TABLE 3: 2005 TAXES ON HOMES IN 56 NON-METRO COMMUNITIES*

		$132,153 HOME** (uniform value)		AVERAGE VALUE HOME (ranked by highest effective tax rate)***						
County	**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	2005 Rank For 2004-05 Comparison
Becker	Detroit Lakes (22)	$1,294	41	$122,324	$1,170	1.04%	35	0.96%	44	38
Beltrami	Northern Twp (31)	$1,446	34	$141,781	$1,579	1.18%	18	1.11%	29	25
Carlton	Thomson Twp (99)	$1,628	20	$146,613	$1,847	1.29%	12	1.26%	15	14
Chippewa	Montevideo (129)	$1,965	6	$70,523	$902	1.38%	8	1.28%	12	11
Chisago	Lindstrom (2144)	$1,448	33	$182,535	$2,142	------	----	1.17%	24	----
Chisago	Wyoming (831)	$1,479	29	$187,097	$2,249	------	----	1.20%	20	----
Chisago	Wyoming Twp (831)	$1,205	46	$232,867	$2,407	1.09%	30	1.03%	35	30
Cottonwood	Windom (177)	$1,867	8	$70,564	$850	1.34%	11	1.20%	19	17
Crow Wing	Baxter (181)	$1,179	48	$164,665	$1,560	0.86%	43	0.95%	45	39
Crow Wing	1st Assess Unorg (181)	$778	56	$168,201	$1,092	0.56%	49	0.65%	54	48
Dodge	Kasson (204)	$1,542	26	$132,421	$1,545	1.13%	26	1.17%	25	21
Douglas	Alexandria Twp (206)	$869	54	$188,203	$1,396	0.71%	47	0.74%	52	46
Douglas	La Grand Twp (206)	$950	53	$195,454	$1,584	0.78%	45	0.81%	50	44
Goodhue	Cannon Falls (252)	$1,857	12	$153,370	$2,215	------	----	1.44%	4	----
Houston	La Crescent (300)	$1,546	25	$142,009	$1,689	1.13%	27	1.19%	21	18
Isanti	Cambridge (911)	$1,854	13	$145,436	$2,078	1.45%	5	1.43%	5	4
Isanti	Isanti (911)	$1,862	10	$137,725	$1,956	1.36%	10	1.42%	7	6
Itasca	Grand Rapids (318)****	$1,487	28	$108,887	$1,108	1.10%	28	1.02%	37	32
Koochiching	International Falls (361)	$1,469	30	$59,616	$539	0.87%	42	0.90%	48	42
Le Sueur	Le Sueur (2397)	$1,450	32	$123,599	$1,332	1.07%	33	1.08%	31	27
McLeod	Glencoe (2859)	$1,679	18	$124,421	$1,559	1.28%	13	1.25%	17	16
Meeker	Litchfield (465)	$1,592	23	$101,240	$1,132	1.09%	31	1.12%	28	24
Mille Lacs/Sherburne	Princeton (477)	$1,860	11	$124,998	$1,739	1.45%	4	1.39%	8	7
Morrison	Little Falls (482)	$1,842	14	$101,871	$1,335	1.15%	24	1.31%	10	9
Olmsted	Byron (531)	$1,691	17	$147,078	$1,924	1.17%	22	1.31%	11	10
Olmsted	Marion Twp (535)	$1,132	51	$157,944	$1,426	0.94%	39	0.90%	49	43
Olmsted	Stewartville (534)	$1,636	19	$140,927	$1,769	1.18%	20	1.26%	16	15
Pennington	Thief River Falls (564)	$2,517	2	$69,732	$1,183	1.58%	3	1.70%	2	2
Pipestone	Pipestone (2689)	$1,796	15	$56,108	$646	1.63%	2	1.15%	26	22
Polk	Crookston (593)	$2,739	1	$59,600	$1,111	1.69%	1	1.86%	1	1
Polk	East Grand Forks (595)	$2,082	4	$99,312	$1,472	1.42%	6	1.48%	3	3

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County	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	2005 Rank For 2004-05 Comparison
Redwood	Redwood Falls (2897)	$1,985	5	$90,229	$1,237	1.37%	9	1.37%	9	8
Rock	Luverne (2184)	$1,321	39	$77,341	$618	0.85%	44	0.80%	51	45
Scott/Le Sueur	New Prague (721)	$1,595	22	$171,214	$2,177	1.24%	15	1.27%	14	13
Sherburne	Baldwin Twp (477)	$844	55	$185,273	$1,332	0.77%	46	0.72%	53	47
Sherburne	Becker (726)	$1,259	44	$168,142	$1,703	------	----	1.01%	38	----
Sherburne	Becker Twp (726)	$1,075	52	$216,091	$1,994	0.91%	41	0.92%	47	41
Sherburne	Big Lake (727)	$1,489	27	$160,098	$1,882	1.18%	19	1.18%	23	20
Sherburne	Big Lake Twp (727)	$1,173	49	$208,931	$2,071	0.99%	36	0.99%	41	35
Sherburne	Livonia Twp (728)	$1,166	50	$215,187	$2,132	0.98%	37	0.99%	42	36
Sherburne	Zimmerman (728)	$1,614	21	$141,887	$1,760	------	----	1.24%	18	----
St. Louis	Chisholm (695)****	$2,257	3	$56,533	$667	1.14%	25	1.18%	22	19
St. Louis	Eveleth (2154)****	$1,388	37	$51,128	$237	------	----	0.46%	56	----
St. Louis	Hermantown (700)	$1,312	40	$169,008	$1,782	1.18%	21	1.05%	33	29
St. Louis	Rice Lake Twp (709)	$1,451	31	$133,404	$1,468	1.22%	16	1.10%	30	26
St. Louis	Virginia (706)****	$1,413	36	$64,080	$389	0.61%	48	0.61%	55	49
Stearns	Sauk Centre (743)	$1,957	7	$109,924	$1,565	1.40%	7	1.42%	6	5
Stearns	St. Joseph (742)	$1,324	38	$131,355	$1,314	1.05%	34	1.00%	39	33
Stearns	Waite Park (742)	$1,418	35	$128,343	$1,366	1.17%	23	1.06%	32	28
Stevens	Morris (769)	$1,866	9	$88,674	$1,130	1.26%	14	1.27%	13	12
Wabasha/Goodhue	Lake City (813)	$1,220	45	$132,345	$1,223	0.92%	40	0.92%	46	40
Wadena/Otter Tail	Wadena (2155)	$1,756	16	$73,553	$824	1.20%	17	1.12%	27	23
Watonwan	St. James (840)	$1,558	24	$70,490	$684	1.09%	29	0.97%	43	37
Wright	Albertville (885)	$1,196	47	$191,941	$1,905	0.96%	38	0.99%	40	34
Wright	Delano (879)	$1,260	43	$181,646	$1,871	1.08%	32	1.03%	36	31
Wright/Hennepin	Rockford (883)	$1,279	42	$181,500	$1,896	------	----	1.04%	34	----

* = Cities with populations from 3,700 to 8,999 outside of the Twin Cities Metropolitan Area.
** = $132,135 is the average market value of residential homesteads in the 56 cities.
*** = The effective tax rate is the percent of market value paid in property taxes.
**** = The taconite credit is unique to the following cities in this group: Virginia, Eveleth, Grand Rapids and Chisholm. Since the taconite credit reaches its maximum value close to the average value homes in these cities, 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), which uses an average value that is sometimes twice the average value in the taconite cities.