

MUSKEGON COUNTY EQUALIZATION DEPARTMENT  
2011  
TABULATION OF TENTATIVE RATIOS AND FACTORS

Local Unit	AGRICULTURAL		COMMERCIAL		DEVELOPMENTAL		INDUSTRIAL		RESIDENTIAL		PERSONAL	
	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor	Ratio	Factor
Blue Lake		-----	51.02%	0.98000		-----		-----	52.20%	0.95785	50.00%	1.00000
Casnovia	51.33%	0.97408	54.06%	0.92489		-----	54.11%	0.92404	49.55%	1.00908	50.00%	1.00000
Cedar Creek	46.25%	1.08108	51.33%	0.97408		-----		-----	50.05%	0.99900	50.00%	1.00000
Dalton		-----	49.73%	1.00542		-----	53.03%	0.94286	52.69%	0.94894	50.00%	1.00000
Egelston		-----	49.92%	1.00160		-----	46.21%	1.08201	57.76%	0.86565	50.00%	1.00000
Fruitland	51.63%	0.96842	51.63%	0.96842		-----		-----	55.81%	0.89589	50.00%	1.00000
Fruitport	51.40%	0.97276	57.27%	0.87305		-----	58.03%	0.86162	53.97%	0.92644	50.00%	1.00000
Holton	52.75%	0.94786	48.77%	1.02522		-----		-----	58.83%	0.84990	50.00%	1.00000
Laketon		-----	51.57%	0.96955		-----		-----	53.00%	0.94339	50.00%	1.00000
Montague	48.62%	1.02838	52.22%	0.95748		-----	54.14%	0.92353	46.59%	1.07319	50.00%	1.00000
Moorland	50.45%	0.99108	52.77%	0.94750		-----	53.59%	0.93300	54.91%	0.91058	50.00%	1.00000
Muskegon		-----	49.64%	1.00725		-----	55.68%	0.89798	51.32%	0.97427	50.00%	1.00000
Ravenna	48.85%	1.02354	53.92%	0.92729		-----	54.98%	0.90942	55.40%	0.90252	50.00%	1.00000
Sullivan	51.19%	0.97675	49.98%	1.00040		-----		-----	57.84%	0.86445	50.00%	1.00000
Whitehall		-----	53.81%	0.92919		-----	55.23%	0.90530	47.81%	1.04580	50.00%	1.00000
White River	49.21%	1.01605	50.28%	0.99443		-----	54.32%	0.92047	48.26%	1.03605	50.00%	1.00000
CITIES												
Montague		-----	53.15%	0.94073		-----	57.38%	0.87138	54.24%	0.92182	50.00%	1.00000
Muskegon		-----	51.20%	0.97656		-----	50.79%	0.98444	54.99%	0.90925	50.00%	1.00000
Muskegon Hts		-----	55.38%	0.90285		-----	57.86%	0.86415	55.06%	0.90810	50.00%	1.00000
North Muskegon		-----	51.77%	0.96581		-----		-----	51.82%	0.96487	50.00%	1.00000
Norton Shores		-----	52.48%	0.95274		-----	51.68%	0.96749	53.07%	0.94215	50.00%	1.00000
Roosevelt Park		-----	54.04%	0.92524		-----	50.47%	0.99068	53.89%	0.92781	50.00%	1.00000
Whitehall		-----	52.81%	0.94679		-----	56.15%	0.89047	51.65%	0.96805	50.00%	1.00000

ACT 165 OF THE MICHIGAN PUBLIC ACTS OF 1971 REQUIRES THAT THE COUNTY PUBLISH TENTATIVE RECOMMENDED EQUALIZATION RATIOS AND MULTIPLIERS ON OR BEFORE THE THIRD MONDAY IN FEBRUARY. THIS IN NO WAY LIMITS THE ASSESSOR IN HIS OR HER ASSESSMENT DUTIES. THE TENTATIVE RECOMMENDED EQUALIZATION RATIO AND MULTIPLYING FIGURES SHALL NOT PREJUDICE THE EQUALIZATION PROCEDURES OF THE COUNTY BOARD OF COMMISSIONERS OR THE STATE TAX COMMISSIONERS OR THE STATE TAX COMMISSION. ACT 114 OF THE PUBLIC ACTS OF 1979 REQUIRES SEPARATE EQUALIZATION OF EACH CLASS OF REAL PROPERTY. 2011 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 1.7% EXCLUSIVE OF ADDITIONS AND LOSSES.