

MUSKEGON COUNTY EQUALIZATION DEPARTMENT
2021
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		-----	50.95%	0.98135		-----		-----	49.40%	1.01214	50.00%	1.00000
Casnovia	49.83%	1.00341	50.06%	0.99880		-----	48.75%	1.02564	44.90%	1.11358	50.00%	1.00000
Cedar Creek	53.77%	0.92988	51.04%	0.97962		-----		-----	46.83%	1.06769	50.00%	1.00000
Dalton	50.24%	0.99522	51.20%	0.97656		-----	49.36%	1.01296	46.28%	1.08038	50.00%	1.00000
Egelston		-----	50.87%	0.98289		-----	48.91%	1.02228	47.11%	1.06134	50.00%	1.00000
Fruitland	49.17%	1.01688	50.72%	0.98580		-----		-----	48.08%	1.03993	50.00%	1.00000
Fruitport	50.39%	0.99226	51.30%	0.97465		-----	48.13%	1.03885	46.31%	1.07968	50.00%	1.00000
Holton	49.07%	1.01895	50.33%	0.99344		-----	46.59%	1.07319	48.83%	1.02396	50.00%	1.00000
Laketon		-----	51.13%	0.97789		-----		-----	46.30%	1.07991	50.00%	1.00000
Montague	48.74%	1.02585	50.73%	0.98561		-----	49.75%	1.00502	46.61%	1.07273	50.00%	1.00000
Moorland	50.27%	0.99462	53.77%	0.92988		-----	48.64%	1.02796	47.93%	1.04318	50.00%	1.00000
Muskegon		-----	49.39%	1.01235		-----	47.37%	1.05552	46.14%	1.08365	50.00%	1.00000
Ravenna	51.05%	0.97943	50.15%	0.99700		-----	48.95%	1.02145	44.39%	1.12637	50.00%	1.00000
Sullivan	49.63%	1.00745	51.04%	0.97962		-----		-----	44.90%	1.11358	50.00%	1.00000
Whitehall	50.08%	0.99840	50.01%	0.99980		-----	49.54%	1.00928	46.79%	1.06860	50.00%	1.00000
White River	48.53%	1.03029	51.82%	0.96487		-----	49.08%	1.01874	47.94%	1.04297	50.00%	1.00000
CITIES												
Montague	57.40%	0.87108	49.04%	1.01957		-----	49.99%	1.00020	46.80%	1.06837	50.00%	1.00000
Muskegon		-----	48.38%	1.03348		-----	48.47%	1.03156	44.14%	1.13275	50.00%	1.00000
Muskegon Hts		-----	48.59%	1.02901		-----	50.19%	0.99621	45.41%	1.10107	50.00%	1.00000
North Muskegon		-----	50.07%	0.99860		-----	50.06%	0.99880	46.82%	1.06791	50.00%	1.00000
Norton Shores		-----	49.90%	1.00200		-----	45.20%	1.10619	47.20%	1.05932	50.00%	1.00000
Roosevelt Park		-----	48.90%	1.02249		-----	50.05%	0.99900	46.64%	1.07204	50.00%	1.00000
Whitehall		-----	50.48%	0.99049		-----	49.54%	1.00928	47.53%	1.05196	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. 2021 TAXABLE VALUE CHANGES ARE LIMITED TO THE INFLATION RATE OF 1.4% EXCLUSIVE OF ADDITIONS AND LOSSES.