



2010 EQUALIZATION REPORT

Prepared for the Muskegon County Board of Commissioners



Prepared by the Muskegon County Equalization Department:

Donna Beth Stokes, Director

Dan VanderKooi, Deputy Director

Thomas A. Van Bruggen, Property Information Analyst

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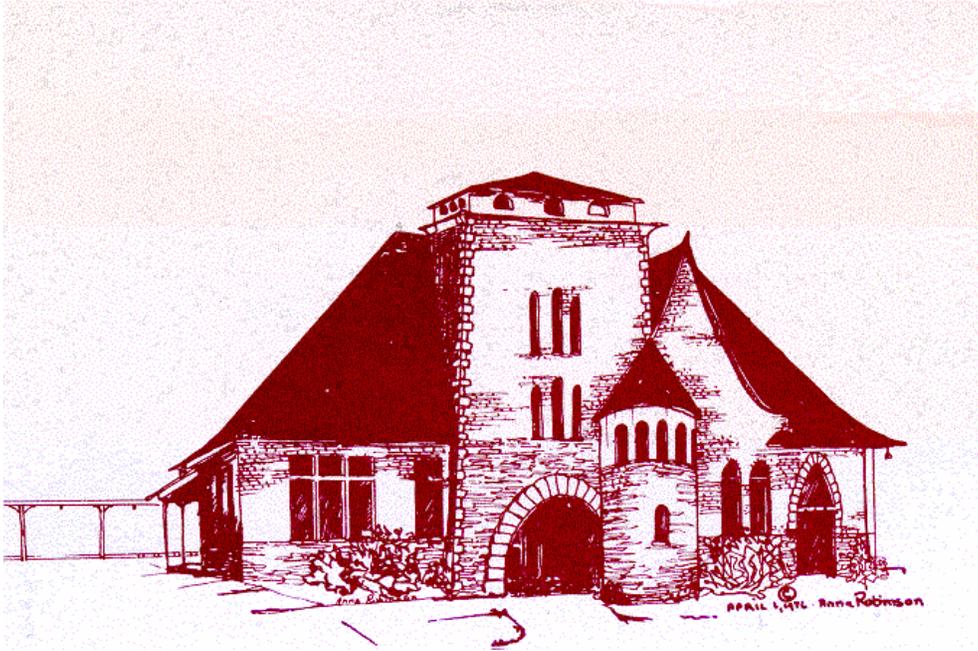


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April 27, 2010

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 2010 equalization process and a retrospective analysis of significant 2009 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 and staff. For the thirteenth consecutive year, all units filed electronically and utilized common database formats.

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. This 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.

This is the fifteenth 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 2010, that average margin is 14 percent including real and personal property (16 percent for just real, 0 percent for personal).

Respectfully submitted,

Donna Beth Stokes
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, and I am 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. I 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. Proposal A, approved by voters in March of 1994, authorized a limited exception from uniformity. For school operating purposes, principal residence and non-principal residence 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 of 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 lesser of five percent or the inflation rate (-.3 percent for this year), until ownership of the parcel is transferred. This limitation is referred to as “taxable value”. The purpose of the limitation is similar to 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 by limiting the taxable growth of the property tax base as indicated above. 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.

Property is still required to be *assessed* at 50 percent of true cash value (state-equalized value). However, property tax is levied on its taxable value, instead of state-equalized 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 is then once again limited by the taxable value cap until there is another transfer. Taxable value will also be impacted by “additions” and “losses”, which are primarily new construction and demolitions. Relevant statutory sections on equalization and assessment follow.

MCLA 211.30a. 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 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.”*

MCLA 211.34.(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** and each taxing unit other than a city,*

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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 percent 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.”

*MCLA 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 at 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 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 cutover taxable real property, and by adding to or deducting from the valuation of taxable personal property in a township, city, or county, an amount as 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 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*

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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.”

*MCLA 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.”*

*MCLA 311.34 (4) states “The supervisor of a township or, with the approval of the governing body, the 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 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 have the same authority to consider and pass upon the action and determination of the county board of commissioners in equalizing valuations as it has to consider complaints relative to the assessment and taxation of property. The state tax tribunal may order the county board of commissioners to reconvene and to cause the assessment rolls of the county to be brought before it, may summon the commissioners of the county to give evidence in relation to the equalization, and may take further action and may make further investigation in the premises as it considers necessary. The state tax tribunal shall fix a valuation on all property of the county. If the state tax tribunal decides that the determination and equalization made by the county board of commissioners is correct, further action shall not be taken. If the state tax tribunal, after the hearing, decides that the valuations of the county were improperly equalized, it shall proceed to make deductions from, or additions to, 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*

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valuation of the local unit affected but shall not increase or decrease the total state equalized valuation of the county in the case of an appeal under this section to the state tax tribunal. If the tax tribunal finds that the valuations of a class of property in a county were improperly equalized by that county and determines that the total value of that class of property in the county may not be at the level required by law, prior to entry of a final order, the tax tribunal shall forward its findings and determination to the state tax commission. Within 90 days after receiving the findings and determination of the tax tribunal, the state tax commission shall determine whether the state equalized valuation of that class of property in the county was set at the level prescribed by law or should be revised to provide uniformity among the counties and shall enter an order consistent with the state tax commission's findings. The tax tribunal shall enter a final order based upon the revised state equalized valuation, if any, which is adopted by the state tax commission. The state tax tribunal immediately after completing its revision of the equalization of the valuation of the several assessment districts shall report its action to the county board of commissioners and board of education if the board has instituted the appeal by filing its report with the clerk of the county board of commissioners. The action of the state tribunal in the premises shall constitute the equalization of the county for the tax year."

Significant Influences Affecting the 2010 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 showing continued signs of decline resulting from job displacements and stagnant wages. The effects of global competition continued to shrink the industrial job market in the Muskegon area during 2009. However, the ad valorem value of the county industrial class real property declined by less than ½ percent.

The demand in the region for housing is again down from a year ago. The average sale price of a home decreased from \$86,067 to \$76,751 as reported by the West Michigan Lakeshore Association of Realtors. Last year the residential property class declined by more than 4½ percent, whereas the current year reflects a 6 percent decline.

The success of the Lakes Mall in Fruitport Township and the peripheral investment continues to attract retail and food service businesses; however, many areas of the County have seen commercial vacancies increase from prior years. Last year the commercial property class increased by less than ½ percent, whereas the current year reflects a decline of more than 4½ percent.

Baker College continues to grow and with it brings new students and new business. The Baker College of Muskegon's Culinary Arts School and the Heritage Square condominiums were completed in 2009.

The Little River Band of Ottawa Indians from Manistee purchased the former Great Lakes Downs horse racetrack in Fruitport Township for a planned casino. By the end of 2008, the tribe had purchased 233 acres around the track for \$13.5 million. Progress continued in 2009 with service contracts (water, sewer, police, fire, etc.) being signed with Fruitport Township and Muskegon County and only few hurdles remaining with construction anticipated to begin in 2011.

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The combined effect of the changes in the various classes of property is that the County's overall ad valorem value decreased by almost 5 percent.

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

Table A
Taxable Value Index History

<i>TAX YEAR</i>	<i>FACTOR</i>
1994	1.000
1995	1.026
1996	1.028
1997	1.028
1998	1.027
1999	1.016
2000	1.019
2001	1.032
2002	1.032
2003	1.015
2004	1.023
2005	1.023
2006	1.033
2007	1.037
2008	1.023
2009	1.044
2010	0.997

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.

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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, City of Roosevelt Park, and Fruitport Township accounted for the most significant 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 (\$)*

CALENDAR YEAR	TRUE CASH VALUE	PERCENT CHANGE
1995	153,560,298	Base
1996	178,730,970	16%
1997	183,998,438	3%
1998	216,226,394	18%
1999	296,062,902	37%
2000	295,184,200	0%
2001	397,641,370	35%
2002	376,368,052	-5%
2003	355,242,824	-6%
2004	343,500,732	-3%
2005	324,815,112	-5%
2006	360,473,390	11%
2007	361,836,394	0%
2008	304,217,364	-16%
2009	264,181,354	-13%
2010	208,794,528	-21%

* Real property only. 2007 figures include \$28 million of Renaissance zone parcels not previously included in totals.

Fruitport Township experienced the most significant residential growth with 20 new homes. The City of Norton Shores had 9 new homes, Fruitland Township had 6 new homes, and Muskegon Township and White River Township each had 5 new homes. The City of Norton Shores, Dalton Township, and Laketon Township experienced a significant reduction in new homes compared to previous years.

The residential real estate market in Muskegon County again experienced a decline in price level which is partly attributable to sales of foreclosed properties and short sales. The number of properties sold increased in 2009. The West Michigan Lakeshore Association of Realtors reports that during 2009, there were 1,940 homes sold, compared to the 1,864 sold in 2008, a 4 percent increase over the previous year. Of those homes, the average sales price of a home in the county for 2009 was \$76,751, down from \$86,067 in 2008, which is a decrease of approximately 11 percent from last year.

For the sixth year in a row, the pace of new home construction has receded according to figures supplied by local officials. New housing plummeted over 61 percent from the prior year.

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The above data is summarized in the following Table “C.”

Table ‘C’

Muskegon County - Real Estate Activity Statistics

Calendar Year	Number of Homes Sold*	Average Sale Price of Homes*	New Home Construction
	<u>Volume</u>	<u>Price</u>	<u>Quantity</u>
1991	1,442	\$57,990	645
1992	1,498	\$66,308	653
1993	1,608	\$70,959	775
1994	1,715	\$69,277	678
1995	1,526	\$73,969	752
1996	1,486	\$77,301	1,064
1997	1,597	\$81,502	849
1998	1,746	\$87,573	832
1999	1,871	\$95,917	915
2000	1,912	\$96,884	889
2001	1,901	\$99,887	869
2002	2,069	\$106,337	783
2003	2,092	\$110,642	854
2004	2,277	\$112,561	815
2005	2,244	\$119,299	737
2006	2,224	\$114,797	465
2007	2069	\$107,583	290
2008	1864	\$86,067	178
2009	1,940	\$76,751	69

Source: *All amounts except new home construction were obtained from the West Michigan Shoreline Association of Realtors. New home construction was obtained from a survey of local building officials.

Consistent with the decline in new housing starts, there were no new condominium developments started in 2009, compared to 10 developments with 85 units in 2008.

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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.

Table 'E' (Personal Property)
Muskegon County – New Business Investment Statistics

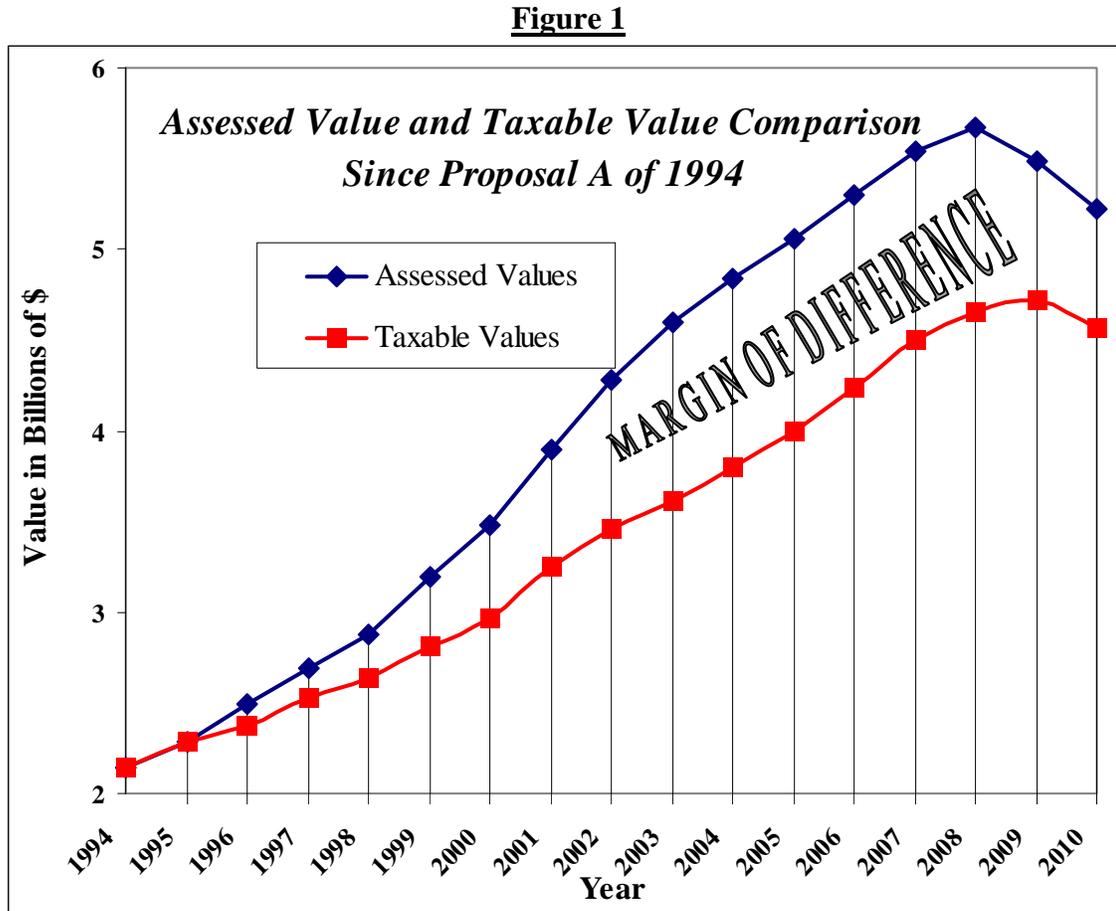
Calendar Year	\$ True Cash Value
2000	179,128,600
2001	130,352,454
2002	158,206,908
2003	156,620,534
2004	133,750,000
2005	137,180,344
2006	164,551,782
2007	169,708,800
2008	141,813,590
2009	143,016,600

The figure on the following page is provided as a comparison between State Equalized Value and Taxable Value since Proposal A of 1994. Following the passage of this proposal, each year's taxable value is set at a limit of the prior year's taxable value multiplied by the Consumer Price Index for each year. Please note however, that although this does set the basis for the majority of taxable values, other factors can come into play. Property transfers, new construction, and demolitions are all examples of instances where the taxable value can be adjusted above or below this figure. Also note that the taxable value can never go above the state equalized value, so that in some cases, where the consumer price index would set the taxable value higher than the state equalized value, the taxable value is capped at the state equalized value.

The overall impact of the application of the consumer price index over the years and the impact of the disparity between state equalized value and taxable value is also illustrated in figure 1 by showing the average margin between the two. For 2010, this average margin is 14 percent. Simply put, the state equalized value would have to decline by this percentage prior to having a significant impact on the tax base.

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Figure 1 illustrates the historical growth of the tax base.

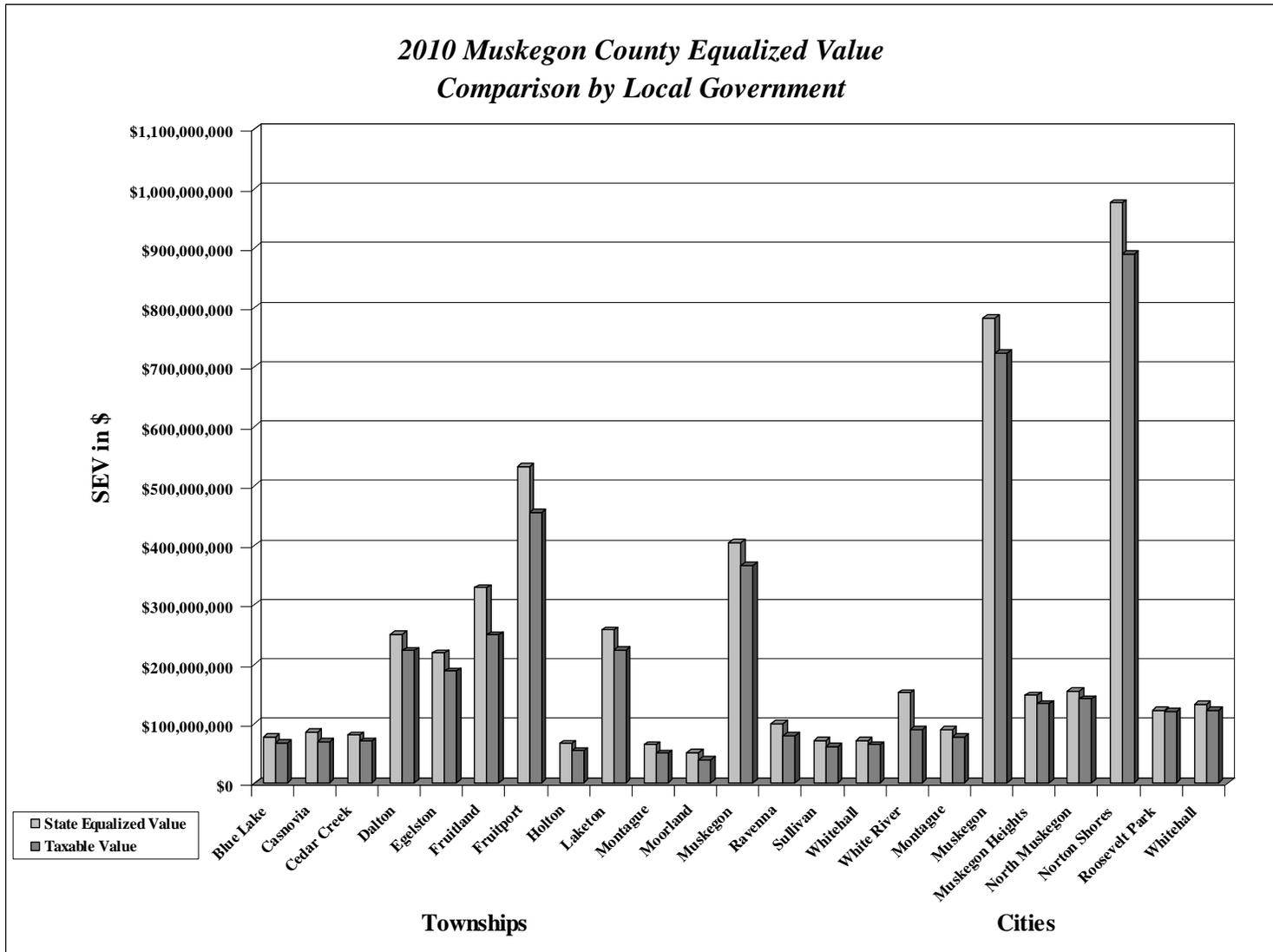


Muskegon County declined in state equalized value by approximately 5 percent, and the taxable value declined approximately 3 percent. The estimated True Cash Value of all taxable property in the County is more than \$10,400,000,000.

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. Figure 2 illustrates a comparison of the 2010 State Equalized Value and Taxable Value of each township and city.

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Figure 2



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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 F
ASSESSING OFFICERS COUNTY OF MUSKEGON AS OF APRIL 1, 2010**

LEVEL REQUIRED	LOCAL UNIT	ASSESSOR ACKNOWLEDGING	STATE CERTIFICATION HELD
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	Donna Stokes	IV
II	Fruitland Township	Sue Bowen	III
II	Fruitport Township	Lesli Lehner	III
I	Holton Township	Donna Stokes	IV
II	Laketon Township	Robert Frain	III
I	Montague Township	Donna Stokes	IV
I	Moorland Township	Donna Stokes	IV
III	Muskegon Township	Penny Good	III
I	Ravenna Township	Dennis Burns	III
I	Sullivan Township	Donna Stokes	IV
II	Whitehall Township	Joann Hunt	III
II	White River Township	Joann Hunt	III
II	City of Montague	Dennis Burns	III
III	City of Muskegon	Donna Stokes	IV
III	City of Muskegon Heights	Robert Jackson	III
II	City of North Muskegon	Sue Bowen	III
III	City of Norton Shores	Donna Stokes	IV
II	City of Roosevelt Park	Donna Stokes	IV
III	City of Whitehall	Donna Stokes	IV

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**Table G
MUSKEGON COUNTY EQUALIZATION DEPARTMENT STAFF**

NAME AND POSITION	STATE CERTIFICATION	NAME AND POSITION	STATE CERTIFICATION
Donna Stokes, Director	IV	Cathy Krisan Geographic Info. Technician	
Dan VanderKooi, Deputy Director	III	Robin LeMaire, Appraisal Technician	II
Annette Messenger, Supervisor	III	Cory Burns, Appraisal Technician	I
Thomas Van Bruggen, Property Info. Analyst	I	Peter Eliopulos, Appraisal Technician	II
David Becker, Senior Appraiser	III	Rodger Murphy Appraisal Technician	II
Fred Koning, Senior Appraiser	III	Mike Martin, Appraisal Technician	II
Elden (Jim) Nedeau, Senior Appraiser	III	Don Correll Appraisal Technician	II
Vacant, Senior Appraiser		Michelle Ercole Appraisal Technician	II
Deb Balcom, Appraiser	II	Josh Morgan Appraisal Technician	II
Sheryl Moss, Appraiser	III	Chrisie Workman, Departmental Clerk	
Terri Nowakowski, Appraiser	II	Tammy Thomas, Clerk II	
Patricia Ross Appraiser	II	Christina Schaub, Clerk II	I
Terry Zahniser Geographic Info. Technician			

Appendix

**MUSKEGON COUNTY
RECOMMENDED COUNTY EQUALIZED VALUES**

<u>TOWNSHIPS</u>	<u>2009 EQUALIZED VALUE</u>			<u>2010 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	\$79,886,200	\$1,686,300	\$81,572,500	\$75,837,700	\$1,867,600	\$77,705,300	-4.74%
Casnovia	\$89,591,900	\$2,718,900	\$92,310,800	\$83,369,250	\$2,695,700	\$86,064,950	-6.77%
Cedar Creek	\$87,129,600	\$2,079,000	\$89,208,600	\$78,328,800	\$2,077,400	\$80,406,200	-9.87%
Dalton	\$255,077,000	\$16,935,000	\$272,012,000	\$233,915,100	\$16,355,100	\$250,270,200	-7.99%
Egelston	\$205,861,200	\$21,805,100	\$227,666,300	\$195,527,500	\$23,070,100	\$218,597,600	-3.98%
Fruitland	\$331,620,300	\$9,566,900	\$341,187,200	\$319,147,300	\$9,366,300	\$328,513,600	-3.71%
Fruitport	\$510,981,600	\$29,544,100	\$540,525,700	\$503,225,300	\$29,679,200	\$532,904,500	-1.41%
Holton	\$70,051,150	\$3,203,600	\$73,254,750	\$63,507,300	\$3,336,600	\$66,843,900	-8.75%
Laketon	\$254,840,600	\$4,856,400	\$259,697,000	\$251,973,800	\$5,651,400	\$257,625,200	-0.80%
Montague	\$65,133,100	\$4,318,700	\$69,451,800	\$59,653,800	\$4,504,200	\$64,158,000	-7.62%
Moorland	\$50,128,200	\$2,050,800	\$52,179,000	\$48,962,100	\$2,298,400	\$51,260,500	-1.76%
Muskegon	\$398,039,200	\$36,693,600	\$434,732,800	\$363,604,800	\$41,198,500	\$404,803,300	-6.88%
Ravenna	\$95,535,500	\$8,864,800	\$104,400,300	\$91,269,900	\$8,727,900	\$99,997,800	-4.22%
Sullivan	\$71,484,100	\$1,880,400	\$73,364,500	\$70,160,000	\$2,013,000	\$72,173,000	-1.62%
Whitehall	\$69,277,100	\$6,671,900	\$75,949,000	\$64,601,500	\$6,570,500	\$71,172,000	-6.29%
White River	\$154,171,800	\$1,146,100	\$155,317,900	\$150,525,600	\$1,133,000	\$151,658,600	-2.36%
TOWNSHIP TOTALS	\$2,788,808,550	\$154,021,600	\$2,942,830,150	\$2,653,609,750	\$160,544,900	\$2,814,154,650	-4.37%
<u>CITIES</u>							
Montague	\$80,429,500	\$7,057,600	\$87,487,100	\$82,199,900	\$7,456,800	\$89,656,700	2.48%
Muskegon	\$717,149,950	\$111,166,200	\$828,316,150	\$671,559,250	\$111,530,000	\$783,089,250	-5.46%
Muskegon Heights	\$138,999,700	\$21,623,200	\$160,622,900	\$125,980,600	\$22,053,200	\$148,033,800	-7.84%
North Muskegon	\$155,888,600	\$4,818,900	\$160,707,500	\$149,428,100	\$4,890,500	\$154,318,600	-3.98%
Norton Shores	\$969,228,300	\$67,222,120	\$1,036,450,420	\$911,412,300	\$65,159,100	\$976,571,400	-5.78%
Roosevelt Park	\$121,663,900	\$11,680,200	\$133,344,100	\$110,250,800	\$12,421,800	\$122,672,600	-8.00%
Whitehall	\$99,632,203	\$40,041,900	\$139,674,103	\$94,367,600	\$38,334,900	\$132,702,500	-4.99%
CITY TOTALS	\$2,282,992,153	\$263,610,120	\$2,546,602,273	\$2,145,198,550	\$261,846,300	\$2,407,044,850	-5.48%
COUNTY TOTAL	\$5,071,800,703	\$417,631,720	\$5,489,432,423	\$4,798,808,300	\$422,391,200	\$5,221,199,500	-4.89%

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>2009 TAXABLE VALUE</u>			<u>2010 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	\$68,446,765	\$1,686,300	\$70,133,065	\$65,418,350	\$1,867,600	\$67,285,950	-4.06%
Casnovia	\$69,824,515	\$2,718,900	\$72,543,415	\$67,206,583	\$2,695,700	\$69,902,283	-3.64%
Cedar Creek	\$73,219,596	\$2,079,000	\$75,298,596	\$68,412,272	\$2,077,400	\$70,489,672	-6.39%
Dalton	\$216,247,944	\$16,935,000	\$233,182,944	\$206,424,658	\$16,355,100	\$222,779,758	-4.46%
Egelston	\$167,892,578	\$21,805,100	\$189,697,678	\$165,373,916	\$23,070,100	\$188,444,016	-0.66%
Fruitland	\$242,107,271	\$9,566,900	\$251,674,171	\$240,182,454	\$9,366,300	\$249,548,754	-0.84%
Fruitport	\$438,446,975	\$29,515,124	\$467,962,099	\$426,504,735	\$29,645,392	\$456,150,127	-2.52%
Holton	\$53,308,637	\$3,203,600	\$56,512,237	\$51,229,962	\$3,336,600	\$54,566,562	-3.44%
Laketon	\$219,791,706	\$4,856,400	\$224,648,106	\$218,603,524	\$5,651,400	\$224,254,924	-0.18%
Montague	\$48,130,556	\$4,318,700	\$52,449,256	\$46,021,673	\$4,504,200	\$50,525,873	-3.67%
Moorland	\$37,592,952	\$2,050,800	\$39,643,752	\$37,273,706	\$2,298,400	\$39,572,106	-0.18%
Muskegon	\$343,829,931	\$36,669,013	\$380,498,944	\$325,556,159	\$41,168,677	\$366,724,836	-3.62%
Ravenna	\$72,104,972	\$8,864,800	\$80,969,772	\$70,657,939	\$8,727,900	\$79,385,839	-1.96%
Sullivan	\$60,249,681	\$1,874,648	\$62,124,329	\$59,494,136	\$2,005,866	\$61,500,002	-1.00%
Whitehall	\$60,851,099	\$6,671,900	\$67,522,999	\$57,787,000	\$6,570,500	\$64,357,500	-4.69%
White River	\$88,148,530	\$1,146,100	\$89,294,630	\$88,542,922	\$1,133,000	\$89,675,922	0.43%
TOWNSHIP TOTALS	\$2,260,193,708	\$153,962,285	\$2,414,155,993	\$2,194,689,989	\$160,474,135	\$2,355,164,124	-2.44%
CITIES							
Montague	\$69,027,284	\$7,057,600	\$76,084,884	\$69,979,630	\$7,456,800	\$77,436,430	1.78%
Muskegon	\$644,852,629	\$111,162,752	\$756,015,381	\$611,683,791	\$111,525,747	\$723,209,538	-4.34%
Muskegon Heights	\$116,737,051	\$21,623,200	\$138,360,251	\$111,565,212	\$22,053,200	\$133,618,412	-3.43%
North Muskegon	\$141,670,783	\$4,818,900	\$146,489,683	\$137,020,034	\$4,890,500	\$141,910,534	-3.13%
Norton Shores	\$863,269,030	\$67,209,003	\$930,478,033	\$825,300,404	\$65,142,903	\$890,443,307	-4.30%
Roosevelt Park	\$115,065,000	\$11,677,995	\$126,742,995	\$107,646,589	\$12,399,249	\$120,045,838	-5.28%
Whitehall	\$86,573,529	\$40,041,900	\$126,615,429	\$84,597,476	\$38,334,900	\$122,932,376	-2.91%
CITY TOTALS	\$2,037,195,306	\$263,591,350	\$2,300,786,656	\$1,947,793,136	\$261,803,299	\$2,209,596,435	-3.96%
COUNTY TOTAL	\$4,297,389,014	\$417,553,635	\$4,714,942,649	\$4,142,483,125	\$422,277,434	\$4,564,760,559	-3.19%

MUSKEGON COUNTY HISTORICAL EQUALIZED VALUE

<u>Year</u>	<u>Equalized Value Totals</u>	<u>Percent of Change</u>	
2010	\$5,221,199,500	-4.89%	
2009	\$5,489,432,423	-3.16%	
2008	\$5,668,789,809	2.25%	
2007	\$5,543,825,045	4.70%	
2006	\$5,295,156,733	4.78%	
2005	\$5,053,598,542	4.41%	
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	Base Year	

Increases over the Past	Total Increase	Average Yearly Increase
20 YEARS	206%	10.30%
10 YEARS	50%	5.02%
5 YEARS	3%	0.66%

* 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>	
2010	\$4,564,760,559	-3.19%	
2009	\$4,714,942,649	1.47%	
2008	\$4,646,805,560	3.35%	
2007	\$4,496,107,219	6.10%	
2006	\$4,237,701,230	6.06%	
2005	\$3,995,550,610	5.27%	
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
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	Base Year	

Increases over the Past	Total Increase	Average Yearly Increase
20 YEARS	167%	8.37%
10 YEARS	54%	5.37%
5 YEARS	14%	2.85%

* Proposal A restricts taxable value growth to the CPI or 5% whichever less, until the property sells. The last 15 years would reflect such trends plus accounts for new value added to the roll.

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$81,572,500	-4.74%	\$77,705,300	1,848	-0.05%	1,847
Casnovia	\$92,310,800	-6.77%	\$86,064,950	1,559	0.00%	1,559
Cedar Creek	\$89,208,600	-9.87%	\$80,406,200	1,860	0.11%	1,862
Dalton	\$272,012,000	-7.99%	\$250,270,200	6,753	0.16%	6,764
Egelston	\$227,666,300	-3.98%	\$218,597,600	4,315	0.56%	4,339
Fruitland	\$341,187,200	-3.71%	\$328,513,600	3,719	0.19%	3,726
Fruitport	\$540,525,700	-1.41%	\$532,904,500	6,702	-0.28%	6,683
Holton	\$73,254,750	-8.75%	\$66,843,900	1,607	0.37%	1,613
Laketon	\$259,697,000	-0.80%	\$257,625,200	3,793	0.03%	3,794
Montague	\$69,451,800	-7.62%	\$64,158,000	1,186	0.76%	1,195
Moorland	\$52,179,000	-1.76%	\$51,260,500	952	-3.15%	922
Muskegon	\$434,732,800	-6.88%	\$404,803,300	7,777	1.53%	7,896
Ravenna	\$104,400,300	-4.22%	\$99,997,800	1,679	0.48%	1,687
Sullivan	\$73,364,500	-1.62%	\$72,173,000	1,337	-0.15%	1,335
Whitehall	\$75,949,000	-6.29%	\$71,172,000	1,021	-0.59%	1,015
White River	\$155,317,900	-2.36%	\$151,658,600	1,385	0.22%	1,388
<u>CITIES</u>						
Montague	\$87,487,100	2.48%	\$89,656,700	1,698	0.41%	1,705
Muskegon	\$828,316,150	-5.46%	\$783,089,250	16,490	0.64%	16,596
Muskegon Heights	\$160,622,900	-7.84%	\$148,033,800	5,843	-0.02%	5,842
North Muskegon	\$160,707,500	-3.98%	\$154,318,600	1,913	0.42%	1,921
Norton Shores	\$1,036,450,420	-5.78%	\$976,571,400	11,423	0.18%	11,444
Roosevelt Park	\$133,344,100	-8.00%	\$122,672,600	1,661	0.66%	1,672
Whitehall	\$139,674,103	-4.99%	\$132,702,500	1,728	0.12%	1,730
COUNTY TOTALS	\$5,489,432,423	-4.89%	\$5,221,199,500	88,249	0.32%	88,535

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$30,688,800	-1.09%	\$30,354,200	384	-0.52%	382
Cedar Creek	\$4,762,600	-4.68%	\$4,539,500	63	-14.29%	54
Dalton	\$7,800	-100.00%	\$0	1	-100.00%	0
Egelston	\$0	0.00%	\$0	0	0.00%	0
Fruitland	\$2,603,700	0.89%	\$2,627,000	33	-3.03%	32
Fruitport	\$5,015,900	5.34%	\$5,283,500	57	0.00%	57
Holton	\$14,798,350	-16.27%	\$12,390,200	193	-18.13%	158
Laketon	\$0	0.00%	\$0	2	-100.00%	0
Montague	\$8,404,800	-0.62%	\$8,352,700	115	-0.87%	114
Moorland	\$11,344,200	-4.67%	\$10,814,500	137	-5.11%	130
Muskegon	\$0	0.00%	\$0	0	0.00%	0
Ravenna	\$28,390,500	-3.39%	\$27,427,100	322	-0.31%	321
Sullivan	\$5,354,000	-4.03%	\$5,138,000	64	0.00%	64
Whitehall	\$0	0.00%	\$0	0	0.00%	0
White River	\$7,477,500	4.70%	\$7,829,200	122	0.00%	122
<u>CITIES</u>						
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
COUNTY TOTALS	\$118,848,150	-3.44%	\$114,755,900	1,493	-3.95%	1,434

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$855,900	7.77%	\$922,400	7	-14.29%	6
Casnovia	\$2,669,500	-3.31%	\$2,581,200	34	0.00%	34
Cedar Creek	\$5,776,000	-6.40%	\$5,406,100	23	17.39%	27
Dalton	\$20,370,100	2.02%	\$20,782,200	179	5.03%	188
Egelston	\$22,864,200	-22.67%	\$17,682,000	150	2.67%	154
Fruitland	\$11,293,100	6.45%	\$12,021,400	33	15.15%	38
Fruitport	\$154,045,300	-3.89%	\$148,055,400	414	2.42%	424
Holton	\$3,730,400	-6.44%	\$3,490,200	71	0.00%	71
Laketon	\$5,617,100	0.51%	\$5,645,700	45	2.22%	46
Montague	\$4,131,300	1.54%	\$4,195,100	46	-6.52%	43
Moorland	\$2,107,100	-7.36%	\$1,952,000	15	0.00%	15
Muskegon	\$98,199,500	-1.57%	\$96,659,800	410	5.12%	431
Ravenna	\$5,108,800	1.07%	\$5,163,500	72	2.78%	74
Sullivan	\$1,193,100	-3.17%	\$1,155,300	22	0.00%	22
Whitehall	\$21,005,500	0.36%	\$21,080,400	71	11.27%	79
White River	\$6,008,000	-0.21%	\$5,995,500	31	6.45%	33
<u>CITIES</u>						
Montague	\$9,152,400	1.02%	\$9,245,400	85	1.18%	86
Muskegon	\$167,935,600	-7.88%	\$154,707,400	1,137	1.14%	1,150
Muskegon Heights	\$27,161,300	-2.24%	\$26,552,500	407	1.23%	412
North Muskegon	\$19,439,500	-4.12%	\$18,639,400	94	3.19%	97
Norton Shores	\$219,687,000	-3.71%	\$211,547,200	565	-0.71%	561
Roosevelt Park	\$49,416,300	-10.07%	\$44,442,400	97	1.03%	98
Whitehall	\$24,919,600	-0.79%	\$24,721,700	145	2.07%	148
COUNTY TOTALS	\$882,686,600	-4.54%	\$842,644,200	4,153	2.02%	4,237

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$1,391,600	-2.47%	\$1,357,200	17	0.00%	17
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$2,750,100	-33.22%	\$1,836,600	54	-7.41%	50
Egelston	\$13,336,200	-7.80%	\$12,296,600	91	0.00%	91
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$5,388,400	-4.55%	\$5,143,000	24	-4.17%	23
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$838,400	19.82%	\$1,004,600	6	66.67%	10
Moorland	\$829,300	-2.52%	\$808,400	15	0.00%	15
Muskegon	\$16,067,700	11.05%	\$17,842,400	114	-3.51%	110
Ravenna	\$2,167,500	27.45%	\$2,762,400	14	0.00%	14
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$826,300	-12.60%	\$722,200	5	-20.00%	4
White River	\$2,698,300	-0.42%	\$2,686,900	8	0.00%	8
<u>CITIES</u>						
Montague	\$6,367,200	5.83%	\$6,738,400	21	0.00%	21
Muskegon	\$123,108,600	2.63%	\$126,350,900	209	0.00%	209
Muskegon Heights	\$12,168,000	1.25%	\$12,320,500	132	0.76%	133
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$61,763,400	-4.63%	\$58,900,800	225	-1.78%	221
Roosevelt Park	\$3,405,100	-8.82%	\$3,104,800	12	8.33%	13
Whitehall	\$14,856,600	-8.79%	\$13,550,800	33	0.00%	33
COUNTY TOTALS	\$267,962,700	-0.20%	\$267,426,500	980	-0.82%	972

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$79,030,300	-5.21%	\$74,915,300	1,694	-0.47%	1,686
Casnovia	\$54,842,000	-10.51%	\$49,076,650	1,008	0.20%	1,010
Cedar Creek	\$76,591,000	-10.72%	\$68,383,200	1,668	0.06%	1,669
Dalton	\$231,949,000	-8.90%	\$211,296,300	5,434	-0.15%	5,426
Egelston	\$169,660,800	-2.42%	\$165,548,900	3,732	0.05%	3,734
Fruitland	\$317,723,500	-4.16%	\$304,498,900	3,469	0.03%	3,470
Fruitport	\$346,532,000	-0.52%	\$344,743,400	5,644	0.21%	5,656
Holton	\$51,522,400	-7.56%	\$47,626,900	1,180	3.14%	1,217
Laketon	\$249,223,500	-1.16%	\$246,328,100	3,633	-0.11%	3,629
Montague	\$51,758,600	-10.93%	\$46,101,400	907	0.11%	908
Moorland	\$35,847,600	-1.28%	\$35,387,200	706	-3.40%	682
Muskegon	\$283,772,000	-12.22%	\$249,102,600	6,462	0.06%	6,466
Ravenna	\$59,868,700	-6.60%	\$55,916,900	1,104	-0.54%	1,098
Sullivan	\$64,937,000	-1.65%	\$63,866,700	1,178	-0.25%	1,175
Whitehall	\$47,445,300	-9.79%	\$42,798,900	763	-1.05%	755
White River	\$137,988,000	-2.88%	\$134,014,000	1,176	-0.09%	1,175
<u>CITIES</u>						
Montague	\$64,909,900	2.01%	\$66,216,100	1,376	0.07%	1,377
Muskegon	\$426,105,750	-8.36%	\$390,500,950	12,777	-0.16%	12,756
Muskegon Heights	\$99,670,400	-12.60%	\$87,107,600	4,397	-0.25%	4,386
North Muskegon	\$136,449,100	-4.15%	\$130,788,700	1,619	-0.25%	1,615
Norton Shores	\$687,777,900	-6.81%	\$640,964,300	9,557	0.24%	9,580
Roosevelt Park	\$68,842,500	-8.92%	\$62,703,600	1,306	-0.08%	1,305
Whitehall	\$59,856,003	-6.28%	\$56,095,100	1,159	0.00%	1,159
COUNTY TOTALS	\$3,802,303,253	-6.00%	\$3,573,981,700	71,949	-0.02%	71,934

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
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
<u>CITIES</u>						
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
COUNTY TOTALS	\$0	0.00%	\$0	0	0.00%	0

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
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
<u>CITIES</u>						
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
COUNTY TOTALS	\$0	0.00%	\$0	0	0.00%	0

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
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
<u>CITIES</u>						
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
COUNTY TOTALS	\$0	0.00%	\$0	0	0.00%	0

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$145,800	-0.82%	\$144,600	31	22.58%	38
Casnovia	\$593,000	-15.31%	\$502,200	67	4.48%	70
Cedar Creek	\$494,500	26.51%	\$625,600	38	-2.63%	37
Dalton	\$5,282,100	-2.24%	\$5,164,000	184	3.26%	190
Egelston	\$1,926,600	4.30%	\$2,009,400	201	9.45%	220
Fruitland	\$5,949,900	-9.40%	\$5,390,600	69	2.90%	71
Fruitport	\$17,894,100	-8.50%	\$16,372,700	444	-9.01%	404
Holton	\$620,800	25.97%	\$782,000	87	4.60%	91
Laketon	\$1,093,600	22.44%	\$1,339,000	57	3.51%	59
Montague	\$1,031,100	-1.35%	\$1,017,200	76	10.53%	84
Moorland	\$429,800	58.40%	\$680,800	37	2.70%	38
Muskegon	\$12,054,000	0.51%	\$12,115,700	551	17.79%	649
Ravenna	\$2,347,700	2.85%	\$2,414,500	92	11.96%	103
Sullivan	\$230,000	33.70%	\$307,500	31	6.45%	33
Whitehall	\$3,052,500	1.01%	\$3,083,300	136	-0.74%	135
White River	\$528,800	-16.38%	\$442,200	27	7.41%	29
<u>CITIES</u>						
Montague	\$1,369,900	18.02%	\$1,616,700	118	5.08%	124
Muskegon	\$28,292,100	3.12%	\$29,173,900	1,347	6.76%	1,438
Muskegon Heights	\$5,592,700	-12.06%	\$4,918,400	386	-2.59%	376
North Muskegon	\$3,449,200	3.80%	\$3,580,400	157	5.10%	165
Norton Shores	\$23,025,100	-1.24%	\$22,738,700	795	2.26%	813
Roosevelt Park	\$5,273,400	-1.04%	\$5,218,700	212	4.72%	222
Whitehall	\$3,222,900	-5.80%	\$3,036,000	262	0.00%	262
COUNTY TOTALS	\$123,899,600	-0.99%	\$122,674,100	5,405	4.55%	5,651

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$0	0.00%	\$0	0	0.00%	0
Casnovia	\$167,000	2.81%	\$171,700	5	-40.00%	3
Cedar Creek	\$0	0.00%	\$0	0	0.00%	0
Dalton	\$4,838,900	-8.70%	\$4,418,000	8	0.00%	8
Egelston	\$14,186,400	6.28%	\$15,076,700	24	-4.17%	23
Fruitland	\$0	0.00%	\$0	0	0.00%	0
Fruitport	\$2,059,500	-11.19%	\$1,829,100	13	0.00%	13
Holton	\$0	0.00%	\$0	0	0.00%	0
Laketon	\$0	0.00%	\$0	0	0.00%	0
Montague	\$658,500	15.64%	\$761,500	3	0.00%	3
Moorland	\$224,200	-5.17%	\$212,600	2	0.00%	2
Muskegon	\$16,176,100	28.14%	\$20,727,800	39	-5.13%	37
Ravenna	\$4,285,800	-5.83%	\$4,036,000	3	66.67%	5
Sullivan	\$0	0.00%	\$0	0	0.00%	0
Whitehall	\$2,052,900	-12.06%	\$1,805,400	13	-38.46%	8
White River	\$8,200	-12.20%	\$7,200	2	0.00%	2
<u>CITIES</u>						
Montague	\$4,372,700	6.14%	\$4,641,100	12	-8.33%	11
Muskegon	\$50,502,900	-0.40%	\$50,302,900	102	2.94%	105
Muskegon Heights	\$9,318,700	9.36%	\$10,190,700	31	19.35%	37
North Muskegon	\$0	0.00%	\$0	0	0.00%	0
Norton Shores	\$31,950,300	-5.82%	\$30,090,400	102	-18.63%	83
Roosevelt Park	\$5,465,300	13.13%	\$6,182,800	5	0.00%	5
Whitehall	\$34,886,900	-4.20%	\$33,420,500	25	4.00%	26
COUNTY TOTALS	\$181,154,300	1.50%	\$183,874,400	389	-4.63%	371

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
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	1	0.00%	1
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
<u>CITIES</u>						
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
COUNTY TOTALS	\$0	0.00%	\$0	1	0.00%	1

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

TOWNSHIPS	2009 CEV	PERCENT CHANGE	2010 CEV	2009 PARCEL COUNT	PERCENT CHANGE	2010 PARCEL COUNT
Blue Lake	\$1,540,500	11.85%	\$1,723,000	4	0.00%	4
Casnovia	\$1,958,900	3.21%	\$2,021,800	14	0.00%	14
Cedar Creek	\$1,584,500	-8.37%	\$1,451,800	6	0.00%	6
Dalton	\$6,814,000	-0.60%	\$6,773,100	9	0.00%	9
Egelston	\$5,692,100	5.13%	\$5,984,000	5	0.00%	5
Fruitland	\$3,617,000	9.92%	\$3,975,700	6	0.00%	6
Fruitport	\$9,590,500	19.67%	\$11,477,400	14	0.00%	14
Holton	\$2,582,800	-1.09%	\$2,554,600	6	0.00%	6
Laketon	\$3,762,800	14.61%	\$4,312,400	2	0.00%	2
Montague	\$2,629,100	3.67%	\$2,725,500	4	0.00%	4
Moorland	\$1,396,800	0.59%	\$1,405,000	6	0.00%	6
Muskegon	\$8,463,500	-1.28%	\$8,355,000	11	0.00%	11
Ravenna	\$2,231,300	2.07%	\$2,277,400	8	0.00%	8
Sullivan	\$1,650,400	3.34%	\$1,705,500	13	-7.69%	12
Whitehall	\$1,566,500	7.36%	\$1,681,800	4	0.00%	4
White River	\$609,100	12.23%	\$683,600	3	0.00%	3
<u>CITIES</u>						
Montague	\$1,315,000	-8.82%	\$1,199,000	3	0.00%	3
Muskegon	\$32,371,200	-0.98%	\$32,053,200	12	25.00%	15
Muskegon Heights	\$6,711,800	3.46%	\$6,944,100	4	0.00%	4
North Muskegon	\$1,369,700	-4.35%	\$1,310,100	3	0.00%	3
Norton Shores	\$12,246,720	0.68%	\$12,330,000	7	0.00%	7
Roosevelt Park	\$941,500	8.37%	\$1,020,300	2	0.00%	2
Whitehall	\$1,932,100	-2.78%	\$1,878,400	2	0.00%	2
COUNTY TOTALS	\$112,577,820	2.90%	\$115,842,700	148	1.35%	150

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

REAL AND PERSONAL TOTALS

AGRICULTURAL

<u>TOWNSHIPS</u>	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>
Blue Lake	\$70,133,065	-4.06%	\$67,285,950	\$0	0.00%	\$0
Casnovia	\$72,543,415	-3.64%	\$69,902,283	\$19,562,706	0.25%	\$19,612,473
Cedar Creek	\$75,298,596	-6.39%	\$70,489,672	\$2,989,404	-8.97%	\$2,721,121
Dalton	\$233,182,944	-4.46%	\$222,779,758	\$0	0.00%	\$0
Egelston	\$189,697,678	-0.66%	\$188,444,016	\$0	0.00%	\$0
Fruitland	\$251,674,171	-0.84%	\$249,548,754	\$1,920,411	6.30%	\$2,041,337
Fruitport	\$467,962,099	-2.52%	\$456,150,127	\$3,392,294	0.61%	\$3,413,035
Holton	\$56,512,237	-3.44%	\$54,566,562	\$8,532,876	-14.24%	\$7,317,428
Laketon	\$224,648,106	-0.18%	\$224,254,924	\$0	0.00%	\$0
Montague	\$52,449,256	-3.67%	\$50,525,873	\$4,957,933	-0.63%	\$4,926,801
Moorland	\$39,643,752	-0.18%	\$39,572,106	\$6,723,715	-6.01%	\$6,319,516
Muskegon	\$380,498,944	-3.62%	\$366,724,836	\$0	0.00%	\$0
Ravenna	\$80,969,772	-1.96%	\$79,385,839	\$16,979,172	0.08%	\$16,991,969
Sullivan	\$62,124,329	-1.00%	\$61,500,002	\$3,347,051	-4.31%	\$3,202,659
Whitehall	\$67,522,999	-4.69%	\$64,357,500	\$0	0.00%	\$0
White River	\$89,294,630	0.43%	\$89,675,922	\$4,082,074	1.84%	\$4,157,280
 <u>CITIES</u>						
Montague	\$76,084,884	1.78%	\$77,436,430	\$0	0.00%	\$0
Muskegon	\$756,015,381	-4.34%	\$723,209,538	\$0	0.00%	\$0
Muskegon Heights	\$138,360,251	-3.43%	\$133,618,412	\$0	0.00%	\$0
North Muskegon	\$146,489,683	-3.13%	\$141,910,534	\$0	0.00%	\$0
Norton Shores	\$930,478,033	-4.30%	\$890,443,307	\$0	0.00%	\$0
Roosevelt Park	\$126,742,995	-5.28%	\$120,045,838	\$0	0.00%	\$0
Whitehall	\$126,615,429	-2.91%	\$122,932,376	\$0	0.00%	\$0
COUNTY TOTALS	\$4,714,942,649	-3.19%	\$4,564,760,559	\$72,487,636	-2.46%	\$70,703,619

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>COMMERCIAL</u>			<u>INDUSTRIAL</u>		
	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>
Blue Lake	\$675,639	9.20%	\$737,774	\$0	0.00%	\$0
Casnovia	\$2,257,857	-1.98%	\$2,213,223	\$1,096,084	-2.64%	\$1,067,142
Cedar Creek	\$3,725,387	0.23%	\$3,733,847	\$0	0.00%	\$0
Dalton	\$15,468,832	9.39%	\$16,920,863	\$1,776,951	-30.76%	\$1,230,445
Egelston	\$16,779,596	-7.94%	\$15,447,718	\$11,761,777	-6.73%	\$10,969,952
Fruitland	\$7,156,900	8.83%	\$7,789,151	\$0	0.00%	\$0
Fruitport	\$119,451,305	-9.12%	\$108,557,037	\$4,667,857	-13.04%	\$4,059,300
Holton	\$2,968,319	-4.31%	\$2,840,488	\$0	0.00%	\$0
Laketon	\$5,090,536	0.78%	\$5,130,287	\$0	0.00%	\$0
Montague	\$3,207,398	-2.93%	\$3,113,475	\$499,837	22.95%	\$614,567
Moorland	\$1,927,768	-3.63%	\$1,857,873	\$509,419	-0.30%	\$507,884
Muskegon	\$73,492,258	-0.49%	\$73,132,306	\$14,120,717	14.05%	\$16,105,332
Ravenna	\$4,077,811	2.06%	\$4,161,637	\$1,750,601	-1.84%	\$1,718,332
Sullivan	\$721,267	-1.73%	\$708,767	\$0	0.00%	\$0
Whitehall	\$17,886,260	-2.54%	\$17,431,596	\$796,436	-10.38%	\$713,754
White River	\$3,033,329	8.37%	\$3,287,202	\$1,395,345	-0.30%	\$1,391,154
 <u>CITIES</u>						
Montague	\$7,277,715	3.61%	\$7,540,673	\$6,017,742	5.45%	\$6,345,580
Muskegon	\$152,924,106	-6.58%	\$142,858,352	\$114,954,094	-3.23%	\$111,241,609
Muskegon Heights	\$25,868,668	-2.31%	\$25,271,550	\$11,781,386	-0.98%	\$11,666,115
North Muskegon	\$16,906,687	-1.80%	\$16,601,661	\$0	0.00%	\$0
Norton Shores	\$185,511,927	-2.93%	\$180,079,823	\$52,481,116	-2.71%	\$51,059,100
Roosevelt Park	\$45,045,558	-5.45%	\$42,591,434	\$3,041,253	-5.76%	\$2,866,059
Whitehall	\$20,118,425	0.63%	\$20,244,342	\$12,445,569	-0.62%	\$12,368,332
COUNTY TOTALS	\$731,573,548	-4.01%	\$702,251,079	\$239,096,184	-2.16%	\$233,924,657

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

RESIDENTIAL

TIMBER-CUTOVER

<u>TOWNSHIPS</u>	2009 TAXABLE	PERCENT CHANGE	2010 TAXABLE	2009 TAXABLE	PERCENT CHANGE	2010 TAXABLE
Blue Lake	\$67,771,126	-4.56%	\$64,680,576	\$0	0.00%	\$0
Casnovia	\$46,907,868	-5.53%	\$44,313,745	\$0	0.00%	\$0
Cedar Creek	\$66,504,805	-6.84%	\$61,957,304	\$0	0.00%	\$0
Dalton	\$199,002,161	-5.39%	\$188,273,350	\$0	0.00%	\$0
Egelston	\$139,351,205	-0.28%	\$138,956,246	\$0	0.00%	\$0
Fruitland	\$233,029,960	-1.15%	\$230,351,966	\$0	0.00%	\$0
Fruitport	\$310,935,519	-0.15%	\$310,475,363	\$0	0.00%	\$0
Holton	\$41,807,442	-1.76%	\$41,072,046	\$0	0.00%	\$0
Laketon	\$214,701,170	-0.57%	\$213,473,237	\$0	0.00%	\$0
Montague	\$39,465,388	-5.32%	\$37,366,830	\$0	0.00%	\$0
Moorland	\$28,432,050	0.55%	\$28,588,433	\$0	0.00%	\$0
Muskegon	\$256,216,956	-7.77%	\$236,318,521	\$0	0.00%	\$0
Ravenna	\$49,297,388	-3.07%	\$47,786,001	\$0	0.00%	\$0
Sullivan	\$56,181,363	-1.07%	\$55,582,710	\$0	0.00%	\$0
Whitehall	\$42,168,403	-5.99%	\$39,641,650	\$0	0.00%	\$0
White River	\$79,637,782	0.09%	\$79,707,286	\$0	0.00%	\$0
 <u>CITIES</u>						
Montague	\$55,731,827	0.65%	\$56,093,377	\$0	0.00%	\$0
Muskegon	\$376,974,429	-5.14%	\$357,583,830	\$0	0.00%	\$0
Muskegon Heights	\$79,086,997	-5.64%	\$74,627,547	\$0	0.00%	\$0
North Muskegon	\$124,764,096	-3.48%	\$120,418,373	\$0	0.00%	\$0
Norton Shores	\$625,275,987	-4.98%	\$594,161,481	\$0	0.00%	\$0
Roosevelt Park	\$66,978,189	-7.15%	\$62,189,096	\$0	0.00%	\$0
Whitehall	\$54,009,535	-3.75%	\$51,984,802	\$0	0.00%	\$0
COUNTY TOTALS	\$3,254,231,646	-3.65%	\$3,135,603,770	\$0	0.00%	\$0

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>DEVELOPMENTAL</u>			<u>AGRICULTURAL PERSONAL</u>		
	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>
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
 <u>CITIES</u>						
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
COUNTY TOTALS	\$0	0.00%	\$0	\$0	0.00%	\$0

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

COMMERCIAL PERSONAL

INDUSTRIAL PERSONAL

<u>TOWNSHIPS</u>	2009 TAXABLE	PERCENT CHANGE	2010 TAXABLE	2009 TAXABLE	PERCENT CHANGE	2010 TAXABLE
Blue Lake	\$145,800	-0.82%	\$144,600	\$0	0.00%	\$0
Casnovia	\$593,000	-15.31%	\$502,200	\$167,000	2.81%	\$171,700
Cedar Creek	\$494,500	26.51%	\$625,600	\$0	0.00%	\$0
Dalton	\$5,282,100	-2.24%	\$5,164,000	\$4,838,900	-8.70%	\$4,418,000
Egelston	\$1,926,600	4.30%	\$2,009,400	\$14,186,400	6.28%	\$15,076,700
Fruitland	\$5,949,900	-9.40%	\$5,390,600	\$0	0.00%	\$0
Fruitport	\$17,894,100	-8.50%	\$16,372,700	\$2,059,500	-11.19%	\$1,829,100
Holton	\$620,800	25.97%	\$782,000	\$0	0.00%	\$0
Laketon	\$1,093,600	22.44%	\$1,339,000	\$0	0.00%	\$0
Montague	\$1,031,100	-1.35%	\$1,017,200	\$658,500	15.64%	\$761,500
Moorland	\$429,800	58.40%	\$680,800	\$224,200	-5.17%	\$212,600
Muskegon	\$12,054,000	0.51%	\$12,115,700	\$16,176,100	28.14%	\$20,727,800
Ravenna	\$2,347,700	2.85%	\$2,414,500	\$4,285,800	-5.83%	\$4,036,000
Sullivan	\$230,000	33.70%	\$307,500	\$0	0.00%	\$0
Whitehall	\$3,052,500	1.01%	\$3,083,300	\$2,052,900	-12.06%	\$1,805,400
White River	\$528,800	-16.38%	\$442,200	\$8,200	-12.20%	\$7,200
<u>CITIES</u>						
Montague	\$1,369,900	18.02%	\$1,616,700	\$4,372,700	6.14%	\$4,641,100
Muskegon	\$28,292,100	3.12%	\$29,173,900	\$50,502,900	-0.40%	\$50,302,900
Muskegon Heights	\$5,592,700	-12.06%	\$4,918,400	\$9,318,700	9.36%	\$10,190,700
North Muskegon	\$3,449,200	3.80%	\$3,580,400	\$0	0.00%	\$0
Norton Shores	\$23,025,100	-1.24%	\$22,738,700	\$31,950,300	-5.82%	\$30,090,400
Roosevelt Park	\$5,273,400	-1.04%	\$5,218,700	\$5,463,095	12.76%	\$6,160,249
Whitehall	\$3,222,900	-5.80%	\$3,036,000	\$34,886,900	-4.20%	\$33,420,500
COUNTY TOTALS	\$123,899,600	-0.99%	\$122,674,100	\$181,152,095	1.49%	\$183,851,849

**MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES**

<u>TOWNSHIPS</u>	<u>RESIDENTIAL PERSONAL</u>			<u>UTILITY PERSONAL</u>		
	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>	<u>2009 TAXABLE</u>	<u>PERCENT CHANGE</u>	<u>2010 TAXABLE</u>
Blue Lake	\$0	0.00%	\$0	\$1,540,500	11.85%	\$1,723,000
Casnovia	\$0	0.00%	\$0	\$1,958,900	3.21%	\$2,021,800
Cedar Creek	\$0	0.00%	\$0	\$1,584,500	-8.37%	\$1,451,800
Dalton	\$0	0.00%	\$0	\$6,814,000	-0.60%	\$6,773,100
Egelston	\$0	0.00%	\$0	\$5,692,100	5.13%	\$5,984,000
Fruitland	\$0	0.00%	\$0	\$3,617,000	9.92%	\$3,975,700
Fruitport	\$0	0.00%	\$0	\$9,561,524	19.68%	\$11,443,592
Holton	\$0	0.00%	\$0	\$2,582,800	-1.09%	\$2,554,600
Laketon	\$0	0.00%	\$0	\$3,762,800	14.61%	\$4,312,400
Montague	\$0	0.00%	\$0	\$2,629,100	3.67%	\$2,725,500
Moorland	\$0	0.00%	\$0	\$1,396,800	0.59%	\$1,405,000
Muskegon	\$0	0.00%	\$0	\$8,438,913	-1.35%	\$8,325,177
Ravenna	\$0	0.00%	\$0	\$2,231,300	2.07%	\$2,277,400
Sullivan	\$0	0.00%	\$0	\$1,644,648	3.27%	\$1,698,366
Whitehall	\$0	0.00%	\$0	\$1,566,500	7.36%	\$1,681,800
White River	\$0	0.00%	\$0	\$609,100	12.23%	\$683,600
 <u>CITIES</u>						
Montague	\$0	0.00%	\$0	\$1,315,000	-8.82%	\$1,199,000
Muskegon	\$0	0.00%	\$0	\$32,367,752	-0.98%	\$32,048,947
Muskegon Heights	\$0	0.00%	\$0	\$6,711,800	3.46%	\$6,944,100
North Muskegon	\$0	0.00%	\$0	\$1,369,700	-4.35%	\$1,310,100
Norton Shores	\$0	0.00%	\$0	\$12,233,603	0.66%	\$12,313,803
Roosevelt Park	\$0	0.00%	\$0	\$941,500	8.37%	\$1,020,300
Whitehall	\$0	0.00%	\$0	\$1,932,100	-2.78%	\$1,878,400
COUNTY TOTALS	\$0	0.00%	\$0	\$112,501,940	2.89%	\$115,751,485

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	6	\$922,400	49.82	\$1,851,443	\$922,400	1.00000	\$737,774	39.85	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,686	\$74,915,300	49.85	\$150,286,962	\$74,915,300	1.00000	\$64,680,576	43.04	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
TOTAL REAL	1,692	\$75,837,700	49.85	\$152,138,405	\$75,837,700		\$65,418,350	43.00	1.45%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	38	\$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	4	\$1,723,000	50.00	\$3,446,000	\$1,723,000	1.00000	\$1,723,000	50.00	0.03%
TOTAL PERSONAL	42	\$1,867,600	50.00	\$3,735,200	\$1,867,600	1.00000	\$1,867,600	50.00	0.04%
EXEMPT PROPERTY	113								
GRAND TOTAL	1,847	\$77,705,300	49.85	\$155,873,605	\$77,705,300		\$67,285,950	43.17	1.49%

**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
REAL PROPERTY									
AGRICULTURAL	382	\$30,354,200	49.43	\$61,413,589	\$30,354,200	1.00000	\$19,612,473	31.94	0.58%
COMMERCIAL	34	\$2,581,200	49.18	\$5,248,782	\$2,581,200	1.00000	\$2,213,223	42.17	0.05%
INDUSTRIAL	17	\$1,357,200	49.03	\$2,767,968	\$1,357,200	1.00000	\$1,067,142	38.55	0.03%
RESIDENTIAL	1,010	\$49,076,650	49.65	\$98,844,357	\$49,076,650	1.00000	\$44,313,745	44.83	0.94%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,443	\$83,369,250	49.54	\$168,274,696	\$83,369,250		\$67,206,583	39.94	1.60%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	70	\$502,200	50.00	\$1,004,400	\$502,200	1.00000	\$502,200	50.00	0.01%
INDUSTRIAL	3	\$171,700	50.00	\$343,400	\$171,700	1.00000	\$171,700	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	14	\$2,021,800	50.00	\$4,043,600	\$2,021,800	1.00000	\$2,021,800	50.00	0.04%
TOTAL PERSONAL	87	\$2,695,700	50.00	\$5,391,400	\$2,695,700	1.00000	\$2,695,700	50.00	0.05%
EXEMPT PROPERTY	29								
GRAND TOTAL	1,559	\$86,064,950	49.56	\$173,666,096	\$86,064,950		\$69,902,283	40.25	1.65%

**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
REAL PROPERTY									
AGRICULTURAL	7	\$382,800	49.43	\$774,428	\$382,800	1.00000	\$264,703	34.18	0.01%
COMMERCIAL	9	\$390,600	49.18	\$794,225	\$390,600	1.00000	\$358,973	45.20	0.01%
INDUSTRIAL	4	\$275,900	49.03	\$562,717	\$275,900	1.00000	\$194,040	34.48	0.01%
RESIDENTIAL	56	\$2,186,600	49.65	\$4,404,028	\$2,186,600	1.00000	\$2,139,060	48.57	0.04%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	76	\$3,235,900	49.54	\$6,535,399	\$3,235,900		\$2,956,776	45.24	0.06%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	6	\$159,100	50.00	\$318,200	\$159,100	1.00000	\$159,100	50.00	0.00%
INDUSTRIAL	1	\$95,800	50.00	\$191,600	\$95,800	1.00000	\$95,800	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$24,000	50.00	\$48,000	\$24,000	1.00000	\$24,000	50.00	0.00%
TOTAL PERSONAL	9	\$278,900	50.00	\$557,800	\$278,900	1.00000	\$278,900	50.00	0.01%
EXEMPT PROPERTY									
	1								
GRAND TOTAL	86	\$3,514,800	49.55	\$7,093,199	\$3,514,800		\$3,235,676	45.62	0.07%

**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
REAL PROPERTY									
AGRICULTURAL	54	\$4,539,500	49.91	\$9,095,770	\$4,539,500	1.00000	\$2,721,121	29.92	0.09%
COMMERCIAL	27	\$5,406,100	49.98	\$10,816,520	\$5,406,100	1.00000	\$3,733,847	34.52	0.10%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,669	\$68,383,200	49.86	\$137,137,241	\$68,383,200	1.00000	\$61,957,304	45.18	1.31%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,750	\$78,328,800	49.88	\$157,049,531	\$78,328,800		\$68,412,272	43.56	1.50%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	37	\$625,600	50.00	\$1,251,200	\$625,600	1.00000	\$625,600	50.00	0.01%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$1,451,800	50.00	\$2,903,600	\$1,451,800	1.00000	\$1,451,800	50.00	0.03%
TOTAL PERSONAL	44	\$2,077,400	50.00	\$4,154,800	\$2,077,400	1.00000	\$2,077,400	50.00	0.04%
EXEMPT PROPERTY	68								
GRAND TOTAL	1,862	\$80,406,200	49.88	\$161,204,331	\$80,406,200		\$70,489,672	43.73	1.54%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	188	\$20,782,200	49.98	\$41,582,113	\$20,782,200	1.00000	\$16,920,863	40.69	0.40%
INDUSTRIAL	50	\$1,836,600	49.62	\$3,701,639	\$1,836,600	1.00000	\$1,230,445	33.24	0.04%
RESIDENTIAL	5,426	\$211,296,300	49.63	\$425,705,755	\$211,296,300	1.00000	\$188,273,350	44.23	4.05%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	5,664	\$233,915,100	49.66	\$470,989,507	\$233,915,100		\$206,424,658	43.83	4.48%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	190	\$5,164,000	50.00	\$10,328,000	\$5,164,000	1.00000	\$5,164,000	50.00	0.10%
INDUSTRIAL	8	\$4,418,000	50.00	\$8,836,000	\$4,418,000	1.00000	\$4,418,000	50.00	0.08%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	9	\$6,773,100	50.00	\$13,546,200	\$6,773,100	1.00000	\$6,773,100	50.00	0.13%
TOTAL PERSONAL	207	\$16,355,100	50.00	\$32,710,200	\$16,355,100	1.00000	\$16,355,100	50.00	0.31%
EXEMPT PROPERTY	893								
GRAND TOTAL	6,764	\$250,270,200	49.69	\$503,699,707	\$250,270,200		\$222,779,758	44.23	4.79%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	6	\$298,700	49.98	\$597,639	\$298,700	1.00000	\$236,145	39.51	0.01%
INDUSTRIAL	2	\$900	49.62	\$1,814	\$900	1.00000	\$333	18.36	0.00%
RESIDENTIAL	937	\$19,802,400	49.63	\$39,900,060	\$19,802,400	1.00000	\$18,592,568	46.60	0.38%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	945	\$20,102,000	49.66	\$40,499,513	\$20,102,000		\$18,829,046	46.49	0.39%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	8	\$97,500	50.00	\$195,000	\$97,500	1.00000	\$97,500	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	3	\$698,800	50.00	\$1,397,600	\$698,800	1.00000	\$698,800	50.00	0.01%
TOTAL PERSONAL	11	\$796,300	50.00	\$1,592,600	\$796,300	1.00000	\$796,300	50.00	0.02%
EXEMPT PROPERTY	230								
GRAND TOTAL	1,186	\$20,898,300	49.65	\$42,092,113	\$20,898,300		\$19,625,346	46.62	0.40%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	154	\$17,682,000	49.96	\$35,393,390	\$17,682,000	1.00000	\$15,447,718	43.65	0.34%
INDUSTRIAL	91	\$12,296,600	49.92	\$24,632,632	\$12,296,600	1.00000	\$10,969,952	44.53	0.24%
RESIDENTIAL	3,734	\$165,548,900	49.65	\$333,450,248	\$165,548,900	1.00000	\$138,956,246	41.67	3.17%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	3,979	\$195,527,500	49.69	\$393,476,270	\$195,527,500		\$165,373,916	42.03	3.74%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	220	\$2,009,400	50.00	\$4,018,800	\$2,009,400	1.00000	\$2,009,400	50.00	0.04%
INDUSTRIAL	23	\$15,076,700	50.00	\$30,153,400	\$15,076,700	1.00000	\$15,076,700	50.00	0.29%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	5	\$5,984,000	50.00	\$11,968,000	\$5,984,000	1.00000	\$5,984,000	50.00	0.11%
TOTAL PERSONAL	248	\$23,070,100	50.00	\$46,140,200	\$23,070,100	1.00000	\$23,070,100	50.00	0.44%
EXEMPT PROPERTY	112								
GRAND TOTAL	4,339	\$218,597,600	49.72	\$439,616,470	\$218,597,600		\$188,444,016	42.87	4.19%

**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
REAL PROPERTY									
AGRICULTURAL	32	\$2,627,000	49.33	\$5,325,510	\$2,627,000	1.00000	\$2,041,337	38.33	0.05%
COMMERCIAL	38	\$12,021,400	49.81	\$24,135,787	\$12,021,400	1.00000	\$7,789,151	32.27	0.23%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	3,470	\$304,498,900	49.22	\$618,653,816	\$304,498,900	1.00000	\$230,351,966	37.23	5.83%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	3,540	\$319,147,300	49.24	\$648,115,113	\$319,147,300		\$240,182,454	37.06	6.11%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	71	\$5,390,600	50.00	\$10,781,200	\$5,390,600	1.00000	\$5,390,600	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	\$3,975,700	50.00	\$7,951,400	\$3,975,700	1.00000	\$3,975,700	50.00	0.08%
TOTAL PERSONAL	77	\$9,366,300	50.00	\$18,732,600	\$9,366,300	1.00000	\$9,366,300	50.00	0.18%
EXEMPT PROPERTY	109								
GRAND TOTAL	3,726	\$328,513,600	49.26	\$666,847,713	\$328,513,600		\$249,548,754	37.42	6.29%

**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
REAL PROPERTY									
AGRICULTURAL	57	\$5,283,500	49.86	\$10,596,271	\$5,283,500	1.00000	\$3,413,035	32.21	0.10%
COMMERCIAL	424	\$148,055,400	49.44	\$299,464,320	\$148,055,400	1.00000	\$108,557,037	36.25	2.84%
INDUSTRIAL	23	\$5,143,000	49.90	\$10,305,803	\$5,143,000	1.00000	\$4,059,300	39.39	0.10%
RESIDENTIAL	5,656	\$344,743,400	49.93	\$690,520,535	\$344,743,400	1.00000	\$310,475,363	44.96	6.60%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	6,160	\$503,225,300	49.78	\$1,010,886,929	\$503,225,300		\$426,504,735	42.19	9.64%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	404	\$16,372,700	50.00	\$32,745,400	\$16,372,700	1.00000	\$16,372,700	50.00	0.31%
INDUSTRIAL	13	\$1,829,100	50.00	\$3,658,200	\$1,829,100	1.00000	\$1,829,100	50.00	0.04%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	14	\$11,477,400	50.00	\$22,954,800	\$11,477,400	1.00000	\$11,443,592	49.85	0.22%
TOTAL PERSONAL	431	\$29,679,200	50.00	\$59,358,400	\$29,679,200	1.00000	\$29,645,392	49.94	0.57%
EXEMPT PROPERTY	92								
GRAND TOTAL	6,683	\$532,904,500	49.79	\$1,070,245,329	\$532,904,500		\$456,150,127	42.62	10.21%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	49.86	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	49	\$5,153,800	49.44	\$10,424,353	\$5,153,800	1.00000	\$3,615,803	34.69	0.10%
INDUSTRIAL	4	\$487,400	49.90	\$976,754	\$487,400	1.00000	\$403,833	41.34	0.01%
RESIDENTIAL	484	\$29,304,200	49.93	\$58,690,567	\$29,304,200	1.00000	\$26,277,914	44.77	0.56%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	537	\$34,945,400	49.78	\$70,091,673	\$34,945,400		\$30,297,550	43.23	0.67%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	47	\$541,800	50.00	\$1,083,600	\$541,800	1.00000	\$541,800	50.00	0.01%
INDUSTRIAL	4	\$121,100	50.00	\$242,200	\$121,100	1.00000	\$121,100	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$578,700	50.00	\$1,157,400	\$578,700	1.00000	\$568,111	49.09	0.01%
TOTAL PERSONAL	55	\$1,241,600	50.00	\$2,483,200	\$1,241,600	1.00000	\$1,231,011	49.57	0.02%
EXEMPT PROPERTY	11								
GRAND TOTAL	603	\$36,187,000	49.86	\$72,574,873	\$36,187,000		\$31,528,561	43.44	0.69%

**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
REAL PROPERTY									
AGRICULTURAL	158	\$12,390,200	49.99	\$24,785,214	\$12,390,200	1.00000	\$7,317,428	29.52	0.24%
COMMERCIAL	71	\$3,490,200	49.93	\$6,990,441	\$3,490,200	1.00000	\$2,840,488	40.63	0.07%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,217	\$47,626,900	49.76	\$95,715,203	\$47,626,900	1.00000	\$41,072,046	42.91	0.91%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,446	\$63,507,300	49.81	\$127,490,858	\$63,507,300		\$51,229,962	40.18	1.22%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	91	\$782,000	50.00	\$1,564,000	\$782,000	1.00000	\$782,000	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	\$2,554,600	50.00	\$5,109,200	\$2,554,600	1.00000	\$2,554,600	50.00	0.05%
TOTAL PERSONAL	97	\$3,336,600	50.00	\$6,673,200	\$3,336,600	1.00000	\$3,336,600	50.00	0.06%
EXEMPT PROPERTY	70								
GRAND TOTAL	1,613	\$66,843,900	49.82	\$134,164,058	\$66,843,900		\$54,566,562	40.67	1.28%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	46	\$5,645,700	49.36	\$11,436,689	\$5,645,700	1.00000	\$5,130,287	44.86	0.11%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	3,629	\$246,328,100	49.63	\$496,329,919	\$246,328,100	1.00000	\$213,473,237	43.01	4.72%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	3,675	\$251,973,800	49.62	\$507,766,608	\$251,973,800		\$218,603,524	43.05	4.83%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	59	\$1,339,000	50.00	\$2,678,000	\$1,339,000	1.00000	\$1,339,000	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	\$4,312,400	50.00	\$8,624,800	\$4,312,400	1.00000	\$4,312,400	50.00	0.08%
TOTAL PERSONAL	61	\$5,651,400	50.00	\$11,302,800	\$5,651,400	1.00000	\$5,651,400	50.00	0.11%
EXEMPT PROPERTY	58								
GRAND TOTAL	3,794	\$257,625,200	49.63	\$519,069,408	\$257,625,200		\$224,254,924	43.20	4.93%

**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
REAL PROPERTY									
AGRICULTURAL	114	\$8,352,700	49.80	\$16,771,330	\$8,352,700	1.00000	\$4,926,801	29.38	0.16%
COMMERCIAL	43	\$4,195,100	49.01	\$8,559,539	\$4,195,100	1.00000	\$3,113,475	36.37	0.08%
INDUSTRIAL	10	\$1,004,600	49.58	\$2,026,084	\$1,004,600	1.00000	\$614,567	30.33	0.02%
RESIDENTIAL	908	\$46,101,400	49.63	\$92,886,349	\$46,101,400	1.00000	\$37,366,830	40.23	0.88%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,075	\$59,653,800	49.61	\$120,243,302	\$59,653,800		\$46,021,673	38.27	1.14%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	84	\$1,017,200	50.00	\$2,034,400	\$1,017,200	1.00000	\$1,017,200	50.00	0.02%
INDUSTRIAL	3	\$761,500	50.00	\$1,523,000	\$761,500	1.00000	\$761,500	50.00	0.01%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$2,725,500	50.00	\$5,451,000	\$2,725,500	1.00000	\$2,725,500	50.00	0.05%
TOTAL PERSONAL	91	\$4,504,200	50.00	\$9,008,400	\$4,504,200	1.00000	\$4,504,200	50.00	0.09%
EXEMPT PROPERTY	29								
GRAND TOTAL	1,195	\$64,158,000	49.64	\$129,251,702	\$64,158,000		\$50,525,873	39.09	1.23%

**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
REAL PROPERTY									
AGRICULTURAL	130	\$10,814,500	49.76	\$21,732,091	\$10,814,500	1.00000	\$6,319,516	29.08	0.21%
COMMERCIAL	15	\$1,952,000	49.63	\$3,933,353	\$1,952,000	1.00000	\$1,857,873	47.23	0.04%
INDUSTRIAL	15	\$808,400	49.93	\$1,619,094	\$808,400	1.00000	\$507,884	31.37	0.02%
RESIDENTIAL	682	\$35,387,200	49.77	\$71,096,461	\$35,387,200	1.00000	\$28,588,433	40.21	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
TOTAL REAL	842	\$48,962,100	49.77	\$98,380,999	\$48,962,100		\$37,273,706	37.89	0.94%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	38	\$680,800	50.00	\$1,361,600	\$680,800	1.00000	\$680,800	50.00	0.01%
INDUSTRIAL	2	\$212,600	50.00	\$425,200	\$212,600	1.00000	\$212,600	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	6	\$1,405,000	50.00	\$2,810,000	\$1,405,000	1.00000	\$1,405,000	50.00	0.03%
TOTAL PERSONAL	46	\$2,298,400	50.00	\$4,596,800	\$2,298,400	1.00000	\$2,298,400	50.00	0.04%
EXEMPT PROPERTY	34								
GRAND TOTAL	922	\$51,260,500	49.78	\$102,977,799	\$51,260,500		\$39,572,106	38.43	0.98%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	431	\$96,659,800	49.28	\$196,155,214	\$96,659,800	1.00000	\$73,132,306	37.28	1.85%
INDUSTRIAL	110	\$17,842,400	49.47	\$36,068,059	\$17,842,400	1.00000	\$16,105,332	44.65	0.34%
RESIDENTIAL	6,466	\$249,102,600	49.93	\$498,911,459	\$249,102,600	1.00000	\$236,318,521	47.37	4.77%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	7,007	\$363,604,800	49.73	\$731,134,732	\$363,604,800		\$325,556,159	44.53	6.96%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	649	\$12,115,700	50.00	\$24,231,400	\$12,115,700	1.00000	\$12,115,700	50.00	0.23%
INDUSTRIAL	37	\$20,727,800	50.00	\$41,455,600	\$20,727,800	1.00000	\$20,727,800	50.00	0.40%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	11	\$8,355,000	50.00	\$16,710,000	\$8,355,000	1.00000	\$8,325,177	49.82	0.16%
TOTAL PERSONAL	697	\$41,198,500	50.00	\$82,397,000	\$41,198,500	1.00000	\$41,168,677	49.96	0.79%
EXEMPT PROPERTY	192								
GRAND TOTAL	7,896	\$404,803,300	49.76	\$813,531,732	\$404,803,300		\$366,724,836	45.08	7.75%

**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
REAL PROPERTY									
AGRICULTURAL	321	\$27,427,100	49.80	\$55,075,387	\$27,427,100	1.00000	\$16,991,969	30.85	0.53%
COMMERCIAL	74	\$5,163,500	49.98	\$10,330,441	\$5,163,500	1.00000	\$4,161,637	40.29	0.10%
INDUSTRIAL	14	\$2,762,400	49.91	\$5,535,058	\$2,762,400	1.00000	\$1,718,332	31.04	0.05%
RESIDENTIAL	1,098	\$55,916,900	49.71	\$112,479,568	\$55,916,900	1.00000	\$47,786,001	42.48	1.07%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,507	\$91,269,900	49.76	\$183,420,454	\$91,269,900		\$70,657,939	38.52	1.75%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	103	\$2,414,500	50.00	\$4,829,000	\$2,414,500	1.00000	\$2,414,500	50.00	0.05%
INDUSTRIAL	5	\$4,036,000	50.00	\$8,072,000	\$4,036,000	1.00000	\$4,036,000	50.00	0.08%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	8	\$2,277,400	50.00	\$4,554,800	\$2,277,400	1.00000	\$2,277,400	50.00	0.04%
TOTAL PERSONAL	116	\$8,727,900	50.00	\$17,455,800	\$8,727,900	1.00000	\$8,727,900	50.00	0.17%
EXEMPT PROPERTY									
	64								
GRAND TOTAL	1,687	\$99,997,800	49.78	\$200,876,254	\$99,997,800		\$79,385,839	39.52	1.92%

**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
REAL PROPERTY									
AGRICULTURAL	2	\$114,300	49.80	\$229,518	\$114,300	1.00000	\$90,474	39.42	0.00%
COMMERCIAL	62	\$3,833,500	49.98	\$7,670,068	\$3,833,500	1.00000	\$3,314,443	43.21	0.07%
INDUSTRIAL	7	\$838,600	49.91	\$1,680,224	\$838,600	1.00000	\$682,180	40.60	0.02%
RESIDENTIAL	535	\$24,211,200	49.71	\$48,704,888	\$24,211,200	1.00000	\$21,366,920	43.87	0.46%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	606	\$28,997,600	49.76	\$58,284,699	\$28,997,600		\$25,454,017	43.67	0.56%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	65	\$1,389,700	50.00	\$2,779,400	\$1,389,700	1.00000	\$1,389,700	50.00	0.03%
INDUSTRIAL	1	\$35,400	50.00	\$70,800	\$35,400	1.00000	\$35,400	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$732,600	50.00	\$1,465,200	\$732,600	1.00000	\$732,600	50.00	0.01%
TOTAL PERSONAL	68	\$2,157,700	50.00	\$4,315,400	\$2,157,700	1.00000	\$2,157,700	50.00	0.04%
EXEMPT PROPERTY	34								
GRAND TOTAL	708	\$31,155,300	49.77	\$62,600,099	\$31,155,300		\$27,611,717	44.11	0.60%

**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
REAL PROPERTY									
AGRICULTURAL	64	\$5,138,000	49.64	\$10,349,702	\$5,138,000	1.00000	\$3,202,659	30.94	0.10%
COMMERCIAL	22	\$1,155,300	49.64	\$2,327,546	\$1,155,300	1.00000	\$708,767	30.45	0.02%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,175	\$63,866,700	49.78	\$128,290,478	\$63,866,700	1.00000	\$55,582,710	43.33	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
TOTAL REAL	1,261	\$70,160,000	49.77	\$140,967,726	\$70,160,000		\$59,494,136	42.20	1.34%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	33	\$307,500	50.00	\$615,000	\$307,500	1.00000	\$307,500	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	\$1,705,500	50.00	\$3,411,000	\$1,705,500	1.00000	\$1,698,366	49.79	0.03%
TOTAL PERSONAL	45	\$2,013,000	50.00	\$4,026,000	\$2,013,000	1.00000	\$2,005,866	49.82	0.04%
EXEMPT PROPERTY	29								
GRAND TOTAL	1,335	\$72,173,000	49.78	\$144,993,726	\$72,173,000		\$61,500,002	42.42	1.38%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	79	\$21,080,400	49.24	\$42,812,035	\$21,080,400	1.00000	\$17,431,596	40.72	0.40%
INDUSTRIAL	4	\$722,200	49.43	\$1,460,923	\$722,200	1.00000	\$713,754	48.86	0.01%
RESIDENTIAL	755	\$42,798,900	49.76	\$86,019,223	\$42,798,900	1.00000	\$39,641,650	46.08	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
TOTAL REAL	838	\$64,601,500	49.58	\$130,292,181	\$64,601,500		\$57,787,000	44.35	1.24%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	135	\$3,083,300	50.00	\$6,166,600	\$3,083,300	1.00000	\$3,083,300	50.00	0.06%
INDUSTRIAL	8	\$1,805,400	50.00	\$3,610,800	\$1,805,400	1.00000	\$1,805,400	50.00	0.03%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$1,681,800	50.00	\$3,363,600	\$1,681,800	1.00000	\$1,681,800	50.00	0.03%
TOTAL PERSONAL	147	\$6,570,500	50.00	\$13,141,000	\$6,570,500	1.00000	\$6,570,500	50.00	0.13%
EXEMPT PROPERTY	30								
GRAND TOTAL	1,015	\$71,172,000	49.62	\$143,433,181	\$71,172,000		\$64,357,500	44.87	1.36%

**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
REAL PROPERTY									
AGRICULTURAL	122	\$7,829,200	49.07	\$15,954,540	\$7,829,200	1.00000	\$4,157,280	26.06	0.15%
COMMERCIAL	33	\$5,995,500	49.99	\$11,993,760	\$5,995,500	1.00000	\$3,287,202	27.41	0.11%
INDUSTRIAL	8	\$2,686,900	49.62	\$5,415,011	\$2,686,900	1.00000	\$1,391,154	25.69	0.05%
RESIDENTIAL	1,175	\$134,014,000	49.45	\$270,990,977	\$134,014,000	1.00000	\$79,707,286	29.41	2.57%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,338	\$150,525,600	49.46	\$304,354,288	\$150,525,600		\$88,542,922	29.09	2.88%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	29	\$442,200	50.00	\$884,400	\$442,200	1.00000	\$442,200	50.00	0.01%
INDUSTRIAL	2	\$7,200	50.00	\$14,400	\$7,200	1.00000	\$7,200	50.00	0.00%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$683,600	50.00	\$1,367,200	\$683,600	1.00000	\$683,600	50.00	0.01%
TOTAL PERSONAL	34	\$1,133,000	50.00	\$2,266,000	\$1,133,000	1.00000	\$1,133,000	50.00	0.02%
EXEMPT PROPERTY	16								
GRAND TOTAL	1,388	\$151,658,600	49.46	\$306,620,288	\$151,658,600		\$89,675,922	29.25	2.90%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	86	\$9,245,400	49.86	\$18,541,498	\$9,245,400	1.00000	\$7,540,673	40.67	0.18%
INDUSTRIAL	21	\$6,738,400	49.64	\$13,574,609	\$6,738,400	1.00000	\$6,345,580	46.75	0.13%
RESIDENTIAL	1,377	\$66,216,100	49.34	\$134,197,563	\$66,216,100	1.00000	\$56,093,377	41.80	1.27%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,484	\$82,199,900	49.42	\$166,313,670	\$82,199,900		\$69,979,630	42.08	1.57%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	124	\$1,616,700	50.00	\$3,233,400	\$1,616,700	1.00000	\$1,616,700	50.00	0.03%
INDUSTRIAL	11	\$4,641,100	50.00	\$9,282,200	\$4,641,100	1.00000	\$4,641,100	50.00	0.09%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	3	\$1,199,000	50.00	\$2,398,000	\$1,199,000	1.00000	\$1,199,000	50.00	0.02%
TOTAL PERSONAL	138	\$7,456,800	50.00	\$14,913,600	\$7,456,800	1.00000	\$7,456,800	50.00	0.14%
EXEMPT PROPERTY	83								
GRAND TOTAL	1,705	\$89,656,700	49.47	\$181,227,270	\$89,656,700		\$77,436,430	42.73	1.72%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	1,150	\$154,707,400	49.86	\$310,293,030	\$154,707,400	1.00000	\$142,858,352	46.04	2.96%
INDUSTRIAL	209	\$126,350,900	49.39	\$255,809,527	\$126,350,900	1.00000	\$111,241,609	43.49	2.42%
RESIDENTIAL	12,756	\$390,500,950	49.72	\$785,465,952	\$390,500,950	1.00000	\$357,583,830	45.53	7.48%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	14,115	\$671,559,250	49.69	\$1,351,568,509	\$671,559,250		\$611,683,791	45.26	12.86%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	1,438	\$29,173,900	50.00	\$58,347,800	\$29,173,900	1.00000	\$29,173,900	50.00	0.56%
INDUSTRIAL	105	\$50,302,900	50.00	\$100,605,800	\$50,302,900	1.00000	\$50,302,900	50.00	0.96%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	15	\$32,053,200	50.00	\$64,106,400	\$32,053,200	1.00000	\$32,048,947	49.99	0.61%
TOTAL PERSONAL	1,558	\$111,530,000	50.00	\$223,060,000	\$111,530,000	1.00000	\$111,525,747	50.00	2.14%
EXEMPT PROPERTY	923								
GRAND TOTAL	16,596	\$783,089,250	49.73	\$1,574,628,509	\$783,089,250		\$723,209,538	45.93	15.00%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	412	\$26,552,500	49.10	\$54,075,308	\$26,552,500	1.00000	\$25,271,550	46.73	0.51%
INDUSTRIAL	133	\$12,320,500	49.84	\$24,718,797	\$12,320,500	1.00000	\$11,666,115	47.20	0.24%
RESIDENTIAL	4,386	\$87,107,600	49.98	\$174,279,053	\$87,107,600	1.00000	\$74,627,547	42.82	1.67%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	4,931	\$125,980,600	49.78	\$253,073,158	\$125,980,600		\$111,565,212	44.08	2.41%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	376	\$4,918,400	50.00	\$9,836,800	\$4,918,400	1.00000	\$4,918,400	50.00	0.09%
INDUSTRIAL	37	\$10,190,700	50.00	\$20,381,400	\$10,190,700	1.00000	\$10,190,700	50.00	0.20%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	4	\$6,944,100	50.00	\$13,888,200	\$6,944,100	1.00000	\$6,944,100	50.00	0.13%
TOTAL PERSONAL	417	\$22,053,200	50.00	\$44,106,400	\$22,053,200	1.00000	\$22,053,200	50.00	0.42%
EXEMPT PROPERTY	494								
GRAND TOTAL	5,842	\$148,033,800	49.81	\$297,179,558	\$148,033,800		\$133,618,412	44.96	2.84%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	97	\$18,639,400	49.11	\$37,955,549	\$18,639,400	1.00000	\$16,601,661	43.74	0.36%
INDUSTRIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
RESIDENTIAL	1,615	\$130,788,700	49.70	\$263,162,165	\$130,788,700	1.00000	\$120,418,373	45.76	2.50%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,712	\$149,428,100	49.62	\$301,117,714	\$149,428,100		\$137,020,034	45.50	2.86%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	165	\$3,580,400	50.00	\$7,160,800	\$3,580,400	1.00000	\$3,580,400	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	\$1,310,100	50.00	\$2,620,200	\$1,310,100	1.00000	\$1,310,100	50.00	0.03%
TOTAL PERSONAL	168	\$4,890,500	50.00	\$9,781,000	\$4,890,500	1.00000	\$4,890,500	50.00	0.09%
EXEMPT PROPERTY	41								
GRAND TOTAL	1,921	\$154,318,600	49.64	\$310,898,714	\$154,318,600		\$141,910,534	45.65	2.96%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	561	\$211,547,200	49.92	\$423,813,977	\$211,547,200	1.00000	\$180,079,823	42.49	4.05%
INDUSTRIAL	221	\$58,900,800	49.88	\$118,087,367	\$58,900,800	1.00000	\$51,059,100	43.24	1.13%
RESIDENTIAL	9,580	\$640,964,300	49.70	\$1,289,539,276	\$640,964,300	1.00000	\$594,161,481	46.08	12.28%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	10,362	\$911,412,300	49.76	\$1,831,440,620	\$911,412,300		\$825,300,404	45.06	17.46%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	813	\$22,738,700	50.00	\$45,477,400	\$22,738,700	1.00000	\$22,738,700	50.00	0.44%
INDUSTRIAL	83	\$30,090,400	50.00	\$60,180,800	\$30,090,400	1.00000	\$30,090,400	50.00	0.58%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	7	\$12,330,000	50.00	\$24,660,000	\$12,330,000	1.00000	\$12,313,803	49.93	0.24%
TOTAL PERSONAL	903	\$65,159,100	50.00	\$130,318,200	\$65,159,100	1.00000	\$65,142,903	49.99	1.25%
EXEMPT PROPERTY	179								
GRAND TOTAL	11,444	\$976,571,400	49.78	\$1,961,758,820	\$976,571,400		\$890,443,307	45.39	18.70%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	98	\$44,442,400	49.86	\$89,128,027	\$44,442,400	1.00000	\$42,591,434	47.79	0.85%
INDUSTRIAL	13	\$3,104,800	49.93	\$6,217,764	\$3,104,800	1.00000	\$2,866,059	46.09	0.06%
RESIDENTIAL	1,305	\$62,703,600	49.71	\$126,135,598	\$62,703,600	1.00000	\$62,189,096	49.30	1.20%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,416	\$110,250,800	49.78	\$221,481,389	\$110,250,800		\$107,646,589	48.60	2.11%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	222	\$5,218,700	50.00	\$10,437,400	\$5,218,700	1.00000	\$5,218,700	50.00	0.10%
INDUSTRIAL	5	\$6,182,800	50.00	\$12,365,600	\$6,182,800	1.00000	\$6,160,249	49.82	0.12%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$1,020,300	50.00	\$2,040,600	\$1,020,300	1.00000	\$1,020,300	50.00	0.02%
TOTAL PERSONAL	229	\$12,421,800	50.00	\$24,843,600	\$12,421,800	1.00000	\$12,399,249	49.91	0.24%
EXEMPT PROPERTY	27								
GRAND TOTAL	1,672	\$122,672,600	49.80	\$246,324,989	\$122,672,600		\$120,045,838	48.73	2.35%

**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
REAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	148	\$24,721,700	49.67	\$49,768,504	\$24,721,700	1.00000	\$20,244,342	40.68	0.47%
INDUSTRIAL	33	\$13,550,800	49.51	\$27,370,302	\$13,550,800	1.00000	\$12,368,332	45.19	0.26%
RESIDENTIAL	1,159	\$56,095,100	49.62	\$113,060,013	\$56,095,100	1.00000	\$51,984,802	45.98	1.07%
TIMBER-CUTOVER	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
DEVELOPMENTAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
TOTAL REAL	1,340	\$94,367,600	49.62	\$190,198,819	\$94,367,600		\$84,597,476	44.48	1.81%
PERSONAL PROPERTY									
AGRICULTURAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
COMMERCIAL	262	\$3,036,000	50.00	\$6,072,000	\$3,036,000	1.00000	\$3,036,000	50.00	0.06%
INDUSTRIAL	26	\$33,420,500	50.00	\$66,841,000	\$33,420,500	1.00000	\$33,420,500	50.00	0.64%
RESIDENTIAL	0	\$0	50.00	\$0	\$0	NA	\$0	NA	NA
UTILITY	2	\$1,878,400	50.00	\$3,756,800	\$1,878,400	1.00000	\$1,878,400	50.00	0.04%
TOTAL PERSONAL	290	\$38,334,900	50.00	\$76,669,800	\$38,334,900	1.00000	\$38,334,900	50.00	0.73%
EXEMPT PROPERTY	100								
GRAND TOTAL	1,730	\$132,702,500	49.73	\$266,868,619	\$132,702,500		\$122,932,376	46.06	2.54%

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

**2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
70-120 COOPERSVILLE									
Ravenna Township	6,020,300	0	0	7,909,200	0	0	13,929,500	245,100	14,174,600
Principle Residence Portion	5,877,221	0	0	7,302,900	0	0	13,180,121	0	13,180,121
Non-Principle Residence Portion	143,079	0	0	606,300	0	0	749,379	245,100	994,479
Sullivan Township	302,900	0	0	2,770,600	0	0	3,073,500	17,800	3,091,300
Principle Residence Portion	240,000	0	0	2,083,700	0	0	2,323,700	0	2,323,700
Non-Principle Residence Portion	62,900	0	0	686,900	0	0	749,800	17,800	767,600
70-120 TOTALS	6,323,200	0	0	10,679,800	0	0	17,003,000	262,900	17,265,900
Principle Residence Portion	6,117,221	0	0	9,386,600	0	0	15,503,821	0	15,503,821
Non-Principle Residence Portion	205,979	0	0	1,293,200	0	0	1,499,179	262,900	1,762,079
62-040 FREMONT									
Holton Township	4,406,300	581,600	0	1,870,400	0	0	6,858,300	710,100	7,568,400
Principle Residence Portion	4,119,284	55,735	0	1,544,200	0	0	5,719,219	71,900	5,791,119
Non-Principle Residence Portion	287,016	525,865	0	326,200	0	0	1,139,081	638,200	1,777,281
62-040 TOTALS	4,406,300	581,600	0	1,870,400	0	0	6,858,300	710,100	7,568,400
Principle Residence Portion	4,119,284	55,735	0	1,544,200	0	0	5,719,219	71,900	5,791,119
Non-Principle Residence Portion	287,016	525,865	0	326,200	0	0	1,139,081	638,200	1,777,281
61-080 FRUITPORT									
Fruitport Township	5,283,500	141,863,300	5,143,000	342,887,100	0	0	495,176,900	29,507,500	524,684,400
Principle Residence Portion	4,938,400	4,880,389	0	308,809,590	0	0	318,628,379	18,161,900	336,790,279
Non-Principle Residence Portion	345,100	136,982,911	5,143,000	34,077,510	0	0	176,548,521	11,345,600	187,894,121
Sullivan Township	1,176,000	205,200	0	23,581,800	0	0	24,963,000	811,600	25,774,600
Principle Residence Portion	1,176,000	0	0	20,543,600	0	0	21,719,600	198,300	21,917,900
Non-Principle Residence Portion	0	205,200	0	3,038,200	0	0	3,243,400	613,300	3,856,700
61-080 TOTALS	6,459,500	142,068,500	5,143,000	366,468,900	0	0	520,139,900	30,319,100	550,459,000
Principle Residence Portion	6,114,400	4,880,389	0	329,353,190	0	0	340,347,979	18,360,200	358,708,179
Non-Principle Residence Portion	345,100	137,188,111	5,143,000	37,115,710	0	0	179,791,921	11,958,900	191,750,821
70-010 GRAND HAVEN									
City of Norton Shores	0	48,136,800	31,736,900	48,069,300	0	0	127,943,000	15,368,800	143,311,800
Principle Residence Portion	0	104,098	0	39,707,212	0	0	39,811,310	12,990,800	52,802,110
Non-Principle Residence Portion	0	48,032,702	31,736,900	8,362,088	0	0	88,131,690	2,378,000	90,509,690
70-010 TOTALS	0	48,136,800	31,736,900	48,069,300	0	0	127,943,000	15,368,800	143,311,800
Principle Residence Portion	0	104,098	0	39,707,212	0	0	39,811,310	12,990,800	52,802,110
Non-Principle Residence Portion	0	48,032,702	31,736,900	8,362,088	0	0	88,131,690	2,378,000	90,509,690
62-050 GRANT									
Casnovia Township	12,815,700	1,425,900	965,600	25,852,750	0	0	41,059,950	1,175,200	42,235,150
Principle Residence Portion	12,077,288	0	71,300	22,074,110	0	0	34,222,698	175,900	34,398,598
Non-Principle Residence Portion	738,412	1,425,900	894,300	3,778,640	0	0	6,837,252	999,300	7,836,552
Moorland Township	797,700	0	0	776,700	0	0	1,574,400	35,900	1,610,300
Principle Residence Portion	797,700	0	0	663,400	0	0	1,461,100	0	1,461,100
Non-Principle Residence Portion	0	0	0	113,300	0	0	113,300	35,900	149,200
62-050 TOTALS	13,613,400	1,425,900	965,600	26,629,450	0	0	42,634,350	1,211,100	43,845,450
Principle Residence Portion	12,874,988	0	71,300	22,737,510	0	0	35,683,798	175,900	35,859,698
Non-Principle Residence Portion	738,412	1,425,900	894,300	3,891,940	0	0	6,950,552	1,035,200	7,985,752

MUSKEGON COUNTY
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT

2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-120 HOLTON									
Blue Lake Township	0	324,200	0	32,788,200	0	0	33,112,400	660,300	33,772,700
Principle Residence Portion	0	0	0	20,811,600	0	0	20,811,600	79,200	20,890,800
Non-Principle Residence Portion	0	324,200	0	11,976,600	0	0	12,300,800	581,100	12,881,900
Cedar Creek Township	4,273,600	4,926,700	0	61,690,000	0	0	70,890,300	1,409,400	72,299,700
Principle Residence Portion	4,105,309	321,450	0	47,511,667	0	0	51,938,426	166,800	52,105,226
Non-Principle Residence Portion	168,291	4,605,250	0	14,178,333	0	0	18,951,874	1,242,600	20,194,474
Holton Township	7,983,900	2,908,600	0	45,756,500	0	0	56,649,000	2,626,500	59,275,500
Principle Residence Portion	7,686,342	113,550	0	34,144,356	0	0	41,944,248	710,100	42,654,348
Non-Principle Residence Portion	297,558	2,795,050	0	11,612,144	0	0	14,704,752	1,916,400	16,621,152
61-120 TOTALS	12,257,500	8,159,500	0	140,234,700	0	0	160,651,700	4,696,200	165,347,900
Principle Residence Portion	11,791,651	435,000	0	102,467,623	0	0	114,694,274	956,100	115,650,374
Non-Principle Residence Portion	465,849	7,724,500	0	37,767,077	0	0	45,957,426	3,740,100	49,697,526
41-150 KENT CITY									
Casnovia Township	16,884,600	974,100	391,600	20,505,600	0	0	38,755,900	1,465,600	40,221,500
Principle Residence Portion	15,686,375	0	115,700	17,630,770	0	0	33,432,845	497,700	33,930,545
Non-Principle Residence Portion	1,198,225	974,100	275,900	2,874,830	0	0	5,323,055	967,900	6,290,955
41-150 TOTALS	16,884,600	974,100	391,600	20,505,600	0	0	38,755,900	1,465,600	40,221,500
Principle Residence Portion	15,686,375	0	115,700	17,630,770	0	0	33,432,845	497,700	33,930,545
Non-Principle Residence Portion	1,198,225	974,100	275,900	2,874,830	0	0	5,323,055	967,900	6,290,955
61-060 MONA SHORES									
Fruitport Township	0	6,192,100	0	1,856,300	0	0	8,048,400	171,700	8,220,100
Principle Residence Portion	0	56,910	0	1,282,600	0	0	1,339,510	39,900	1,379,410
Non-Principle Residence Portion	0	6,135,190	0	573,700	0	0	6,708,890	131,800	6,840,690
City of Muskegon Heights	0	2,606,400	0	0	0	0	2,606,400	345,700	2,952,100
Principle Residence Portion	0	0	0	0	0	0	0	239,400	239,400
Non-Principle Residence Portion	0	2,606,400	0	0	0	0	2,606,400	106,300	2,712,700
City of Norton Shores	0	145,902,700	25,787,000	579,587,700	0	0	751,277,400	47,389,400	798,666,800
Principle Residence Portion	0	301,316	0	497,052,021	0	0	497,353,337	38,194,000	535,547,337
Non-Principle Residence Portion	0	145,601,384	25,787,000	82,535,679	0	0	253,924,063	9,195,400	263,119,463
City of Roosevelt Park	0	44,442,400	3,104,800	62,703,600	0	0	110,250,800	12,421,800	122,672,600
Principle Residence Portion	0	0	0	55,864,700	0	0	55,864,700	11,401,500	67,266,200
Non-Principle Residence Portion	0	44,442,400	3,104,800	6,838,900	0	0	54,386,100	1,020,300	55,406,400
61-060 TOTALS	0	199,143,600	28,891,800	644,147,600	0	0	872,183,000	60,328,600	932,511,600
Principle Residence Portion	0	358,226	0	554,199,321	0	0	554,557,547	49,874,800	604,432,347
Non-Principle Residence Portion	0	198,785,374	28,891,800	89,948,279	0	0	317,625,453	10,453,800	328,079,253

MUSKEGON COUNTY
RECOMMENDED COUNTY EQUALIZED VALUES BY SCHOOL DISTRICT

2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-180 MONTAGUE									
Montague Township	8,352,700	4,195,100	1,004,600	46,101,400	0	0	59,653,800	4,504,200	64,158,000
Principle Residence Portion	8,302,229	30,737	81,675	32,446,279	0	0	40,860,920	1,778,700	42,639,620
Non-Principle Residence Portion	50,471	4,164,363	922,925	13,655,121	0	0	18,792,880	2,725,500	21,518,380
Whitehall Township	0	0	0	1,301,000	0	0	1,301,000	27,400	1,328,400
Principle Residence Portion	0	0	0	980,400	0	0	980,400	0	980,400
Non-Principle Residence Portion	0	0	0	320,600	0	0	320,600	27,400	348,000
White River Township	7,829,200	5,995,500	2,686,900	134,014,000	0	0	150,525,600	1,133,000	151,658,600
Principle Residence Portion	7,800,550	84,900	0	58,172,413	0	0	66,057,863	449,400	66,507,263
Non-Principle Residence Portion	28,650	5,910,600	2,686,900	75,841,587	0	0	84,467,737	683,600	85,151,337
City of Montague	0	9,245,400	6,738,400	66,216,100	0	0	82,199,900	7,456,800	89,656,700
Principle Residence Portion	0	79,600	0	45,778,156	0	0	45,857,756	6,257,800	52,115,556
Non-Principle Residence Portion	0	9,165,800	6,738,400	20,437,944	0	0	36,342,144	1,199,000	37,541,144
61-180 TOTALS	16,181,900	19,436,000	10,429,900	247,632,500	0	0	293,680,300	13,121,400	306,801,700
Principle Residence Portion	16,102,779	195,237	81,675	137,377,248	0	0	153,756,939	8,485,900	162,242,839
Non-Principle Residence Portion	79,121	19,240,763	10,348,225	110,255,252	0	0	139,923,361	4,635,500	144,558,861
61-010 MUSKEGON									
Muskegon Township	0	697,900	732,100	0	0	0	1,430,000	176,100	1,606,100
Principle Residence Portion	0	0	0	0	0	0	0	119,000	119,000
Non-Principle Residence Portion	0	697,900	732,100	0	0	0	1,430,000	57,100	1,487,100
City of Muskegon	0	143,095,900	24,519,800	387,608,850	0	0	555,224,550	55,409,700	610,634,250
Principle Residence Portion	0	823,113	0	264,892,170	0	0	265,715,283	41,760,500	307,475,783
Non-Principle Residence Portion	0	142,272,787	24,519,800	122,716,680	0	0	289,509,267	13,649,200	303,158,467
City of Norton Shores	0	17,507,700	1,376,900	13,307,300	0	0	32,191,900	2,400,900	34,592,800
Principle Residence Portion	0	4,500	0	9,127,150	0	0	9,131,650	1,644,300	10,775,950
Non-Principle Residence Portion	0	17,503,200	1,376,900	4,180,150	0	0	23,060,250	756,600	23,816,850
61-010 TOTALS	0	161,301,500	26,628,800	400,916,150	0	0	588,846,450	57,986,700	646,833,150
Principle Residence Portion	0	827,613	0	274,019,320	0	0	274,846,933	43,523,800	318,370,733
Non-Principle Residence Portion	0	160,473,887	26,628,800	126,896,830	0	0	313,999,517	14,462,900	328,462,417
61-020 MUSKEGON HEIGHTS									
City of Muskegon Heights	0	23,946,100	12,320,500	87,107,600	0	0	123,374,200	21,707,500	145,081,700
Principle Residence Portion	0	31,900	0	45,623,595	0	0	45,655,495	14,869,700	60,525,195
Non-Principle Residence Portion	0	23,914,200	12,320,500	41,484,005	0	0	77,718,705	6,837,800	84,556,505
61-020 TOTALS	0	23,946,100	12,320,500	87,107,600	0	0	123,374,200	21,707,500	145,081,700
Principle Residence Portion	0	31,900	0	45,623,595	0	0	45,655,495	14,869,700	60,525,195
Non-Principle Residence Portion	0	23,914,200	12,320,500	41,484,005	0	0	77,718,705	6,837,800	84,556,505

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

**2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-230 NORTH MUSKEGON									
City of North Muskegon	0	18,639,400	0	130,788,700	0	0	149,428,100	4,890,500	154,318,600
Principle Residence Portion	0	274,670	0	114,011,819	0	0	114,286,489	3,580,400	117,866,889
Non-Principle Residence Portion	0	18,364,730	0	16,776,881	0	0	35,141,611	1,310,100	36,451,711
61-230 TOTALS	0	18,639,400	0	130,788,700	0	0	149,428,100	4,890,500	154,318,600
Principle Residence Portion	0	274,670	0	114,011,819	0	0	114,286,489	3,580,400	117,866,889
Non-Principle Residence Portion	0	18,364,730	0	16,776,881	0	0	35,141,611	1,310,100	36,451,711
61-065 OAKRIDGE									
Cedar Creek Township	265,900	356,900	0	628,400	0	0	1,251,200	73,000	1,324,200
Principle Residence Portion	265,900	0	0	444,400	0	0	710,300	57,500	767,800
Non-Principle Residence Portion	0	356,900	0	184,000	0	0	540,900	15,500	556,400
Egelston Township	0	17,682,000	12,296,600	165,548,900	0	0	195,527,500	23,070,100	218,597,600
Principle Residence Portion	0	541,006	0	139,158,599	0	0	139,699,605	17,086,100	156,785,705
Non-Principle Residence Portion	0	17,140,994	12,296,600	26,390,301	0	0	55,827,895	5,984,000	61,811,895
61-065 TOTALS	265,900	18,038,900	12,296,600	166,177,300	0	0	196,778,700	23,143,100	219,921,800
Principle Residence Portion	265,900	541,006	0	139,602,999	0	0	140,409,905	17,143,600	157,553,505
Non-Principle Residence Portion	0	17,497,894	12,296,600	26,574,301	0	0	56,368,795	5,999,500	62,368,295
61-190 ORCHARD VIEW									
Muskegon Township	0	58,438,500	11,963,800	164,148,400	0	0	234,550,700	24,274,700	258,825,400
Principle Residence Portion	0	464,518	6,300	140,264,719	0	0	140,735,537	18,910,000	159,645,537
Non-Principle Residence Portion	0	57,973,982	11,957,500	23,883,681	0	0	93,815,163	5,364,700	99,179,863
City of Muskegon	0	11,477,500	36,350,500	2,617,700	0	0	50,445,700	37,298,200	87,743,900
Principle Residence Portion	0	0	0	1,876,650	0	0	1,876,650	35,918,700	37,795,350
Non-Principle Residence Portion	0	11,477,500	36,350,500	741,050	0	0	48,569,050	1,379,500	49,948,550
61-190 TOTALS	0	69,916,000	48,314,300	166,766,100	0	0	284,996,400	61,572,900	346,569,300
Principle Residence Portion	0	464,518	6,300	142,141,369	0	0	142,612,187	54,828,700	197,440,887
Non-Principle Residence Portion	0	69,451,482	48,308,000	24,624,731	0	0	142,384,213	6,744,200	149,128,413
61-210 RAVENNA									
Casnovia Township	653,900	181,200	0	2,718,300	0	0	3,553,400	54,900	3,608,300
Principle Residence Portion	600,600	0	0	2,278,900	0	0	2,879,500	300	2,879,800
Non-Principle Residence Portion	53,300	181,200	0	439,400	0	0	673,900	54,600	728,500
Moorland Township	10,016,800	1,952,000	808,400	34,610,500	0	0	47,387,700	2,262,500	49,650,200
Principle Residence Portion	9,941,848	0	39,200	29,593,155	0	0	39,574,203	893,400	40,467,603
Non-Principle Residence Portion	74,952	1,952,000	769,200	5,017,345	0	0	7,813,497	1,369,100	9,182,597
Ravenna Township	21,406,800	5,163,500	2,762,400	48,007,700	0	0	77,340,400	8,482,800	85,823,200
Principle Residence Portion	21,136,021	188,852	0	42,894,341	0	0	64,219,214	6,450,500	70,669,714
Non-Principle Residence Portion	270,779	4,974,648	2,762,400	5,113,359	0	0	13,121,186	2,032,300	15,153,486
Sullivan Township	3,659,100	950,100	0	37,514,300	0	0	42,123,500	1,183,600	43,307,100
Principle Residence Portion	3,464,300	15,080	0	31,367,422	0	0	34,846,802	109,200	34,956,002
Non-Principle Residence Portion	194,800	935,020	0	6,146,878	0	0	7,276,698	1,074,400	8,351,098
61-210 TOTALS	35,736,600	8,246,800	3,570,800	122,850,800	0	0	170,405,000	11,983,800	182,388,800
Principle Residence Portion	35,142,769	203,932	39,200	106,133,818	0	0	141,519,719	7,453,400	148,973,119
Non-Principle Residence Portion	593,831	8,042,868	3,531,600	16,716,982	0	0	28,885,281	4,530,400	33,415,681

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

**2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-220 REETHS-PUFFER									
Cedar Creek Township	0	122,500	0	6,064,800	0	0	6,187,300	595,000	6,782,300
Principle Residence Portion	0	0	0	5,187,050	0	0	5,187,050	401,300	5,588,350
Non-Principle Residence Portion	0	122,500	0	877,750	0	0	1,000,250	193,700	1,193,950
Dalton Township	0	20,345,700	1,826,300	174,764,500	0	0	196,936,500	14,835,700	211,772,200
Principle Residence Portion	0	635,195	0	142,948,079	0	0	143,583,274	9,477,400	153,060,674
Non-Principle Residence Portion	0	19,710,505	1,826,300	31,816,421	0	0	53,353,226	5,358,300	58,711,526
Fruitland Township	1,458,100	5,912,100	0	46,846,800	0	0	54,217,000	5,475,000	59,692,000
Principle Residence Portion	1,409,700	132,500	0	37,498,400	0	0	39,040,600	4,524,100	43,564,700
Non-Principle Residence Portion	48,400	5,779,600	0	9,348,400	0	0	15,176,400	950,900	16,127,300
Laketon Township	0	5,645,700	0	246,328,100	0	0	251,973,800	5,651,400	257,625,200
Principle Residence Portion	0	764,670	0	212,348,961	0	0	213,113,631	1,339,000	214,452,631
Non-Principle Residence Portion	0	4,881,030	0	33,979,139	0	0	38,860,169	4,312,400	43,172,569
Muskegon Township	0	37,523,400	5,146,500	84,954,200	0	0	127,624,100	16,747,700	144,371,800
Principle Residence Portion	0	26,016	0	74,841,217	0	0	74,867,233	13,814,500	88,681,733
Non-Principle Residence Portion	0	37,497,384	5,146,500	10,112,983	0	0	52,756,867	2,933,200	55,690,067
City of Muskegon	0	134,000	65,480,600	274,400	0	0	65,889,000	18,822,100	84,711,100
Principle Residence Portion	0	0	0	274,400	0	0	274,400	1,797,600	2,072,000
Non-Principle Residence Portion	0	134,000	65,480,600	0	0	0	65,614,600	17,024,500	82,639,100
61-220 TOTALS	1,458,100	69,683,400	72,453,400	559,232,800	0	0	702,827,700	62,126,900	764,954,600
Principle Residence Portion	1,409,700	1,558,381	0	473,098,107	0	0	476,066,188	31,353,900	507,420,088
Non-Principle Residence Portion	48,400	68,125,019	72,453,400	86,134,693	0	0	226,761,512	30,773,000	257,534,512
61-240 WHITEHALL									
Blue Lake Township	0	598,200	0	42,127,100	0	0	42,725,300	1,207,300	43,932,600
Principle Residence Portion	0	72,040	0	33,623,400	0	0	33,695,440	65,400	33,760,840
Non-Principle Residence Portion	0	526,160	0	8,503,700	0	0	9,029,860	1,141,900	10,171,760
Dalton Township	0	436,500	10,300	36,531,800	0	0	36,978,600	1,519,400	38,498,000
Principle Residence Portion	0	27,675	0	29,498,000	0	0	29,525,675	104,600	29,630,275
Non-Principle Residence Portion	0	408,825	10,300	7,033,800	0	0	7,452,925	1,414,800	8,867,725
Fruitland Township	1,168,900	6,109,300	0	257,652,100	0	0	264,930,300	3,891,300	268,821,600
Principle Residence Portion	1,168,900	0	0	154,295,417	0	0	155,464,317	866,500	156,330,817
Non-Principle Residence Portion	0	6,109,300	0	103,356,683	0	0	109,465,983	3,024,800	112,490,783
Whitehall Township	0	21,080,400	722,200	41,497,900	0	0	63,300,500	6,543,100	69,843,600
Principle Residence Portion	0	144,576	0	37,089,500	0	0	37,234,076	4,888,700	42,122,776
Non-Principle Residence Portion	0	20,935,824	722,200	4,408,400	0	0	26,066,424	1,654,400	27,720,824
City of Whitehall	0	24,721,700	13,550,800	56,095,100	0	0	94,367,600	38,334,900	132,702,500
Principle Residence Portion	0	1,617,637	0	42,485,008	0	0	44,102,645	36,456,500	80,559,145
Non-Principle Residence Portion	0	23,104,063	13,550,800	13,610,092	0	0	50,264,955	1,878,400	52,143,355
61-240 TOTALS	1,168,900	52,946,100	14,283,300	433,904,000	0	0	502,302,300	51,496,000	553,798,300
Principle Residence Portion	1,168,900	1,861,928	0	296,991,325	0	0	300,022,153	42,381,700	342,403,853
Non-Principle Residence Portion	0	51,084,172	14,283,300	136,912,675	0	0	202,280,147	9,114,300	211,394,447
GRAND TOTALS									
Principle Residence Portion	114,755,900	842,644,200	267,426,500	3,573,981,700	0	0	4,798,808,300	422,391,200	5,221,199,500
Non-Principle Residence Portion	110,793,967	11,792,633	314,175	2,806,026,026	0	0	2,928,926,801	306,548,500	3,235,475,301
Non-Principle Residence Portion	3,961,933	830,851,567	267,112,325	767,955,674	0	0	1,869,881,499	115,842,700	1,985,724,199

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

**2010 COUNTY EQUALIZED VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
INTERMEDIATE SCHOOLS									
MUSKEGON COUNTY									
61-080 FRUITPORT	6,459,500	142,068,500	5,143,000	366,468,900	0	0	520,139,900	30,319,100	550,459,000
61-120 HOLTON	12,257,500	8,159,500	0	140,234,700	0	0	160,651,700	4,696,200	165,347,900
61-060 MONA SHORES	0	199,143,600	28,891,800	644,147,600	0	0	872,183,000	60,328,600	932,511,600
61-180 MONTAGUE	16,181,900	19,436,000	10,429,900	247,632,500	0	0	293,680,300	13,121,400	306,801,700
61-010 MUSKEGON	0	161,301,500	26,628,800	400,916,150	0	0	588,846,450	57,986,700	646,833,150
61-020 MUSKEGON HEIGHTS	0	23,946,100	12,320,500	87,107,600	0	0	123,374,200	21,707,500	145,081,700
61-230 NORTH MUSKEGON	0	18,639,400	0	130,788,700	0	0	149,428,100	4,890,500	154,318,600
61-065 OAKRIDGE	265,900	18,038,900	12,296,600	166,177,300	0	0	196,778,700	23,143,100	219,921,800
61-190 ORCHARD VIEW	0	69,916,000	48,314,300	166,766,100	0	0	284,996,400	61,572,900	346,569,300
61-210 RAVENNA	35,736,600	8,246,800	3,570,800	122,850,800	0	0	170,405,000	11,983,800	182,388,800
61-220 REETHS-PUFFER	1,458,100	69,683,400	72,453,400	559,232,800	0	0	702,827,700	62,126,900	764,954,600
61-240 WHITEHALL	1,168,900	52,946,100	14,283,300	433,904,000	0	0	502,302,300	51,496,000	553,798,300
MUSKEGON TOTALS	73,528,400	791,525,800	234,332,400	3,466,227,150	0	0	4,565,613,750	403,372,700	4,968,986,450
OTTAWA COUNTY									
70-120 COOPERSVILLE	6,323,200	0	0	10,679,800	0	0	17,003,000	262,900	17,265,900
70-010 GRAND HAVEN	0	48,136,800	31,736,900	48,069,300	0	0	127,943,000	15,368,800	143,311,800
OTTAWA TOTALS	6,323,200	48,136,800	31,736,900	58,749,100	0	0	144,946,000	15,631,700	160,577,700
NEWAYGO COUNTY									
62-040 FREMONT	4,406,300	581,600	0	1,870,400	0	0	6,858,300	710,100	7,568,400
62-050 GRANT	13,613,400	1,425,900	965,600	26,629,450	0	0	42,634,350	1,211,100	43,845,450
NEWAYGO TOTALS	18,019,700	2,007,500	965,600	28,499,850	0	0	49,492,650	1,921,200	51,413,850
KENT COUNTY									
41-150 KENT CITY	16,884,600	974,100	391,600	20,505,600	0	0	38,755,900	1,465,600	40,221,500
KENT TOTALS	16,884,600	974,100	391,600	20,505,600	0	0	38,755,900	1,465,600	40,221,500
GRAND TOTAL	114,755,900	842,644,200	267,426,500	3,573,981,700	0	0	4,798,808,300	422,391,200	5,221,199,500

MUSKEGON COUNTY
RECOMMENDED COUNTY EQUALIZED VALUES FOR VILLAGES, LIBRARIES, AND AUTHORITIES

2010 COUNTY EQUALIZED VALUATION

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<u>VILLAGES</u>									
44 VILL OF CASNOVIA	382,800	390,600	275,900	2,186,600	0	0	3,235,900	278,900	3,514,800
41 VILL OF FRUITPORT	0	5,153,800	487,400	29,304,200	0	0	34,945,400	1,241,600	36,187,000
42 VILL OF LAKEWOOD CLUB	0	298,700	900	19,802,400	0	0	20,102,000	796,300	20,898,300
43 VILL OF RAVENNA	114,300	3,833,500	838,600	24,211,200	0	0	28,997,600	2,157,700	31,155,300
TOTAL VILLAGES	497,100	9,676,600	1,602,800	75,504,400	0	0	87,280,900	4,474,500	91,755,400

LIBRARIES

MUSKEGON AREA DISTRICT

Blue Lake Township (portion)	0	324,200	0	32,788,200	0	0	33,112,400	660,300	33,772,700
61-120 HOLTON PUBLIC	0	324,200	0	32,788,200	0	0	33,112,400	660,300	33,772,700
Casnovia Township	30,354,200	2,581,200	1,357,200	49,076,650	0	0	83,369,250	2,695,700	86,064,950
Cedar Creek Township	4,539,500	5,406,100	0	68,383,200	0	0	78,328,800	2,077,400	80,406,200
Dalton Township (portion)	0	20,345,700	1,826,300	174,764,500	0	0	196,936,500	14,835,700	211,772,200
61-220 REETHS-PUFFER	0	20,345,700	1,826,300	174,764,500	0	0	196,936,500	14,835,700	211,772,200
Egelston Township	0	17,682,000	12,296,600	165,548,900	0	0	195,527,500	23,070,100	218,597,600
Fruitland Township (portion)	1,458,100	5,912,100	0	46,846,800	0	0	54,217,000	5,475,000	59,692,000
61-220 REETHS-PUFFER	1,458,100	5,912,100	0	46,846,800	0	0	54,217,000	5,475,000	59,692,000
Fruitport Township	5,283,500	148,055,400	5,143,000	344,743,400	0	0	503,225,300	29,679,200	532,904,500
Holton Township	12,390,200	3,490,200	0	47,626,900	0	0	63,507,300	3,336,600	66,843,900
Laketon Township	0	5,645,700	0	246,328,100	0	0	251,973,800	5,651,400	257,625,200
Montague Township	8,352,700	4,195,100	1,004,600	46,101,400	0	0	59,653,800	4,504,200	64,158,000
Moorland Township	10,814,500	1,952,000	808,400	35,387,200	0	0	48,962,100	2,298,400	51,260,500
Muskegon Township (portion)	0	95,961,900	17,110,300	249,102,600	0	0	362,174,800	41,022,400	403,197,200
61-190 ORCHARD VIEW	0	58,438,500	11,963,800	164,148,400	0	0	234,550,700	24,274,700	258,825,400
61-220 REETHS-PUFFER	0	37,523,400	5,146,500	84,954,200	0	0	127,624,100	16,747,700	144,371,800
Ravenna Township	27,427,100	5,163,500	2,762,400	55,916,900	0	0	91,269,900	8,727,900	99,997,800
Sullivan Township	5,138,000	1,155,300	0	63,866,700	0	0	70,160,000	2,013,000	72,173,000
White River Township	7,829,200	5,995,500	2,686,900	134,014,000	0	0	150,525,600	1,133,000	151,658,600
City of Montague	0	9,245,400	6,738,400	66,216,100	0	0	82,199,900	7,456,800	89,656,700
City of Muskegon Heights	0	26,552,500	12,320,500	87,107,600	0	0	125,980,600	22,053,200	148,033,800
City of North Muskegon	0	18,639,400	0	130,788,700	0	0	149,428,100	4,890,500	154,318,600
City of Norton Shores (portion)	0	194,039,500	57,523,900	627,657,000	0	0	879,220,400	62,758,200	941,978,600
61-060 MONA SHORES	0	145,902,700	25,787,000	579,587,700	0	0	751,277,400	47,389,400	798,666,800
70-010 GRAND HAVEN	0	48,136,800	31,736,900	48,069,300	0	0	127,943,000	15,368,800	143,311,800
City of Roosevelt Park	0	44,442,400	3,104,800	62,703,600	0	0	110,250,800	12,421,800	122,672,600
TOTAL	113,587,000	616,785,100	124,683,300	2,734,968,450	0	0	3,590,023,850	256,760,800	3,846,784,650

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

2010 COUNTY EQUALIZED VALUATION

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<u>HACKLEY PUBLIC LIBRARY</u>									
Muskegon Township (portion)	0	697,900	732,100	0	0	0	1,430,000	176,100	1,606,100
61-010 MUSKEGON	0	697,900	732,100	0	0	0	1,430,000	176,100	1,606,100
City of Muskegon	0	154,707,400	126,350,900	390,500,950	0	0	671,559,250	111,530,000	783,089,250
61-010 MUSKEGON	0	143,095,900	24,519,800	387,608,850	0	0	555,224,550	55,409,700	610,634,250
61-190 ORCHARD VIEW	0	11,477,500	36,350,500	2,617,700	0	0	50,445,700	37,298,200	87,743,900
61-220 REETHS-PUFFER	0	134,000	65,480,600	274,400	0	0	65,889,000	18,822,100	84,711,100
City of Norton Shores (portion)	0	17,507,700	1,376,900	13,307,300	0	0	32,191,900	2,400,900	34,592,800
61-010 MUSKEGON	0	17,507,700	1,376,900	13,307,300	0	0	32,191,900	2,400,900	34,592,800
TOTAL	0	172,913,000	128,459,900	403,808,250	0	0	705,181,150	114,107,000	819,288,150
<u>WHITE LAKE LIBRARY</u>									
61-240 WHITEHALL	1,168,900	52,946,100	14,283,300	433,904,000	0	0	502,302,300	51,496,000	553,798,300
Blue Lake Township	0	598,200	0	42,127,100	0	0	42,725,300	1,207,300	43,932,600
Dalton Township	0	436,500	10,300	36,531,800	0	0	36,978,600	1,519,400	38,498,000
Fruitland Township	1,168,900	6,109,300	0	257,652,100	0	0	264,930,300	3,891,300	268,821,600
Whitehall Township	0	21,080,400	722,200	41,497,900	0	0	63,300,500	6,543,100	69,843,600
City of Whitehall	0	24,721,700	13,550,800	56,095,100	0	0	94,367,600	38,334,900	132,702,500
TOTAL	1,168,900	52,946,100	14,283,300	433,904,000	0	0	502,302,300	51,496,000	553,798,300
TOTAL LIBRARIES	114,755,900	842,644,200	267,426,500	3,572,680,700	0	0	4,797,507,300	422,363,800	5,219,871,100
<u>AUTHORITIES</u>									
<u>WHITE LAKE FIRE AUTHORITY</u>									
Fruitland Township	2,627,000	12,021,400	0	304,498,900	0	0	319,147,300	9,366,300	328,513,600
Whitehall Township	0	21,080,400	722,200	42,798,900	0	0	64,601,500	6,570,500	71,172,000
City of Whitehall	0	24,721,700	13,550,800	56,095,100	0	0	94,367,600	38,334,900	132,702,500
TOTAL	2,627,000	57,823,500	14,273,000	403,392,900	0	0	478,116,400	54,271,700	532,388,100
<u>WHITE LAKE AMBULANCE</u>									
Blue Lake Township	0	922,400	0	74,915,300	0	0	75,837,700	1,867,600	77,705,300
Fruitland Township	2,627,000	12,021,400	0	304,498,900	0	0	319,147,300	9,366,300	328,513,600
Montague Township	8,352,700	4,195,100	1,004,600	46,101,400	0	0	59,653,800	4,504,200	64,158,000
Whitehall Township	0	21,080,400	722,200	42,798,900	0	0	64,601,500	6,570,500	71,172,000
White River Township	7,829,200	5,995,500	2,686,900	134,014,000	0	0	150,525,600	1,133,000	151,658,600
City of Montague	0	9,245,400	6,738,400	66,216,100	0	0	82,199,900	7,456,800	89,656,700
City of Whitehall	0	24,721,700	13,550,800	56,095,100	0	0	94,367,600	38,334,900	132,702,500
TOTAL	18,808,900	78,181,900	24,702,900	724,639,700	0	0	846,333,400	69,233,300	915,566,700
TOTAL AUTHORITIES	21,435,900	136,005,400	38,975,900	1,128,032,600	0	0	1,324,449,800	123,505,000	1,447,954,800

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

**2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
70-120 COOPERSVILLE									
Ravenna Township	3,660,841	0	0	6,316,156	0	0	9,976,997	245,100	10,222,097
Principle Residence Portion	3,567,074	0	0	5,914,672	0	0	9,481,746	0	9,481,746
Non-Principle Residence Portion	93,767	0	0	401,484	0	0	495,251	245,100	740,351
Sullivan Township	209,511	0	0	1,919,811	0	0	2,129,322	17,800	2,147,122
Principle Residence Portion	146,611	0	0	1,556,743	0	0	1,703,354	0	1,703,354
Non-Principle Residence Portion	62,900	0	0	363,068	0	0	425,968	17,800	443,768
70-120 TOTALS	3,870,352	0	0	8,235,967	0	0	12,106,319	262,900	12,369,219
Principle Residence Portion	3,713,685	0	0	7,471,415	0	0	11,185,100	0	11,185,100
Non-Principle Residence Portion	156,667	0	0	764,552	0	0	921,219	262,900	1,184,119
62-040 FREMONT									
Holton Township	2,821,146	522,467	0	1,561,375	0	0	4,904,988	710,100	5,615,088
Principle Residence Portion	2,610,416	40,246	0	1,261,574	0	0	3,912,236	71,900	3,984,136
Non-Principle Residence Portion	210,730	482,221	0	299,801	0	0	992,752	638,200	1,630,952
62-040 TOTALS	2,821,146	522,467	0	1,561,375	0	0	4,904,988	710,100	5,615,088
Principle Residence Portion	2,610,416	40,246	0	1,261,574	0	0	3,912,236	71,900	3,984,136
Non-Principle Residence Portion	210,730	482,221	0	299,801	0	0	992,752	638,200	1,630,952
61-080 FRUITPORT									
Fruitport Township	3,413,035	103,703,496	4,059,300	308,761,790	0	0	419,937,621	29,473,692	449,411,313
Principle Residence Portion	3,170,253	2,765,981	0	282,211,734	0	0	288,147,968	18,161,900	306,309,868
Non-Principle Residence Portion	242,782	100,937,515	4,059,300	26,550,056	0	0	131,789,653	11,311,792	143,101,445
Sullivan Township	651,063	110,180	0	20,905,390	0	0	21,666,633	804,817	22,471,450
Principle Residence Portion	651,063	0	0	18,690,970	0	0	19,342,033	198,300	19,540,333
Non-Principle Residence Portion	0	110,180	0	2,214,420	0	0	2,324,600	606,517	2,931,117
61-080 TOTALS	4,064,098	103,813,676	4,059,300	329,667,180	0	0	441,604,254	30,278,509	471,882,763
Principle Residence Portion	3,821,316	2,765,981	0	300,902,704	0	0	307,490,001	18,360,200	325,850,201
Non-Principle Residence Portion	242,782	101,047,695	4,059,300	28,764,476	0	0	134,114,253	11,918,309	146,032,562
70-010 GRAND HAVEN									
City of Norton Shores	0	39,337,205	29,123,576	43,418,748	0	0	111,879,529	15,368,800	127,248,329
Principle Residence Portion	0	42,339	0	36,490,832	0	0	36,533,171	12,990,800	49,523,971
Non-Principle Residence Portion	0	39,294,866	29,123,576	6,927,916	0	0	75,346,358	2,378,000	77,724,358
70-010 TOTALS	0	39,337,205	29,123,576	43,418,748	0	0	111,879,529	15,368,800	127,248,329
Principle Residence Portion	0	42,339	0	36,490,832	0	0	36,533,171	12,990,800	49,523,971
Non-Principle Residence Portion	0	39,294,866	29,123,576	6,927,916	0	0	75,346,358	2,378,000	77,724,358
62-050 GRANT									
Casnovia Township	7,952,981	1,153,758	815,842	23,309,586	0	0	33,232,167	1,175,200	34,407,367
Principle Residence Portion	7,413,189	0	30,286	20,062,520	0	0	27,505,995	175,900	27,681,895
Non-Principle Residence Portion	539,792	1,153,758	785,556	3,247,066	0	0	5,726,172	999,300	6,725,472
Moorland Township	540,199	0	0	658,500	0	0	1,198,699	35,900	1,234,599
Principle Residence Portion	540,199	0	0	587,075	0	0	1,127,274	0	1,127,274
Non-Principle Residence Portion	0	0	0	71,425	0	0	71,425	35,900	107,325
62-050 TOTALS	8,493,180	1,153,758	815,842	23,968,086	0	0	34,430,866	1,211,100	35,641,966
Principle Residence Portion	7,953,388	0	30,286	20,649,595	0	0	28,633,269	175,900	28,809,169
Non-Principle Residence Portion	539,792	1,153,758	785,556	3,318,491	0	0	5,797,597	1,035,200	6,832,797

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

**2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-120 HOLTON									
Blue Lake Township	0	298,965	0	26,168,703	0	0	26,467,668	660,300	27,127,968
Principle Residence Portion	0	0	0	18,363,976	0	0	18,363,976	79,200	18,443,176
Non-Principle Residence Portion	0	298,965	0	7,804,727	0	0	8,103,692	581,100	8,684,792
Cedar Creek Township	2,576,235	3,540,396	0	55,898,797	0	0	62,015,428	1,409,400	63,424,828
Principle Residence Portion	2,489,004	296,204	0	44,521,817	0	0	47,307,025	166,800	47,473,825
Non-Principle Residence Portion	87,231	3,244,192	0	11,376,980	0	0	14,708,403	1,242,600	15,951,003
Holton Township	4,496,282	2,318,021	0	39,510,671	0	0	46,324,974	2,626,500	48,951,474
Principle Residence Portion	4,294,998	85,641	0	30,083,078	0	0	34,463,717	710,100	35,173,817
Non-Principle Residence Portion	201,284	2,232,380	0	9,427,593	0	0	11,861,257	1,916,400	13,777,657
61-120 TOTALS	7,072,517	6,157,382	0	121,578,171	0	0	134,808,070	4,696,200	139,504,270
Principle Residence Portion	6,784,002	381,845	0	92,968,871	0	0	100,134,718	956,100	101,090,818
Non-Principle Residence Portion	288,515	5,775,537	0	28,609,300	0	0	34,673,352	3,740,100	38,413,452
41-150 KENT CITY									
Casnovia Township	11,262,807	905,786	251,300	18,541,747	0	0	30,961,640	1,465,600	32,427,240
Principle Residence Portion	10,356,690	0	57,260	16,076,628	0	0	26,490,578	497,700	26,988,278
Non-Principle Residence Portion	906,117	905,786	194,040	2,465,119	0	0	4,471,062	967,900	5,438,962
41-150 TOTALS	11,262,807	905,786	251,300	18,541,747	0	0	30,961,640	1,465,600	32,427,240
Principle Residence Portion	10,356,690	0	57,260	16,076,628	0	0	26,490,578	497,700	26,988,278
Non-Principle Residence Portion	906,117	905,786	194,040	2,465,119	0	0	4,471,062	967,900	5,438,962
61-060 MONA SHORES									
Fruitport Township	0	4,853,541	0	1,713,573	0	0	6,567,114	171,700	6,738,814
Principle Residence Portion	0	26,406	0	1,173,959	0	0	1,200,365	39,900	1,240,265
Non-Principle Residence Portion	0	4,827,135	0	539,614	0	0	5,366,749	131,800	5,498,549
City of Muskegon Heights	0	2,596,296	0	0	0	0	2,596,296	345,700	2,941,996
Principle Residence Portion	0	0	0	0	0	0	0	239,400	239,400
Non-Principle Residence Portion	0	2,596,296	0	0	0	0	2,596,296	106,300	2,702,596
City of Norton Shores	0	124,772,860	20,680,655	538,722,804	0	0	684,176,319	47,373,203	731,549,522
Principle Residence Portion	0	270,817	0	474,150,306	0	0	474,421,123	38,194,000	512,615,123
Non-Principle Residence Portion	0	124,502,043	20,680,655	64,572,498	0	0	209,755,196	9,179,203	218,934,399
City of Roosevelt Park	0	42,591,434	2,866,059	62,189,096	0	0	107,646,589	12,399,249	120,045,838
Principle Residence Portion	0	0	0	55,444,765	0	0	55,444,765	11,378,949	66,823,714
Non-Principle Residence Portion	0	42,591,434	2,866,059	6,744,331	0	0	52,201,824	1,020,300	53,222,124
61-060 TOTALS	0	174,814,131	23,546,714	602,625,473	0	0	800,986,318	60,289,852	861,276,170
Principle Residence Portion	0	297,223	0	530,769,030	0	0	531,066,253	49,852,249	580,918,502
Non-Principle Residence Portion	0	174,516,908	23,546,714	71,856,443	0	0	269,920,065	10,437,603	280,357,668

MUSKEGON COUNTY
RECOMMENDED COUNTY TAXABLE VALUES BY SCHOOL DISTRICT

2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-180 MONTAGUE									
Montague Township	4,926,801	3,113,475	614,567	37,366,830	0	0	46,021,673	4,504,200	50,525,873
Principle Residence Portion	4,899,539	25,397	46,118	28,314,100	0	0	33,285,154	1,778,700	35,063,854
Non-Principle Residence Portion	27,262	3,088,078	568,449	9,052,730	0	0	12,736,519	2,725,500	15,462,019
Whitehall Township	0	0	0	1,132,198	0	0	1,132,198	27,400	1,159,598
Principle Residence Portion	0	0	0	900,513	0	0	900,513	0	900,513
Non-Principle Residence Portion	0	0	0	231,685	0	0	231,685	27,400	259,085
White River Township	4,157,280	3,287,202	1,391,154	79,707,286	0	0	88,542,922	1,133,000	89,675,922
Principle Residence Portion	4,140,498	84,900	0	38,639,719	0	0	42,865,117	449,400	43,314,517
Non-Principle Residence Portion	16,782	3,202,302	1,391,154	41,067,567	0	0	45,677,805	683,600	46,361,405
City of Montague	0	7,540,673	6,345,580	56,093,377	0	0	69,979,630	7,456,800	77,436,430
Principle Residence Portion	0	44,237	0	39,535,069	0	0	39,579,306	6,257,800	45,837,106
Non-Principle Residence Portion	0	7,496,436	6,345,580	16,558,308	0	0	30,400,324	1,199,000	31,599,324
61-180 TOTALS	9,084,081	13,941,350	8,351,301	174,299,691	0	0	205,676,423	13,121,400	218,797,823
Principle Residence Portion	9,040,037	154,534	46,118	107,389,401	0	0	116,630,090	8,485,900	125,115,990
Non-Principle Residence Portion	44,044	13,786,816	8,305,183	66,910,290	0	0	89,046,333	4,635,500	93,681,833
61-010 MUSKEGON									
Muskegon Township	0	408,542	521,181	0	0	0	929,723	170,289	1,100,012
Principle Residence Portion	0	0	0	0	0	0	0	119,000	119,000
Non-Principle Residence Portion	0	408,542	521,181	0	0	0	929,723	51,289	981,012
City of Muskegon	0	131,713,865	22,141,888	354,766,598	0	0	508,622,351	55,405,447	564,027,798
Principle Residence Portion	0	689,556	0	243,321,705	0	0	244,011,261	41,760,500	285,771,761
Non-Principle Residence Portion	0	131,024,309	22,141,888	111,444,893	0	0	264,611,090	13,644,947	278,256,037
City of Norton Shores	0	15,969,758	1,254,869	12,019,929	0	0	29,244,556	2,400,900	31,645,456
Principle Residence Portion	0	1,543	0	8,242,728	0	0	8,244,271	1,644,300	9,888,571
Non-Principle Residence Portion	0	15,968,215	1,254,869	3,777,201	0	0	21,000,285	756,600	21,756,885
61-010 TOTALS	0	148,092,165	23,917,938	366,786,527	0	0	538,796,630	57,976,636	596,773,266
Principle Residence Portion	0	691,099	0	251,564,433	0	0	252,255,532	43,523,800	295,779,332
Non-Principle Residence Portion	0	147,401,066	23,917,938	115,222,094	0	0	286,541,098	14,452,836	300,993,934
61-020 MUSKEGON HEIGHTS									
City of Muskegon Heights	0	22,675,254	11,666,115	74,627,547	0	0	108,968,916	21,707,500	130,676,416
Principle Residence Portion	0	31,900	0	38,699,854	0	0	38,731,754	14,869,700	53,601,454
Non-Principle Residence Portion	0	22,643,354	11,666,115	35,927,693	0	0	70,237,162	6,837,800	77,074,962
61-020 TOTALS	0	22,675,254	11,666,115	74,627,547	0	0	108,968,916	21,707,500	130,676,416
Principle Residence Portion	0	31,900	0	38,699,854	0	0	38,731,754	14,869,700	53,601,454
Non-Principle Residence Portion	0	22,643,354	11,666,115	35,927,693	0	0	70,237,162	6,837,800	77,074,962

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

**2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-230 NORTH MUSKEGON									
City of North Muskegon	0	16,601,661	0	120,418,373	0	0	137,020,034	4,890,500	141,910,534
Principle Residence Portion	0	244,024	0	105,306,577	0	0	105,550,601	3,580,400	109,131,001
Non-Principle Residence Portion	0	16,357,637	0	15,111,796	0	0	31,469,433	1,310,100	32,779,533
61-230 TOTALS	0	16,601,661	0	120,418,373	0	0	137,020,034	4,890,500	141,910,534
Principle Residence Portion	0	244,024	0	105,306,577	0	0	105,550,601	3,580,400	109,131,001
Non-Principle Residence Portion	0	16,357,637	0	15,111,796	0	0	31,469,433	1,310,100	32,779,533
61-065 OAKRIDGE									
Cedar Creek Township	144,886	110,845	0	556,304	0	0	812,035	73,000	885,035
Principle Residence Portion	144,886	0	0	420,385	0	0	565,271	57,500	622,771
Non-Principle Residence Portion	0	110,845	0	135,919	0	0	246,764	15,500	262,264
Egelston Township	0	15,447,718	10,969,952	138,956,246	0	0	165,373,916	23,070,100	188,444,016
Principle Residence Portion	0	383,193	0	119,376,602	0	0	119,759,795	17,086,100	136,845,895
Non-Principle Residence Portion	0	15,064,525	10,969,952	19,579,644	0	0	45,614,121	5,984,000	51,598,121
61-065 TOTALS	144,886	15,558,563	10,969,952	139,512,550	0	0	166,185,951	23,143,100	189,329,051
Principle Residence Portion	144,886	383,193	0	119,796,987	0	0	120,325,066	17,143,600	137,468,666
Non-Principle Residence Portion	0	15,175,370	10,969,952	19,715,563	0	0	45,860,885	5,999,500	51,860,385
61-190 ORCHARD VIEW									
Muskegon Township	0	44,879,913	10,602,144	156,362,710	0	0	211,844,767	24,261,666	236,106,433
Principle Residence Portion	0	259,754	2,555	134,135,262	0	0	134,397,571	18,910,000	153,307,571
Non-Principle Residence Portion	0	44,620,159	10,599,589	22,227,448	0	0	77,447,196	5,351,666	82,798,862
City of Muskegon	0	11,089,671	34,667,869	2,558,983	0	0	48,316,523	37,298,200	85,614,723
Principle Residence Portion	0	0	0	1,855,060	0	0	1,855,060	35,918,700	37,773,760
Non-Principle Residence Portion	0	11,089,671	34,667,869	703,923	0	0	46,461,463	1,379,500	47,840,963
61-190 TOTALS	0	55,969,584	45,270,013	158,921,693	0	0	260,161,290	61,559,866	321,721,156
Principle Residence Portion	0	259,754	2,555	135,990,322	0	0	136,252,631	54,828,700	191,081,331
Non-Principle Residence Portion	0	55,709,830	45,267,458	22,931,371	0	0	123,908,659	6,731,166	130,639,825
61-210 RAVENNA									
Casnovia Township	396,685	153,679	0	2,462,412	0	0	3,012,776	54,900	3,067,676
Principle Residence Portion	357,675	0	0	2,093,738	0	0	2,451,413	300	2,451,713
Non-Principle Residence Portion	39,010	153,679	0	368,674	0	0	561,363	54,600	615,963
Moorland Township	5,779,317	1,857,873	507,884	27,929,933	0	0	36,075,007	2,262,500	38,337,507
Principle Residence Portion	5,737,798	0	6,982	24,178,207	0	0	29,922,987	893,400	30,816,387
Non-Principle Residence Portion	41,519	1,857,873	500,902	3,751,726	0	0	6,152,020	1,369,100	7,521,120
Ravenna Township	13,331,128	4,161,637	1,718,332	41,469,845	0	0	60,680,942	8,482,800	69,163,742
Principle Residence Portion	13,136,662	166,390	0	37,655,707	0	0	50,958,759	6,450,500	57,409,259
Non-Principle Residence Portion	194,466	3,995,247	1,718,332	3,814,138	0	0	9,722,183	2,032,300	11,754,483
Sullivan Township	2,342,085	598,587	0	32,757,509	0	0	35,698,181	1,183,249	36,881,430
Principle Residence Portion	2,212,513	9,751	0	28,266,654	0	0	30,488,918	109,200	30,598,118
Non-Principle Residence Portion	129,572	588,836	0	4,490,855	0	0	5,209,263	1,074,049	6,283,312
61-210 TOTALS	21,849,215	6,771,776	2,226,216	104,619,699	0	0	135,466,906	11,983,449	147,450,355
Principle Residence Portion	21,444,648	176,141	6,982	92,194,306	0	0	113,822,077	7,453,400	121,275,477
Non-Principle Residence Portion	404,567	6,595,635	2,219,234	12,425,393	0	0	21,644,829	4,530,049	26,174,878

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

**2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
61-220 REETHS-PUFFER									
Cedar Creek Township	0	82,606	0	5,502,203	0	0	5,584,809	595,000	6,179,809
Principle Residence Portion	0	0	0	4,770,169	0	0	4,770,169	401,300	5,171,469
Non-Principle Residence Portion	0	82,606	0	732,034	0	0	814,640	193,700	1,008,340
Dalton Township	0	16,546,918	1,226,501	154,089,295	0	0	171,862,714	14,835,700	186,698,414
Principle Residence Portion	0	599,888	0	129,361,155	0	0	129,961,043	9,477,400	139,438,443
Non-Principle Residence Portion	0	15,947,030	1,226,501	24,728,140	0	0	41,901,671	5,358,300	47,259,971
Fruitland Township	1,069,593	4,141,284	0	41,266,975	0	0	46,477,852	5,475,000	51,952,852
Principle Residence Portion	1,038,593	67,664	0	33,592,641	0	0	34,698,898	4,524,100	39,222,998
Non-Principle Residence Portion	31,000	4,073,620	0	7,674,334	0	0	11,778,954	950,900	12,729,854
Laketon Township	0	5,130,287	0	213,473,237	0	0	218,603,524	5,651,400	224,254,924
Principle Residence Portion	0	565,309	0	189,091,462	0	0	189,656,771	1,339,000	190,995,771
Non-Principle Residence Portion	0	4,564,978	0	24,381,775	0	0	28,946,753	4,312,400	33,259,153
Muskegon Township	0	27,843,851	4,982,007	79,955,811	0	0	112,781,669	16,736,722	129,518,391
Principle Residence Portion	0	24,737	0	71,433,488	0	0	71,458,225	13,814,500	85,272,725
Non-Principle Residence Portion	0	27,819,114	4,982,007	8,522,323	0	0	41,323,444	2,922,222	44,245,666
City of Muskegon	0	54,816	54,431,852	258,249	0	0	54,744,917	18,822,100	73,567,017
Principle Residence Portion	0	0	0	258,249	0	0	258,249	1,797,600	2,055,849
Non-Principle Residence Portion	0	54,816	54,431,852	0	0	0	54,486,668	17,024,500	71,511,168
61-220 TOTALS	1,069,593	53,799,762	60,640,360	494,545,770	0	0	610,055,485	62,115,922	672,171,407
Principle Residence Portion	1,038,593	1,257,598	0	428,507,164	0	0	430,803,355	31,353,900	462,157,255
Non-Principle Residence Portion	31,000	52,542,164	60,640,360	66,038,606	0	0	179,252,130	30,762,022	210,014,152
61-240 WHITEHALL									
Blue Lake Township	0	438,809	0	38,511,873	0	0	38,950,682	1,207,300	40,157,982
Principle Residence Portion	0	44,939	0	32,468,601	0	0	32,513,540	65,400	32,578,940
Non-Principle Residence Portion	0	393,870	0	6,043,272	0	0	6,437,142	1,141,900	7,579,042
Dalton Township	0	373,945	3,944	34,184,055	0	0	34,561,944	1,519,400	36,081,344
Principle Residence Portion	0	9,451	0	28,642,541	0	0	28,651,992	104,600	28,756,592
Non-Principle Residence Portion	0	364,494	3,944	5,541,514	0	0	5,909,952	1,414,800	7,324,752
Fruitland Township	971,744	3,647,867	0	189,084,991	0	0	193,704,602	3,891,300	197,595,902
Principle Residence Portion	971,744	0	0	125,099,959	0	0	126,071,703	866,500	126,938,203
Non-Principle Residence Portion	0	3,647,867	0	63,985,032	0	0	67,632,899	3,024,800	70,657,699
Whitehall Township	0	17,431,596	713,754	38,509,452	0	0	56,654,802	6,543,100	63,197,902
Principle Residence Portion	0	130,802	0	35,050,826	0	0	35,181,628	4,888,700	40,070,328
Non-Principle Residence Portion	0	17,300,794	713,754	3,458,626	0	0	21,473,174	1,654,400	23,127,574
City of Whitehall	0	20,244,342	12,368,332	51,984,802	0	0	84,597,476	38,334,900	122,932,376
Principle Residence Portion	0	1,390,194	0	40,164,048	0	0	41,554,242	36,456,500	78,010,742
Non-Principle Residence Portion	0	18,854,148	12,368,332	11,820,754	0	0	43,043,234	1,878,400	44,921,634
61-240 TOTALS	971,744	42,136,559	13,086,030	352,275,173	0	0	408,469,506	51,496,000	459,965,506
Principle Residence Portion	971,744	1,575,386	0	261,425,975	0	0	263,973,105	42,381,700	306,354,805
Non-Principle Residence Portion	0	40,561,173	13,086,030	90,849,198	0	0	144,496,401	9,114,300	153,610,701
GRAND TOTALS									
Principle Residence Portion	67,879,405	8,301,263	143,201	2,547,465,668	0	0	2,623,789,537	306,525,949	2,930,315,486
Non-Principle Residence Portion	2,824,214	693,949,816	233,781,456	588,138,102	0	0	1,518,693,588	115,751,485	1,634,445,073

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

**2010 COUNTY TAXABLE VALUATION
SCHOOL DISTRICTS BY CLASS, PRINCIPLE RESIDENCE AND NON-PRINCIPLE RESIDENCE**

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
INTERMEDIATE SCHOOLS									
MUSKEGON COUNTY									
61-080 FRUITPORT	4,064,098	103,813,676	4,059,300	329,667,180	0	0	441,604,254	30,278,509	471,882,763
61-120 HOLTON	7,072,517	6,157,382	0	121,578,171	0	0	134,808,070	4,696,200	139,504,270
61-060 MONA SHORES	0	174,814,131	23,546,714	602,625,473	0	0	800,986,318	60,289,852	861,276,170
61-180 MONTAGUE	9,084,081	13,941,350	8,351,301	174,299,691	0	0	205,676,423	13,121,400	218,797,823
61-010 MUSKEGON	0	148,092,165	23,917,938	366,786,527	0	0	538,796,630	57,976,636	596,773,266
61-020 MUSKEGON HEIGHTS	0	22,675,254	11,666,115	74,627,547	0	0	108,968,916	21,707,500	130,676,416
61-230 NORTH MUSKEGON	0	16,601,661	0	120,418,373	0	0	137,020,034	4,890,500	141,910,534
61-065 OAKRIDGE	144,886	15,558,563	10,969,952	139,512,550	0	0	166,185,951	23,143,100	189,329,051
61-190 ORCHARD VIEW	0	55,969,584	45,270,013	158,921,693	0	0	260,161,290	61,559,866	321,721,156
61-210 RAVENNA	21,849,215	6,771,776	2,226,216	104,619,699	0	0	135,466,906	11,983,449	147,450,355
61-220 REETHS-PUFFER	1,069,593	53,799,762	60,640,360	494,545,770	0	0	610,055,485	62,115,922	672,171,407
61-240 WHITEHALL	971,744	42,136,559	13,086,030	352,275,173	0	0	408,469,506	51,496,000	459,965,506
MUSKEGON TOTALS	44,256,134	660,331,863	203,733,939	3,039,877,847	0	0	3,948,199,783	403,258,934	4,351,458,717
OTTAWA COUNTY									
70-120 COOPERSVILLE	3,870,352	0	0	8,235,967	0	0	12,106,319	262,900	12,369,219
70-010 GRAND HAVEN	0	39,337,205	29,123,576	43,418,748	0	0	111,879,529	15,368,800	127,248,329
OTTAWA TOTALS	3,870,352	39,337,205	29,123,576	51,654,715	0	0	123,985,848	15,631,700	139,617,548
NEWAYGO COUNTY									
62-040 FREMONT	2,821,146	522,467	0	1,561,375	0	0	4,904,988	710,100	5,615,088
62-050 GRANT	8,493,180	1,153,758	815,842	23,968,086	0	0	34,430,866	1,211,100	35,641,966
NEWAYGO TOTALS	11,314,326	1,676,225	815,842	25,529,461	0	0	39,335,854	1,921,200	41,257,054
KENT COUNTY									
41-150 KENT CITY	11,262,807	905,786	251,300	18,541,747	0	0	30,961,640	1,465,600	32,427,240
KENT TOTALS	11,262,807	905,786	251,300	18,541,747	0	0	30,961,640	1,465,600	32,427,240
GRAND TOTAL	70,703,619	702,251,079	233,924,657	3,135,603,770	0	0	4,142,483,125	422,277,434	4,564,760,559

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

2010 COUNTY TAXABLE VALUATION

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<u>VILLAGES</u>									
44 VILL OF CASNOVIA	264,703	358,973	194,040	2,139,060	0	0	2,956,776	278,900	3,235,676
41 VILL OF FRUITPORT	0	3,615,803	403,833	26,277,914	0	0	30,297,550	1,231,011	31,528,561
42 VILL OF LAKEWOOD CLUB	0	236,145	333	18,592,568	0	0	18,829,046	796,300	19,625,346
43 VILL OF RAVENNA	90,474	3,314,443	682,180	21,366,920	0	0	25,454,017	2,157,700	27,611,717
TOTAL VILLAGES	355,177	7,525,364	1,280,386	68,376,462	0	0	77,537,389	4,463,911	82,001,300

LIBRARIES

MUSKEGON AREA DISTRICT

Blue Lake Township (portion)	0	298,965	0	26,168,703	0	0	26,467,668	660,300	27,127,968
61-120 HOLTON PUBLIC	0	298,965	0	26,168,703	0	0	26,467,668	660,300	27,127,968
Casnovia Township	19,612,473	2,213,223	1,067,142	44,313,745	0	0	67,206,583	2,695,700	69,902,283
Cedar Creek Township	2,721,121	3,733,847	0	61,957,304	0	0	68,412,272	2,077,400	70,489,672
Dalton Township (portion)	0	16,546,918	1,226,501	154,089,295	0	0	171,862,714	14,835,700	186,698,414
61-220 REETHS-PUFFER	0	16,546,918	1,226,501	154,089,295	0	0	171,862,714	14,835,700	186,698,414
Egelston Township	0	15,447,718	10,969,952	138,956,246	0	0	165,373,916	23,070,100	188,444,016
Fruitland Township (portion)	1,069,593	4,141,284	0	41,266,975	0	0	46,477,852	5,475,000	51,952,852
61-220 REETHS-PUFFER	1,069,593	4,141,284	0	41,266,975	0	0	46,477,852	5,475,000	51,952,852
Fruitport Township	3,413,035	108,557,037	4,059,300	310,475,363	0	0	426,504,735	29,645,392	456,150,127
Holton Township	7,317,428	2,840,488	0	41,072,046	0	0	51,229,962	3,336,600	54,566,562
Laketon Township	0	5,130,287	0	213,473,237	0	0	218,603,524	5,651,400	224,254,924
Montague Township	4,926,801	3,113,475	614,567	37,366,830	0	0	46,021,673	4,504,200	50,525,873
Moorland Township	6,319,516	1,857,873	507,884	28,588,433	0	0	37,273,706	2,298,400	39,572,106
Muskegon Township (portion)	0	72,723,764	15,584,151	236,318,521	0	0	324,626,436	40,998,388	365,624,824
61-190 ORCHARD VIEW	0	44,879,913	10,602,144	156,362,710	0	0	211,844,767	24,261,666	236,106,433
61-220 REETHS-PUFFER	0	27,843,851	4,982,007	79,955,811	0	0	112,781,669	16,736,722	129,518,391
Ravenna Township	16,991,969	4,161,637	1,718,332	47,786,001	0	0	70,657,939	8,727,900	79,385,839
Sullivan Township	3,202,659	708,767	0	55,582,710	0	0	59,494,136	2,005,866	61,500,002
White River Township	4,157,280	3,287,202	1,391,154	79,707,286	0	0	88,542,922	1,133,000	89,675,922
City of Montague	0	7,540,673	6,345,580	56,093,377	0	0	69,979,630	7,456,800	77,436,430
City of Muskegon Heights	0	25,271,550	11,666,115	74,627,547	0	0	111,565,212	22,053,200	133,618,412
City of North Muskegon	0	16,601,661	0	120,418,373	0	0	137,020,034	4,890,500	141,910,534
City of Norton Shores (portion)	0	164,110,065	49,804,231	582,141,552	0	0	796,055,848	62,742,003	858,797,851
61-060 MONA SHORES	0	124,772,860	20,680,655	538,722,804	0	0	684,176,319	47,373,203	731,549,522
70-010 GRAND HAVEN	0	39,337,205	29,123,576	43,418,748	0	0	111,879,529	15,368,800	127,248,329
City of Roosevelt Park	0	42,591,434	2,866,059	62,189,096	0	0	107,646,589	12,399,249	120,045,838
TOTAL	69,731,875	500,877,868	107,820,968	2,412,592,640	0	0	3,091,023,351	256,657,098	3,347,680,449

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

2010 COUNTY TAXABLE VALUATION

UNITS	AGRICULTURAL	COMMERCIAL	INDUSTRIAL	RESIDENTIAL	TIMBER-CUTOVER	DEVELOPMENTAL	TOTAL REAL	PERSONAL	TOTAL UNIT
<u>HACKLEY PUBLIC LIBRARY</u>									
Muskegon Township (portion)	0	408,542	521,181	0	0	0	929,723	170,289	1,100,012
61-010 MUSKEGON	0	408,542	521,181	0	0	0	929,723	170,289	1,100,012
City of Muskegon	0	142,858,352	111,241,609	357,583,830	0	0	611,683,791	111,525,747	723,209,538
61-010 MUSKEGON	0	131,713,865	22,141,888	354,766,598	0	0	508,622,351	55,405,447	564,027,798
61-190 ORCHARD VIEW	0	11,089,671	34,667,869	2,558,983	0	0	48,316,523	37,298,200	85,614,723
61-220 REETHS-PUFFER	0	54,816	54,431,852	258,249	0	0	54,744,917	18,822,100	73,567,017
City of Norton Shores (portion)	0	15,969,758	1,254,869	12,019,929	0	0	29,244,556	2,400,900	31,645,456
61-010 MUSKEGON	0	15,969,758	1,254,869	12,019,929	0	0	29,244,556	2,400,900	31,645,456
TOTAL	0	159,236,652	113,017,659	369,603,759	0	0	641,858,070	114,096,936	755,955,006
<u>WHITE LAKE LIBRARY</u>									
61-240 WHITEHALL	971,744	42,136,559	13,086,030	352,275,173	0	0	408,469,506	51,496,000	459,965,506
Blue Lake Township	0	438,809	0	38,511,873	0	0	38,950,682	1,207,300	40,157,982
Dalton Township	0	373,945	3,944	34,184,055	0	0	34,561,944	1,519,400	36,081,344
Fruitland Township	971,744	3,647,867	0	189,084,991	0	0	193,704,602	3,891,300	197,595,902
Whitehall Township	0	17,431,596	713,754	38,509,452	0	0	56,654,802	6,543,100	63,197,902
City of Whitehall	0	20,244,342	12,368,332	51,984,802	0	0	84,597,476	38,334,900	122,932,376
TOTAL	971,744	42,136,559	13,086,030	352,275,173	0	0	408,469,506	51,496,000	459,965,506
TOTAL LIBRARIES	70,703,619	702,251,079	233,924,657	3,134,471,572	0	0	4,141,350,927	422,250,034	4,563,600,961
<u>AUTHORITIES</u>									
<u>WHITE LAKE FIRE AUTHORITY</u>									
Fruitland Township	2,041,337	7,789,151	0	230,351,966	0	0	240,182,454	9,366,300	249,548,754
Whitehall Township	0	17,431,596	713,754	39,641,650	0	0	57,787,000	6,570,500	64,357,500
City of Whitehall	0	20,244,342	12,368,332	51,984,802	0	0	84,597,476	38,334,900	122,932,376
TOTAL	2,041,337	45,465,089	13,082,086	321,978,418	0	0	382,566,930	54,271,700	436,838,630
<u>WHITE LAKE AMBULANCE</u>									
Blue Lake Township	0	737,774	0	64,680,576	0	0	65,418,350	1,867,600	67,285,950
Fruitland Township	2,041,337	7,789,151	0	230,351,966	0	0	240,182,454	9,366,300	249,548,754
Montague Township	4,926,801	3,113,475	614,567	37,366,830	0	0	46,021,673	4,504,200	50,525,873
Whitehall Township	0	17,431,596	713,754	39,641,650	0	0	57,787,000	6,570,500	64,357,500
White River Township	4,157,280	3,287,202	1,391,154	79,707,286	0	0	88,542,922	1,133,000	89,675,922
City of Montague	0	7,540,673	6,345,580	56,093,377	0	0	69,979,630	7,456,800	77,436,430
City of Whitehall	0	20,244,342	12,368,332	51,984,802	0	0	84,597,476	38,334,900	122,932,376
TOTAL	11,125,418	60,144,213	21,433,387	559,826,487	0	0	652,529,505	69,233,300	721,762,805
TOTAL AUTHORITIES	13,166,755	105,609,302	34,515,473	881,804,905	0	0	1,035,096,435	123,505,000	1,158,601,435

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 ET AL	08-025-100-0009-00	76-042 14206	40
61-080	FRUITPORT TWP JABLONSKI DONALD	15-031-400-0018-00	75-057 14200	23
61-120	HOLTON TWP DERBY DOUGLAS ET AL	05-019-300-0001-10	81-077 3362	10
61-120	HOLTON TWP DERBY DOUGLAS ET AL	05-019-300-0001-20	81-077 3361	80
61-220	LAKETON TWP MIERENDORF JOSEPH TRUST	09-003-100-0009-00	68-007 14204	45
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.

THESE LANDS SHALL NOT BE SUBJECT TO AD VALOREM GENERAL PROPERTY TAX BUT SHALL BE SUBJECT TO AN ANNUAL SPECIFIC TAX OF ONE DOLLAR AND TEN CENTS (\$1.10) PER ACRE PAID BY THE OWNER AS PROVIDED BY SECTION 6A OF THE ACT. THE STATE PAYS AN ADDITIONAL AMOUNT OF \$1.20 PER ACRE ANNUALLY TO LOCAL UNITS.

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

SCHOOL DISTRICT	PARCEL NUMBER	PROPERTY OWNER	2009 ASSESSED	2009 TAXABLE	2010 ASSESSED	2010 TAXABLE
<u>CITY OF MUSKEGON</u>						
61010	61-24-122-300-0003-01	MUSKEGON GENERAL HOSPITAL	161,000	161,000	144,600	144,600
61010	61-24-122-300-0003-02	MUSKEGON GENERAL HOSPITAL	233,000	233,000	210,800	210,800
61010	61-24-122-300-0003-04	MUSKEGON GENERAL HOSPITAL	91,200	91,200	80,300	80,300
61010	61-24-205-314-0001-00	LAKESHORE MUSUEM CENTER / JILLY'S	52,800	52,800	13,100	13,100
61010	61-24-205-328-0009-00	297 CLAY CONDIMINIUM OWNERS ASSOC	34,700	34,700	35,000	35,000
61010	61-24-205-596-0008-01	CITY OF MUSKEGON	398,900	398,900	344,100	344,100
61010	61-24-205-739-0001-20	CJ'S ON THE BEACH LLC	105,800	105,800	95,400	95,400
61010	61-24-660-000-0003-00	MUSKEGON GENERAL HOSPITAL	41,800	41,800	38,600	38,600
61190	61-24-694-000-0050-01	VERIZON INC	0	0	309,500	309,500
CITY OF MUSKEGON UNIT TOTAL PA 189			1,119,200	1,119,200	1,271,400	1,271,400
<u>CITY OF NORTH MUSKEGON</u>						
61230	61-23-423-002-0003-01	NPI OMNIPOINT WIRELESS LLC	0	0	0	0
61230	61-23-585-001-0001-00	MUSKEGON CONSERVATION CLUB	100	100	100	99
CITY OF NORTH MUSKEGON UNIT TOTAL PA 189			100	100	100	99
<u>CITY OF NORTON SHORES</u>						
61060	61-27-117-300-0002-01	J E REAL ESTATE CO LLC	129,900	110,530	134,300	110,198
61060	61-27-117-300-0002-02	WEST MICH FLYING CLUB HANGER	68,300	20,444	71,100	20,382
61060	61-27-117-300-0002-05	RILEY REAL ESTATE LLC	89,200	55,911	92,100	55,743
61060	61-27-117-300-0002-06	HERTZ RENT A CAR SYSTEM	48,100	17,596	48,900	17,543
61060	61-27-117-300-0002-07	REID TOOL SUPPLY CO	283,200	268,353	294,800	267,547
CITY OF NORTON SHORES UNIT TOTAL PA 189			618,700	472,834	641,200	471,413
GRAND TOTAL PA 189			1,738,000	1,592,134	1,912,700	1,742,912

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

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

Year	Agricultural T.C.V. New	Commercial T.C.V. New	Industrial T.C.V. New	Residential T.C.V. New	Total Real T.C.V. New	Total Personal T.C.V. New	Total County T.C.V. New	Total County T.C.V.	% New
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	2,419,800	35,061,670	9,655,476	139,743,252	186,880,198	156,620,534	343,500,732	9,680,275,940	3.55%
2005	2,426,800	41,071,312	3,882,200	143,684,800	191,065,112	133,750,000	324,815,112	10,107,197,084	3.21%
2006	1,644,328	73,818,970	8,012,800	139,816,948	223,293,046	137,180,344	360,473,390	10,590,313,466	3.40%
2007	2,082,162	57,709,632	16,430,912	121,061,906	197,284,612	164,551,782	361,836,394	11,087,650,090	3.26%
2008	2,000,592	31,773,000	17,403,334	83,331,638	134,508,564	169,708,800	304,217,364	11,337,579,618	2.68%
2009	910,552	48,292,546	20,617,400	52,547,266	122,367,764	141,813,590	264,181,354	10,978,864,846	2.41%
2010	1,154,800	22,071,000	10,284,000	32,268,128	65,777,928	143,016,600	208,794,528	10,442,280,600	2.00%

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

**MUSKEGON COUNTY
2010 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	\$57,134,749	\$70,363,800	\$82,728,100	\$82,728,100	\$0	\$0	\$139,862,849	\$153,091,900	3.06%
Howmet Corp c/o Alcoa Co	Aerospace	\$9,614,729	\$10,536,100	\$29,949,200	\$29,949,200	\$18,235,123	\$18,236,300	\$57,799,052	\$58,721,600	1.27%
DTE Energy	Natural Gas	\$1,465,324	\$1,521,200	\$27,024,200	\$27,024,200	\$0	\$0	\$28,489,524	\$28,545,400	0.62%
Sun Chemical of Michigan LLC	Pigments	\$6,792,625	\$7,070,800	\$12,362,000	\$12,362,000	\$3,950,300	\$3,950,300	\$23,104,925	\$23,383,100	0.51%
Meijer Inc	Retail	\$14,730,668	\$18,532,500	\$5,410,000	\$5,410,000	\$0	\$0	\$20,140,668	\$23,942,500	0.44%
L3 Communications Corp	Military	\$5,275,665	\$5,283,300	\$6,880,400	\$6,880,400	\$6,828,556	\$6,836,500	\$18,984,621	\$19,000,200	0.42%
Bayer Cropscience	Chemical Manufacturer	\$4,262,100	\$4,278,900	\$9,023,800	\$9,023,800	\$5,113,781	\$5,158,800	\$18,399,681	\$18,461,500	0.40%
THF Fruitport Dev LP	Real Estate	\$17,641,069	\$23,827,000	\$0	\$0	\$0	\$0	\$17,641,069	\$23,827,000	0.39%
Diversified Machine Montague Inc	Automotive	\$0	\$0	\$3,105,000	\$3,105,000	\$12,685,300	\$12,685,300	\$15,790,300	\$15,790,300	0.35%
Johnson Technology Inc	Aerospace	\$1,052,239	\$1,060,500	\$5,715,700	\$5,715,700	\$7,315,891	\$7,315,900	\$14,083,830	\$14,092,100	0.31%
TOTALS :		\$117,969,168	\$142,474,100	\$182,198,400	\$182,198,400	\$54,128,951	\$54,183,100	\$354,296,519	\$378,855,600	7.26%

NEXT 5

TAXPAYER	BUSINESS	REAL TAXABLE	REAL SEV	PERSONAL TAXABLE	PERSONAL SEV	IFT TAXABLE	IFT SEV	TOTAL TAXABLE	TOTAL SEV	% OF TV
Sappi Paper Products	Paper Products	\$4,499,590	\$4,590,800	\$9,491,700	\$9,491,700	\$0	\$0	\$13,991,290	\$14,082,500	0.31%
Lakes Mall LLC	Retail	\$13,765,755	\$17,624,500	\$0	\$0	\$0	\$0	\$13,765,755	\$17,624,500	0.30%
Cedar Fair LP	Amusement Park	\$4,029,823	\$4,469,300	\$6,539,000	\$6,539,000	\$0	\$0	\$10,568,823	\$11,008,300	0.23%
Comcast of Muskegon	Cable Services	\$450,760	\$500,900	\$9,996,800	\$9,996,800	\$0	\$0	\$10,447,560	\$10,497,700	0.23%
Cannon Muskegon Corp	Metal Alloys	\$2,143,979	\$2,201,600	\$3,823,700	\$3,823,700	\$4,388,876	\$4,404,000	\$10,356,555	\$10,429,300	0.23%
TOTALS :		\$24,889,907	\$29,387,100	\$29,851,200	\$29,851,200	\$4,388,876	\$4,404,000	\$59,129,983	\$63,642,300	1.22%

2010 COUNTY SEV	\$5,221,199,500
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2010 COUNTY TAXABLE	\$4,564,760,559
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Certification of Recommended County Equalized Valuations by Equalization Director

This form is issued under the authority of MCL 211.148. Filing is mandatory.

TO: State Tax Commission

FROM: Equalization Director of _____ County

RE: State Assessor Certification of Preparer of the required Recommended County Equalized Valuations

for _____ County for year _____.

The Recommended County Equalized Valuations for the above referenced county and year were prepared under my direct supervision and control in my role as Equalization Director.

I am certified as an assessor at the level required for the county by Michigan Compiled Laws 211.10d and the rules of the State Tax Commission.

The State Tax Commission requires a Level ____ State Assessor Certification for this county.

I am certified as a Level ____ State Certified Assessing Officer by the State Tax Commission.

The following are my total Recommended County Equalized Valuations for each separately

equalized class of property in _____ County:

Agricultural _____	Timber-Cutover _____
Commercial _____	Developmental _____
Industrial _____	Total Real Property _____
Residential _____	Personal Property _____
	Total Real and Personal Property _____

Please mail this form to the address below within fifteen days of submission of the Recommended County Equalized Valuations to the County Board of Commissioners.

Michigan Department of Treasury
Assessment and Certification Division
Local Assessment Review
P.O. Box 30790
Lansing, Michigan 48909

Signature of Equalization Director	Date
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