

TABLE 1: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 111 METROPOLITAN COMMUNITIES, 2005-2006

Cities and Towns Above 2,300 Population, Ranked by Effective Tax Rate (ETR)

Community	School District	2005 Est. Pop.	2005 Average MV	2006 Average MV	2005-06 % MV Change	2005-06 \$ MV Change	2005 Final Tax	2005 Effective Tax Rate	2005 Tax Rank	2006 Final Tax	2006 Effective Tax Rate	2006 Tax Rank	2005-06 % Tax Change	2005-06 \$ Tax Change
ANOKA COUNTY														
ANDOVER	0011	30,080	\$232,176	\$256,035	10.3%	\$23,859	\$2,262	0.9744%	80	\$2,471	0.9651%	82	9.2%	\$209
ANOKA	0011	17,899	\$172,329	\$189,493	10.0%	\$17,164	\$1,729	1.0035%	70	\$1,910	1.0078%	67	10.5%	\$181
BLAINE	0011	54,020	\$191,523	\$216,347	13.0%	\$24,824	\$1,882	0.9824%	76	\$2,103	0.9722%	79	11.8%	\$221
BURNS TWP	0015	4,278	\$248,895	\$276,631	11.1%	\$27,736	\$1,797	0.7222%	110	\$2,234	0.8075%	108	24.3%	\$437
CENTERVILLE	0012	3,848	\$207,273	\$231,463	11.7%	\$24,190	\$2,583	1.2460%	14	\$3,225	1.3935%	1	24.9%	\$642
CIRCLE PINES	0012	5,072	\$173,496	\$195,139	12.5%	\$21,643	\$2,045	1.1789%	21	\$2,607	1.3362%	3	27.5%	\$562
COLUMBIA HEIGHTS	0013	18,261	\$149,103	\$168,931	13.3%	\$19,828	\$1,474	0.9885%	75	\$1,758	1.0404%	62	19.2%	\$284
COLUMBUS TWP	0831	4,062	\$229,690	\$254,199	10.7%	\$24,509	\$2,208	0.9614%	84	\$2,391	0.9405%	87	8.3%	\$183
COON RAPIDS	0011	63,480	\$173,826	\$191,824	10.4%	\$17,998	\$1,630	0.9378%	90	\$1,787	0.9318%	91	9.7%	\$157
EAST BETHEL	0015	11,917	\$195,463	\$217,619	11.3%	\$22,156	\$1,629	0.8334%	106	\$2,060	0.9467%	86	26.5%	\$431
FRIDLEY	0014	26,679	\$172,961	\$195,433	13.0%	\$22,472	\$1,775	1.0263%	60	\$2,068	1.0582%	57	16.5%	\$293
HAM LAKE	0011	15,136	\$246,389	\$275,020	11.6%	\$28,631	\$2,278	0.9247%	93	\$2,536	0.9223%	92	11.3%	\$258
LINO LAKES	0012	19,698	\$244,602	\$269,543	10.2%	\$24,941	\$2,823	1.1542%	28	\$3,537	1.3122%	7	25.3%	\$714
LINWOOD TWP	0831	5,112	\$201,219	\$221,733	10.2%	\$20,514	\$2,027	1.0074%	67	\$1,766	0.7962%	109	-12.9%	-\$261
OAK GROVE	0015	7,997	\$221,512	\$246,017	11.1%	\$24,505	\$2,000	0.9031%	95	\$2,294	0.9323%	90	14.7%	\$294
RAMSEY	0011	21,749	\$209,187	\$226,988	8.5%	\$17,801	\$2,163	1.0338%	57	\$2,380	1.0485%	60	10.0%	\$217
SPRING LAKE PARK	0016	6,642	\$164,472	\$182,034	10.7%	\$17,562	\$1,823	1.1086%	41	\$2,012	1.1051%	42	10.3%	\$189
ST FRANCIS	0015	7,163	\$178,477	\$198,237	11.1%	\$19,760	\$1,655	0.9273%	91	\$1,923	0.9702%	80	16.2%	\$268
CARVER COUNTY														
CARVER	0112	2,339	-----	\$255,228	-----	-----	-----	-----	----	\$3,390	1.3281%	(4)	-----	-----
CHANHASSEN	0112	22,518	\$303,258	\$325,183	7.2%	\$21,925	\$3,895	1.2843%	9	\$3,973	1.2219%	13	2.0%	\$78
CHASKA	0112	22,467	\$235,136	\$250,924	6.7%	\$15,788	\$2,606	1.1084%	42	\$2,710	1.0799%	48	4.0%	\$104
N. YOUNG AMERICA	0108	3,479	\$152,503	\$167,076	9.6%	\$14,573	\$1,530	1.0035%	69	\$1,643	0.9833%	73	7.4%	\$113
VICTORIA	0112	5,837	\$339,203	\$367,998	8.5%	\$28,795	\$4,609	1.3588%	2	\$4,745	1.2894%	9	2.9%	\$136
WACONIA	0110	9,250	\$216,243	\$234,885	8.6%	\$18,642	\$2,357	1.0899%	48	\$2,576	1.0967%	43	9.3%	\$219
WATERTOWN	0111	4,088	\$176,176	\$191,658	8.8%	\$15,482	\$1,766	1.0024%	71	\$2,212	1.1544%	32	25.3%	\$446
DAKOTA COUNTY														
APPLE VALLEY	0196	48,988	\$226,712	\$247,102	9.0%	\$20,390	\$2,324	1.0252%	61	\$2,806	1.1357%	35	20.8%	\$482
BURNSVILLE	0191	61,262	\$214,029	\$234,934	9.8%	\$20,905	\$2,099	0.9809%	77	\$2,254	0.9596%	85	7.4%	\$155
EAGAN	0196	66,709	\$236,330	\$260,751	10.3%	\$24,421	\$2,228	0.9428%	88	\$2,729	1.0465%	61	22.5%	\$501
FARMINGTON	0192	18,023	\$202,160	\$223,693	10.7%	\$21,533	\$2,176	1.0762%	51	\$2,575	1.1509%	34	18.3%	\$399
HASTINGS	0200	21,486	\$190,853	\$211,047	10.6%	\$20,194	\$2,017	1.0567%	53	\$2,462	1.1664%	30	22.0%	\$445
INVER GROVE HEIGHTS	0199	33,195	\$225,875	\$254,250	12.6%	\$28,375	\$1,961	0.8681%	102	\$2,390	0.9402%	88	21.9%	\$429
LAKEVILLE	0194	51,722	\$256,776	\$283,023	10.2%	\$26,247	\$2,616	1.0188%	63	\$2,879	1.0172%	65	10.1%	\$263
MENDOTA HEIGHTS	0197	11,582	\$320,065	\$353,588	10.5%	\$33,523	\$2,874	0.8980%	98	\$3,195	0.9037%	96	11.2%	\$321

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Community	School District	2005 Est. Pop.	2005 Average MV	2006 Average MV	2005-06 % MV Change	2005-06 \$ MV Change	2005 Final Tax	2005 Effective Tax Rate	2005 Tax Rank	2006 Final Tax	2006 Effective Tax Rate	2006 Tax Rank	2005-06 % Tax Change	2005-06 \$ Tax Change
DAKOTA COUNTY (cont.)														
RAVENNA TWP	0200	2,450	\$261,041	\$298,503	14.4%	\$37,462	\$1,984	0.7600%	109	\$2,535	0.8494%	101	27.8%	\$551
ROSEMOUNT	0196	19,418	\$232,847	\$260,652	11.9%	\$27,805	\$2,591	1.1128%	38	\$3,165	1.2144%	16	22.2%	\$574
SOUTH ST PAUL	0996	20,078	\$161,368	\$182,996	13.4%	\$21,628	\$1,549	0.9601%	85	\$1,787	0.9764%	76	15.4%	\$238
WEST ST PAUL	0197	18,849	\$184,594	\$205,959	11.6%	\$21,365	\$1,784	0.9665%	82	\$2,009	0.9755%	78	12.6%	\$225
HENNEPIN COUNTY														
BLOOMINGTON	0271	84,347	\$223,351	\$245,001	9.7%	\$21,650	\$2,442	1.0935%	46	\$2,614	1.0669%	52	7.0%	\$172
BROOKLYN CENTER	0279	28,137	\$147,720	\$168,682	14.2%	\$20,962	\$1,944	1.3161%	8	\$2,051	1.2160%	15	5.5%	\$107
BROOKLYN PARK	0279	71,048	\$187,135	\$209,818	12.1%	\$22,683	\$2,288	1.2229%	16	\$2,417	1.1520%	33	5.6%	\$129
CHAMPLIN	0011	24,071	\$211,273	\$233,286	10.4%	\$22,013	\$2,388	1.1303%	33	\$2,557	1.0962%	44	7.1%	\$169
CORCORAN	0877	5,884	\$289,450	\$315,488	9.0%	\$26,038	\$3,386	1.1698%	26	\$3,524	1.1169%	41	4.1%	\$138
CRYSTAL	0281	22,595	\$162,397	\$184,183	13.4%	\$21,786	\$2,010	1.2376%	15	\$2,225	1.2078%	18	10.7%	\$215
DAYTON	0011	5,059	\$249,207	\$273,206	9.6%	\$23,999	\$3,009	1.2074%	18	\$3,252	1.1902%	22	8.1%	\$243
DEEPHAVEN	0276	3,737	\$539,149	\$610,444	13.2%	\$71,295	\$6,131	1.1371%	32	\$6,509	1.0662%	53	6.2%	\$378
EEN PRAIRIE	0272	60,955	\$313,790	\$341,681	8.9%	\$27,891	\$3,661	1.1666%	27	\$4,039	1.1821%	26	10.3%	\$378
EDINA	0273	47,448	\$358,866	\$397,728	10.8%	\$38,862	\$4,039	1.1255%	35	\$4,245	1.0674%	51	5.1%	\$206
EXCELSIOR	0276	2,380	\$290,128	\$328,317	13.2%	\$38,189	\$3,620	1.2479%	13	\$3,930	1.1971%	20	8.6%	\$310
GOLDEN VALLEY	0281	20,510	\$240,198	\$265,367	10.5%	\$25,169	\$3,260	1.3572%	4	\$3,490	1.3150%	6	7.0%	\$230
GREENFIELD	0883	2,847	\$311,319	\$344,692	10.7%	\$33,373	\$3,461	1.1117%	39	\$4,078	1.1830%	25	17.8%	\$617
HASSAN TWP	0728	2,648	\$272,863	\$305,330	11.9%	\$32,467	\$3,144	1.1522%	29	\$3,652	1.1961%	21	16.2%	\$508
HOPKINS	0270	17,263	\$195,859	\$218,822	11.7%	\$22,963	\$2,452	1.2517%	12	\$2,758	1.2603%	11	12.5%	\$306
INDEPENDENCE	0879	3,714	\$407,677	\$451,262	10.7%	\$43,585	\$5,536	1.3580%	3	\$5,877	1.3023%	8	6.2%	\$341
MAPLE GROVE	0279	58,420	\$243,991	\$267,041	9.4%	\$23,050	\$2,864	1.1737%	22	\$3,022	1.1317%	36	5.5%	\$158
MEDINA	0278	4,770	\$533,328	\$607,691	13.9%	\$74,363	\$4,664	0.8745%	100	\$5,177	0.8520%	100	11.0%	\$514
MINNEAPOLIS	0991	387,711	\$180,586	\$208,714	15.6%	\$28,128	\$2,467	1.3664%	1	\$2,756	1.3203%	5	11.7%	\$289
MINNETONKA	0270	51,657	\$288,650	\$315,790	9.4%	\$27,140	\$3,252	1.1265%	34	\$3,563	1.1283%	37	9.6%	\$311
MINNETRISTA	0277	5,542	\$454,872	\$501,562	10.3%	\$46,690	\$4,964	1.0912%	47	\$5,102	1.0173%	64	2.8%	\$139
MOUND	0277	9,838	\$237,802	\$269,286	13.2%	\$31,484	\$2,676	1.1254%	36	\$2,860	1.0620%	56	6.9%	\$184
NEW HOPE	0281	20,747	\$186,831	\$207,221	10.9%	\$20,390	\$2,465	1.3192%	7	\$2,615	1.2618%	10	6.1%	\$150
ORONO	0278	7,653	\$595,344	\$683,011	14.7%	\$87,667	\$5,373	0.9025%	96	\$5,944	0.8702%	99	10.6%	\$571
OSSEO	0279	2,492	\$161,641	\$181,191	12.1%	\$19,550	\$1,792	1.1088%	40	\$1,910	1.0542%	58	6.6%	\$118
PLYMOUTH	0284	70,455	\$278,075	\$300,212	8.0%	\$22,137	\$2,918	1.0495%	55	\$3,246	1.0811%	47	11.2%	\$328
RICHFIELD	0280	33,667	\$178,249	\$199,278	11.8%	\$21,029	\$1,966	1.1028%	44	\$2,226	1.1172%	40	13.2%	\$260
ROBBINSDALE	0281	13,873	\$154,293	\$176,000	14.1%	\$21,707	\$1,858	1.2043%	19	\$2,118	1.2035%	19	14.0%	\$260
ROGERS	0728	6,716	\$229,357	\$250,010	9.0%	\$20,653	\$3,037	1.3239%	6	\$3,350	1.3401%	2	10.3%	\$313
SHOREWOOD	0276	7,551	\$420,610	\$468,436	11.4%	\$47,826	\$5,267	1.252%	11	\$5,559	1.1867%	23	5.5%	\$292
ST ANTHONY	0282	8,376	\$197,164	\$224,234	13.7%	\$27,070	\$2,612	1.3247%	5	\$2,974	1.3262%	4	13.8%	\$362

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HENNEPIN COUNTY (cont.)														
ST BONIFACIUS	0110	2,377	-----	\$222,693	-----	-----	-----	-----	----	\$2,511	1.1275%	(39)	-----	-----
ST LOUIS PARK	0283	44,380	\$200,457	\$227,330	13.4%	\$26,873	\$2,438	1.2162%	17	\$2,659	1.1695%	29	9.0%	\$221
WAYZATA	0284	3,973	\$548,217	\$603,721	10.1%	\$55,504	\$6,140	1.1200%	37	\$6,746	1.1175%	39	9.9%	\$606
RAMSEY COUNTY														
ARDEN HILLS	0621	9,787	\$260,131	\$291,706	12.1%	\$31,575	\$2,739	1.0529%	54	\$3,109	1.0660%	54	13.5%	\$370
FALCON HEIGHTS	0623	5,679	\$228,806	\$256,087	11.9%	\$27,281	\$2,308	1.0085%	66	\$2,519	0.9837%	72	9.1%	\$211
LAUDERDALE	0623	2,329	\$151,028	\$172,162	14.0%	\$21,134	\$1,500	0.9930%	73	\$1,685	0.9785%	75	12.3%	\$185
LITTLE CANADA	0623	9,996	\$193,837	\$219,428	13.2%	\$25,591	\$1,978	1.0207%	62	\$2,190	0.9979%	68	10.7%	\$212
MAPLEWOOD	0622	36,279	\$198,464	\$221,601	11.7%	\$23,137	\$2,364	1.1912%	20	\$2,580	1.1642%	31	9.1%	\$216
MOUNDS VIEW	0621	12,442	\$174,019	\$193,915	11.4%	\$19,896	\$2,184	1.2550%	10	\$2,353	1.2132%	17	7.7%	\$169
NEW BRIGHTON	0621	22,113	\$216,992	\$238,992	10.1%	\$22,000	\$2,494	1.1495%	30	\$2,814	1.1773%	27	12.8%	\$320
NORTH OAKS	0621	4,502	\$592,314	\$651,312	10.0%	\$58,998	\$5,704	0.9631%	83	\$6,272	0.9630%	83	10.0%	\$568
NORTH ST PAUL	0622	11,885	\$174,677	\$195,161	11.7%	\$20,484	\$1,873	1.0722%	52	\$2,096	1.0740%	50	11.9%	\$223
ROSEVILLE	0623	33,882	\$204,748	\$229,319	12.0%	\$24,571	\$2,142	1.0459%	56	\$2,358	1.0282%	63	10.1%	\$216
SHOREVIEW	0621	25,964	\$233,717	\$261,148	11.7%	\$27,431	\$2,520	1.0782%	50	\$2,844	1.0889%	46	12.8%	\$324
ST PAUL	0625	287,385	\$162,179	\$188,185	16.0%	\$26,006	\$1,675	1.0331%	58	\$2,029	1.0780%	49	21.1%	\$354
VADNAIS HEIGHTS	0624	13,241	\$219,421	\$242,291	10.4%	\$22,870	\$2,208	1.0062%	68	\$2,331	0.9620%	84	5.6%	\$123
WHITE BEAR LAKE	0624	24,927	\$195,539	\$220,125	12.6%	\$24,586	\$1,981	1.0129%	65	\$2,128	0.9669%	81	7.4%	\$147
WHITE BEAR TWP	0624	11,778	\$236,457	\$265,628	12.3%	\$29,171	\$2,428	1.0269%	59	\$2,620	0.9864%	71	7.9%	\$192
SCOTT COUNTY														
BELLE PLAINE	0716	6,037	\$169,417	\$181,538	7.2%	\$12,121	\$1,652	0.9750%	79	\$2,255	1.2421%	12	36.5%	\$603
CEDAR LAKE TWP	0721	2,646	\$314,133	\$358,738	14.2%	\$44,605	\$2,877	0.9158%	94	\$3,291	0.9173%	93	14.4%	\$414
CREDIT RIVER TWP	0719	4,617	\$337,241	\$386,851	14.7%	\$49,610	\$3,031	0.8988%	97	\$3,775	0.9759%	77	24.6%	\$744
JORDAN	0717	5,048	\$176,640	\$203,093	15.0%	\$26,453	\$2,019	1.1432%	31	\$2,277	1.1214%	38	12.8%	\$258
NEW MARKET TWP	0194	3,557	\$339,822	\$377,264	11.0%	\$37,442	\$2,826	0.8316%	107	\$3,200	0.8482%	102	13.2%	\$374
PRIOR LAKE	0719	21,395	\$244,752	\$272,645	11.4%	\$27,893	\$2,869	1.1722%	23	\$3,317	1.2166%	14	15.6%	\$448
SAVAGE	0191	24,662	\$237,840	\$251,635	5.8%	\$13,795	\$2,785	1.1708%	24	\$2,962	1.1771%	28	6.4%	\$177
SHAKOPEE	0720	29,335	\$206,618	\$219,716	6.3%	\$13,098	\$2,054	0.9939%	72	\$2,226	1.0132%	66	8.4%	\$172
SPRING LAKE TWP	0719	3,655	\$305,688	\$344,331	12.6%	\$38,643	\$2,898	0.9479%	87	\$3,436	0.9979%	69	18.6%	\$538
WASHINGTON COUNTY														
AFTON	0834	2,919	\$350,350	\$406,934	16.2%	\$56,584	\$3,246	0.9264%	92	\$3,672	0.9024%	97	13.1%	\$426
BAYPORT	0834	3,171	\$218,235	\$229,300	5.1%	\$11,065	\$2,137	0.9794%	78	\$2,033	0.8867%	98	-4.9%	-\$104
COTTAGE GROVE	0833	33,179	\$196,659	\$218,921	11.3%	\$22,262	\$2,171	1.1040%	43	\$2,389	1.0912%	45	10.0%	\$218
FOREST LAKE	0831	17,385	\$230,261	\$252,756	9.8%	\$22,495	\$1,938	0.8419%	104	\$2,097	0.8296%	104	8.2%	\$159

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WASHINGTON COUNTY (cont.)														
GRANT	0832	4,218	\$412,799	\$474,593	15.0%	\$61,794	\$3,691	0.8942%	99	\$3,891	0.8198%	105	5.4%	\$200
HUGO	0624	9,440	\$243,012	\$262,139	7.9%	\$19,127	\$2,366	0.9736%	81	\$2,446	0.9329%	89	3.4%	\$80
LAKE ELMO	0834	7,966	\$353,160	\$392,097	11.0%	\$38,937	\$3,071	0.8695%	101	\$3,301	0.8418%	103	7.5%	\$230
MAHTOMEDI	0832	7,941	\$290,861	\$324,192	11.5%	\$33,331	\$2,952	1.0148%	64	\$3,222	0.9940%	70	9.2%	\$270
MAY TWP	0834	3,088	\$370,317	\$416,838	12.6%	\$46,521	\$3,020	0.8155%	108	\$3,235	0.7762%	110	7.1%	\$215
NEW SCANDIA TWP	0831	4,009	\$284,002	\$319,145	12.4%	\$35,143	\$2,387	0.8406%	105	\$2,607	0.8168%	106	9.2%	\$220
NEWPORT	0833	3,738	\$181,869	\$199,647	9.8%	\$17,778	\$2,129	1.1706%	25	\$2,365	1.1845%	24	11.1%	\$236
OAK PARK HEIGHTS	0834	4,664	\$200,217	\$218,592	9.2%	\$18,375	\$1,880	0.9391%	89	\$2,004	0.9169%	94	6.6%	\$124
OAKDALE	0622	27,492	\$189,959	\$209,877	10.5%	\$19,918	\$1,810	0.9531%	86	\$1,920	0.9148%	95	6.1%	\$110
ST PAUL PARK	0833	5,246	\$157,302	\$173,829	10.5%	\$16,527	\$1,561	0.9923%	74	\$1,709	0.9831%	74	9.5%	\$148
STILLWATER	0834	17,429	\$233,333	\$259,758	11.3%	\$26,425	\$2,553	1.0941%	45	\$2,735	1.0530%	59	7.1%	\$182
STILLWATER TWP	0834	2,607	\$372,701	\$416,046	11.6%	\$43,345	\$3,213	0.8621%	103	\$3,392	0.8152%	107	5.6%	\$179
WEST LAKELAND TWP	0834	3,897	\$389,706	\$431,208	10.6%	\$41,502	\$2,748	0.7052%	111	\$2,929	0.6793%	111	6.6%	\$181
WOODBURY	0833	54,091	\$259,100	\$286,187	10.5%	\$27,087	\$2,810	1.0844%	49	\$3,045	1.0640%	55	8.4%	\$235
Number of Rankings									111			111		
												(113)		
METRO AVERAGE			\$223,647	\$249,448	11.5%	\$25,801								

Source: Minnesota Department of Revenue
Calculations by the Citizens League