

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 91 GREATER MINNESOTA COMMUNITIES, 2005-2006

Cities and Towns Over 3,700 in Population in 2005; Cities and Towns Over 3,500 in Population** in 2006; Ranked by Effective Tax Rate

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
BECKER COUNTY														
DETROIT LAKES	0022	8,004	\$122,324	\$134,101	9.6%	\$11,777	\$1,170	0.9566%	68	\$1,258	0.9383%	72	7.5%	\$88
BELTRAMI COUNTY														
BEMIDJI	0031	13,059	\$88,710	\$100,510	13.3%	\$11,800	\$1,058	1.1928%	28	\$1,138	1.1322%	37	7.6%	\$80
NORTHERN TWP	0031	4,194	\$141,781	\$156,202	10.2%	\$14,421	\$1,579	1.1136%	43	\$1,656	1.0603%	48	4.9%	\$77
BENTON COUNTY														
SAUK RAPIDS	0047	12,470	\$141,430	\$148,571	5.0%	\$7,141	\$1,854	1.3110%	11	\$2,005	1.3492%	10	8.1%	\$151
BLUE EARTH COUNTY														
MANKATO	0077	35,031	\$138,530	\$152,381	10.0%	\$13,851	\$1,179	0.8511%	77	\$1,339	0.8785%	76	13.5%	\$160
BROWN COUNTY														
NEW ULM	0088	13,714	\$106,388	\$114,476	7.6%	\$8,088	\$1,263	1.1875%	30	\$1,393	1.2170%	26	10.3%	\$130
SLEEPY EYE	0084	3,592	-----	\$82,496	-----	-----	-----	-----	-----	\$706	0.8555%	(87)	-----	-----
CARLTON COUNTY														
CLOQUET	0094	11,601	\$103,793	\$115,193	11.0%	\$11,400	\$1,295	1.2474%	23	\$1,471	1.2772%	17	13.6%	\$176
THOMSON TWP	0099	4,829	\$146,613	\$156,939	7.0%	\$10,326	\$1,847	1.2597%	20	\$2,092	1.3333%	12	13.3%	\$245
CHIPPEWA COUNTY														
MONTEVIDEO	0129	5,474	\$70,523	\$73,322	4.0%	\$2,799	\$902	1.2786%	16	\$936	1.2771%	18	3.8%	\$34
CHISAGO COUNTY														
CHISAGO CITY	2144	4,258	-----	\$222,692	-----	-----	-----	-----	-----	\$2,748	1.2340%	(23)	-----	-----
CHISAGO LAKE TWP	2144	3,606	-----	\$259,717	-----	-----	-----	-----	-----	\$2,701	1.0400%	(56)	-----	-----
LINDSTROM	2144	3,923	\$182,535	\$209,679	14.9%	\$27,144	\$2,142	1.1733%	34	\$2,446	1.1666%	33	14.2%	\$304
NORTH BRANCH	0138	10,205	\$174,349	\$188,838	8.3%	\$14,489	\$2,214	1.2696%	19	\$2,275	1.2045%	28	2.7%	\$61
WYOMING	0831	3,756	\$187,097	\$204,505	9.3%	\$17,408	\$2,249	1.2021%	26	\$2,441	1.1938%	30	8.6%	\$192
WYOMING TWP	0831	3,550	\$232,867	\$264,842	13.7%	\$31,975	\$2,407	1.0336%	53	\$2,632	0.9940%	64	9.4%	\$225
CLAY COUNTY														
MOORHEAD	0152	34,244	\$113,149	\$124,864	10.4%	\$11,715	\$1,207	1.0665%	48	\$1,405	1.1255%	38	16.4%	\$198
COTTONWOOD COUNTY														
WINDOM	0177	4,450	\$70,564	\$77,720	10.1%	\$7,156	\$850	1.2048%	25	\$958	1.2326%	24	12.7%	\$108

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CROW WING COUNTY														
1ST ASSESS UNORG	0181	5,425	\$168,201	\$190,853	13.5%	\$22,652	\$1,092	0.6489%	89	\$1,255	0.6576%	90	14.9%	\$163
BAXTER	0181	7,219	\$164,665	\$175,178	6.4%	\$10,513	\$1,560	0.9476%	69	\$1,674	0.9554%	70	7.3%	\$114
BRAINERD	0181	13,849	\$97,918	\$108,865	11.2%	\$10,947	\$801	0.8176%	79	\$924	0.8490%	78	15.4%	\$123
DODGE COUNTY														
KASSON	0204	5,312	\$132,421	\$139,564	5.4%	\$7,143	\$1,545	1.1671%	35	\$1,653	1.1846%	31	7.0%	\$108
DOUGLAS COUNTY														
ALEXANDRIA	0206	11,043	\$131,857	\$142,755	8.3%	\$10,898	\$1,108	0.8401%	78	\$1,206	0.8448%	79	8.8%	\$98
ALEXANDRIA TWP	0206	4,130	\$188,203	\$212,776	13.1%	\$24,573	\$1,396	0.7418%	85	\$1,660	0.7801%	87	18.9%	\$264
LAGRAND TWP	0206	4,330	\$195,454	\$215,453	10.2%	\$19,999	\$1,584	0.8104%	80	\$1,751	0.8127%	81	10.5%	\$167
FARIBAUT COUNTY														
BLUE EARTH	2860	3,489	-----	\$72,778	-----	-----	-----	-----	-----	\$749	1.0288%	(59)	-----	-----
FREEBORN COUNTY														
ALBERT LEA	0241	18,153	\$87,104	\$92,594	6.3%	\$5,490	\$887	1.0187%	55	\$1,030	1.1120%	40	16.1%	\$143
GOODHUE COUNTY														
CANNON FALLS	0252	3,973	\$153,370	\$167,984	9.5%	\$14,614	\$2,215	1.4442%	4	\$2,309	1.3748%	8	4.3%	\$94
RED WING	0256	16,358	\$145,706	\$159,963	9.8%	\$14,257	\$1,908	1.3095%	13	\$1,926	1.2040%	29	0.9%	\$18
HOUSTON COUNTY														
LACRESCENT	0300	5,148	\$142,009	\$152,837	7.6%	\$10,828	\$1,689	1.1896%	29	\$1,805	1.1812%	32	6.9%	\$116
ISANTI COUNTY														
BRADFORD TWP	0911	3,690	-----	\$187,254	-----	-----	-----	-----	-----	\$1,597	0.8528%	(88)	-----	-----
CAMBRIDGE	0911	7,057	\$145,436	\$157,628	8.4%	\$12,192	\$2,078	1.4288%	5	\$2,040	1.2940%	16	-1.8%	-\$38
ISANTI	0911	5,181	\$137,725	\$150,020	8.9%	\$12,295	\$1,956	1.4203%	7	\$1,959	1.3059%	15	0.2%	\$3
ITASCA COUNTY														
GRAND RAPIDS	0318	8,543	\$108,887	\$114,065	4.8%	\$5,178	\$1,108	1.0178%	56	\$1,135	0.9953%	63	2.5%	\$27
ITASCA CO UNORG	0318	6,299	-----	\$168,420	-----	-----	-----	-----	-----	\$1,343	0.7973%	(98)	-----	-----
KANABEC COUNTY														
MORA	0332	3,560	-----	\$122,265	-----	-----	-----	-----	-----	\$1,257	1.0285%	(61)	-----	-----

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KANDIYOHI COUNTY														
WILLMAR	0347	18,709	\$100,387	\$109,804	9.4%	\$9,417	\$1,039	1.0347%	52	\$1,128	1.0271%	57	8.5%	\$89
KOOCHICHING COUNTY														
INTERNATIONAL FALLS	0361	6,397	\$59,616	\$61,616	3.4%	\$2,000	\$539	0.9037%	73	\$495	0.8034%	84	-8.2%	-\$44
UNORG #0096	0361	5,923	-----	\$104,272	-----	-----	-----	-----	-----	\$498	0.4774%	(105)	-----	-----
LAKE COUNTY														
TWO HARBORS	0381	3,678	-----	\$105,895	-----	-----	-----	-----	-----	\$1,025	0.9682%	(74)	-----	-----
LE SUEUR COUNTY														
LE SUEUR	2397	4,305	\$123,599	\$133,995	8.4%	\$10,396	\$1,332	1.0779%	47	\$1,774	1.3239%	14	33.2%	\$442
LYON COUNTY														
MARSHALL	0413	12,932	\$121,997	\$131,303	7.6%	\$9,306	\$1,445	1.1846%	31	\$1,599	1.2177%	25	10.6%	\$154
MARTIN COUNTY														
FAIRMONT	2752	10,729	\$84,431	\$91,636	8.5%	\$7,205	\$662	0.7843%	82	\$762	0.8319%	80	15.2%	\$100
MCLEOD COUNTY														
GLENCOE	2859	5,691	\$124,421	\$132,191	6.2%	\$7,770	\$1,559	1.2528%	22	\$1,667	1.2613%	20	6.9%	\$108
HUTCHINSON	0423	13,817	\$128,104	\$140,830	9.9%	\$12,726	\$1,772	1.3829%	9	\$1,958	1.3901%	6	10.5%	\$186
MEEKER COUNTY														
LITCHFIELD	0465	6,854	\$101,240	\$108,554	7.2%	\$7,314	\$1,132	1.1186%	42	\$1,182	1.0884%	45	4.4%	\$50
MILLE LACS COUNTY														
PRINCETON*	0477	4,503	\$124,998	\$140,715	12.6%	\$15,717	\$1,739	1.3912%	8	\$2,016	1.4330%	4	16.0%	\$277
MORRISON COUNTY														
LITTLE FALLS	0482	8,339	\$101,871	\$110,520	8.5%	\$8,649	\$1,335	1.3104%	12	\$1,407	1.2732%	19	5.4%	\$72
MOWER COUNTY														
AUSTIN	0492	23,761	\$87,973	\$96,921	10.2%	\$8,948	\$688	0.7819%	83	\$768	0.7924%	86	11.6%	\$80
NICOLLET COUNTY														
NORTH MANKATO	0077	12,577	\$166,836	\$169,417	1.5%	\$2,581	\$1,652	0.9899%	65	\$1,728	1.0199%	58	4.6%	\$76
ST PETER	0508	10,682	\$142,516	\$145,191	1.9%	\$2,675	\$1,246	0.8743%	75	\$1,519	1.0461%	52	21.9%	\$273

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NOBLES COUNTY														
WORTHINGTON	0518	11,341	\$80,516	\$89,373	11.0%	\$8,857	\$883	1.0965%	45	\$992	1.1101%	42	12.4%	\$109
OLMSTED COUNTY														
BYRON	0531	4,640	\$147,078	\$154,900	5.3%	\$7,822	\$1,924	1.3081%	14	\$2,075	1.3393%	11	7.8%	\$151
MARION TWP	0535	5,818	\$157,944	\$168,895	6.9%	\$10,951	\$1,426	0.9028%	74	\$1,535	0.9091%	74	7.7%	\$109
ROCHESTER	0535	97,191	\$151,852	\$161,264	6.2%	\$9,412	\$1,716	1.1302%	40	\$1,846	1.1445%	35	7.6%	\$130
STEWARTVILLE	0534	5,722	\$140,927	\$145,061	2.9%	\$4,134	\$1,769	1.2555%	21	\$1,790	1.2340%	23	1.2%	\$21
OTTER TAIL COUNTY														
FERGUS FALLS	0544	13,903	\$97,551	\$107,291	10.0%	\$9,740	\$736	0.7547%	84	\$863	0.8040%	83	17.2%	\$127
PENNINGTON COUNTY														
THIEF RIVER FALLS	0564	8,476	\$69,732	\$75,058	7.6%	\$5,326	\$1,183	1.6961%	2	\$1,256	1.6739%	1	6.2%	\$73
PIPESTONE COUNTY														
PIPESTONE	2689	4,356	\$56,108	\$58,151	3.6%	\$2,043	\$646	1.1507%	38	\$592	1.0178%	59	-8.4%	-\$54
POLK COUNTY														
CROOKSTON	0593	7,943	\$59,600	\$66,470	11.5%	\$6,870	\$1,111	1.8643%	1	\$1,039	1.5630%	2	-6.5%	-\$72
EAST GRAND FORKS	0595	7,816	\$99,312	\$116,231	17.0%	\$16,919	\$1,472	1.4826%	3	\$1,731	1.4895%	3	17.6%	\$259
REDWOOD COUNTY														
REDWOOD FALLS	2897	5,327	\$90,229	\$91,398	1.3%	\$1,169	\$1,237	1.3713%	10	\$1,285	1.4058%	5	3.9%	\$48
RICE COUNTY														
FARIBAULT	0656	22,605	\$146,376	\$158,521	8.3%	\$12,145	\$1,067	0.7288%	86	\$1,282	0.8087%	82	20.1%	\$215
NORTHFIELD*	0659	18,961	\$196,286	\$213,903	9.0%	\$17,617	\$2,143	1.0919%	46	\$2,277	1.0647%	47	6.3%	\$134
ROCK COUNTY														
LIVERNE	2184	4,596	\$77,341	\$80,618	4.2%	\$3,277	\$618	0.7996%	81	\$778	0.9647%	69	25.8%	\$160
SCOTT COUNTY														
NEW PRAGUE*	0721	6,391	\$171,214	\$185,095	8.1%	\$13,881	\$2,177	1.2715%	18	\$2,249	1.2150%	27	3.3%	\$72
SHERBURNE COUNTY														
BALDWIN TWP	0477	6,335	\$185,273	\$206,543	11.5%	\$21,270	\$1,332	0.7191%	87	\$1,651	0.7996%	85	24.0%	\$319
BECKER	0726	3,975	\$168,142	\$185,957	10.6%	\$17,815	\$1,703	1.0129%	57	\$1,915	1.0299%	56	12.5%	\$212
BECKER TWP	0726	4,270	\$216,091	\$234,451	8.5%	\$18,360	\$1,994	0.9229%	72	\$2,056	0.8770%	77	3.1%	\$62

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SHERBURNE COUNTY (cont.)														
BIG LAKE	0727	8,671	\$160,098	\$177,009	10.6%	\$16,911	\$1,882	1.1757%	33	\$2,051	1.1589%	34	9.0%	\$169
BIG LAKE TWP	0727	7,549	\$208,931	\$227,671	9.0%	\$18,740	\$2,071	0.9914%	63	\$2,243	0.9853%	66	8.3%	\$172
ELK RIVER	0728	21,548	\$198,960	\$215,057	8.1%	\$16,097	\$2,568	1.2906%	15	\$2,853	1.3268%	13	11.1%	\$285
LIVONIA TWP	0728	5,239	\$215,187	\$230,203	7.0%	\$15,016	\$2,132	0.9908%	64	\$2,373	1.0309%	55	11.3%	\$241
ZIMMERMAN	0728	4,580	\$141,887	\$156,214	10.1%	\$14,327	\$1,760	1.2406%	24	\$1,961	1.2552%	21	11.4%	\$201
ST LOUIS COUNTY														
CHISHOLM	0695	4,775	\$56,533	\$58,313	3.1%	\$1,780	\$667	1.1804%	32	\$586	1.0045%	62	-12.2%	-\$81
DULUTH	0709	85,889	\$129,514	\$146,308	13.0%	\$16,794	\$1,285	0.9923%	62	\$1,393	0.9519%	71	8.4%	\$108
ELY	0696	3,558	-----	\$80,961	-----	-----	-----	-----	-----	\$833	1.0286%	(60)	-----	-----
EVELETH	2154	3,685	\$51,128	\$53,628	4.9%	\$2,500	\$237	0.4645%	91	\$225	0.4204%	91	-4.9%	-\$12
HERMANTOWN	0700	8,942	\$169,008	\$184,261	9.0%	\$15,253	\$1,782	1.0542%	50	\$1,927	1.0459%	53	8.2%	\$145
HIBBING	0701	16,582	\$72,127	\$77,786	7.8%	\$5,659	\$472	0.6550%	88	\$548	0.7043%	88	16.1%	\$76
RICE LAKE TWP	0709	4,288	\$133,404	\$153,120	14.8%	\$19,716	\$1,468	1.1003%	44	\$1,617	1.0558%	49	10.1%	\$149
ST LOUIS CO UNORG	0706	4,943	-----	\$147,217	-----	-----	-----	-----	-----	\$1,417	0.9625%	(76)	-----	-----
VIRGINIA	0706	8,895	\$64,080	\$68,309	6.6%	\$4,229	\$389	0.6075%	90	\$469	0.6868%	89	20.6%	\$80
STEARNS COUNTY														
COLD SPRING	0750	3,693	-----	\$143,165	-----	-----	-----	-----	-----	\$1,349	0.9421%	(79)	-----	-----
SAUK CENTRE	0743	4,111	\$109,924	\$119,687	8.9%	\$9,763	\$1,565	1.4239%	6	\$1,648	1.3769%	7	5.3%	\$83
ST JOSEPH	0742	5,604	\$131,355	\$140,140	6.7%	\$8,785	\$1,314	1.0005%	60	\$1,476	1.0533%	50	12.3%	\$162
WAITE PARK	0742	6,775	\$128,343	\$141,574	10.3%	\$13,231	\$1,366	1.0643%	49	\$1,556	1.0988%	43	13.9%	\$190
SARTELL*	0748	13,225	\$171,155	\$179,046	4.6%	\$7,891	\$1,982	1.1581%	37	\$2,034	1.1361%	36	2.6%	\$52
ST CLOUD*	0742	64,232	\$138,101	\$150,842	9.2%	\$12,741	\$1,327	0.9612%	67	\$1,488	0.9862%	65	12.1%	\$161
STEELE COUNTY														
OWATONNA	0761	24,255	\$135,446	\$149,552	10.4%	\$14,106	\$1,572	1.1605%	36	\$1,677	1.1216%	39	6.7%	\$105
STEVENS COUNTY														
MORRIS	0769	5,085	\$88,674	\$93,987	6.0%	\$5,313	\$1,130	1.2742%	17	\$1,278	1.3599%	9	13.1%	\$148
WABASHA COUNTY														
LAKE CITY*	0813	5,314	\$132,345	\$145,504	9.9%	\$13,159	\$1,223	0.9239%	71	\$1,419	0.9753%	68	16.0%	\$196
WADENA COUNTY														
WADENA*	2155	4,248	\$73,553	\$73,798	0.3%	\$245	\$824	1.1208%	41	\$727	0.9848%	67	-11.8%	-\$97

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WASECA COUNTY															
WASECA	0829	9,737	\$107,874	\$110,525	2.5%	\$2,651	\$1,293	1.1984%	27	\$1,380	1.2487%	22	6.7%	\$87	
WATONWAN COUNTY															
ST JAMES	0840	4,632	\$70,490	\$74,977	6.4%	\$4,487	\$684	0.9709%	66	\$692	0.9230%	73	1.2%	\$8	
WILKIN COUNTY															
BRECKENRIDGE	0846	3,496	-----	\$85,134	-----	-----	-----	-----	-----	\$799	0.9388%	(80)	-----	-----	
WINONA COUNTY															
ST CHARLES	0858	3,536	-----	\$146,073	-----	-----	-----	-----	-----	\$1,230	0.8422%	(91)	-----	-----	
WINONA	0861	27,295	\$128,938	\$136,218	5.6%	\$7,280	\$1,115	0.8647%	76	\$1,380	1.0132%	60	23.8%	\$265	
WRIGHT COUNTY															
ALBERTVILLE	0885	5,615	\$191,941	\$208,983	8.9%	\$17,042	\$1,905	0.9925%	61	\$2,284	1.0929%	44	19.9%	\$379	
BUFFALO	0877	13,251	\$178,469	\$197,105	10.4%	\$18,636	\$1,685	0.9442%	70	\$1,752	0.8886%	75	3.9%	\$67	
DELANO	0879	4,612	\$181,646	\$197,980	9.0%	\$16,334	\$1,871	1.0303%	54	\$1,994	1.0073%	61	6.6%	\$123	
MONTICELLO	0882	10,662	\$159,874	\$171,268	7.1%	\$11,394	\$1,811	1.1325%	39	\$1,785	1.0422%	54	-1.4%	-\$26	
MONTICELLO TWP	0882	3,579	-----	\$220,443	-----	-----	-----	-----	-----	\$1,467	0.6654%	(103)	-----	-----	
OTSEGO	0728	10,584	\$183,940	\$203,931	10.9%	\$19,991	\$1,858	1.0103%	59	\$2,136	1.0472%	51	14.9%	\$278	
ST MICHAEL	0885	14,150	\$210,953	\$231,310	9.7%	\$20,357	\$2,132	1.0105%	58	\$2,570	1.1110%	41	20.5%	\$438	
ROCKFORD*	0883	3,815	\$181,500	\$205,632	13.3%	\$24,132	\$1,896	1.0446%	51	\$2,202	1.0710%	46	16.2%	\$306	
Number of Rankings									91			91			
NON-METRO AVERAGE			\$126,648	\$139,857	10.4%	\$13,209									

Rankings in parentheses are for 2006 alone (out of 106 communities)

* = City resides in more than one county, listed under the county with the most residential homesteads.

** = Two cities included in the survey are estimated to have slightly less than 3,500 in population. Breckenridge has an estimated population of 3,496 and Blue Earth has an estimated population of 3,489. Since Faribault and Wilkin counties did not have other communities in the survey, these two are

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