

TABLE 2A: 2004-2005 TAXES ON AVERAGE VALUE HOMES IN 35 NON-METRO COMMUNITIES*

Ranked by Effective Tax Rate (ETR)**

Community (School District)	Pop. (2004)	2005 # of Homes	2005 Res. Home. Market Value	2005 Average MV	2004-05 % Change in MV	2004-05 \$ Change in MV	2004 Property tax	2005 Property Tax	2004-05 % Change Prop. Tax	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
Albert Lea (241)	18,140	5,868	\$511,124,458	\$87,104	4.1%	\$3,461	\$837	\$887	6.0%	1.00%	23	1.02%	19
Alexandria (206)	10,421	2,265	\$298,656,680	\$131,857	11.1%	\$13,226	\$956	\$1,108	15.9%	0.81%	29	0.84%	29
Austin (492)	23,749	7,567	\$665,691,520	\$87,973	7.4%	\$6,083	\$642	\$688	7.1%	0.78%	31	0.78%	32
Bemidji (31)	12,962	2,303	\$204,298,067	\$88,710	12.7%	\$9,975	\$950	\$1,058	11.4%	1.21%	7	1.19%	8
Brainerd (181)	13,798	2,896	\$283,571,622	\$97,918	11.9%	\$10,403	\$620	\$801	29.2%	0.71%	35	0.82%	30
Buffalo (877)	12,735	3,477	\$620,536,520	\$178,469	8.1%	\$13,334	\$1,725	\$1,685	-2.3%	1.04%	20	0.94%	25
Cloquet (94)	11,548	3,367	\$349,471,700	\$103,793	11.3%	\$10,547	\$1,208	\$1,295	7.2%	1.30%	4	1.25%	6
Duluth (709)	85,782	21,541	\$2,789,855,698	\$129,514	16.8%	\$18,675	\$1,174	\$1,285	9.4%	1.06%	19	0.99%	22
Elk River (728)	20,240	5,281	\$1,050,706,700	\$198,960	10.9%	\$19,492	\$2,267	\$2,568	13.3%	1.26%	6	1.29%	4
Fairmont (2752)	10,747	3,456	\$291,792,400	\$84,431	8.5%	\$6,621	\$588	\$662	12.7%	0.76%	33	0.78%	31
Faribault (656)	22,218	5,491	\$803,753,060	\$146,376	11.0%	\$14,516	\$980	\$1,067	8.9%	0.74%	34	0.73%	34
Fergus Falls (544)	13,780	3,678	\$358,792,891	\$97,551	6.6%	\$6,023	\$693	\$736	6.2%	0.76%	32	0.75%	33
Hibbing (701)***	16,672	5,498	\$396,556,356	\$72,127	7.7%	\$5,144	\$534	\$472	-11.5%	0.80%	30	0.66%	35
Hutchinson (423)	13,616	3,780	\$484,231,453	\$128,104	7.5%	\$8,904	\$1,778	\$1,772	-0.4%	1.49%	1	1.38%	1
Mankato (77)	34,597	6,596	\$913,744,840	\$138,530	12.2%	\$15,084	\$1,119	\$1,179	5.4%	0.91%	26	0.85%	28
Marshall (413)	12,874	2,906	\$354,522,100	\$121,997	5.6%	\$6,447	\$1,371	\$1,445	5.4%	1.19%	9	1.18%	10
Monticello (882)	10,211	2,676	\$427,823,900	\$159,874	5.7%	\$8,551	\$1,811	\$1,811	0.0%	1.20%	8	1.13%	13
Moorhead (152)	33,485	7,720	\$873,508,460	\$113,149	11.4%	\$11,607	\$1,182	\$1,207	2.1%	1.16%	11	1.07%	17
New Ulm (88)	13,936	4,158	\$442,360,600	\$106,388	7.2%	\$7,139	\$1,068	\$1,263	18.2%	1.08%	17	1.19%	9
North Branch (138)	9,978	2,549	\$444,415,480	\$174,349	16.4%	\$24,570	\$1,905	\$2,214	16.2%	1.27%	5	1.27%	5
North Mankato (77)	12,489	3,474	\$579,588,020	\$166,836	11.2%	\$16,785	\$1,464	\$1,652	12.8%	0.98%	25	0.99%	23
Northfield (659)	18,584	3,836	\$752,954,020	\$196,286	11.5%	\$20,206	\$2,024	\$2,143	5.9%	1.15%	14	1.09%	16
Otsego (728)	9,893	2,881	\$529,930,180	\$183,940	8.5%	\$14,405	\$1,713	\$1,858	8.5%	1.01%	21	1.01%	21
Owatonna (761)	23,843	7,017	\$950,424,780	\$135,446	5.6%	\$7,179	\$1,471	\$1,572	6.8%	1.15%	15	1.16%	11
Red Wing (256)	16,274	4,691	\$683,507,940	\$145,706	7.9%	\$10,653	\$1,892	\$1,908	0.9%	1.40%	2	1.31%	3
Rochester (535)	94,820	27,798	\$4,221,188,878	\$151,852	6.8%	\$9,688	\$1,646	\$1,716	4.3%	1.16%	13	1.13%	14
Sartell (748)	12,629	3,236	\$553,857,680	\$171,155	12.5%	\$19,072	\$1,799	\$1,982	10.2%	1.18%	10	1.16%	12
Sauk Rapids (47)	12,216	2,978	\$421,178,700	\$141,430	13.2%	\$16,539	\$1,638	\$1,854	13.2%	1.31%	3	1.31%	2
St. Cloud (742)	63,789	13,537	\$1,869,476,380	\$138,101	11.4%	\$14,106	\$1,241	\$1,327	7.0%	1.00%	22	0.96%	24
St. Michael (885)	13,292	4,092	\$863,219,320	\$210,953	6.3%	\$12,536	\$1,947	\$2,132	9.5%	0.98%	24	1.01%	20
St. Peter (508)	10,401	2,093	\$298,286,900	\$142,516	10.8%	\$13,900	\$1,121	\$1,246	11.2%	0.87%	27	0.87%	26
Waseca (829)	9,691	2,451	\$264,398,700	\$107,874	12.7%	\$12,123	\$1,110	\$1,293	16.4%	1.16%	12	1.20%	7
Willmar (347)	18,659	4,631	\$464,889,940	\$100,387	11.3%	\$10,199	\$1,008	\$1,039	3.0%	1.12%	16	1.03%	18
Winona (861)	27,221	6,489	\$836,678,020	\$128,938	10.3%	\$12,009	\$958	\$1,115	16.4%	0.82%	28	0.86%	27
Worthington (518)	11,307	2,827	\$227,619,100	\$80,516	5.4%	\$4,089	\$822	\$883	7.4%	1.08%	18	1.10%	15

* = Cities with populations of 9,000 or more outside of the Twin Cities Metropolitan Area.

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

*** = The taconite credit is unique to the city of Hibbing among this group of cities. Since the taconite credit reaches its maximum value close to the average value home in Hibbing, it's effect becomes more pronounced in the effective tax rate measure (average for each community) than it does in the uniform value measure (group average) since Hibbing has a relatively low market value compared to the other cities.