

Table 1d - Non-Metro 2003-04 Market Value Ranking and Taxes on Average Value Homes

AVERAGE VALUE HOME								
Community (School District)	2003 avg. assessed market value (MV)	2004 avg. assessed market value (MV)	2004 avg. assessed market value (MV) rank	2003 Tax	2004 Tax	2004 Rank	2003-04 Change in assessed MV (%)	2003-04 Change in tax (%)
St. Michael (885)	\$177,381	\$198,417	1	\$1,744	\$1,947	3	11.9%	11.7%
Elk River (728)	\$159,746	\$179,468	2	\$1,926	\$2,267	1	12.3%	17.7%
Northfield (659)	\$158,976	\$176,080	3	\$1,568	\$2,024	2	10.8%	29.1%
Otsego (728)	-----	\$169,535	4	-----	\$1,713	10	-----	-----
Buffalo (877)	\$148,890	\$165,135	5	\$1,467	\$1,725	9	10.9%	17.6%
Sartell (748)	-----	\$152,083	6	-----	\$1,799	7	-----	-----
Monticello (882)	-----	\$151,323	7	-----	\$1,811	6	-----	-----
North Mankato (77)	\$137,579	\$150,051	8	\$1,342	\$1,464	14	9.1%	9.1%
North Branch (138)	-----	\$149,779	9	-----	\$1,905	4	-----	-----
Rochester (535)	\$130,271	\$142,164	10	\$1,527	\$1,646	11	9.1%	7.8%
Red Wing (256)	\$123,322	\$135,053	11	\$1,661	\$1,892	5	9.5%	13.9%
Faribault (656)	\$118,353	\$131,860	12	\$900	\$980	25	11.4%	8.8%
St. Peter (508)	\$115,255	\$128,616	13	\$990	\$1,121	20	11.6%	13.2%
Owatonna (761)	\$120,024	\$128,267	14	\$1,333	\$1,471	13	6.9%	10.4%
Sauk Rapids (47)	\$116,981	\$124,891	15	\$1,554	\$1,638	12	6.8%	5.4%
St. Cloud (742)	\$111,418	\$123,995	16	\$1,080	\$1,241	16	11.3%	14.9%
Mankato (77)	\$116,543	\$123,446	17	\$1,054	\$1,119	21	5.9%	6.2%
Hutchinson (423)	\$110,109	\$119,200	18	\$1,357	\$1,778	8	8.3%	31.0%
Alexandria (206)	\$105,250	\$118,631	19	\$800	\$956	27	12.7%	19.5%
Winona (861)	\$108,479	\$116,929	20	\$860	\$958	26	7.8%	11.4%
Marshall (413)	\$109,073	\$115,550	21	\$1,037	\$1,371	15	5.9%	32.2%
Duluth (709)	\$97,459	\$110,839	22	\$1,006	\$1,174	19	13.7%	16.7%
Moorhead (152)	\$95,012	\$101,542	23	\$1,095	\$1,182	18	6.9%	7.9%
New Ulm (88)	\$94,602	\$99,249	24	\$1,058	\$1,068	23	4.9%	1.0%
Waseca (829)	\$88,035	\$95,751	25	\$938	\$1,110	22	8.8%	18.4%
Cloquet (94)	\$86,854	\$93,246	26	\$1,127	\$1,208	17	7.4%	7.2%
Fergus Falls (544)	\$87,422	\$91,528	27	\$624	\$693	31	4.7%	11.1%
Willmar (347)	\$86,181	\$90,188	28	\$970	\$1,008	24	4.6%	4.0%
Brainerd (181)	\$79,419	\$87,515	29	\$514	\$620	33	10.2%	20.6%
Albert Lea (241)	\$77,835	\$83,643	30	\$695	\$837	29	7.5%	20.4%
Austin (492)	\$76,323	\$81,890	31	\$420	\$642	32	7.3%	53.0%
Bemidji (31)	\$69,040	\$78,735	32	\$804	\$949	28	14.0%	18.1%
Fairmont (2752)	\$73,124	\$77,810	33	\$554	\$588	34	6.4%	6.1%
Worthington (518)	\$74,782	\$76,427	34	\$802	\$822	30	2.2%	2.5%
Hibbing (701)	\$62,444	\$66,983	35	\$488	\$498	35	7.3%	2.0%