

**TABLE 1B: 2005 TAXES BY LEVEL OF GOVERNMENT ON AVERAGE VALUE HOMES IN 112 METROPOLITAN COMMUNITIES\***

Ranked by Effective Tax Rate (ETR)\*\*

Community (School District)	Average Market Value	County Total Tax	County Total ETR	County Total Rank	City Total Tax	City Total ETR	City Total Rank	School Total Tax	School Total ETR	School Total Rank	Spec. Dist. Tax	Spec. Dist. Rate	Spec. Dist. Rank	Total Local Tax	Pre- Credit ETR	Pre- Credit Rank	Final Prop. Tax	Final Effective Tax Rate	Final Tax Rank
Minneapolis (991)	\$180,586	\$707	0.39%	6	\$1,162	0.64%	1	\$655	0.36%	46	\$154	0.09%	21	\$2,677	1.48%	1	\$2,467	1.366%	1
Victoria (112)	\$339,203	\$1,496	0.44%	4	\$1,390	0.41%	28	\$1,644	0.48%	1	\$146	0.04%	93	\$4,676	1.38%	8	\$4,609	1.359%	2
Independence (879)	\$407,677	\$1,801	0.44%	3	\$1,806	0.44%	20	\$1,700	0.42%	24	\$235	0.06%	56	\$5,542	1.36%	10	\$5,536	1.358%	3
Golden Valley (281)	\$240,198	\$1,061	0.44%	3	\$1,088	0.45%	18	\$1,082	0.45%	10	\$186	0.08%	25	\$3,416	1.42%	5	\$3,260	1.357%	4
St. Anthony (282)	\$197,164	\$871	0.44%	3	\$977	0.50%	10	\$745	0.38%	37	\$213	0.11%	1	\$2,807	1.42%	4	\$2,612	1.325%	5
Rogers (728)	\$229,357	\$1,013	0.44%	3	\$964	0.42%	26	\$1,093	0.48%	4	\$132	0.06%	56	\$3,203	1.40%	6	\$3,037	1.324%	6
New Hope (281)	\$186,831	\$825	0.44%	3	\$865	0.46%	17	\$841	0.45%	10	\$138	0.07%	29	\$2,669	1.43%	3	\$2,465	1.319%	7
Brooklyn Center (279)	\$147,720	\$653	0.44%	3	\$808	0.55%	4	\$596	0.40%	29	\$127	0.09%	17	\$2,184	1.48%	2	\$1,944	1.316%	8
Chanhassen (112)	\$303,258	\$1,338	0.44%	4	\$1,016	0.34%	55	\$1,470	0.48%	1	\$171	0.06%	64	\$3,994	1.32%	15	\$3,895	1.284%	9
Mounds View (621)	\$174,019	\$856	0.49%	1	\$817	0.47%	16	\$596	0.34%	65	\$129	0.07%	28	\$2,400	1.38%	7	\$2,184	1.255%	10
Shorewood (276)	\$420,610	\$1,858	0.44%	3	\$1,254	0.30%	72	\$1,791	0.43%	21	\$364	0.09%	9	\$5,267	1.25%	23	\$5,273	1.254%	11
Hopkins (270)	\$195,859	\$865	0.44%	3	\$959	0.49%	11	\$656	0.34%	78	\$167	0.09%	19	\$2,648	1.35%	12	\$2,452	1.252%	12
Excelsior (276)	\$290,128	\$1,282	0.44%	3	\$964	0.33%	56	\$1,235	0.43%	21	\$251	0.09%	9	\$3,732	1.29%	19	\$3,620	1.248%	13
Centerville (12)	\$207,273	\$696	0.34%	10	\$1,095	0.53%	5	\$820	0.40%	34	\$156	0.08%	27	\$2,769	1.34%	13	\$2,583	1.246%	14
Crystal (281)	\$162,397	\$717	0.44%	3	\$647	0.40%	32	\$731	0.45%	10	\$140	0.09%	16	\$2,236	1.38%	9	\$2,010	1.238%	15
Brooklyn Pk (279)	\$187,135	\$827	0.44%	3	\$748	0.40%	31	\$754	0.40%	29	\$163	0.09%	8	\$2,492	1.33%	14	\$2,288	1.223%	16
St. Louis Pk (283)	\$200,457	\$885	0.44%	3	\$749	0.37%	41	\$796	0.40%	33	\$200	0.10%	3	\$2,630	1.31%	16	\$2,438	1.216%	17
Dayton (11)	\$249,207	\$1,101	0.44%	3	\$1,016	0.41%	29	\$896	0.36%	49	\$144	0.06%	56	\$3,157	1.27%	21	\$3,009	1.207%	18
Robbinsdale (281)	\$154,293	\$682	0.44%	3	\$583	0.38%	39	\$695	0.45%	10	\$132	0.09%	18	\$2,092	1.36%	11	\$1,858	1.204%	19
Maplewood (622)	\$198,464	\$977	0.49%	1	\$724	0.37%	46	\$729	0.37%	42	\$126	0.06%	34	\$2,558	1.29%	18	\$2,364	1.191%	20
Circle Pines (12)	\$173,496	\$583	0.34%	10	\$884	0.51%	8	\$687	0.40%	34	\$107	0.06%	42	\$2,262	1.30%	17	\$2,045	1.179%	21
Maple Grove (279)	\$243,991	\$1,078	0.44%	3	\$769	0.32%	64	\$984	0.40%	29	\$186	0.08%	26	\$3,016	1.24%	27	\$2,864	1.174%	22
Prior Lake (719)	\$244,752	\$865	0.35%	8	\$902	0.37%	45	\$1,077	0.44%	16	\$177	0.07%	31	\$3,021	1.23%	28	\$2,869	1.172%	23
Savage (191)	\$237,840	\$841	0.35%	7	\$1,151	0.48%	12	\$820	0.34%	63	\$130	0.05%	66	\$2,943	1.24%	26	\$2,785	1.171%	24
Newport (833)	\$181,869	\$520	0.29%	14	\$861	0.47%	14	\$865	0.48%	6	\$89	0.05%	73	\$2,338	1.29%	20	\$2,129	1.171%	25
Corcoran (877)	\$289,450	\$1,279	0.44%	3	\$809	0.28%	78	\$1,243	0.43%	17	\$167	0.06%	56	\$3,498	1.21%	33	\$3,386	1.170%	26
Eden Prairie (272)	\$313,790	\$1,386	0.44%	3	\$986	0.31%	65	\$1,104	0.35%	57	\$275	0.09%	6	\$3,751	1.20%	37	\$3,661	1.167%	27
Deephaven (276)	\$539,149	\$2,382	0.44%	3	\$987	0.18%	98	\$2,295	0.43%	21	\$467	0.09%	9	\$6,131	1.14%	58	\$6,243	1.158%	28
Lino Lakes (12)	\$244,602	\$821	0.34%	10	\$1,033	0.42%	25	\$968	0.40%	34	\$152	0.06%	42	\$2,975	1.22%	32	\$2,823	1.154%	29
Hassan Twp (728)	\$272,863	\$1,205	0.44%	3	\$608	0.22%	90	\$1,300	0.48%	4	\$158	0.06%	56	\$3,271	1.20%	35	\$3,144	1.152%	30
New Brighton (621)	\$216,992	\$1,068	0.49%	1	\$734	0.34%	54	\$743	0.34%	65	\$125	0.06%	51	\$2,672	1.23%	29	\$2,494	1.150%	31
Jordan (717)	\$176,640	\$623	0.35%	9	\$981	0.56%	3	\$555	0.31%	91	\$73	0.04%	100	\$2,233	1.26%	22	\$2,019	1.143%	32
Wayzata (284)	\$548,217	\$2,422	0.44%	3	\$1,447	0.26%	84	\$1,797	0.33%	85	\$475	0.09%	9	\$6,140	1.12%	63	\$6,261	1.142%	33
Champlin (11)	\$211,273	\$933	0.44%	3	\$694	0.33%	58	\$760	0.36%	49	\$183	0.09%	15	\$2,570	1.22%	31	\$2,388	1.130%	34
Minnetonka (270)	\$288,650	\$1,275	0.44%	3	\$872	0.30%	69	\$967	0.34%	78	\$250	0.09%	9	\$3,364	1.17%	45	\$3,252	1.127%	35
Edina (273)	\$358,866	\$1,585	0.44%	3	\$896	0.25%	86	\$1,301	0.36%	47	\$307	0.09%	19	\$4,089	1.14%	54	\$4,039	1.126%	36
Mound (277)	\$237,802	\$1,050	0.44%	3	\$887	0.37%	43	\$659	0.28%	101	\$238	0.10%	2	\$2,835	1.19%	38	\$2,676	1.125%	37
Rosemount (196)	\$232,847	\$674	0.29%	12	\$1,095	0.47%	15	\$864	0.37%	39	\$121	0.05%	68	\$2,754	1.18%	39	\$2,591	1.113%	38
Greenfield (883)	\$311,319	\$1,375	0.44%	3	\$871	0.28%	77	\$1,127	0.36%	48	\$180	0.06%	56	\$3,553	1.14%	53	\$3,461	1.112%	39

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Osseo (279)***	\$161,641	\$714	0.44%	3	\$534	0.33%	57	\$652	0.40%	29	\$119	0.07%	29	\$2,019	1.25%	24	\$1,792	1.109%	40
Spring Lake Park (16)	\$164,472	\$552	0.34%	10	\$848	0.52%	7	\$544	0.33%	80	\$102	0.06%	41	\$2,048	1.24%	25	\$1,823	1.109%	41
Chaska (112)	\$235,136	\$1,037	0.44%	4	\$467	0.20%	95	\$1,140	0.48%	1	\$123	0.05%	67	\$2,767	1.18%	40	\$2,606	1.108%	42
Cottage Grove (833)	\$196,659	\$562	0.29%	14	\$770	0.39%	33	\$936	0.48%	6	\$97	0.05%	73	\$2,367	1.20%	34	\$2,171	1.104%	43
Richfield (280)	\$178,249	\$787	0.44%	3	\$693	0.39%	34	\$542	0.30%	94	\$156	0.09%	7	\$2,178	1.22%	30	\$1,966	1.103%	44
Minnetrista (277)	\$454,872	\$2,009	0.44%	3	\$1,373	0.30%	70	\$1,260	0.28%	101	\$321	0.07%	32	\$4,964	1.09%	72	\$5,001	1.099%	45
Stillwater (834)	\$233,333	\$614	0.26%	16	\$1,205	0.52%	6	\$796	0.34%	70	\$99	0.04%	95	\$2,715	1.16%	46	\$2,553	1.094%	46
Bloomington (271)	\$223,351	\$987	0.44%	3	\$775	0.35%	51	\$632	0.28%	100	\$220	0.10%	4	\$2,614	1.17%	44	\$2,442	1.094%	47
Waconia (110)	\$216,243	\$954	0.44%	5	\$829	0.38%	36	\$669	0.31%	93	\$83	0.04%	106	\$2,535	1.17%	42	\$2,357	1.090%	48
Woodbury (833)	\$259,100	\$741	0.29%	14	\$831	0.32%	62	\$1,233	0.48%	6	\$142	0.05%	65	\$2,949	1.14%	56	\$2,810	1.084%	49
Shoreview (621)	\$233,717	\$1,150	0.49%	1	\$595	0.25%	85	\$800	0.34%	65	\$135	0.06%	51	\$2,682	1.15%	52	\$2,520	1.078%	50
Farmington (192)	\$202,160	\$585	0.29%	13	\$885	0.44%	22	\$821	0.41%	28	\$76	0.04%	107	\$2,366	1.17%	43	\$2,176	1.076%	51
N. St. Paul (622)	\$174,677	\$860	0.49%	1	\$474	0.27%	79	\$642	0.37%	42	\$111	0.06%	34	\$2,088	1.20%	36	\$1,873	1.072%	52
Hastings (200)	\$190,853	\$552	0.29%	12	\$964	0.51%	9	\$606	0.32%	87	\$95	0.05%	72	\$2,217	1.16%	47	\$2,017	1.057%	53
Arden Hills (621)	\$260,131	\$1,280	0.49%	1	\$554	0.21%	91	\$891	0.34%	65	\$150	0.06%	51	\$2,877	1.11%	65	\$2,739	1.053%	54
Plymouth (284)	\$278,075	\$1,228	0.44%	3	\$667	0.24%	87	\$912	0.33%	85	\$234	0.08%	22	\$3,041	1.09%	71	\$2,918	1.049%	55
Roseville (623)	\$204,748	\$1,008	0.49%	1	\$552	0.27%	80	\$675	0.33%	81	\$93	0.05%	84	\$2,330	1.14%	57	\$2,142	1.046%	56
Ramsey (11)	\$209,187	\$702	0.34%	10	\$799	0.38%	37	\$752	0.36%	49	\$93	0.04%	85	\$2,347	1.12%	62	\$2,163	1.034%	57
St. Paul (625)	\$162,179	\$741	0.46%	2	\$500	0.31%	67	\$567	0.35%	58	\$94	0.06%	50	\$1,902	1.17%	41	\$1,675	1.033%	58
White Bear Twp (624)	\$236,457	\$1,164	0.49%	1	\$464	0.20%	96	\$821	0.35%	59	\$137	0.06%	51	\$2,588	1.09%	70	\$2,428	1.027%	59
Fridley (14)	\$172,961	\$581	0.34%	10	\$602	0.35%	50	\$650	0.38%	38	\$159	0.09%	5	\$1,992	1.15%	49	\$1,775	1.026%	60
Apple Valley (196)	\$226,712	\$656	0.29%	12	\$877	0.39%	35	\$841	0.37%	39	\$118	0.05%	68	\$2,493	1.10%	69	\$2,324	1.025%	61
Little Canada (623)	\$193,837	\$954	0.49%	1	\$459	0.24%	89	\$639	0.33%	81	\$123	0.06%	34	\$2,176	1.12%	61	\$1,978	1.021%	62
Lakeville (194)	\$256,776	\$743	0.29%	12	\$820	0.32%	63	\$1,098	0.43%	19	\$96	0.04%	107	\$2,757	1.07%	78	\$2,616	1.019%	63
Mahtomedi (832)	\$290,861	\$832	0.29%	14	\$854	0.29%	75	\$1,204	0.41%	25	\$170	0.06%	48	\$3,062	1.05%	83	\$2,952	1.015%	64
White Bear Lk (624)	\$195,539	\$962	0.49%	1	\$410	0.21%	93	\$679	0.35%	59	\$124	0.06%	34	\$2,177	1.11%	64	\$1,981	1.013%	65
Falcon Hts (623)	\$228,806	\$1,126	0.49%	1	\$480	0.21%	92	\$754	0.33%	81	\$112	0.05%	80	\$2,474	1.08%	76	\$2,308	1.009%	66
Linwood Twp (831)	\$201,219	\$676	0.34%	10	\$874	0.43%	23	\$579	0.29%	96	\$89	0.04%	86	\$2,218	1.10%	67	\$2,027	1.007%	67
Vadnais Hts (624)	\$219,421	\$1,080	0.49%	1	\$447	0.20%	94	\$762	0.35%	59	\$92	0.04%	98	\$2,383	1.09%	74	\$2,208	1.006%	68
Norwood																			
Young America (108)	\$152,503	\$673	0.44%	4	\$690	0.45%	19	\$342	0.22%	108	\$61	0.04%	104	\$1,766	1.16%	48	\$1,530	1.004%	69
Anoka (11)	\$172,329	\$579	0.34%	10	\$647	0.38%	40	\$620	0.36%	49	\$101	0.06%	47	\$1,947	1.13%	59	\$1,729	1.004%	70
Watertown (111)	\$176,176	\$777	0.44%	4	\$777	0.44%	21	\$361	0.20%	111	\$65	0.04%	110	\$1,980	1.12%	60	\$1,766	1.002%	71
Shakopee (720)	\$206,618	\$731	0.35%	7	\$663	0.32%	61	\$750	0.36%	45	\$96	0.05%	83	\$2,240	1.08%	75	\$2,054	0.994%	72
Lauderdale (623)	\$151,028	\$743	0.49%	1	\$407	0.27%	81	\$498	0.33%	81	\$87	0.06%	51	\$1,736	1.15%	50	\$1,500	0.993%	73
St. Paul Park (833)	\$157,302	\$450	0.29%	14	\$515	0.33%	59	\$748	0.48%	6	\$77	0.05%	73	\$1,792	1.14%	55	\$1,561	0.992%	74
North Oaks (621)	\$592,314	\$2,915	0.49%	1	\$510	0.09%	109	\$2,028	0.34%	65	\$247	0.04%	98	\$5,704	0.96%	93	\$5,865	0.990%	75
Columbia Hts (13)	\$149,103	\$466	0.31%	11	\$714	0.48%	13	\$444	0.30%	95	\$87	0.06%	49	\$1,712	1.15%	51	\$1,474	0.989%	76
Blaine (11)	\$191,523	\$643	0.34%	10	\$617	0.32%	60	\$689	0.36%	49	\$133	0.07%	33	\$2,082	1.09%	73	\$1,882	0.982%	77
Burnsville (191)	\$214,029	\$619	0.29%	12	\$813	0.38%	38	\$738	0.34%	63	\$108	0.05%	71	\$2,279	1.06%	79	\$2,099	0.981%	78
Bayport (834)	\$218,235	\$574	0.26%	16	\$900	0.41%	27	\$744	0.34%	70	\$92	0.04%	95	\$2,313	1.06%	81	\$2,137	0.979%	79
Belle Plaine (716)	\$169,417	\$599	0.35%	7	\$985	0.58%	2	\$218	0.13%	112	\$70	0.04%	100	\$1,872	1.10%	66	\$1,652	0.975%	80

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Andover (11)	\$232,176	\$780	0.34%	10	\$722	0.31%	66	\$835	0.36%	49	\$90	0.04%	105	\$2,426	1.04%	85	\$2,262	0.974%	81
Hugo (624)	\$243,012	\$695	0.29%	14	\$873	0.36%	48	\$844	0.35%	59	\$106	0.04%	91	\$2,520	1.04%	86	\$2,366	0.974%	82
W. St. Paul (197)	\$184,594	\$534	0.29%	12	\$781	0.42%	24	\$585	0.32%	89	\$91	0.05%	76	\$1,990	1.08%	77	\$1,784	0.966%	83
Columbus Twp (831)	\$229,690	\$771	0.34%	10	\$802	0.35%	49	\$661	0.29%	96	\$139	0.06%	44	\$2,374	1.03%	88	\$2,208	0.961%	84
S. St. Paul (996)	\$161,368	\$427	0.26%	15	\$596	0.37%	44	\$658	0.41%	27	\$96	0.06%	45	\$1,776	1.10%	68	\$1,549	0.960%	85
Oakdale (622)	\$189,959	\$543	0.29%	14	\$649	0.34%	53	\$698	0.37%	42	\$120	0.06%	38	\$2,012	1.06%	82	\$1,810	0.953%	86
Spring Lake Twp (719)	\$305,688	\$1,081	0.35%	7	\$388	0.13%	106	\$1,346	0.44%	14	\$180	0.06%	46	\$2,995	0.98%	92	\$2,898	0.948%	87
Eagan (196)	\$236,330	\$684	0.29%	12	\$711	0.30%	71	\$877	0.37%	39	\$116	0.05%	76	\$2,388	1.01%	89	\$2,228	0.943%	88
Oak Park Hts (834)	\$200,217	\$573	0.29%	14	\$731	0.36%	47	\$683	0.34%	70	\$85	0.04%	95	\$2,072	1.04%	87	\$1,880	0.939%	89
Coon Rapids (11)	\$173,826	\$584	0.34%	10	\$527	0.30%	68	\$625	0.36%	49	\$110	0.06%	40	\$1,846	1.06%	80	\$1,630	0.938%	90
Orono (278)	\$595,344	\$2,630	0.44%	3	\$968	0.16%	103	\$1,260	0.21%	109	\$515	0.09%	9	\$5,373	0.90%	102	\$5,536	0.930%	91
St. Francis (15)	\$178,477	\$599	0.34%	10	\$726	0.41%	30	\$463	0.26%	103	\$79	0.04%	86	\$1,867	1.05%	84	\$1,655	0.927%	92
Afton (834)	\$350,350	\$1,002	0.29%	14	\$934	0.27%	83	\$1,195	0.34%	70	\$169	0.05%	81	\$3,303	0.94%	97	\$3,246	0.926%	93
Ham Lake (11)	\$246,389	\$827	0.34%	10	\$588	0.24%	88	\$886	0.36%	49	\$127	0.05%	70	\$2,429	0.99%	90	\$2,278	0.925%	94
Laketown Twp (110)	\$292,939	\$1,292	0.44%	4	\$485	0.17%	100	\$907	0.31%	92	\$126	0.04%	93	\$2,811	0.96%	94	\$2,702	0.922%	95
Cedar Lake Twp (721)	\$314,133	\$1,111	0.35%	7	\$382	0.12%	107	\$1,344	0.43%	18	\$130	0.04%	100	\$2,967	0.94%	95	\$2,877	0.916%	96
Oak Grove (15)	\$221,512	\$744	0.34%	10	\$757	0.34%	52	\$574	0.26%	103	\$98	0.04%	86	\$2,173	0.98%	91	\$2,000	0.903%	97
Credit River Twp (719)	\$337,241	\$1,193	0.35%	7	\$283	0.08%	110	\$1,485	0.44%	14	\$140	0.04%	100	\$3,100	0.92%	100	\$3,031	0.899%	98
Mendota Hts (197)	\$320,065	\$926	0.29%	12	\$861	0.27%	82	\$1,014	0.32%	89	\$157	0.05%	76	\$2,958	0.92%	99	\$2,874	0.898%	99
Medina (278)	\$533,328	\$2,356	0.44%	3	\$871	0.16%	101	\$1,129	0.21%	109	\$308	0.06%	56	\$4,664	0.87%	106	\$4,771	0.895%	100
Grant (832)	\$412,799	\$1,181	0.29%	14	\$565	0.14%	105	\$1,709	0.41%	25	\$235	0.06%	63	\$3,692	0.89%	103	\$3,691	0.894%	101
Lake Elmo (834)	\$353,160	\$1,010	0.29%	14	\$684	0.19%	97	\$1,205	0.34%	70	\$224	0.06%	38	\$3,125	0.88%	104	\$3,071	0.870%	102
Inver Grove Hts (199)	\$225,875	\$654	0.29%	12	\$844	0.37%	42	\$522	0.23%	107	\$111	0.05%	76	\$2,130	0.94%	96	\$1,961	0.868%	103
Stillwater Twp (834)	\$372,701	\$1,066	0.29%	14	\$606	0.16%	102	\$1,271	0.34%	70	\$304	0.08%	23	\$3,250	0.87%	107	\$3,213	0.862%	104
Forest Lake (831)	\$230,261	\$659	0.29%	14	\$683	0.30%	73	\$663	0.29%	96	\$99	0.04%	92	\$2,104	0.91%	101	\$1,938	0.842%	105
New Scandia Twp (831)	\$284,002	\$812	0.29%	14	\$796	0.28%	76	\$818	0.29%	96	\$78	0.03%	112	\$2,504	0.88%	105	\$2,387	0.841%	106
East Bethel (15)	\$195,463	\$656	0.34%	10	\$576	0.29%	74	\$507	0.26%	103	\$87	0.04%	86	\$1,825	0.93%	98	\$1,629	0.833%	107
New Market Twp (194)	\$339,822	\$1,202	0.35%	7	\$128	0.04%	111	\$1,453	0.43%	19	\$110	0.03%	111	\$2,893	0.85%	108	\$2,826	0.832%	108
May Twp (834)	\$370,317	\$1,059	0.29%	14	\$432	0.12%	108	\$1,263	0.34%	70	\$302	0.08%	23	\$3,059	0.83%	109	\$3,020	0.816%	109
Ravenna Twp (200)	\$261,041	\$755	0.29%	12	\$439	0.17%	99	\$829	0.32%	87	\$98	0.04%	107	\$2,121	0.81%	110	\$1,984	0.760%	110
Burns Twp (15)	\$248,895	\$836	0.34%	10	\$354	0.14%	104	\$645	0.26%	103	\$111	0.04%	86	\$1,946	0.78%	111	\$1,797	0.722%	111
W. Lakeland Twp (834)	\$389,706	\$1,115	0.29%	14	\$135	0.03%	112	\$1,329	0.34%	70	\$189	0.05%	81	\$2,770	0.71%	112	\$2,748	0.705%	112

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