TABLE 2: 2005 TAXES ON HOMES IN 35 NON-METRO COMMUNITIES*

	$133,686 HOME** (uniform value)		AVERAGE VALUE HOME (ranked by highest effective tax rate)***					
Community (School District)	2005 Property Tax	2005 Tax Rank	2005 Average MV	2005 Property Tax	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
Albert Lea (241)	$1,561	12	$87,104	$887	1.00%	23	1.02%	19
Alexandria (206)	$1,128	33	$131,857	$1,108	0.81%	29	0.84%	29
Austin (492)	$1,239	26	$87,973	$688	0.78%	31	0.78%	32
Bemidji (31)	$1,783	2	$88,710	$1,058	1.21%	7	1.19%	8
Brainerd (181)	$1,229	27	$97,918	$801	0.71%	35	0.82%	30
Buffalo (877)	$1,169	30	$178,469	$1,685	1.04%	20	0.94%	25
Cloquet (94)	$1,775	3	$103,793	$1,295	1.30%	4	1.25%	6
Duluth (709)	$1,339	21	$129,514	$1,285	1.06%	19	0.99%	22
Elk River (728)	$1,603	11	$198,960	$2,568	1.26%	6	1.29%	4
Fairmont (2752)	$1,266	23	$84,431	$662	0.76%	33	0.78%	31
Faribault (656)	$942	35	$146,376	$1,067	0.74%	34	0.73%	34
Fergus Falls (544)	$1,147	31	$97,551	$736	0.76%	32	0.75%	33
Hibbing (701)****	$1,427	19	$72,127	$472	0.80%	30	0.66%	35
Hutchinson (423)	$1,865	1	$128,104	$1,772	1.49%	1	1.38%	1
Mankato (77)	$1,125	34	$138,530	$1,179	0.91%	26	0.85%	28
Marshall (413)	$1,619	9	$121,997	$1,445	1.19%	9	1.18%	10
Monticello (882)	$1,453	18	$159,874	$1,811	1.20%	8	1.13%	13
Moorhead (152)	$1,493	15	$113,149	$1,207	1.16%	11	1.07%	17
New Ulm (88)	$1,683	8	$106,388	$1,263	1.08%	17	1.19%	9
North Branch (138)	$1,610	10	$174,349	$2,214	1.27%	5	1.27%	5
North Mankato (77)	$1,249	24	$166,836	$1,652	0.98%	25	0.99%	23
Northfield (659)	$1,341	20	$196,286	$2,143	1.15%	14	1.09%	16
Otsego (728)	$1,249	25	$183,940	$1,858	1.01%	21	1.01%	21
Owatonna (761)	$1,547	13	$135,446	$1,572	1.15%	15	1.16%	11
Red Wing (256)	$1,720	5	$145,706	$1,908	1.40%	2	1.31%	3
Rochester (535)	$1,466	17	$151,852	$1,716	1.16%	13	1.13%	14
Sartell (748)	$1,467	16	$171,155	$1,982	1.18%	10	1.16%	12
Sauk Rapids (47)	$1,732	4	$141,430	$1,854	1.31%	3	1.31%	2
St. Cloud (742)	$1,273	22	$138,101	$1,327	1.00%	22	0.96%	24
St. Michael (885)	$1,214	28	$210,953	$2,132	0.98%	24	1.01%	20
St. Peter (508)	$1,146	32	$142,516	$1,246	0.87%	27	0.87%	26
Waseca (829)	$1,691	7	$107,874	$1,293	1.16%	12	1.20%	7
Willmar (347)	$1,507	14	$100,387	$1,039	1.12%	16	1.03%	18
Winona (861)	$1,170	29	$128,938	$1,115	0.82%	28	0.86%	27
Worthington (518)	$1,712	6	$80,516	$883	1.08%	18	1.10%	15

* = Cities with populations of 9,000 or more outside of the Twin Cities Metropolitan Area.
** = $133,686 is the average market value of residential homesteads in the 35 cities.
*** = 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.