TABLE 1A: 2004-2005 TAXES ON AVERAGE VALUE HOMES IN 112 METROPOLITAN COMMUNITIES*

Ranked by Effective Tax Rate**

Community (School District)	Pop. (2004)	2005 # of Homes	2005 Res. Home. Market Value	2004 Average MV	2005 Average MV	2004-05 Percent Change	2004-05 Dollar Change	2004 Property tax	2005 Property tax	2004-05 Percent Change	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
ANOKA COUNTY														
Andover (11)	29,262	8,682	$2,015,748,380	$207,757	$232,176	11.8%	$24,419	$2,010	$2,262	12.6%	0.97%	88	0.97%	81
Anoka (11)	18,150	4,124	$710,683,600	$151,905	$172,329	13.4%	$20,424	$1,559	$1,729	10.9%	1.03%	75	1.00%	70
Blaine (11)	51,002	14,932	$2,859,822,680	$168,775	$191,523	13.5%	$22,748	$1,673	$1,882	12.5%	0.99%	82	0.98%	77
Burns Twp (15)	4,110	1,149	$285,979,860	$219,005	$248,895	13.6%	$29,890	$1,598	$1,797	12.5%	0.73%	111	0.72%	110
Centerville (12)	3,644	1,189	$246,448,100	$182,756	$207,273	13.4%	$24,517	$2,277	$2,583	13.4%	1.25%	21	1.25%	14
Circle Pines (12)	4,950	1,725	$299,279,880	$151,902	$173,496	14.2%	$21,594	$1,760	$2,045	16.2%	1.16%	37	1.18%	21
Columbia Heights (13)	18,600	5,665	$844,669,400	$129,839	$149,103	14.8%	$19,264	$1,304	$1,474	13.0%	1.00%	80	0.99%	76
Columbus Twp (831)	4,120	1,288	$295,840,480	$201,901	$229,690	13.8%	$27,789	$2,066	$2,208	6.9%	1.02%	76	0.96%	84
Coon Rapids (11)	62,243	18,468	$3,210,213,560	$152,889	$173,826	13.7%	$20,937	$1,438	$1,630	13.4%	0.94%	92	0.94%	90
East Bethel (15)	11,405	3,446	$673,566,300	$175,075	$195,463	11.6%	$20,388	$1,507	$1,629	8.1%	0.86%	104	0.83%	106
Fridley (14)	27,088	7,284	$1,259,849,120	$152,137	$172,961	13.7%	$20,824	$1,496	$1,775	18.7%	0.98%	85	1.03%	60
Ham Lake (11)	14,508	4,288	$1,056,517,220	$217,984	$246,389	13.0%	$28,405	$1,956	$2,278	16.5%	0.90%	99	0.92%	94
Lino Lakes (12)	18,725	5,345	$1,307,398,000	$218,517	$244,602	11.9%	$26,085	$2,506	$2,823	12.7%	1.15%	40	1.15%	29
Linwood Twp (831)	4,900	1,537	$309,273,380	$178,374	$201,219	12.8%	$22,845	$1,553	$2,027	30.5%	0.87%	103	1.01%	67
Oak Grove (15)	7,455	2,329	$515,901,100	$196,304	$221,512	12.8%	$25,208	$1,827	$2,000	9.5%	0.93%	94	0.90%	96
Ramsey (11)	20,040	6,291	$1,315,996,660	$190,313	$209,187	9.9%	$18,874	$1,977	$2,163	9.4%	1.04%	69	1.03%	57
Spring Lake Park (16)	6,805	1,945	$319,898,300	$144,707	$164,472	13.7%	$19,765	$1,623	$1,823	12.3%	1.12%	48	1.11%	41
St. Francis (15)	6,500	1,757	$313,583,320	$160,295	$178,477	11.3%	$18,182	$1,415	$1,655	17.0%	0.88%	102	0.93%	92
CARVER COUNTY														
Chanhassen (112)	22,042	6,787	$2,058,212,260	$270,324	$303,258	12.2%	$32,934	$3,858	$3,895	1.0%	1.43%	4	1.28%	9
Chaska (112)	21,478	5,156	$1,212,360,020	$209,342	$235,136	12.3%	$25,794	$2,489	$2,606	4.7%	1.19%	33	1.11%	42
Laketown Twp (110)	2,300	509	$149,105,980	--------	$292,939	-----	--------	--------	$2,702	-------	--------	----	0.92%	(95)
Norwood Young America (108)	3,340	912	$139,082,300	$130,854	$152,503	16.5%	$21,649	$1,482	$1,530	3.3%	1.13%	44	1.00%	69
Victoria (112)	5,480	1,771	$600,728,280	$298,152	$339,203	13.8%	$41,051	$4,311	$4,609	6.9%	1.45%	1	1.36%	2
Waconia (110)	8,622	2,593	$560,717,560	$194,709	$216,243	11.1%	$21,534	$2,123	$2,357	11.0%	1.09%	60	1.09%	48
Watertown (111)	3,750	982	$173,005,300	$157,902	$176,176	11.6%	$18,274	$1,746	$1,766	1.1%	1.11%	52	1.00%	71
DAKOTA COUNTY														
Apple Valley (196)	48,875	15,257	$3,458,945,700	$202,341	$226,712	12.0%	$24,371	$2,182	$2,324	6.5%	1.08%	62	1.03%	61
Burnsville (191)	61,425	15,949	$3,413,543,140	$190,744	$214,029	12.2%	$23,285	$1,938	$2,099	8.3%	1.02%	78	0.98%	78
Eagan (196)	65,764	18,985	$4,486,715,620	$212,303	$236,330	11.3%	$24,027	$2,082	$2,228	7.0%	0.98%	86	0.94%	88
Farmington (192)	16,775	5,490	$1,109,857,940	$179,474	$202,160	12.6%	$22,686	$1,859	$2,176	17.0%	1.04%	71	1.08%	51
Hastings (200)	20,546	5,655	$1,079,271,180	$171,265	$190,853	11.4%	$19,588	$1,964	$2,017	2.7%	1.15%	41	1.06%	53
Inver Grove Hts (199)	32,193	8,925	$2,015,936,840	$202,100	$225,875	11.8%	$23,775	$1,891	$1,961	3.7%	0.94%	93	0.87%	102
Lakeville (194)	49,097	13,816	$3,547,615,660	$233,059	$256,776	10.2%	$23,717	$2,467	$2,616	6.0%	1.06%	66	1.02%	63
Mendota Hts (197)	11,720	3,862	$1,236,090,360	$280,726	$320,065	14.0%	$39,339	$2,340	$2,874	22.8%	0.83%	109	0.90%	98
Ravenna Twp (200)	2,428	727	$189,776,960	$224,899	$261,041	16.1%	$36,142	$1,917	$1,984	3.5%	0.85%	108	0.76%	109
Rosemount (196)	17,740	5,283	$1,230,132,080	$208,455	$232,847	11.7%	$24,392	$2,520	$2,591	2.8%	1.21%	28	1.11%	38
S. St. Paul (996)	20,249	5,852	$944,326,080	$140,102	$161,368	15.2%	$21,266	$1,536	$1,549	0.9%	1.10%	58	0.96%	85
W. St. Paul (197)	19,481	5,197	$959,334,360	$162,064	$184,594	13.9%	$22,530	$1,431	$1,784	24.7%	0.88%	101	0.97%	83

Community (School District)	Pop. (2004)	2005 # of Homes	2005 Res. Home. Market Value	2004 Average MV	2005 Average MV	2004-05 Percent Change	2004-05 Dollar Change	2004 Property tax	2005 Property tax	2004-05 Percent Change	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
HENNEPIN COUNTY														
Bloomington (271)	85,442	25,540	$5,704,391,700	$198,155	$223,351	12.7%	$25,196	$2,243	$2,442	8.9%	1.13%	45	1.09%	47
Brooklyn Center (279)	29,005	7,824	$1,155,760,600	$127,978	$147,720	15.4%	$19,742	$1,714	$1,944	13.4%	1.34%	9	1.32%	8
Brooklyn Pk (279)	68,992	18,935	$3,543,410,660	$163,964	$187,135	14.1%	$23,171	$2,091	$2,288	9.4%	1.28%	15	1.22%	16
Champlin (11)	23,659	7,245	$1,530,671,100	$186,963	$211,273	13.0%	$24,310	$2,174	$2,388	9.8%	1.16%	36	1.13%	34
Corcoran (877)	5,875	1,506	$435,911,280	$256,781	$289,450	12.7%	$32,669	$3,263	$3,386	3.8%	1.27%	16	1.17%	26
Crystal (281)	22,831	7,301	$1,185,658,200	$140,946	$162,397	15.2%	$21,451	$1,828	$2,010	9.9%	1.30%	14	1.24%	15
Dayton (11)	4,964	1,261	$314,249,900	$218,846	$249,207	13.9%	$30,361	$2,715	$3,009	10.8%	1.24%	23	1.21%	18
Deephaven (276)	3,900	1,307	$704,667,600	$472,947	$539,149	14.0%	$66,202	$5,713	$6,243	9.3%	1.21%	29	1.16%	28
Eden Prairie (272)	60,460	17,527	$5,499,793,440	$283,440	$313,790	10.7%	$30,350	$3,301	$3,661	10.9%	1.17%	35	1.17%	27
Edina (273)	48,050	16,103	$5,778,823,540	$315,587	$358,866	13.7%	$43,279	$3,798	$4,039	6.3%	1.20%	30	1.13%	36
Excelsior (276)	2,400	490	$142,162,720	$249,496	$290,128	16.3%	$40,632	$3,236	$3,620	11.9%	1.30%	13	1.25%	13
Golden Valley (281)	20,674	7,373	$1,770,976,898	$212,347	$240,198	13.1%	$27,851	$3,049	$3,260	6.9%	1.44%	3	1.36%	4
Greenfield (883)	2,820	696	$216,678,260	$274,709	$311,319	13.3%	$36,610	$3,474	$3,461	-0.4%	1.27%	17	1.11%	39
Hassan Twp (728)	2,600	758	$206,830,020	$253,053	$272,863	7.8%	$19,810	$2,814	$3,144	11.7%	1.11%	51	1.15%	30
Hopkins (270)	17,675	3,584	$701,959,620	$169,904	$195,859	15.3%	$25,955	$2,341	$2,452	4.7%	1.38%	7	1.25%	12
Independence (879)	3,605	1,031	$420,315,100	$355,060	$407,677	14.8%	$52,617	$4,881	$5,536	13.4%	1.38%	8	1.36%	3
Maple Grove (279)	56,754	18,649	$4,550,190,740	$216,570	$243,991	12.7%	$27,421	$2,632	$2,864	8.8%	1.22%	27	1.17%	22
Medina (278)	4,650	1,313	$700,260,200	$463,134	$533,328	15.2%	$70,194	$4,462	$4,771	6.9%	0.96%	89	0.89%	99
Minneapolis (991)	382,400	82,006	$14,809,169,000	$154,447	$180,586	16.9%	$26,139	$2,222	$2,467	11.0%	1.44%	2	1.37%	1
Minnetonka (270)	51,480	16,269	$4,696,047,580	$257,213	$288,650	12.2%	$31,437	$3,053	$3,252	6.5%	1.19%	34	1.13%	35
Minnetrista (277)	5,250	1,657	$753,723,040	$413,916	$454,872	9.9%	$40,956	$4,560	$5,001	9.7%	1.10%	54	1.10%	45
Mound (277)	9,740	3,267	$776,898,400	$207,059	$237,802	14.8%	$30,743	$2,318	$2,676	15.5%	1.12%	50	1.13%	37
New Hope (281)	20,748	4,824	$901,271,800	$165,178	$186,831	13.1%	$21,653	$2,333	$2,465	5.6%	1.41%	5	1.32%	7
Orono (278)	7,728	2,595	$1,544,918,820	$519,833	$595,344	14.5%	$75,511	$5,122	$5,536	8.1%	0.99%	84	0.93%	91
Osseo (279)***	2,522	653	$105,551,500	$147,262	$161,641	9.8%	$14,379	$1,693	$1,792	5.9%	1.15%	39	1.11%	40
Plymouth (284)	70,682	20,331	$5,653,548,540	$247,590	$278,075	12.3%	$30,485	$2,723	$2,918	7.2%	1.10%	56	1.05%	55
Richfield (280)	34,496	10,164	$1,811,718,200	$155,441	$178,249	14.7%	$22,808	$1,767	$1,966	11.2%	1.14%	43	1.10%	44
Robbinsdale (281)	13,950	4,419	$681,822,300	$134,511	$154,293	14.7%	$19,782	$1,753	$1,858	6.0%	1.30%	12	1.20%	19
Rogers (728)	5,760	2,039	$467,659,900	$210,407	$229,357	9.0%	$18,950	$2,793	$3,037	8.7%	1.33%	10	1.32%	6
Shorewood (276)	7,625	2,484	$1,044,795,640	$374,491	$420,610	12.3%	$46,119	$4,928	$5,273	7.0%	1.32%	11	1.25%	11
St. Anthony (282)	7,855	2,321	$457,618,120	$172,309	$197,164	14.4%	$24,855	$2,426	$2,612	7.7%	1.26%	6	1.32%	5
St. Louis Pk (283)	44,511	13,308	$2,667,681,580	$174,469	$200,457	14.9%	$25,988	$2,198	$2,438	10.9%	1.41%	18	1.22%	17
Wayzata (284)	4,070	1,126	$617,292,300	$484,419	$548,217	13.2%	$63,798	$5,779	$6,261	8.3%	1.19%	31	1.14%	33
RAMSEY COUNTY														
Arden Hills (621)	9,620	2,322	$604,024,260	$228,408	$260,131	13.9%	$31,723	$2,570	$2,739	6.6%	1.13%	47	1.05%	54
Falcon Hts (623)	5,560	1,231	$281,660,000	$201,105	$228,806	13.8%	$27,701	$2,165	$2,308	6.6%	1.08%	65	1.01%	66
Lauderdale (623)	2,330	584	$88,200,200	$131,918	$151,028	14.5%	$19,110	$1,363	$1,500	10.0%	1.03%	72	0.99%	73
Little Canada (623)	9,890	2,378	$460,944,040	$169,690	$193,837	14.2%	$24,147	$1,827	$1,978	8.3%	1.08%	64	1.02%	62
Maplewood (622)	35,892	10,056	$1,995,750,280	$173,940	$198,464	14.1%	$24,524	$2,145	$2,364	10.2%	1.23%	25	1.19%	20
Mounds View (621)	12,865	2,999	$521,881,600	$152,890	$174,019	13.8%	$21,129	$1,915	$2,184	14.0%	1.25%	20	1.25%	10
N. St. Paul (622)	12,273	3,348	$584,819,740	$152,826	$174,677	14.3%	$21,851	$1,679	$1,873	11.5%	1.22%	57	1.07%	52
New Brighton (621)	22,333	5,687	$1,234,036,180	$191,625	$216,992	13.2%	$25,367	$2,334	$2,494	6.9%	1.05%	26	1.15%	31
North Oaks (621)	4,200	1,405	$832,201,200	$520,440	$592,314	13.8%	$71,874	$5,466	$5,865	7.3%	1.10%	68	0.99%	75
Roseville (623)	34,080	9,900	$2,020,007,020	$178,867	$204,748	14.5%	$25,881	$1,928	$2,142	11.1%	1.08%	63	1.05%	56

Community (School District)	Pop. (2004)	2005 # of Homes	2005 Res. Home. Market Value	2004 Average MV	2005 Average MV	2004-05 Percent Change	2004-05 Dollar Change	2004 Property tax	2005 Property tax	2004-05 Percent Change	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
RAMSEY COUNTY (cont.)														
Shoreview (621)	26,381	8,883	$2,076,111,300	$205,311	$233,717	13.8%	$28,406	$2,348	$2,520	7.3%	1.14%	42	1.08%	50
St. Paul (625)	287,410	60,991	$9,891,478,040	$138,860	$162,179	16.8%	$23,319	$1,571	$1,675	6.6%	1.13%	46	1.03%	58
Vadnais Hts (624)	13,270	4,114	$902,698,740	$193,381	$219,421	13.5%	$26,040	$2,103	$2,208	5.0%	1.09%	61	1.01%	68
White Bear Lk (624)	24,922	7,208	$1,409,443,820	$170,151	$195,539	14.9%	$25,388	$1,864	$1,981	6.3%	1.10%	59	1.01%	65
White Bear Twp (624)	11,800	4,043	$955,996,720	$207,512	$236,457	13.9%	$28,945	$2,294	$2,428	5.9%	1.11%	53	1.03%	59
SCOTT COUNTY														
Belle Plaine (716)	5,300	1,693	$286,823,500	$150,361	$169,417	12.7%	$19,056	$1,533	$1,652	7.8%	1.02%	77	0.98%	80
Cedar Lake Twp (721)	2,570	687	$215,809,040	$277,355	$314,133	13.3%	$36,778	$2,378	$2,877	21.0%	0.86%	105	0.92%	95
Credit River Twp (719)	4,405	1,314	$443,134,600	$288,097	$337,241	17.1%	$49,144	$2,712	$3,031	11.8%	0.94%	91	0.90%	97
Jordan (717)	4,544	1,171	$206,845,800	$156,460	$176,640	12.9%	$20,180	$1,752	$2,019	15.3%	1.12%	49	1.14%	32
New Market Twp (194)	3,500	908	$308,558,620	$301,995	$339,822	12.5%	$37,827	$2,888	$2,826	-2.1%	0.96%	90	0.83%	107
Prior Lake (719)	21,156	6,356	$1,555,646,280	$221,931	$244,752	10.3%	$22,821	$2,787	$2,869	2.9%	1.26%	19	1.17%	23
Savage (191)	24,018	7,426	$1,766,202,160	$216,057	$237,840	10.1%	$21,783	$2,679	$2,785	3.9%	1.24%	24	1.17%	24
Shakopee (720)	28,913	8,683	$1,794,067,420	$185,473	$206,618	11.4%	$21,145	$1,814	$2,054	13.2%	0.98%	87	0.99%	72
Spring Lake Twp (719)	3,880	1,050	$320,972,800	$266,801	$305,688	14.6%	$38,887	$2,642	$2,898	9.7%	0.99%	83	0.95%	87
WASHINGTON COUNTY														
Afton (834)	2,945	938	$328,628,260	$305,343	$350,350	14.7%	$45,007	$2,755	$3,246	17.8%	0.90%	96	0.93%	93
Bayport (834)	3,132	601	$131,159,400	$184,451	$218,235	18.3%	$33,784	$1,916	$2,137	11.6%	1.04%	70	0.98%	79
Cottage Grove (833)	31,774	9,610	$1,889,895,140	$170,967	$196,659	15.0%	$25,692	$2,036	$2,171	6.6%	1.19%	32	1.10%	43
Forest Lake (831)	16,800	4,731	$1,089,364,920	$203,518	$230,261	13.1%	$26,743	$1,834	$1,938	5.7%	0.90%	97	0.84%	104
Grant (832)	4,180	1,267	$523,016,600	$363,330	$412,799	13.6%	$49,469	$3,105	$3,691	18.9%	0.86%	106	0.89%	100
Hugo (624)	8,760	2,708	$658,077,020	$212,914	$243,012	14.1%	$30,098	$2,195	$2,366	7.8%	1.03%	74	0.97%	82
Lake Elmo (834)	7,790	2,089	$737,752,280	$312,239	$353,160	13.1%	$40,921	$2,780	$3,071	10.5%	0.89%	100	0.87%	101
Mahtomedi (832)	8,105	2,308	$671,308,260	$257,763	$290,861	12.8%	$33,098	$2,659	$2,952	11.0%	1.03%	73	1.01%	64
May Twp (834)	3,070	845	$312,917,720	$326,709	$370,317	13.3%	$43,608	$2,788	$3,020	8.3%	0.85%	107	0.82%	108
New Scandia Twp (831)	3,970	1,164	$330,578,460	$241,563	$284,002	17.6%	$42,439	$2,448	$2,387	-2.5%	1.01%	79	0.84%	105
Newport (833)	3,700	932	$169,502,060	$158,160	$181,869	15.0%	$23,709	$1,969	$2,129	8.1%	1.25%	22	1.17%	25
Oak Park Hts (834)	4,633	1,086	$217,435,900	$177,987	$200,217	12.5%	$22,230	$1,648	$1,880	14.1%	0.93%	95	0.94%	89
Oakdale (622)	27,657	8,442	$1,603,635,220	$167,313	$189,959	13.5%	$22,646	$1,666	$1,810	8.7%	1.00%	81	0.95%	86
St. Paul Park (833)	5,052	1,450	$228,088,300	$136,786	$157,302	15.0%	$20,516	$1,442	$1,561	8.2%	1.05%	67	0.99%	74
Stillwater (834)	17,215	5,134	$1,197,933,620	$203,249	$233,333	14.8%	$30,084	$2,239	$2,553	14.0%	1.10%	55	1.09%	46
Stillwater Twp (834)	2,600	758	$282,507,560	$326,324	$372,701	14.2%	$46,377	$2,938	$3,213	9.4%	0.90%	98	0.86%	103
W. Lakeland Twp (834)	3,825	1,182	$460,633,060	$346,747	$389,706	12.4%	$42,959	$2,540	$2,748	8.2%	0.73%	110	0.71%	111
Woodbury (833)	50,050	15,882	$4,115,019,000	$231,825	$259,100	11.8%	$27,275	$2,667	$2,810	5.3%	1.15%	38	1.08%	49

* = Cities and towns in the metropolitan area with 2,300 or more in population in 2004.

** = The effective tax rate is the percent of market value paid in property taxes.

*** = Osseo's city tax rate includes a sewer tax rate that is typically paid through special assessment in other cities. The inclusion of this rate increases Osseo's effective tax rate.