

**TABLE 1A: 2004-2005 TAXES ON AVERAGE VALUE HOMES IN 112 METROPOLITAN COMMUNITIES\***

Ranked by Effective Tax Rate\*\*

Community (School District)	Pop. (2004)	2005 # of Homes	2005 Res. Home. Market Value	2004 Average MV	2005 Average MV	2004-05 Percent Change	2004-05 Dollar Change	2004 Property tax	2005 Property tax	2004-05 Percent Change	2004 Effective Tax Rate	2004 ETR Rank	2005 Effective Tax Rate	2005 ETR Rank
<b>ANOKA COUNTY</b>														
Andover (11)	29,262	8,682	\$2,015,748,380	\$207,757	\$232,176	11.8%	\$24,419	\$2,010	\$2,262	12.6%	0.97%	88	0.97%	81
Anoka (11)	18,150	4,124	\$710,683,600	\$151,905	\$172,329	13.4%	\$20,424	\$1,559	\$1,729	10.9%	1.03%	75	1.00%	70
Blaine (11)	51,002	14,932	\$2,859,822,680	\$168,775	\$191,523	13.5%	\$22,748	\$1,673	\$1,882	12.5%	0.99%	82	0.98%	77
Burns Twp (15)	4,110	1,149	\$285,979,860	\$219,005	\$248,895	13.6%	\$29,890	\$1,598	\$1,797	12.5%	0.73%	111	0.72%	110
Centerville (12)	3,644	1,189	\$246,448,100	\$182,756	\$207,273	13.4%	\$24,517	\$2,277	\$2,583	13.4%	1.25%	21	1.25%	14
Circle Pines (12)	4,950	1,725	\$299,279,880	\$151,902	\$173,496	14.2%	\$21,594	\$1,760	\$2,045	16.2%	1.16%	37	1.18%	21
Columbia Heights (13)	18,600	5,665	\$844,669,400	\$129,839	\$149,103	14.8%	\$19,264	\$1,304	\$1,474	13.0%	1.00%	80	0.99%	76
Columbus Twp (831)	4,120	1,288	\$295,840,480	\$201,901	\$229,690	13.8%	\$27,789	\$2,066	\$2,208	6.9%	1.02%	76	0.96%	84
Coon Rapids (11)	62,243	18,468	\$3,210,213,560	\$152,889	\$173,826	13.7%	\$20,937	\$1,438	\$1,630	13.4%	0.94%	92	0.94%	90
East Bethel (15)	11,405	3,446	\$673,566,300	\$175,075	\$195,463	11.6%	\$20,388	\$1,507	\$1,629	8.1%	0.86%	104	0.83%	106
Fridley (14)	27,088	7,284	\$1,259,849,120	\$152,137	\$172,961	13.7%	\$20,824	\$1,496	\$1,775	18.7%	0.98%	85	1.03%	60
Ham Lake (11)	14,508	4,288	\$1,056,517,220	\$217,984	\$246,389	13.0%	\$28,405	\$1,956	\$2,278	16.5%	0.90%	99	0.92%	94
Lino Lakes (12)	18,725	5,345	\$1,307,398,000	\$218,517	\$244,602	11.9%	\$26,085	\$2,506	\$2,823	12.7%	1.15%	40	1.15%	29
Linwood Twp (831)	4,900	1,537	\$309,273,380	\$178,374	\$201,219	12.8%	\$22,845	\$1,553	\$2,027	30.5%	0.87%	103	1.01%	67
Oak Grove (15)	7,455	2,329	\$515,901,100	\$196,304	\$221,512	12.8%	\$25,208	\$1,827	\$2,000	9.5%	0.93%	94	0.90%	96
Ramsey (11)	20,040	6,291	\$1,315,996,660	\$190,313	\$209,187	9.9%	\$18,874	\$1,977	\$2,163	9.4%	1.04%	69	1.03%	57
Spring Lake Park (16)	6,805	1,945	\$319,898,300	\$144,707	\$164,472	13.7%	\$19,765	\$1,623	\$1,823	12.3%	1.12%	48	1.11%	41
St. Francis (15)	6,500	1,757	\$313,583,320	\$160,295	\$178,477	11.3%	\$18,182	\$1,415	\$1,655	17.0%	0.88%	102	0.93%	92
<b>CARVER COUNTY</b>														
Chanhassen (112)	22,042	6,787	\$2,058,212,260	\$270,324	\$303,258	12.2%	\$32,934	\$3,858	\$3,895	1.0%	1.43%	4	1.28%	9
Chaska (112)	21,478	5,156	\$1,212,360,020	\$209,342	\$235,136	12.3%	\$25,794	\$2,489	\$2,606	4.7%	1.19%	33	1.11%	42
Laketown Twp (110)	2,300	509	\$149,105,980	-----	\$292,939	-----	-----	-----	\$2,702	-----	-----	-----	0.92%	(95)
Norwood Young America (108)	3,340	912	\$139,082,300	\$130,854	\$152,503	16.5%	\$21,649	\$1,482	\$1,530	3.3%	1.13%	44	1.00%	69
Victoria (112)	5,480	1,771	\$600,728,280	\$298,152	\$339,203	13.8%	\$41,051	\$4,311	\$4,609	6.9%	1.45%	1	1.36%	2
Waconia (110)	8,622	2,593	\$560,717,560	\$194,709	\$216,243	11.1%	\$21,534	\$2,123	\$2,357	11.0%	1.09%	60	1.09%	48
Watertown (111)	3,750	982	\$173,005,300	\$157,902	\$176,176	11.6%	\$18,274	\$1,746	\$1,766	1.1%	1.11%	52	1.00%	71
<b>DAKOTA COUNTY</b>														
Apple Valley (196)	48,875	15,257	\$3,458,945,700	\$202,341	\$226,712	12.0%	\$24,371	\$2,182	\$2,324	6.5%	1.08%	62	1.03%	61
Burnsville (191)	61,425	15,949	\$3,413,543,140	\$190,744	\$214,029	12.2%	\$23,285	\$1,938	\$2,099	8.3%	1.02%	78	0.98%	78
Eagan (196)	65,764	18,985	\$4,486,715,620	\$212,303	\$236,330	11.3%	\$24,027	\$2,082	\$2,228	7.0%	0.98%	86	0.94%	88
Farmington (192)	16,775	5,490	\$1,109,857,940	\$179,474	\$202,160	12.6%	\$22,686	\$1,859	\$2,176	17.0%	1.04%	71	1.08%	51
Hastings (200)	20,546	5,655	\$1,079,271,180	\$171,265	\$190,853	11.4%	\$19,588	\$1,964	\$2,017	2.7%	1.15%	41	1.06%	53
Inver Grove Hts (199)	32,193	8,925	\$2,015,936,840	\$202,100	\$225,875	11.8%	\$23,775	\$1,891	\$1,961	3.7%	0.94%	93	0.87%	102
Lakeville (194)	49,097	13,816	\$3,547,615,660	\$233,059	\$256,776	10.2%	\$23,717	\$2,467	\$2,616	6.0%	1.06%	66	1.02%	63
Mendota Hts (197)	11,720	3,862	\$1,236,090,360	\$280,726	\$320,065	14.0%	\$39,339	\$2,340	\$2,874	22.8%	0.83%	109	0.90%	98
Ravenna Twp (200)	2,428	727	\$189,776,960	\$224,899	\$261,041	16.1%	\$36,142	\$1,917	\$1,984	3.5%	0.85%	108	0.76%	109
Rosemount (196)	17,740	5,283	\$1,230,132,080	\$208,455	\$232,847	11.7%	\$24,392	\$2,520	\$2,591	2.8%	1.21%	28	1.11%	38
S. St. Paul (996)	20,249	5,852	\$944,326,080	\$140,102	\$161,368	15.2%	\$21,266	\$1,536	\$1,549	0.9%	1.10%	58	0.96%	85
W. St. Paul (197)	19,481	5,197	\$959,334,360	\$162,064	\$184,594	13.9%	\$22,530	\$1,431	\$1,784	24.7%	0.88%	101	0.97%	83

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<b>HENNEPIN COUNTY</b>														
Bloomington (271)	85,442	25,540	\$5,704,391,700	\$198,155	\$223,351	12.7%	\$25,196	\$2,243	\$2,442	8.9%	1.13%	45	1.09%	47
Brooklyn Center (279)	29,005	7,824	\$1,155,760,600	\$127,978	\$147,720	15.4%	\$19,742	\$1,714	\$1,944	13.4%	1.34%	9	1.32%	8
Brooklyn Pk (279)	68,992	18,935	\$3,543,410,660	\$163,964	\$187,135	14.1%	\$23,171	\$2,091	\$2,288	9.4%	1.28%	15	1.22%	16
Champlin (11)	23,659	7,245	\$1,530,671,100	\$186,963	\$211,273	13.0%	\$24,310	\$2,174	\$2,388	9.8%	1.16%	36	1.13%	34
Corcoran (877)	5,875	1,506	\$435,911,280	\$256,781	\$289,450	12.7%	\$32,669	\$3,263	\$3,386	3.8%	1.27%	16	1.17%	26
Crystal (281)	22,831	7,301	\$1,185,658,200	\$140,946	\$162,397	15.2%	\$21,451	\$1,828	\$2,010	9.9%	1.30%	14	1.24%	15
Dayton (11)	4,964	1,261	\$314,249,900	\$218,846	\$249,207	13.9%	\$30,361	\$2,715	\$3,009	10.8%	1.24%	23	1.21%	18
Deephaven (276)	3,900	1,307	\$704,667,600	\$472,947	\$539,149	14.0%	\$66,202	\$5,713	\$6,243	9.3%	1.21%	29	1.16%	28
Eden Prairie (272)	60,460	17,527	\$5,499,793,440	\$283,440	\$313,790	10.7%	\$30,350	\$3,301	\$3,661	10.9%	1.17%	35	1.17%	27
Edina (273)	48,050	16,103	\$5,778,823,540	\$315,587	\$358,866	13.7%	\$43,279	\$3,798	\$4,039	6.3%	1.20%	30	1.13%	36
Excelsior (276)	2,400	490	\$142,162,720	\$249,496	\$290,128	16.3%	\$40,632	\$3,236	\$3,620	11.9%	1.30%	13	1.25%	13
Golden Valley (281)	20,674	7,373	\$1,770,976,898	\$212,347	\$240,198	13.1%	\$27,851	\$3,049	\$3,260	6.9%	1.44%	3	1.36%	4
Greenfield (883)	2,820	696	\$216,678,260	\$274,709	\$311,319	13.3%	\$36,610	\$3,474	\$3,461	-0.4%	1.27%	17	1.11%	39
Hassan Twp (728)	2,600	758	\$206,830,020	\$253,053	\$272,863	7.8%	\$19,810	\$2,814	\$3,144	11.7%	1.11%	51	1.15%	30
Hopkins (270)	17,675	3,584	\$701,959,620	\$169,904	\$195,859	15.3%	\$25,955	\$2,341	\$2,452	4.7%	1.38%	7	1.25%	12
Independence (879)	3,605	1,031	\$420,315,100	\$355,060	\$407,677	14.8%	\$52,617	\$4,881	\$5,536	13.4%	1.38%	8	1.36%	3
Maple Grove (279)	56,754	18,649	\$4,550,190,740	\$216,570	\$243,991	12.7%	\$27,421	\$2,632	\$2,864	8.8%	1.22%	27	1.17%	22
Medina (278)	4,650	1,313	\$700,260,200	\$463,134	\$533,328	15.2%	\$70,194	\$4,462	\$4,771	6.9%	0.96%	89	0.89%	99
Minneapolis (991)	382,400	82,006	\$14,809,169,000	\$154,447	\$180,586	16.9%	\$26,139	\$2,222	\$2,467	11.0%	1.44%	2	1.37%	1
Minnetonka (270)	51,480	16,269	\$4,696,047,580	\$257,213	\$288,650	12.2%	\$31,437	\$3,053	\$3,252	6.5%	1.19%	34	1.13%	35
Minnetrissa (277)	5,250	1,657	\$753,723,040	\$413,916	\$454,872	9.9%	\$40,956	\$4,560	\$5,001	9.7%	1.10%	54	1.10%	45
Mound (277)	9,740	3,267	\$776,898,400	\$207,059	\$237,802	14.8%	\$30,743	\$2,318	\$2,676	15.5%	1.12%	50	1.13%	37
New Hope (281)	20,748	4,824	\$901,271,800	\$165,178	\$186,831	13.1%	\$21,653	\$2,333	\$2,465	5.6%	1.41%	5	1.32%	7
Orono (278)	7,728	2,595	\$1,544,918,820	\$519,833	\$595,344	14.5%	\$75,511	\$5,122	\$5,536	8.1%	0.99%	84	0.93%	91
Osseo (279)***	2,522	653	\$105,551,500	\$147,262	\$161,641	9.8%	\$14,379	\$1,693	\$1,792	5.9%	1.15%	39	1.11%	40
Plymouth (284)	70,682	20,331	\$5,653,548,540	\$247,590	\$278,075	12.3%	\$30,485	\$2,723	\$2,918	7.2%	1.10%	56	1.05%	55
Richfield (280)	34,496	10,164	\$1,811,718,200	\$155,441	\$178,249	14.7%	\$22,808	\$1,767	\$1,966	11.2%	1.14%	43	1.10%	44
Robbinsdale (281)	13,950	4,419	\$681,822,300	\$134,511	\$154,293	14.7%	\$19,782	\$1,753	\$1,858	6.0%	1.30%	12	1.20%	19
Rogers (728)	5,760	2,039	\$467,659,900	\$210,407	\$229,357	9.0%	\$18,950	\$2,793	\$3,037	8.7%	1.33%	10	1.32%	6
Shorewood (276)	7,625	2,484	\$1,044,795,640	\$374,491	\$420,610	12.3%	\$46,119	\$4,928	\$5,273	7.0%	1.32%	11	1.25%	11
St. Anthony (282)	7,855	2,321	\$457,618,120	\$172,309	\$197,164	14.4%	\$24,855	\$2,426	\$2,612	7.7%	1.26%	6	1.32%	5
St. Louis Pk (283)	44,511	13,308	\$2,667,681,580	\$174,469	\$200,457	14.9%	\$25,988	\$2,198	\$2,438	10.9%	1.41%	18	1.22%	17
Wayzata (284)	4,070	1,126	\$617,292,300	\$484,419	\$548,217	13.2%	\$63,798	\$5,779	\$6,261	8.3%	1.19%	31	1.14%	33
<b>RAMSEY COUNTY</b>														
Arden Hills (621)	9,620	2,322	\$604,024,260	\$228,408	\$260,131	13.9%	\$31,723	\$2,570	\$2,739	6.6%	1.13%	47	1.05%	54
Falcon Hts (623)	5,560	1,231	\$281,660,000	\$201,105	\$228,806	13.8%	\$27,701	\$2,165	\$2,308	6.6%	1.08%	65	1.01%	66
Lauderdale (623)	2,330	584	\$88,200,200	\$131,918	\$151,028	14.5%	\$19,110	\$1,363	\$1,500	10.0%	1.03%	72	0.99%	73
Little Canada (623)	9,890	2,378	\$460,944,040	\$169,690	\$193,837	14.2%	\$24,147	\$1,827	\$1,978	8.3%	1.08%	64	1.02%	62
Maplewood (622)	35,892	10,056	\$1,995,750,280	\$173,940	\$198,464	14.1%	\$24,524	\$2,145	\$2,364	10.2%	1.23%	25	1.19%	20
Mounds View (621)	12,865	2,999	\$521,881,600	\$152,890	\$174,019	13.8%	\$21,129	\$1,915	\$2,184	14.0%	1.25%	20	1.25%	10
N. St. Paul (622)	12,273	3,348	\$584,819,740	\$152,826	\$174,677	14.3%	\$21,851	\$1,679	\$1,873	11.5%	1.22%	57	1.07%	52
New Brighton (621)	22,333	5,687	\$1,234,036,180	\$191,625	\$216,992	13.2%	\$25,367	\$2,334	\$2,494	6.9%	1.05%	26	1.15%	31
North Oaks (621)	4,200	1,405	\$832,201,200	\$520,440	\$592,314	13.8%	\$71,874	\$5,466	\$5,865	7.3%	1.10%	68	0.99%	75
Roseville (623)	34,080	9,900	\$2,020,007,020	\$178,867	\$204,748	14.5%	\$25,881	\$1,928	\$2,142	11.1%	1.08%	63	1.05%	56

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<b>RAMSEY COUNTY (cont.)</b>														
Shoreview (621)	26,381	8,883	\$2,076,111,300	\$205,311	\$233,717	13.8%	\$28,406	\$2,348	\$2,520	7.3%	1.14%	42	1.08%	50
St. Paul (625)	287,410	60,991	\$9,891,478,040	\$138,860	\$162,179	16.8%	\$23,319	\$1,571	\$1,675	6.6%	1.13%	46	1.03%	58
Vadnais Hts (624)	13,270	4,114	\$902,698,740	\$193,381	\$219,421	13.5%	\$26,040	\$2,103	\$2,208	5.0%	1.09%	61	1.01%	68
White Bear Lk (624)	24,922	7,208	\$1,409,443,820	\$170,151	\$195,539	14.9%	\$25,388	\$1,864	\$1,981	6.3%	1.10%	59	1.01%	65
White Bear Twp (624)	11,800	4,043	\$955,996,720	\$207,512	\$236,457	13.9%	\$28,945	\$2,294	\$2,428	5.9%	1.11%	53	1.03%	59
<b>SCOTT COUNTY</b>														
Belle Plaine (716)	5,300	1,693	\$286,823,500	\$150,361	\$169,417	12.7%	\$19,056	\$1,533	\$1,652	7.8%	1.02%	77	0.98%	80
Cedar Lake Twp (721)	2,570	687	\$215,809,040	\$277,355	\$314,133	13.3%	\$36,778	\$2,378	\$2,877	21.0%	0.86%	105	0.92%	95
Credit River Twp (719)	4,405	1,314	\$443,134,600	\$288,097	\$337,241	17.1%	\$49,144	\$2,712	\$3,031	11.8%	0.94%	91	0.90%	97
Jordan (717)	4,544	1,171	\$206,845,800	\$156,460	\$176,640	12.9%	\$20,180	\$1,752	\$2,019	15.3%	1.12%	49	1.14%	32
New Market Twp (194)	3,500	908	\$308,558,620	\$301,995	\$339,822	12.5%	\$37,827	\$2,888	\$2,826	-2.1%	0.96%	90	0.83%	107
Prior Lake (719)	21,156	6,356	\$1,555,646,280	\$221,931	\$244,752	10.3%	\$22,821	\$2,787	\$2,869	2.9%	1.26%	19	1.17%	23
Savage (191)	24,018	7,426	\$1,766,202,160	\$216,057	\$237,840	10.1%	\$21,783	\$2,679	\$2,785	3.9%	1.24%	24	1.17%	24
Shakopee (720)	28,913	8,683	\$1,794,067,420	\$185,473	\$206,618	11.4%	\$21,145	\$1,814	\$2,054	13.2%	0.98%	87	0.99%	72
Spring Lake Twp (719)	3,880	1,050	\$320,972,800	\$266,801	\$305,688	14.6%	\$38,887	\$2,642	\$2,898	9.7%	0.99%	83	0.95%	87
<b>WASHINGTON COUNTY</b>														
Afton (834)	2,945	938	\$328,628,260	\$305,343	\$350,350	14.7%	\$45,007	\$2,755	\$3,246	17.8%	0.90%	96	0.93%	93
Bayport (834)	3,132	601	\$131,159,400	\$184,451	\$218,235	18.3%	\$33,784	\$1,916	\$2,137	11.6%	1.04%	70	0.98%	79
Cottage Grove (833)	31,774	9,610	\$1,889,895,140	\$170,967	\$196,659	15.0%	\$25,692	\$2,036	\$2,171	6.6%	1.19%	32	1.10%	43
Forest Lake (831)	16,800	4,731	\$1,089,364,920	\$203,518	\$230,261	13.1%	\$26,743	\$1,834	\$1,938	5.7%	0.90%	97	0.84%	104
Grant (832)	4,180	1,267	\$523,016,600	\$363,330	\$412,799	13.6%	\$49,469	\$3,105	\$3,691	18.9%	0.86%	106	0.89%	100
Hugo (624)	8,760	2,708	\$658,077,020	\$212,914	\$243,012	14.1%	\$30,098	\$2,195	\$2,366	7.8%	1.03%	74	0.97%	82
Lake Elmo (834)	7,790	2,089	\$737,752,280	\$312,239	\$353,160	13.1%	\$40,921	\$2,780	\$3,071	10.5%	0.89%	100	0.87%	101
Mahtomedi (832)	8,105	2,308	\$671,308,260	\$257,763	\$290,861	12.8%	\$33,098	\$2,659	\$2,952	11.0%	1.03%	73	1.01%	64
May Twp (834)	3,070	845	\$312,917,720	\$326,709	\$370,317	13.3%	\$43,608	\$2,788	\$3,020	8.3%	0.85%	107	0.82%	108
New Scandia Twp (831)	3,970	1,164	\$330,578,460	\$241,563	\$284,002	17.6%	\$42,439	\$2,448	\$2,387	-2.5%	1.01%	79	0.84%	105
Newport (833)	3,700	932	\$169,502,060	\$158,160	\$181,869	15.0%	\$23,709	\$1,969	\$2,129	8.1%	1.25%	22	1.17%	25
Oak Park Hts (834)	4,633	1,086	\$217,435,900	\$177,987	\$200,217	12.5%	\$22,230	\$1,648	\$1,880	14.1%	0.93%	95	0.94%	89
Oakdale (622)	27,657	8,442	\$1,603,635,220	\$167,313	\$189,959	13.5%	\$22,646	\$1,666	\$1,810	8.7%	1.00%	81	0.95%	86
St. Paul Park (833)	5,052	1,450	\$228,088,300	\$136,786	\$157,302	15.0%	\$20,516	\$1,442	\$1,561	8.2%	1.05%	67	0.99%	74
Stillwater (834)	17,215	5,134	\$1,197,933,620	\$203,249	\$233,333	14.8%	\$30,084	\$2,239	\$2,553	14.0%	1.10%	55	1.09%	46
Stillwater Twp (834)	2,600	758	\$282,507,560	\$326,324	\$372,701	14.2%	\$46,377	\$2,938	\$3,213	9.4%	0.90%	98	0.86%	103
W. Lakeland Twp (834)	3,825	1,182	\$460,633,060	\$346,747	\$389,706	12.4%	\$42,959	\$2,540	\$2,748	8.2%	0.73%	110	0.71%	111
Woodbury (833)	50,050	15,882	\$4,115,019,000	\$231,825	\$259,100	11.8%	\$27,275	\$2,667	\$2,810	5.3%	1.15%	38	1.08%	49

\* = Cities and towns in the metropolitan area with 2,300 or more in population in 2004.

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

\*\*\* = Osseo's city tax rate includes a sewer tax rate that is typically paid through special assessment in other cities. The inclusion of this rate increases Osseo's effective tax rate.