-0.24%	\$1,303,900	3	0.00%	3
White River	\$437,100	10.62%	\$483,500	3	0.00%	3
<b><u>CITIES</u></b>						
Montague	\$859,600	18.82%	\$1,021,400	3	0.00%	3
Muskegon	\$17,713,900	9.34%	\$19,367,500	10	0.00%	10
Muskegon Heights	\$4,938,300	5.56%	\$5,213,000	4	0.00%	4
North Muskegon	\$1,487,900	8.87%	\$1,619,900	3	0.00%	3
Norton Shores	\$8,964,300	13.48%	\$10,172,800	7	0.00%	7
Roosevelt Park	\$674,600	15.45%	\$778,800	2	0.00%	2
Whitehall	\$1,864,700	8.63%	\$2,025,700	2	0.00%	2
<b>COUNTY TOTALS</b>	<b>\$74,484,400</b>	<b>9.41%</b>	<b>\$81,489,700</b>	<b>141</b>	<b>0.00%</b>	<b>141</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

**REAL AND PERSONAL TOTALS**

**AGRICULTURAL**

<b><u>TOWNSHIPS</u></b>	<b><u>2003 TAXABLE</u></b>	<b><u>PERCENT CHANGE</u></b>	<b><u>2004 TAXABLE</u></b>	<b><u>2003 TAXABLE</u></b>	<b><u>PERCENT CHANGE</u></b>	<b><u>2004 TAXABLE</u></b>
Blue Lake	\$52,255,406	7.92%	\$56,392,043	\$0	0.00%	\$0
Casnovia	\$51,635,682	6.97%	\$55,235,774	\$14,773,525	4.12%	\$15,382,471
Cedar Creek	\$53,241,855	6.34%	\$56,616,198	\$2,292,624	1.39%	\$2,324,563
Dalton	\$161,755,626	9.45%	\$177,035,641	\$40,855	2.29%	\$41,791
Egelston	\$135,568,544	11.80%	\$151,559,261	\$647,832	2.30%	\$662,727
Fruitland	\$184,327,882	6.97%	\$197,179,496	\$3,641,375	-54.02%	\$1,674,135
Fruitport	\$330,314,653	5.26%	\$347,687,271	\$2,601,255	26.16%	\$3,281,759
Holton	\$39,841,538	6.66%	\$42,494,567	\$6,109,237	5.91%	\$6,470,597
Laketon	\$168,666,485	5.85%	\$178,527,804	\$20,647	2.30%	\$21,121
Montague	\$39,143,983	4.49%	\$40,901,457	\$3,546,250	6.45%	\$3,774,940
Moorland	\$30,420,561	7.16%	\$32,597,583	\$5,045,614	6.20%	\$5,358,524
Muskegon	\$288,538,127	5.56%	\$304,570,690	\$253,706	2.30%	\$259,533
Ravenna	\$61,537,371	4.16%	\$64,097,462	\$13,254,610	2.95%	\$13,645,898
Sullivan	\$47,001,063	6.71%	\$50,154,536	\$2,845,761	-24.16%	\$2,158,221
Whitehall	\$48,151,464	4.78%	\$50,454,190	\$0	0.00%	\$0
White River	\$60,007,791	5.42%	\$63,258,708	\$3,454,502	2.78%	\$3,550,705
<b><u>CITIES</u></b>						
Montague	\$66,505,657	6.16%	\$70,600,441	\$20,552	1.15%	\$20,789
Muskegon	\$646,975,848	0.68%	\$651,394,717	\$163,844	2.14%	\$167,357
Muskegon Heights	\$120,189,154	1.38%	\$121,844,740	\$0	0.00%	\$0
North Muskegon	\$120,668,038	4.73%	\$126,376,329	\$0	0.00%	\$0
Norton Shores	\$703,156,569	6.20%	\$746,769,957	\$3,269,609	2.30%	\$3,344,807
Roosevelt Park	\$102,110,661	2.75%	\$104,916,967	\$0	0.00%	\$0
Whitehall	\$101,134,781	3.72%	\$104,895,899	\$18,279	2.29%	\$18,697
<b>COUNTY TOTALS</b>	<b>\$3,613,148,739</b>	<b>5.05%</b>	<b>\$3,795,561,731</b>	<b>\$62,000,077</b>	<b>0.26%</b>	<b>\$62,158,635</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>COMMERCIAL</u>			<u>INDUSTRIAL</u>		
	<u>2003 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2004 TAXABLE</u>	<u>2003 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2004 TAXABLE</u>
Blue Lake	\$559,047	4.42%	\$583,761	\$0	0.00%	\$0
Casnovia	\$2,002,683	5.95%	\$2,121,795	\$661,601	2.30%	\$676,810
Cedar Creek	\$2,250,200	1.77%	\$2,290,051	\$0	0.00%	\$0
Dalton	\$11,261,630	0.50%	\$11,317,379	\$1,006,310	5.63%	\$1,062,958
Egelston	\$12,759,260	3.68%	\$13,229,380	\$7,749,491	18.35%	\$9,171,657
Fruitland	\$7,682,950	0.80%	\$7,744,516	\$0	0.00%	\$0
Fruitport	\$80,176,204	3.59%	\$83,056,877	\$2,895,553	2.23%	\$2,960,022
Holton	\$2,017,472	4.86%	\$2,115,544	\$0	0.00%	\$0
Laketon	\$3,656,408	4.72%	\$3,828,884	\$0	0.00%	\$0
Montague	\$2,077,579	5.39%	\$2,189,480	\$705,123	2.45%	\$722,429
Moorland	\$1,827,811	3.16%	\$1,885,571	\$463,451	2.30%	\$474,102
Muskegon	\$55,624,578	2.49%	\$57,010,987	\$9,425,493	13.70%	\$10,716,724
Ravenna	\$3,367,625	0.75%	\$3,392,857	\$1,108,264	19.70%	\$1,326,608
Sullivan	\$582,750	2.70%	\$598,505	\$0	0.00%	\$0
Whitehall	\$13,001,926	4.28%	\$13,559,055	\$358,322	6.43%	\$381,362
White River	\$2,307,612	3.94%	\$2,398,501	\$1,107,601	7.29%	\$1,188,337
<b><u>CITIES</u></b>						
Montague	\$6,315,193	9.28%	\$6,901,401	\$6,299,834	2.76%	\$6,473,896
Muskegon	\$124,679,713	-1.10%	\$123,303,933	\$101,987,394	1.17%	\$103,175,554
Muskegon Heights	\$25,127,276	0.62%	\$25,281,846	\$11,955,978	-3.86%	\$11,494,407
North Muskegon	\$14,826,110	-0.83%	\$14,703,390	\$0	0.00%	\$0
Norton Shores	\$116,249,338	10.55%	\$128,514,609	\$36,474,997	0.82%	\$36,773,500
Roosevelt Park	\$32,648,124	-1.01%	\$32,317,094	\$2,113,558	17.73%	\$2,488,352
Whitehall	\$14,944,468	5.18%	\$15,718,782	\$10,998,235	2.83%	\$11,309,853
<b>COUNTY TOTALS</b>	<b>\$535,945,957</b>	<b>3.38%</b>	<b>\$554,064,198</b>	<b>\$195,311,205</b>	<b>2.60%</b>	<b>\$200,396,571</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

<b>TOWNSHIPS</b>	<b><u>RESIDENTIAL</u></b>			<b><u>TIMBER-CUTOVER</u></b>		
	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>
Blue Lake	\$50,353,859	8.05%	\$54,405,882	\$0	0.00%	\$0
Casnovia	\$31,961,473	8.72%	\$34,748,598	\$0	0.00%	\$0
Cedar Creek	\$47,018,631	6.73%	\$50,180,984	\$0	0.00%	\$0
Dalton	\$141,037,731	8.97%	\$153,685,113	\$0	0.00%	\$0
Egelston	\$99,124,761	7.89%	\$106,950,297	\$0	0.00%	\$0
Fruitland	\$165,464,026	8.78%	\$179,986,345	\$0	0.00%	\$0
Fruitport	\$220,028,477	6.72%	\$234,823,230	\$0	0.00%	\$0
Holton	\$29,168,329	6.88%	\$31,176,126	\$0	0.00%	\$0
Laketon	\$161,738,430	5.87%	\$171,229,699	\$0	0.00%	\$0
Montague	\$28,651,331	5.04%	\$30,095,408	\$0	0.00%	\$0
Moorland	\$20,522,285	9.48%	\$22,467,286	\$0	0.00%	\$0
Muskegon	\$199,067,870	6.58%	\$212,172,989	\$0	0.00%	\$0
Ravenna	\$37,845,872	4.67%	\$39,614,399	\$0	0.00%	\$0
Sullivan	\$42,055,023	8.99%	\$45,834,114	\$0	0.00%	\$0
Whitehall	\$29,763,516	5.63%	\$31,438,373	\$0	0.00%	\$0
White River	\$52,281,476	5.45%	\$55,131,865	\$0	0.00%	\$0
<b><u>CITIES</u></b>						
Montague	\$43,414,878	2.33%	\$44,427,955	\$0	0.00%	\$0
Muskegon	\$295,311,699	4.73%	\$309,291,380	\$0	0.00%	\$0
Muskegon Heights	\$60,277,370	4.25%	\$62,837,487	\$0	0.00%	\$0
North Muskegon	\$101,600,328	5.17%	\$106,848,439	\$0	0.00%	\$0
Norton Shores	\$495,679,665	6.19%	\$526,354,684	\$0	0.00%	\$0
Roosevelt Park	\$58,158,579	4.36%	\$60,694,821	\$0	0.00%	\$0
Whitehall	\$41,781,199	5.24%	\$43,970,767	\$0	0.00%	\$0
<b>COUNTY TOTALS</b>	<b>\$2,452,306,808</b>	<b>6.36%</b>	<b>\$2,608,366,241</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

<b><u>TOWNSHIPS</u></b>	<b><u>DEVELOPMENTAL</u></b>			<b><u>AGRICULTURAL PERSONAL</u></b>		
	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>
Blue Lake	\$0	0.00%	\$0	\$0	0.00%	\$0
Casnovia	\$0	0.00%	\$0	\$0	0.00%	\$0
Cedar Creek	\$0	0.00%	\$0	\$0	0.00%	\$0
Dalton	\$0	0.00%	\$0	\$0	0.00%	\$0
Egelston	\$0	0.00%	\$0	\$0	0.00%	\$0
Fruitland	\$0	0.00%	\$0	\$0	0.00%	\$0
Fruitport	\$0	0.00%	\$0	\$0	0.00%	\$0
Holton	\$0	0.00%	\$0	\$0	0.00%	\$0
Laketon	\$0	0.00%	\$0	\$0	0.00%	\$0
Montague	\$0	0.00%	\$0	\$0	0.00%	\$0
Moorland	\$0	0.00%	\$0	\$0	0.00%	\$0
Muskegon	\$0	0.00%	\$0	\$0	0.00%	\$0
Ravenna	\$0	0.00%	\$0	\$0	0.00%	\$0
Sullivan	\$0	0.00%	\$0	\$0	0.00%	\$0
Whitehall	\$0	0.00%	\$0	\$0	0.00%	\$0
White River	\$0	0.00%	\$0	\$0	0.00%	\$0
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	\$0	0.00%	\$0
Muskegon	\$0	0.00%	\$0	\$0	0.00%	\$0
Muskegon Heights	\$0	0.00%	\$0	\$0	0.00%	\$0
North Muskegon	\$0	0.00%	\$0	\$0	0.00%	\$0
Norton Shores	\$0	0.00%	\$0	\$0	0.00%	\$0
Roosevelt Park	\$0	0.00%	\$0	\$0	0.00%	\$0
Whitehall	\$0	0.00%	\$0	\$0	0.00%	\$0
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

**COMMERCIAL PERSONAL**

**INDUSTRIAL PERSONAL**

<b><u>TOWNSHIPS</u></b>	<b><u>2003 TAXABLE</u></b>	<b><u>PERCENT CHANGE</u></b>	<b><u>2004 TAXABLE</u></b>	<b><u>2003 TAXABLE</u></b>	<b><u>PERCENT CHANGE</u></b>	<b><u>2004 TAXABLE</u></b>
Blue Lake	\$92,900	28.63%	\$119,500	\$0	0.00%	\$0
Casnovia	\$510,200	-1.49%	\$502,600	\$176,500	23.57%	\$218,100
Cedar Creek	\$512,400	-0.53%	\$509,700	\$0	0.00%	\$0
Dalton	\$3,809,300	-4.41%	\$3,641,500	\$518,500	383.39%	\$2,506,400
Egelston	\$2,182,900	-15.04%	\$1,854,700	\$8,950,300	68.52%	\$15,082,800
Fruitland	\$4,810,331	-0.52%	\$4,785,100	\$0	0.00%	\$0
Fruitport	\$18,683,945	-7.82%	\$17,222,800	\$900,100	-7.38%	\$833,700
Holton	\$838,600	-4.07%	\$804,500	\$0	0.00%	\$0
Laketon	\$999,300	-8.15%	\$917,900	\$0	0.00%	\$0
Montague	\$1,170,000	-2.83%	\$1,136,900	\$885,900	-12.08%	\$778,900
Moorland	\$966,300	-23.02%	\$743,900	\$240,100	38.82%	\$333,300
Muskegon	\$10,013,900	-0.17%	\$9,996,900	\$8,239,799	-2.02%	\$8,073,400
Ravenna	\$1,984,300	-7.06%	\$1,844,300	\$2,309,700	8.10%	\$2,496,700
Sullivan	\$364,200	-4.23%	\$348,800	\$0	0.00%	\$0
Whitehall	\$2,697,500	4.86%	\$2,828,500	\$1,023,100	-7.83%	\$943,000
White River	\$418,400	20.63%	\$504,700	\$1,100	0.00%	\$1,100
<b><u>CITIES</u></b>						
Montague	\$1,183,600	-0.24%	\$1,180,800	\$8,412,000	25.70%	\$10,574,200
Muskegon	\$35,477,300	-8.35%	\$32,515,009	\$71,649,500	-11.26%	\$63,581,100
Muskegon Heights	\$6,249,430	-4.63%	\$5,959,800	\$11,640,800	-5.00%	\$11,058,200
North Muskegon	\$2,753,700	16.37%	\$3,204,600	\$0	0.00%	\$0
Norton Shores	\$21,219,400	-7.52%	\$19,623,600	\$21,327,300	3.21%	\$22,012,600
Roosevelt Park	\$4,088,400	8.24%	\$4,425,400	\$4,427,400	-4.85%	\$4,212,500
Whitehall	\$2,617,600	0.18%	\$2,622,400	\$28,910,300	1.10%	\$29,229,700
<b>COUNTY TOTALS</b>	<b>\$123,643,906</b>	<b>-5.14%</b>	<b>\$117,293,909</b>	<b>\$169,612,399</b>	<b>1.37%</b>	<b>\$171,935,700</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES**

<b>TOWNSHIPS</b>	<b><u>RESIDENTIAL PERSONAL</u></b>			<b><u>UTILITY PERSONAL</u></b>		
	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>	<b>2003 TAXABLE</b>	<b>PERCENT CHANGE</b>	<b>2004 TAXABLE</b>
Blue Lake	\$0	0.00%	\$0	\$1,249,600	2.66%	\$1,282,900
Casnovia	\$0	0.00%	\$0	\$1,549,700	2.30%	\$1,585,400
Cedar Creek	\$0	0.00%	\$0	\$1,168,000	12.23%	\$1,310,900
Dalton	\$0	0.00%	\$0	\$4,081,300	17.13%	\$4,780,500
Egelston	\$0	0.00%	\$0	\$4,154,000	10.92%	\$4,607,700
Fruitland	\$0	0.00%	\$0	\$2,729,200	9.53%	\$2,989,400
Fruitport	\$0	0.00%	\$0	\$5,029,119	9.54%	\$5,508,883
Holton	\$0	0.00%	\$0	\$1,707,900	12.88%	\$1,927,800
Laketon	\$0	0.00%	\$0	\$2,251,700	12.37%	\$2,530,200
Montague	\$0	0.00%	\$0	\$2,107,800	4.54%	\$2,203,400
Moorland	\$0	0.00%	\$0	\$1,355,000	-1.48%	\$1,334,900
Muskegon	\$0	0.00%	\$0	\$5,912,781	7.23%	\$6,340,157
Ravenna	\$0	0.00%	\$0	\$1,667,000	6.58%	\$1,776,700
Sullivan	\$0	0.00%	\$0	\$1,153,329	5.34%	\$1,214,896
Whitehall	\$0	0.00%	\$0	\$1,307,100	-0.24%	\$1,303,900
White River	\$0	0.00%	\$0	\$437,100	10.62%	\$483,500
<b><u>CITIES</u></b>						
Montague	\$0	0.00%	\$0	\$859,600	18.82%	\$1,021,400
Muskegon	\$0	0.00%	\$0	\$17,706,398	9.34%	\$19,360,384
Muskegon Heights	\$0	0.00%	\$0	\$4,938,300	5.56%	\$5,213,000
North Muskegon	\$0	0.00%	\$0	\$1,487,900	8.87%	\$1,619,900
Norton Shores	\$0	0.00%	\$0	\$8,936,260	13.54%	\$10,146,157
Roosevelt Park	\$0	0.00%	\$0	\$674,600	15.45%	\$778,800
Whitehall	\$0	0.00%	\$0	\$1,864,700	8.63%	\$2,025,700
<b>COUNTY TOTALS</b>	<b>\$0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$74,328,387</b>	<b>9.44%</b>	<b>\$81,346,477</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
BLUE LAKE TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	7	\$731,800	49.93	\$1,465,797	\$731,800	1.00000	\$583,761	39.83	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,645	\$69,990,600	49.68	\$140,870,213	\$69,990,600	1.00000	\$54,405,882	38.62	1.45%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,652</b>	<b>\$70,722,400</b>	<b>49.69</b>	<b>\$142,336,010</b>	<b>\$70,722,400</b>		<b>\$54,989,643</b>	<b>38.63</b>	<b>1.46%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	33	\$119,500	50.00	\$239,000	\$119,500	1.00000	\$119,500	50.00	0.00%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$1,282,900	50.00	\$2,565,800	\$1,282,900	1.00000	\$1,282,900	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>37</b>	<b>\$1,402,400</b>	<b>50.00</b>	<b>\$2,804,800</b>	<b>\$1,402,400</b>	<b>1.00000</b>	<b>\$1,402,400</b>	<b>50.00</b>	<b>0.03%</b>
<b>EXEMPT PROPERTY</b>	111								
<b>GRAND TOTAL</b>	<b>1,800</b>	<b>\$72,124,800</b>	<b>49.69</b>	<b>\$145,140,810</b>	<b>\$72,124,800</b>		<b>\$56,392,043</b>	<b>38.85</b>	<b>1.49%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CASNOVIA TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	361	\$23,273,800	49.90	\$46,641,212	\$23,273,800	1.00000	\$15,382,471	32.98	0.48%
COMMERCIAL	30	\$2,451,800	49.92	\$4,911,183	\$2,451,800	1.00000	\$2,121,795	43.20	0.05%
INDUSTRIAL	16	\$937,500	49.98	\$1,875,598	\$937,500	1.00000	\$676,810	36.09	0.02%
RESIDENTIAL	954	\$46,107,220	49.45	\$93,246,742	\$46,107,220	1.00000	\$34,748,598	37.27	0.95%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,361</b>	<b>\$72,770,320</b>	<b>49.61</b>	<b>\$146,674,735</b>	<b>\$72,770,320</b>		<b>\$52,929,674</b>	<b>36.09</b>	<b>1.50%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	64	\$502,600	50.00	\$1,005,200	\$502,600	1.00000	\$502,600	50.00	0.01%
INDUSTRIAL	5	\$218,100	50.00	\$436,200	\$218,100	1.00000	\$218,100	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	13	\$1,585,400	50.00	\$3,170,800	\$1,585,400	1.00000	\$1,585,400	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>82</b>	<b>\$2,306,100</b>	<b>50.00</b>	<b>\$4,612,200</b>	<b>\$2,306,100</b>	<b>1.00000</b>	<b>\$2,306,100</b>	<b>50.00</b>	<b>0.05%</b>
<b>EXEMPT PROPERTY</b>									
	26								
<b>GRAND TOTAL</b>	<b>1,469</b>	<b>\$75,076,420</b>	<b>49.63</b>	<b>\$151,286,935</b>	<b>\$75,076,420</b>		<b>\$55,235,774</b>	<b>36.51</b>	<b>1.55%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
VILLAGE OF CASNOVIA**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	7	\$279,400	49.90	\$559,920	\$279,400	1.00000	\$184,404	32.93	0.01%
COMMERCIAL	8	\$319,700	49.92	\$640,425	\$319,700	1.00000	\$295,026	46.07	0.01%
INDUSTRIAL	4	\$283,000	49.98	\$566,226	\$283,000	1.00000	\$152,752	26.98	0.01%
RESIDENTIAL	56	\$2,351,600	49.45	\$4,755,511	\$2,351,600	1.00000	\$1,859,652	39.11	0.05%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>75</b>	<b>\$3,233,700</b>	<b>49.61</b>	<b>\$6,522,082</b>	<b>\$3,233,700</b>		<b>\$2,491,834</b>	<b>38.21</b>	<b>0.07%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	6	\$50,200	50.00	\$100,400	\$50,200	1.00000	\$50,200	50.00	0.00%
INDUSTRIAL	3	\$123,100	50.00	\$246,200	\$123,100	1.00000	\$123,100	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$32,500	50.00	\$65,000	\$32,500	1.00000	\$32,500	50.00	0.00%
<b>TOTAL PERSONAL</b>	<b>11</b>	<b>\$205,800</b>	<b>50.00</b>	<b>\$411,600</b>	<b>\$205,800</b>	<b>1.00000</b>	<b>\$205,800</b>	<b>50.00</b>	<b>0.00%</b>
<b>EXEMPT PROPERTY</b>	<b>1</b>								
<b>GRAND TOTAL</b>	<b>87</b>	<b>\$3,439,500</b>	<b>49.61</b>	<b>\$6,933,682</b>	<b>\$3,439,500</b>		<b>\$2,697,634</b>	<b>38.91</b>	<b>0.07%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CEDAR CREEK TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	67	\$6,032,300	49.67	\$12,145,831	\$6,032,300	1.00000	\$2,324,563	19.14	0.12%
COMMERCIAL	19	\$3,482,000	49.96	\$6,968,941	\$3,482,000	1.00000	\$2,290,051	32.86	0.07%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,614	\$69,012,100	49.95	\$138,166,463	\$69,012,100	1.00000	\$50,180,984	36.32	1.43%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,700</b>	<b>\$78,526,400</b>	<b>49.93</b>	<b>\$157,281,235</b>	<b>\$78,526,400</b>		<b>\$54,795,598</b>	<b>34.84</b>	<b>1.62%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	29	\$509,700	50.00	\$1,019,400	\$509,700	1.00000	\$509,700	50.00	0.01%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$1,310,900	50.00	\$2,621,800	\$1,310,900	1.00000	\$1,310,900	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>35</b>	<b>\$1,820,600</b>	<b>50.00</b>	<b>\$3,641,200</b>	<b>\$1,820,600</b>	<b>1.00000</b>	<b>\$1,820,600</b>	<b>50.00</b>	<b>0.04%</b>
<b>EXEMPT PROPERTY</b>	<b>63</b>								
<b>GRAND TOTAL</b>	<b>1,798</b>	<b>\$80,347,000</b>	<b>49.93</b>	<b>\$160,922,435</b>	<b>\$80,347,000</b>		<b>\$56,616,198</b>	<b>35.18</b>	<b>1.66%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
DALTON TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	5	\$47,300	50.00	\$94,600	\$47,300	1.00000	\$41,791	44.18	0.00%
COMMERCIAL	146	\$15,447,100	49.87	\$30,972,416	\$15,447,100	1.00000	\$11,317,379	36.54	0.32%
INDUSTRIAL	30	\$1,730,100	49.91	\$3,466,343	\$1,730,100	1.00000	\$1,062,958	30.67	0.04%
RESIDENTIAL	5,305	\$188,951,400	49.32	\$383,148,107	\$188,951,400	1.00000	\$153,685,113	40.11	3.90%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>5,486</b>	<b>\$206,175,900</b>	<b>49.36</b>	<b>\$417,681,466</b>	<b>\$206,175,900</b>		<b>\$166,107,241</b>	<b>39.77</b>	<b>4.26%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	164	\$3,641,500	50.00	\$7,283,000	\$3,641,500	1.00000	\$3,641,500	50.00	0.08%
INDUSTRIAL	9	\$2,506,400	50.00	\$5,012,800	\$2,506,400	1.00000	\$2,506,400	50.00	0.05%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	9	\$4,780,500	50.00	\$9,561,000	\$4,780,500	1.00000	\$4,780,500	50.00	0.10%
<b>TOTAL PERSONAL</b>	<b>182</b>	<b>\$10,928,400</b>	<b>50.00</b>	<b>\$21,856,800</b>	<b>\$10,928,400</b>	<b>1.00000</b>	<b>\$10,928,400</b>	<b>50.00</b>	<b>0.23%</b>
<b>EXEMPT PROPERTY</b>	957								
<b>GRAND TOTAL</b>	<b>6,625</b>	<b>\$217,104,300</b>	<b>49.39</b>	<b>\$439,538,266</b>	<b>\$217,104,300</b>		<b>\$177,035,641</b>	<b>40.28</b>	<b>4.49%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
VILLAGE OF LAKEWOOD CLUB**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	4	\$272,400	49.87	\$546,220	\$272,400	1.00000	\$178,261	32.64	0.01%
INDUSTRIAL	2	\$600	49.91	\$1,202	\$600	1.00000	\$304	25.29	0.00%
RESIDENTIAL	1,009	\$18,670,800	49.32	\$37,856,448	\$18,670,800	1.00000	\$15,319,123	40.47	0.39%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,015</b>	<b>\$18,943,800</b>	<b>49.36</b>	<b>\$38,403,870</b>	<b>\$18,943,800</b>		<b>\$15,497,688</b>	<b>40.35</b>	<b>0.39%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	7	\$144,600	50.00	\$289,200	\$144,600	1.00000	\$144,600	50.00	0.00%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$433,500	50.00	\$867,000	\$433,500	1.00000	\$433,500	50.00	0.01%
<b>TOTAL PERSONAL</b>	<b>10</b>	<b>\$578,100</b>	<b>50.00</b>	<b>\$1,156,200</b>	<b>\$578,100</b>	<b>1.00000</b>	<b>\$578,100</b>	<b>50.00</b>	<b>0.01%</b>
<b>EXEMPT PROPERTY</b>	254								
<b>GRAND TOTAL</b>	<b>1,279</b>	<b>\$19,521,900</b>	<b>49.35</b>	<b>\$39,560,070</b>	<b>\$19,521,900</b>		<b>\$16,075,788</b>	<b>40.64</b>	<b>0.40%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
EGELSTON TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	12	\$3,186,700	50.00	\$6,372,900	\$3,186,700	1.00000	\$662,727	10.40	0.07%
COMMERCIAL	137	\$17,848,500	49.93	\$35,746,615	\$17,848,500	1.00000	\$13,229,380	37.01	0.37%
INDUSTRIAL	82	\$11,235,400	49.85	\$22,539,055	\$11,235,400	1.00000	\$9,171,657	40.69	0.23%
RESIDENTIAL	3,564	\$141,719,500	49.82	\$284,472,608	\$141,719,500	1.00000	\$106,950,297	37.60	2.93%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>3,795</b>	<b>\$173,990,100</b>	<b>49.84</b>	<b>\$349,131,178</b>	<b>\$173,990,100</b>		<b>\$130,014,061</b>	<b>37.24</b>	<b>3.59%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	157	\$1,854,700	50.00	\$3,709,400	\$1,854,700	1.00000	\$1,854,700	50.00	0.04%
INDUSTRIAL	17	\$15,082,800	50.00	\$30,165,600	\$15,082,800	1.00000	\$15,082,800	50.00	0.31%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	5	\$4,607,700	50.00	\$9,215,400	\$4,607,700	1.00000	\$4,607,700	50.00	0.10%
<b>TOTAL PERSONAL</b>	<b>179</b>	<b>\$21,545,200</b>	<b>50.00</b>	<b>\$43,090,400</b>	<b>\$21,545,200</b>	<b>1.00000</b>	<b>\$21,545,200</b>	<b>50.00</b>	<b>0.45%</b>
<b>EXEMPT PROPERTY</b>	114								
<b>GRAND TOTAL</b>	<b>4,088</b>	<b>\$195,535,300</b>	<b>49.85</b>	<b>\$392,221,578</b>	<b>\$195,535,300</b>		<b>\$151,559,261</b>	<b>38.64</b>	<b>4.04%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
FRUITLAND TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	9	\$6,568,700	49.99	\$13,140,827	\$6,568,700	1.00000	\$1,674,135	12.74	0.14%
COMMERCIAL	38	\$11,461,100	49.31	\$23,241,289	\$11,461,100	1.00000	\$7,744,516	33.32	0.24%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	3,431	\$252,829,800	49.92	\$506,510,359	\$252,829,800	1.00000	\$179,986,345	35.53	5.22%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>3,478</b>	<b>\$270,859,600</b>	<b>49.89</b>	<b>\$542,892,475</b>	<b>\$270,859,600</b>		<b>\$189,404,996</b>	<b>34.89</b>	<b>5.60%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	58	\$4,785,100	50.00	\$9,570,200	\$4,785,100	1.00000	\$4,785,100	50.00	0.10%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$2,989,400	50.00	\$5,978,800	\$2,989,400	1.00000	\$2,989,400	50.00	0.06%
<b>TOTAL PERSONAL</b>	<b>64</b>	<b>\$7,774,500</b>	<b>50.00</b>	<b>\$15,549,000</b>	<b>\$7,774,500</b>	<b>1.00000</b>	<b>\$7,774,500</b>	<b>50.00</b>	<b>0.16%</b>
<b>EXEMPT PROPERTY</b>	107								
<b>GRAND TOTAL</b>	<b>3,649</b>	<b>\$278,634,100</b>	<b>49.89</b>	<b>\$558,441,475</b>	<b>\$278,634,100</b>		<b>\$197,179,496</b>	<b>35.31</b>	<b>5.76%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
FRUITPORT CHARTER TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	58	\$5,792,700	49.87	\$11,615,235	\$5,792,700	1.00000	\$3,281,759	28.25	0.12%
COMMERCIAL	379	\$111,391,300	49.75	\$223,894,749	\$111,391,300	1.00000	\$83,056,877	37.10	2.30%
INDUSTRIAL	23	\$3,400,100	49.41	\$6,880,947	\$3,400,100	1.00000	\$2,960,022	43.02	0.07%
RESIDENTIAL	5,277	\$294,566,700	49.85	\$590,865,126	\$294,566,700	1.00000	\$234,823,230	39.74	6.09%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>5,737</b>	<b>\$415,150,800</b>	<b>49.82</b>	<b>\$833,256,057</b>	<b>\$415,150,800</b>		<b>\$324,121,888</b>	<b>38.90</b>	<b>8.58%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	606	\$17,222,800	50.00	\$34,445,600	\$17,222,800	1.00000	\$17,222,800	50.00	0.36%
INDUSTRIAL	11	\$833,700	50.00	\$1,667,400	\$833,700	1.00000	\$833,700	50.00	0.02%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	13	\$5,559,100	50.00	\$11,118,200	\$5,559,100	1.00000	\$5,508,883	49.55	0.11%
<b>TOTAL PERSONAL</b>	<b>630</b>	<b>\$23,615,600</b>	<b>50.00</b>	<b>\$47,231,200</b>	<b>\$23,615,600</b>	<b>1.00000</b>	<b>\$23,565,383</b>	<b>49.89</b>	<b>0.49%</b>
<b>EXEMPT PROPERTY</b>	<b>95</b>								
<b>GRAND TOTAL</b>	<b>6,462</b>	<b>\$438,766,400</b>	<b>49.83</b>	<b>\$880,487,257</b>	<b>\$438,766,400</b>		<b>\$347,687,271</b>	<b>39.49</b>	<b>9.07%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
VILLAGE OF FRUITPORT**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	49.87	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	48	\$3,591,400	49.75	\$7,218,894	\$3,591,400	1.00000	\$2,602,706	36.05	0.07%
INDUSTRIAL	3	\$281,800	49.41	\$570,330	\$281,800	1.00000	\$257,555	45.16	0.01%
RESIDENTIAL	483	\$25,900,000	49.85	\$51,955,868	\$25,900,000	1.00000	\$20,897,570	40.22	0.54%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>534</b>	<b>\$29,773,200</b>	<b>49.82</b>	<b>\$59,745,092</b>	<b>\$29,773,200</b>		<b>\$23,757,831</b>	<b>39.77</b>	<b>0.62%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	76	\$670,700	50.00	\$1,341,400	\$670,700	1.00000	\$670,700	50.00	0.01%
INDUSTRIAL	3	\$182,100	50.00	\$364,200	\$182,100	1.00000	\$182,100	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$322,600	50.00	\$645,200	\$322,600	1.00000	\$311,480	48.28	0.01%
<b>TOTAL PERSONAL</b>	<b>83</b>	<b>\$1,175,400</b>	<b>50.00</b>	<b>\$2,350,800</b>	<b>\$1,175,400</b>	<b>1.00000</b>	<b>\$1,164,280</b>	<b>49.53</b>	<b>0.02%</b>
<b>EXEMPT PROPERTY</b>									
	11								
<b>GRAND TOTAL</b>	<b>628</b>	<b>\$30,948,600</b>	<b>49.84</b>	<b>\$62,095,892</b>	<b>\$30,948,600</b>		<b>\$24,922,111</b>	<b>40.13</b>	<b>0.64%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
HOLTON TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	171	\$10,458,200	49.79	\$21,005,804	\$10,458,200	1.00000	\$6,470,597	30.80	0.22%
COMMERCIAL	49	\$3,041,800	49.08	\$6,197,586	\$3,041,800	1.00000	\$2,115,544	34.13	0.06%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,212	\$41,278,200	49.73	\$83,006,427	\$41,278,200	1.00000	\$31,176,126	37.56	0.85%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,432</b>	<b>\$54,778,200</b>	<b>49.70</b>	<b>\$110,209,817</b>	<b>\$54,778,200</b>		<b>\$39,762,267</b>	<b>36.08</b>	<b>1.13%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	78	\$804,500	50.00	\$1,609,000	\$804,500	1.00000	\$804,500	50.00	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$1,927,800	50.00	\$3,855,600	\$1,927,800	1.00000	\$1,927,800	50.00	0.04%
<b>TOTAL PERSONAL</b>	<b>84</b>	<b>\$2,732,300</b>	<b>50.00</b>	<b>\$5,464,600</b>	<b>\$2,732,300</b>	<b>1.00000</b>	<b>\$2,732,300</b>	<b>50.00</b>	<b>0.06%</b>
<b>EXEMPT PROPERTY</b>	<b>68</b>								
<b>GRAND TOTAL</b>	<b>1,584</b>	<b>\$57,510,500</b>	<b>49.72</b>	<b>\$115,674,417</b>	<b>\$57,510,500</b>		<b>\$42,494,567</b>	<b>36.74</b>	<b>1.19%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
LAKETON TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	1	\$82,600	49.97	\$165,300	\$82,600	1.00000	\$21,121	12.78	0.00%
COMMERCIAL	40	\$5,173,500	49.64	\$10,422,562	\$5,173,500	1.00000	\$3,828,884	36.74	0.11%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	3,509	\$220,617,100	49.60	\$444,807,459	\$220,617,100	1.00000	\$171,229,699	38.50	4.56%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>3,550</b>	<b>\$225,873,200</b>	<b>49.60</b>	<b>\$455,395,321</b>	<b>\$225,873,200</b>		<b>\$175,079,704</b>	<b>38.45</b>	<b>4.67%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	46	\$917,900	50.00	\$1,835,800	\$917,900	1.00000	\$917,900	50.00	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$2,530,200	50.00	\$5,060,400	\$2,530,200	1.00000	\$2,530,200	50.00	0.05%
<b>TOTAL PERSONAL</b>	<b>48</b>	<b>\$3,448,100</b>	<b>50.00</b>	<b>\$6,896,200</b>	<b>\$3,448,100</b>	<b>1.00000</b>	<b>\$3,448,100</b>	<b>50.00</b>	<b>0.07%</b>
<b>EXEMPT PROPERTY</b>	<b>53</b>								
<b>GRAND TOTAL</b>	<b>3,651</b>	<b>\$229,321,300</b>	<b>49.61</b>	<b>\$462,291,521</b>	<b>\$229,321,300</b>		<b>\$178,527,804</b>	<b>38.62</b>	<b>4.74%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
MONTAGUE TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	102	\$6,613,600	49.60	\$13,335,132	\$6,613,600	1.00000	\$3,774,940	28.31	0.14%
COMMERCIAL	40	\$3,232,800	49.62	\$6,515,492	\$3,232,800	1.00000	\$2,189,480	33.60	0.07%
INDUSTRIAL	10	\$1,232,400	49.81	\$2,474,378	\$1,232,400	1.00000	\$722,429	29.20	0.03%
RESIDENTIAL	886	\$45,841,700	49.69	\$92,247,011	\$45,841,700	1.00000	\$30,095,408	32.62	0.95%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,038</b>	<b>\$56,920,500</b>	<b>49.68</b>	<b>\$114,572,013</b>	<b>\$56,920,500</b>		<b>\$36,782,257</b>	<b>32.10</b>	<b>1.18%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	77	\$1,136,900	50.00	\$2,273,800	\$1,136,900	1.00000	\$1,136,900	50.00	0.02%
INDUSTRIAL	3	\$778,900	50.00	\$1,557,800	\$778,900	1.00000	\$778,900	50.00	0.02%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$2,203,400	50.00	\$4,406,800	\$2,203,400	1.00000	\$2,203,400	50.00	0.05%
<b>TOTAL PERSONAL</b>	<b>84</b>	<b>\$4,119,200</b>	<b>50.00</b>	<b>\$8,238,400</b>	<b>\$4,119,200</b>	<b>1.00000</b>	<b>\$4,119,200</b>	<b>50.00</b>	<b>0.09%</b>
<b>EXEMPT PROPERTY</b>	29								
<b>GRAND TOTAL</b>	<b>1,151</b>	<b>\$61,039,700</b>	<b>49.70</b>	<b>\$122,810,413</b>	<b>\$61,039,700</b>		<b>\$40,901,457</b>	<b>33.30</b>	<b>1.26%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
MOORLAND TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	144	\$10,717,000	49.41	\$21,690,978	\$10,717,000	1.00000	\$5,358,524	24.70	0.22%
COMMERCIAL	11	\$2,604,200	49.94	\$5,215,003	\$2,604,200	1.00000	\$1,885,571	36.16	0.05%
INDUSTRIAL	16	\$825,900	49.86	\$1,656,448	\$825,900	1.00000	\$474,102	28.62	0.02%
RESIDENTIAL	692	\$32,894,900	49.41	\$66,580,765	\$32,894,900	1.00000	\$22,467,286	33.74	0.68%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>863</b>	<b>\$47,042,000</b>	<b>49.44</b>	<b>\$95,143,194</b>	<b>\$47,042,000</b>		<b>\$30,185,483</b>	<b>31.73</b>	<b>0.97%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	38	\$743,900	50.00	\$1,487,800	\$743,900	1.00000	\$743,900	50.00	0.02%
INDUSTRIAL	2	\$333,300	50.00	\$666,600	\$333,300	1.00000	\$333,300	50.00	0.01%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$1,334,900	50.00	\$2,669,800	\$1,334,900	1.00000	\$1,334,900	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>46</b>	<b>\$2,412,100</b>	<b>50.00</b>	<b>\$4,824,200</b>	<b>\$2,412,100</b>	<b>1.00000</b>	<b>\$2,412,100</b>	<b>50.00</b>	<b>0.05%</b>
<b>EXEMPT PROPERTY</b>	<b>35</b>								
<b>GRAND TOTAL</b>	<b>944</b>	<b>\$49,454,100</b>	<b>49.47</b>	<b>\$99,967,394</b>	<b>\$49,454,100</b>		<b>\$32,597,583</b>	<b>32.61</b>	<b>1.02%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
MUSKEGON CHARTER TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	16	\$1,163,400	50.00	\$2,326,900	\$1,163,400	1.00000	\$259,533	11.15	0.02%
COMMERCIAL	374	\$82,253,500	49.23	\$167,063,928	\$82,253,500	1.00000	\$57,010,987	34.13	1.70%
INDUSTRIAL	99	\$12,779,600	49.55	\$25,792,518	\$12,779,600	1.00000	\$10,716,724	41.55	0.26%
RESIDENTIAL	6,459	\$264,147,900	49.41	\$534,604,843	\$264,147,900	1.00000	\$212,172,989	39.69	5.46%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>6,948</b>	<b>\$360,344,400</b>	<b>49.38</b>	<b>\$729,788,189</b>	<b>\$360,344,400</b>		<b>\$280,160,233</b>	<b>38.39</b>	<b>7.44%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	821	\$9,996,900	50.00	\$19,993,800	\$9,996,900	1.00000	\$9,996,900	50.00	0.21%
INDUSTRIAL	35	\$8,073,400	50.00	\$16,146,800	\$8,073,400	1.00000	\$8,073,400	50.00	0.17%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	10	\$6,387,200	50.00	\$12,774,400	\$6,387,200	1.00000	\$6,340,157	49.63	0.13%
<b>TOTAL PERSONAL</b>	<b>866</b>	<b>\$24,457,500</b>	<b>50.00</b>	<b>\$48,915,000</b>	<b>\$24,457,500</b>	<b>1.00000</b>	<b>\$24,410,457</b>	<b>49.90</b>	<b>0.51%</b>
<b>EXEMPT PROPERTY</b>	184								
<b>GRAND TOTAL</b>	<b>7,998</b>	<b>\$384,801,900</b>	<b>49.42</b>	<b>\$778,703,189</b>	<b>\$384,801,900</b>		<b>\$304,570,690</b>	<b>39.11</b>	<b>7.95%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
RAVENNA TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	318	\$25,157,500	49.75	\$50,571,697	\$25,157,500	1.00000	\$13,645,898	26.98	0.52%
COMMERCIAL	71	\$4,302,500	49.09	\$8,764,783	\$4,302,500	1.00000	\$3,392,857	38.71	0.09%
INDUSTRIAL	15	\$1,660,500	49.68	\$3,342,680	\$1,660,500	1.00000	\$1,326,608	39.69	0.03%
RESIDENTIAL	1,085	\$52,649,100	49.86	\$105,600,773	\$52,649,100	1.00000	\$39,614,399	37.51	1.09%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,489</b>	<b>\$83,769,600</b>	<b>49.78</b>	<b>\$168,279,933</b>	<b>\$83,769,600</b>		<b>\$57,979,762</b>	<b>34.45</b>	<b>1.73%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	73	\$1,844,300	50.00	\$3,688,600	\$1,844,300	1.00000	\$1,844,300	50.00	0.04%
INDUSTRIAL	3	\$2,496,700	50.00	\$4,993,400	\$2,496,700	1.00000	\$2,496,700	50.00	0.05%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	8	\$1,776,700	50.00	\$3,553,400	\$1,776,700	1.00000	\$1,776,700	50.00	0.04%
<b>TOTAL PERSONAL</b>	<b>84</b>	<b>\$6,117,700</b>	<b>50.00</b>	<b>\$12,235,400</b>	<b>\$6,117,700</b>	<b>1.00000</b>	<b>\$6,117,700</b>	<b>50.00</b>	<b>0.13%</b>
<b>EXEMPT PROPERTY</b>	<b>61</b>								
<b>GRAND TOTAL</b>	<b>1,634</b>	<b>\$89,887,300</b>	<b>49.79</b>	<b>\$180,515,333</b>	<b>\$89,887,300</b>		<b>\$64,097,462</b>	<b>35.51</b>	<b>1.86%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
VILLAGE OF RAVENNA**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	4	\$114,100	49.75	\$229,347	\$114,100	1.00000	\$60,627	26.43	0.00%
COMMERCIAL	59	\$3,286,200	49.09	\$6,694,235	\$3,286,200	1.00000	\$2,685,124	40.11	0.07%
INDUSTRIAL	7	\$684,600	49.68	\$1,378,019	\$684,600	1.00000	\$526,387	38.20	0.01%
RESIDENTIAL	534	\$23,822,300	49.86	\$47,778,379	\$23,822,300	1.00000	\$18,416,789	38.55	0.49%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>604</b>	<b>\$27,907,200</b>	<b>49.78</b>	<b>\$56,079,981</b>	<b>\$27,907,200</b>		<b>\$21,688,927</b>	<b>38.67</b>	<b>0.58%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	49	\$1,215,600	50.00	\$2,431,200	\$1,215,600	1.00000	\$1,215,600	50.00	0.03%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$481,700	50.00	\$963,400	\$481,700	1.00000	\$481,700	50.00	0.01%
<b>TOTAL PERSONAL</b>	<b>51</b>	<b>\$1,697,300</b>	<b>50.00</b>	<b>\$3,394,600</b>	<b>\$1,697,300</b>	<b>1.00000</b>	<b>\$1,697,300</b>	<b>50.00</b>	<b>0.04%</b>
<b>EXEMPT PROPERTY</b>	<b>33</b>								
<b>GRAND TOTAL</b>	<b>688</b>	<b>\$29,604,500</b>	<b>49.78</b>	<b>\$59,474,581</b>	<b>\$29,604,500</b>		<b>\$23,386,227</b>	<b>39.32</b>	<b>0.61%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
SULLIVAN TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	74	\$4,634,300	49.89	\$9,289,584	\$4,634,300	1.00000	\$2,158,221	23.23	0.10%
COMMERCIAL	25	\$1,134,600	49.77	\$2,279,575	\$1,134,600	1.00000	\$598,505	26.26	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,099	\$64,070,400	49.94	\$128,304,000	\$64,070,400	1.00000	\$45,834,114	35.72	1.32%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,198</b>	<b>\$69,839,300</b>	<b>49.93</b>	<b>\$139,873,159</b>	<b>\$69,839,300</b>		<b>\$48,590,840</b>	<b>34.74</b>	<b>1.44%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	25	\$348,800	50.00	\$697,600	\$348,800	1.00000	\$348,800	50.00	0.01%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	12	\$1,227,100	50.00	\$2,454,200	\$1,227,100	1.00000	\$1,214,896	49.50	0.03%
<b>TOTAL PERSONAL</b>	<b>37</b>	<b>\$1,575,900</b>	<b>50.00</b>	<b>\$3,151,800</b>	<b>\$1,575,900</b>	<b>1.00000</b>	<b>\$1,563,696</b>	<b>49.61</b>	<b>0.03%</b>
<b>EXEMPT PROPERTY</b>									
	43								
<b>GRAND TOTAL</b>	<b>1,278</b>	<b>\$71,415,200</b>	<b>49.93</b>	<b>\$143,024,959</b>	<b>\$71,415,200</b>		<b>\$50,154,536</b>	<b>35.07</b>	<b>1.48%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
WHITEHALL TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	70	\$16,940,300	49.68	\$34,098,210	\$16,940,300	1.00000	\$13,559,055	39.76	0.35%
INDUSTRIAL	2	\$417,200	50.00	\$834,354	\$417,200	1.00000	\$381,362	45.71	0.01%
RESIDENTIAL	746	\$39,668,900	49.65	\$79,897,301	\$39,668,900	1.00000	\$31,438,373	39.35	0.82%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>818</b>	<b>\$57,026,400</b>	<b>49.66</b>	<b>\$114,829,865</b>	<b>\$57,026,400</b>		<b>\$45,378,790</b>	<b>39.52</b>	<b>1.18%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	109	\$2,828,500	50.00	\$5,657,000	\$2,828,500	1.00000	\$2,828,500	50.00	0.06%
INDUSTRIAL	2	\$943,000	50.00	\$1,886,000	\$943,000	1.00000	\$943,000	50.00	0.02%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$1,303,900	50.00	\$2,607,800	\$1,303,900	1.00000	\$1,303,900	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>114</b>	<b>\$5,075,400</b>	<b>50.00</b>	<b>\$10,150,800</b>	<b>\$5,075,400</b>	<b>1.00000</b>	<b>\$5,075,400</b>	<b>50.00</b>	<b>0.10%</b>
<b>EXEMPT PROPERTY</b>	<b>30</b>								
<b>GRAND TOTAL</b>	<b>962</b>	<b>\$62,101,800</b>	<b>49.69</b>	<b>\$124,980,665</b>	<b>\$62,101,800</b>		<b>\$50,454,190</b>	<b>40.37</b>	<b>1.28%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
WHITE RIVER TOWNSHIP**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	141	\$6,181,500	49.50	\$12,487,324	\$6,181,500	1.00000	\$3,550,705	28.43	0.13%
COMMERCIAL	19	\$4,017,900	49.96	\$8,042,335	\$4,017,900	1.00000	\$2,398,501	29.82	0.08%
INDUSTRIAL	8	\$2,419,100	49.81	\$4,856,932	\$2,419,100	1.00000	\$1,188,337	24.47	0.05%
RESIDENTIAL	1,108	\$110,430,600	49.48	\$223,168,097	\$110,430,600	1.00000	\$55,131,865	24.70	2.28%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,276</b>	<b>\$123,049,100</b>	<b>49.51</b>	<b>\$248,554,688</b>	<b>\$123,049,100</b>		<b>\$62,269,408</b>	<b>25.05</b>	<b>2.54%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	19	\$504,700	50.00	\$1,009,400	\$504,700	1.00000	\$504,700	50.00	0.01%
INDUSTRIAL	1	\$1,100	50.00	\$2,200	\$1,100	1.00000	\$1,100	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$483,500	50.00	\$967,000	\$483,500	1.00000	\$483,500	50.00	0.01%
<b>TOTAL PERSONAL</b>	<b>23</b>	<b>\$989,300</b>	<b>50.00</b>	<b>\$1,978,600</b>	<b>\$989,300</b>	<b>1.00000</b>	<b>\$989,300</b>	<b>50.00</b>	<b>0.02%</b>
<b>EXEMPT PROPERTY</b>									
	16								
<b>GRAND TOTAL</b>	<b>1,315</b>	<b>\$124,038,400</b>	<b>49.51</b>	<b>\$250,533,288</b>	<b>\$124,038,400</b>		<b>\$63,258,708</b>	<b>25.25</b>	<b>2.56%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF MONTAGUE**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	5	\$28,800	49.74	\$57,900	\$28,800	1.00000	\$20,789	35.91	0.00%
COMMERCIAL	90	\$9,561,200	49.81	\$19,195,151	\$9,561,200	1.00000	\$6,901,401	35.95	0.20%
INDUSTRIAL	23	\$7,638,900	49.73	\$15,359,488	\$7,638,900	1.00000	\$6,473,896	42.15	0.16%
RESIDENTIAL	1,338	\$58,881,200	49.84	\$118,145,359	\$58,881,200	1.00000	\$44,427,955	37.60	1.22%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,456</b>	<b>\$76,110,100</b>	<b>49.82</b>	<b>\$152,757,898</b>	<b>\$76,110,100</b>		<b>\$57,824,041</b>	<b>37.85</b>	<b>1.57%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	99	\$1,180,800	50.00	\$2,361,600	\$1,180,800	1.00000	\$1,180,800	50.00	0.02%
INDUSTRIAL	11	\$10,574,200	50.00	\$21,148,400	\$10,574,200	1.00000	\$10,574,200	50.00	0.22%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$1,021,400	50.00	\$2,042,800	\$1,021,400	1.00000	\$1,021,400	50.00	0.02%
<b>TOTAL PERSONAL</b>	<b>113</b>	<b>\$12,776,400</b>	<b>50.00</b>	<b>\$25,552,800</b>	<b>\$12,776,400</b>	<b>1.00000</b>	<b>\$12,776,400</b>	<b>50.00</b>	<b>0.26%</b>
<b>EXEMPT PROPERTY</b>	<b>81</b>								
<b>GRAND TOTAL</b>	<b>1,650</b>	<b>\$88,886,500</b>	<b>49.85</b>	<b>\$178,310,698</b>	<b>\$88,886,500</b>		<b>\$70,600,441</b>	<b>39.59</b>	<b>1.84%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF MUSKEGON**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	21	\$184,800	49.96	\$369,910	\$184,800	1.00000	\$167,357	45.24	0.00%
COMMERCIAL	1,061	\$141,579,300	49.59	\$285,486,374	\$141,579,300	1.00000	\$123,303,933	43.19	2.93%
INDUSTRIAL	225	\$114,496,500	49.86	\$229,656,336	\$114,496,500	1.00000	\$103,175,554	44.93	2.37%
RESIDENTIAL	12,676	\$384,783,400	49.60	\$775,696,179	\$384,783,400	1.00000	\$309,291,380	39.87	7.95%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>13,983</b>	<b>\$641,044,000</b>	<b>49.65</b>	<b>\$1,291,208,799</b>	<b>\$641,044,000</b>		<b>\$535,938,224</b>	<b>41.51</b>	<b>13.24%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	1,214	\$32,642,700	50.00	\$65,285,400	\$32,642,700	1.00000	\$32,515,009	49.80	0.67%
INDUSTRIAL	99	\$63,581,100	50.00	\$127,162,200	\$63,581,100	1.00000	\$63,581,100	50.00	1.31%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	10	\$19,367,500	50.00	\$38,735,000	\$19,367,500	1.00000	\$19,360,384	49.98	0.40%
<b>TOTAL PERSONAL</b>	<b>1,323</b>	<b>\$115,591,300</b>	<b>50.00</b>	<b>\$231,182,600</b>	<b>\$115,591,300</b>	<b>1.00000</b>	<b>\$115,456,493</b>	<b>49.94</b>	<b>2.39%</b>
<b>EXEMPT PROPERTY</b>									
	1,160								
<b>GRAND TOTAL</b>	<b>16,466</b>	<b>\$756,635,300</b>	<b>49.70</b>	<b>\$1,522,391,399</b>	<b>\$756,635,300</b>		<b>\$651,394,717</b>	<b>42.79</b>	<b>15.63%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF MUSKEGON HEIGHTS**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	409	\$26,850,800	49.78	\$53,937,121	\$26,850,800	1.00000	\$25,281,846	46.87	0.55%
INDUSTRIAL	128	\$11,870,300	49.87	\$23,802,013	\$11,870,300	1.00000	\$11,494,407	48.29	0.25%
RESIDENTIAL	4,391	\$83,493,700	49.75	\$167,836,763	\$83,493,700	1.00000	\$62,837,487	37.44	1.73%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>4,928</b>	<b>\$122,214,800</b>	<b>49.77</b>	<b>\$245,575,897</b>	<b>\$122,214,800</b>		<b>\$99,613,740</b>	<b>40.56</b>	<b>2.53%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	362	\$5,959,800	50.00	\$11,919,600	\$5,959,800	1.00000	\$5,959,800	50.00	0.12%
INDUSTRIAL	47	\$11,058,200	50.00	\$22,116,400	\$11,058,200	1.00000	\$11,058,200	50.00	0.23%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$5,213,000	50.00	\$10,426,000	\$5,213,000	1.00000	\$5,213,000	50.00	0.11%
<b>TOTAL PERSONAL</b>	<b>413</b>	<b>\$22,231,000</b>	<b>50.00</b>	<b>\$44,462,000</b>	<b>\$22,231,000</b>	<b>1.00000</b>	<b>\$22,231,000</b>	<b>50.00</b>	<b>0.46%</b>
<b>EXEMPT PROPERTY</b>	509								
<b>GRAND TOTAL</b>	<b>5,850</b>	<b>\$144,445,800</b>	<b>49.80</b>	<b>\$290,037,897</b>	<b>\$144,445,800</b>		<b>\$121,844,740</b>	<b>42.01</b>	<b>2.98%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF NORTH MUSKEGON**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	93	\$18,478,900	49.25	\$37,524,260	\$18,478,900	1.00000	\$14,703,390	39.18	0.38%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,590	\$134,440,600	49.94	\$269,185,230	\$134,440,600	1.00000	\$106,848,439	39.69	2.78%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,683</b>	<b>\$152,919,500</b>	<b>49.86</b>	<b>\$306,709,490</b>	<b>\$152,919,500</b>		<b>\$121,551,829</b>	<b>39.63</b>	<b>3.16%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	203	\$3,204,600	50.00	\$6,409,200	\$3,204,600	1.00000	\$3,204,600	50.00	0.07%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$1,619,900	50.00	\$3,239,800	\$1,619,900	1.00000	\$1,619,900	50.00	0.03%
<b>TOTAL PERSONAL</b>	<b>206</b>	<b>\$4,824,500</b>	<b>50.00</b>	<b>\$9,649,000</b>	<b>\$4,824,500</b>	<b>1.00000</b>	<b>\$4,824,500</b>	<b>50.00</b>	<b>0.10%</b>
<b>EXEMPT PROPERTY</b>									
	39								
<b>GRAND TOTAL</b>	<b>1,928</b>	<b>\$157,744,000</b>	<b>49.86</b>	<b>\$316,358,490</b>	<b>\$157,744,000</b>		<b>\$126,376,329</b>	<b>39.95</b>	<b>3.26%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF NORTON SHORES**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	4	\$22,998,500	50.00	\$45,997,000	\$22,998,500	1.00000	\$3,344,807	07.27	0.48%
COMMERCIAL	494	\$169,961,800	49.47	\$343,560,745	\$169,961,800	1.00000	\$128,514,609	37.41	3.51%
INDUSTRIAL	165	\$43,408,500	49.73	\$87,291,026	\$43,408,500	1.00000	\$36,773,500	42.13	0.90%
RESIDENTIAL	9,226	\$672,866,350	49.89	\$1,348,823,781	\$672,866,350	1.00000	\$526,354,684	39.02	13.90%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>9,889</b>	<b>\$909,235,150</b>	<b>49.80</b>	<b>\$1,825,672,552</b>	<b>\$909,235,150</b>		<b>\$694,987,600</b>	<b>38.07</b>	<b>18.79%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	929	\$19,623,600	50.00	\$39,247,200	\$19,623,600	1.00000	\$19,623,600	50.00	0.41%
INDUSTRIAL	110	\$22,012,600	50.00	\$44,025,200	\$22,012,600	1.00000	\$22,012,600	50.00	0.45%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	7	\$10,172,800	50.00	\$20,345,600	\$10,172,800	1.00000	\$10,146,157	49.87	0.21%
<b>TOTAL PERSONAL</b>	<b>1,046</b>	<b>\$51,809,000</b>	<b>50.00</b>	<b>\$103,618,000</b>	<b>\$51,809,000</b>	<b>1.00000</b>	<b>\$51,782,357</b>	<b>49.97</b>	<b>1.07%</b>
<b>EXEMPT PROPERTY</b>	173								
<b>GRAND TOTAL</b>	<b>11,108</b>	<b>\$961,044,150</b>	<b>49.81</b>	<b>\$1,929,290,552</b>	<b>\$961,044,150</b>		<b>\$746,769,957</b>	<b>38.71</b>	<b>19.86%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF ROOSEVELT PARK**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	88	\$37,201,400	49.97	\$74,451,123	\$37,201,400	1.00000	\$32,317,094	43.41	0.77%
INDUSTRIAL	14	\$2,946,600	49.90	\$5,904,828	\$2,946,600	1.00000	\$2,488,352	42.14	0.06%
RESIDENTIAL	1,308	\$72,131,200	49.97	\$144,339,073	\$72,131,200	1.00000	\$60,694,821	42.05	1.49%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,410</b>	<b>\$112,279,200</b>	<b>49.97</b>	<b>\$224,695,024</b>	<b>\$112,279,200</b>		<b>\$95,500,267</b>	<b>42.50</b>	<b>2.32%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	253	\$4,425,600	50.00	\$8,851,200	\$4,425,600	1.00000	\$4,425,400	50.00	0.09%
INDUSTRIAL	6	\$4,212,500	50.00	\$8,425,000	\$4,212,500	1.00000	\$4,212,500	50.00	0.09%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$778,800	50.00	\$1,557,600	\$778,800	1.00000	\$778,800	50.00	0.02%
<b>TOTAL PERSONAL</b>	<b>261</b>	<b>\$9,416,900</b>	<b>50.00</b>	<b>\$18,833,800</b>	<b>\$9,416,900</b>	<b>1.00000</b>	<b>\$9,416,700</b>	<b>50.00</b>	<b>0.19%</b>
<b>EXEMPT PROPERTY</b>									
	27								
<b>GRAND TOTAL</b>	<b>1,698</b>	<b>\$121,696,100</b>	<b>49.97</b>	<b>\$243,528,824</b>	<b>\$121,696,100</b>		<b>\$104,916,967</b>	<b>43.08</b>	<b>2.51%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES  
FACTORS AND COUNTY TAXABLE  
CITY OF WHITEHALL**

	NUMBER OF PARCELS	ASSESSED VALUE	ASSESSED RATIO	TRUE CASH VALUE	COUNTY EQUALIZED VALUE	EQUALIZATION FACTOR	TAXABLE VALUE	TAXABLE RATIO	% OF TOTAL CEV
<b>REAL PROPERTY</b>									
AGRICULTURAL	3	\$57,400	49.96	\$114,900	\$57,400	1.00000	\$18,697	16.27	0.00%
COMMERCIAL	141	\$22,277,000	49.39	\$45,103,509	\$22,277,000	1.00000	\$15,718,782	34.85	0.46%
INDUSTRIAL	32	\$12,634,100	49.56	\$25,494,703	\$12,634,100	1.00000	\$11,309,853	44.36	0.26%
RESIDENTIAL	1,149	\$53,681,300	49.57	\$108,287,871	\$53,681,300	1.00000	\$43,970,767	40.61	1.11%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
<b>TOTAL REAL</b>	<b>1,325</b>	<b>\$88,649,800</b>	<b>49.52</b>	<b>\$179,000,983</b>	<b>\$88,649,800</b>		<b>\$71,018,099</b>	<b>39.67</b>	<b>1.83%</b>
<b>PERSONAL PROPERTY</b>									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	211	\$2,622,400	50.00	\$5,244,800	\$2,622,400	1.00000	\$2,622,400	50.00	0.05%
INDUSTRIAL	20	\$29,229,700	50.00	\$58,459,400	\$29,229,700	1.00000	\$29,229,700	50.00	0.60%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$2,025,700	50.00	\$4,051,400	\$2,025,700	1.00000	\$2,025,700	50.00	0.04%
<b>TOTAL PERSONAL</b>	<b>233</b>	<b>\$33,877,800</b>	<b>50.00</b>	<b>\$67,755,600</b>	<b>\$33,877,800</b>	<b>1.00000</b>	<b>\$33,877,800</b>	<b>50.00</b>	<b>0.70%</b>
<b>EXEMPT PROPERTY</b>	105								
<b>GRAND TOTAL</b>	<b>1,663</b>	<b>\$122,527,600</b>	<b>49.66</b>	<b>\$246,756,583</b>	<b>\$122,527,600</b>		<b>\$104,895,899</b>	<b>42.51</b>	<b>2.53%</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>70-120 COOPERSVILLE</b>									
<b>Ravenna Township</b>	<b>5,515,600</b>	<b>0</b>	<b>49,500</b>	<b>6,887,700</b>	<b>0</b>	<b>0</b>	<b>12,452,800</b>	<b>187,900</b>	<b>12,640,700</b>
Homestead Portion	5,192,909	0	14,500	6,333,800	0	0	11,541,209	0	11,541,209
Non-Homestead Portion	322,691	0	35,000	553,900	0	0	911,591	187,900	1,099,491
<b>Sullivan Township</b>	<b>388,900</b>	<b>0</b>	<b>0</b>	<b>2,366,900</b>	<b>0</b>	<b>0</b>	<b>2,755,800</b>	<b>16,500</b>	<b>2,772,300</b>
Homestead Portion	310,000	0	0	2,176,700	0	0	2,486,700	0	2,486,700
Non-Homestead Portion	78,900	0	0	190,200	0	0	269,100	16,500	285,600
<b>70-120 TOTALS</b>	<b>5,904,500</b>	<b>0</b>	<b>49,500</b>	<b>9,254,600</b>	<b>0</b>	<b>0</b>	<b>15,208,600</b>	<b>204,400</b>	<b>15,413,000</b>
Homestead Portion	<b>5,502,909</b>	<b>0</b>	<b>14,500</b>	<b>8,510,500</b>	<b>0</b>	<b>0</b>	<b>14,027,909</b>	<b>0</b>	<b>14,027,909</b>
Non-Homestead Portion	<b>401,591</b>	<b>0</b>	<b>35,000</b>	<b>744,100</b>	<b>0</b>	<b>0</b>	<b>1,180,691</b>	<b>204,400</b>	<b>1,385,091</b>
<b>62-040 FREMONT</b>									
<b>Holton Township</b>	<b>3,255,800</b>	<b>561,200</b>	<b>0</b>	<b>1,546,700</b>	<b>0</b>	<b>0</b>	<b>5,363,700</b>	<b>814,000</b>	<b>6,177,700</b>
Homestead Portion	3,218,300	41,590	0	1,364,200	0	0	4,624,090	0	4,624,090
Non-Homestead Portion	37,500	519,610	0	182,500	0	0	739,610	814,000	1,553,610
<b>62-040 TOTALS</b>	<b>3,255,800</b>	<b>561,200</b>	<b>0</b>	<b>1,546,700</b>	<b>0</b>	<b>0</b>	<b>5,363,700</b>	<b>814,000</b>	<b>6,177,700</b>
Homestead Portion	<b>3,218,300</b>	<b>41,590</b>	<b>0</b>	<b>1,364,200</b>	<b>0</b>	<b>0</b>	<b>4,624,090</b>	<b>0</b>	<b>4,624,090</b>
Non-Homestead Portion	<b>37,500</b>	<b>519,610</b>	<b>0</b>	<b>182,500</b>	<b>0</b>	<b>0</b>	<b>739,610</b>	<b>814,000</b>	<b>1,553,610</b>
<b>61-080 FRUITPORT</b>									
<b>Fruitport Township</b>	<b>5,792,700</b>	<b>103,788,600</b>	<b>3,400,100</b>	<b>293,039,100</b>	<b>0</b>	<b>0</b>	<b>406,020,500</b>	<b>23,456,800</b>	<b>429,477,300</b>
Homestead Portion	5,734,300	6,095,077	35,300	264,354,278	0	0	276,218,955	0	276,218,955
Non-Homestead Portion	58,400	97,693,523	3,364,800	28,684,822	0	0	129,801,545	23,456,800	153,258,345
<b>Sullivan Township</b>	<b>1,027,500</b>	<b>397,300</b>	<b>0</b>	<b>24,962,200</b>	<b>0</b>	<b>0</b>	<b>26,387,000</b>	<b>498,600</b>	<b>26,885,600</b>
Homestead Portion	1,027,500	0	0	22,619,280	0	0	23,646,780	0	23,646,780
Non-Homestead Portion	0	397,300	0	2,342,920	0	0	2,740,220	498,600	3,238,820
<b>61-080 TOTALS</b>	<b>6,820,200</b>	<b>104,185,900</b>	<b>3,400,100</b>	<b>318,001,300</b>	<b>0</b>	<b>0</b>	<b>432,407,500</b>	<b>23,955,400</b>	<b>456,362,900</b>
Homestead Portion	<b>6,761,800</b>	<b>6,095,077</b>	<b>35,300</b>	<b>286,973,558</b>	<b>0</b>	<b>0</b>	<b>299,865,735</b>	<b>0</b>	<b>299,865,735</b>
Non-Homestead Portion	<b>58,400</b>	<b>98,090,823</b>	<b>3,364,800</b>	<b>31,027,742</b>	<b>0</b>	<b>0</b>	<b>132,541,765</b>	<b>23,955,400</b>	<b>156,497,165</b>
<b>70-010 GRAND HAVEN</b>									
<b>City of Norton Shores</b>	<b>3,280,000</b>	<b>24,320,700</b>	<b>26,062,400</b>	<b>35,191,100</b>	<b>0</b>	<b>0</b>	<b>88,854,200</b>	<b>11,343,100</b>	<b>100,197,300</b>
Homestead Portion	3,280,000	105,754	0	24,119,037	0	0	27,504,791	0	27,504,791
Non-Homestead Portion	0	24,214,946	26,062,400	11,072,063	0	0	61,349,409	11,343,100	72,692,509
<b>70-010 TOTALS</b>	<b>3,280,000</b>	<b>24,320,700</b>	<b>26,062,400</b>	<b>35,191,100</b>	<b>0</b>	<b>0</b>	<b>88,854,200</b>	<b>11,343,100</b>	<b>100,197,300</b>
Homestead Portion	<b>3,280,000</b>	<b>105,754</b>	<b>0</b>	<b>24,119,037</b>	<b>0</b>	<b>0</b>	<b>27,504,791</b>	<b>0</b>	<b>27,504,791</b>
Non-Homestead Portion	<b>0</b>	<b>24,214,946</b>	<b>26,062,400</b>	<b>11,072,063</b>	<b>0</b>	<b>0</b>	<b>61,349,409</b>	<b>11,343,100</b>	<b>72,692,509</b>
<b>62-050 GRANT</b>									
<b>Casnovia Township</b>	<b>9,857,900</b>	<b>1,560,800</b>	<b>580,200</b>	<b>24,339,020</b>	<b>0</b>	<b>0</b>	<b>36,337,920</b>	<b>1,085,400</b>	<b>37,423,320</b>
Homestead Portion	9,491,960	41,100	48,200	20,829,100	0	0	30,410,360	0	30,410,360
Non-Homestead Portion	365,940	1,519,700	532,000	3,509,920	0	0	5,927,560	1,085,400	7,012,960
<b>Moorland Township</b>	<b>534,400</b>	<b>0</b>	<b>0</b>	<b>798,800</b>	<b>0</b>	<b>0</b>	<b>1,333,200</b>	<b>38,600</b>	<b>1,371,800</b>
Homestead Portion	534,400	0	0	689,800	0	0	1,224,200	0	1,224,200
Non-Homestead Portion	0	0	0	109,000	0	0	109,000	38,600	147,600
<b>62-050 TOTALS</b>	<b>10,392,300</b>	<b>1,560,800</b>	<b>580,200</b>	<b>25,137,820</b>	<b>0</b>	<b>0</b>	<b>37,671,120</b>	<b>1,124,000</b>	<b>38,795,120</b>
Homestead Portion	<b>10,026,360</b>	<b>41,100</b>	<b>48,200</b>	<b>21,518,900</b>	<b>0</b>	<b>0</b>	<b>31,634,560</b>	<b>0</b>	<b>31,634,560</b>
Non-Homestead Portion	<b>365,940</b>	<b>1,519,700</b>	<b>532,000</b>	<b>3,618,920</b>	<b>0</b>	<b>0</b>	<b>6,036,560</b>	<b>1,124,000</b>	<b>7,160,560</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-120 HOLTON</b>									
<b>Blue Lake Township</b>	<b>0</b>	<b>302,200</b>	<b>0</b>	<b>30,046,100</b>	<b>0</b>	<b>0</b>	<b>30,348,300</b>	<b>537,600</b>	<b>30,885,900</b>
Homestead Portion	0	92,395	0	21,070,144	0	0	21,162,539	0	21,162,539
Non-Homestead Portion	0	209,805	0	8,975,956	0	0	9,185,761	537,600	9,723,361
<b>Cedar Creek Township</b>	<b>5,561,700</b>	<b>3,041,400</b>	<b>0</b>	<b>61,997,200</b>	<b>0</b>	<b>0</b>	<b>70,600,300</b>	<b>1,143,200</b>	<b>71,743,500</b>
Homestead Portion	5,173,131	116,950	0	45,233,029	0	0	50,523,110	0	50,523,110
Non-Homestead Portion	388,569	2,924,450	0	16,764,171	0	0	20,077,190	1,143,200	21,220,390
<b>Holton Township</b>	<b>7,202,400</b>	<b>2,480,600</b>	<b>0</b>	<b>39,731,500</b>	<b>0</b>	<b>0</b>	<b>49,414,500</b>	<b>1,918,300</b>	<b>51,332,800</b>
Homestead Portion	7,044,540	247,490	0	29,116,555	0	0	36,408,585	0	36,408,585
Non-Homestead Portion	157,860	2,233,110	0	10,614,945	0	0	13,005,915	1,918,300	14,924,215
<b>61-120 TOTALS</b>	<b>12,764,100</b>	<b>5,824,200</b>	<b>0</b>	<b>131,774,800</b>	<b>0</b>	<b>0</b>	<b>150,363,100</b>	<b>3,599,100</b>	<b>153,962,200</b>
Homestead Portion	<b>12,217,671</b>	<b>456,835</b>	<b>0</b>	<b>95,419,728</b>	<b>0</b>	<b>0</b>	<b>108,094,234</b>	<b>0</b>	<b>108,094,234</b>
Non-Homestead Portion	<b>546,429</b>	<b>5,367,365</b>	<b>0</b>	<b>36,355,072</b>	<b>0</b>	<b>0</b>	<b>42,268,866</b>	<b>3,599,100</b>	<b>45,867,966</b>
<b>41-150 KENT CITY</b>									
<b>Casnovia Township</b>	<b>12,917,200</b>	<b>708,900</b>	<b>357,300</b>	<b>19,146,200</b>	<b>0</b>	<b>0</b>	<b>33,129,600</b>	<b>1,173,600</b>	<b>34,303,200</b>
Homestead Portion	12,325,429	49,000	74,300	16,852,215	0	0	29,300,944	0	29,300,944
Non-Homestead Portion	591,771	659,900	283,000	2,293,985	0	0	3,828,656	1,173,600	5,002,256
<b>41-150 TOTALS</b>	<b>12,917,200</b>	<b>708,900</b>	<b>357,300</b>	<b>19,146,200</b>	<b>0</b>	<b>0</b>	<b>33,129,600</b>	<b>1,173,600</b>	<b>34,303,200</b>
Homestead Portion	<b>12,325,429</b>	<b>49,000</b>	<b>74,300</b>	<b>16,852,215</b>	<b>0</b>	<b>0</b>	<b>29,300,944</b>	<b>0</b>	<b>29,300,944</b>
Non-Homestead Portion	<b>591,771</b>	<b>659,900</b>	<b>283,000</b>	<b>2,293,985</b>	<b>0</b>	<b>0</b>	<b>3,828,656</b>	<b>1,173,600</b>	<b>5,002,256</b>
<b>61-060 MONA SHORES</b>									
<b>Fruitport Township</b>	<b>0</b>	<b>7,602,700</b>	<b>0</b>	<b>1,527,600</b>	<b>0</b>	<b>0</b>	<b>9,130,300</b>	<b>158,800</b>	<b>9,289,100</b>
Homestead Portion	0	40,810	0	1,368,300	0	0	1,409,110	0	1,409,110
Non-Homestead Portion	0	7,561,890	0	159,300	0	0	7,721,190	158,800	7,879,990
<b>City of Muskegon Heights</b>	<b>0</b>	<b>2,955,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,955,900</b>	<b>494,700</b>	<b>3,450,600</b>
Homestead Portion	0	0	0	0	0	0	0	0	0
Non-Homestead Portion	0	2,955,900	0	0	0	0	2,955,900	494,700	3,450,600
<b>City of Norton Shores</b>	<b>19,718,500</b>	<b>128,378,500</b>	<b>16,200,600</b>	<b>622,226,450</b>	<b>0</b>	<b>0</b>	<b>786,524,050</b>	<b>38,632,400</b>	<b>825,156,450</b>
Homestead Portion	19,718,500	390,102	0	549,993,192	0	0	570,101,794	0	570,101,794
Non-Homestead Portion	0	127,988,398	16,200,600	72,233,258	0	0	216,422,256	38,632,400	255,054,656
<b>City of Roosevelt Park</b>	<b>0</b>	<b>37,201,400</b>	<b>2,946,600</b>	<b>72,131,200</b>	<b>0</b>	<b>0</b>	<b>112,279,200</b>	<b>9,416,900</b>	<b>121,696,100</b>
Homestead Portion	0	29,025	0	64,401,420	0	0	64,430,445	0	64,430,445
Non-Homestead Portion	0	37,172,375	2,946,600	7,729,780	0	0	47,848,755	9,416,900	57,265,655
<b>61-060 TOTALS</b>	<b>19,718,500</b>	<b>176,138,500</b>	<b>19,147,200</b>	<b>695,885,250</b>	<b>0</b>	<b>0</b>	<b>910,889,450</b>	<b>48,702,800</b>	<b>959,592,250</b>
Homestead Portion	<b>19,718,500</b>	<b>459,937</b>	<b>0</b>	<b>615,762,912</b>	<b>0</b>	<b>0</b>	<b>635,941,349</b>	<b>0</b>	<b>635,941,349</b>
Non-Homestead Portion	<b>0</b>	<b>175,678,563</b>	<b>19,147,200</b>	<b>80,122,338</b>	<b>0</b>	<b>0</b>	<b>274,948,101</b>	<b>48,702,800</b>	<b>323,650,901</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-180 MONTAGUE</b>									
<b>Montague Township</b>	<b>6,613,600</b>	<b>3,232,800</b>	<b>1,232,400</b>	<b>45,841,700</b>	<b>0</b>	<b>0</b>	<b>56,920,500</b>	<b>4,119,200</b>	<b>61,039,700</b>
Homestead Portion	6,566,409	110,860	0	33,684,560	0	0	40,361,829	0	40,361,829
Non-Homestead Portion	47,191	3,121,940	1,232,400	12,157,140	0	0	16,558,671	4,119,200	20,677,871
<b>Whitehall Township</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,112,100</b>	<b>0</b>	<b>0</b>	<b>1,112,100</b>	<b>7,600</b>	<b>1,119,700</b>
Homestead Portion	0	0	0	812,500	0	0	812,500	0	812,500
Non-Homestead Portion	0	0	0	299,600	0	0	299,600	7,600	307,200
<b>White River Township</b>	<b>6,181,500</b>	<b>4,017,900</b>	<b>2,419,100</b>	<b>110,430,600</b>	<b>0</b>	<b>0</b>	<b>123,049,100</b>	<b>989,300</b>	<b>124,038,400</b>
Homestead Portion	6,133,250	23,200	0	55,726,472	0	0	61,882,922	0	61,882,922
Non-Homestead Portion	48,250	3,994,700	2,419,100	54,704,128	0	0	61,166,178	989,300	62,155,478
<b>City of Montague</b>	<b>28,800</b>	<b>9,561,200</b>	<b>7,638,900</b>	<b>58,881,200</b>	<b>0</b>	<b>0</b>	<b>76,110,100</b>	<b>12,776,400</b>	<b>88,886,500</b>
Homestead Portion	28,800	177,250	0	43,147,037	0	0	43,353,087	0	43,353,087
Non-Homestead Portion	0	9,383,950	7,638,900	15,734,163	0	0	32,757,013	12,776,400	45,533,413
<b>61-180 TOTALS</b>	<b>12,823,900</b>	<b>16,811,900</b>	<b>11,290,400</b>	<b>216,265,600</b>	<b>0</b>	<b>0</b>	<b>257,191,800</b>	<b>17,892,500</b>	<b>275,084,300</b>
Homestead Portion	<b>12,728,459</b>	<b>311,310</b>	<b>0</b>	<b>133,370,569</b>	<b>0</b>	<b>0</b>	<b>146,410,338</b>	<b>0</b>	<b>146,410,338</b>
Non-Homestead Portion	95,441	16,500,590	11,290,400	82,895,031	0	0	110,781,462	17,892,500	128,673,962
<b>61-010 MUSKEGON</b>									
<b>Muskegon Township</b>	<b>0</b>	<b>1,531,600</b>	<b>683,200</b>	<b>105,000</b>	<b>0</b>	<b>0</b>	<b>2,319,800</b>	<b>162,100</b>	<b>2,481,900</b>
Homestead Portion	0	0	26,250	0	0	0	26,250	0	26,250
Non-Homestead Portion	0	1,531,600	656,950	105,000	0	0	2,293,550	162,100	2,455,650
<b>City of Muskegon</b>	<b>161,300</b>	<b>128,249,600</b>	<b>27,426,500</b>	<b>382,201,900</b>	<b>0</b>	<b>0</b>	<b>538,039,300</b>	<b>72,090,100</b>	<b>610,129,400</b>
Homestead Portion	161,300	577,198	2,500	281,493,389	0	0	282,234,387	0	282,234,387
Non-Homestead Portion	0	127,672,402	27,424,000	100,708,511	0	0	255,804,913	72,090,100	327,895,013
<b>City of Norton Shores</b>	<b>0</b>	<b>17,262,600</b>	<b>1,145,500</b>	<b>15,448,800</b>	<b>0</b>	<b>0</b>	<b>33,856,900</b>	<b>1,833,500</b>	<b>35,690,400</b>
Homestead Portion	0	12,000	0	11,163,650	0	0	11,175,650	0	11,175,650
Non-Homestead Portion	0	17,250,600	1,145,500	4,285,150	0	0	22,681,250	1,833,500	24,514,750
<b>61-010 TOTALS</b>	<b>161,300</b>	<b>147,043,800</b>	<b>29,255,200</b>	<b>397,755,700</b>	<b>0</b>	<b>0</b>	<b>574,216,000</b>	<b>74,085,700</b>	<b>648,301,700</b>
Homestead Portion	<b>161,300</b>	<b>589,198</b>	<b>28,750</b>	<b>292,657,039</b>	<b>0</b>	<b>0</b>	<b>293,436,287</b>	<b>0</b>	<b>293,436,287</b>
Non-Homestead Portion	<b>0</b>	<b>146,454,602</b>	<b>29,226,450</b>	<b>105,098,661</b>	<b>0</b>	<b>0</b>	<b>280,779,713</b>	<b>74,085,700</b>	<b>354,865,413</b>
<b>61-020 MUSKEGON HEIGHTS</b>									
<b>City of Muskegon Heights</b>	<b>0</b>	<b>23,894,900</b>	<b>11,870,300</b>	<b>83,493,700</b>	<b>0</b>	<b>0</b>	<b>119,258,900</b>	<b>21,736,300</b>	<b>140,995,200</b>
Homestead Portion	0	0	0	47,763,857	0	0	47,763,857	0	47,763,857
Non-Homestead Portion	0	23,894,900	11,870,300	35,729,843	0	0	71,495,043	21,736,300	93,231,343
<b>61-020 TOTALS</b>	<b>0</b>	<b>23,894,900</b>	<b>11,870,300</b>	<b>83,493,700</b>	<b>0</b>	<b>0</b>	<b>119,258,900</b>	<b>21,736,300</b>	<b>140,995,200</b>
Homestead Portion	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,763,857</b>	<b>0</b>	<b>0</b>	<b>47,763,857</b>	<b>0</b>	<b>47,763,857</b>
Non-Homestead Portion	<b>0</b>	<b>23,894,900</b>	<b>11,870,300</b>	<b>35,729,843</b>	<b>0</b>	<b>0</b>	<b>71,495,043</b>	<b>21,736,300</b>	<b>93,231,343</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-230 NORTH MUSKEGON</b>									
City of North Muskegon	0	18,478,900	0	134,440,600	0	0	152,919,500	4,824,500	157,744,000
Homestead Portion	0	270,731	0	121,085,750	0	0	121,356,481	0	121,356,481
Non-Homestead Portion	0	18,208,169	0	13,354,850	0	0	31,563,019	4,824,500	36,387,519
<b>61-230 TOTALS</b>	<b>0</b>	<b>18,478,900</b>	<b>0</b>	<b>134,440,600</b>	<b>0</b>	<b>0</b>	<b>152,919,500</b>	<b>4,824,500</b>	<b>157,744,000</b>
Homestead Portion	0	270,731	0	121,085,750	0	0	121,356,481	0	121,356,481
Non-Homestead Portion	0	18,208,169	0	13,354,850	0	0	31,563,019	4,824,500	36,387,519
<b>61-065 OAKRIDGE</b>									
Cedar Creek Township	436,500	332,100	0	692,100	0	0	1,460,700	121,500	1,582,200
Homestead Portion	436,500	0	0	585,900	0	0	1,022,400	0	1,022,400
Non-Homestead Portion	0	332,100	0	106,200	0	0	438,300	121,500	559,800
Egelston Township	3,186,700	17,848,500	11,235,400	141,719,500	0	0	173,990,100	21,545,200	195,535,300
Homestead Portion	3,186,700	399,629	0	122,894,748	0	0	126,481,077	0	126,481,077
Non-Homestead Portion	0	17,448,871	11,235,400	18,824,752	0	0	47,509,023	21,545,200	69,054,223
<b>61-065 TOTALS</b>	<b>3,623,200</b>	<b>18,180,600</b>	<b>11,235,400</b>	<b>142,411,600</b>	<b>0</b>	<b>0</b>	<b>175,450,800</b>	<b>21,666,700</b>	<b>197,117,500</b>
Homestead Portion	3,623,200	399,629	0	123,480,648	0	0	127,503,477	0	127,503,477
Non-Homestead Portion	0	17,780,971	11,235,400	18,930,952	0	0	47,947,323	21,666,700	69,614,023
<b>61-190 ORCHARD VIEW</b>									
Muskegon Township	103,600	51,869,700	9,033,800	177,846,000	0	0	238,853,100	16,960,800	255,813,900
Homestead Portion	103,600	357,808	0	156,647,625	0	0	157,109,033	0	157,109,033
Non-Homestead Portion	0	51,511,892	9,033,800	21,198,375	0	0	81,744,067	16,960,800	98,704,867
City of Muskegon	23,500	13,200,700	36,826,000	2,336,300	0	0	52,386,500	39,670,100	92,056,600
Homestead Portion	23,500	0	0	1,779,100	0	0	1,802,600	0	1,802,600
Non-Homestead Portion	0	13,200,700	36,826,000	557,200	0	0	50,583,900	39,670,100	90,254,000
<b>61-190 TOTALS</b>	<b>127,100</b>	<b>65,070,400</b>	<b>45,859,800</b>	<b>180,182,300</b>	<b>0</b>	<b>0</b>	<b>291,239,600</b>	<b>56,630,900</b>	<b>347,870,500</b>
Homestead Portion	127,100	357,808	0	158,426,725	0	0	158,911,633	0	158,911,633
Non-Homestead Portion	0	64,712,592	45,859,800	21,755,575	0	0	132,327,967	56,630,900	188,958,867
<b>61-210 RAVENNA</b>									
Casnovia Township	498,700	182,100	0	2,622,000	0	0	3,302,800	47,100	3,349,900
Homestead Portion	460,100	0	0	2,438,100	0	0	2,898,200	0	2,898,200
Non-Homestead Portion	38,600	182,100	0	183,900	0	0	404,600	47,100	451,700
Moorland Township	10,182,600	2,604,200	825,900	32,096,100	0	0	45,708,800	2,373,500	48,082,300
Homestead Portion	9,936,537	0	33,800	27,815,970	0	0	37,786,307	0	37,786,307
Non-Homestead Portion	246,063	2,604,200	792,100	4,280,130	0	0	7,922,493	2,373,500	10,295,993
Ravenna Township	19,641,900	4,302,500	1,611,000	45,761,400	0	0	71,316,800	5,929,800	77,246,600
Homestead Portion	18,993,895	166,348	38,000	41,548,341	0	0	60,746,584	0	60,746,584
Non-Homestead Portion	648,005	4,136,152	1,573,000	4,213,059	0	0	10,570,216	5,929,800	16,500,016
Sullivan Township	3,217,900	737,300	0	36,741,300	0	0	40,696,500	1,060,800	41,757,300
Homestead Portion	3,137,900	12,400	0	31,045,874	0	0	34,196,174	0	34,196,174
Non-Homestead Portion	80,000	724,900	0	5,695,426	0	0	6,500,326	1,060,800	7,561,126
<b>61-210 TOTALS</b>	<b>33,541,100</b>	<b>7,826,100</b>	<b>2,436,900</b>	<b>117,220,800</b>	<b>0</b>	<b>0</b>	<b>161,024,900</b>	<b>9,411,200</b>	<b>170,436,100</b>
Homestead Portion	32,528,432	178,748	71,800	102,848,285	0	0	135,627,265	0	135,627,265
Non-Homestead Portion	1,012,668	7,647,352	2,365,100	14,372,515	0	0	25,397,635	9,411,200	34,808,835

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-220 REETHS-PUFFER</b>									
<b>Cedar Creek Township</b>	<b>34,100</b>	<b>108,500</b>	<b>0</b>	<b>6,322,800</b>	<b>0</b>	<b>0</b>	<b>6,465,400</b>	<b>555,900</b>	<b>7,021,300</b>
Homestead Portion	0	37,635	0	5,461,400	0	0	5,499,035	0	5,499,035
Non-Homestead Portion	34,100	70,865	0	861,400	0	0	966,365	555,900	1,522,265
<b>Dalton Township</b>	<b>47,300</b>	<b>15,174,700</b>	<b>1,720,100</b>	<b>156,443,800</b>	<b>0</b>	<b>0</b>	<b>173,385,900</b>	<b>9,812,500</b>	<b>183,198,400</b>
Homestead Portion	47,300	412,163	0	131,509,162	0	0	131,968,625	0	131,968,625
Non-Homestead Portion	0	14,762,537	1,720,100	24,934,638	0	0	41,417,275	9,812,500	51,229,775
<b>Fruitland Township</b>	<b>18,100</b>	<b>6,221,300</b>	<b>0</b>	<b>45,047,400</b>	<b>0</b>	<b>0</b>	<b>51,286,800</b>	<b>5,126,700</b>	<b>56,413,500</b>
Homestead Portion	18,100	0	0	37,294,700	0	0	37,312,800	0	37,312,800
Non-Homestead Portion	0	6,221,300	0	7,752,700	0	0	13,974,000	5,126,700	19,100,700
<b>Laketon Township</b>	<b>82,600</b>	<b>5,173,500</b>	<b>0</b>	<b>220,617,100</b>	<b>0</b>	<b>0</b>	<b>225,873,200</b>	<b>3,448,100</b>	<b>229,321,300</b>
Homestead Portion	82,600	885,680	0	194,423,787	0	0	195,392,067	0	195,392,067
Non-Homestead Portion	0	4,287,820	0	26,193,313	0	0	30,481,133	3,448,100	33,929,233
<b>Muskegon Township</b>	<b>1,059,800</b>	<b>28,852,200</b>	<b>3,062,600</b>	<b>86,196,900</b>	<b>0</b>	<b>0</b>	<b>119,171,500</b>	<b>7,334,600</b>	<b>126,506,100</b>
Homestead Portion	1,059,800	166,800	0	76,842,295	0	0	78,068,895	0	78,068,895
Non-Homestead Portion	0	28,685,400	3,062,600	9,354,605	0	0	41,102,605	7,334,600	48,437,205
<b>City of Muskegon</b>	<b>0</b>	<b>129,000</b>	<b>50,244,000</b>	<b>245,200</b>	<b>0</b>	<b>0</b>	<b>50,618,200</b>	<b>3,831,100</b>	<b>54,449,300</b>
Homestead Portion	0	0	0	240,200	0	0	240,200	0	240,200
Non-Homestead Portion	0	129,000	50,244,000	5,000	0	0	50,378,000	3,831,100	54,209,100
<b>61-220 TOTALS</b>	<b>1,241,900</b>	<b>55,659,200</b>	<b>55,026,700</b>	<b>514,873,200</b>	<b>0</b>	<b>0</b>	<b>626,801,000</b>	<b>30,108,900</b>	<b>656,909,900</b>
Homestead Portion	1,207,800	1,502,278	0	445,771,544	0	0	448,481,622	0	448,481,622
Non-Homestead Portion	34,100	54,156,922	55,026,700	69,101,656	0	0	178,319,378	30,108,900	208,428,278
<b>61-240 WHITEHALL</b>									
<b>Blue Lake Township</b>	<b>0</b>	<b>429,600</b>	<b>0</b>	<b>39,944,500</b>	<b>0</b>	<b>0</b>	<b>40,374,100</b>	<b>864,800</b>	<b>41,238,900</b>
Homestead Portion	0	51,740	0	31,394,400	0	0	31,446,140	0	31,446,140
Non-Homestead Portion	0	377,860	0	8,550,100	0	0	8,927,960	864,800	9,792,760
<b>Dalton Township</b>	<b>0</b>	<b>272,400</b>	<b>10,000</b>	<b>32,507,600</b>	<b>0</b>	<b>0</b>	<b>32,790,000</b>	<b>1,115,900</b>	<b>33,905,900</b>
Homestead Portion	0	25,461	0	25,725,800	0	0	25,751,261	0	25,751,261
Non-Homestead Portion	0	246,939	10,000	6,781,800	0	0	7,038,739	1,115,900	8,154,639
<b>Fruitland Township</b>	<b>6,550,600</b>	<b>5,239,800</b>	<b>0</b>	<b>207,782,400</b>	<b>0</b>	<b>0</b>	<b>219,572,800</b>	<b>2,647,800</b>	<b>222,220,600</b>
Homestead Portion	6,550,600	157,316	0	134,449,410	0	0	141,157,326	0	141,157,326
Non-Homestead Portion	0	5,082,484	0	73,332,990	0	0	78,415,474	2,647,800	81,063,274
<b>Whitehall Township</b>	<b>0</b>	<b>16,940,300</b>	<b>417,200</b>	<b>38,556,800</b>	<b>0</b>	<b>0</b>	<b>55,914,300</b>	<b>5,067,800</b>	<b>60,982,100</b>
Homestead Portion	0	0	0	33,535,900	0	0	33,535,900	0	33,535,900
Non-Homestead Portion	0	16,940,300	417,200	5,020,900	0	0	22,378,400	5,067,800	27,446,200
<b>City of Whitehall</b>	<b>57,400</b>	<b>22,277,000</b>	<b>12,634,100</b>	<b>53,681,300</b>	<b>0</b>	<b>0</b>	<b>88,649,800</b>	<b>33,877,800</b>	<b>122,527,600</b>
Homestead Portion	57,400	798,844	0	40,588,208	0	0	41,444,452	0	41,444,452
Non-Homestead Portion	0	21,478,156	12,634,100	13,093,092	0	0	47,205,348	33,877,800	81,083,148
<b>61-240 TOTALS</b>	<b>6,608,000</b>	<b>45,159,100</b>	<b>13,061,300</b>	<b>372,472,600</b>	<b>0</b>	<b>0</b>	<b>437,301,000</b>	<b>43,574,100</b>	<b>480,875,100</b>
Homestead Portion	6,608,000	1,033,361	0	265,693,718	0	0	273,335,079	0	273,335,079
Non-Homestead Portion	0	44,125,739	13,061,300	106,778,882	0	0	163,965,921	43,574,100	207,540,021
<b>GRAND TOTALS</b>									
<b>Homestead Portion</b>	<b>133,179,100</b>	<b>711,425,100</b>	<b>229,632,700</b>	<b>3,395,053,870</b>	<b>0</b>	<b>0</b>	<b>4,469,290,770</b>	<b>370,847,200</b>	<b>4,840,137,970</b>
<b>Non-Homestead Portion</b>	<b>130,035,260</b>	<b>11,892,356</b>	<b>272,850</b>	<b>2,761,619,185</b>	<b>0</b>	<b>0</b>	<b>2,903,819,651</b>	<b>0</b>	<b>2,903,819,651</b>
<b>Non-Homestead Portion</b>	<b>3,143,840</b>	<b>699,532,744</b>	<b>229,359,850</b>	<b>633,434,685</b>	<b>0</b>	<b>0</b>	<b>1,565,471,119</b>	<b>370,847,200</b>	<b>1,936,318,319</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT**

**2004 COUNTY EQUALIZED VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>INTERMEDIATE SCHOOLS</b>									
<b>MUSKEGON COUNTY</b>									
61-080 FRUITPORT	6,820,200	104,185,900	3,400,100	318,001,300	0	0	432,407,500	23,955,400	456,362,900
61-120 HOLTON	12,764,100	5,824,200	0	131,774,800	0	0	150,363,100	3,599,100	153,962,200
61-060 MONA SHORES	19,718,500	176,138,500	19,147,200	695,885,250	0	0	910,889,450	48,702,800	959,592,250
61-180 MONTAGUE	12,823,900	16,811,900	11,290,400	216,265,600	0	0	257,191,800	17,892,500	275,084,300
61-010 MUSKEGON	161,300	147,043,800	29,255,200	397,755,700	0	0	574,216,000	74,085,700	648,301,700
61-020 MUSKEGON HEIGHTS	0	23,894,900	11,870,300	83,493,700	0	0	119,258,900	21,736,300	140,995,200
61-230 NORTH MUSKEGON	0	18,478,900	0	134,440,600	0	0	152,919,500	4,824,500	157,744,000
61-065 OAKRIDGE	3,623,200	18,180,600	11,235,400	142,411,600	0	0	175,450,800	21,666,700	197,117,500
61-190 ORCHARD VIEW	127,100	65,070,400	45,859,800	180,182,300	0	0	291,239,600	56,630,900	347,870,500
61-210 RAVENNA	33,541,100	7,826,100	2,436,900	117,220,800	0	0	161,024,900	9,411,200	170,436,100
61-220 REETHS-PUFFER	1,241,900	55,659,200	55,026,700	514,873,200	0	0	626,801,000	30,108,900	656,909,900
61-240 WHITEHALL	6,608,000	45,159,100	13,061,300	372,472,600	0	0	437,301,000	43,574,100	480,875,100
<b>MUSKEGON TOTALS</b>	<b>97,429,300</b>	<b>684,273,500</b>	<b>202,583,300</b>	<b>3,304,777,450</b>	<b>0</b>	<b>0</b>	<b>4,289,063,550</b>	<b>356,188,100</b>	<b>4,645,251,650</b>
<b>OTTAWA COUNTY</b>									
70-120 COOPERSVILLE	5,904,500	0	49,500	9,254,600	0	0	15,208,600	204,400	15,413,000
70-010 GRAND HAVEN	3,280,000	24,320,700	26,062,400	35,191,100	0	0	88,854,200	11,343,100	100,197,300
<b>OTTAWA TOTALS</b>	<b>9,184,500</b>	<b>24,320,700</b>	<b>26,111,900</b>	<b>44,445,700</b>	<b>0</b>	<b>0</b>	<b>104,062,800</b>	<b>11,547,500</b>	<b>115,610,300</b>
<b>NEWAYGO COUNTY</b>									
62-040 FREMONT	3,255,800	561,200	0	1,546,700	0	0	5,363,700	814,000	6,177,700
62-050 GRANT	10,392,300	1,560,800	580,200	25,137,820	0	0	37,671,120	1,124,000	38,795,120
<b>NEWAYGO TOTALS</b>	<b>13,648,100</b>	<b>2,122,000</b>	<b>580,200</b>	<b>26,684,520</b>	<b>0</b>	<b>0</b>	<b>43,034,820</b>	<b>1,938,000</b>	<b>44,972,820</b>
<b>KENT COUNTY</b>									
41-150 KENT CITY	12,917,200	708,900	357,300	19,146,200	0	0	33,129,600	1,173,600	34,303,200
<b>KENT TOTALS</b>	<b>12,917,200</b>	<b>708,900</b>	<b>357,300</b>	<b>19,146,200</b>	<b>0</b>	<b>0</b>	<b>33,129,600</b>	<b>1,173,600</b>	<b>34,303,200</b>
<b>GRAND TOTAL</b>	<b>133,179,100</b>	<b>711,425,100</b>	<b>229,632,700</b>	<b>3,395,053,870</b>	<b>0</b>	<b>0</b>	<b>4,469,290,770</b>	<b>370,847,200</b>	<b>4,840,137,970</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY EQUALIZED VALUES FOR VILLAGES AND AUTHORITIES**

**2004 COUNTY EQUALIZED VALUATION**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>VILLAGES</b>									
<b>44 VILL OF CASNOVIA</b>	<b>279,400</b>	<b>319,700</b>	<b>283,000</b>	<b>2,351,600</b>	<b>0</b>	<b>0</b>	<b>3,233,700</b>	<b>205,800</b>	<b>3,439,500</b>
<b>41 VILL OF FRUITPORT</b>	<b>0</b>	<b>3,591,400</b>	<b>281,800</b>	<b>25,900,000</b>	<b>0</b>	<b>0</b>	<b>29,773,200</b>	<b>1,175,400</b>	<b>30,948,600</b>
<b>42 VILL OF LAKEWOOD CLUB</b>	<b>0</b>	<b>272,400</b>	<b>600</b>	<b>18,670,800</b>	<b>0</b>	<b>0</b>	<b>18,943,800</b>	<b>578,100</b>	<b>19,521,900</b>
<b>43 VILL OF RAVENNA</b>	<b>114,100</b>	<b>3,286,200</b>	<b>684,600</b>	<b>23,822,300</b>	<b>0</b>	<b>0</b>	<b>27,907,200</b>	<b>1,697,300</b>	<b>29,604,500</b>
<b>AUTHORITIES</b>									
<b>HACKLEY PUBIC LIBRARY</b>									
<b>Muskegon Township</b>	<b>0</b>	<b>1,531,600</b>	<b>683,200</b>	<b>105,000</b>	<b>0</b>	<b>0</b>	<b>2,319,800</b>	<b>162,100</b>	<b>2,481,900</b>
61-010 MUSKEGON	0	1,531,600	683,200	105,000	0	0	2,319,800	162,100	2,481,900
<b>City of Muskegon</b>	<b>184,800</b>	<b>141,579,300</b>	<b>114,496,500</b>	<b>384,783,400</b>	<b>0</b>	<b>0</b>	<b>641,044,000</b>	<b>115,591,300</b>	<b>756,635,300</b>
61-010 MUSKEGON	161,300	128,249,600	27,426,500	382,201,900	0	0	538,039,300	72,090,100	610,129,400
61-190 ORCHARD VIEW	23,500	13,200,700	36,826,000	2,336,300	0	0	52,386,500	39,670,100	92,056,600
61-220 REETHS-PUFFER	0	129,000	50,244,000	245,200	0	0	50,618,200	3,831,100	54,449,300
<b>City of Norton Shores</b>	<b>0</b>	<b>17,262,600</b>	<b>1,145,500</b>	<b>15,448,800</b>	<b>0</b>	<b>0</b>	<b>33,856,900</b>	<b>1,833,500</b>	<b>35,690,400</b>
61-010 MUSKEGON	0	17,262,600	1,145,500	15,448,800	0	0	33,856,900	1,833,500	35,690,400
<b>TOTAL LIBRARY</b>	<b>184,800</b>	<b>160,373,500</b>	<b>116,325,200</b>	<b>400,337,200</b>	<b>0</b>	<b>0</b>	<b>677,220,700</b>	<b>117,586,900</b>	<b>794,807,600</b>
<b>WHITE LAKE LIBRARY</b>									
<b>61-240 WHITEHALL</b>	<b>6,608,000</b>	<b>45,159,100</b>	<b>13,061,300</b>	<b>372,472,600</b>	<b>0</b>	<b>0</b>	<b>437,301,000</b>	<b>43,574,100</b>	<b>480,875,100</b>
Blue Lake Township	0	429,600	0	39,944,500	0	0	40,374,100	864,800	41,238,900
Dalton Township	0	272,400	10,000	32,507,600	0	0	32,790,000	1,115,900	33,905,900
Fruitland Township	6,550,600	5,239,800	0	207,782,400	0	0	219,572,800	2,647,800	222,220,600
Whitehall Township	0	16,940,300	417,200	38,556,800	0	0	55,914,300	5,067,800	60,982,100
City of Whitehall	57,400	22,277,000	12,634,100	53,681,300	0	0	88,649,800	33,877,800	122,527,600
<b>TOTAL LIBRARY</b>	<b>6,608,000</b>	<b>45,159,100</b>	<b>13,061,300</b>	<b>372,472,600</b>	<b>0</b>	<b>0</b>	<b>437,301,000</b>	<b>43,574,100</b>	<b>480,875,100</b>
<b>WHITE LAKE FIRE AUTHORITY</b>									
Fruitland Township	6,568,700	11,461,100	0	252,829,800	0	0	270,859,600	7,774,500	278,634,100
Whitehall Township	0	16,940,300	417,200	39,668,900	0	0	57,026,400	5,075,400	62,101,800
City of Whitehall	57,400	22,277,000	12,634,100	53,681,300	0	0	88,649,800	33,877,800	122,527,600
<b>TOTAL AUTHORITY</b>	<b>6,626,100</b>	<b>50,678,400</b>	<b>13,051,300</b>	<b>346,180,000</b>	<b>0</b>	<b>0</b>	<b>416,535,800</b>	<b>46,727,700</b>	<b>463,263,500</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>70-120 COOPERSVILLE</b>									
<b>Ravenna Township</b>	<b>3,042,134</b>	<b>0</b>	<b>46,250</b>	<b>4,849,354</b>	<b>0</b>	<b>0</b>	<b>7,937,738</b>	<b>187,900</b>	<b>8,125,638</b>
Homestead Portion	2,828,882	0	11,250	4,535,835	0	0	7,375,967	0	7,375,967
Non-Homestead Portion	213,252	0	35,000	313,519	0	0	561,771	187,900	749,671
<b>Sullivan Township</b>	<b>166,157</b>	<b>0</b>	<b>0</b>	<b>1,454,834</b>	<b>0</b>	<b>0</b>	<b>1,620,991</b>	<b>16,500</b>	<b>1,637,491</b>
Homestead Portion	106,774	0	0	1,380,792	0	0	1,487,566	0	1,487,566
Non-Homestead Portion	59,383	0	0	74,042	0	0	133,425	16,500	149,925
<b>70-120 TOTALS</b>	<b>3,208,291</b>	<b>0</b>	<b>46,250</b>	<b>6,304,188</b>	<b>0</b>	<b>0</b>	<b>9,558,729</b>	<b>204,400</b>	<b>9,763,129</b>
Homestead Portion	<b>2,935,656</b>	<b>0</b>	<b>11,250</b>	<b>5,916,627</b>	<b>0</b>	<b>0</b>	<b>8,863,533</b>	<b>0</b>	<b>8,863,533</b>
Non-Homestead Portion	<b>272,635</b>	<b>0</b>	<b>35,000</b>	<b>387,561</b>	<b>0</b>	<b>0</b>	<b>695,196</b>	<b>204,400</b>	<b>899,596</b>
<b>62-040 FREMONT</b>									
<b>Holton Township</b>	<b>2,130,775</b>	<b>408,536</b>	<b>0</b>	<b>1,230,763</b>	<b>0</b>	<b>0</b>	<b>3,770,074</b>	<b>814,000</b>	<b>4,584,074</b>
Homestead Portion	2,121,238	28,061	0	1,069,263	0	0	3,218,562	0	3,218,562
Non-Homestead Portion	9,537	380,475	0	161,500	0	0	551,512	814,000	1,365,512
<b>62-040 TOTALS</b>	<b>2,130,775</b>	<b>408,536</b>	<b>0</b>	<b>1,230,763</b>	<b>0</b>	<b>0</b>	<b>3,770,074</b>	<b>814,000</b>	<b>4,584,074</b>
Homestead Portion	<b>2,121,238</b>	<b>28,061</b>	<b>0</b>	<b>1,069,263</b>	<b>0</b>	<b>0</b>	<b>3,218,562</b>	<b>0</b>	<b>3,218,562</b>
Non-Homestead Portion	<b>9,537</b>	<b>380,475</b>	<b>0</b>	<b>161,500</b>	<b>0</b>	<b>0</b>	<b>551,512</b>	<b>814,000</b>	<b>1,365,512</b>
<b>61-080 FRUITPORT</b>									
<b>Fruitport Township</b>	<b>3,281,759</b>	<b>76,759,188</b>	<b>2,960,022</b>	<b>233,581,047</b>	<b>0</b>	<b>0</b>	<b>316,582,016</b>	<b>23,406,583</b>	<b>339,988,599</b>
Homestead Portion	3,223,359	2,338,822	13,821	212,745,685	0	0	218,321,687	0	218,321,687
Non-Homestead Portion	58,400	74,420,366	2,946,201	20,835,362	0	0	98,260,329	23,406,583	121,666,912
<b>Sullivan Township</b>	<b>457,862</b>	<b>188,400</b>	<b>0</b>	<b>17,946,392</b>	<b>0</b>	<b>0</b>	<b>18,592,654</b>	<b>487,080</b>	<b>19,079,734</b>
Homestead Portion	457,862	0	0	16,517,256	0	0	16,975,118	0	16,975,118
Non-Homestead Portion	0	188,400	0	1,429,136	0	0	1,617,536	487,080	2,104,616
<b>61-080 TOTALS</b>	<b>3,739,621</b>	<b>76,947,588</b>	<b>2,960,022</b>	<b>251,527,439</b>	<b>0</b>	<b>0</b>	<b>335,174,670</b>	<b>23,893,663</b>	<b>359,068,333</b>
Homestead Portion	<b>3,681,221</b>	<b>2,338,822</b>	<b>13,821</b>	<b>229,262,941</b>	<b>0</b>	<b>0</b>	<b>235,296,805</b>	<b>0</b>	<b>235,296,805</b>
Non-Homestead Portion	<b>58,400</b>	<b>74,608,766</b>	<b>2,946,201</b>	<b>22,264,498</b>	<b>0</b>	<b>0</b>	<b>99,877,865</b>	<b>23,893,663</b>	<b>123,771,528</b>
<b>70-010 GRAND HAVEN</b>									
<b>City of Norton Shores</b>	<b>310,037</b>	<b>15,720,259</b>	<b>21,415,170</b>	<b>28,171,032</b>	<b>0</b>	<b>0</b>	<b>65,616,498</b>	<b>11,343,100</b>	<b>76,959,598</b>
Homestead Portion	310,037	36,285	0	19,045,558	0	0	19,391,880	0	19,391,880
Non-Homestead Portion	0	15,683,974	21,415,170	9,125,474	0	0	46,224,618	11,343,100	57,567,718
<b>70-010 TOTALS</b>	<b>310,037</b>	<b>15,720,259</b>	<b>21,415,170</b>	<b>28,171,032</b>	<b>0</b>	<b>0</b>	<b>65,616,498</b>	<b>11,343,100</b>	<b>76,959,598</b>
Homestead Portion	<b>310,037</b>	<b>36,285</b>	<b>0</b>	<b>19,045,558</b>	<b>0</b>	<b>0</b>	<b>19,391,880</b>	<b>0</b>	<b>19,391,880</b>
Non-Homestead Portion	<b>0</b>	<b>15,683,974</b>	<b>21,415,170</b>	<b>9,125,474</b>	<b>0</b>	<b>0</b>	<b>46,224,618</b>	<b>11,343,100</b>	<b>57,567,718</b>
<b>62-050 GRANT</b>									
<b>Casnovia Township</b>	<b>6,306,623</b>	<b>1,351,149</b>	<b>474,975</b>	<b>18,357,030</b>	<b>0</b>	<b>0</b>	<b>26,489,777</b>	<b>1,085,400</b>	<b>27,575,177</b>
Homestead Portion	6,044,889	38,729	25,963	15,740,804	0	0	21,850,385	0	21,850,385
Non-Homestead Portion	261,734	1,312,420	449,012	2,616,226	0	0	4,639,392	1,085,400	5,724,792
<b>Moorland Township</b>	<b>279,687</b>	<b>0</b>	<b>0</b>	<b>540,313</b>	<b>0</b>	<b>0</b>	<b>820,000</b>	<b>38,600</b>	<b>858,600</b>
Homestead Portion	279,687	0	0	465,477	0	0	745,164	0	745,164
Non-Homestead Portion	0	0	0	74,836	0	0	74,836	38,600	113,436
<b>62-050 TOTALS</b>	<b>6,586,310</b>	<b>1,351,149</b>	<b>474,975</b>	<b>18,897,343</b>	<b>0</b>	<b>0</b>	<b>27,309,777</b>	<b>1,124,000</b>	<b>28,433,777</b>
Homestead Portion	<b>6,324,576</b>	<b>38,729</b>	<b>25,963</b>	<b>16,206,281</b>	<b>0</b>	<b>0</b>	<b>22,595,549</b>	<b>0</b>	<b>22,595,549</b>
Non-Homestead Portion	<b>261,734</b>	<b>1,312,420</b>	<b>449,012</b>	<b>2,691,062</b>	<b>0</b>	<b>0</b>	<b>4,714,228</b>	<b>1,124,000</b>	<b>5,838,228</b>

**MUSKEGON COUNTY**  
**RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION**  
**SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-120 HOLTON</b>									
<b>Blue Lake Township</b>	<b>0</b>	<b>228,375</b>	<b>0</b>	<b>21,991,653</b>	<b>0</b>	<b>0</b>	<b>22,220,028</b>	<b>537,600</b>	<b>22,757,628</b>
Homestead Portion	0	67,290	0	16,570,386	0	0	16,637,676	0	16,637,676
Non-Homestead Portion	0	161,085	0	5,421,267	0	0	5,582,352	537,600	6,119,952
<b>Cedar Creek Township</b>	<b>2,141,362</b>	<b>2,097,344</b>	<b>0</b>	<b>44,842,316</b>	<b>0</b>	<b>0</b>	<b>49,081,022</b>	<b>1,143,200</b>	<b>50,224,222</b>
Homestead Portion	1,926,074	70,605	0	35,399,589	0	0	37,396,268	0	37,396,268
Non-Homestead Portion	215,288	2,026,739	0	9,442,727	0	0	11,684,754	1,143,200	12,827,954
<b>Holton Township</b>	<b>4,339,822</b>	<b>1,707,008</b>	<b>0</b>	<b>29,945,363</b>	<b>0</b>	<b>0</b>	<b>35,992,193</b>	<b>1,918,300</b>	<b>37,910,493</b>
Homestead Portion	4,228,847	178,115	0	22,583,113	0	0	26,990,075	0	26,990,075
Non-Homestead Portion	110,975	1,528,893	0	7,362,250	0	0	9,002,118	1,918,300	10,920,418
<b>61-120 TOTALS</b>	<b>6,481,184</b>	<b>4,032,727</b>	<b>0</b>	<b>96,779,332</b>	<b>0</b>	<b>0</b>	<b>107,293,243</b>	<b>3,599,100</b>	<b>110,892,343</b>
Homestead Portion	<b>6,154,921</b>	<b>316,010</b>	<b>0</b>	<b>74,553,088</b>	<b>0</b>	<b>0</b>	<b>81,024,019</b>	<b>0</b>	<b>81,024,019</b>
Non-Homestead Portion	<b>326,263</b>	<b>3,716,717</b>	<b>0</b>	<b>22,226,244</b>	<b>0</b>	<b>0</b>	<b>26,269,224</b>	<b>3,599,100</b>	<b>29,868,324</b>
<b>41-150 KENT CITY</b>									
<b>Casnovia Township</b>	<b>8,802,783</b>	<b>662,625</b>	<b>201,835</b>	<b>14,333,005</b>	<b>0</b>	<b>0</b>	<b>24,000,248</b>	<b>1,173,600</b>	<b>25,173,848</b>
Homestead Portion	8,441,155	47,978	49,083	12,657,161	0	0	21,195,377	0	21,195,377
Non-Homestead Portion	361,628	614,647	152,752	1,675,844	0	0	2,804,871	1,173,600	3,978,471
<b>41-150 TOTALS</b>	<b>8,802,783</b>	<b>662,625</b>	<b>201,835</b>	<b>14,333,005</b>	<b>0</b>	<b>0</b>	<b>24,000,248</b>	<b>1,173,600</b>	<b>25,173,848</b>
Homestead Portion	<b>8,441,155</b>	<b>47,978</b>	<b>49,083</b>	<b>12,657,161</b>	<b>0</b>	<b>0</b>	<b>21,195,377</b>	<b>0</b>	<b>21,195,377</b>
Non-Homestead Portion	<b>361,628</b>	<b>614,647</b>	<b>152,752</b>	<b>1,675,844</b>	<b>0</b>	<b>0</b>	<b>2,804,871</b>	<b>1,173,600</b>	<b>3,978,471</b>
<b>61-060 MONA SHORES</b>									
<b>Fruitport Township</b>	<b>0</b>	<b>6,297,689</b>	<b>0</b>	<b>1,242,183</b>	<b>0</b>	<b>0</b>	<b>7,539,872</b>	<b>158,800</b>	<b>7,698,672</b>
Homestead Portion	0	22,632	0	1,117,874	0	0	1,140,506	0	1,140,506
Non-Homestead Portion	0	6,275,057	0	124,309	0	0	6,399,366	158,800	6,558,166
<b>City of Muskegon Heights</b>	<b>0</b>	<b>2,940,920</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,940,920</b>	<b>494,700</b>	<b>3,435,620</b>
Homestead Portion	0	0	0	0	0	0	0	0	0
Non-Homestead Portion	0	2,940,920	0	0	0	0	2,940,920	494,700	3,435,620
<b>City of Norton Shores</b>	<b>3,034,770</b>	<b>99,486,225</b>	<b>14,459,717</b>	<b>487,592,619</b>	<b>0</b>	<b>0</b>	<b>604,573,331</b>	<b>38,605,757</b>	<b>643,179,088</b>
Homestead Portion	3,034,770	220,836	0	440,827,740	0	0	444,083,346	0	444,083,346
Non-Homestead Portion	0	99,265,389	14,459,717	46,764,879	0	0	160,489,985	38,605,757	199,095,742
<b>City of Roosevelt Park</b>	<b>0</b>	<b>32,317,094</b>	<b>2,488,352</b>	<b>60,694,821</b>	<b>0</b>	<b>0</b>	<b>95,500,267</b>	<b>9,416,700</b>	<b>104,916,967</b>
Homestead Portion	0	17,812	0	53,934,403	0	0	53,952,215	0	53,952,215
Non-Homestead Portion	0	32,299,282	2,488,352	6,760,418	0	0	41,548,052	9,416,700	50,964,752
<b>61-060 TOTALS</b>	<b>3,034,770</b>	<b>141,041,928</b>	<b>16,948,069</b>	<b>549,529,623</b>	<b>0</b>	<b>0</b>	<b>710,554,390</b>	<b>48,675,957</b>	<b>759,230,347</b>
Homestead Portion	<b>3,034,770</b>	<b>261,280</b>	<b>0</b>	<b>495,880,017</b>	<b>0</b>	<b>0</b>	<b>499,176,067</b>	<b>0</b>	<b>499,176,067</b>
Non-Homestead Portion	<b>0</b>	<b>140,780,648</b>	<b>16,948,069</b>	<b>53,649,606</b>	<b>0</b>	<b>0</b>	<b>211,378,323</b>	<b>48,675,957</b>	<b>260,054,280</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-180 MONTAGUE</b>									
<b>Montague Township</b>	<b>3,774,940</b>	<b>2,189,480</b>	<b>722,429</b>	<b>30,095,408</b>	<b>0</b>	<b>0</b>	<b>36,782,257</b>	<b>4,119,200</b>	<b>40,901,457</b>
Homestead Portion	3,751,219	63,596	0	23,849,357	0	0	27,664,172	0	27,664,172
Non-Homestead Portion	23,721	2,125,884	722,429	6,246,051	0	0	9,118,085	4,119,200	13,237,285
<b>Whitehall Township</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>823,742</b>	<b>0</b>	<b>0</b>	<b>823,742</b>	<b>7,600</b>	<b>831,342</b>
Homestead Portion	0	0	0	601,262	0	0	601,262	0	601,262
Non-Homestead Portion	0	0	0	222,480	0	0	222,480	7,600	230,080
<b>White River Township</b>	<b>3,550,705</b>	<b>2,398,501</b>	<b>1,188,337</b>	<b>55,131,865</b>	<b>0</b>	<b>0</b>	<b>62,269,408</b>	<b>989,300</b>	<b>63,258,708</b>
Homestead Portion	3,521,394	23,200	0	29,909,466	0	0	33,454,060	0	33,454,060
Non-Homestead Portion	29,311	2,375,301	1,188,337	25,222,399	0	0	28,815,348	989,300	29,804,648
<b>City of Montague</b>	<b>20,789</b>	<b>6,901,401</b>	<b>6,473,896</b>	<b>44,427,955</b>	<b>0</b>	<b>0</b>	<b>57,824,041</b>	<b>12,776,400</b>	<b>70,600,441</b>
Homestead Portion	20,789	115,590	0	32,902,947	0	0	33,039,326	0	33,039,326
Non-Homestead Portion	0	6,785,811	6,473,896	11,525,008	0	0	24,784,715	12,776,400	37,561,115
<b>61-180 TOTALS</b>	<b>7,346,434</b>	<b>11,489,382</b>	<b>8,384,662</b>	<b>130,478,970</b>	<b>0</b>	<b>0</b>	<b>157,699,448</b>	<b>17,892,500</b>	<b>175,591,948</b>
Homestead Portion	<b>7,293,402</b>	<b>202,386</b>	<b>0</b>	<b>87,263,032</b>	<b>0</b>	<b>0</b>	<b>94,758,820</b>	<b>0</b>	<b>94,758,820</b>
Non-Homestead Portion	53,032	11,286,996	8,384,662	43,215,938	0	0	62,940,628	17,892,500	80,833,128
<b>61-010 MUSKEGON</b>									
<b>Muskegon Township</b>	<b>0</b>	<b>1,017,579</b>	<b>337,639</b>	<b>23,661</b>	<b>0</b>	<b>0</b>	<b>1,378,879</b>	<b>162,100</b>	<b>1,540,979</b>
Homestead Portion	0	0	26,250	0	0	0	26,250	0	26,250
Non-Homestead Portion	0	1,017,579	311,389	23,661	0	0	1,352,629	162,100	1,514,729
<b>City of Muskegon</b>	<b>144,411</b>	<b>111,283,908</b>	<b>24,454,221</b>	<b>306,964,927</b>	<b>0</b>	<b>0</b>	<b>442,847,467</b>	<b>71,955,293</b>	<b>514,802,760</b>
Homestead Portion	144,411	408,542	1,350	226,369,872	0	0	226,924,175	0	226,924,175
Non-Homestead Portion	0	110,875,366	24,452,871	80,595,055	0	0	215,923,292	71,955,293	287,878,585
<b>City of Norton Shores</b>	<b>0</b>	<b>13,308,125</b>	<b>898,613</b>	<b>10,591,033</b>	<b>0</b>	<b>0</b>	<b>24,797,771</b>	<b>1,833,500</b>	<b>26,631,271</b>
Homestead Portion	0	1,325	0	7,796,589	0	0	7,797,914	0	7,797,914
Non-Homestead Portion	0	13,306,800	898,613	2,794,444	0	0	16,999,857	1,833,500	18,833,357
<b>61-010 TOTALS</b>	<b>144,411</b>	<b>125,609,612</b>	<b>25,690,473</b>	<b>317,579,621</b>	<b>0</b>	<b>0</b>	<b>469,024,117</b>	<b>73,950,893</b>	<b>542,975,010</b>
Homestead Portion	<b>144,411</b>	<b>409,867</b>	<b>27,600</b>	<b>234,166,461</b>	<b>0</b>	<b>0</b>	<b>234,748,339</b>	<b>0</b>	<b>234,748,339</b>
Non-Homestead Portion	0	125,199,745	25,662,873	83,413,160	0	0	234,275,778	73,950,893	308,226,671
<b>61-020 MUSKEGON HEIGHTS</b>									
<b>City of Muskegon Heights</b>	<b>0</b>	<b>22,340,926</b>	<b>11,494,407</b>	<b>62,837,487</b>	<b>0</b>	<b>0</b>	<b>96,672,820</b>	<b>21,736,300</b>	<b>118,409,120</b>
Homestead Portion	0	0	0	36,764,293	0	0	36,764,293	0	36,764,293
Non-Homestead Portion	0	22,340,926	11,494,407	26,073,194	0	0	59,908,527	21,736,300	81,644,827
<b>61-020 TOTALS</b>	<b>0</b>	<b>22,340,926</b>	<b>11,494,407</b>	<b>62,837,487</b>	<b>0</b>	<b>0</b>	<b>96,672,820</b>	<b>21,736,300</b>	<b>118,409,120</b>
Homestead Portion	0	0	0	36,764,293	0	0	36,764,293	0	36,764,293
Non-Homestead Portion	0	22,340,926	11,494,407	26,073,194	0	0	59,908,527	21,736,300	81,644,827

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-230 NORTH MUSKEGON</b>									
City of North Muskegon	0	14,703,390	0	106,848,439	0	0	121,551,829	4,824,500	126,376,329
Homestead Portion	0	141,472	0	95,699,094	0	0	95,840,566	0	95,840,566
Non-Homestead Portion	0	14,561,918	0	11,149,345	0	0	25,711,263	4,824,500	30,535,763
<b>61-230 TOTALS</b>	<b>0</b>	<b>14,703,390</b>	<b>0</b>	<b>106,848,439</b>	<b>0</b>	<b>0</b>	<b>121,551,829</b>	<b>4,824,500</b>	<b>126,376,329</b>
Homestead Portion	0	141,472	0	95,699,094	0	0	95,840,566	0	95,840,566
Non-Homestead Portion	0	14,561,918	0	11,149,345	0	0	25,711,263	4,824,500	30,535,763
<b>61-065 OAKRIDGE</b>									
Cedar Creek Township	169,911	130,481	0	458,066	0	0	758,458	121,500	879,958
Homestead Portion	169,911	0	0	422,532	0	0	592,443	0	592,443
Non-Homestead Portion	0	130,481	0	35,534	0	0	166,015	121,500	287,515
Egelston Township	662,727	13,229,380	9,171,657	106,950,297	0	0	130,014,061	21,545,200	151,559,261
Homestead Portion	662,727	229,365	0	94,210,390	0	0	95,102,482	0	95,102,482
Non-Homestead Portion	0	13,000,015	9,171,657	12,739,907	0	0	34,911,579	21,545,200	56,456,779
<b>61-065 TOTALS</b>	<b>832,638</b>	<b>13,359,861</b>	<b>9,171,657</b>	<b>107,408,363</b>	<b>0</b>	<b>0</b>	<b>130,772,519</b>	<b>21,666,700</b>	<b>152,439,219</b>
Homestead Portion	832,638	229,365	0	94,632,922	0	0	95,694,925	0	95,694,925
Non-Homestead Portion	0	13,130,496	9,171,657	12,775,441	0	0	35,077,594	21,666,700	56,744,294
<b>61-190 ORCHARD VIEW</b>									
Muskegon Township	42,331	36,114,383	7,476,762	142,412,898	0	0	186,046,374	16,938,943	202,985,317
Homestead Portion	42,331	177,775	0	126,343,594	0	0	126,563,700	0	126,563,700
Non-Homestead Portion	0	35,936,608	7,476,762	16,069,304	0	0	59,482,674	16,938,943	76,421,617
City of Muskegon	22,946	11,976,079	31,676,626	2,150,978	0	0	45,826,629	39,670,100	85,496,729
Homestead Portion	22,946	0	0	1,633,355	0	0	1,656,301	0	1,656,301
Non-Homestead Portion	0	11,976,079	31,676,626	517,623	0	0	44,170,328	39,670,100	83,840,428
<b>61-190 TOTALS</b>	<b>65,277</b>	<b>48,090,462</b>	<b>39,153,388</b>	<b>144,563,876</b>	<b>0</b>	<b>0</b>	<b>231,873,003</b>	<b>56,609,043</b>	<b>288,482,046</b>
Homestead Portion	65,277	177,775	0	127,976,949	0	0	128,220,001	0	128,220,001
Non-Homestead Portion	0	47,912,687	39,153,388	16,586,927	0	0	103,653,002	56,609,043	160,262,045
<b>61-210 RAVENNA</b>									
Casnovia Township	273,065	108,021	0	2,058,563	0	0	2,439,649	47,100	2,486,749
Homestead Portion	239,631	0	0	1,925,825	0	0	2,165,456	0	2,165,456
Non-Homestead Portion	33,434	108,021	0	132,738	0	0	274,193	47,100	321,293
Moorland Township	5,078,837	1,885,571	474,102	21,926,973	0	0	29,365,483	2,373,500	31,738,983
Homestead Portion	4,931,859	0	5,989	18,991,438	0	0	23,929,286	0	23,929,286
Non-Homestead Portion	146,978	1,885,571	468,113	2,935,535	0	0	5,436,197	2,373,500	7,809,697
Ravenna Township	10,603,764	3,392,857	1,280,358	34,765,045	0	0	50,042,024	5,929,800	55,971,824
Homestead Portion	10,231,222	105,130	18,424	32,208,369	0	0	42,563,145	0	42,563,145
Non-Homestead Portion	372,542	3,287,727	1,261,934	2,556,676	0	0	7,478,879	5,929,800	13,408,679
Sullivan Township	1,534,202	410,105	0	26,432,888	0	0	28,377,195	1,060,116	29,437,311
Homestead Portion	1,473,232	8,357	0	22,854,884	0	0	24,336,473	0	24,336,473
Non-Homestead Portion	60,970	401,748	0	3,578,004	0	0	4,040,722	1,060,116	5,100,838
<b>61-210 TOTALS</b>	<b>17,489,868</b>	<b>5,796,554</b>	<b>1,754,460</b>	<b>85,183,469</b>	<b>0</b>	<b>0</b>	<b>110,224,351</b>	<b>9,410,516</b>	<b>119,634,867</b>
Homestead Portion	16,875,944	113,487	24,413	75,980,516	0	0	92,994,360	0	92,994,360
Non-Homestead Portion	613,924	5,683,067	1,730,047	9,202,953	0	0	17,229,991	9,410,516	26,640,507

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>61-220 REETHS-PUFFER</b>									
<b>Cedar Creek Township</b>	<b>13,290</b>	<b>62,226</b>	<b>0</b>	<b>4,880,602</b>	<b>0</b>	<b>0</b>	<b>4,956,118</b>	<b>555,900</b>	<b>5,512,018</b>
Homestead Portion	0	22,775	0	4,371,875	0	0	4,394,650	0	4,394,650
Non-Homestead Portion	13,290	39,451	0	508,727	0	0	561,468	555,900	1,117,368
<b>Dalton Township</b>	<b>41,791</b>	<b>11,139,118</b>	<b>1,059,558</b>	<b>127,062,310</b>	<b>0</b>	<b>0</b>	<b>139,302,777</b>	<b>9,812,500</b>	<b>149,115,277</b>
Homestead Portion	41,791	316,511	0	108,674,083	0	0	109,032,385	0	109,032,385
Non-Homestead Portion	0	10,822,607	1,059,558	18,388,227	0	0	30,270,392	9,812,500	40,082,892
<b>Fruitland Township</b>	<b>976</b>	<b>4,953,351</b>	<b>0</b>	<b>32,016,696</b>	<b>0</b>	<b>0</b>	<b>36,971,023</b>	<b>5,126,700</b>	<b>42,097,723</b>
Homestead Portion	976	0	0	27,013,408	0	0	27,014,384	0	27,014,384
Non-Homestead Portion	0	4,953,351	0	5,003,288	0	0	9,956,639	5,126,700	15,083,339
<b>Laketon Township</b>	<b>21,121</b>	<b>3,828,884</b>	<b>0</b>	<b>171,229,699</b>	<b>0</b>	<b>0</b>	<b>175,079,704</b>	<b>3,448,100</b>	<b>178,527,804</b>
Homestead Portion	21,121	543,874	0	154,587,274	0	0	155,152,269	0	155,152,269
Non-Homestead Portion	0	3,285,010	0	16,642,425	0	0	19,927,435	3,448,100	23,375,535
<b>Muskegon Township</b>	<b>217,202</b>	<b>19,879,025</b>	<b>2,902,323</b>	<b>69,736,430</b>	<b>0</b>	<b>0</b>	<b>92,734,980</b>	<b>7,309,414</b>	<b>100,044,394</b>
Homestead Portion	217,202	47,493	0	63,832,203	0	0	64,096,898	0	64,096,898
Non-Homestead Portion	0	19,831,532	2,902,323	5,904,227	0	0	28,638,082	7,309,414	35,947,496
<b>City of Muskegon</b>	<b>0</b>	<b>43,946</b>	<b>47,044,707</b>	<b>175,475</b>	<b>0</b>	<b>0</b>	<b>47,264,128</b>	<b>3,831,100</b>	<b>51,095,228</b>
Homestead Portion	0	0	0	172,438	0	0	172,438	0	172,438
Non-Homestead Portion	0	43,946	47,044,707	3,037	0	0	47,091,690	3,831,100	50,922,790
<b>61-220 TOTALS</b>	<b>294,380</b>	<b>39,906,550</b>	<b>51,006,588</b>	<b>405,101,212</b>	<b>0</b>	<b>0</b>	<b>496,308,730</b>	<b>30,083,714</b>	<b>526,392,444</b>
Homestead Portion	281,090	930,653	0	358,651,281	0	0	359,863,024	0	359,863,024
Non-Homestead Portion	13,290	38,975,897	51,006,588	46,449,931	0	0	136,445,706	30,083,714	166,529,420
<b>61-240 WHITEHALL</b>									
<b>Blue Lake Township</b>	<b>0</b>	<b>355,386</b>	<b>0</b>	<b>32,414,229</b>	<b>0</b>	<b>0</b>	<b>32,769,615</b>	<b>864,800</b>	<b>33,634,415</b>
Homestead Portion	0	38,513	0	27,032,361	0	0	27,070,874	0	27,070,874
Non-Homestead Portion	0	316,873	0	5,381,868	0	0	5,698,741	864,800	6,563,541
<b>Dalton Township</b>	<b>0</b>	<b>178,261</b>	<b>3,400</b>	<b>26,622,803</b>	<b>0</b>	<b>0</b>	<b>26,804,464</b>	<b>1,115,900</b>	<b>27,920,364</b>
Homestead Portion	0	8,100	0	22,142,489	0	0	22,150,589	0	22,150,589
Non-Homestead Portion	0	170,161	3,400	4,480,314	0	0	4,653,875	1,115,900	5,769,775
<b>Fruitland Township</b>	<b>1,673,159</b>	<b>2,791,165</b>	<b>0</b>	<b>147,969,649</b>	<b>0</b>	<b>0</b>	<b>152,433,973</b>	<b>2,647,800</b>	<b>155,081,773</b>
Homestead Portion	1,673,159	93,008	0	101,031,133	0	0	102,797,300	0	102,797,300
Non-Homestead Portion	0	2,698,157	0	46,938,516	0	0	49,636,673	2,647,800	52,284,473
<b>Whitehall Township</b>	<b>0</b>	<b>13,559,055</b>	<b>381,362</b>	<b>30,614,631</b>	<b>0</b>	<b>0</b>	<b>44,555,048</b>	<b>5,067,800</b>	<b>49,622,848</b>
Homestead Portion	0	0	0	27,094,353	0	0	27,094,353	0	27,094,353
Non-Homestead Portion	0	13,559,055	381,362	3,520,278	0	0	17,460,695	5,067,800	22,528,495
<b>City of Whitehall</b>	<b>18,697</b>	<b>15,718,782</b>	<b>11,309,853</b>	<b>43,970,767</b>	<b>0</b>	<b>0</b>	<b>71,018,099</b>	<b>33,877,800</b>	<b>104,895,899</b>
Homestead Portion	18,697	504,643	0	33,463,824	0	0	33,987,164	0	33,987,164
Non-Homestead Portion	0	15,214,139	11,309,853	10,506,943	0	0	37,030,935	33,877,800	70,908,735
<b>61-240 TOTALS</b>	<b>1,691,856</b>	<b>32,602,649</b>	<b>11,694,615</b>	<b>281,592,079</b>	<b>0</b>	<b>0</b>	<b>327,581,199</b>	<b>43,574,100</b>	<b>371,155,299</b>
Homestead Portion	1,691,856	644,264	0	210,764,160	0	0	213,100,280	0	213,100,280
Non-Homestead Portion	0	31,958,385	11,694,615	70,827,919	0	0	114,480,919	43,574,100	158,055,019
<b>GRAND TOTALS</b>	<b>62,158,635</b>	<b>554,064,198</b>	<b>200,396,571</b>	<b>2,608,366,241</b>	<b>0</b>	<b>0</b>	<b>3,424,985,645</b>	<b>370,576,086</b>	<b>3,795,561,731</b>
Homestead Portion	60,188,192	5,916,434	152,130	2,176,489,644	0	0	2,242,746,400	0	2,242,746,400
Non-Homestead Portion	1,970,443	548,147,764	200,244,441	431,876,597	0	0	1,182,239,245	370,576,086	1,552,815,331

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT**

**2004 COUNTY TAXABLE VALUATION  
SCHOOL DISTRICTS BY CLASS, HOMESTEAD AND NON-HOMESTEAD**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>INTERMEDIATE SCHOOLS</b>									
<b>MUSKEGON COUNTY</b>									
61-080 FRUITPORT	3,739,621	76,947,588	2,960,022	251,527,439	0	0	335,174,670	23,893,663	359,068,333
61-120 HOLTON	6,481,184	4,032,727	0	96,779,332	0	0	107,293,243	3,599,100	110,892,343
61-060 MONA SHORES	3,034,770	141,041,928	16,948,069	549,529,623	0	0	710,554,390	48,675,957	759,230,347
61-180 MONTAGUE	7,346,434	11,489,382	8,384,662	130,478,970	0	0	157,699,448	17,892,500	175,591,948
61-010 MUSKEGON	144,411	125,609,612	25,690,473	317,579,621	0	0	469,024,117	73,950,893	542,975,010
61-020 MUSKEGON HEIGHTS	0	22,340,926	11,494,407	62,837,487	0	0	96,672,820	21,736,300	118,409,120
61-230 NORTH MUSKEGON	0	14,703,390	0	106,848,439	0	0	121,551,829	4,824,500	126,376,329
61-065 OAKRIDGE	832,638	13,359,861	9,171,657	107,408,363	0	0	130,772,519	21,666,700	152,439,219
61-190 ORCHARD VIEW	65,277	48,090,462	39,153,388	144,563,876	0	0	231,873,003	56,609,043	288,482,046
61-210 RAVENNA	17,489,868	5,796,554	1,754,460	85,183,469	0	0	110,224,351	9,410,516	119,634,867
61-220 REETHS-PUFFER	294,380	39,906,550	51,006,588	405,101,212	0	0	496,308,730	30,083,714	526,392,444
61-240 WHITEHALL	1,691,856	32,602,649	11,694,615	281,592,079	0	0	327,581,199	43,574,100	371,155,299
<b>MUSKEGON TOTALS</b>	<b>41,120,439</b>	<b>535,921,629</b>	<b>178,258,341</b>	<b>2,539,429,910</b>	<b>0</b>	<b>0</b>	<b>3,294,730,319</b>	<b>355,916,986</b>	<b>3,650,647,305</b>
<b>OTTAWA COUNTY</b>									
70-120 COOPERSVILLE	3,208,291	0	46,250	6,304,188	0	0	9,558,729	204,400	9,763,129
70-010 GRAND HAVEN	310,037	15,720,259	21,415,170	28,171,032	0	0	65,616,498	11,343,100	76,959,598
<b>OTTAWA TOTALS</b>	<b>3,518,328</b>	<b>15,720,259</b>	<b>21,461,420</b>	<b>34,475,220</b>	<b>0</b>	<b>0</b>	<b>75,175,227</b>	<b>11,547,500</b>	<b>86,722,727</b>
<b>NEWAYGO COUNTY</b>									
62-040 FREMONT	2,130,775	408,536	0	1,230,763	0	0	3,770,074	814,000	4,584,074
62-050 GRANT	6,586,310	1,351,149	474,975	18,897,343	0	0	27,309,777	1,124,000	28,433,777
<b>NEWAYGO TOTALS</b>	<b>8,717,085</b>	<b>1,759,685</b>	<b>474,975</b>	<b>20,128,106</b>	<b>0</b>	<b>0</b>	<b>31,079,851</b>	<b>1,938,000</b>	<b>33,017,851</b>
<b>KENT COUNTY</b>									
41-150 KENT CITY	8,802,783	662,625	201,835	14,333,005	0	0	24,000,248	1,173,600	25,173,848
<b>KENT TOTALS</b>	<b>8,802,783</b>	<b>662,625</b>	<b>201,835</b>	<b>14,333,005</b>	<b>0</b>	<b>0</b>	<b>24,000,248</b>	<b>1,173,600</b>	<b>25,173,848</b>
<b>GRAND TOTAL</b>	<b>62,158,635</b>	<b>554,064,198</b>	<b>200,396,571</b>	<b>2,608,366,241</b>	<b>0</b>	<b>0</b>	<b>3,424,985,645</b>	<b>370,576,086</b>	<b>3,795,561,731</b>

**MUSKEGON COUNTY  
RECOMMENDED COUNTY TAXABLE VALUES FOR VILLAGES AND AUTHORITIES**

**2004 COUNTY TAXABLE VALUATION**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<b>VILLAGES</b>									
<b>44 VILL OF CASNOVIA</b>	<b>184,404</b>	<b>295,026</b>	<b>152,752</b>	<b>1,859,652</b>	<b>0</b>	<b>0</b>	<b>2,491,834</b>	<b>205,800</b>	<b>2,697,634</b>
<b>41 VILL OF FRUITPORT</b>	<b>0</b>	<b>2,602,706</b>	<b>257,555</b>	<b>20,897,570</b>	<b>0</b>	<b>0</b>	<b>23,757,831</b>	<b>1,164,280</b>	<b>24,922,111</b>
<b>42 VILL OF LAKEWOOD CLUB</b>	<b>0</b>	<b>178,261</b>	<b>304</b>	<b>15,319,123</b>	<b>0</b>	<b>0</b>	<b>15,497,688</b>	<b>578,100</b>	<b>16,075,788</b>
<b>43 VILL OF RAVENNA</b>	<b>60,627</b>	<b>2,685,124</b>	<b>526,387</b>	<b>18,416,789</b>	<b>0</b>	<b>0</b>	<b>21,688,927</b>	<b>1,697,300</b>	<b>23,386,227</b>

**AUTHORITIES**

<b>HACKLEY PUBIC LIBRARY</b>									
<b>Muskegon Township</b>	<b>0</b>	<b>1,017,579</b>	<b>337,639</b>	<b>23,661</b>	<b>0</b>	<b>0</b>	<b>1,378,879</b>	<b>162,100</b>	<b>1,540,979</b>
61-010 MUSKEGON	0	1,017,579	337,639	23,661	0	0	1,378,879	162,100	1,540,979
<b>City of Muskegon</b>	<b>167,357</b>	<b>123,303,933</b>	<b>103,175,554</b>	<b>309,291,380</b>	<b>0</b>	<b>0</b>	<b>535,938,224</b>	<b>115,456,493</b>	<b>651,394,717</b>
61-010 MUSKEGON	144,411	111,283,908	24,454,221	306,964,927	0	0	442,847,467	71,955,293	514,802,760
61-190 ORCHARD VIEW	22,946	11,976,079	31,676,626	2,150,978	0	0	45,826,629	39,670,100	85,496,729
61-220 REETHS-PUFFER	0	43,946	47,044,707	175,475	0	0	47,264,128	3,831,100	51,095,228
<b>City of Norton Shores</b>	<b>0</b>	<b>13,308,125</b>	<b>898,613</b>	<b>10,591,033</b>	<b>0</b>	<b>0</b>	<b>24,797,771</b>	<b>1,833,500</b>	<b>26,631,271</b>
61-010 MUSKEGON	0	13,308,125	898,613	10,591,033	0	0	24,797,771	1,833,500	26,631,271
<b>TOTAL LIBRARY</b>	<b>167,357</b>	<b>137,629,637</b>	<b>104,411,806</b>	<b>319,906,074</b>	<b>0</b>	<b>0</b>	<b>562,114,874</b>	<b>117,452,093</b>	<b>679,566,967</b>

<b>WHITE LAKE LIBRARY</b>									
<b>61-240 WHITEHALL</b>	<b>1,691,856</b>	<b>32,602,649</b>	<b>11,694,615</b>	<b>281,592,079</b>	<b>0</b>	<b>0</b>	<b>327,581,199</b>	<b>43,574,100</b>	<b>371,155,299</b>
Blue Lake Township	0	355,386	0	32,414,229	0	0	32,769,615	864,800	33,634,415
Dalton Township	0	178,261	3,400	26,622,803	0	0	26,804,464	1,115,900	27,920,364
Fruitland Township	1,673,159	2,791,165	0	147,969,649	0	0	152,433,973	2,647,800	155,081,773
Whitehall Township	0	13,559,055	381,362	30,614,631	0	0	44,555,048	5,067,800	49,622,848
City of Whitehall	18,697	15,718,782	11,309,853	43,970,767	0	0	71,018,099	33,877,800	104,895,899
<b>TOTAL LIBRARY</b>	<b>1,691,856</b>	<b>32,602,649</b>	<b>11,694,615</b>	<b>281,592,079</b>	<b>0</b>	<b>0</b>	<b>327,581,199</b>	<b>43,574,100</b>	<b>371,155,299</b>

<b>WHITE LAKE FIRE AUTHORITY</b>									
Fruitland Township	1,674,135	7,744,516	0	179,986,345	0	0	189,404,996	7,774,500	197,179,496
Whitehall Township	0	13,559,055	381,362	31,438,373	0	0	45,378,790	5,075,400	50,454,190
City of Whitehall	18,697	15,718,782	11,309,853	43,970,767	0	0	71,018,099	33,877,800	104,895,899
<b>TOTAL AUTHORITY</b>	<b>1,692,832</b>	<b>37,022,353</b>	<b>11,691,215</b>	<b>255,395,485</b>	<b>0</b>	<b>0</b>	<b>305,801,885</b>	<b>46,727,700</b>	<b>352,529,585</b>

## MUSKEGON COUNTY COMMERCIAL FOREST ACT PROPERTIES

*Note: These parcels must be classed "799" and class type as "CFA / CFR".*

SCHOOL	UNIT NAME/PROPERTY OWNER	PARCEL I.D.	CERT. NO	ACRES
61-120	CEDAR CREEK TWP HANSEN NEAL & NANCY	08-016-400-0002-00	86-145 18563	40
61-120	CEDAR CREEK TWP HANSEN NEAL & NANCY	08-016-400-0005-00	84-083 15965	40
61-120	CEDAR CREEK TWP TAYLOR SYLVIA MAY	08-025-100-0009-00	76-042 14206	40
61-220	FRUITLAND TWP MIERENDORF JOSEPH	06-125-200-0001-00	68-007 14209	80
61-220	FRUITLAND TWP MIERENDORF JOSEPH	06-126-300-0002-00	68-007 14210	40
61-080	FRUITPORT TWP JABLONSKI DONALD	15-031-400-0018-00	75-057 14200	23
61-120	HOLTON TWP DERBY CHARLES	05-019-300-0001-10	81-077 3362	10
61-120	HOLTON TWP DERBY CHARLES	05-019-300-0001-20	81-077 3361	80
61-220	LAKETON TWP MIERENDORF JOSEPH	09-003-100-0009-00	68-007 14204	45
61-180	MONTAGUE TWP RAMTHUM DAVID R/TINA	02-006-400-0002-00	79-017 14212	40
61-210	MOORLAND TWP FUSILIER JOSEPH	12-016-300-0002-00	76-017 14212	100.61
61-210	MOORLAND TWP FUSILIER MARCELLINE	12-016-300-0004-00	97-004 28271	20

THESE LANDS SHALL NOT BE SUBJECT TO AD VALOREM GENERAL PROPERTY TAX BUT SHALL BE SUBJECT TO AN ANNUAL SPECIFIC TAX.

**MUSKEGON COUNTY  
TAXATION OF OTHERWISE EXEMPT PROPERTY (PA189)**

<b>SCHOOL DISTRICT</b>	<b>PARCEL NUMBER</b>	<b>PROPERTY OWNER</b>	<b>2003 ASSESSED</b>	<b>2003 TAXABLE</b>	<b>2004 ASSESSED</b>	<b>2004 TAXABLE</b>
<b><u>DALTON TOWNSHIP</u></b>						
61220	61-07-001-200-0001-01	TWIN LAKE GUN CLUB	21,200	18,650	21,600	19,078
	<b>DALTON TOWNSHIP</b>	<b>UNIT TOTAL PA 189</b>	<b>21,200</b>	<b>18,650</b>	<b>21,600</b>	<b>19,078</b>
<b><u>HOLTON TOWNSHIP</u></b>						
61120	61-05-380-020-0001-00	RALPH LEO ESTATE	80,200	71,752	85,700	73,402
	<b>HOLTON TOWNSHIP</b>	<b>UNIT TOTAL PA 189</b>	<b>80,200</b>	<b>71,752</b>	<b>85,700</b>	<b>73,402</b>
<b><u>CITY OF MUSKEGON</u></b>						
61010	61-24-122-300-0003-01	MUSKEGON GENERAL HOSPITAL	152,500	146,888	150,200	150,200
61010	61-24-122-300-0003-02	MUSKEGON GENERAL HOSPITAL	217,500	217,500	219,000	219,000
61010	61-24-122-300-0003-04	MUSKEGON GENERAL HOSPITAL	144,800	138,036	144,100	141,210
61010	61-24-205-328-0009-00	CITY OF MUSKEGON	33,000	33,000	32,900	32,900
61010	61-24-205-739-0001-20	CITY OF MUSKEGON	86,700	86,700	136,200	88,694
61010	61-24-440-002-0014-00	CITY OF MUSKEGON	66,900	66,900	0	0
61010	61-24-660-000-0003-00	MUSKEGON GENERAL HOSPITAL	37,700	37,700	37,700	37,700
	<b>CITY OF MUSKEGON</b>	<b>UNIT TOTAL PA 189</b>	<b>739,100</b>	<b>726,724</b>	<b>720,100</b>	<b>669,704</b>
<b><u>CITY OF NORTH MUSKEGON</u></b>						
61230	61-23-423-002-0003-01	NPI OMNIPOINT WIRELESS LLC	5,300	5,300	0	0
61230	61-23-585-001-0001-00	MUSKEGON CONSERVATION CLUB	419,700	419,700	100	100
	<b>CITY NORTH MUSKEGON</b>	<b>UNIT TOTAL PA 189</b>	<b>425,000</b>	<b>425,000</b>	<b>100</b>	<b>100</b>
<b><u>CITY OF NORTON SHORES</u></b>						
61060	61-27-117-300-0002-01	EXECUTIVE AIR TRANSPORT INC	86,400	86,400	90,000	88,387
61060	61-27-117-300-0002-02	WEST MICH FLYING CLUB	30,100	17,078	31,800	17,470
61060	61-27-117-300-0002-05	RILEY REAL ESTATE LLC	46,700	46,700	52,100	47,774
61060	61-27-117-300-0002-06	HERTZ RENT A CAR SYSTEM	14,700	14,700	17,900	15,038
	<b>CITY OF NORTON SHORES</b>	<b>UNIT TOTAL PA 189</b>	<b>177,900</b>	<b>164,878</b>	<b>191,800</b>	<b>168,669</b>
<b>GRAND TOTAL PA 189</b>			<b>1,443,400</b>	<b>1,407,004</b>	<b>1,019,300</b>	<b>930,953</b>

**MUSKEGON COUNTY  
ANNUAL NEW CONSTRUCTION/ASSESSMENT ROLL ADDITION REPORT**

**\$ True Cash Value (T.C.V.) of New Construction/Additions By Class**

<b>Year</b>	<b>Agricultural T.C.V. New</b>	<b>Commercial T.C.V. New</b>	<b>Industrial T.C.V. New</b>	<b>Residential T.C.V. New</b>	<b>Total Real T.C.V. New</b>	<b>Total Personal T.C.V. New</b>	<b>Total County T.C.V. New</b>	<b>Total County T.C.V.</b>	<b>% New</b>
1995	807,975	29,162,966	2,778,130	85,559,942	118,309,013	35,251,285	153,560,298	4,561,265,858	3.37%
1996	727,100	30,456,130	14,113,145	89,355,554	134,651,929	44,079,041	178,730,970	4,994,121,628	3.58%
1997	472,500	25,773,580	14,047,379	100,736,464	141,029,923	42,968,515	183,998,438	5,387,167,240	3.42%
1998	2,171,606	22,621,500	15,955,466	102,850,504	143,599,076	72,627,318	216,226,394	5,733,538,120	3.77%
1999	3,386,400	27,558,076	18,728,074	128,191,080	177,863,630	118,199,272	296,062,902	5,616,574,908	5.27%
2000	1,766,242	44,443,426	10,461,282	137,791,482	194,462,432	100,721,768	295,184,200	6,951,070,166	4.25%
2001	1,898,106	59,723,136	16,755,000	140,136,528	218,512,770	179,128,600	397,641,370	7,793,020,168	5.10%
2002	1,414,660	90,404,622	8,968,164	145,228,152	246,015,598	130,352,454	376,368,052	8,568,540,866	4.39%
2003	1,948,800	42,348,026	15,695,964	137,043,126	197,035,916	158,206,908	355,242,824	9,188,038,044	3.87%
2004	<b>2,419,800</b>	<b>35,061,670</b>	<b>9,655,476</b>	<b>139,743,252</b>	186,880,198	<b>156,620,534</b>	343,500,732	<b>9,680,275,940</b>	3.55%
2005									
2006									
2007									
2008									
2009									
2010									

Note: New value does not reflect value of new construction subject to any Tax Abatement.

## MUSKEGON COUNTY 2004 TOP TEN TAXPAYERS

TAXPAYER	BUSINESS	REAL TAXABLE	REAL SEV	PERSONAL TAXABLE	PERSONAL SEV	IFT TAXABLE	IFT SEV	TOTAL TAXABLE	TOTAL SEV	% OF TV
Consumers Energy	Electric	\$49,405,754	\$54,299,300	\$48,457,800	\$48,457,800	\$11,406,756	\$12,134,900	\$109,270,310	\$114,892,000	2.88%
Sappi Paper Products	Paper Products	\$7,291,501	\$7,349,600	\$20,495,500	\$20,495,500	\$26,209,700	\$26,209,700	\$53,996,701	\$54,054,800	1.42%
Howmet Corp c/o Alcoa Co	Aerospace	\$8,222,826	\$9,107,100	\$22,872,300	\$22,872,300	\$12,485,823	\$12,698,900	\$43,580,949	\$44,678,300	1.15%
Hayes-Lemmerz International	Automotive	\$5,301,725	\$5,812,000	\$7,808,300	\$7,808,300	\$21,892,714	\$22,047,700	\$35,002,739	\$35,668,000	0.92%
DTE Energy	Natural Gas	\$1,481,309	\$1,609,800	\$23,977,300	\$23,977,300	\$0	\$0	\$25,458,609	\$25,587,100	0.67%
Sun Chemical of Michigan LLC	Pigments	\$5,282,402	\$5,738,000	\$14,043,500	\$14,043,500	\$4,813,350	\$4,859,500	\$24,139,252	\$24,641,000	0.64%
THF Fruitport Dev LP	Real Estate	\$14,873,732	\$19,201,100	\$0	\$0	\$0	\$0	\$14,873,732	\$19,201,100	0.39%
Cannon Muskegon Corp	Metal Alloys	\$1,592,325	\$1,980,500	\$1,893,100	\$1,893,100	\$8,767,020	\$8,907,000	\$12,252,445	\$12,780,600	0.32%
Johnson Technology Inc	Aerospace	\$854,535	\$987,700	\$6,932,000	\$6,932,000	\$4,036,109	\$4,038,700	\$11,822,644	\$11,958,400	0.31%
General Dynamics Inc	Military	\$4,063,241	\$4,449,000	\$3,521,200	\$3,521,200	\$3,451,600	\$3,451,600	\$11,036,041	\$11,421,800	0.29%
<b>TOTALS :</b>		<b>\$98,369,350</b>	<b>\$110,534,100</b>	<b>\$150,001,000</b>	<b>\$150,001,000</b>	<b>\$93,063,072</b>	<b>\$94,348,000</b>	<b>\$341,433,422</b>	<b>\$354,883,100</b>	<b>7.33%</b>

NEXT 5

TAXPAYER	BUSINESS	REAL TAXABLE	REAL SEV	PERSONAL TAXABLE	PERSONAL SEV	IFT TAXABLE	IFT SEV	TOTAL TAXABLE	TOTAL SEV	% OF TV
Cedar Fair LP	Amusement Park	\$5,844,300	\$5,855,700	\$5,099,400	\$5,099,400	\$0	\$0	\$10,943,700	\$10,955,100	0.29%
Knoll Group	Office Furniture	\$2,684,900	\$2,684,900	\$3,786,400	\$3,786,400	\$3,981,550	\$3,990,400	\$10,452,850	\$10,461,700	0.28%
Lakes Mall LLC	Retail	\$10,377,519	\$13,929,200	\$0	\$0	\$0	\$0	\$10,377,519	\$13,929,200	0.27%
Lorin Industries	Coil Anodizing	\$1,061,093	\$1,474,200	\$8,464,200	\$8,464,200	\$547,000	\$547,000	\$10,072,293	\$10,485,400	0.27%
Bayer Cropscience/Muskegon	Chemical Production	\$2,168,100	\$2,168,100	\$732,400	\$732,400	\$6,718,731	\$6,841,000	\$9,619,231	\$9,741,500	0.25%
<b>TOTALS :</b>		<b>\$22,135,912</b>	<b>\$26,112,100</b>	<b>\$18,082,400</b>	<b>\$18,082,400</b>	<b>\$11,247,281</b>	<b>\$11,378,400</b>	<b>\$51,465,593</b>	<b>\$55,572,900</b>	<b>1.15%</b>

<b>2004 COUNTY SEV</b>	<b>\$4,840,137,970</b>
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<b>2004 COUNTY TAXABLE</b>	<b>\$3,795,561,731</b>
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