

MUSKEGON COUNTY EQUALIZATION DEPARTMENT  
2019  
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		-----	52.54%	0.95165		-----		-----	45.08%	1.10913	50.00%	1.00000
Casnovia	51.10%	0.97847	49.26%	1.01502		-----	48.86%	1.02333	46.95%	1.06496	50.00%	1.00000
Cedar Creek	45.46%	1.09986	47.65%	1.04931		-----		-----	45.17%	1.10692	50.00%	1.00000
Dalton	53.55%	0.93370	48.76%	1.02543		-----	51.02%	0.98000	46.11%	1.08436	50.00%	1.00000
Egelston		-----	50.84%	0.98347		-----	49.56%	1.00887	44.58%	1.12157	50.00%	1.00000
Fruitland	49.95%	1.00100	49.84%	1.00321		-----		-----	47.10%	1.06157	50.00%	1.00000
Fruitport	51.93%	0.96283	49.08%	1.01874		-----	51.40%	0.97276	46.85%	1.06723	50.00%	1.00000
Holton	49.45%	1.01112	52.24%	0.95712		-----	44.94%	1.11259	45.18%	1.10668	50.00%	1.00000
Laketon		-----	47.99%	1.04188		-----		-----	48.30%	1.03519	50.00%	1.00000
Montague	54.16%	0.92319	50.82%	0.98386		-----	48.28%	1.03562	46.27%	1.08061	50.00%	1.00000
Moorland	46.74%	1.06974	51.76%	0.96599		-----	50.61%	0.98794	47.02%	1.06337	50.00%	1.00000
Muskegon		-----	54.56%	0.91642		-----	47.95%	1.04275	46.28%	1.08038	50.00%	1.00000
Ravenna	53.14%	0.94091	50.24%	0.99522		-----	48.87%	1.02312	47.13%	1.06089	50.00%	1.00000
Sullivan	46.06%	1.08554	51.52%	0.97049		-----		-----	45.47%	1.09962	50.00%	1.00000
Whitehall	52.64%	0.94984	51.04%	0.97962		-----	48.74%	1.02585	47.05%	1.06269	50.00%	1.00000
White River	48.88%	1.02291	48.59%	1.02901		-----	51.00%	0.98039	48.44%	1.03220	50.00%	1.00000
CITIES												
Montague	64.40%	0.77639	51.73%	0.96655		-----	50.26%	0.99482	45.36%	1.10229	50.00%	1.00000
Muskegon		-----	47.31%	1.05685		-----	47.44%	1.05396	46.84%	1.06746	50.00%	1.00000
Muskegon Hts		-----	48.74%	1.02585		-----	48.23%	1.03669	45.50%	1.09890	50.00%	1.00000
North Muskegon		-----	49.57%	1.00867		-----	49.84%	1.00321	46.43%	1.07688	50.00%	1.00000
Norton Shores		-----	50.34%	0.99324		-----	45.60%	1.09649	46.07%	1.08530	50.00%	1.00000
Roosevelt Park		-----	49.66%	1.00684		-----	50.26%	0.99482	44.56%	1.12208	50.00%	1.00000
Whitehall		-----	48.45%	1.03199		-----	50.10%	0.99800	45.42%	1.10083	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. 2018 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 2.4% EXCLUSIVE OF ADDITIONS AND LOSSES.