

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
METRO CENTRAL CITIES																						
MINNEAPOLIS	HENNEPIN	0991	388,020	\$254,090	\$875	0.345%	2	\$1,493	0.588%	1	\$779	0.307%	2	\$181	0.071%	2	\$3,329	1.310%	1	\$3,185	1.253%	1
ST. PAUL	RAMSEY	0625	287,669	\$233,855	\$960	0.410%	1	\$711	0.304%	2	\$863	0.369%	1	\$174	0.075%	1	\$2,708	1.158%	2	\$2,546	1.089%	2
TOTALS (Number of Rankings)			675,689				2			2			2			2						2
METRO LARGE CITIES																						
APPLE VALLEY	DAKOTA	0196	49,456	\$264,259	\$678	0.257%	3	\$985	0.373%	2	\$1,121	0.424%	2	\$132	0.050%	10	\$2,916	1.103%	5	\$2,781	1.052%	6
BLAINE	ANOKA	0011	56,575	\$242,673	\$763	0.315%	2	\$722	0.297%	6	\$991	0.408%	3	\$171	0.071%	8	\$2,647	1.091%	7	\$2,493	1.027%	10
BLOOMINGTON	HENNEPIN	0271	85,504	\$263,234	\$1,015	0.386%	1	\$841	0.320%	4	\$728	0.277%	9	\$259	0.098%	1	\$2,844	1.080%	9	\$2,708	1.029%	9
BROOKLYN PARK	HENNEPIN	0279	72,724	\$237,169	\$915	0.386%	1	\$946	0.399%	1	\$953	0.402%	4	\$206	0.087%	4	\$3,021	1.274%	1	\$2,862	1.207%	1
BURNSVILLE	DAKOTA	0191	61,393	\$251,603	\$645	0.257%	3	\$881	0.350%	3	\$1,152	0.458%	1	\$125	0.050%	11	\$2,803	1.114%	4	\$2,657	1.056%	5
COON RAPIDS	ANOKA	0011	63,081	\$210,980	\$664	0.315%	2	\$648	0.307%	5	\$861	0.408%	3	\$137	0.065%	9	\$2,311	1.095%	6	\$2,128	1.009%	11
EAGAN	DAKOTA	0196	67,106	\$280,567	\$720	0.257%	3	\$769	0.274%	10	\$1,190	0.424%	2	\$123	0.044%	12	\$2,802	0.999%	12	\$2,682	0.956%	12
EDEN PRAIRIE	HENNEPIN	0272	62,090	\$377,565	\$1,456	0.386%	1	\$1,084	0.287%	8	\$1,434	0.380%	5	\$335	0.089%	2	\$4,310	1.141%	3	\$4,277	1.133%	2
EDINA	HENNEPIN	0273	47,090	\$458,738	\$1,769	0.386%	1	\$1,000	0.218%	12	\$1,589	0.346%	6	\$392	0.085%	5	\$4,751	1.036%	11	\$4,751	1.036%	7
MAPLE GROVE	HENNEPIN	0279	59,458	\$298,225	\$1,150	0.386%	1	\$874	0.293%	7	\$1,198	0.402%	4	\$226	0.076%	7	\$3,449	1.156%	2	\$3,345	1.121%	3
MINNETONKA	HENNEPIN	0270	51,499	\$354,367	\$1,367	0.386%	1	\$1,016	0.287%	9	\$1,169	0.330%	8	\$312	0.088%	3	\$3,864	1.091%	8	\$3,811	1.075%	4
PLYMOUTH	HENNEPIN	0284	71,147	\$334,096	\$1,289	0.386%	1	\$788	0.236%	11	\$1,150	0.344%	7	\$284	0.085%	6	\$3,510	1.051%	10	\$3,438	1.029%	8
TOTALS (Number of Rankings)			747,123				3			12			9			12						12
METRO OLD CITIES																						
ANOKA	ANOKA	0011	18,038	\$210,319	\$662	0.315%	3	\$779	0.370%	8	\$859	0.408%	3	\$130	0.062%	9	\$2,429	1.155%	8	\$2,246	1.068%	9
BROOKLYN CENTER	HENNEPIN	0279	27,907	\$195,632	\$755	0.386%	2	\$924	0.472%	2	\$786	0.402%	4	\$173	0.088%	1	\$2,638	1.348%	1	\$2,442	1.248%	1
COLUMBIA HEIGHTS	ANOKA	0013	18,124	\$192,442	\$564	0.293%	4	\$829	0.431%	5	\$587	0.305%	10	\$148	0.077%	6	\$2,129	1.106%	11	\$1,929	1.003%	11
CRYSTAL	HENNEPIN	0281	22,138	\$203,244	\$784	0.386%	2	\$744	0.366%	9	\$832	0.409%	2	\$179	0.088%	3	\$2,539	1.249%	4	\$2,349	1.156%	5
HASTINGS*	DAKOTA	0200	22,439	\$223,383	\$573	0.257%	5	\$1,105	0.495%	1	\$880	0.394%	5	\$110	0.049%	11	\$2,668	1.195%	7	\$2,497	1.118%	7
HOPKINS	HENNEPIN	0270	17,526	\$244,368	\$943	0.386%	2	\$1,109	0.454%	3	\$806	0.330%	9	\$213	0.087%	4	\$3,071	1.257%	3	\$2,919	1.194%	3
NEW BRIGHTON	RAMSEY	0621	22,391	\$262,114	\$1,154	0.440%	1	\$859	0.328%	11	\$1,030	0.393%	6	\$199	0.076%	8	\$3,242	1.237%	5	\$3,106	1.185%	4
NEW HOPE	HENNEPIN	0281	20,824	\$221,434	\$854	0.386%	2	\$928	0.419%	6	\$907	0.409%	2	\$170	0.077%	7	\$2,858	1.291%	2	\$2,685	1.213%	2
RICHFIELD	HENNEPIN	0280	33,107	\$223,134	\$861	0.386%	2	\$846	0.379%	7	\$775	0.348%	8	\$196	0.088%	2	\$2,678	1.200%	6	\$2,507	1.123%	6
SHOREVIEW	RAMSEY	0621	26,159	\$295,171	\$1,299	0.440%	1	\$695	0.235%	12	\$1,160	0.393%	6	\$224	0.076%	8	\$3,378	1.145%	9	\$3,272	1.108%	8
SOUTH ST. PAUL	DAKOTA	0996	20,135	\$205,571	\$484	0.235%	6	\$743	0.361%	10	\$940	0.458%	1	\$116	0.057%	10	\$2,284	1.111%	10	\$2,096	1.020%	10
WEST ST. PAUL	DAKOTA	0197	18,914	\$225,777	\$579	0.257%	5	\$987	0.437%	4	\$639	0.283%	11	\$99	0.044%	12	\$2,304	1.021%	13	\$2,135	0.946%	13
WHITE BEAR LAKE*	RAMSEY	0624	24,746	\$247,525	\$1,090	0.440%	1	\$409	0.165%	13	\$909	0.367%	7	\$198	0.080%	5	\$2,606	1.053%	12	\$2,456	0.992%	12
TOTALS (Number of Rankings)			292,448				6			13			11			12						13
METRO DIVERSIFIED CITIES																						
ARDEN HILLS	RAMSEY	0621	9,985	\$323,122	\$1,422	0.440%	1	\$633	0.196%	10	\$1,270	0.393%	4	\$245	0.076%	8	\$3,571	1.105%	6	\$3,489	1.080%	7
FOREST LAKE	WASHINGTON	0831	17,494	\$300,322	\$779	0.259%	5	\$884	0.294%	7	\$868	0.289%	9	\$115	0.038%	9	\$2,646	0.881%	10	\$2,544	0.847%	10
FRIDLEY	ANOKA	0014	26,459	\$213,496	\$672	0.315%	4	\$671	0.314%	6	\$979	0.459%	1	\$201	0.094%	3	\$2,522	1.181%	4	\$2,342	1.097%	6

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METRO DIVERSIFIED CITIES (continued)																						
GOLDEN VALLEY	HENNEPIN	0281	20,362	\$301,646	\$1,163	0.386%	3	\$1,297	0.430%	1	\$1,235	0.409%	2	\$243	0.080%	5	\$3,938	1.306%	1	\$3,837	1.272%	1
MAPLEWOOD	RAMSEY	0622	36,663	\$244,357	\$1,076	0.440%	1	\$796	0.326%	5	\$841	0.344%	6	\$195	0.080%	6	\$2,908	1.190%	3	\$2,756	1.128%	3
OAK PARK HEIGHTS	WASHINGTON	0834	4,751	\$220,971	\$573	0.259%	5	\$803	0.363%	3	\$662	0.299%	8	\$80	0.036%	10	\$2,118	0.959%	9	\$1,945	0.880%	9
OSSEO	HENNEPIN	0279	2,479	\$193,083	\$745	0.386%	3	\$819	0.424%	2	\$776	0.402%	3	\$148	0.077%	7	\$2,482	1.286%	2	\$2,284	1.183%	2
ROSEVILLE	RAMSEY	0623	34,099	\$256,367	\$1,129	0.440%	1	\$646	0.252%	8	\$726	0.283%	10	\$213	0.083%	4	\$2,713	1.058%	8	\$2,572	1.003%	8
ST. LOUIS PARK	HENNEPIN	0283	45,216	\$259,945	\$1,003	0.386%	3	\$904	0.348%	4	\$870	0.335%	7	\$264	0.101%	1	\$3,039	1.169%	5	\$2,901	1.116%	4
WAYZATA	HENNEPIN	0284	4,145	\$724,576	\$3,011	0.416%	2	\$1,695	0.234%	9	\$2,603	0.359%	5	\$687	0.095%	2	\$7,997	1.104%	7	\$7,997	1.104%	5
TOTALS (Number of Rankings)			201,653				5			10			10			10			10			10

METRO HIGH-GROWTH CITIES

ANDOVER	ANOKA	0011	30,598	\$284,701	\$895	0.315%	10	\$906	0.318%	20	\$1,162	0.408%	14	\$121	0.042%	23	\$3,085	1.083%	20	\$2,969	1.04269%	21
CARVER	CARVER	0112	2,807	\$291,749	\$1,095	0.375%	6	\$1,359	0.466%	2	\$1,609	0.551%	3	\$103	0.035%	28	\$4,167	1.428%	1	\$4,057	1.39054%	1
CENTERVILLE	ANOKA	0012	3,839	\$262,537	\$826	0.315%	10	\$1,203	0.458%	3	\$1,306	0.498%	4	\$208	0.079%	2	\$3,543	1.349%	2	\$3,406	1.29749%	3
CHAMPLIN	HENNEPIN	0011	23,990	\$257,178	\$992	0.386%	3	\$845	0.329%	17	\$1,050	0.408%	14	\$223	0.087%	1	\$3,110	1.209%	9	\$2,969	1.15448%	9
CHANHASSEN*	CARVER	0112	22,395	\$367,854	\$1,382	0.376%	4	\$972	0.264%	27	\$2,030	0.552%	2	\$207	0.056%	10	\$4,590	1.248%	8	\$4,549	1.23667%	7
CHASKA	CARVER	0112	23,775	\$279,580	\$1,050	0.376%	4	\$543	0.194%	31	\$1,543	0.552%	2	\$148	0.053%	13	\$3,284	1.175%	12	\$3,163	1.13142%	11
COTTAGE GROVE	WASHINGTON	0833	33,788	\$241,227	\$626	0.259%	11	\$849	0.352%	13	\$1,177	0.488%	5	\$101	0.042%	24	\$2,753	1.141%	17	\$2,598	1.07686%	18
EAST BETHEL	ANOKA	0015	12,124	\$256,466	\$807	0.315%	10	\$856	0.334%	16	\$837	0.327%	22	\$129	0.050%	16	\$2,629	1.025%	25	\$2,488	0.97003%	28
ELKO NEW MARKET	SCOTT	0194	3,788	\$278,113	\$907	0.326%	9	\$1,033	0.372%	12	\$1,207	0.434%	10	\$97	0.035%	29	\$3,245	1.167%	14	\$3,123	1.12304%	13
FARMINGTON	DAKOTA	0192	18,589	\$242,336	\$622	0.256%	13	\$1,062	0.438%	4	\$1,444	0.596%	1	\$91	0.037%	27	\$3,219	1.328%	5	\$3,064	1.26451%	5
GREENFIELD	HENNEPIN	0883	3,067	\$423,861	\$1,635	0.386%	3	\$1,077	0.254%	29	\$1,603	0.378%	16	\$260	0.061%	7	\$4,575	1.079%	21	\$4,575	1.07937%	17
HAM LAKE	ANOKA	0011	15,290	\$316,307	\$995	0.315%	10	\$776	0.245%	30	\$1,291	0.408%	14	\$176	0.056%	11	\$3,239	1.024%	26	\$3,151	0.99616%	26
HUGO	WASHINGTON	0624	12,022	\$278,106	\$721	0.259%	11	\$972	0.349%	14	\$1,022	0.367%	18	\$111	0.040%	25	\$2,825	1.016%	27	\$2,703	0.97201%	27
INVER GROVE HEIGHTS	DAKOTA	0199	33,608	\$279,345	\$717	0.257%	12	\$1,045	0.374%	11	\$920	0.329%	21	\$123	0.044%	22	\$2,804	1.004%	28	\$2,683	0.96043%	29
LAKEVILLE	DAKOTA	0194	53,829	\$308,508	\$791	0.257%	12	\$1,077	0.349%	15	\$1,340	0.434%	9	\$116	0.037%	27	\$3,324	1.078%	22	\$3,229	1.04681%	20
LINO LAKES	ANOKA	0012	19,851	\$296,838	\$934	0.315%	10	\$1,157	0.390%	8	\$1,477	0.498%	4	\$195	0.066%	4	\$3,763	1.268%	7	\$3,658	1.23217%	8
MAHTOMEDI	WASHINGTON	0832	8,005	\$360,602	\$935	0.259%	11	\$965	0.267%	26	\$1,422	0.394%	15	\$189	0.052%	14	\$3,511	0.974%	30	\$3,463	0.96037%	30
MEDINA	HENNEPIN	0284	4,911	\$694,962	\$2,869	0.413%	2	\$1,148	0.165%	33	\$2,487	0.358%	19	\$456	0.066%	5	\$6,959	1.001%	29	\$6,959	1.00142%	24
MENDOTA HEIGHTS	DAKOTA	0197	11,752	\$398,493	\$1,022	0.257%	12	\$1,014	0.254%	28	\$1,128	0.283%	23	\$175	0.044%	22	\$3,340	0.838%	33	\$3,326	0.83461%	33
OAK GROVE	ANOKA	0015	8,433	\$285,832	\$899	0.315%	10	\$783	0.274%	24	\$933	0.327%	22	\$144	0.050%	16	\$2,760	0.966%	31	\$2,645	0.92527%	31
OAKDALE	WASHINGTON	0622	27,518	\$225,029	\$584	0.259%	11	\$680	0.302%	23	\$774	0.344%	20	\$110	0.049%	18	\$2,148	0.954%	32	\$1,978	0.87888%	32
PRIOR LAKE	SCOTT	0719	22,111	\$318,366	\$1,039	0.326%	8	\$1,013	0.318%	21	\$1,507	0.473%	6	\$195	0.061%	8	\$3,755	1.179%	11	\$3,669	1.15236%	10
RAMSEY	ANOKA	0011	22,408	\$249,539	\$785	0.315%	10	\$980	0.393%	7	\$1,019	0.408%	14	\$160	0.064%	6	\$2,944	1.180%	10	\$2,796	1.12043%	14
ROGERS	HENNEPIN	0728	6,971	\$263,166	\$1,015	0.386%	3	\$1,018	0.387%	9	\$1,238	0.470%	7	\$161	0.061%	7	\$3,432	1.304%	6	\$3,297	1.25266%	6
ROSEMOUNT	DAKOTA	0196	20,917	\$290,636	\$746	0.257%	12	\$1,252	0.431%	5	\$1,233	0.424%	13	\$145	0.050%	17	\$3,375	1.161%	15	\$3,264	1.12311%	12
SAVAGE	SCOTT	0191	25,293	\$274,670	\$897	0.326%	7	\$1,371	0.499%	1	\$1,257	0.458%	8	\$148	0.054%	12	\$3,673	1.337%	4	\$3,548	1.29176%	4
SHAKOPEE	SCOTT	0720	32,567	\$258,772	\$845	0.326%	7	\$840	0.325%	19	\$969	0.375%	17	\$120	0.046%	20	\$2,774	1.072%	23	\$2,635	1.01821%	22
ST. BONIFACIUS	HENNEPIN	0110	2,360	\$237,061	\$914	0.386%	3	\$643	0.271%	25	\$1,014	0.428%	11	\$179	0.075%	3	\$2,750	1.160%	16	\$2,591	1.09283%	16
ST. FRANCIS	ANOKA	0015	7,473	\$215,802	\$679	0.315%	10	\$850	0.394%	6	\$705	0.327%	22	\$113	0.052%	15	\$2,346	1.087%	19	\$2,168	1.00460%	23

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METRO HIGH-GROWTH CITIES (continued)																						
VADNAIS HEIGHTS	RAMSEY	0624	13,038	\$265,668	\$1,170	0.440%	1	\$482	0.182%	32	\$976	0.367%	18	\$159	0.060%	9	\$2,787	1.049%	24	\$2,654	0.99889%	25
VICTORIA	CARVER	0112	6,330	\$422,090	\$1,585	0.376%	4	\$1,581	0.374%	10	\$2,329	0.552%	2	\$192	0.045%	21	\$5,687	1.347%	3	\$5,687	1.34737%	2
WACONIA	CARVER	0110	9,701	\$265,657	\$998	0.376%	5	\$866	0.326%	18	\$1,136	0.428%	12	\$105	0.040%	26	\$3,104	1.169%	13	\$2,971	1.11838%	15
WOODBURY	WASHINGTON	0833	57,279	\$303,002	\$786	0.259%	11	\$924	0.305%	22	\$1,478	0.488%	5	\$141	0.047%	19	\$3,329	1.099%	18	\$3,229	1.06578%	19
TOTALS (Number of Rankings)			600,427				13			33			23			29			33			33
METRO HIGH-INCOME CITIES																						
AFTON	WASHINGTON	0834	2,937	\$459,782	\$1,192	0.259%	9	\$1,035	0.225%	5	\$1,377	0.299%	7	\$167	0.036%	10	\$3,771	0.820%	9	\$3,771	0.820%	9
CORCORAN	HENNEPIN	0877	5,791	\$377,354	\$1,455	0.386%	7	\$1,140	0.302%	2	\$1,511	0.400%	2	\$231	0.061%	8	\$4,338	1.150%	2	\$4,305	1.141%	2
DEEPHAVEN	HENNEPIN	0276	3,774	\$751,526	\$3,141	0.418%	3	\$1,162	0.155%	7	\$2,990	0.398%	3	\$717	0.095%	2	\$8,009	1.066%	4	\$8,009	1.066%	4
GRANT	WASHINGTON	0832	4,244	\$514,187	\$1,343	0.261%	8	\$515	0.100%	9	\$2,036	0.396%	4	\$357	0.069%	5	\$4,251	0.827%	8	\$4,251	0.827%	8
INDEPENDENCE	HENNEPIN	0879	3,729	\$535,736	\$2,101	0.392%	6	\$1,990	0.371%	1	\$1,921	0.359%	6	\$334	0.062%	7	\$6,346	1.185%	1	\$6,346	1.185%	1
LAKE ELMO	WASHINGTON	0834	8,182	\$414,016	\$1,074	0.259%	9	\$851	0.206%	6	\$1,240	0.299%	7	\$202	0.049%	9	\$3,367	0.813%	10	\$3,367	0.813%	10
MINNETRISTA	HENNEPIN	0277	6,234	\$592,013	\$2,372	0.401%	4	\$1,706	0.288%	3	\$1,163	0.196%	9	\$464	0.078%	4	\$5,704	0.964%	6	\$5,704	0.964%	6
NORTH OAKS	RAMSEY	0621	4,554	\$702,851	\$3,317	0.472%	1	\$565	0.080%	10	\$2,866	0.408%	1	\$451	0.064%	6	\$7,199	1.024%	5	\$7,199	1.024%	5
ORONO	HENNEPIN	0278	7,841	\$857,677	\$3,653	0.426%	2	\$1,286	0.150%	8	\$2,114	0.246%	8	\$834	0.097%	1	\$7,887	0.920%	7	\$7,887	0.920%	7
SHOREWOOD	HENNEPIN	0276	7,611	\$550,529	\$2,172	0.395%	5	\$1,458	0.265%	4	\$2,130	0.387%	5	\$496	0.090%	3	\$6,256	1.136%	3	\$6,256	1.136%	3
TOTALS (Number of Rankings)			54,897				9			10			9			10			10			10
METRO SMALLER CITIES																						
BAYPORT	WASHINGTON	0834	3,273	\$261,787	\$621	0.237%	9	\$791	0.302%	18	\$784	0.299%	13	\$95	0.036%	21	\$2,290	0.875%	23	\$2,154	0.823%	24
BELLE PLAINE	SCOTT	0716	6,744	\$207,697	\$678	0.326%	4	\$1,145	0.551%	1	\$848	0.408%	6	\$87	0.042%	19	\$2,757	1.328%	4	\$2,572	1.238%	5
CIRCLE PINES	ANOKA	0012	5,250	\$219,502	\$690	0.315%	7	\$1,065	0.485%	4	\$1,092	0.498%	1	\$144	0.066%	13	\$2,992	1.363%	2	\$2,818	1.284%	1
COLUMBUS	ANOKA	0831	4,108	\$299,847	\$943	0.315%	7	\$940	0.314%	17	\$866	0.289%	14	\$205	0.068%	11	\$2,955	0.985%	21	\$2,852	0.951%	20
DAYTON*	HENNEPIN	0011	5,015	\$309,474	\$1,194	0.386%	2	\$1,331	0.430%	11	\$1,264	0.408%	5	\$190	0.061%	14	\$3,978	1.285%	6	\$3,884	1.255%	3
EXCELSIOR	HENNEPIN	0276	2,437	\$425,054	\$1,639	0.386%	2	\$1,144	0.269%	19	\$1,627	0.383%	10	\$374	0.088%	6	\$4,785	1.126%	14	\$4,785	1.126%	12
FALCON HEIGHTS	RAMSEY	0623	5,709	\$289,308	\$1,274	0.440%	1	\$537	0.186%	24	\$819	0.283%	15	\$193	0.067%	12	\$2,823	0.976%	22	\$2,711	0.937%	22
JORDAN	SCOTT	0717	5,316	\$245,494	\$800	0.326%	5	\$1,253	0.510%	3	\$622	0.253%	16	\$129	0.053%	16	\$2,805	1.143%	12	\$2,653	1.081%	13
LAUDERDALE	RAMSEY	0623	2,316	\$203,910	\$898	0.440%	1	\$493	0.242%	22	\$577	0.283%	15	\$155	0.076%	10	\$2,123	1.041%	18	\$1,934	0.948%	21
LEXINGTON	ANOKA	0012	1,997	\$199,049	\$626	0.315%	7	\$956	0.480%	7	\$991	0.498%	1	\$161	0.081%	7	\$2,733	1.373%	1	\$2,540	1.276%	2
LITTLE CANADA	RAMSEY	0623	10,157	\$254,798	\$1,122	0.440%	1	\$536	0.210%	23	\$721	0.283%	15	\$203	0.080%	9	\$2,582	1.013%	20	\$2,439	0.957%	19
MOUND	HENNEPIN	0277	9,753	\$322,441	\$1,244	0.386%	2	\$1,123	0.348%	15	\$623	0.193%	18	\$327	0.102%	2	\$3,316	1.028%	19	\$3,234	1.003%	18
MOUNDS VIEW	RAMSEY	0621	12,634	\$211,903	\$933	0.440%	1	\$741	0.350%	14	\$833	0.393%	9	\$194	0.092%	4	\$2,700	1.274%	7	\$2,519	1.189%	7
NEW PRAGUE*	SCOTT	0721	7,003	\$206,040	\$669	0.325%	6	\$1,079	0.524%	2	\$917	0.445%	3	\$73	0.035%	22	\$2,738	1.329%	3	\$2,551	1.238%	6
NEWPORT	WASHINGTON	0833	3,534	\$222,665	\$578	0.259%	8	\$1,051	0.472%	9	\$1,086	0.488%	2	\$94	0.042%	18	\$2,809	1.261%	9	\$2,637	1.184%	8
NORTH ST. PAUL	RAMSEY	0622	11,695	\$219,506	\$966	0.440%	1	\$582	0.265%	20	\$755	0.344%	12	\$201	0.092%	3	\$2,505	1.141%	13	\$2,330	1.061%	14
NORWOOD YOUNG AMERICA	CARVER	0108	3,626	\$181,974	\$684	0.376%	3	\$880	0.483%	5	\$389	0.214%	17	\$92	0.051%	17	\$2,044	1.123%	15	\$1,835	1.009%	17
ROBBINSDALE	HENNEPIN	0281	13,551	\$205,787	\$794	0.386%	2	\$757	0.368%	13	\$843	0.409%	4	\$183	0.089%	5	\$2,577	1.252%	10	\$2,389	1.161%	10
SCANDIA	WASHINGTON	0831	4,210	\$366,273	\$950	0.259%	8	\$919	0.251%	21	\$1,058	0.289%	14	\$205	0.056%	15	\$3,132	0.855%	24	\$3,090	0.844%	23

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
METRO SMALLER CITIES (continued)																						
SPRING LAKE PARK*	ANOKA	0016	6,690	\$202,770	\$638	0.315%	7	\$962	0.474%	8	\$808	0.398%	8	\$163	0.080%	8	\$2,570	1.268%	8	\$2,380	1.174%	9
ST. ANTHONY*	HENNEPIN	0282	8,500	\$252,476	\$974	0.386%	2	\$1,152	0.456%	10	\$912	0.361%	11	\$270	0.107%	1	\$3,308	1.310%	5	\$3,163	1.253%	4
ST. PAUL PARK	WASHINGTON	0833	5,344	\$195,094	\$506	0.259%	8	\$639	0.327%	16	\$952	0.488%	2	\$82	0.042%	18	\$2,179	1.117%	16	\$1,982	1.016%	15
STILLWATER	WASHINGTON	0834	18,112	\$281,165	\$667	0.237%	9	\$1,355	0.482%	6	\$842	0.299%	13	\$102	0.036%	21	\$2,965	1.055%	17	\$2,846	1.012%	16
WATERTOWN	CARVER	0111	4,216	\$209,249	\$786	0.376%	3	\$884	0.422%	12	\$837	0.400%	7	\$83	0.040%	20	\$2,590	1.238%	11	\$2,406	1.150%	11
TOTALS (Number of Rankings)			161,190				9			24			18			22			24			24
METRO TOWNS																						
BURNS TWP	ANOKA	0015	4,367	\$310,969	\$978	0.315%	5	\$552	0.177%	4	\$1,015	0.327%	9	\$162	0.052%	4	\$2,708	0.871%	9	\$2,615	0.841%	9
CEDAR LAKE TWP	SCOTT	0721	2,820	\$448,304	\$1,464	0.326%	4	\$439	0.098%	11	\$2,005	0.447%	4	\$187	0.042%	7	\$4,094	0.913%	6	\$4,094	0.913%	6
CREDIT RIVER TWP	SCOTT	0194	5,103	\$476,834	\$1,557	0.326%	4	\$490	0.103%	10	\$2,071	0.434%	5	\$199	0.042%	7	\$4,317	0.905%	7	\$4,317	0.905%	7
EMPIRE TWP	DAKOTA	0192	2,291	\$281,216	\$721	0.257%	7	\$716	0.255%	1	\$1,676	0.596%	1	\$105	0.037%	8	\$3,219	1.145%	1	\$3,100	1.102%	2
HASSAN TWP	HENNEPIN	0728	2,692	\$358,402	\$1,382	0.386%	2	\$787	0.220%	3	\$1,686	0.470%	3	\$220	0.061%	2	\$4,075	1.137%	2	\$4,025	1.123%	1
LAKETOWN TWP	CARVER	0110	2,107	\$390,396	\$1,466	0.376%	3	\$509	0.130%	7	\$1,669	0.428%	6	\$178	0.045%	6	\$3,822	0.979%	4	\$3,801	0.974%	4
LINWOOD TWP	ANOKA	0831	5,334	\$262,969	\$827	0.315%	5	\$612	0.233%	2	\$760	0.289%	11	\$137	0.052%	4	\$2,336	0.888%	8	\$2,201	0.837%	10
MAY TWP	WASHINGTON	0834	3,269	\$491,348	\$1,274	0.259%	6	\$464	0.094%	12	\$1,471	0.299%	10	\$275	0.056%	3	\$3,485	0.709%	13	\$3,485	0.709%	13
NEW MARKET TWP	SCOTT	0194	3,549	\$456,058	\$1,489	0.326%	4	\$282	0.062%	13	\$1,981	0.434%	5	\$159	0.035%	10	\$3,912	0.858%	10	\$3,912	0.858%	8
RAVENNA TWP	DAKOTA	0200	2,433	\$323,399	\$830	0.257%	7	\$339	0.105%	9	\$1,274	0.394%	7	\$121	0.037%	8	\$2,564	0.793%	11	\$2,483	0.768%	11
SPRING LAKE TWP	SCOTT	0719	3,792	\$420,280	\$1,372	0.326%	4	\$457	0.109%	8	\$1,990	0.474%	2	\$206	0.049%	5	\$4,025	0.958%	5	\$4,025	0.958%	5
STILLWATER TWP	WASHINGTON	0834	2,625	\$478,726	\$1,242	0.259%	6	\$688	0.144%	6	\$1,434	0.299%	10	\$268	0.056%	3	\$3,631	0.759%	12	\$3,631	0.759%	12
WEST LAKELAND TWP	WASHINGTON	0834	3,934	\$475,636	\$1,234	0.259%	6	\$232	0.049%	14	\$1,424	0.299%	10	\$172	0.036%	9	\$3,063	0.644%	14	\$3,063	0.644%	14
WHITE BEAR TWP	RAMSEY	0624	11,802	\$294,102	\$1,295	0.440%	1	\$495	0.168%	5	\$1,081	0.367%	8	\$223	0.076%	1	\$3,093	1.052%	3	\$2,986	1.015%	3
TOTALS (Number of Rankings)			56,118				7			14			11			10			14			14
GREATER MINNESOTA MAJOR CITIES																						
DULUTH	ST. LOUIS	0709	85,439	\$163,213	\$966	0.592%	1	\$380	0.233%	3	\$499	0.305%	2	\$103	0.063%	1	\$1,947	1.193%	2	\$1,721	1.055%	2
ROCHESTER	OLMSTED	0535	100,845	\$174,978	\$918	0.525%	2	\$743	0.425%	2	\$582	0.333%	1	\$0	0.000%	3	\$2,242	1.282%	1	\$2,028	1.159%	1
ST. CLOUD*	STEARNS	0742	65,246	\$163,308	\$775	0.475%	3	\$796	0.488%	1	\$244	0.150%	3	\$41	0.025%	2	\$1,857	1.137%	3	\$1,631	0.999%	3
TOTALS (Number of Rankings)			251,530				3			3			3			3			3			3
GREATER MINNESOTA REGIONAL CENTERS																						
ALBERT LEA	FREEBORN	0241	18,125	\$105,827	\$607	0.574%	3	\$457	0.431%	12	\$531	0.502%	2	\$16	0.015%	14	\$1,610	1.521%	2	\$1,333	1.260%	4
AUSTIN	MOWER	0492	23,671	\$102,271	\$421	0.412%	17	\$327	0.320%	19	\$392	0.384%	7	\$31	0.030%	4	\$1,172	1.146%	19	\$891	0.871%	18
BEMIDJI	BELTRAMI	0031	13,143	\$121,609	\$692	0.569%	4	\$436	0.358%	17	\$421	0.346%	11	\$4	0.003%	20	\$1,552	1.276%	12	\$1,289	1.060%	12
BRAINERD	CROW WING	0181	13,959	\$122,210	\$363	0.297%	20	\$546	0.446%	10	\$297	0.243%	20	\$16	0.013%	15	\$1,222	1.000%	21	\$959	0.785%	20
CLOQUET	CARLTON	0094	11,753	\$139,910	\$890	0.636%	1	\$644	0.460%	9	\$418	0.299%	18	\$2	0.002%	22	\$1,954	1.396%	8	\$1,707	1.220%	6
FAIRMONT	MARTIN	2752	10,675	\$109,252	\$479	0.439%	14	\$459	0.420%	14	\$327	0.300%	16	\$6	0.005%	19	\$1,272	1.164%	18	\$997	0.913%	17
FARIBAULT	RICE	0656	22,798	\$172,537	\$457	0.265%	21	\$572	0.331%	18	\$568	0.329%	12	\$59	0.034%	3	\$1,657	0.960%	22	\$1,439	0.834%	19
FERGUS FALLS	OTTER TAIL	0544	13,971	\$121,707	\$431	0.354%	19	\$522	0.429%	13	\$470	0.386%	6	\$15	0.012%	16	\$1,437	1.181%	17	\$1,175	0.965%	15

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
GREATER MINNESOTA REGIONAL CENTERS (continued)																						
HIBBING+	ST. LOUIS	0701	16,170	\$86,311	\$468	0.543%	7	\$542	0.628%	2	\$134	0.156%	22	\$14	0.016%	12	\$1,158	1.342%	9	\$549	0.636%	22
HUTCHINSON	MCLEOD	0423	14,021	\$154,869	\$870	0.562%	6	\$856	0.552%	5	\$509	0.329%	14	\$44	0.028%	6	\$2,278	1.471%	5	\$2,045	1.320%	2
LITTLE FALLS	MORRISON	0482	8,427	\$120,673	\$608	0.504%	9	\$669	0.554%	4	\$398	0.329%	13	\$23	0.019%	10	\$1,698	1.407%	7	\$1,434	1.188%	7
MANKATO	BLUE EARTH	0077	36,240	\$165,549	\$674	0.407%	18	\$605	0.366%	16	\$462	0.279%	19	\$3	0.002%	21	\$1,744	1.054%	20	\$1,521	0.919%	16
MARSHALL	LYON	0413	13,040	\$144,360	\$701	0.485%	13	\$747	0.518%	7	\$718	0.497%	4	\$10	0.007%	17	\$2,176	1.507%	3	\$1,933	1.339%	1
MOORHEAD	CLAY	0152	35,853	\$140,724	\$831	0.591%	2	\$364	0.258%	22	\$518	0.368%	8	\$57	0.040%	2	\$1,769	1.257%	13	\$1,524	1.083%	11
NEW ULM	BROWN	0088	13,568	\$126,595	\$617	0.488%	12	\$750	0.592%	3	\$462	0.365%	9	\$19	0.015%	13	\$1,847	1.459%	6	\$1,589	1.255%	5
NORTHFIELD*	RICE	0659	19,859	\$235,407	\$622	0.264%	22	\$899	0.382%	15	\$1,285	0.546%	1	\$67	0.028%	5	\$2,873	1.220%	14	\$2,712	1.152%	10
OWATONNA	STEELE	0761	25,090	\$166,441	\$836	0.502%	10	\$733	0.441%	11	\$583	0.350%	10	\$10	0.006%	18	\$2,162	1.299%	10	\$1,939	1.165%	9
RED WING	GOODHUE	0256	16,338	\$176,841	\$755	0.427%	16	\$967	0.547%	6	\$530	0.299%	17	\$40	0.023%	8	\$2,292	1.296%	11	\$2,079	1.176%	8
VIRGINIA+	ST. LOUIS	0706	8,732	\$75,289	\$377	0.500%	11	\$549	0.730%	1	\$182	0.241%	21	\$16	0.021%	9	\$1,124	1.492%	4	\$504	0.670%	21
WILLMAR	KANDIYOHI	0347	19,040	\$128,926	\$731	0.567%	5	\$364	0.282%	21	\$422	0.327%	15	\$32	0.025%	7	\$1,549	1.202%	16	\$1,293	1.003%	14
WINONA	WINONA	0861	27,458	\$146,098	\$627	0.429%	15	\$450	0.308%	20	\$667	0.457%	5	\$26	0.018%	11	\$1,771	1.212%	15	\$1,530	1.047%	13
WORTHINGTON	NOBLES	0518	11,379	\$98,937	\$521	0.527%	8	\$509	0.514%	8	\$492	0.498%	3	\$40	0.040%	1	\$1,562	1.579%	1	\$1,279	1.293%	3
TOTALS (Number of Rankings)			393,310				22			22			22			22			22			22

GREATER MINNESOTA SUB-REGIONAL CENTERS

AITKIN+	AITKIN	0001	2,113	\$114,139	\$442	0.387%	14	\$708	0.621%	8	\$100	0.088%	19	\$2	0.002%	16	\$1,253	1.097%	15	\$693	0.607%	19
ALEXANDRIA	DOUGLAS	0206	11,481	\$162,101	\$688	0.424%	13	\$574	0.354%	16	\$336	0.207%	13	\$36	0.022%	6	\$1,634	1.008%	17	\$1,408	0.868%	14
APPLETON	SWIFT	2853	2,683	\$47,711	\$245	0.514%	7	\$413	0.866%	1	\$177	0.370%	4	\$5	0.011%	8	\$840	1.761%	3	\$536	1.124%	6
BAUDETTE**	LAKE OF THE WOODS	0390	1,059	\$67,005	\$350	0.522%	6	\$225	0.336%	18	\$441	0.659%	1	\$2	0.003%	10	\$1,019	1.520%	5	\$715	1.067%	7
BAXTER	CROW WING	0181	7,758	\$198,299	\$604	0.305%	19	\$814	0.410%	13	\$485	0.244%	10	\$3	0.002%	12	\$1,906	0.961%	19	\$1,712	0.863%	15
CAMBRIDGE	ISANTI	0911	7,615	\$176,669	\$756	0.428%	11	\$1,128	0.638%	6	\$543	0.308%	6	\$3	0.002%	14	\$2,429	1.375%	7	\$2,216	1.254%	4
DETROIT LAKES	BECKER	0022	8,283	\$165,635	\$706	0.426%	12	\$510	0.308%	19	\$332	0.201%	14	\$52	0.031%	5	\$1,600	0.966%	18	\$1,377	0.831%	17
GRAND MARAIS+**	COOK	0166	1,414	\$183,465	\$625	0.341%	16	\$855	0.466%	11	\$71	0.039%	20	\$59	0.032%	4	\$1,609	0.877%	20	\$1,112	0.606%	20
GRAND RAPIDS+	ITASCA	0318	8,926	\$135,676	\$637	0.470%	9	\$943	0.695%	3	\$187	0.138%	17	\$3	0.002%	11	\$1,770	1.305%	8	\$1,230	0.907%	13
INTERNATIONAL FALLS	KOOCHICHING	0361	6,283	\$71,003	\$235	0.331%	17	\$461	0.649%	5	\$169	0.238%	11	\$1	0.002%	13	\$866	1.220%	9	\$562	0.792%	18
LONG PRAIRIE	TODD	2753	3,043	\$107,752	\$640	0.594%	5	\$396	0.367%	15	\$521	0.484%	3	\$1	0.001%	18	\$1,558	1.446%	6	\$1,282	1.190%	5
MAHNOMEN**	MAHNOMEN	0432	1,171	\$70,361	\$727	1.033%	1	\$270	0.384%	14	\$195	0.277%	7	\$51	0.072%	2	\$1,242	1.766%	2	\$938	1.334%	3
MORA	KANABEC	0332	3,699	\$135,494	\$1,018	0.751%	2	\$352	0.260%	20	\$269	0.198%	15	\$2	0.002%	15	\$1,641	1.211%	10	\$1,391	1.026%	9
PARK RAPIDS	HUBBARD	0309	3,508	\$125,531	\$395	0.315%	18	\$583	0.464%	12	\$342	0.272%	8	\$11	0.009%	9	\$1,332	1.061%	16	\$1,072	0.854%	16
PERHAM	OTTER TAIL	0549	2,755	\$108,730	\$385	0.354%	15	\$621	0.571%	9	\$226	0.208%	12	\$50	0.046%	3	\$1,282	1.179%	12	\$1,008	0.927%	12
PINE CITY	PINE	0578	3,275	\$147,751	\$694	0.470%	10	\$513	0.347%	17	\$503	0.340%	5	\$2	0.001%	17	\$1,712	1.158%	13	\$1,472	0.996%	10
PRINCETON*	MILLE LACS	0477	4,517	\$147,993	\$923	0.624%	4	\$940	0.635%	7	\$388	0.262%	9	\$2	0.002%	16	\$2,253	1.523%	4	\$2,014	1.361%	2
ROSEAU	ROSEAU	0682	2,869	\$95,342	\$614	0.644%	3	\$655	0.687%	4	\$508	0.533%	2	\$90	0.095%	1	\$1,868	1.959%	1	\$1,581	1.658%	1
WAITE PARK	STEARNS	0742	6,729	\$157,968	\$751	0.475%	8	\$881	0.558%	10	\$237	0.150%	16	\$35	0.022%	7	\$1,903	1.205%	11	\$1,673	1.059%	8
WALKER**	CASS	0113	1,125	\$179,857	\$526	0.292%	20	\$1,270	0.706%	2	\$183	0.102%	18	\$2	0.001%	19	\$1,980	1.101%	14	\$1,770	0.984%	11
TOTALS (Number of Rankings)			90,306				20			20			20			19			20			20

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
GREATER MINNESOTA URBAN FRINGE																						
ALBERTVILLE	WRIGHT	0885	5,942	\$228,038	\$722	0.316%	9	\$743	0.326%	5	\$1,334	0.585%	2	\$0	0.000%	9	\$2,798	1.227%	5	\$2,631	1.154%	3
BECKER	SHERBURNE	0726	4,173	\$203,036	\$826	0.407%	5	\$659	0.325%	6	\$734	0.361%	6	\$44	0.022%	2	\$2,263	1.114%	9	\$2,073	1.021%	9
BIG LAKE	SHERBURNE	0727	9,277	\$201,452	\$819	0.406%	6	\$838	0.416%	2	\$782	0.388%	5	\$74	0.037%	1	\$2,513	1.247%	3	\$2,322	1.152%	4
ISANTI	ISANTI	0911	5,485	\$167,405	\$718	0.429%	4	\$1,003	0.599%	1	\$516	0.309%	7	\$3	0.002%	8	\$2,240	1.338%	1	\$2,018	1.205%	1
NORTH BRANCH	CHISAGO	0138	10,462	\$209,760	\$1,146	0.546%	1	\$842	0.402%	3	\$644	0.307%	8	\$26	0.012%	4	\$2,659	1.267%	2	\$2,475	1.180%	2
ROCKVILLE	STEARNS	0750	2,663	\$230,795	\$1,097	0.475%	2	\$865	0.375%	4	\$642	0.278%	9	\$24	0.010%	7	\$2,627	1.138%	8	\$2,462	1.067%	8
SARTELL*	STEARNS	0748	14,259	\$200,654	\$953	0.475%	3	\$635	0.317%	7	\$855	0.426%	4	\$33	0.016%	3	\$2,476	1.234%	4	\$2,284	1.138%	6
ST. MICHAEL	WRIGHT	0885	14,883	\$260,099	\$823	0.316%	8	\$746	0.287%	9	\$1,522	0.585%	1	\$27	0.011%	6	\$3,118	1.199%	6	\$2,980	1.146%	5
ZIMMERMAN	SHERBURNE	0728	4,877	\$178,310	\$724	0.406%	7	\$539	0.302%	8	\$837	0.469%	3	\$21	0.012%	5	\$2,121	1.189%	7	\$1,909	1.071%	7
TOTALS (Number of Rankings)			72,021				9			9			9			9			9			9

GREATER MINNESOTA HIGH INCOME																						
BUFFALO	WRIGHT	0877	13,950	\$217,576	\$689	0.316%	9	\$597	0.274%	11	\$871	0.400%	4	\$27	0.013%	6	\$2,185	1.004%	12	\$2,008	0.923%	12
BYRON	OLMSTED	0531	4,721	\$172,693	\$957	0.554%	3	\$926	0.536%	2	\$740	0.428%	3	\$0	0.000%	12	\$2,622	1.519%	1	\$2,405	1.393%	1
CANNON FALLS	GOODHUE	0252	4,106	\$189,146	\$807	0.427%	7	\$1,219	0.645%	1	\$614	0.325%	7	\$79	0.042%	2	\$2,720	1.438%	3	\$2,517	1.331%	3
CROSSLAKE	CROW WING	0186	2,071	\$406,897	\$1,241	0.305%	10	\$799	0.196%	15	\$464	0.114%	13	\$6	0.002%	11	\$2,511	0.617%	15	\$2,504	0.615%	15
DELANO	WRIGHT	0879	5,222	\$233,880	\$740	0.316%	9	\$856	0.366%	9	\$829	0.354%	6	\$0	0.000%	12	\$2,425	1.037%	11	\$2,263	0.968%	11
ELK RIVER	SHERBURNE	0728	23,187	\$231,226	\$941	0.407%	8	\$983	0.425%	7	\$1,087	0.470%	1	\$125	0.054%	1	\$3,136	1.356%	4	\$2,972	1.285%	4
HANOVER*	WRIGHT	0877	2,582	\$297,386	\$941	0.316%	9	\$1,102	0.371%	8	\$1,191	0.400%	4	\$49	0.017%	4	\$3,284	1.104%	8	\$3,179	1.069%	8
HERMANTOWN	ST. LOUIS	0700	9,269	\$212,093	\$1,344	0.634%	2	\$627	0.296%	10	\$312	0.147%	12	\$26	0.012%	8	\$2,309	1.089%	9	\$2,128	1.003%	9
MONTICELLO	WRIGHT	0882	11,253	\$190,097	\$602	0.316%	9	\$892	0.469%	3	\$830	0.437%	2	\$48	0.025%	3	\$2,372	1.248%	6	\$2,171	1.142%	6
NISSWA	CROW WING	0181	2,047	\$336,668	\$1,027	0.305%	10	\$761	0.226%	13	\$823	0.244%	10	\$5	0.002%	11	\$2,616	0.777%	14	\$2,547	0.756%	14
NORTH MANKATO	NICOLLET	0077	12,935	\$182,426	\$904	0.496%	5	\$812	0.445%	5	\$510	0.279%	9	\$10	0.006%	9	\$2,236	1.226%	7	\$2,028	1.112%	7
OTSEGO	WRIGHT	0728	12,499	\$226,525	\$717	0.316%	9	\$600	0.265%	12	\$1,065	0.470%	1	\$57	0.025%	3	\$2,440	1.077%	10	\$2,271	1.003%	10
SAUK RAPIDS	BENTON	0047	12,885	\$161,662	\$1,044	0.646%	1	\$714	0.442%	6	\$647	0.400%	5	\$23	0.014%	5	\$2,428	1.502%	2	\$2,201	1.361%	2
ST. AUGUSTA	STEARNS	0742	3,178	\$225,693	\$1,072	0.475%	6	\$468	0.208%	14	\$339	0.150%	11	\$10	0.005%	10	\$1,890	0.837%	13	\$1,721	0.762%	13
WYOMING	CHISAGO	0831	3,734	\$219,613	\$1,200	0.546%	4	\$999	0.455%	4	\$635	0.289%	8	\$27	0.012%	7	\$2,861	1.303%	5	\$2,686	1.223%	5
TOTALS (Number of Rankings)			123,639				10			15			13			12			15			15

GREATER MINNESOTA MODERATE GROWTH																						
ANNANDALE	WRIGHT	0876	2,969	\$182,316	\$576	0.316%	29	\$825	0.452%	19	\$485	0.266%	23	\$35	0.019%	2	\$1,920	1.053%	25	\$1,711	0.939%	25
CHATFIELD*	FILLMORE	0227	2,531	\$154,317	\$580	0.376%	26	\$898	0.582%	8	\$722	0.468%	4	\$4	0.003%	13	\$2,204	1.428%	9	\$1,971	1.277%	8
CHISAGO CITY	CHISAGO	2144	4,363	\$263,726	\$1,495	0.567%	5	\$910	0.345%	25	\$746	0.283%	20	\$33	0.012%	3	\$3,185	1.208%	22	\$3,050	1.156%	18
COHASSET+	ITASCA	0318	2,587	\$234,907	\$1,138	0.484%	13	\$608	0.259%	30	\$336	0.143%	30	\$10	0.004%	10	\$2,092	0.891%	30	\$1,616	0.688%	30
COKATO	WRIGHT	0466	2,727	\$148,782	\$471	0.316%	27	\$766	0.515%	15	\$571	0.384%	11	\$0	0.000%	17	\$1,808	1.215%	21	\$1,570	1.055%	23
COLD SPRING	STEARNS	0750	3,788	\$158,760	\$752	0.474%	17	\$427	0.269%	29	\$439	0.276%	21	\$17	0.010%	4	\$1,635	1.030%	27	\$1,405	0.885%	26
DODGE CENTER	DODGE	2125	2,567	\$128,962	\$603	0.467%	19	\$919	0.713%	2	\$407	0.316%	18	\$0	0.000%	17	\$1,929	1.496%	6	\$1,672	1.297%	7
FOLEY	BENTON	0051	2,624	\$130,324	\$841	0.646%	1	\$585	0.449%	21	\$650	0.498%	1	\$3	0.002%	14	\$2,079	1.596%	3	\$1,824	1.400%	3
GAYLORD	SIBLEY	2310	2,274	\$115,250	\$669	0.580%	2	\$728	0.631%	5	\$247	0.215%	28	\$10	0.009%	7	\$1,654	1.435%	8	\$1,385	1.202%	14

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec. ETR	Rank	Before State Credits	Before Credit ETR	Rank	Property Tax	Effective Tax Rate	ETR Rank
GREATER MINNESOTA MODERATE GROWTH (continued)																						
GLENCOE	MCLEOD	2859	5,751	\$145,878	\$816	0.560%	6	\$839	0.575%	9	\$321	0.220%	27	\$15	0.010%	5	\$1,992	1.365%	14	\$1,750	1.200%	15
GOODVIEW	WINONA	0861	3,288	\$161,946	\$717	0.443%	20	\$729	0.450%	20	\$742	0.458%	5	\$15	0.009%	6	\$2,203	1.360%	15	\$1,976	1.220%	12
KASSON	DODGE	0204	5,520	\$158,719	\$756	0.476%	14	\$833	0.525%	13	\$643	0.405%	8	\$0	0.000%	17	\$2,232	1.406%	11	\$2,002	1.262%	9
LA CRESCENT*	HOUSTON	0300	5,157	\$167,307	\$863	0.516%	10	\$897	0.536%	12	\$541	0.323%	17	\$6	0.003%	12	\$2,307	1.379%	12	\$2,085	1.246%	10
LAKE CITY*	WABASHA	0813	5,317	\$171,876	\$881	0.513%	11	\$781	0.454%	18	\$445	0.259%	24	\$11	0.007%	9	\$2,119	1.233%	18	\$1,901	1.106%	20
LE CENTER	LE SUEUR	0392	2,370	\$140,330	\$534	0.380%	25	\$395	0.282%	28	\$540	0.385%	10	\$3	0.002%	16	\$1,471	1.048%	26	\$1,225	0.873%	27
LE SUEUR	LE SUEUR	2397	4,302	\$152,374	\$582	0.382%	24	\$869	0.570%	10	\$628	0.412%	7	\$3	0.002%	16	\$2,083	1.367%	13	\$1,848	1.213%	13
LINDSTROM	CHISAGO	2144	3,991	\$230,985	\$1,310	0.567%	4	\$851	0.369%	24	\$654	0.283%	19	\$29	0.012%	3	\$2,844	1.231%	19	\$2,680	1.160%	17
LONSDALE	RICE	0394	2,819	\$207,872	\$572	0.275%	30	\$932	0.448%	22	\$480	0.231%	25	\$0	0.000%	17	\$1,984	0.955%	29	\$1,799	0.865%	28
PINE ISLAND*	GOODHUE	0255	3,304	\$170,026	\$724	0.426%	23	\$1,167	0.686%	3	\$585	0.344%	15	\$13	0.007%	8	\$2,489	1.464%	7	\$2,270	1.335%	6
PLAINVIEW	WABASHA	2899	3,405	\$146,444	\$751	0.512%	12	\$827	0.565%	11	\$396	0.271%	22	\$10	0.007%	9	\$1,984	1.354%	16	\$1,743	1.190%	16
REDWOOD FALLS	REDWOOD	2897	5,271	\$100,773	\$537	0.533%	8	\$790	0.783%	1	\$489	0.485%	2	\$4	0.004%	11	\$1,819	1.805%	1	\$1,538	1.526%	1
ROCKFORD*	WRIGHT	0883	4,014	\$221,490	\$700	0.316%	28	\$991	0.447%	23	\$835	0.377%	13	\$0	0.000%	17	\$2,525	1.140%	23	\$2,352	1.062%	22
RUSH CITY	CHISAGO	0139	3,048	\$149,148	\$814	0.546%	7	\$460	0.308%	27	\$538	0.361%	14	\$19	0.012%	3	\$1,831	1.227%	20	\$1,592	1.068%	21
SANDSTONE	PINE	2580	2,497	\$112,507	\$528	0.469%	18	\$698	0.620%	6	\$538	0.478%	3	\$29	0.026%	1	\$1,792	1.593%	4	\$1,521	1.352%	5
SAUK CENTRE	STEARNS	0743	4,210	\$136,022	\$645	0.474%	16	\$825	0.606%	7	\$450	0.331%	16	\$14	0.010%	4	\$1,933	1.421%	10	\$1,683	1.238%	11
ST. CHARLES	WINONA	0858	3,569	\$158,401	\$681	0.430%	21	\$546	0.345%	26	\$358	0.226%	26	\$15	0.009%	6	\$1,600	1.010%	28	\$1,370	0.865%	29
ST. JOSEPH	STEARNS	0742	6,066	\$166,209	\$790	0.475%	15	\$792	0.477%	16	\$249	0.150%	29	\$17	0.010%	4	\$1,849	1.112%	24	\$1,626	0.978%	24
STEWARTVILLE	OLMSTED	0534	5,784	\$157,299	\$831	0.528%	9	\$814	0.518%	14	\$720	0.458%	6	\$0	0.000%	17	\$2,365	1.503%	5	\$2,134	1.357%	4
WINSTED	MCLEOD	2687	2,305	\$158,856	\$908	0.572%	3	\$1,010	0.636%	4	\$628	0.395%	9	\$4	0.002%	15	\$2,549	1.605%	2	\$2,320	1.460%	2
ZUMBROTA	GOODHUE	2805	3,165	\$170,639	\$728	0.426%	22	\$777	0.455%	17	\$652	0.382%	12	\$13	0.007%	8	\$2,169	1.271%	17	\$1,950	1.143%	19
TOTALS (Number of Rankings)			111,583				30			30			30			17			30			30

GREATER MINNESOTA ESTABLISHED CITIES

ADA**	NORMAN	2854	1,640	\$66,802	\$390	0.583%	19	\$452	0.677%	25	\$142	0.212%	53	\$47	0.070%	5	\$1,031	1.543%	28	\$727	1.088%	40
ALBANY	STEARNS	0745	2,193	\$153,700	\$730	0.475%	42	\$598	0.389%	58	\$508	0.330%	30	\$7	0.005%	40	\$1,843	1.199%	57	\$1,609	1.047%	44
ARLINGTON	SIBLEY	2310	2,098	\$129,010	\$749	0.581%	20	\$847	0.656%	27	\$278	0.216%	51	\$33	0.025%	21	\$1,907	1.478%	33	\$1,651	1.279%	23
BAGLEY**	CLEARWATER	0162	1,247	\$77,332	\$460	0.595%	18	\$696	0.901%	10	\$263	0.339%	29	\$39	0.051%	11	\$1,458	1.886%	8	\$1,155	1.494%	7
BARNESVILLE	CLAY	0146	2,317	\$115,808	\$698	0.603%	16	\$434	0.375%	59	\$455	0.393%	19	\$33	0.028%	19	\$1,620	1.399%	41	\$1,352	1.167%	33
BENSON	SWIFT	0777	3,393	\$85,267	\$451	0.529%	27	\$454	0.532%	46	\$186	0.218%	50	\$9	0.011%	30	\$1,099	1.289%	52	\$804	0.942%	56
BLUE EARTH	FARIBAULT	2860	3,440	\$82,903	\$372	0.449%	48	\$738	0.890%	11	\$186	0.225%	48	\$2	0.002%	49	\$1,298	1.565%	26	\$1,000	1.206%	27
BRECKENRIDGE	WILKIN	0846	3,555	\$90,180	\$547	0.607%	14	\$451	0.500%	47	\$241	0.267%	43	\$0	0.000%	54	\$1,239	1.374%	45	\$948	1.051%	43
CALEDONIA	HOUSTON	0299	2,923	\$104,671	\$536	0.512%	29	\$326	0.312%	63	\$568	0.543%	4	\$14	0.013%	27	\$1,445	1.380%	43	\$1,166	1.114%	37
CHISHOLM+	ST. LOUIS	0695	4,645	\$63,318	\$319	0.504%	34	\$671	1.059%	6	\$231	0.365%	25	\$6	0.010%	33	\$1,227	1.938%	6	\$608	0.961%	52
CROOKSTON	POLK	0593	8,051	\$74,718	\$531	0.710%	4	\$453	0.606%	35	\$327	0.438%	14	\$39	0.052%	10	\$1,349	1.806%	14	\$1,045	1.399%	10
CROSBY+	CROW WING	0182	2,306	\$105,758	\$313	0.296%	63	\$1,080	1.021%	7	\$188	0.178%	56	\$12	0.011%	29	\$1,594	1.507%	31	\$1,002	0.947%	55
DILWORTH	CLAY	2164	3,625	\$129,798	\$780	0.601%	17	\$641	0.494%	48	\$484	0.373%	23	\$45	0.034%	14	\$1,949	1.502%	32	\$1,694	1.305%	21
EAST GRAND FORKS	POLK	0595	7,879	\$142,954	\$1,035	0.724%	3	\$770	0.538%	45	\$345	0.242%	46	\$87	0.061%	7	\$2,237	1.565%	27	\$1,993	1.394%	11
EAGLE LAKE	BLUE EARTH	0077	2,115	\$153,908	\$649	0.422%	52	\$484	0.315%	62	\$431	0.280%	42	\$3	0.002%	50	\$1,568	1.019%	63	\$1,334	0.867%	58

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	Rank	Before State Credits	Before Credit ETR	Rank	Property Tax	Effective Tax Rate	ETR Rank
					2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008	2008
GREATER MINNESOTA ESTABLISHED CITIES (continued)																						
ELBOW LAKE**	GRANT	2342	1,234	\$72,315	\$407	0.562%	23	\$1,100	1.521%	1	\$276	0.382%	22	\$54	0.074%	4	\$1,837	2.540%	1	\$1,533	2.120%	1
ELY+	ST. LOUIS	0696	3,541	\$90,236	\$509	0.564%	22	\$682	0.755%	17	\$192	0.213%	52	\$9	0.010%	33	\$1,391	1.542%	29	\$785	0.870%	57
EVELETH+	ST. LOUIS	2154	3,617	\$60,169	\$300	0.498%	35	\$522	0.868%	12	\$84	0.140%	60	\$6	0.010%	33	\$912	1.516%	30	\$293	0.487%	63
GLENWOOD	POPE	2149	2,629	\$109,035	\$468	0.429%	50	\$652	0.598%	36	\$357	0.328%	31	\$51	0.047%	12	\$1,528	1.402%	40	\$1,254	1.150%	34
GRANITE FALLS*	YELLOW MEDICINE	2190	3,041	\$97,630	\$602	0.616%	11	\$754	0.772%	14	\$316	0.323%	32	\$8	0.009%	34	\$1,680	1.721%	17	\$1,395	1.429%	9
HALLOCK**	KITSON	2171	1,126	\$54,201	\$212	0.391%	56	\$522	0.963%	9	\$247	0.455%	13	\$47	0.086%	2	\$1,027	1.895%	7	\$723	1.334%	18
JACKSON	JACKSON	2895	3,450	\$81,721	\$453	0.554%	25	\$594	0.727%	21	\$378	0.463%	12	\$4	0.004%	42	\$1,428	1.748%	16	\$1,129	1.382%	13
JANESVILLE	WASECA	2835	2,204	\$122,080	\$682	0.559%	24	\$754	0.618%	33	\$491	0.402%	17	\$7	0.006%	38	\$1,934	1.584%	24	\$1,671	1.369%	15
LAKE CRYSTAL	BLUE EARTH	2071	2,586	\$128,310	\$538	0.419%	53	\$736	0.573%	41	\$503	0.392%	20	\$2	0.002%	50	\$1,779	1.386%	42	\$1,522	1.186%	29
LITCHFIELD	MEEKER	0465	6,871	\$123,483	\$538	0.436%	49	\$717	0.581%	38	\$368	0.298%	37	\$3	0.002%	48	\$1,626	1.317%	48	\$1,365	1.105%	38
LUVERNE	ROCK	2184	4,593	\$89,207	\$300	0.336%	61	\$397	0.445%	52	\$443	0.497%	8	\$4	0.004%	43	\$1,144	1.282%	54	\$852	0.955%	53
MADELIA	WATONWAN	0837	2,283	\$94,083	\$592	0.629%	9	\$516	0.548%	44	\$408	0.434%	15	\$9	0.010%	32	\$1,525	1.621%	21	\$1,237	1.315%	20
MADISON**	LAC QUI PARLE	2853	1,681	\$49,822	\$182	0.365%	58	\$568	1.139%	5	\$141	0.284%	41	\$15	0.031%	17	\$906	1.819%	12	\$602	1.209%	26
MELROSE	STEARNS	0740	3,306	\$134,125	\$637	0.475%	41	\$830	0.619%	32	\$494	0.368%	24	\$14	0.010%	31	\$1,975	1.473%	34	\$1,723	1.285%	22
MILACA	MILLE LACS	0912	2,775	\$138,262	\$876	0.633%	7	\$626	0.452%	51	\$364	0.264%	44	\$2	0.002%	52	\$1,868	1.351%	46	\$1,620	1.172%	31
MONTEVIDEO	CHIPPEWA	0129	5,467	\$81,425	\$427	0.524%	28	\$558	0.685%	24	\$330	0.406%	16	\$13	0.016%	25	\$1,327	1.630%	20	\$1,028	1.263%	25
MONTGOMERY	LE SUEUR	0394	3,246	\$156,428	\$586	0.374%	57	\$904	0.578%	40	\$348	0.223%	49	\$3	0.002%	51	\$1,841	1.177%	59	\$1,609	1.029%	47
MONTROSE	WRIGHT	0877	2,438	\$178,674	\$565	0.316%	62	\$696	0.389%	57	\$714	0.400%	18	\$0	0.000%	54	\$1,974	1.105%	62	\$1,763	0.987%	50
MOOSE LAKE	CARLTON	0097	2,258	\$119,189	\$758	0.636%	6	\$528	0.443%	53	\$143	0.120%	61	\$115	0.097%	1	\$1,545	1.296%	51	\$1,280	1.074%	41
MORRIS	STEVENS	0769	5,223	\$110,452	\$496	0.449%	47	\$625	0.566%	43	\$659	0.596%	3	\$27	0.025%	22	\$1,807	1.636%	19	\$1,534	1.389%	12
MOUNTAIN IRON+	ST. LOUIS	0712	2,816	\$104,699	\$643	0.614%	12	\$637	0.608%	34	\$53	0.050%	63	\$10	0.010%	33	\$1,343	1.283%	53	\$750	0.716%	61
MOUNTAIN LAKE	COTTONWOOD	0173	2,038	\$67,815	\$318	0.469%	44	\$585	0.862%	13	\$334	0.493%	9	\$3	0.004%	41	\$1,240	1.828%	10	\$936	1.380%	14
OLIVIA	RENVILLE	2534	2,559	\$91,660	\$462	0.504%	33	\$682	0.744%	20	\$281	0.307%	36	\$29	0.032%	16	\$1,454	1.587%	23	\$1,164	1.270%	24
ORTONVILLE**	BIG STONE	0062	1,932	\$75,446	\$385	0.510%	31	\$508	0.673%	26	\$402	0.533%	5	\$26	0.034%	15	\$1,320	1.750%	15	\$1,016	1.347%	17
PAYNESVILLE	STEARNS	0741	2,299	\$123,784	\$587	0.474%	43	\$411	0.332%	61	\$389	0.314%	35	\$51	0.041%	13	\$1,437	1.161%	60	\$1,176	0.950%	54
PELICAN RAPIDS	OTTER TAIL	0548	2,423	\$88,428	\$313	0.354%	60	\$618	0.698%	22	\$69	0.079%	62	\$17	0.019%	23	\$1,017	1.150%	61	\$725	0.819%	59
PIPESTONE	PIPESTONE	2689	4,333	\$64,601	\$319	0.494%	37	\$416	0.644%	30	\$325	0.502%	7	\$3	0.004%	44	\$1,063	1.645%	18	\$759	1.174%	30
PROCTOR	ST. LOUIS	0704	2,845	\$141,687	\$858	0.605%	15	\$597	0.421%	56	\$282	0.199%	54	\$17	0.012%	28	\$1,753	1.238%	55	\$1,509	1.065%	42
RED LAKE FALLS**	RED LAKE	0630	1,583	\$66,528	\$404	0.607%	13	\$758	1.140%	4	\$453	0.681%	1	\$37	0.056%	8	\$1,652	2.483%	2	\$1,348	2.026%	2
SILVER BAY+	LAKE	0381	2,013	\$85,449	\$348	0.407%	54	\$644	0.754%	18	\$132	0.155%	59	\$23	0.026%	20	\$1,148	1.343%	47	\$537	0.628%	62
SLAYTON	MURRAY	2169	2,033	\$66,787	\$261	0.391%	55	\$461	0.690%	23	\$340	0.509%	6	\$3	0.004%	45	\$1,064	1.594%	22	\$760	1.138%	36
SLEEPY EYE	BROWN	0084	3,581	\$89,056	\$434	0.487%	38	\$578	0.649%	29	\$149	0.167%	57	\$2	0.002%	47	\$1,163	1.306%	50	\$871	0.978%	51
SPRING VALLEY	FILLMORE	2137	2,561	\$101,603	\$361	0.355%	59	\$772	0.760%	15	\$359	0.354%	26	\$3	0.003%	46	\$1,495	1.472%	35	\$1,214	1.195%	28
SPRINGFIELD	BROWN	0085	2,230	\$62,987	\$304	0.483%	39	\$721	1.145%	3	\$216	0.343%	28	\$2	0.002%	47	\$1,243	1.973%	5	\$939	1.491%	8
ST. JAMES	WATONWAN	0840	4,625	\$80,012	\$503	0.629%	10	\$395	0.493%	49	\$229	0.286%	40	\$8	0.010%	32	\$1,134	1.418%	39	\$834	1.042%	45
ST. PETER	NICOLLET	0508	10,966	\$161,976	\$803	0.496%	36	\$708	0.437%	55	\$479	0.296%	38	\$9	0.006%	39	\$1,999	1.234%	56	\$1,772	1.094%	39
STAPLES*	TODD	2170	3,146	\$87,896	\$500	0.568%	21	\$509	0.579%	39	\$199	0.227%	47	\$1	0.001%	53	\$1,209	1.375%	44	\$915	1.042%	46
THIEF RIVER FALLS	PENNINGTON	0564	8,515	\$88,430	\$719	0.813%	1	\$433	0.489%	50	\$416	0.470%	10	\$49	0.055%	9	\$1,616	1.827%	11	\$1,323	1.496%	6
TRACY	LYON	0417	2,153	\$63,108	\$294	0.466%	45	\$874	1.386%	2	\$124	0.196%	55	\$4	0.007%	36	\$1,297	2.055%	4	\$993	1.573%	3

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
GREATER MINNESOTA ESTABLISHED CITIES (continued)																						
TWO HARBORS	LAKE	0381	3,696	\$121,382	\$514	0.424%	51	\$708	0.583%	37	\$196	0.162%	58	\$21	0.017%	24	\$1,439	1.186%	58	\$886	0.730%	60
TYLER**	LINCOLN	2902	1,196	\$67,375	\$426	0.633%	8	\$381	0.566%	42	\$176	0.261%	45	\$6	0.008%	35	\$989	1.469%	36	\$685	1.017%	48
WABASHA	WABASHA	0811	2,691	\$161,968	\$829	0.512%	30	\$713	0.441%	54	\$571	0.352%	27	\$11	0.007%	37	\$2,124	1.311%	49	\$1,897	1.171%	32
WADENA*	WADENA	2155	4,199	\$93,225	\$710	0.762%	2	\$346	0.371%	60	\$268	0.288%	39	\$26	0.028%	18	\$1,350	1.449%	37	\$1,062	1.139%	35
WARREN**	MARSHALL	2176	1,672	\$61,299	\$311	0.508%	32	\$459	0.749%	19	\$288	0.470%	11	\$52	0.085%	3	\$1,110	1.811%	13	\$806	1.315%	19
WASECA	WASECA	0829	9,827	\$121,763	\$661	0.543%	26	\$774	0.636%	31	\$471	0.386%	21	\$18	0.015%	26	\$1,924	1.580%	25	\$1,662	1.365%	16
WELLS	FARIBAULT	2134	2,491	\$69,751	\$321	0.460%	46	\$454	0.651%	28	\$225	0.322%	33	\$1	0.002%	49	\$1,001	1.436%	38	\$697	1.000%	49
WHEATON**	TRAVERSE	0803	1,500	\$57,441	\$387	0.674%	5	\$587	1.021%	8	\$183	0.318%	34	\$40	0.070%	6	\$1,196	2.083%	3	\$892	1.553%	4
WINDOM	COTTONWOOD	0177	4,422	\$86,563	\$413	0.477%	40	\$657	0.759%	16	\$542	0.627%	2	\$4	0.004%	41	\$1,616	1.867%	9	\$1,322	1.527%	5
TOTALS (Number of Rankings)				211,341			63			63			63			54			63			63

GREATER MINNESOTA TOWNS AND UNORGANIZED TERRITORIES

ALEXANDRIA TWP	DOUGLAS	0206	4,174	\$254,621	\$1,081	0.424%	24	\$365	0.143%	36	\$527	0.207%	34	\$49	0.019%	7	\$2,022	0.794%	50	\$1,879	0.738%	47
ARTHUR TWP	KANABEC	0332	1,880	\$178,466	\$1,341	0.751%	1	\$234	0.131%	41	\$354	0.198%	36	\$3	0.002%	27	\$1,932	1.083%	12	\$1,720	0.964%	20
ATHENS TWP	ISANTI	0911	2,403	\$234,931	\$1,014	0.432%	23	\$597	0.254%	5	\$730	0.311%	21	\$4	0.002%	26	\$2,344	0.998%	28	\$2,183	0.929%	28
AVON TWP	STEARNS	0745	2,120	\$236,018	\$1,121	0.475%	19	\$448	0.190%	19	\$782	0.331%	18	\$11	0.005%	16	\$2,362	1.001%	26	\$2,202	0.933%	26
BALDWIN TWP	SHERBURNE	0477	6,509	\$229,760	\$935	0.407%	25	\$298	0.130%	43	\$624	0.272%	29	\$27	0.012%	14	\$1,883	0.820%	49	\$1,718	0.748%	46
BECKER TWP	SHERBURNE	0726	4,412	\$262,503	\$1,068	0.407%	25	\$270	0.103%	51	\$949	0.361%	12	\$97	0.037%	1	\$2,383	0.908%	38	\$2,247	0.856%	36
BEMIDJI TWP	BELTRAMI	0031	3,038	\$150,369	\$892	0.593%	12	\$226	0.150%	32	\$520	0.346%	14	\$5	0.003%	19	\$1,642	1.092%	10	\$1,405	0.935%	25
BIG LAKE TWP	SHERBURNE	0727	7,787	\$259,829	\$1,057	0.407%	25	\$491	0.189%	20	\$1,009	0.388%	10	\$96	0.037%	1	\$2,653	1.021%	20	\$2,515	0.968%	18
BRADFORD TWP	ISANTI	0911	3,703	\$222,228	\$959	0.432%	23	\$338	0.152%	31	\$691	0.311%	21	\$3	0.002%	26	\$1,991	0.896%	41	\$1,819	0.818%	41
BROCKWAY TWP	STEARNS	0748	2,613	\$247,449	\$1,176	0.475%	19	\$497	0.201%	16	\$1,055	0.426%	7	\$11	0.005%	16	\$2,739	1.107%	9	\$2,589	1.046%	9
CAMBRIDGE TWP	ISANTI	0911	2,579	\$221,600	\$957	0.432%	23	\$410	0.185%	21	\$689	0.311%	21	\$3	0.002%	26	\$2,058	0.929%	36	\$1,885	0.851%	38
CANOSIA TWP	ST. LOUIS	0704	2,058	\$233,245	\$1,482	0.635%	9	\$312	0.134%	38	\$513	0.220%	33	\$28	0.012%	12	\$2,336	1.001%	25	\$2,173	0.932%	27
CARLOS TWP	DOUGLAS	0206	2,092	\$312,868	\$1,328	0.424%	24	\$352	0.113%	48	\$648	0.207%	34	\$37	0.012%	13	\$2,365	0.756%	55	\$2,275	0.727%	48
CASCADE TWP	OLMSTED	0535	3,151	\$351,332	\$1,949	0.555%	15	\$594	0.169%	26	\$1,168	0.333%	17	\$0	0.000%	31	\$3,711	1.056%	17	\$3,655	1.040%	10
CHISAGO LAKE TWP	CHISAGO	2144	3,717	\$314,464	\$1,784	0.567%	14	\$456	0.145%	35	\$890	0.283%	26	\$39	0.012%	11	\$3,169	1.008%	24	\$3,080	0.979%	16
COLLEGEVILLE TWP	STEARNS	0750	3,473	\$337,162	\$1,602	0.475%	19	\$497	0.148%	33	\$937	0.278%	27	\$16	0.005%	16	\$3,052	0.905%	39	\$2,983	0.885%	34
CORINNA TWP	WRIGHT	0876	2,388	\$304,371	\$963	0.316%	29	\$726	0.238%	8	\$813	0.267%	30	\$58	0.019%	6	\$2,561	0.841%	45	\$2,462	0.809%	42
DETROIT TWP	BECKER	0022	2,399	\$225,880	\$984	0.436%	22	\$217	0.096%	53	\$453	0.201%	35	\$42	0.018%	8	\$1,696	0.751%	56	\$1,527	0.676%	51
FISH LAKE TWP	CHISAGO	0911	2,089	\$244,500	\$1,336	0.546%	16	\$381	0.156%	29	\$760	0.311%	21	\$30	0.012%	11	\$2,507	1.025%	19	\$2,355	0.963%	21
FRANKLIN TWP	WRIGHT	0879	2,731	\$353,435	\$1,119	0.316%	29	\$603	0.171%	25	\$1,253	0.354%	13	\$0	0.000%	31	\$2,975	0.842%	44	\$2,920	0.826%	40
GRAND LAKE TWP	ST. LOUIS	0704	2,551	\$232,610	\$1,486	0.639%	8	\$220	0.094%	54	\$517	0.222%	32	\$28	0.012%	12	\$2,251	0.968%	32	\$2,088	0.898%	32
GRAND RAPIDS TWP+	ITASCA	0316	2,200	\$163,989	\$794	0.484%	18	\$371	0.226%	10	\$448	0.273%	28	\$7	0.004%	17	\$1,620	0.988%	29	\$1,080	0.659%	53
HARRIS TWP+	ITASCA	0318	3,315	\$221,364	\$1,072	0.484%	18	\$523	0.236%	9	\$317	0.143%	40	\$10	0.004%	17	\$1,922	0.868%	42	\$1,459	0.659%	52
HAVEN TWP	SHERBURNE	0742	2,138	\$249,607	\$1,015	0.407%	25	\$176	0.071%	60	\$375	0.150%	39	\$29	0.012%	14	\$1,595	0.639%	61	\$1,448	0.580%	56
ISANTI TWP	ISANTI	0911	2,551	\$222,561	\$961	0.432%	23	\$478	0.215%	14	\$692	0.311%	21	\$3	0.002%	26	\$2,134	0.959%	33	\$1,962	0.882%	35
LA GRAND TWP	DOUGLAS	0206	4,421	\$247,107	\$1,049	0.424%	24	\$453	0.183%	23	\$512	0.207%	34	\$47	0.019%	7	\$2,061	0.834%	46	\$1,911	0.773%	45
LAKE EDWARD TWP	CROW WING	0181	2,054	\$269,291	\$821	0.305%	30	\$245	0.091%	56	\$658	0.244%	31	\$40	0.015%	10	\$1,764	0.655%	59	\$1,634	0.607%	55

TABLE 3: 2008 PROPERTY TAXES ON HOMES IN 343 MINNESOTA COMMUNITIES BY CLUSTER

Cities and Towns with Population Over 2,000 (Except Where Noted**) and Ranked by Effective Tax Rate

City/Town/Territory	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes			City Taxes			School Taxes			Special District Taxes			Total Local Taxes			Final Taxes		
					County Total Tax	County Effective Tax Rate	Rank	City Total Tax	City ETR	ETR Rank	School Total Tax	School ETR	Rank	Spec. Total Tax	Spec ETR	ETR Rank	Before State Credits	Before Credit ETR	ETR Rank	Property Tax	Effective Tax Rate	ETR Rank
GREATER MINNESOTA TOWNS AND UNORGANIZED TERRITORIES (continued)																						
LAKE TWP	ROSEAU	0690	2,123	\$103,245	\$666	0.645%	6	\$208	0.202%	15	\$564	0.547%	2	\$4	0.003%	18	\$1,442	1.397%	1	\$1,163	1.126%	3
LAKESWOOD TWP	ST. LOUIS	0709	2,148	\$218,376	\$1,406	0.644%	7	\$418	0.191%	18	\$733	0.336%	16	\$27	0.012%	12	\$2,584	1.183%	5	\$2,408	1.103%	5
LANESBURGH TWP	LE SUEUR	0721	2,279	\$299,292	\$1,154	0.385%	26	\$260	0.087%	57	\$1,338	0.447%	5	\$6	0.002%	22	\$2,757	0.921%	37	\$2,654	0.887%	33
LENT TWP	CHISAGO	0138	2,395	\$266,694	\$1,457	0.546%	16	\$583	0.219%	11	\$819	0.307%	22	\$33	0.012%	11	\$2,892	1.085%	11	\$2,760	1.035%	11
LIVONIA TWP	SHERBURNE	0728	5,613	\$259,570	\$1,056	0.407%	25	\$478	0.184%	22	\$1,221	0.470%	4	\$30	0.012%	14	\$2,784	1.073%	15	\$2,646	1.019%	12
MAPLE LAKE TWP	WRIGHT	0881	2,131	\$304,222	\$963	0.316%	29	\$399	0.131%	42	\$1,520	0.500%	3	\$0	0.000%	31	\$2,882	0.947%	34	\$2,784	0.915%	30
MARION TWP	OLMSTED	0535	4,800	\$192,389	\$1,067	0.555%	15	\$238	0.124%	45	\$640	0.333%	17	\$0	0.000%	31	\$1,945	1.011%	23	\$1,746	0.908%	31
MARYSVILLE TWP	WRIGHT	0877	2,071	\$283,102	\$896	0.316%	29	\$317	0.112%	49	\$1,134	0.400%	8	\$0	0.000%	31	\$2,347	0.829%	48	\$2,229	0.787%	44
MONTICELLO TWP	WRIGHT	0882	3,530	\$248,444	\$786	0.316%	29	\$191	0.077%	59	\$1,085	0.437%	6	\$63	0.025%	5	\$2,125	0.855%	43	\$1,976	0.795%	43
NEW LONDON TWP	KANDIYOHI	0345	3,112	\$229,292	\$1,324	0.578%	13	\$240	0.105%	50	\$672	0.293%	23	\$83	0.036%	2	\$2,319	1.011%	22	\$2,153	0.939%	23
NORTHERN TWP	BELTRAMI	0031	4,363	\$186,481	\$1,106	0.593%	12	\$246	0.132%	40	\$645	0.346%	14	\$6	0.003%	19	\$2,003	1.074%	13	\$1,798	0.964%	19
ORONOCO TWP	OLMSTED	0535	2,329	\$312,496	\$1,734	0.555%	15	\$432	0.138%	37	\$1,039	0.333%	17	\$0	0.000%	31	\$3,205	1.025%	18	\$3,113	0.996%	14
ORROCK TWP	SHERBURNE	0727	3,581	\$242,799	\$988	0.407%	25	\$468	0.193%	17	\$943	0.388%	10	\$28	0.012%	14	\$2,427	1.000%	27	\$2,273	0.936%	24
PALMER TWP	SHERBURNE	0742	2,532	\$261,978	\$1,066	0.407%	25	\$329	0.126%	44	\$393	0.150%	39	\$30	0.012%	14	\$1,818	0.694%	57	\$1,682	0.642%	54
POKEGAMA TWP	PINE	0578	2,661	\$206,856	\$971	0.470%	21	\$248	0.120%	47	\$704	0.340%	15	\$3	0.001%	29	\$1,927	0.932%	35	\$1,741	0.841%	39
PRINCETON TWP	MILLE LACS	0477	2,229	\$207,916	\$1,317	0.633%	10	\$346	0.166%	27	\$565	0.272%	29	\$3	0.002%	28	\$2,230	1.073%	14	\$2,045	0.984%	15
RICE LAKE TWP	ST. LOUIS	0709	4,268	\$170,902	\$1,079	0.631%	11	\$499	0.292%	1	\$558	0.327%	19	\$21	0.012%	12	\$2,157	1.262%	4	\$1,939	1.134%	2
ROCHESTER TWP	OLMSTED	0535	2,046	\$397,399	\$2,205	0.555%	15	\$688	0.173%	24	\$1,321	0.333%	17	\$0	0.000%	31	\$4,214	1.060%	16	\$4,200	1.057%	8
ROCKFORD TWP	WRIGHT	0877	3,327	\$284,322	\$900	0.316%	29	\$749	0.263%	3	\$1,139	0.400%	8	\$0	0.000%	31	\$2,787	0.980%	30	\$2,671	0.939%	22
SILVER CREEK TWP	WRIGHT	0882	2,419	\$282,157	\$893	0.316%	29	\$675	0.239%	7	\$1,232	0.437%	6	\$71	0.025%	5	\$2,871	1.017%	21	\$2,752	0.975%	17
ST. JOSEPH TWP	STEARNS	0742	2,125	\$231,567	\$1,100	0.475%	19	\$339	0.147%	34	\$348	0.150%	39	\$24	0.010%	15	\$1,811	0.782%	53	\$1,647	0.711%	49
ST. WENDEL TWP	STEARNS	0742	2,268	\$217,907	\$1,035	0.475%	19	\$345	0.158%	28	\$327	0.150%	39	\$10	0.005%	16	\$1,718	0.788%	51	\$1,541	0.707%	50
STANFORD TWP	ISANTI	0015	2,291	\$258,758	\$1,117	0.432%	23	\$560	0.216%	13	\$845	0.327%	20	\$4	0.002%	26	\$2,526	0.976%	31	\$2,386	0.922%	29
SYLVAN TWP	CASS	0116	2,451	\$185,665	\$555	0.299%	31	\$402	0.217%	12	\$254	0.137%	41	\$2	0.001%	30	\$1,214	0.654%	60	\$1,008	0.543%	61
THOMSON TWP	CARLTON	0099	4,878	\$189,557	\$1,280	0.675%	3	\$517	0.273%	2	\$696	0.367%	11	\$3	0.002%	23	\$2,496	1.317%	3	\$2,294	1.210%	1
TWIN LAKES TWP	CARLTON	0093	2,105	\$190,830	\$1,295	0.678%	2	\$497	0.260%	4	\$350	0.183%	37	\$3	0.002%	23	\$2,145	1.124%	7	\$1,944	1.019%	13
UNORGANIZED+	COOK	0166	3,092	\$285,955	\$1,051	0.367%	28	\$0	0.000%	62	\$110	0.039%	43	\$91	0.032%	3	\$1,253	0.438%	63	\$848	0.296%	63
UNORGANIZED	CROW WING	0181	5,471	\$237,794	\$725	0.305%	30	\$188	0.079%	58	\$581	0.244%	31	\$4	0.002%	24	\$1,498	0.630%	62	\$1,340	0.564%	58
UNORGANIZED+	ITASCA	0318	6,312	\$212,016	\$1,027	0.484%	18	\$327	0.154%	30	\$304	0.143%	40	\$9	0.004%	17	\$1,667	0.786%	52	\$1,195	0.564%	57
UNORGANIZED	KOOCHICHING	0361	5,783	\$130,788	\$492	0.376%	27	\$0	0.000%	62	\$377	0.288%	25	\$2	0.002%	25	\$871	0.666%	58	\$616	0.471%	62
UNORGANIZED+	LAKE	0381	2,109	\$211,490	\$1,003	0.474%	20	\$206	0.098%	52	\$380	0.180%	38	\$37	0.017%	9	\$1,626	0.769%	54	\$1,154	0.546%	60
UNORGANIZED	LAKE OF THE WOODS	0390	3,014	\$122,215	\$655	0.536%	17	\$148	0.121%	46	\$821	0.672%	1	\$4	0.003%	20	\$1,628	1.332%	2	\$1,366	1.117%	4
UNORGANIZED+	ST. LOUIS	2142	4,798	\$176,784	\$1,142	0.646%	4	\$81	0.046%	61	\$120	0.068%	42	\$21	0.012%	12	\$1,470	0.832%	47	\$967	0.547%	59
WAKEFIELD TWP	STEARNS	0750	2,849	\$276,647	\$1,315	0.475%	19	\$367	0.133%	39	\$769	0.278%	27	\$29	0.010%	15	\$2,479	0.896%	40	\$2,356	0.852%	37
WATAB TWP	BENTON	0047	3,119	\$219,695	\$1,419	0.646%	5	\$203	0.092%	55	\$879	0.400%	9	\$5	0.002%	21	\$2,506	1.141%	6	\$2,332	1.061%	7
WYOMING TWP	CHISAGO	0831	3,550	\$297,981	\$1,628	0.546%	16	\$735	0.247%	6	\$861	0.289%	24	\$81	0.027%	4	\$3,305	1.109%	8	\$3,201	1.074%	6
TOTALS (Number of Rankings)			200,718				31			62			43			31			63			63

Source: Minnesota Department of Revenue
Calculations by the Citizens League

+ = city or town receives the taconite credit.

* = city has residential property in more than one county.

** = in order to have at least one city from every Minnesota county in the survey, these cities under 2,000 in population have been included.