

TABLE 2: 2003 TAXES ON HOMES IN 32 NON-METROPOLITAN COMMUNITIES

Community (school district)	\$100,000 HOME			AVERAGE VALUE HOME				
	2003 Tax	Rank	Tax Change	Avg Market Value	2003 TAX	RANK	MV Change	Tax Change
Albert Lea (241)	\$1,000	17	33.9%	\$77,835	\$695	27	9.0%	54.8%
Alexandria (206)	\$741	30	-7.4%	\$105,250	\$800	26	12.1%	9.7%
Austin (492)	\$666	32	-7.7%	\$76,323	\$420	32	6.2%	-3.2%
Bemidji (31)	\$1,284	2	0.0%	\$69,040	\$804	24	11.9%	11.7%
Brainerd (181)	\$743	29	6.4%	\$79,419	\$514	30	11.7%	24.2%
Buffalo (877)	\$862	22	13.8%	\$148,890	\$1,467	8	11.8%	29.5%
Cloquet (94)	\$1,353	1	-7.8%	\$86,854	\$1,127	12	9.8%	4.1%
Duluth (709)	\$1,041	16	-6.3%	\$97,459	\$1,006	18	10.9%	7.9%
Elk River (728)	\$1,067	14	-10.9%	\$159,746	\$1,926	1	11.6%	2.7%
Fairmont (2752)	\$876	20	-3.6%	\$73,124	\$554	29	7.0%	2.6%
Faribault (656)	\$703	31	-6.0%	\$118,353	\$900	22	10.2%	8.4%
Fergus Falls (544)	\$768	27	-5.6%	\$87,422	\$624	28	10.6%	10.6%
Hibbing (701)	\$1,089	12	6.2%	\$62,444	\$488	31	8.5%	29.4%
Hutchinson (423)	\$1,198	5	-13.2%	\$110,109	\$1,357	9	3.8%	-8.7%
Mankato (77)	\$852	23	5.2%	\$116,543	\$1,054	16	9.9%	19.6%
Marshall (413)	\$919	19	-0.1%	\$109,073	\$1,037	17	6.3%	8.7%
Moorhead (152)	\$1,172	8	15.3%	\$95,012	\$1,095	13	5.8%	25.0%
New Prague (721)	\$1,132	10	-12.7%	\$137,095	\$1,690	3	15.0%	-0.9%
New Ulm (88)	\$1,140	9	3.6%	\$94,602	\$1,058	15	6.6%	13.3%
North Mankato (77)	\$873	21	7.9%	\$137,579	\$1,342	10	10.1%	21.4%
Northfield (659)	\$848	24	-8.1%	\$158,976	\$1,568	5	10.8%	5.6%
Owatonna (761)	\$1,049	15	26.2%	\$120,024	\$1,333	11	6.6%	35.6%
Red Wing (256)	\$1,276	3	-6.4%	\$123,322	\$1,661	4	9.4%	4.9%
Rochester (535)	\$1,085	13	-3.3%	\$130,271	\$1,527	7	10.5%	9.9%
Sauk Rapids (47)	\$1,274	4	6.3%	\$116,981	\$1,554	6	12.9%	23.8%
St. Cloud (742)	\$932	18	-1.6%	\$111,418	\$1,080	14	9.8%	11.8%
St. Michael (885)	\$821	25	-9.0%	\$177,381	\$1,744	2	12.8%	6.9%
St. Peter (508)	\$810	26	7.4%	\$115,255	\$990	19	7.5%	18.4%
Waseca (829)	\$1,117	11	-10.4%	\$88,035	\$938	21	4.1%	-6.0%
Willmar (347)	\$1,185	7	0.2%	\$86,181	\$970	20	3.4%	5.0%
Winona (861)	\$763	28	-16.1%	\$108,479	\$860	23	9.7%	-4.0%
Worthington (518)	\$1,189	6	9.9%	\$74,782	\$802	25	5.1%	16.9%
AVERAGES	\$995		-0.7%	\$107,915	\$1,093		9.4%	9.4%

*Assumes a home with the same \$100,000 assessed market value in both 2002 and 2003

**Compares tax on a 2003 average value home with tax on a 2002 average value home

Source: Minnesota Department of Revenue; calculations by the Citizens League