

# Property taxes from page 2

cities in the metro area with the lowest tax on a \$160,000 home in 2003 were Burns Township, West Lakeland Township, Mendota Heights, Grant, and May Township. St. Paul ranked 31st.

## ▲ Non-metro \$100,000 homes

Cloquet ranked first in 2003 in terms of

the total tax paid on a \$100,000 home. Bemidji, Red Wing, Hutchinson, and Sauk Rapids round out the top five. The five cities with the lowest taxes on a \$100,000 home in 2003 were Austin, Faribault, Alexandria, Brainerd, and Winona. Duluth, the only first-class city outside of

the metropolitan area, ranked 16th. **MJ**

For additional metro and nonmetro rankings and information on how the Homestead Property Tax Review was created visit [www.citizensleague.net](http://www.citizensleague.net)

**TABLE 1: 2003 TAXES ON HOMES IN 108 METROPOLITAN COMMUNITIES**

\$160,000 HOME			AVERAGE VALUE HOME			\$160,000 HOME			AVERAGE VALUE HOME		
Community (school district)	2003 Tax	Rank	Avg MV	2003 Tax	Rank	Community (school district)	2003 Tax	Rank	Avg MV	2003 Tax	Rank
<b>ANOKA COUNTY</b>											
Andover (11)	\$1,732	70	\$185,918	\$2,073	50	Minnetrissa (277)	\$1,759	64	\$378,614	\$4,671	4
Anoka (11)	\$1,947	34	\$135,347	\$1,589	87	Mound (277)	\$1,852	45	\$181,638	\$2,152	43
Blaine (11)	\$1,839	49	\$148,390	\$1,678	80	New Hope (281)	\$2,263	5	\$147,196	\$2,052	52
Burns Twp (15)	\$1,144	108	\$195,750	\$1,483	96	Orono (278)	\$1,483	97	\$453,918	\$4,856	3
Centerville (12)	\$2,067	22	\$163,386	\$2,119	44	Osseo (279)	\$2,244	8	\$131,372	\$1,777	74
Circle Pines (12)	\$1,895	37	\$136,304	\$1,559	90	Plymouth (284)	\$1,695	73	\$224,403	\$2,527	31
Columbia Hts (13)	\$1,669	79	\$116,248	\$1,110	108	Richfield (280)	\$1,863	40	\$139,021	\$1,570	89
Columbus Twp (831)	\$1,763	61	\$181,347	\$2,048	53	Robbinsdale (281)	\$2,188	11	\$119,991	\$1,548	91
Coon Rapids (11)	\$1,750	67	\$136,501	\$1,438	98	Rogers (728)	\$2,133	14	\$192,507	\$2,642	28
East Bethel (15)	\$1,438	100	\$155,767	\$1,391	101	Shorewood (276)	\$2,045	24	\$330,598	\$4,623	6
Fridley (14)	\$1,796	57	\$135,596	\$1,466	97	St. Anthony (282)	\$2,070	21	\$153,369	\$1,969	59
Ham Lake (11)	\$1,604	85	\$194,936	\$2,035	55	St. Louis Park (283)	\$2,058	23	\$155,234	\$1,986	58
Lino Lakes (12)	\$1,858	42	\$195,900	\$2,359	37	Wayzata (284)	\$1,763	62	\$429,525	\$5,955	2
Linwood Twp (831)	\$1,673	77	\$156,527	\$1,628	84	<b>RAMSEY COUNTY</b>					
Oak Grove (15)	\$1,532	93	\$177,374	\$1,739	75	Arden Hills (621)	\$1,569	90	\$204,697	\$2,112	45
Ramsey (11)	\$1,858	43	\$171,176	\$2,014	56	Falcon Heights (623)	\$1,695	74	\$180,369	\$1,958	61
Spring Lake Pk (16)	\$1,973	29	\$129,685	\$1,529	92	Lauderdale (623)	\$1,802	56	\$117,316	\$1,222	107
St. Francis (15)	\$1,633	84	\$143,126	\$1,421	99	Little Canada (623)	\$1,755	66	\$149,927	\$1,620	85
<b>CARVER COUNTY</b>						Maplewood (622)	\$2,142	13	\$154,751	\$2,060	51
Chanhassen (112)	\$2,257	6	\$244,797	\$3,651	9	Mounds View (621)	\$1,813	54	\$137,057	\$1,500	94
Chaska (112)	\$1,845	46	\$186,835	\$2,030	38	New Brighton (621)	\$1,760	63	\$171,914	\$1,919	66
Norwood						North Oaks (621)	\$1,341	104	\$472,207	\$4,632	5
Young America (108)	\$1,817	53	\$118,638	\$1,250	106	North St. Paul (622)	\$1,953	33	\$135,853	\$1,602	86
Victoria (112)	\$2,098	19	\$270,086	\$2,908	17	Roseville (623)	\$1,677	75	\$160,884	\$1,687	79
Waconia (110)	\$1,877	38	\$169,627	\$2,012	57	Shoreview (621)	\$1,646	81	\$183,356	\$1,942	63
Watertown (111)	\$1,819	52	\$137,995	\$1,518	93	St. Paul (625)	\$1,969	30	\$121,997	\$1,413	100
<b>DAKOTA COUNTY</b>						Vadnais Hts (624)	\$1,745	69	\$174,725	\$1,939	65
Apple Valley (196)	\$1,785	59	\$181,946	\$2,080	48	White Bear Lk (624)	\$1,822	51	\$151,803	\$1,710	77
Burnsville (191)	\$1,758	65	\$171,055	\$1,906	67	White Bear Twp (624)	\$1,767	60	\$183,411	\$2,080	49
Eagan (196)	\$1,600	87	\$189,719	\$1,966	60	<b>SCOTT COUNTY</b>					
Farmington (192)	\$1,808	55	\$159,478	\$1,802	73	Belle Plaine (716)	\$1,748	68	\$130,840	\$1,361	102
Hastings (200)	\$1,575	89	\$152,928	\$1,488	95	Credit River Twp (719)	\$1,430	101	\$248,829	\$2,431	33
Inver Grove Hts (199)	\$1,589	88	\$179,809	\$1,832	71	Jordan (717)	\$2,003	27	\$134,798	\$1,629	83
Lakeville (194)	\$1,602	86	\$207,676	\$2,190	41	New Market Twp (194)	\$1,495	96	\$266,842	\$2,741	23
Mendota Hts (197)	\$1,260	106	\$254,190	\$2,221	39	Prior Lake (719)	\$2,075	20	\$197,283	\$2,645	27
Rosemount (196)	\$2,031	25	\$182,560	\$2,371	35	Savage (191)	\$1,955	32	\$195,231	\$2,468	32
S. St. Paul (996)	\$1,732	71	\$124,413	\$1,264	105	Shakopee (720)	\$1,638	83	\$164,664	\$1,697	78
W. St. Paul (197)	\$1,427	102	\$144,586	\$1,330	103	Spring Lake Twp (719)	\$1,540	92	\$234,252	\$2,428	34
<b>HENNEPIN COUNTY</b>						<b>WASHINGTON COUNTY</b>					
Bloomington (271)	\$1,720	72	\$177,309	\$1,946	62	Afton (834)	\$1,505	95	\$271,478	\$2,814	21
Brooklyn Ctr (279)	\$2,584	1	\$113,750	\$1,730	76	Bayport (834)	\$1,825	50	\$163,035	\$1,866	69
Brooklyn Pk (279)	\$2,421	2	\$141,695	\$2,102	47	Cottage Grove (833)	\$2,024	26	\$151,995	\$1,904	68
Champlin (11)	\$2,100	18	\$165,074	\$2,178	42	Forest Lake (831)	\$1,548	91	\$181,227	\$1,802	72
Corcoran (877)	\$1,960	31	\$227,605	\$2,946	16	Grant (832)	\$1,320	105	\$322,930	\$3,042	14
Crystal (281)	\$2,117	16	\$124,887	\$1,571	88	Hugo (624)	\$1,652	80	\$191,151	\$2,046	54
Dayton (11)	\$2,295	4	\$193,601	\$2,855	19	Lake Elmo (834)	\$1,511	94	\$275,185	\$2,867	18
Deephaven (276)	\$1,856	44	\$419,242	\$5,461	1	Mahtomedi (832)	\$1,670	78	\$227,864	\$2,537	30
Eden Prairie (272)	\$1,864	39	\$252,238	\$3,153	12	May Twp (834)	\$1,341	103	\$289,634	\$2,728	24
Edina (273)	\$1,862	41	\$281,494	\$3,558	10	New Scandia Twp (831)	\$1,641	82	\$217,924	\$2,370	36
Excelsior (276)	\$2,118	15	\$221,121	\$3,069	13	Newport (833)	\$2,151	12	\$140,637	\$1,845	70
Golden Valley (281)	\$2,217	10	\$188,833	\$2,684	25	Oak Park Heights (834)	\$1,673	76	\$159,432	\$1,666	81
Greenfield (883)	\$2,002	28	\$241,632	\$3,213	11	Oakdale (622)	\$1,793	58	\$149,290	\$1,648	82
Hopkins (270)	\$2,249	7	\$151,642	\$2,111	46	St. Paul Park (833)	\$1,841	48	\$121,457	\$1,308	104
Independence (879)	\$2,116	17	\$310,847	\$4,462	7	Stillwater (834)	\$1,897	36	\$180,935	\$2,193	40
Maple Grove (279)	\$2,221	9	\$192,444	\$2,746	22	Stillwater Twp (834)	\$1,470	98	\$290,921	\$2,977	15
Medina (278)	\$1,449	99	\$413,360	\$4,335	8	West Lakeland Twp (834)	\$1,183	107	\$312,500	\$2,665	26
Minneapolis (991)	\$2,346	3	\$136,147	\$1,940	64	Woodbury (833)	\$1,937	35	\$205,905	\$2,600	29
Minnetonka (270)	\$1,845	47	\$230,297	\$2,819	20	<b>AVERAGES</b>					
							\$1,816		\$197,062	\$2,268	

Source: Minnesota Department of Revenue; calculations by the Citizens League

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burden of these referendum taxes.) To calculate these “market-rate referenda” taxes, we took the referendum tax rate provided by the Department of Revenue, divided by 100, and then multiplied the quotient by the assessed market value to arrive at the amount of taxes paid. Referendum tax rates generally cover operating levies approved by the voters, but do not include referenda passed to support bond issuances for facilities. Since those referenda are based on tax capacity, they are included in the school district’s local tax rate. This means that our number for total taxes from referenda does not include all voter-approved taxes. This year, we have added the taxes from referendum tax rates into our city tax totals in Tables 3 and 4. Only 28 of the 140 cities in our survey collect referendum taxes and the

most collected by a city in this manner was \$41 on a \$100,000 home and \$124 on a \$160,000 home. One county in our survey, Dakota County, has market-rate referenda.

▲ We subtracted the market value credit.

In each case, we took the assessed market value over \$76,000 and divided by 10,000. We then took the quotient and multiplied by nine to determine the amount to subtract from the maximum market value credit of \$304. In some communities, the assessed market value of an average home was too high (over \$414,000) to receive any market value credit.

▲ We subtracted the taconite homestead credit.

For communities on the Iron Range whose homeowners qualify for the taconite homestead credit (THC), the credit was

calculated and subtracted after the market value credit is deducted. The only community in this year’s survey to qualify for the THC is Hibbing.

▲ We compared taxes of the various taxing districts that make up the total taxes.

For each city we computed separately the taxes for the county, city, school and special taxing districts that make up the total taxes. On our detailed tables (3A and 4A located on our website at [www.citizensleague.net](http://www.citizensleague.net)), we broke down the referendum taxes for school districts, cities and counties. We then ranked the taxes for each taxing district in the 108 metro cities and for the 32 non-metro cities. This gives taxpayers a sense of what portions of their tax bill may be high or low in comparison with other communities.

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**TABLE 3: 2002 TAXES BY TAXING DISTRICT FOR SELECTED METRO CITIES**

\$160,000 HOME Community (school district)	County Tax	County Rank	City Tax	City Rank	School Tax	School Rank	Special District Tax	Special District Rank	Total Tax	2003 Tax Rank
Brooklyn Center (279)	\$810	4	\$929	6	\$929	3	\$144	20	\$2,584	1
Brooklyn Park (279)	\$810	4	\$765	17	\$929	2	\$146	10	\$2,421	2
Minneapolis (991)	\$717	6	\$1,025	2	\$660	63	\$172	2	\$2,346	3
Dayton (11)	\$810	4	\$862	9	\$756	26	\$96	64	\$2,295	4
New Hope (281)	\$810	4	\$797	14	\$761	22	\$124	38	\$2,263	5
St. Paul (625)	\$801	5	\$605	52	\$673	58	\$118	42	\$1,969	30
May Township (834)	\$533	14	\$192	105	\$714	39	\$129	30	\$1,341	104
Grant (832)	\$533	14	\$205	104	\$737	33	\$72	98	\$1,320	105
Mendota Heights (197)	\$534	12	\$453	81	\$432	103	\$84	79	\$1,260	106
West Lakeland Township (83)	\$533	14	\$65	108	\$714	39	\$98	62	\$1,183	107
Burns Township (15)	\$616	9	\$219	102	\$464	91	\$74	92	\$1,144	108
Average Taxes	\$697		\$578		\$658		\$108		\$1,816	
Number of Rankings		16		108		108		108		108
Range of Taxes	\$473-\$874		\$65-\$1,048		\$248-\$929		\$52-\$184		\$1,144-\$2,584	

Source: Minnesota Department of Revenue; calculations by the Citizens League

**TABLE 4: 2002 TAXES BY TAXING DISTRICT FOR SELECTED NON-METRO CITIES**

\$100,000 Home Community (school district)	County Tax	County Rank	City Tax	City Rank	School Tax	School Rank	Special District Tax	Special District Rank	Total Tax	2003 Tax Rank
Cloquet (94)	\$807	3	\$501	6	\$324	14	\$2	29	\$1,353	1
Bemidji (31)	\$891	1	\$321	24	\$349	10	\$5	25	\$1,284	2
Red Wing (256)	\$599	10	\$655	2	\$285	18	\$20	7	\$1,276	3
Sauk Rapids (47)	\$731	7	\$390	14	\$419	4	\$16	9	\$1,274	4
Hutchinson (423)	\$624	8	\$569	4	\$273	19	\$14	13	\$1,198	5
Duluth (709)	\$815	2	\$290	26	\$162	30	\$56	1	\$1,041	16
Winona (861)	\$495	21	\$288	27	\$258	24	\$4	26	\$763	28
Brainerd (181)	\$347	32	\$373	16	\$292	17	\$14	15	\$743	29
Alexandria (206)	\$539	14	\$344	22	\$138	32	\$3	28	\$741	30
Faribault (656)	\$360	31	\$238	31	\$349	11	\$37	3	\$703	31
Austin (492)	\$412	26	\$267	29	\$255	25	\$14	14	\$666	32
Average Taxes	\$555		\$398		\$311		\$14		\$995	
Number of Rankings		32		32		32		30		32
Range of Taxes	\$347-\$891		\$225-\$685		\$138-\$493		\$0-\$56		\$666-\$1,353	

Source: Minnesota Department of Revenue; calculations by the Citizens League