

**TABLE 2A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES**

Citizens League December 2008

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	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	District Total Tax	District Effective Tax Rate	District Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
ADA**	NORMAN	2854	1,640	\$66,802	\$390	0.583%	40	\$452	0.677%	33	\$142	0.212%	154	\$47	0.070%	7	\$1,031	1.543%	36	\$727	1.088%	96
AITKIN+	AITKIN	0001	2,113	\$114,139	\$442	0.387%	141	\$708	0.621%	47	\$100	0.088%	179	\$2	0.002%	119	\$1,253	1.097%	150	\$693	0.607%	215
ALBANY	STEARNS	0745	2,193	\$153,700	\$730	0.475%	100	\$598	0.389%	121	\$508	0.330%	86	\$7	0.005%	93	\$1,843	1.199%	124	\$1,609	1.047%	115
ALBERT LEA	FREEBORN	0241	18,125	\$105,827	\$607	0.574%	44	\$457	0.431%	111	\$531	0.502%	15	\$16	0.015%	64	\$1,610	1.521%	39	\$1,333	1.260%	45
ALBERTVILLE	WRIGHT	0885	5,942	\$228,038	\$722	0.316%	158	\$743	0.326%	140	\$1,334	0.585%	7	\$0	0.000%	123	\$2,798	1.227%	114	\$2,631	1.154%	76
ALEXANDRIA	DOUGLAS	0206	11,481	\$162,101	\$688	0.424%	129	\$574	0.354%	133	\$336	0.207%	156	\$36	0.022%	46	\$1,634	1.008%	175	\$1,408	0.868%	176
ALEXANDRIA TWP	DOUGLAS	0206	4,174	\$254,621	\$1,081	0.424%	129	\$365	0.143%	199	\$527	0.207%	156	\$49	0.019%	53	\$2,022	0.794%	211	\$1,879	0.738%	200
ANNANDALE	WRIGHT	0876	2,969	\$182,316	\$576	0.316%	161	\$825	0.452%	98	\$485	0.266%	132	\$35	0.019%	52	\$1,920	1.053%	163	\$1,711	0.939%	154
APPLETON	SWIFT	2853	2,683	\$47,711	\$245	0.514%	72	\$413	0.866%	13	\$177	0.370%	65	\$5	0.011%	75	\$840	1.761%	18	\$536	1.124%	88
ARLINGTON	SIBLEY	2310	2,098	\$129,010	\$749	0.581%	41	\$847	0.656%	35	\$278	0.216%	151	\$33	0.025%	40	\$1,907	1.478%	50	\$1,651	1.279%	40
ARTHUR TWP	KANABEC	0332	1,880	\$178,466	\$1,341	0.751%	4	\$234	0.131%	204	\$354	0.198%	159	\$3	0.002%	118	\$1,932	1.083%	154	\$1,720	0.964%	145
ATHENS TWP	ISANTI	0911	2,403	\$234,931	\$1,014	0.432%	118	\$597	0.254%	164	\$730	0.311%	101	\$4	0.002%	117	\$2,344	0.998%	182	\$2,183	0.929%	159
AUSTIN	MOWER	0492	23,671	\$102,271	\$421	0.412%	133	\$327	0.320%	142	\$392	0.384%	60	\$31	0.030%	32	\$1,172	1.146%	137	\$891	0.871%	174
AVON TWP	STEARNS	0745	2,120	\$236,018	\$1,121	0.475%	95	\$448	0.190%	182	\$782	0.331%	84	\$11	0.005%	93	\$2,362	1.001%	179	\$2,202	0.933%	157
BAGLEY**	CLEARWATER	0162	1,247	\$77,332	\$460	0.595%	35	\$696	0.901%	10	\$263	0.339%	81	\$39	0.051%	15	\$1,458	1.886%	9	\$1,155	1.494%	9
BALDWIN TWP	SHERBURNE	0477	6,509	\$229,760	\$935	0.407%	136	\$298	0.130%	206	\$624	0.272%	128	\$27	0.012%	73	\$1,883	0.820%	210	\$1,718	0.748%	199
BARNESVILLE	CLAY	0146	2,317	\$115,808	\$698	0.603%	33	\$434	0.375%	124	\$455	0.393%	52	\$33	0.028%	36	\$1,620	1.399%	68	\$1,352	1.167%	71
BAUDETTE**	LAKE OF THE WOODS	0390	1,059	\$67,005	\$350	0.522%	70	\$225	0.336%	137	\$441	0.659%	3	\$2	0.003%	104	\$1,019	1.520%	40	\$715	1.067%	104
BAXTER	CROW WING	0181	7,758	\$198,299	\$604	0.305%	164	\$814	0.410%	118	\$485	0.244%	137	\$3	0.002%	115	\$1,906	0.961%	188	\$1,712	0.863%	180
BECKER	SHERBURNE	0726	4,173	\$203,036	\$826	0.407%	136	\$659	0.325%	141	\$734	0.361%	71	\$44	0.022%	48	\$2,263	1.114%	143	\$2,073	1.021%	123
BECKER TWP	SHERBURNE	0726	4,412	\$262,503	\$1,068	0.407%	136	\$270	0.103%	214	\$949	0.361%	71	\$97	0.037%	22	\$2,383	0.908%	196	\$2,247	0.856%	181
BEMIDJI	BELTRAMI	0031	13,143	\$121,609	\$692	0.569%	46	\$436	0.358%	132	\$421	0.346%	77	\$4	0.003%	103	\$1,552	1.276%	101	\$1,289	1.060%	108
BEMIDJI TWP	BELTRAMI	0031	3,038	\$150,369	\$892	0.593%	37	\$226	0.150%	195	\$520	0.346%	77	\$5	0.003%	103	\$1,642	1.092%	151	\$1,405	0.935%	156
BENSON	SWIFT	0777	3,393	\$85,267	\$451	0.529%	65	\$454	0.532%	77	\$186	0.218%	150	\$9	0.011%	75	\$1,099	1.289%	97	\$804	0.942%	151
BIG LAKE	SHERBURNE	0727	9,277	\$201,452	\$819	0.406%	137	\$838	0.416%	117	\$782	0.388%	55	\$74	0.037%	22	\$2,513	1.247%	107	\$2,322	1.152%	77
BIG LAKE TWP	SHERBURNE	0727	7,787	\$259,829	\$1,057	0.407%	136	\$491	0.189%	183	\$1,009	0.388%	54	\$96	0.037%	22	\$2,653	1.021%	169	\$2,515	0.968%	142
BLUE EARTH	FARIBAULT	2860	3,440	\$82,903	\$372	0.449%	113	\$738	0.890%	11	\$186	0.225%	145	\$2	0.002%	111	\$1,298	1.565%	34	\$1,000	1.206%	57
BRADFORD TWP	ISANTI	0911	3,703	\$222,228	\$959	0.432%	118	\$338	0.152%	194	\$691	0.311%	101	\$3	0.002%	117	\$1,991	0.896%	199	\$1,819	0.818%	190
BRAINERD	CROW WING	0181	13,959	\$122,210	\$363	0.297%	166	\$546	0.446%	103	\$297	0.243%	138	\$16	0.013%	67	\$1,222	1.000%	180	\$959	0.785%	195
BRECKENRIDGE	WILKIN	0846	3,555	\$90,180	\$547	0.607%	31	\$451	0.500%	84	\$241	0.267%	130	\$0	0.000%	123	\$1,239	1.374%	76	\$948	1.051%	113
BROCKWAY TWP	STEARNS	0748	2,613	\$247,449	\$1,176	0.475%	95	\$497	0.201%	178	\$1,055	0.426%	41	\$11	0.005%	93	\$2,739	1.107%	146	\$2,589	1.046%	116
BUFFALO	WRIGHT	0877	13,950	\$217,576	\$689	0.316%	157	\$597	0.274%	155	\$871	0.400%	47	\$27	0.013%	68	\$2,185	1.004%	177	\$2,008	0.923%	161
BYRON	OLMSTED	0531	4,721	\$172,693	\$957	0.554%	57	\$926	0.536%	76	\$740	0.428%	40	\$0	0.000%	123	\$2,622	1.519%	41	\$2,405	1.393%	16
CALEDONIA	HOUSTON	0299	2,923	\$104,671	\$536	0.512%	75	\$326	0.312%	145	\$568	0.543%	10	\$14	0.013%	66	\$1,445	1.380%	72	\$1,166	1.114%	90
CAMBRIDGE	ISANTI	0911	7,615	\$176,669	\$756	0.428%	123	\$1,128	0.638%	41	\$543	0.308%	103	\$3	0.002%	117	\$2,429	1.375%	75	\$2,216	1.254%	47
CAMBRIDGE TWP	ISANTI	0911	2,579	\$221,600	\$957	0.432%	118	\$410	0.185%	184	\$689	0.311%	101	\$3	0.002%	117	\$2,058	0.929%	194	\$1,885	0.851%	184
CANNON FALLS	GOODHUE	0252	4,106	\$189,146	\$807	0.427%	125	\$1,219	0.645%	39	\$614	0.325%	94	\$79	0.042%	18	\$2,720	1.438%	59	\$2,517	1.331%	31

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CANOSIA TWP	ST. LOUIS	0704	2,058	\$233,245	\$1,482	0.635%	20	\$312	0.134%	201	\$513	0.220%	149	\$28	0.012%	71	\$2,336	1.001%	178	\$2,173	0.932%	158
CARLOS TWP	DOUGLAS	0206	2,092	\$312,868	\$1,328	0.424%	129	\$352	0.113%	211	\$648	0.207%	156	\$37	0.012%	72	\$2,365	0.756%	217	\$2,275	0.727%	202
CASCADE TWP	OLMSTED	0535	3,151	\$351,332	\$1,949	0.555%	56	\$594	0.169%	189	\$1,168	0.333%	83	\$0	0.000%	123	\$3,711	1.056%	161	\$3,655	1.040%	119
CHATFIELD*	FILLMORE	0227	2,531	\$154,317	\$580	0.376%	146	\$898	0.582%	58	\$722	0.468%	29	\$4	0.003%	105	\$2,204	1.428%	62	\$1,971	1.277%	41
CHISAGO CITY	CHISAGO	2144	4,363	\$263,726	\$1,495	0.567%	50	\$910	0.345%	135	\$746	0.283%	119	\$33	0.012%	69	\$3,185	1.208%	121	\$3,050	1.156%	75
CHISAGO LAKE TWP	CHISAGO	2144	3,717	\$314,464	\$1,784	0.567%	48	\$456	0.145%	198	\$890	0.283%	118	\$39	0.012%	69	\$3,169	1.008%	176	\$3,080	0.979%	137
CHISHOLM+	ST. LOUIS	0695	4,645	\$63,318	\$319	0.504%	80	\$671	1.059%	6	\$231	0.365%	69	\$6	0.010%	80	\$1,227	1.938%	7	\$608	0.961%	147
CLOQUET	CARLTON	0094	11,753	\$139,910	\$890	0.636%	19	\$644	0.460%	93	\$418	0.299%	109	\$2	0.002%	114	\$1,954	1.396%	70	\$1,707	1.220%	53
COHASSET+	ITASCA	0318	2,587	\$234,907	\$1,138	0.484%	91	\$608	0.259%	162	\$336	0.143%	172	\$10	0.004%	94	\$2,092	0.891%	200	\$1,616	0.688%	206
COKATO	WRIGHT	0466	2,727	\$148,782	\$471	0.316%	157	\$766	0.515%	82	\$571	0.384%	59	\$0	0.000%	123	\$1,808	1.215%	118	\$1,570	1.055%	111
COLD SPRING	STEARNS	0750	3,788	\$158,760	\$752	0.474%	104	\$427	0.269%	157	\$439	0.276%	125	\$17	0.010%	77	\$1,635	1.030%	166	\$1,405	0.885%	170
COLLEGEVILLE TWP	STEARNS	0750	3,473	\$337,162	\$1,602	0.475%	95	\$497	0.148%	196	\$937	0.278%	123	\$16	0.005%	93	\$3,052	0.905%	197	\$2,983	0.885%	171
CORINNA TWP	WRIGHT	0876	2,388	\$304,371	\$963	0.316%	157	\$726	0.238%	167	\$813	0.267%	131	\$58	0.019%	52	\$2,561	0.841%	205	\$2,462	0.809%	191
CROOKSTON	POLK	0593	8,051	\$74,718	\$531	0.710%	6	\$453	0.606%	53	\$327	0.438%	37	\$39	0.052%	14	\$1,349	1.806%	15	\$1,045	1.399%	14
CROSBY+	CROW WING	0182	2,306	\$105,758	\$313	0.296%	167	\$1,080	1.021%	7	\$188	0.178%	163	\$12	0.011%	74	\$1,594	1.507%	43	\$1,002	0.947%	150
CROSSLAKE	CROW WING	0186	2,071	\$406,897	\$1,241	0.305%	163	\$799	0.196%	179	\$464	0.114%	177	\$6	0.002%	115	\$2,511	0.617%	225	\$2,504	0.615%	214
DELANO	WRIGHT	0879	5,222	\$233,880	\$740	0.316%	157	\$856	0.366%	130	\$829	0.354%	73	\$0	0.000%	123	\$2,425	1.037%	165	\$2,263	0.968%	141
DETROIT LAKES	BECKER	0022	8,283	\$165,635	\$706	0.426%	127	\$510	0.308%	148	\$332	0.201%	157	\$52	0.031%	30	\$1,600	0.966%	187	\$1,377	0.831%	187
DETROIT TWP	BECKER	0022	2,399	\$225,880	\$984	0.436%	117	\$217	0.096%	216	\$453	0.201%	157	\$42	0.018%	54	\$1,696	0.751%	218	\$1,527	0.676%	207
DILWORTH	CLAY	2164	3,625	\$129,798	\$780	0.601%	34	\$641	0.494%	85	\$484	0.373%	64	\$45	0.034%	25	\$1,949	1.502%	46	\$1,694	1.305%	35
DODGE CENTER	DODGE	2125	2,567	\$128,962	\$603	0.467%	109	\$919	0.713%	25	\$407	0.316%	99	\$0	0.000%	123	\$1,929	1.496%	48	\$1,672	1.297%	36
DULUTH	ST. LOUIS	0709	85,439	\$163,213	\$966	0.592%	38	\$380	0.233%	169	\$499	0.305%	106	\$103	0.063%	9	\$1,947	1.193%	126	\$1,721	1.055%	112
EAGLE LAKE	BLUE EARTH	0077	2,115	\$153,908	\$649	0.422%	131	\$484	0.315%	144	\$431	0.280%	120	\$3	0.002%	112	\$1,568	1.019%	170	\$1,334	0.867%	177
EAST GRAND FORKS	POLK	0595	7,879	\$142,954	\$1,035	0.724%	5	\$770	0.538%	74	\$345	0.242%	139	\$87	0.061%	10	\$2,237	1.565%	35	\$1,993	1.394%	15
ELBOW LAKE**	GRANT	2342	1,234	\$72,315	\$407	0.562%	52	\$1,100	1.521%	1	\$276	0.382%	62	\$54	0.074%	5	\$1,837	2.540%	1	\$1,533	2.120%	1
ELK RIVER	SHERBURNE	0728	23,187	\$231,226	\$941	0.407%	136	\$983	0.425%	113	\$1,087	0.470%	25	\$125	0.054%	13	\$3,136	1.356%	80	\$2,972	1.285%	38
ELY+	ST. LOUIS	0696	3,541	\$90,236	\$509	0.564%	51	\$682	0.755%	19	\$192	0.213%	153	\$9	0.010%	80	\$1,391	1.542%	37	\$785	0.870%	175
EVELETH+	ST. LOUIS	2154	3,617	\$60,169	\$300	0.498%	84	\$522	0.868%	12	\$84	0.140%	173	\$6	0.010%	80	\$912	1.516%	42	\$293	0.487%	224
FAIRMONT	MARTIN	2752	10,675	\$109,252	\$479	0.439%	115	\$459	0.420%	116	\$327	0.300%	107	\$6	0.005%	92	\$1,272	1.164%	133	\$997	0.913%	165
FARIBAULT	RICE	0656	22,798	\$172,537	\$457	0.265%	170	\$572	0.331%	139	\$568	0.329%	87	\$59	0.034%	26	\$1,657	0.960%	189	\$1,439	0.834%	186
FERGUS FALLS	OTTER TAIL	0544	13,971	\$121,707	\$431	0.354%	152	\$522	0.429%	112	\$470	0.386%	57	\$15	0.012%	70	\$1,437	1.181%	130	\$1,175	0.965%	143
FISH LAKE TWP	CHISAGO	0911	2,089	\$244,500	\$1,336	0.546%	59	\$381	0.156%	192	\$760	0.311%	101	\$30	0.012%	69	\$2,507	1.025%	168	\$2,355	0.963%	146
FOLEY	BENTON	0051	2,624	\$130,324	\$841	0.646%	13	\$585	0.449%	100	\$650	0.498%	17	\$3	0.002%	107	\$2,079	1.596%	27	\$1,824	1.400%	13
FRANKLIN TWP	WRIGHT	0879	2,731	\$353,435	\$1,119	0.316%	157	\$603	0.171%	188	\$1,253	0.354%	73	\$0	0.000%	123	\$2,975	0.842%	204	\$2,920	0.826%	188
GAYLORD	SIBLEY	2310	2,274	\$115,250	\$669	0.580%	42	\$728	0.631%	45	\$247	0.215%	152	\$10	0.009%	83	\$1,654	1.435%	61	\$1,385	1.202%	59
GLENCOE	MCLEOD	2859	5,751	\$145,878	\$816	0.560%	54	\$839	0.575%	62	\$321	0.220%	148	\$15	0.010%	78	\$1,992	1.365%	78	\$1,750	1.200%	60
GLENWOOD	POPE	2149	2,629	\$109,035	\$468	0.429%	121	\$652	0.598%	55	\$357	0.328%	90	\$51	0.047%	16	\$1,528	1.402%	67	\$1,254	1.150%	79

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GOODVIEW	WINONA	0861	3,288	\$161,946	\$717	0.443%	114	\$729	0.450%	99	\$742	0.458%	31	\$15	0.009%	81	\$2,203	1.360%	79	\$1,976	1.220%	52
GRAND LAKE TWP	ST. LOUIS	0704	2,551	\$232,610	\$1,486	0.639%	17	\$220	0.094%	217	\$517	0.222%	147	\$28	0.012%	71	\$2,251	0.968%	186	\$2,088	0.898%	168
GRAND MARAIS**+	COOK	0166	1,414	\$183,465	\$625	0.341%	153	\$855	0.466%	91	\$71	0.039%	183	\$59	0.032%	28	\$1,609	0.877%	201	\$1,112	0.606%	217
GRAND RAPIDS+	ITASCA	0318	8,926	\$135,676	\$637	0.470%	105	\$943	0.695%	28	\$187	0.138%	174	\$3	0.002%	108	\$1,770	1.305%	92	\$1,230	0.907%	167
GRAND RAPIDS TWP+	ITASCA	0316	2,200	\$163,989	\$794	0.484%	91	\$371	0.226%	171	\$448	0.273%	126	\$7	0.004%	94	\$1,620	0.988%	183	\$1,080	0.659%	210
GRANITE FALLS	YELLOW MEDICINE	2190	3,041	\$97,630	\$602	0.616%	28	\$754	0.772%	16	\$316	0.323%	95	\$8	0.009%	84	\$1,680	1.721%	21	\$1,395	1.429%	12
HALLOCK**	KITSON	2171	1,126	\$54,201	\$212	0.391%	140	\$522	0.963%	9	\$247	0.455%	34	\$47	0.086%	3	\$1,027	1.895%	8	\$723	1.334%	29
HANOVER*	WRIGHT	0877	2,582	\$297,386	\$941	0.316%	157	\$1,102	0.371%	127	\$1,191	0.400%	47	\$49	0.017%	57	\$3,284	1.104%	148	\$3,179	1.069%	101
HARRIS TWP+	ITASCA	0318	3,315	\$221,364	\$1,072	0.484%	91	\$523	0.236%	168	\$317	0.143%	172	\$10	0.004%	94	\$1,922	0.868%	202	\$1,459	0.659%	209
HAVEN TWP	SHERBURNE	0742	2,138	\$249,607	\$1,015	0.407%	136	\$176	0.071%	223	\$375	0.150%	168	\$29	0.012%	73	\$1,595	0.639%	223	\$1,448	0.580%	218
HERMANTOWN	ST. LOUIS	0700	9,269	\$212,093	\$1,344	0.634%	21	\$627	0.296%	150	\$312	0.147%	171	\$26	0.012%	71	\$2,309	1.089%	152	\$2,128	1.003%	127
HIBBING+	ST. LOUIS	0701	16,170	\$86,311	\$468	0.543%	62	\$542	0.628%	46	\$134	0.156%	166	\$14	0.016%	59	\$1,158	1.342%	84	\$549	0.636%	212
HUTCHINSON	MCLEOD	0423	14,021	\$154,869	\$870	0.562%	53	\$856	0.552%	71	\$509	0.329%	89	\$44	0.028%	35	\$2,278	1.471%	53	\$2,045	1.320%	32
INTERNATIONAL FALLS	KOOCHICHING	0361	6,283	\$71,003	\$235	0.331%	155	\$461	0.649%	37	\$169	0.238%	141	\$1	0.002%	116	\$866	1.220%	117	\$562	0.792%	193
ISANTI	ISANTI	0911	5,485	\$167,405	\$718	0.429%	122	\$1,003	0.599%	54	\$516	0.309%	102	\$3	0.002%	117	\$2,240	1.338%	85	\$2,018	1.205%	58
ISANTI TWP	ISANTI	0911	2,551	\$222,561	\$961	0.432%	118	\$478	0.215%	175	\$692	0.311%	101	\$3	0.002%	117	\$2,134	0.959%	190	\$1,962	0.882%	172
JACKSON	JACKSON	2895	3,450	\$81,721	\$453	0.554%	58	\$594	0.727%	24	\$378	0.463%	30	\$4	0.004%	96	\$1,428	1.748%	20	\$1,129	1.382%	18
JANESVILLE	WASECA	2835	2,204	\$122,080	\$682	0.559%	55	\$754	0.618%	50	\$491	0.402%	46	\$7	0.006%	89	\$1,934	1.584%	31	\$1,671	1.369%	20
KASSON	DODGE	0204	5,520	\$158,719	\$756	0.476%	94	\$833	0.525%	78	\$643	0.405%	45	\$0	0.000%	123	\$2,232	1.406%	66	\$2,002	1.262%	44
LA CRESCENT*	HOUSTON	0300	5,157	\$167,307	\$863	0.516%	71	\$897	0.536%	75	\$541	0.323%	96	\$6	0.003%	102	\$2,307	1.379%	73	\$2,085	1.246%	48
LA GRAND TWP	DOUGLAS	0206	4,421	\$247,107	\$1,049	0.424%	129	\$453	0.183%	186	\$512	0.207%	156	\$47	0.019%	53	\$2,061	0.834%	207	\$1,911	0.773%	196
LAKE CITY*	WABASHA	0813	5,317	\$171,876	\$881	0.513%	73	\$781	0.454%	96	\$445	0.259%	136	\$11	0.007%	88	\$2,119	1.233%	111	\$1,901	1.106%	92
LAKE CRYSTAL	BLUE EARTH	2071	2,586	\$128,310	\$538	0.419%	132	\$736	0.573%	63	\$503	0.392%	53	\$2	0.002%	112	\$1,779	1.386%	71	\$1,522	1.186%	65
LAKE EDWARD TWP	CROW WING	0181	2,054	\$269,291	\$821	0.305%	163	\$245	0.091%	219	\$658	0.244%	137	\$40	0.015%	63	\$1,764	0.655%	221	\$1,634	0.607%	216
LAKE TWP	ROSEAU	0690	2,123	\$103,245	\$666	0.645%	14	\$208	0.202%	177	\$564	0.547%	8	\$4	0.003%	101	\$1,442	1.397%	69	\$1,163	1.126%	87
LAKEWOOD TWP	ST. LOUIS	0709	2,148	\$218,376	\$1,406	0.644%	15	\$418	0.191%	181	\$733	0.336%	82	\$27	0.012%	71	\$2,584	1.183%	129	\$2,408	1.103%	94
LANESBURGH TWP	LE SUEUR	0721	2,279	\$299,292	\$1,154	0.385%	142	\$260	0.087%	220	\$1,338	0.447%	35	\$6	0.002%	113	\$2,757	0.921%	195	\$2,654	0.887%	169
LE CENTER	LE SUEUR	0392	2,370	\$140,330	\$534	0.380%	144	\$395	0.282%	154	\$540	0.385%	58	\$3	0.002%	113	\$1,471	1.048%	164	\$1,225	0.873%	173
LE SUEUR	LE SUEUR	2397	4,302	\$152,374	\$582	0.382%	143	\$869	0.570%	65	\$628	0.412%	43	\$3	0.002%	113	\$2,083	1.367%	77	\$1,848	1.213%	54
LENT TWP	CHISAGO	0138	2,395	\$266,694	\$1,457	0.546%	59	\$583	0.219%	172	\$819	0.307%	104	\$33	0.012%	69	\$2,892	1.085%	153	\$2,760	1.035%	120
LINDSTROM	CHISAGO	2144	3,991	\$230,985	\$1,310	0.567%	48	\$851	0.369%	128	\$654	0.283%	118	\$29	0.012%	69	\$2,844	1.231%	112	\$2,680	1.160%	73
LITCHFIELD	MEEKER	0465	6,871	\$123,483	\$538	0.436%	116	\$717	0.581%	59	\$368	0.298%	110	\$3	0.002%	110	\$1,626	1.317%	89	\$1,365	1.105%	93
LITTLE FALLS	MORRISON	0482	8,427	\$120,673	\$608	0.504%	81	\$669	0.554%	70	\$398	0.329%	88	\$23	0.019%	50	\$1,698	1.407%	65	\$1,434	1.188%	64
LIVONIA TWP	SHERBURNE	0728	5,613	\$259,570	\$1,056	0.407%	136	\$478	0.184%	185	\$1,221	0.470%	25	\$30	0.012%	73	\$2,784	1.073%	158	\$2,646	1.019%	124
LONG PRAIRIE	TODD	2753	3,043	\$107,752	\$640	0.594%	36	\$396	0.367%	129	\$521	0.484%	23	\$1	0.001%	121	\$1,558	1.446%	58	\$1,282	1.190%	62
LONSDALE	RICE	0394	2,819	\$207,872	\$572	0.275%	169	\$932	0.448%	101	\$480	0.231%	142	\$0	0.000%	123	\$1,984	0.955%	191	\$1,799	0.865%	178
LUVERNE	ROCK	2184	4,593	\$89,207	\$300	0.336%	154	\$397	0.445%	104	\$443	0.497%	20	\$4	0.004%	97	\$1,144	1.282%	99	\$852	0.955%	148

**TABLE 2A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES**

Citizens League December 2008

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	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	District Total Tax	District Effective Tax Rate	District Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
MADILIA	WATONWAN	0837	2,283	\$94,083	\$592	0.629%	25	\$516	0.548%	72	\$408	0.434%	39	\$9	0.010%	79	\$1,525	1.621%	25	\$1,237	1.315%	34
MADISON**	LAC QUI PARLE	2853	1,681	\$49,822	\$182	0.365%	149	\$568	1.139%	5	\$141	0.284%	117	\$15	0.031%	31	\$906	1.819%	13	\$602	1.209%	56
MAHNOMEN**	MAHNOMEN	0432	1,171	\$70,361	\$727	1.033%	1	\$270	0.384%	122	\$195	0.277%	124	\$51	0.072%	6	\$1,242	1.766%	17	\$938	1.334%	30
MANKATO	BLUE EARTH	0077	36,240	\$165,549	\$674	0.407%	135	\$605	0.366%	131	\$462	0.279%	122	\$3	0.002%	112	\$1,744	1.054%	162	\$1,521	0.919%	163
MAPLE LAKE TWP	WRIGHT	0881	2,131	\$304,222	\$963	0.316%	157	\$399	0.131%	205	\$1,520	0.500%	16	\$0	0.000%	123	\$2,882	0.947%	192	\$2,784	0.915%	164
MARION TWP	OLMSTED	0535	4,800	\$192,389	\$1,067	0.555%	56	\$238	0.124%	208	\$640	0.333%	83	\$0	0.000%	123	\$1,945	1.011%	173	\$1,746	0.908%	166
MARSHALL	LYON	0413	13,040	\$144,360	\$701	0.485%	90	\$747	0.518%	80	\$718	0.497%	19	\$10	0.007%	87	\$2,176	1.507%	44	\$1,933	1.339%	27
MARYSVILLE TWP	WRIGHT	0877	2,071	\$283,102	\$896	0.316%	157	\$317	0.112%	212	\$1,134	0.400%	47	\$0	0.000%	123	\$2,347	0.829%	209	\$2,229	0.787%	194
MELROSE	STEARNS	0740	3,306	\$134,125	\$637	0.475%	96	\$830	0.619%	49	\$494	0.368%	66	\$14	0.010%	77	\$1,975	1.473%	51	\$1,723	1.285%	39
MILACA	MILLE LACS	0912	2,775	\$138,262	\$876	0.633%	22	\$626	0.452%	97	\$364	0.264%	133	\$2	0.002%	119	\$1,868	1.351%	82	\$1,620	1.172%	69
MONTEVIDEO	CHIPPEWA	0129	5,467	\$81,425	\$427	0.524%	69	\$558	0.685%	32	\$330	0.406%	44	\$13	0.016%	60	\$1,327	1.630%	24	\$1,028	1.263%	43
MONTGOMERY	LE SUEUR	0394	3,246	\$156,428	\$586	0.374%	147	\$904	0.578%	61	\$348	0.223%	146	\$3	0.002%	113	\$1,841	1.177%	132	\$1,609	1.029%	121
MONTICELLO	WRIGHT	0882	11,253	\$190,097	\$602	0.316%	157	\$892	0.469%	90	\$830	0.437%	38	\$48	0.025%	41	\$2,372	1.248%	106	\$2,171	1.142%	82
MONTICELLO TWP	WRIGHT	0882	3,530	\$248,444	\$786	0.316%	157	\$191	0.077%	222	\$1,085	0.437%	38	\$63	0.025%	41	\$2,125	0.855%	203	\$1,976	0.795%	192
MONTROSE	WRIGHT	0877	2,438	\$178,674	\$565	0.316%	159	\$696	0.389%	120	\$714	0.400%	50	\$0	0.000%	123	\$1,974	1.105%	147	\$1,763	0.987%	134
MOORHEAD	CLAY	0152	35,853	\$140,724	\$831	0.591%	39	\$364	0.258%	163	\$518	0.368%	67	\$57	0.040%	21	\$1,769	1.257%	105	\$1,524	1.083%	97
MOOSE LAKE	CARLTON	0097	2,258	\$119,189	\$758	0.636%	18	\$528	0.443%	106	\$143	0.120%	176	\$115	0.097%	1	\$1,545	1.296%	95	\$1,280	1.074%	99
MORA	KANABEC	0332	3,699	\$135,494	\$1,018	0.751%	4	\$352	0.260%	161	\$269	0.198%	159	\$2	0.002%	118	\$1,641	1.211%	120	\$1,391	1.026%	122
MORRIS	STEVENS	0769	5,223	\$110,452	\$496	0.449%	112	\$625	0.566%	67	\$659	0.596%	5	\$27	0.025%	44	\$1,807	1.636%	23	\$1,534	1.389%	17
MOUNTAIN IRON+	ST. LOUIS	0712	2,816	\$104,699	\$643	0.614%	29	\$637	0.608%	51	\$53	0.050%	182	\$10	0.010%	80	\$1,343	1.283%	98	\$750	0.716%	203
MOUNTAIN LAKE	COTTONWOOD	0173	2,038	\$67,815	\$318	0.469%	108	\$585	0.862%	14	\$334	0.493%	21	\$3	0.004%	95	\$1,240	1.828%	11	\$936	1.380%	19
NEW LONDON TWP	KANDIYOHI	0345	3,112	\$229,292	\$1,324	0.578%	43	\$240	0.105%	213	\$672	0.293%	112	\$83	0.036%	23	\$2,319	1.011%	172	\$2,153	0.939%	153
NEW PRAGUE*	SCOTT	0721	7,003	\$206,040	\$669	0.325%	156	\$1,079	0.524%	79	\$917	0.445%	36	\$73	0.035%	24	\$2,738	1.329%	87	\$2,551	1.238%	49
NEW ULM	BROWN	0088	13,568	\$126,595	\$617	0.488%	88	\$750	0.592%	56	\$462	0.365%	70	\$19	0.015%	62	\$1,847	1.459%	56	\$1,589	1.255%	46
NISSWA CITY	CROW WING	0181	2,047	\$336,668	\$1,027	0.305%	163	\$761	0.226%	170	\$823	0.244%	137	\$5	0.002%	115	\$2,616	0.777%	215	\$2,547	0.756%	198
NORTH BRANCH	CHISAGO	0138	10,462	\$209,760	\$1,146	0.546%	59	\$842	0.402%	119	\$644	0.307%	104	\$26	0.012%	69	\$2,659	1.267%	103	\$2,475	1.180%	66
NORTH MANKATO	NICOLLET	0077	12,935	\$182,426	\$904	0.496%	85	\$812	0.445%	105	\$510	0.279%	121	\$10	0.006%	91	\$2,236	1.226%	115	\$2,028	1.112%	91
NORTHERN TWP	BELTRAMI	0031	4,363	\$186,481	\$1,106	0.593%	37	\$246	0.132%	203	\$645	0.346%	77	\$6	0.003%	103	\$2,003	1.074%	156	\$1,798	0.964%	144
NORTHFIELD*	RICE	0659	19,859	\$235,407	\$622	0.264%	171	\$899	0.382%	123	\$1,285	0.546%	9	\$67	0.028%	34	\$2,873	1.220%	116	\$2,712	1.152%	78
OLIVIA	RENVILLE	2534	2,559	\$91,660	\$462	0.504%	79	\$682	0.744%	22	\$281	0.307%	105	\$29	0.032%	29	\$1,454	1.587%	30	\$1,164	1.270%	42
ORONOCO TWP	OLMSTED	0535	2,329	\$312,496	\$1,734	0.555%	56	\$432	0.138%	200	\$1,039	0.333%	83	\$0	0.000%	123	\$3,205	1.025%	167	\$3,113	0.996%	133
ORROCK TWP	SHERBURNE	0727	3,581	\$242,799	\$988	0.407%	136	\$468	0.193%	180	\$943	0.388%	54	\$28	0.012%	73	\$2,427	1.000%	181	\$2,273	0.936%	155
ORTONVILLE**	BIG STONE	0062	1,932	\$75,446	\$385	0.510%	77	\$508	0.673%	34	\$402	0.533%	12	\$26	0.034%	27	\$1,320	1.750%	19	\$1,016	1.347%	26
OTSEGO	WRIGHT	0728	12,499	\$226,525	\$717	0.316%	157	\$600	0.265%	158	\$1,065	0.470%	25	\$57	0.025%	41	\$2,440	1.077%	155	\$2,271	1.003%	129
OWATONNA	STEELE	0761	25,090	\$166,441	\$836	0.502%	82	\$733	0.441%	108	\$583	0.350%	76	\$10	0.006%	90	\$2,162	1.299%	94	\$1,939	1.165%	72
PALMER TWP	SHERBURNE	0742	2,532	\$261,978	\$1,066	0.407%	136	\$329	0.126%	207	\$393	0.150%	168	\$30	0.012%	73	\$1,818	0.694%	219	\$1,682	0.642%	211
PARK RAPIDS	HUBBARD	0309	3,508	\$125,531	\$395	0.315%	162	\$583	0.464%	92	\$342	0.272%	127	\$11	0.009%	82	\$1,332	1.061%	159	\$1,072	0.854%	182

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Citizens League December 2008

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	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	District Total Tax	District Effective Tax Rate	District Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
PAYNESVILLE	STEARNS	0741	2,299	\$123,784	\$587	0.474%	103	\$411	0.332%	138	\$389	0.314%	100	\$51	0.041%	19	\$1,437	1.161%	134	\$1,176	0.950%	149
PELICAN RAPIDS	OTTER TAIL	0548	2,423	\$88,428	\$313	0.354%	151	\$618	0.698%	27	\$69	0.079%	180	\$17	0.019%	51	\$1,017	1.150%	136	\$725	0.819%	189
PERHAM	OTTER TAIL	0549	2,755	\$108,730	\$385	0.354%	151	\$621	0.571%	64	\$226	0.208%	155	\$50	0.046%	17	\$1,282	1.179%	131	\$1,008	0.927%	160
PINE CITY	PINE	0578	3,275	\$147,751	\$694	0.470%	106	\$513	0.347%	134	\$503	0.340%	80	\$2	0.001%	120	\$1,712	1.158%	135	\$1,472	0.996%	132
PINE ISLAND*	GOODHUE	0255	3,304	\$170,026	\$724	0.426%	128	\$1,167	0.686%	31	\$585	0.344%	78	\$13	0.007%	86	\$2,489	1.464%	55	\$2,270	1.335%	28
PIPESTONE	PIPESTONE	2689	4,333	\$64,601	\$319	0.494%	87	\$416	0.644%	40	\$325	0.502%	14	\$3	0.004%	99	\$1,063	1.645%	22	\$759	1.174%	68
PLAINVIEW	WABASHA	2899	3,405	\$146,444	\$751	0.512%	74	\$827	0.565%	68	\$396	0.271%	129	\$10	0.007%	88	\$1,984	1.354%	81	\$1,743	1.190%	63
POKEGAMA TWP	PINE	0578	2,661	\$206,856	\$971	0.470%	106	\$248	0.120%	210	\$704	0.340%	80	\$3	0.001%	120	\$1,927	0.932%	193	\$1,741	0.841%	185
PRINCETON*	MILLE LACS	0477	4,517	\$147,993	\$923	0.624%	27	\$940	0.635%	44	\$388	0.262%	134	\$2	0.002%	119	\$2,253	1.523%	38	\$2,014	1.361%	23
PRINCETON TWP	MILLE LACS	0477	2,229	\$207,916	\$1,317	0.633%	22	\$346	0.166%	190	\$565	0.272%	128	\$3	0.002%	119	\$2,230	1.073%	157	\$2,045	0.984%	136
PROCTOR	ST. LOUIS	0704	2,845	\$141,687	\$858	0.605%	32	\$597	0.421%	115	\$282	0.199%	158	\$17	0.012%	71	\$1,753	1.238%	108	\$1,509	1.065%	105
RED LAKE FALLS**	RED LAKE	0630	1,583	\$66,528	\$404	0.607%	30	\$758	1.140%	4	\$453	0.681%	1	\$37	0.056%	11	\$1,652	2.483%	2	\$1,348	2.026%	2
RED WING	GOODHUE	0256	16,338	\$176,841	\$755	0.427%	124	\$967	0.547%	73	\$530	0.299%	108	\$40	0.023%	45	\$2,292	1.296%	96	\$2,079	1.176%	67
REDWOOD FALLS	REDWOOD	2897	5,271	\$100,773	\$537	0.533%	64	\$790	0.783%	15	\$489	0.485%	22	\$4	0.004%	98	\$1,819	1.805%	16	\$1,538	1.526%	7
RICE LAKE TWP	ST. LOUIS	0709	4,268	\$170,902	\$1,079	0.631%	24	\$499	0.292%	151	\$558	0.327%	92	\$21	0.012%	71	\$2,157	1.262%	104	\$1,939	1.134%	86
ROCHESTER	OLMSTED	0535	100,845	\$174,978	\$918	0.525%	68	\$743	0.425%	114	\$582	0.333%	83	\$0	0.000%	123	\$2,242	1.282%	100	\$2,028	1.159%	74
ROCHESTER TWP	OLMSTED	0535	2,046	\$397,399	\$2,205	0.555%	56	\$688	0.173%	187	\$1,321	0.333%	83	\$0	0.000%	123	\$4,214	1.060%	160	\$4,200	1.057%	110
ROCKFORD*	WRIGHT	0883	4,014	\$221,490	\$700	0.316%	160	\$991	0.447%	102	\$835	0.377%	63	\$0	0.000%	123	\$2,525	1.140%	139	\$2,352	1.062%	106
ROCKFORD TWP	WRIGHT	0877	3,327	\$284,322	\$900	0.316%	157	\$749	0.263%	159	\$1,139	0.400%	47	\$0	0.000%	123	\$2,787	0.980%	184	\$2,671	0.939%	152
ROCKVILLE	STEARNS	0750	2,663	\$230,795	\$1,097	0.475%	95	\$865	0.375%	125	\$642	0.278%	123	\$24	0.010%	77	\$2,627	1.138%	140	\$2,462	1.067%	103
ROSEAU	ROSEAU	0682	2,869	\$95,342	\$614	0.644%	16	\$655	0.687%	30	\$508	0.533%	11	\$90	0.095%	2	\$1,868	1.959%	6	\$1,581	1.658%	3
RUSH CITY	CHISAGO	0139	3,048	\$149,148	\$814	0.546%	60	\$460	0.308%	147	\$538	0.361%	72	\$19	0.012%	69	\$1,831	1.227%	113	\$1,592	1.068%	102
SANDSTONE	PINE	2580	2,497	\$112,507	\$528	0.469%	107	\$698	0.620%	48	\$538	0.478%	24	\$29	0.026%	39	\$1,792	1.593%	29	\$1,521	1.352%	25
SARTELL*	STEARNS	0748	14,259	\$200,654	\$953	0.475%	98	\$635	0.317%	143	\$855	0.426%	42	\$33	0.016%	58	\$2,476	1.234%	110	\$2,284	1.138%	85
SAUK CENTRE	STEARNS	0743	4,210	\$136,022	\$645	0.474%	101	\$825	0.606%	52	\$450	0.331%	85	\$14	0.010%	77	\$1,933	1.421%	63	\$1,683	1.238%	50
SAUK RAPIDS	BENTON	0047	12,885	\$161,662	\$1,044	0.646%	12	\$714	0.442%	107	\$647	0.400%	49	\$23	0.014%	65	\$2,428	1.502%	47	\$2,201	1.361%	22
SILVER BAY+	LAKE	0381	2,013	\$85,449	\$348	0.407%	134	\$644	0.754%	20	\$132	0.155%	167	\$23	0.026%	38	\$1,148	1.343%	83	\$537	0.628%	213
SILVER CREEK TWP	WRIGHT	0882	2,419	\$282,157	\$893	0.316%	157	\$675	0.239%	166	\$1,232	0.437%	38	\$71	0.025%	41	\$2,871	1.017%	171	\$2,752	0.975%	140
SLAYTON	MURRAY	2169	2,033	\$66,787	\$261	0.391%	139	\$461	0.690%	29	\$340	0.509%	13	\$3	0.004%	100	\$1,064	1.594%	28	\$760	1.138%	84
SLEEPY EYE	BROWN	0084	3,581	\$89,056	\$434	0.487%	89	\$578	0.649%	38	\$149	0.167%	164	\$2	0.002%	106	\$1,163	1.306%	91	\$871	0.978%	139
SPRING VALLEY	FILLMORE	2137	2,561	\$101,603	\$361	0.355%	150	\$772	0.760%	17	\$359	0.354%	74	\$3	0.003%	105	\$1,495	1.472%	52	\$1,214	1.195%	61
SPRINGFIELD	BROWN	0085	2,230	\$62,987	\$304	0.483%	92	\$721	1.145%	3	\$216	0.343%	79	\$2	0.002%	106	\$1,243	1.973%	5	\$939	1.491%	10
ST. AUGUSTA	STEARNS	0742	3,178	\$225,693	\$1,072	0.475%	95	\$468	0.208%	176	\$339	0.150%	168	\$10	0.005%	93	\$1,890	0.837%	206	\$1,721	0.762%	197
ST. CHARLES	WINONA	0858	3,569	\$158,401	\$681	0.430%	119	\$546	0.345%	136	\$358	0.226%	144	\$15	0.009%	81	\$1,600	1.010%	174	\$1,370	0.865%	179
ST. CLOUD*	STEARNS	0742	65,246	\$163,308	\$775	0.475%	99	\$796	0.488%	88	\$244	0.150%	170	\$41	0.025%	43	\$1,857	1.137%	141	\$1,631	0.999%	131
ST. JAMES	WATONWAN	0840	4,625	\$80,012	\$503	0.629%	26	\$395	0.493%	86	\$229	0.286%	116	\$8	0.010%	79	\$1,134	1.418%	64	\$834	1.042%	117
ST. JOSEPH	STEARNS	0742	6,066	\$166,209	\$790	0.475%	97	\$792	0.477%	89	\$249	0.150%	169	\$17	0.010%	77	\$1,849	1.112%	144	\$1,626	0.978%	138

**TABLE 2A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES**

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	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	District Total Tax	District Effective Tax Rate	District Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
ST. JOSEPH TWP	STEARNS	0742	2,125	\$231,567	\$1,100	0.475%	95	\$339	0.147%	197	\$348	0.150%	168	\$24	0.010%	77	\$1,811	0.782%	214	\$1,647	0.711%	204
ST. MICHAEL	WRIGHT	0885	14,883	\$260,099	\$823	0.316%	157	\$746	0.287%	152	\$1,522	0.585%	6	\$27	0.011%	76	\$3,118	1.199%	125	\$2,980	1.146%	80
ST. PETER	NICOLLET	0508	10,966	\$161,976	\$803	0.496%	86	\$708	0.437%	110	\$479	0.296%	111	\$9	0.006%	91	\$1,999	1.234%	109	\$1,772	1.094%	95
ST. WENDEL TWP	STEARNS	0742	2,268	\$217,907	\$1,035	0.475%	95	\$345	0.158%	191	\$327	0.150%	168	\$10	0.005%	93	\$1,718	0.788%	212	\$1,541	0.707%	205
STANFORD TWP	ISANTI	0015	2,291	\$258,758	\$1,117	0.432%	118	\$560	0.216%	174	\$845	0.327%	93	\$4	0.002%	117	\$2,526	0.976%	185	\$2,386	0.922%	162
STAPLES*	TODD	2170	3,146	\$87,896	\$500	0.568%	47	\$509	0.579%	60	\$199	0.227%	143	\$1	0.001%	121	\$1,209	1.375%	74	\$915	1.042%	118
STEWARTVILLE	OLMSTED	0534	5,784	\$157,299	\$831	0.528%	66	\$814	0.518%	81	\$720	0.458%	32	\$0	0.000%	123	\$2,365	1.503%	45	\$2,134	1.357%	24
SYLVAN TWP	CASS	0116	2,451	\$185,665	\$555	0.299%	165	\$402	0.217%	173	\$254	0.137%	175	\$2	0.001%	122	\$1,214	0.654%	222	\$1,008	0.543%	223
THIEF RIVER FALLS	PENNINGTON	0564	8,515	\$88,430	\$719	0.813%	2	\$433	0.489%	87	\$416	0.470%	26	\$49	0.055%	12	\$1,616	1.827%	12	\$1,323	1.496%	8
THOMSON TWP	CARLTON	0099	4,878	\$189,557	\$1,280	0.675%	8	\$517	0.273%	156	\$696	0.367%	68	\$3	0.002%	114	\$2,496	1.317%	88	\$2,294	1.210%	55
TRACY	LYON	0417	2,153	\$63,108	\$294	0.466%	110	\$874	1.386%	2	\$124	0.196%	160	\$4	0.007%	87	\$1,297	2.055%	4	\$993	1.573%	4
TWIN LAKES TWP	CARLTON	0093	2,105	\$190,830	\$1,295	0.678%	7	\$497	0.260%	160	\$350	0.183%	161	\$3	0.002%	114	\$2,145	1.124%	142	\$1,944	1.019%	125
TWO HARBORS+	LAKE	0381	3,696	\$121,382	\$514	0.424%	130	\$708	0.583%	57	\$196	0.162%	165	\$21	0.017%	56	\$1,439	1.186%	128	\$886	0.730%	201
TYLER**	LINCOLN	2902	1,196	\$67,375	\$426	0.633%	23	\$381	0.566%	66	\$176	0.261%	135	\$6	0.008%	85	\$989	1.469%	54	\$685	1.017%	126
UNORGANIZED+	COOK	0166	3,092	\$285,955	\$1,051	0.367%	148	\$0	0.000%	225	\$110	0.039%	183	\$91	0.032%	28	\$1,253	0.438%	226	\$848	0.296%	226
UNORGANIZED	CROW WING	0181	5,471	\$237,794	\$725	0.305%	163	\$188	0.079%	221	\$581	0.244%	137	\$4	0.002%	115	\$1,498	0.630%	224	\$1,340	0.564%	220
UNORGANIZED+	ITASCA	0318	6,312	\$212,016	\$1,027	0.484%	91	\$327	0.154%	193	\$304	0.143%	172	\$9	0.004%	94	\$1,667	0.786%	213	\$1,195	0.564%	219
UNORGANIZED	KOOCHICHING	0361	5,783	\$130,788	\$492	0.376%	145	\$0	0.000%	225	\$377	0.288%	114	\$2	0.002%	116	\$871	0.666%	220	\$616	0.471%	225
UNORGANIZED+	LAKE	0381	2,109	\$211,490	\$1,003	0.474%	102	\$206	0.098%	215	\$380	0.180%	162	\$37	0.017%	56	\$1,626	0.769%	216	\$1,154	0.546%	222
UNORGANIZED	LAKE OF THE WOODS	0390	3,014	\$122,215	\$655	0.536%	63	\$148	0.121%	209	\$821	0.672%	2	\$4	0.003%	104	\$1,628	1.332%	86	\$1,366	1.117%	89
UNORGANIZED+	ST. LOUIS	2142	4,798	\$176,784	\$1,142	0.646%	10	\$81	0.046%	224	\$120	0.068%	181	\$21	0.012%	71	\$1,470	0.832%	208	\$967	0.547%	221
VIRGINIA+	ST. LOUIS	0706	8,732	\$75,289	\$377	0.500%	83	\$549	0.730%	23	\$182	0.241%	140	\$16	0.021%	49	\$1,124	1.492%	49	\$504	0.670%	208
WABASHA	WABASHA	0811	2,691	\$161,968	\$829	0.512%	76	\$713	0.441%	109	\$571	0.352%	75	\$11	0.007%	88	\$2,124	1.311%	90	\$1,897	1.171%	70
WADENA*	WADENA	2155	4,199	\$93,225	\$710	0.762%	3	\$346	0.371%	126	\$268	0.288%	115	\$26	0.028%	33	\$1,350	1.449%	57	\$1,062	1.139%	83
WAITE PARK	STEARNS	0742	6,729	\$157,968	\$751	0.475%	95	\$881	0.558%	69	\$237	0.150%	168	\$35	0.022%	47	\$1,903	1.205%	122	\$1,673	1.059%	109
WAKEFIELD TWP	STEARNS	0750	2,849	\$276,647	\$1,315	0.475%	95	\$367	0.133%	202	\$769	0.278%	123	\$29	0.010%	77	\$2,479	0.896%	198	\$2,356	0.852%	183
WALKER**	CASS	0113	1,125	\$179,857	\$526	0.292%	168	\$1,270	0.706%	26	\$183	0.102%	178	\$2	0.001%	122	\$1,980	1.101%	149	\$1,770	0.984%	135
WARREN**	MARSHALL	2176	1,672	\$61,299	\$311	0.508%	78	\$459	0.749%	21	\$288	0.470%	27	\$52	0.085%	4	\$1,110	1.811%	14	\$806	1.315%	33
WASECA	WASECA	0829	9,827	\$121,763	\$661	0.543%	61	\$774	0.636%	43	\$471	0.386%	56	\$18	0.015%	61	\$1,924	1.580%	32	\$1,662	1.365%	21
WATAB TWP	BENTON	0047	3,119	\$219,695	\$1,419	0.646%	11	\$203	0.092%	218	\$879	0.400%	48	\$5	0.002%	107	\$2,506	1.141%	138	\$2,332	1.061%	107
WELLS	FARIBAULT	2134	2,491	\$69,751	\$321	0.460%	111	\$454	0.651%	36	\$225	0.322%	97	\$1	0.002%	111	\$1,001	1.436%	60	\$697	1.000%	130
WHEATON**	TRAVERSE	0803	1,500	\$57,441	\$387	0.674%	9	\$587	1.021%	8	\$183	0.318%	98	\$40	0.070%	8	\$1,196	2.083%	3	\$892	1.553%	5
WILLMAR	KANDIYOHI	0347	19,040	\$128,926	\$731	0.567%	49	\$364	0.282%	153	\$422	0.327%	91	\$32	0.025%	42	\$1,549	1.202%	123	\$1,293	1.003%	128
WINDOM	COTTONWOOD	0177	4,422	\$86,563	\$413	0.477%	93	\$657	0.759%	18	\$542	0.627%	4	\$4	0.004%	95	\$1,616	1.867%	10	\$1,322	1.527%	6
WINONA	WINONA	0861	27,458	\$146,098	\$627	0.429%	120	\$450	0.308%	146	\$667	0.457%	33	\$26	0.018%	55	\$1,771	1.212%	119	\$1,530	1.047%	114
WINSTED	MCLEOD	2687	2,305	\$158,856	\$908	0.572%	45	\$1,010	0.636%	42	\$628	0.395%	51	\$4	0.002%	109	\$2,549	1.605%	26	\$2,320	1.460%	11
WORTHINGTON	NOBLES	0518	11,379	\$98,937	\$521	0.527%	67	\$509	0.514%	83	\$492	0.498%	18	\$40	0.040%	20	\$1,562	1.579%	33	\$1,279	1.293%	37

**TABLE 2A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 226 GREATER MINNESOTA COMMUNITIES**

Citizens League December 2008

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	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	District Total Tax	District Effective Tax Rate	District Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
WYOMING	CHISAGO	0831	3,734	\$219,613	\$1,200	0.546%	59	\$999	0.455%	95	\$635	0.289%	113	\$27	0.012%	69	\$2,861	1.303%	93	\$2,686	1.223%	51
WYOMING TWP	CHISAGO	0831	3,550	\$297,981	\$1,628	0.546%	59	\$735	0.247%	165	\$861	0.289%	113	\$81	0.027%	37	\$3,305	1.109%	145	\$3,201	1.074%	98
ZIMMERMAN	SHERBURNE	0728	4,877	\$178,310	\$724	0.406%	138	\$539	0.302%	149	\$837	0.469%	28	\$21	0.012%	73	\$2,121	1.189%	127	\$1,909	1.071%	100
ZUMBROTA	GOODHUE	2805	3,165	\$170,639	\$728	0.426%	126	\$777	0.455%	94	\$652	0.382%	61	\$13	0.007%	86	\$2,169	1.271%	102	\$1,950	1.143%	81
<b>Number of Rankings</b>					<b>171</b>			<b>225</b>			<b>183</b>			<b>123</b>			<b>226</b>			<b>226</b>		

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.