

**TABLE 1: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 117 METRO COMMUNITIES, 2007-2008**

Citizens League December 2008

Cities and Towns Above 2,000 Population, Ranked by Effective Tax Rate (ETR)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Community</b>	School District	2007 Est. Pop.	2007 Average MV	2008 Average MV	2007-08 % MV Change	2007-08 \$ MV Change	2007 Final Tax	2007 Effective Tax Rate	2007 Tax Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank	2007-08 % Tax Change	2007-08 \$ Tax Change	
<b>ANOKA COUNTY</b>															
ANDOVER	0011	30,598	\$274,697	\$284,701	3.6%	\$10,004	\$2,580	0.939%	87	\$2,969	1.043%	64	15.0%	\$388	
ANOKA	0011	18,038	\$204,518	\$210,319	2.8%	\$5,801	\$1,994	0.975%	77	\$2,246	1.068%	57	12.6%	\$252	
BLAINE	0011	56,575	\$234,508	\$242,673	3.5%	\$8,165	\$2,200	0.938%	88	\$2,493	1.027%	68	13.3%	\$293	
BURNS TWP	0015	4,367	\$301,759	\$310,969	3.1%	\$9,210	\$2,445	0.810%	111	\$2,615	0.841%	107	7.0%	\$170	
CENTERVILLE	0012	3,839	\$255,562	\$262,537	2.7%	\$6,975	\$3,285	1.285%	4	\$3,406	1.297%	3	3.7%	\$121	
CIRCLE PINES	0012	5,250	\$216,829	\$219,502	1.2%	\$2,673	\$2,729	1.258%	8	\$2,818	1.284%	5	3.3%	\$89	
COLUMBIA HEIGHTS	0013	18,124	\$185,256	\$192,442	3.9%	\$7,187	\$1,798	0.970%	79	\$1,929	1.003%	80	7.3%	\$131	
COLUMBUS	0831	4,108	\$277,256	\$299,847	8.1%	\$22,591	\$2,517	0.908%	98	\$2,852	0.951%	94	13.3%	\$335	
COON RAPIDS	0011	63,081	\$207,017	\$210,980	1.9%	\$3,963	\$1,888	0.912%	97	\$2,128	1.009%	75	12.7%	\$240	
EAST BETHEL	0015	12,124	\$239,396	\$256,466	7.1%	\$17,069	\$2,259	0.944%	85	\$2,488	0.970%	87	10.1%	\$228	
FRIDLEY	0014	26,459	\$209,186	\$213,496	2.1%	\$4,310	\$2,210	1.056%	59	\$2,342	1.097%	49	6.0%	\$132	
HAM LAKE	0011	15,290	\$299,268	\$316,307	5.7%	\$17,039	\$2,691	0.899%	99	\$3,151	0.996%	83	17.1%	\$460	
LEXINGTON	0012	1,997	\$193,638	\$199,049	2.8%	\$5,411	\$2,514	1.298%	3	\$2,540	1.276%	6	1.0%	\$26	
LINO LAKES	0012	19,851	\$292,091	\$296,838	1.6%	\$4,747	\$3,573	1.223%	15	\$3,658	1.232%	16	2.4%	\$84	
LINWOOD TWP	0831	5,334	\$246,643	\$262,969	6.6%	\$16,326	\$1,961	0.795%	113	\$2,201	0.837%	108	12.2%	\$240	
OAK GROVE	0015	8,433	\$271,387	\$285,832	5.3%	\$14,445	\$2,500	0.921%	94	\$2,645	0.925%	98	5.8%	\$145	
RAMSEY	0011	22,408	\$246,511	\$249,539	1.2%	\$3,028	\$2,531	1.027%	62	\$2,796	1.120%	42	10.5%	\$265	
SPRING LAKE PARK*	0016	6,690	\$200,440	\$202,770	1.2%	\$2,330	\$2,275	1.135%	39	\$2,380	1.174%	25	4.6%	\$105	
ST. FRANCIS	0015	7,473	\$211,959	\$215,802	1.8%	\$3,843	\$2,055	0.969%	80	\$2,168	1.005%	77	5.5%	\$113	
<b>CARVER COUNTY</b>															
CARVER	0112	2,807	\$276,917	\$291,749	5.4%	\$14,833	\$3,852	1.391%	1	\$4,057	1.391%	1	5.3%	\$205	
CHANHASSEN*	0112	22,395	\$355,056	\$367,854	3.6%	\$12,798	\$4,432	1.248%	11	\$4,549	1.237%	15	2.6%	\$117	
CHASKA	0112	23,775	\$269,499	\$279,580	3.7%	\$10,081	\$3,065	1.137%	36	\$3,163	1.131%	34	3.2%	\$98	
LAKETOWN TWP	0110	2,107	\$374,460	\$390,396	4.3%	\$15,936	\$3,685	0.984%	73	\$3,801	0.974%	85	3.1%	\$116	
NORWOOD YOUNG AMERICA	0108	3,626	\$179,511	\$181,974	1.4%	\$2,462	\$1,798	1.002%	71	\$1,835	1.009%	76	2.1%	\$37	
VICTORIA	0112	6,330	\$405,840	\$422,090	4.0%	\$16,249	\$5,495	1.354%	2	\$5,687	1.347%	2	3.5%	\$192	
WACONIA	0110	9,701	\$251,488	\$265,657	5.6%	\$14,168	\$2,808	1.117%	42	\$2,971	1.118%	43	5.8%	\$163	
WATERTOWN	0111	4,216	\$202,587	\$209,249	3.3%	\$6,661	\$2,169	1.071%	53	\$2,406	1.150%	30	10.9%	\$237	

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<b>Community</b>	School District	2007 Est. Pop.	2007 Average MV	2008 Average MV	2007-08 % MV Change	2007-08 \$ MV Change	2007 Final Tax	2007 Effective Tax Rate	2007 Tax Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank	2007-08 % Tax Change	2007-08 \$ Tax Change	

**DAKOTA COUNTY**

APPLE VALLEY	0196	49,456	\$261,570	\$264,259	1.0%	\$2,689	\$2,785	1.065%	56	\$2,781	1.052%	62	-0.1%	-\$4
BURNSVILLE	0191	61,393	\$247,770	\$251,603	1.5%	\$3,833	\$2,310	0.932%	90	\$2,657	1.056%	61	15.0%	\$347
EAGAN	0196	67,106	\$276,429	\$280,567	1.5%	\$4,139	\$2,676	0.968%	81	\$2,682	0.956%	93	0.2%	\$6
EMPIRE TWP	0192	2,291	\$268,788	\$281,216	4.6%	\$12,428	\$2,760	1.027%	63	\$3,100	1.102%	48	12.3%	\$340
FARMINGTON	0192	18,589	\$238,829	\$242,336	1.5%	\$3,507	\$2,736	1.146%	33	\$3,064	1.265%	8	12.0%	\$329
HASTINGS*	0200	22,439	\$221,513	\$223,383	0.8%	\$1,871	\$2,506	1.131%	40	\$2,497	1.118%	44	-0.4%	-\$9
INVER GROVE HEIGHTS	0199	33,608	\$273,652	\$279,345	2.1%	\$5,693	\$2,525	0.923%	93	\$2,683	0.960%	89	6.3%	\$158
LAKEVILLE	0194	53,829	\$303,912	\$308,508	1.5%	\$4,596	\$3,058	1.006%	68	\$3,229	1.047%	63	5.6%	\$172
MENDOTA HEIGHTS	0197	11,752	\$380,940	\$398,493	4.6%	\$17,552	\$3,194	0.838%	105	\$3,326	0.835%	109	4.1%	\$132
RAVENNA TWP	0200	2,433	\$318,969	\$323,399	1.4%	\$4,430	\$2,619	0.821%	110	\$2,483	0.768%	114	-5.2%	-\$137
ROSEMOUNT	0196	20,917	\$282,029	\$290,636	3.1%	\$8,607	\$3,217	1.141%	34	\$3,264	1.123%	39	1.5%	\$47
SOUTH ST. PAUL	0996	20,135	\$201,258	\$205,571	2.1%	\$4,313	\$1,895	0.942%	86	\$2,096	1.020%	70	10.6%	\$201
WEST ST. PAUL	0197	18,914	\$221,972	\$225,777	1.7%	\$3,805	\$2,054	0.925%	92	\$2,135	0.946%	96	4.0%	\$82

**HENNEPIN COUNTY**

BLOOMINGTON	0271	85,504	\$261,004	\$263,234	0.9%	\$2,230	\$2,710	1.038%	61	\$2,708	1.029%	67	-0.1%	-\$2
BROOKLYN CENTER	0279	27,907	\$186,019	\$195,632	5.2%	\$9,612	\$2,330	1.253%	10	\$2,442	1.248%	13	4.8%	\$112
BROOKLYN PARK	0279	72,724	\$229,011	\$237,169	3.6%	\$8,158	\$2,727	1.191%	19	\$2,862	1.207%	18	4.9%	\$135
CHAMPLIN	0011	23,990	\$250,889	\$257,178	2.5%	\$6,289	\$2,698	1.075%	52	\$2,969	1.154%	28	10.0%	\$271
CORCORAN	0877	5,791	\$349,104	\$377,354	8.1%	\$28,249	\$4,093	1.173%	26	\$4,305	1.141%	31	5.2%	\$212
CRYSTAL	0281	22,138	\$197,855	\$203,244	2.7%	\$5,390	\$2,336	1.180%	22	\$2,349	1.156%	27	0.6%	\$14
DAYTON*	0011	5,015	\$294,222	\$309,474	5.2%	\$15,252	\$3,503	1.191%	20	\$3,884	1.255%	9	10.9%	\$381
DEEPAVEN	0276	3,774	\$679,107	\$751,526	10.7%	\$72,418	\$7,507	1.105%	45	\$8,009	1.066%	59	6.7%	\$502
EDEN PRAIRIE	0272	62,090	\$363,200	\$377,565	4.0%	\$14,364	\$4,180	1.151%	31	\$4,277	1.133%	33	2.3%	\$97
EDINA	0273	47,090	\$443,835	\$458,738	3.4%	\$14,904	\$4,541	1.023%	64	\$4,751	1.036%	65	4.6%	\$210
EXCELSIOR	0276	2,437	\$374,562	\$425,054	13.5%	\$50,492	\$4,324	1.154%	30	\$4,785	1.126%	36	10.6%	\$461
GOLDEN VALLEY	0281	20,362	\$290,236	\$301,646	3.9%	\$11,410	\$3,687	1.270%	6	\$3,837	1.272%	7	4.1%	\$150
GREENFIELD	0883	3,067	\$380,798	\$423,861	11.3%	\$43,064	\$4,430	1.163%	28	\$4,575	1.079%	54	3.3%	\$145
HASSAN TWP	0728	2,692	\$338,317	\$358,402	5.9%	\$20,086	\$3,889	1.150%	32	\$4,025	1.123%	38	3.5%	\$136
HOPKINS	0270	17,526	\$236,972	\$244,368	3.1%	\$7,396	\$2,840	1.198%	17	\$2,919	1.194%	19	2.8%	\$79
INDEPENDENCE	0879	3,729	\$504,364	\$535,736	6.2%	\$31,372	\$6,277	1.244%	13	\$6,346	1.185%	22	1.1%	\$69
MAPLE GROVE	0279	59,458	\$285,184	\$298,225	4.6%	\$13,041	\$3,240	1.136%	37	\$3,345	1.121%	41	3.2%	\$104

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**HENNEPIN COUNTY (continued)**

MEDINA	0284	4,911	\$641,056	\$694,962	8.4%	\$53,906	\$6,443	1.005%	69	\$6,959	1.001%	81	8.0%	\$517
MINNEAPOLIS	0991	388,020	\$236,556	\$254,090	7.4%	\$17,534	\$3,034	1.282%	5	\$3,185	1.253%	10	5.0%	\$151
MINNETONKA	0270	51,499	\$342,804	\$354,367	3.4%	\$11,562	\$3,717	1.084%	51	\$3,811	1.075%	56	2.5%	\$94
MINNETRISTA	0277	6,234	\$553,684	\$592,013	6.9%	\$38,329	\$5,426	0.980%	75	\$5,704	0.964%	88	5.1%	\$278
MOUND	0277	9,753	\$299,715	\$322,441	7.6%	\$22,726	\$3,045	1.016%	67	\$3,234	1.003%	79	6.2%	\$189
NEW HOPE	0281	20,824	\$217,736	\$221,434	1.7%	\$3,698	\$2,692	1.236%	14	\$2,685	1.213%	17	-0.3%	-\$7
ORONO	0278	7,841	\$773,616	\$857,677	10.9%	\$84,060	\$7,114	0.920%	95	\$7,887	0.920%	99	10.9%	\$773
OSSEO	0279	2,479	\$192,604	\$193,083	0.2%	\$479	\$2,177	1.131%	41	\$2,284	1.183%	24	4.9%	\$106
PLYMOUTH	0284	71,147	\$324,876	\$334,096	2.8%	\$9,220	\$3,383	1.041%	60	\$3,438	1.029%	66	1.6%	\$55
RICHFIELD	0280	33,107	\$216,592	\$223,134	3.0%	\$6,542	\$2,366	1.092%	47	\$2,507	1.123%	37	5.9%	\$141
ROBBINSDALE	0281	13,551	\$197,395	\$205,787	4.3%	\$8,393	\$2,343	1.187%	21	\$2,389	1.161%	26	2.0%	\$46
ROGERS	0728	6,971	\$268,036	\$263,166	-1.8%	-\$4,871	\$3,389	1.264%	7	\$3,297	1.253%	12	-2.7%	-\$92
SHOREWOOD	0276	7,611	\$520,175	\$550,529	5.8%	\$30,354	\$6,068	1.166%	27	\$6,256	1.136%	32	3.1%	\$188
ST. ANTHONY*	0282	8,500	\$245,127	\$252,476	3.0%	\$7,350	\$3,081	1.257%	9	\$3,163	1.253%	11	2.7%	\$82
ST. BONIFACIUS	0110	2,360	\$234,989	\$237,061	0.9%	\$2,072	\$2,558	1.089%	49	\$2,591	1.093%	50	1.3%	\$32
ST. LOUIS PARK	0283	45,216	\$251,090	\$259,945	3.5%	\$8,855	\$2,910	1.159%	29	\$2,901	1.116%	45	-0.3%	-\$9
WAYZATA	0284	4,145	\$673,311	\$724,576	7.6%	\$51,265	\$7,460	1.108%	44	\$7,997	1.104%	47	7.2%	\$537

**RAMSEY COUNTY**

ARDEN HILLS	0621	9,985	\$312,683	\$323,122	3.3%	\$10,439	\$3,490	1.116%	43	\$3,489	1.080%	53	0.0%	-\$1
FALCON HEIGHTS	0623	5,709	\$277,784	\$289,308	4.1%	\$11,524	\$2,658	0.957%	82	\$2,711	0.937%	97	2.0%	\$53
LAUDERDALE	0623	2,316	\$193,108	\$203,910	5.6%	\$10,802	\$1,881	0.974%	78	\$1,934	0.948%	95	2.8%	\$53
LITTLE CANADA	0623	10,157	\$244,490	\$254,798	4.2%	\$10,308	\$2,397	0.980%	74	\$2,439	0.957%	92	1.7%	\$42
MAPLEWOOD	0622	36,663	\$240,803	\$244,357	1.5%	\$3,554	\$2,744	1.140%	35	\$2,756	1.128%	35	0.4%	\$11
MOUNDS VIEW	0621	12,634	\$209,342	\$211,903	1.2%	\$2,562	\$2,606	1.245%	12	\$2,519	1.189%	20	-3.4%	-\$88
NEW BRIGHTON	0621	22,391	\$256,745	\$262,114	2.1%	\$5,370	\$3,128	1.218%	16	\$3,106	1.185%	21	-0.7%	-\$22
NORTH OAKS	0621	4,554	\$700,377	\$702,851	0.4%	\$2,474	\$7,461	1.065%	55	\$7,199	1.024%	69	-3.5%	-\$261
NORTH ST. PAUL	0622	11,695	\$214,308	\$219,506	2.4%	\$5,198	\$2,266	1.057%	58	\$2,330	1.061%	60	2.8%	\$64
ROSEVILLE	0623	34,099	\$251,176	\$256,367	2.1%	\$5,192	\$2,556	1.018%	66	\$2,572	1.003%	78	0.6%	\$16
SHOREVIEW	0621	26,159	\$285,910	\$295,171	3.2%	\$9,262	\$3,248	1.136%	38	\$3,272	1.108%	46	0.7%	\$24
ST. PAUL	0625	287,669	\$214,851	\$233,855	8.8%	\$19,005	\$2,344	1.091%	48	\$2,546	1.089%	51	8.7%	\$203
VADNAIS HEIGHTS	0624	13,038	\$262,495	\$265,668	1.2%	\$3,173	\$2,444	0.931%	91	\$2,654	0.999%	82	8.6%	\$210

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**RAMSEY COUNTY (continued)**

WHITE BEAR LAKE*	0624	24,746	\$241,304	\$247,525	2.6%	\$6,222	\$2,259	0.936%	89	\$2,456	0.992%	84	8.7%	\$197
WHITE BEAR TWP	0624	11,802	\$292,574	\$294,102	0.5%	\$1,528	\$2,783	0.951%	84	\$2,986	1.015%	73	7.3%	\$203

**SCOTT COUNTY**

BELLE PLAINE	0716	6,744	\$196,263	\$207,697	5.8%	\$11,434	\$2,311	1.177%	23	\$2,572	1.238%	14	11.3%	\$261
CEDAR LAKE TWP	0721	2,820	\$409,392	\$448,304	9.5%	\$38,911	\$3,652	0.892%	101	\$4,094	0.913%	100	12.1%	\$442
CREDIT RIVER TWP	0194	5,103	\$445,620	\$476,834	7.0%	\$31,215	\$3,983	0.894%	100	\$4,317	0.905%	101	8.4%	\$334
ELKO NEW MARKET	0194	3,788	\$265,049	\$278,113	4.9%	\$13,064	\$2,911	1.098%	46	\$3,123	1.123%	40	7.3%	\$212
JORDAN	0717	5,316	\$230,062	\$245,494	6.7%	\$15,432	\$2,446	1.063%	57	\$2,653	1.081%	52	8.5%	\$207
NEW MARKET TWP	0194	3,549	\$424,148	\$456,058	7.5%	\$31,910	\$3,881	0.915%	96	\$3,912	0.858%	104	0.8%	\$31
PRIOR LAKE	0719	22,111	\$302,713	\$318,366	5.2%	\$15,653	\$3,559	1.176%	24	\$3,669	1.152%	29	3.1%	\$110
SAVAGE	0191	25,293	\$265,781	\$274,670	3.3%	\$8,889	\$3,173	1.194%	18	\$3,548	1.292%	4	11.8%	\$375
SHAKOPEE	0720	32,567	\$239,754	\$258,772	7.9%	\$19,018	\$2,448	1.021%	65	\$2,635	1.018%	71	7.6%	\$186
SPRING LAKE TWP	0719	3,792	\$385,619	\$420,280	9.0%	\$34,661	\$3,775	0.979%	76	\$4,025	0.958%	91	6.6%	\$251

**WASHINGTON COUNTY**

AFTON	0834	2,937	\$450,970	\$459,782	2.0%	\$8,812	\$3,706	0.822%	109	\$3,771	0.820%	112	1.8%	\$65
BAYPORT	0834	3,273	\$249,687	\$261,787	4.8%	\$12,099	\$2,066	0.827%	107	\$2,154	0.823%	111	4.3%	\$88
COTTAGE GROVE	0833	33,788	\$235,101	\$241,227	2.6%	\$6,126	\$2,554	1.087%	50	\$2,598	1.077%	55	1.7%	\$43
FOREST LAKE	0831	17,494	\$279,118	\$300,322	7.6%	\$21,203	\$2,306	0.826%	108	\$2,544	0.847%	105	10.3%	\$238
GRANT	0832	4,244	\$501,207	\$514,187	2.6%	\$12,980	\$4,162	0.830%	106	\$4,251	0.827%	110	2.1%	\$89
HUGO	0624	12,022	\$274,448	\$278,106	1.3%	\$3,657	\$2,427	0.884%	102	\$2,703	0.972%	86	11.4%	\$276
LAKE ELMO	0834	8,182	\$421,516	\$414,016	-1.8%	-\$7,499	\$3,386	0.803%	112	\$3,367	0.813%	113	-0.6%	-\$19
MAHTOMEDI	0832	8,005	\$362,051	\$360,602	-0.4%	-\$1,449	\$3,457	0.955%	83	\$3,463	0.960%	90	0.2%	\$6
MAY TWP	0834	3,269	\$464,672	\$491,348	5.7%	\$26,676	\$3,366	0.724%	116	\$3,485	0.709%	116	3.5%	\$119
NEWPORT	0833	3,534	\$215,356	\$222,665	3.4%	\$7,309	\$2,527	1.173%	25	\$2,637	1.184%	23	4.4%	\$110
OAK PARK HEIGHTS	0834	4,751	\$217,443	\$220,971	1.6%	\$3,528	\$1,900	0.874%	103	\$1,945	0.880%	102	2.4%	\$45
OAKDALE	0622	27,518	\$223,992	\$225,029	0.5%	\$1,037	\$1,901	0.849%	104	\$1,978	0.879%	103	4.0%	\$77
SCANDIA	0831	4,210	\$353,247	\$366,273	3.7%	\$13,026	\$2,746	0.777%	114	\$3,090	0.844%	106	12.5%	\$344
ST. PAUL PARK	0833	5,344	\$189,057	\$195,094	3.2%	\$6,037	\$1,900	1.005%	70	\$1,982	1.016%	72	4.3%	\$82
STILLWATER	0834	18,112	\$274,866	\$281,165	2.3%	\$6,299	\$2,737	0.996%	72	\$2,846	1.012%	74	4.0%	\$109
STILLWATER TWP	0834	2,625	\$463,580	\$478,726	3.3%	\$15,146	\$3,565	0.769%	115	\$3,631	0.759%	115	1.9%	\$66

**TABLE 1: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 117 METRO COMMUNITIES, 2007-2008**

Citizens League December 2008

Cities and Towns Above 2,000 Population, Ranked by Effective Tax Rate (ETR)

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Community	School District	2007 Est. Pop.	2007 Average MV	2008 Average MV	2007-08 % MV Change	2007-08 \$ MV Change	2007 Final Tax	2007 Effective Tax Rate	2007 Tax Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank	2007-08 % Tax Change	2007-08 \$ Tax Change	

**WASHINGTON COUNTY (continued)**

WEST LAKELAND TWP	0834	3,934	\$469,587	\$475,636	1.3%	\$6,049	\$2,831	0.603%	117	\$3,063	0.644%	117	8.2%	\$232
WOODBURY	0833	57,279	\$302,442	\$303,002	0.2%	\$559	\$3,234	1.069%	54	\$3,229	1.066%	58	-0.2%	-\$5

**Number of Rankings 2007-2008**

**Metro Average**

										<b>117</b>		<b>117</b>		
			\$272,261	\$280,984	3.2%	\$8,723								

**Source: Minnesota Department of Revenue  
Calculations by the Citizens League**

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

CHANHASSEN*	(CARVER-HENNEPIN)
DAYTON*	(HENNEPIN-WRIGHT)
HASTINGS*	(DAKOTA-WASHINGTON)
SPRING LAKE PARK*	(ANOKA-RAMSEY)
ST ANTHONY*	(HENNEPIN-RAMSEY)
WHITE BEAR LAKE*	(RAMSEY-WASHINGTON)