

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA 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	
AITKIN COUNTY															
AITKIN+	0001	2,113	\$101,452	\$114,139	12.5%	\$12,687	\$691	0.681%	214	\$693	0.607%	215	0.3%	\$2	
BECKER COUNTY															
DETROIT LAKES	0022	8,283	\$152,607	\$165,635	8.5%	\$13,028	\$1,326	0.869%	171	\$1,377	0.831%	187	3.8%	\$50	
DETROIT TWP	0022	2,399	\$199,464	\$225,880	13.2%	\$26,415	\$1,442	0.723%	210	\$1,527	0.676%	207	5.9%	\$85	
BELTRAMI COUNTY															
BEMIDJI	0031	13,143	\$114,198	\$121,609	6.5%	\$7,411	\$1,216	1.065%	98	\$1,289	1.060%	108	6.0%	\$73	
BEMIDJI TWP	0031	3,038	\$145,050	\$150,369	3.7%	\$5,319	\$1,401	0.966%	143	\$1,405	0.935%	156	0.3%	\$5	
NORTHERN TWP	0031	4,363	\$178,636	\$186,481	4.4%	\$7,846	\$1,753	0.981%	136	\$1,798	0.964%	144	2.6%	\$45	
BENTON COUNTY															
FOLEY	0051	2,624	\$127,182	\$130,324	2.5%	\$3,142	\$1,780	1.399%	12	\$1,824	1.400%	13	2.5%	\$45	
SAUK RAPIDS	0047	12,885	\$156,094	\$161,662	3.6%	\$5,568	\$2,078	1.331%	21	\$2,201	1.361%	22	5.9%	\$122	
WATAB TWP	0047	3,119	\$207,523	\$219,695	5.9%	\$12,172	\$2,187	1.054%	105	\$2,332	1.061%	107	6.6%	\$145	
BIG STONE COUNTY															
ORTONVILLE**	0062	1,932	\$70,585	\$75,446	6.9%	\$4,861	\$950	1.347%	19	\$1,016	1.347%	26	6.9%	\$66	
BLUE EARTH COUNTY															
EAGLE LAKE	0077	2,115	\$149,927	\$153,908	2.7%	\$3,981	\$1,240	0.827%	187	\$1,334	0.867%	177	7.6%	\$94	
LAKE CRYSTAL	2071	2,586	\$126,949	\$128,310	1.1%	\$1,362	\$1,501	1.182%	57	\$1,522	1.186%	65	1.4%	\$21	
MANKATO	0077	36,240	\$161,801	\$165,549	2.3%	\$3,748	\$1,449	0.896%	166	\$1,521	0.919%	163	4.9%	\$72	
BROWN COUNTY															
NEW ULM	0088	13,568	\$119,225	\$126,595	6.2%	\$7,370	\$1,444	1.211%	47	\$1,589	1.255%	46	10.1%	\$145	
SLEEPY EYE	0084	3,581	\$85,756	\$89,056	3.8%	\$3,300	\$744	0.868%	173	\$871	0.978%	139	17.0%	\$126	
SPRINGFIELD	0085	2,230	\$60,758	\$62,987	3.7%	\$2,230	\$869	1.430%	11	\$939	1.491%	10	8.1%	\$70	
CARLTON COUNTY															
CLOQUET	0094	11,753	\$131,243	\$139,910	6.6%	\$8,666	\$1,603	1.221%	42	\$1,707	1.220%	53	6.5%	\$104	
MOOSE LAKE	0097	2,258	\$115,910	\$119,189	2.8%	\$3,279	\$1,241	1.070%	96	\$1,280	1.074%	99	3.2%	\$40	

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CARLTON COUNTY (continued)														
THOMSON TWP	0099	4,878	\$176,909	\$189,557	7.1%	\$12,648	\$2,192	1.239%	37	\$2,294	1.210%	55	4.7%	\$103
TWIN LAKES TWP	0093	2,105	\$179,839	\$190,830	6.1%	\$10,991	\$1,830	1.018%	121	\$1,944	1.019%	125	6.2%	\$114
CASS COUNTY														
SYLVAN TWP	0116	2,451	\$162,324	\$185,665	14.4%	\$23,341	\$939	0.578%	220	\$1,008	0.543%	223	7.4%	\$69
WALKER**	0113	1,125	\$169,205	\$179,857	6.3%	\$10,652	\$1,738	1.027%	117	\$1,770	0.984%	135	1.8%	\$32
CHIPPEWA COUNTY														
MONTEVIDEO	0129	5,467	\$75,907	\$81,425	7.3%	\$5,518	\$966	1.273%	32	\$1,028	1.263%	43	6.4%	\$62
CHISAGO COUNTY														
CHISAGO CITY	2144	4,363	\$249,224	\$263,726	5.8%	\$14,501	\$3,041	1.220%	43	\$3,050	1.156%	75	0.3%	\$8
CHISAGO LAKE TWP	2144	3,717	\$290,925	\$314,464	8.1%	\$23,539	\$3,046	1.047%	107	\$3,080	0.979%	137	1.1%	\$34
FISH LAKE TWP	0911	2,089	\$232,158	\$244,500	5.3%	\$12,342	\$2,066	0.890%	168	\$2,355	0.963%	146	14.0%	\$289
LENT TWP	0138	2,395	\$255,329	\$266,694	4.5%	\$11,364	\$2,689	1.053%	106	\$2,760	1.035%	120	2.6%	\$71
LINDSTROM	2144	3,991	\$225,395	\$230,985	2.5%	\$5,590	\$2,743	1.217%	44	\$2,680	1.160%	73	-2.3%	-\$63
NORTH BRANCH	0138	10,462	\$207,435	\$209,760	1.1%	\$2,325	\$2,491	1.201%	48	\$2,475	1.180%	66	-0.7%	-\$16
RUSH CITY	0139	3,048	\$143,753	\$149,148	3.8%	\$5,395	\$1,569	1.092%	85	\$1,592	1.068%	102	1.5%	\$23
WYOMING	0831	3,734	\$216,472	\$219,613	1.5%	\$3,141	\$2,598	1.200%	49	\$2,686	1.223%	51	3.4%	\$88
WYOMING TWP	0831	3,550	\$288,764	\$297,981	3.2%	\$9,218	\$2,780	0.963%	145	\$3,201	1.074%	98	15.1%	\$421
CLAY COUNTY														
BARNESVILLE	0146	2,317	\$111,318	\$115,808	4.0%	\$4,490	\$1,289	1.158%	68	\$1,352	1.167%	71	4.8%	\$62
DILWORTH	2164	3,625	\$121,902	\$129,798	6.5%	\$7,896	\$1,497	1.228%	40	\$1,694	1.305%	35	13.2%	\$197
MOORHEAD	0152	35,853	\$131,532	\$140,724	7.0%	\$9,192	\$1,418	1.078%	94	\$1,524	1.083%	97	7.5%	\$106
CLEARWATER COUNTY														
BAGLEY**	0162	1,247	\$70,176	\$77,332	10.2%	\$7,156	\$1,142	1.627%	4	\$1,155	1.494%	9	1.2%	\$14
COOK COUNTY														
GRAND MARAIS**+	0166	1,414	\$179,405	\$183,465	2.3%	\$4,060	\$1,107	0.617%	218	\$1,112	0.606%	217	0.5%	\$5
UNORGANIZED+	0166	3,092	\$256,108	\$285,955	11.7%	\$29,847	\$729	0.285%	226	\$848	0.296%	226	16.3%	\$119

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COTTONWOOD COUNTY															
MOUNTAIN LAKE	0173	2,038	\$64,424	\$67,815	5.3%	\$3,391	\$700	1.086%	91	\$936	1.380%	19	33.8%	\$236	
WINDOM	0177	4,422	\$80,428	\$86,563	7.6%	\$6,135	\$1,018	1.266%	33	\$1,322	1.527%	6	29.8%	\$304	
CROW WING COUNTY															
BAXTER	0181	7,758	\$191,252	\$198,299	3.7%	\$7,047	\$1,788	0.935%	157	\$1,712	0.863%	180	-4.3%	-\$76	
BRAINERD	0181	13,959	\$116,521	\$122,210	4.9%	\$5,689	\$963	0.826%	188	\$959	0.785%	195	-0.4%	-\$3	
CROSBY+	0182	2,306	\$93,758	\$105,758	12.8%	\$12,001	\$991	1.057%	102	\$1,002	0.947%	150	1.1%	\$11	
CROSSLAKE	0186	2,071	\$352,969	\$406,897	15.3%	\$53,928	\$2,364	0.670%	215	\$2,504	0.615%	214	5.9%	\$140	
LAKE EDWARD TWP	0181	2,054	\$239,427	\$269,291	12.5%	\$29,865	\$1,633	0.682%	213	\$1,634	0.607%	216	0.1%	\$1	
NISSWA	0181	2,047	\$298,160	\$336,668	12.9%	\$38,509	\$2,501	0.839%	183	\$2,547	0.756%	198	1.8%	\$46	
UNORGANIZED	0181	5,471	\$215,583	\$237,794	10.3%	\$22,212	\$1,358	0.630%	217	\$1,340	0.564%	220	-1.3%	-\$18	
DODGE COUNTY															
DODGE CENTER	2125	2,567	\$115,127	\$128,962	12.0%	\$13,834	\$1,455	1.264%	34	\$1,672	1.297%	36	15.0%	\$218	
KASSON	0204	5,520	\$143,256	\$158,719	10.8%	\$15,463	\$1,692	1.181%	59	\$2,002	1.262%	44	18.4%	\$311	
DOUGLAS COUNTY															
ALEXANDRIA	0206	11,481	\$156,109	\$162,101	3.8%	\$5,992	\$1,305	0.836%	185	\$1,408	0.868%	176	7.9%	\$103	
ALEXANDRIA TWP	0206	4,174	\$236,462	\$254,621	7.7%	\$18,159	\$1,772	0.750%	207	\$1,879	0.738%	200	6.0%	\$106	
CARLOS TWP	0206	2,092	\$292,186	\$312,868	7.1%	\$20,682	\$2,151	0.736%	208	\$2,275	0.727%	202	5.8%	\$124	
LA GRAND TWP	0206	4,421	\$233,336	\$247,107	5.9%	\$13,771	\$1,832	0.785%	197	\$1,911	0.773%	196	4.3%	\$79	
FARIBAULT COUNTY															
BLUE EARTH	2860	3,440	\$77,736	\$82,903	6.6%	\$5,167	\$805	1.035%	113	\$1,000	1.206%	57	24.3%	\$195	
WELLS	2134	2,491	\$68,170	\$69,751	2.3%	\$1,581	\$623	0.914%	164	\$697	1.000%	130	11.9%	\$74	
FILLMORE COUNTY															
CHATFIELD*	0227	2,531	\$148,576	\$154,317	3.9%	\$5,741	\$1,532	1.031%	115	\$1,971	1.277%	41	28.7%	\$439	
SPRING VALLEY	2137	2,561	\$100,915	\$101,603	0.7%	\$688	\$1,206	1.196%	51	\$1,214	1.195%	61	0.7%	\$8	
FREEBORN COUNTY															
ALBERT LEA	0241	18,125	\$99,777	\$105,827	6.1%	\$6,050	\$1,087	1.089%	88	\$1,333	1.260%	45	22.6%	\$246	

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GOODHUE COUNTY															
CANNON FALLS	0252	4,106	\$183,403	\$189,146	3.1%	\$5,743	\$2,245	1.224%	41	\$2,517	1.331%	31	12.1%	\$272	
PINE ISLAND*	0255	3,304	\$166,848	\$170,026	1.9%	\$3,178	\$1,907	1.143%	72	\$2,270	1.335%	28	19.0%	\$363	
RED WING	0256	16,338	\$172,742	\$176,841	2.4%	\$4,099	\$2,030	1.175%	62	\$2,079	1.176%	67	2.4%	\$49	
ZUMBROTA	2805	3,165	\$159,539	\$170,639	7.0%	\$11,100	\$1,669	1.046%	108	\$1,950	1.143%	81	16.8%	\$281	
GRANT COUNTY															
ELBOW LAKE**	2342	1,234	\$64,641	\$72,315	11.9%	\$7,674	\$1,372	2.123%	1	\$1,533	2.120%	1	11.7%	\$161	
HOUSTON COUNTY															
CALEDONIA	0299	2,923	\$98,015	\$104,671	6.8%	\$6,656	\$1,048	1.069%	97	\$1,166	1.114%	90	11.3%	\$118	
LA CRESCENT*	0300	5,157	\$163,209	\$167,307	2.5%	\$4,098	\$1,955	1.198%	50	\$2,085	1.246%	48	6.6%	\$130	
HUBBARD COUNTY															
PARK RAPIDS	0309	3,508	\$117,987	\$125,531	6.4%	\$7,544	\$1,130	0.958%	148	\$1,072	0.854%	182	-5.1%	-\$58	
ISANTI COUNTY															
ATHENS TWP	0911	2,403	\$206,594	\$234,931	13.7%	\$28,337	\$1,778	0.861%	174	\$2,183	0.929%	159	22.8%	\$405	
BRADFORD TWP	0911	3,703	\$209,885	\$222,228	5.9%	\$12,343	\$1,579	0.752%	206	\$1,819	0.818%	190	15.2%	\$240	
CAMBRIDGE	0911	7,615	\$169,392	\$176,669	4.3%	\$7,278	\$1,995	1.178%	60	\$2,216	1.254%	47	11.1%	\$221	
CAMBRIDGE TWP	0911	2,579	\$214,057	\$221,600	3.5%	\$7,543	\$1,681	0.785%	196	\$1,885	0.851%	184	12.2%	\$205	
ISANTI	0911	5,485	\$160,970	\$167,405	4.0%	\$6,434	\$1,901	1.181%	58	\$2,018	1.205%	58	6.1%	\$116	
ISANTI TWP	0911	2,551	\$210,649	\$222,561	5.7%	\$11,912	\$1,722	0.817%	191	\$1,962	0.882%	172	13.9%	\$240	
STANFORD TWP	0015	2,291	\$251,654	\$258,758	2.8%	\$7,104	\$2,333	0.927%	158	\$2,386	0.922%	162	2.3%	\$53	
ITASCA COUNTY															
COHASSET+	0318	2,587	\$216,594	\$234,907	8.5%	\$18,314	\$1,644	0.759%	202	\$1,616	0.688%	206	-1.7%	-\$29	
GRAND RAPIDS+	0318	8,926	\$128,517	\$135,676	5.6%	\$7,158	\$1,237	0.962%	146	\$1,230	0.907%	167	-0.5%	-\$6	
GRAND RAPIDS TWP+	0316	2,200	\$154,052	\$163,989	6.5%	\$9,937	\$1,241	0.805%	194	\$1,080	0.659%	210	-13.0%	-\$161	
HARRIS TWP+	0318	3,315	\$204,837	\$221,364	8.1%	\$16,528	\$1,479	0.722%	211	\$1,459	0.659%	209	-1.3%	-\$19	
UNORGANIZED+	0318	6,312	\$190,662	\$212,016	11.2%	\$21,354	\$1,167	0.612%	219	\$1,195	0.564%	219	2.4%	\$28	

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JACKSON COUNTY															
JACKSON	2895	3,450	\$77,221	\$81,721	5.8%	\$4,499	\$913	1.182%	56	\$1,129	1.382%	18	23.7%	\$217	
KANABEC COUNTY															
ARTHUR TWP	0332	1,880	\$165,988	\$178,466	7.5%	\$12,478	\$1,610	0.970%	141	\$1,720	0.964%	145	6.8%	\$110	
MORA	0332	3,699	\$129,613	\$135,494	4.5%	\$5,881	\$1,313	1.013%	125	\$1,391	1.026%	122	5.9%	\$77	
KANDIYOHI COUNTY															
NEW LONDON TWP	0345	3,112	\$210,775	\$229,292	8.8%	\$18,517	\$2,137	1.014%	124	\$2,153	0.939%	153	0.7%	\$16	
WILLMAR	0347	19,040	\$120,442	\$128,926	7.0%	\$8,484	\$1,234	1.024%	119	\$1,293	1.003%	128	4.8%	\$59	
KITTSOON COUNTY															
HALLOCK**	2171	1,126	\$51,743	\$54,201	4.7%	\$2,458	\$577	1.115%	79	\$723	1.334%	29	25.4%	\$146	
KOOCHICHING COUNTY															
INTERNATIONAL FALLS	0361	6,283	\$67,158	\$71,003	5.7%	\$3,845	\$546	0.813%	192	\$562	0.792%	193	2.9%	\$16	
UNORGANIZED	0361	5,783	\$113,308	\$130,788	15.4%	\$17,480	\$536	0.473%	223	\$616	0.471%	225	15.0%	\$80	
LAC QUI PARLE COUNTY															
MADISON**	2853	1,681	\$45,994	\$49,822	8.3%	\$3,828	\$539	1.173%	63	\$602	1.209%	56	11.7%	\$63	
LAKE COUNTY															
SILVER BAY+	381	2,013	\$76,118	\$85,449	12.3%	\$9,331	\$469	0.616%	219	\$537	0.628%	213	14.6%	\$68	
TWO HARBORS+	0381	3,696	\$116,001	\$121,382	4.6%	\$5,381	\$850	0.733%	208	\$886	0.730%	201	4.3%	\$36	
UNORGANIZED+	0381	2,109	\$181,865	\$211,490	16.3%	\$29,626	\$1,033	0.568%	221	\$1,154	0.546%	222	11.7%	\$121	
LAKE OF WOODS COUNTY															
BAUDETTE**	0390	1,059	\$61,738	\$67,005	8.5%	\$5,267	\$621	1.006%	130	\$715	1.067%	104	15.0%	\$93	
UNORGANIZED	0390	3,014	\$111,554	\$122,215	9.6%	\$10,661	\$1,203	1.078%	93	\$1,366	1.117%	89	13.5%	\$163	
LE SUEUR COUNTY															
LANESBURGH TWP	0721	2,279	\$277,273	\$299,292	7.9%	\$22,019	\$2,440	0.880%	170	\$2,654	0.887%	169	8.8%	\$214	
LE CENTER	0392	2,370	\$134,681	\$140,330	4.2%	\$5,649	\$1,290	0.958%	149	\$1,225	0.873%	173	-5.0%	-\$65	

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LE SUEUR COUNTY (continued)															
LE SUEUR	2397	4,302	\$141,105	\$152,374	8.0%	\$11,269	\$1,817	1.288%	29	\$1,848	1.213%	54	1.7%	\$31	
MONTGOMERY	0394	3,246	\$148,519	\$156,428	5.3%	\$7,909	\$1,629	1.097%	84	\$1,609	1.029%	121	-1.3%	-\$20	
LINCOLN COUNTY															
TYLER**	2902	1,196	\$65,778	\$67,375	2.4%	\$1,598	\$655	0.995%	134	\$685	1.017%	126	4.7%	\$31	
LYON COUNTY															
MARSHALL	0413	13,040	\$140,982	\$144,360	2.4%	\$3,378	\$1,660	1.178%	61	\$1,933	1.339%	27	16.4%	\$273	
TRACY	0417	2,153	\$59,397	\$63,108	6.2%	\$3,711	\$868	1.461%	10	\$993	1.573%	4	14.5%	\$125	
MAHNOMEN COUNTY															
MAHNOMEN**	0432	1,171	\$68,793	\$70,361	2.3%	\$1,568	\$890	1.294%	28	\$938	1.334%	30	5.4%	\$48	
MARSHALL COUNTY															
WARREN**	2176	1,672	\$59,387	\$61,299	3.2%	\$1,912	\$772	1.300%	26	\$806	1.315%	33	4.4%	\$34	
MARTIN COUNTY															
FAIRMONT	2752	10,675	\$102,764	\$109,252	6.3%	\$6,488	\$906	0.881%	169	\$997	0.913%	165	10.1%	\$92	
MCLEOD COUNTY															
GLENCOE	2859	5,751	\$143,053	\$145,878	2.0%	\$2,825	\$1,792	1.253%	36	\$1,750	1.200%	60	-2.3%	-\$42	
HUTCHINSON	0423	14,021	\$145,412	\$154,869	6.5%	\$9,457	\$2,026	1.394%	13	\$2,045	1.320%	32	0.9%	\$19	
WINSTED	2687	2,305	\$148,560	\$158,856	6.9%	\$10,296	\$2,302	1.549%	6	\$2,320	1.460%	11	0.8%	\$18	
MEEKER COUNTY															
LITCHFIELD	0465	6,871	\$116,714	\$123,483	5.8%	\$6,769	\$1,298	1.112%	81	\$1,365	1.105%	93	5.1%	\$67	
MILLE LACS COUNTY															
MILACA	0912	2,775	\$137,278	\$138,262	0.7%	\$983	\$1,589	1.157%	69	\$1,620	1.172%	69	2.0%	\$31	
PRINCETON*	0477	4,517	\$147,422	\$147,993	0.4%	\$571	\$2,024	1.373%	16	\$2,014	1.361%	23	-0.5%	-\$10	
PRINCETON TWP	0477	2,229	\$197,172	\$207,916	5.4%	\$10,744	\$1,996	1.012%	127	\$2,045	0.984%	136	2.5%	\$49	

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA 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	
MORRISON COUNTY															
LITTLE FALLS	0482	8,427	\$117,782	\$120,673	2.5%	\$2,891	\$1,455	1.235%	38	\$1,434	1.188%	64	-1.4%	-\$21	
MOWER COUNTY															
AUSTIN	0492	23,671	\$99,603	\$102,271	2.7%	\$2,668	\$825	0.829%	186	\$891	0.871%	174	8.0%	\$66	
MURRAY COUNTY															
SLAYTON	2169	2,033	\$63,630	\$66,787	5.0%	\$3,157	\$756	1.188%	52	\$760	1.138%	84	0.6%	\$4	
NICOLLET COUNTY															
NORTH MANKATO	0077	12,935	\$171,483	\$182,426	6.4%	\$10,944	\$1,824	1.063%	100	\$2,028	1.112%	91	11.2%	\$205	
ST. PETER	0508	10,966	\$156,382	\$161,976	3.6%	\$5,594	\$1,695	1.084%	92	\$1,772	1.094%	95	4.5%	\$77	
NOBLES COUNTY															
WORTHINGTON	0518	11,379	\$91,649	\$98,937	8.0%	\$7,288	\$1,212	1.322%	23	\$1,279	1.293%	37	5.6%	\$67	
NORMAN COUNTY															
ADA**	2854	1,640	\$64,687	\$66,802	3.3%	\$2,115	\$704	1.088%	89	\$727	1.088%	96	3.3%	\$23	
OLMSTED COUNTY															
BYRON	0531	4,721	\$164,067	\$172,693	5.3%	\$8,625	\$2,268	1.382%	14	\$2,405	1.393%	16	6.1%	\$138	
CASCADE TWP	0535	3,151	\$323,224	\$351,332	8.7%	\$28,108	\$3,350	1.036%	112	\$3,655	1.040%	119	9.1%	\$305	
MARION TWP	0535	4,800	\$185,226	\$192,389	3.9%	\$7,163	\$1,683	0.909%	165	\$1,746	0.908%	166	3.7%	\$63	
ORONOCO TWP	0535	2,329	\$290,120	\$312,496	7.7%	\$22,376	\$2,905	1.001%	132	\$3,113	0.996%	133	7.2%	\$208	
ROCHESTER	0535	100,845	\$169,387	\$174,978	3.3%	\$5,591	\$1,941	1.146%	71	\$2,028	1.159%	74	4.4%	\$86	
ROCHESTER TWP	0535	2,046	\$377,056	\$397,399	5.4%	\$20,343	\$4,108	1.090%	87	\$4,200	1.057%	110	2.2%	\$91	
STEWARTVILLE	0534	5,784	\$153,803	\$157,299	2.3%	\$3,495	\$1,966	1.278%	31	\$2,134	1.357%	24	8.5%	\$168	
OTTER TAIL COUNTY															
FERGUS FALLS	0544	13,971	\$113,563	\$121,707	7.2%	\$8,144	\$952	0.838%	184	\$1,175	0.965%	143	23.4%	\$223	
PELICAN RAPIDS	0548	2,423	\$81,706	\$88,428	8.2%	\$6,722	\$696	0.852%	179	\$725	0.819%	189	4.1%	\$29	
PERHAM	0549	2,755	\$106,964	\$108,730	1.7%	\$1,766	\$1,072	1.002%	131	\$1,008	0.927%	160	-6.0%	-\$64	

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA 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
PENNINGTON COUNTY														
THIEF RIVER FALLS	0564	8,515	\$77,428	\$88,430	14.2%	\$11,002	\$1,247	1.610%	5	\$1,323	1.496%	8	6.1%	\$76
PINE COUNTY														
PINE CITY	0578	3,275	\$142,133	\$147,751	4.0%	\$5,618	\$1,374	0.967%	142	\$1,472	0.996%	132	7.1%	\$98
POKEGAMA TWP	0578	2,661	\$193,249	\$206,856	7.0%	\$13,607	\$1,516	0.784%	198	\$1,741	0.841%	185	14.8%	\$225
SANDSTONE	2580	2,497	\$106,726	\$112,507	5.4%	\$5,781	\$1,470	1.377%	15	\$1,521	1.352%	25	3.5%	\$52
PIPESTONE COUNTY														
PIPESTONE	2689	4,333	\$59,868	\$64,601	7.9%	\$4,733	\$619	1.035%	114	\$759	1.174%	68	22.5%	\$139
POLK COUNTY														
CROOKSTON	0593	8,051	\$73,733	\$74,718	1.3%	\$985	\$1,078	1.462%	9	\$1,045	1.399%	14	-3.0%	-\$33
EAST GRAND FORKS	0595	7,879	\$124,227	\$142,954	15.1%	\$18,727	\$1,638	1.318%	24	\$1,993	1.394%	15	21.7%	\$355
POPE COUNTY														
GLENWOOD	2149	2,629	\$103,619	\$109,035	5.2%	\$5,417	\$1,178	1.137%	73	\$1,254	1.150%	79	6.5%	\$76
RED LAKE COUNTY														
RED LAKE FALLS**	0630	1,583	\$67,427	\$66,528	-1.3%	-\$899	\$1,285	1.905%	2	\$1,348	2.026%	2	4.9%	\$63
REDWOOD COUNTY														
REDWOOD FALLS	2897	5,271	\$99,410	\$100,773	1.4%	\$1,362	\$1,463	1.471%	8	\$1,538	1.526%	7	5.1%	\$75
RENVILLE COUNTY														
OLIVIA	2534	2,559	\$89,009	\$91,660	3.0%	\$2,651	\$1,036	1.164%	66	\$1,164	1.270%	42	12.4%	\$129
RICE COUNTY														
FARIBAULT	0656	22,798	\$166,483	\$172,537	3.6%	\$6,055	\$1,418	0.852%	180	\$1,439	0.834%	186	1.5%	\$22
LONSDALE	0394	2,819	\$200,763	\$207,872	3.5%	\$7,110	\$2,062	1.027%	116	\$1,799	0.865%	178	-12.8%	-\$263
NORTHFIELD*	0659	19,859	\$227,112	\$235,407	3.7%	\$8,295	\$2,662	1.172%	64	\$2,712	1.152%	78	1.9%	\$51

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES, 2007-2008

Citizens League December 2008

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	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	
ROCK COUNTY															
LUVERNE	2184	4,593	\$85,726	\$89,207	4.1%	\$3,481	\$826	0.963%	144	\$852	0.955%	148	3.2%	\$26	
ROSEAU COUNTY															
LAKE TWP	0690	2,123	\$94,754	\$103,245	9.0%	\$8,491	\$1,076	1.135%	74	\$1,163	1.126%	87	8.1%	\$87	
ROSEAU	0682	2,869	\$94,236	\$95,342	1.2%	\$1,106	\$1,613	1.712%	3	\$1,581	1.658%	3	-2.0%	-\$32	
SCOTT COUNTY															
NEW PRAGUE*	0721	7,003	\$199,237	\$206,040	3.4%	\$6,803	\$2,415	1.212%	46	\$2,551	1.238%	49	5.6%	\$136	
SHERBURNE COUNTY															
BALDWIN TWP	0477	6,509	\$222,419	\$229,760	3.3%	\$7,340	\$1,707	0.767%	201	\$1,718	0.748%	199	0.6%	\$11	
BECKER	0726	4,173	\$199,891	\$203,036	1.6%	\$3,145	\$2,025	1.013%	126	\$2,073	1.021%	123	2.4%	\$48	
BECKER TWP	0726	4,412	\$254,988	\$262,503	2.9%	\$7,515	\$2,192	0.860%	175	\$2,247	0.856%	181	2.5%	\$55	
BIG LAKE	0727	9,277	\$192,057	\$201,452	4.9%	\$9,395	\$2,203	1.147%	70	\$2,322	1.152%	77	5.4%	\$118	
BIG LAKE TWP	0727	7,787	\$248,404	\$259,829	4.6%	\$11,426	\$2,420	0.974%	138	\$2,515	0.968%	142	3.9%	\$95	
ELK RIVER	0728	23,187	\$227,981	\$231,226	1.4%	\$3,245	\$2,916	1.279%	30	\$2,972	1.285%	38	1.9%	\$55	
HAVEN TWP	0742	2,138	\$240,108	\$249,607	4.0%	\$9,499	\$1,693	0.705%	212	\$1,448	0.580%	218	-14.5%	-\$245	
LIVONIA TWP	0728	5,613	\$251,916	\$259,570	3.0%	\$7,654	\$2,503	0.993%	135	\$2,646	1.019%	124	5.7%	\$143	
ORROCK TWP	0727	3,581	\$227,771	\$242,799	6.6%	\$15,029	\$2,171	0.953%	151	\$2,273	0.936%	155	4.7%	\$102	
PALMER TWP	0742	2,532	\$249,460	\$261,978	5.0%	\$12,518	\$1,891	0.758%	203	\$1,682	0.642%	211	-11.0%	-\$209	
ZIMMERMAN	0728	4,877	\$169,064	\$178,310	5.5%	\$9,246	\$1,838	1.087%	90	\$1,909	1.071%	100	3.9%	\$71	
SIBLEY COUNTY															
ARLINGTON	2310	2,098	\$123,701	\$129,010	4.3%	\$5,309	\$1,603	1.296%	27	\$1,651	1.279%	40	3.0%	\$48	
GAYLORD	2310	2,274	\$113,175	\$115,250	1.8%	\$2,075	\$1,340	1.184%	54	\$1,385	1.202%	59	3.4%	\$45	
ST. LOUIS COUNTY															
CANOSIA TWP	0704	2,058	\$218,431	\$233,245	6.8%	\$14,814	\$2,222	1.017%	122	\$2,173	0.932%	158	-2.2%	-\$49	
CHISHOLM+	0695	4,645	\$60,684	\$63,318	4.3%	\$2,634	\$590	0.973%	139	\$608	0.961%	147	3.0%	\$18	
DULUTH	0709	85,439	\$154,762	\$163,213	5.5%	\$8,451	\$1,505	0.973%	140	\$1,721	1.055%	112	14.3%	\$216	
ELY+	0696	3,541	\$87,283	\$90,236	3.4%	\$2,953	\$758	0.869%	172	\$785	0.870%	175	3.5%	\$27	
EVELETH+	2154	3,617	\$56,646	\$60,169	6.2%	\$3,523	\$258	0.456%	224	\$293	0.487%	224	13.4%	\$35	

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES, 2007-2008

Citizens League December 2008

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	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	
ST. LOUIS COUNTY (continued)															
GRAND LAKE TWP	0704	2,551	\$224,999	\$232,610	3.4%	\$7,611	\$2,193	0.975%	137	\$2,088	0.898%	168	-4.8%	-\$105	
HERMANTOWN	0700	9,269	\$197,392	\$212,093	7.4%	\$14,701	\$2,055	1.041%	110	\$2,128	1.003%	127	3.5%	\$72	
HIBBING+	0701	16,170	\$81,921	\$86,311	5.4%	\$4,390	\$597	0.729%	209	\$549	0.636%	212	-8.1%	-\$48	
LAKEWOOD TWP	0709	2,148	\$213,072	\$218,376	2.5%	\$5,304	\$2,224	1.044%	109	\$2,408	1.103%	94	8.2%	\$183	
MOUNTAIN IRON+	0712	2,816	\$93,269	\$104,699	12.3%	\$11,430	\$707	0.758%	204	\$750	0.716%	203	6.1%	\$43	
PROCTOR	0704	2,845	\$131,837	\$141,687	7.5%	\$9,850	\$1,496	1.135%	75	\$1,509	1.065%	105	0.8%	\$12	
RICE LAKE TWP	0709	4,268	\$160,543	\$170,902	6.5%	\$10,360	\$1,708	1.064%	99	\$1,939	1.134%	86	13.5%	\$231	
UNORGANIZED+	2142	4,798	\$162,793	\$176,784	8.6%	\$13,991	\$831	0.510%	222	\$967	0.547%	221	16.4%	\$136	
VIRGINIA+	0706	8,732	\$70,117	\$75,289	7.4%	\$5,172	\$529	0.755%	205	\$504	0.670%	208	-4.7%	-\$25	
STEARNS COUNTY															
ALBANY	0745	2,193	\$145,731	\$153,700	5.5%	\$7,969	\$1,549	1.063%	101	\$1,609	1.047%	115	3.8%	\$59	
AVON TWP	0745	2,120	\$217,888	\$236,018	8.3%	\$18,130	\$2,076	0.953%	153	\$2,202	0.933%	157	6.1%	\$126	
BROCKWAY TWP	0748	2,613	\$233,085	\$247,449	6.2%	\$14,363	\$2,380	1.021%	120	\$2,589	1.046%	116	8.8%	\$209	
COLD SPRING	0750	3,788	\$152,039	\$158,760	4.4%	\$6,721	\$1,306	0.859%	176	\$1,405	0.885%	170	7.6%	\$99	
COLLEGEVILLE TWP	0750	3,473	\$302,135	\$337,162	11.6%	\$35,027	\$2,470	0.818%	190	\$2,983	0.885%	171	20.8%	\$513	
MELROSE	0740	3,306	\$122,539	\$134,125	9.5%	\$11,585	\$1,488	1.215%	45	\$1,723	1.285%	39	15.8%	\$235	
PAYNESVILLE	0741	2,299	\$113,508	\$123,784	9.1%	\$10,276	\$1,051	0.926%	160	\$1,176	0.950%	149	11.9%	\$125	
ROCKVILLE	0750	2,663	\$212,706	\$230,795	8.5%	\$18,090	\$2,246	1.056%	103	\$2,462	1.067%	103	9.6%	\$216	
SARTELL*	0748	14,259	\$192,995	\$200,654	4.0%	\$7,659	\$2,164	1.121%	76	\$2,284	1.138%	85	5.5%	\$120	
SAUK CENTRE	0743	4,210	\$129,598	\$136,022	5.0%	\$6,424	\$1,629	1.257%	35	\$1,683	1.238%	50	3.3%	\$54	
ST. AUGUSTA	0742	3,178	\$214,309	\$225,693	5.3%	\$11,384	\$1,915	0.893%	167	\$1,721	0.762%	197	-10.1%	-\$194	
ST. CLOUD*	0742	65,246	\$159,747	\$163,308	2.2%	\$3,561	\$1,608	1.006%	129	\$1,631	0.999%	131	1.5%	\$23	
ST. JOSEPH	0742	6,066	\$151,091	\$166,209	10.0%	\$15,118	\$1,647	1.090%	86	\$1,626	0.978%	138	-1.3%	-\$22	
ST. JOSEPH TWP	0742	2,125	\$207,146	\$231,567	11.8%	\$24,422	\$1,604	0.774%	200	\$1,647	0.711%	204	2.7%	\$43	
ST. WENDEL TWP	0742	2,268	\$206,117	\$217,907	5.7%	\$11,790	\$1,690	0.820%	189	\$1,541	0.707%	205	-8.8%	-\$148	
WAITE PARK	0742	6,729	\$152,799	\$157,968	3.4%	\$5,169	\$1,771	1.159%	67	\$1,673	1.059%	109	-5.5%	-\$98	
WAKEFIELD TWP	0750	2,849	\$251,228	\$276,647	10.1%	\$25,419	\$1,969	0.784%	199	\$2,356	0.852%	183	19.6%	\$387	
STEELE COUNTY															
OWATONNA	0761	25,090	\$161,612	\$166,441	3.0%	\$4,829	\$1,786	1.105%	82	\$1,939	1.165%	72	8.5%	\$153	

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STEVENS COUNTY															
MORRIS	0769	5,223	\$99,593	\$110,452	10.9%	\$10,859	\$1,367	1.373%	17	\$1,534	1.389%	17	12.2%	\$167	
SWIFT COUNTY															
APPLETON	2853	2,683	\$45,034	\$47,711	5.9%	\$2,677	\$504	1.120%	77	\$536	1.124%	88	6.3%	\$32	
BENSON	0777	3,393	\$79,746	\$85,267	6.9%	\$5,521	\$733	0.920%	163	\$804	0.942%	151	9.6%	\$70	
TODD COUNTY															
LONG PRAIRIE	2753	3,043	\$102,599	\$107,752	5.0%	\$5,153	\$1,215	1.184%	55	\$1,282	1.190%	62	5.6%	\$68	
STAPLES*	2170	3,146	\$83,401	\$87,896	5.4%	\$4,495	\$840	1.007%	128	\$915	1.042%	118	9.0%	\$75	
TRAVERSE COUNTY															
WHEATON**	0803	1,500	\$55,819	\$57,441	2.9%	\$1,622	\$864	1.549%	7	\$892	1.553%	5	3.2%	\$28	
WABASHA COUNTY															
LAKE CITY*	0813	5,317	\$157,694	\$171,876	9.0%	\$14,182	\$1,640	1.040%	111	\$1,901	1.106%	92	15.9%	\$261	
PLAINVIEW	2899	3,405	\$137,879	\$146,444	6.2%	\$8,565	\$1,634	1.185%	53	\$1,743	1.190%	63	6.7%	\$109	
WABASHA	0811	2,691	\$150,318	\$161,968	7.8%	\$11,651	\$1,761	1.171%	65	\$1,897	1.171%	70	7.7%	\$136	
WADENA COUNTY															
WADENA*	2155	4,199	\$83,387	\$93,225	11.8%	\$9,838	\$848	1.017%	123	\$1,062	1.139%	83	25.3%	\$214	
WASECA COUNTY															
JANESVILLE	2835	2,204	\$119,932	\$122,080	1.8%	\$2,149	\$1,604	1.337%	20	\$1,671	1.369%	20	4.2%	\$68	
WASECA	0829	9,827	\$119,264	\$121,763	2.1%	\$2,499	\$1,572	1.318%	25	\$1,662	1.365%	21	5.7%	\$90	
WATONWAN COUNTY															
MADELIA	0837	2,283	\$91,793	\$94,083	2.5%	\$2,290	\$1,215	1.324%	22	\$1,237	1.315%	34	1.8%	\$22	
ST. JAMES	0840	4,625	\$78,540	\$80,012	1.9%	\$1,471	\$749	0.953%	152	\$834	1.042%	117	11.4%	\$85	
WILKIN COUNTY															
BRECKENRIDGE	0846	3,555	\$88,662	\$90,180	1.7%	\$1,518	\$836	0.943%	155	\$948	1.051%	113	13.4%	\$112	

TABLE 2: COMPARING PROPERTY TAXES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA 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
WINONA COUNTY														
GOODVIEW	0861	3,288	\$157,530	\$161,946	2.8%	\$4,416	\$1,940	1.231%	39	\$1,976	1.220%	52	1.9%	\$37
ST. CHARLES	0858	3,569	\$153,868	\$158,401	2.9%	\$4,533	\$1,309	0.851%	181	\$1,370	0.865%	179	4.7%	\$61
WINONA	0861	27,458	\$141,023	\$146,098	3.6%	\$5,076	\$1,487	1.055%	104	\$1,530	1.047%	114	2.9%	\$43
WRIGHT COUNTY														
ALBERTVILLE	0885	5,942	\$224,534	\$228,038	1.6%	\$3,504	\$2,502	1.115%	80	\$2,631	1.154%	76	5.1%	\$129
ANNANDALE	0876	2,969	\$175,876	\$182,316	3.7%	\$6,440	\$1,626	0.925%	161	\$1,711	0.939%	154	5.3%	\$85
BUFFALO	0877	13,950	\$211,256	\$217,576	3.0%	\$6,321	\$1,949	0.923%	162	\$2,008	0.923%	161	3.0%	\$59
COKATO	0466	2,727	\$145,331	\$148,782	2.4%	\$3,451	\$1,382	0.951%	154	\$1,570	1.055%	111	13.6%	\$188
CORINNA TWP	0876	2,388	\$276,654	\$304,371	10.0%	\$27,716	\$2,218	0.802%	195	\$2,462	0.809%	191	11.0%	\$245
DELANO	0879	5,222	\$212,320	\$233,880	10.2%	\$21,560	\$2,033	0.958%	150	\$2,263	0.968%	141	11.3%	\$230
FRANKLIN TWP	0879	2,731	\$339,513	\$353,435	4.1%	\$13,922	\$2,899	0.854%	178	\$2,920	0.826%	188	0.7%	\$21
HANOVER*	0877	2,582	\$288,369	\$297,386	3.1%	\$9,017	\$3,170	1.099%	83	\$3,179	1.069%	101	0.3%	\$9
MAPLE LAKE TWP	0881	2,131	\$284,570	\$304,222	6.9%	\$19,652	\$2,438	0.857%	177	\$2,784	0.915%	164	14.2%	\$346
MARYSVILLE TWP	0877	2,071	\$263,708	\$283,102	7.4%	\$19,395	\$2,132	0.809%	193	\$2,229	0.787%	194	4.6%	\$97
MONTICELLO	0882	11,253	\$182,828	\$190,097	4.0%	\$7,269	\$1,724	0.943%	156	\$2,171	1.142%	82	25.9%	\$447
MONTICELLO TWP	0882	3,530	\$237,802	\$248,444	4.5%	\$10,642	\$1,536	0.646%	216	\$1,976	0.795%	192	28.6%	\$440
MONTROSE	0877	2,438	\$169,116	\$178,674	5.7%	\$9,558	\$1,737	1.027%	118	\$1,763	0.987%	134	1.5%	\$26
OTSEGO	0728	12,499	\$219,871	\$226,525	3.0%	\$6,653	\$2,198	1.000%	133	\$2,271	1.003%	129	3.3%	\$73
ROCKFORD*	0883	4,014	\$216,015	\$221,490	2.5%	\$5,475	\$2,320	1.074%	95	\$2,352	1.062%	106	1.4%	\$33
ROCKFORD TWP	0877	3,327	\$268,973	\$284,322	5.7%	\$15,349	\$2,582	0.960%	147	\$2,671	0.939%	152	3.4%	\$89
SILVER CREEK TWP	0882	2,419	\$267,908	\$282,157	5.3%	\$14,250	\$2,253	0.841%	182	\$2,752	0.975%	140	22.2%	\$500
ST. MICHAEL	0885	14,883	\$250,025	\$260,099	4.0%	\$10,074	\$2,795	1.118%	78	\$2,980	1.146%	80	6.6%	\$185
YELLOW MEDICINE COUNTY														
GRANITE FALLS	2190	3,041	\$96,181	\$97,630	1.5%	\$1,449	\$1,301	1.352%	18	\$1,395	1.429%	12	7.3%	\$95

Number of Rankings

Greater Minnesota Average

152,313 \$165,293 8.5% \$12,980

226

226

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.