

TABLE 2B: 2005 TAXES BY LEVEL OF GOVERNMENT ON AVERAGE VALUE HOMES IN 35 NON-METRO COMMUNITIES*

Ranked by Effective Tax Rate (ETR)**

Community (School District)	Average Market Value	County Total Tax	County Total ETR	County Total Rank	City Total Tax	City Total ETR	City Total Rank	School Total Tax	School Total ETR	School Total Rank	Spec. Dist. Tax	Spec. Dist. Rate	Spec. Dist. Rank	Total Local Tax	Pre- Credit ETR	Pre- Credit Rank	Final Prop. Tax	Final Effective Tax Rate	Final Tax Rank
Hutchinson (423)	\$128,104	\$801	0.63%	7	\$760	0.59%	3	\$449	0.35%	17	\$18	0.01%	18	\$2,029	1.58%	1	\$1,772	1.383%	1
Sauk Rapids (47)	\$141,430	\$952	0.67%	6	\$582	0.41%	15	\$547	0.39%	13	\$18	0.01%	23	\$2,099	1.48%	5	\$1,854	1.311%	2
Red Wing (256)	\$145,706	\$779	0.53%	13	\$850	0.58%	5	\$491	0.34%	20	\$29	0.02%	11	\$2,149	1.48%	6	\$1,908	1.310%	3
Elk River (728)	\$198,960	\$836	0.42%	27	\$871	0.44%	10	\$948	0.48%	1	\$106	0.05%	2	\$2,761	1.39%	12	\$2,568	1.291%	4
North Branch (138)	\$174,349	\$1,054	0.60%	9	\$675	0.39%	18	\$707	0.41%	8	\$26	0.01%	15	\$2,464	1.41%	10	\$2,214	1.270%	5
Cloquet (94)	\$103,793	\$731	0.70%	2	\$492	0.47%	8	\$349	0.34%	21	\$2	0.00%	34	\$1,574	1.52%	3	\$1,295	1.247%	6
Waseca (829)	\$107,874	\$597	0.55%	12	\$580	0.54%	6	\$372	0.34%	18	\$19	0.02%	12	\$1,568	1.45%	8	\$1,293	1.198%	7
Bemidji (31)	\$88,710	\$664	0.75%	1	\$327	0.37%	22	\$356	0.40%	9	\$4	0.00%	32	\$1,351	1.52%	2	\$1,058	1.193%	8
New Ulm (88)	\$106,388	\$535	0.50%	17	\$673	0.63%	2	\$316	0.30%	24	\$15	0.01%	16	\$1,540	1.45%	9	\$1,263	1.187%	9
Marshall (413)	\$121,997	\$650	0.53%	14	\$567	0.46%	9	\$484	0.40%	11	\$7	0.01%	31	\$1,708	1.40%	11	\$1,445	1.185%	10
Owatonna (761)	\$135,446	\$689	0.51%	16	\$559	0.41%	14	\$564	0.42%	7	\$11	0.01%	27	\$1,822	1.35%	14	\$1,572	1.161%	11
Sartell (748)	\$171,155	\$841	0.49%	19	\$534	0.31%	26	\$798	0.47%	4	\$27	0.02%	13	\$2,201	1.29%	17	\$1,982	1.158%	12
Monticello (882)	\$159,874	\$550	0.34%	33	\$938	0.59%	4	\$509	0.32%	22	\$43	0.03%	6	\$2,039	1.28%	19	\$1,811	1.133%	13
Rochester (535)	\$151,852	\$786	0.52%	15	\$632	0.42%	13	\$534	0.35%	16	\$0	0.00%	35	\$1,952	1.29%	18	\$1,716	1.130%	14
Worthington (518)	\$80,516	\$454	0.56%	11	\$412	0.51%	7	\$288	0.36%	14	\$28	0.03%	4	\$1,183	1.47%	7	\$883	1.096%	15
Northfield (659)	\$196,286	\$657	0.33%	34	\$774	0.39%	17	\$931	0.47%	3	\$25	0.01%	22	\$2,387	1.22%	20	\$2,143	1.092%	16
Moorhead (152)	\$113,149	\$767	0.68%	4	\$295	0.26%	33	\$400	0.35%	15	\$16	0.01%	19	\$1,477	1.31%	16	\$1,207	1.066%	17
Willmar (347)	\$100,387	\$698	0.70%	3	\$254	0.25%	34	\$341	0.34%	19	\$28	0.03%	5	\$1,321	1.32%	15	\$1,039	1.035%	18
Albert Lea (241)	\$87,104	\$518	0.59%	10	\$296	0.34%	24	\$348	0.40%	10	\$20	0.02%	9	\$1,181	1.36%	13	\$887	1.019%	19
St. Michael (885)	\$210,953	\$726	0.34%	32	\$653	0.31%	28	\$913	0.43%	5	\$23	0.01%	26	\$2,314	1.10%	28	\$2,132	1.010%	20
Otsego (728)	\$183,940	\$633	0.34%	31	\$507	0.28%	30	\$876	0.48%	1	\$49	0.03%	6	\$2,065	1.12%	25	\$1,858	1.010%	21
Duluth (709)	\$129,514	\$875	0.68%	5	\$314	0.24%	35	\$263	0.20%	33	\$89	0.07%	1	\$1,541	1.19%	21	\$1,285	0.992%	22
North Mankato (77)	\$166,836	\$801	0.48%	21	\$708	0.42%	12	\$354	0.21%	30	\$11	0.01%	29	\$1,874	1.12%	24	\$1,652	0.990%	23
St. Cloud (742)	\$138,101	\$678	0.49%	20	\$531	0.38%	19	\$335	0.24%	28	\$32	0.02%	8	\$1,575	1.14%	22	\$1,327	0.961%	24
Buffalo (877)	\$178,469	\$668	0.37%	30	\$491	0.27%	31	\$766	0.43%	6	\$26	0.01%	17	\$1,951	1.09%	29	\$1,685	0.944%	25
St. Peter (508)	\$142,516	\$683	0.48%	22	\$474	0.33%	25	\$323	0.23%	29	\$9	0.01%	29	\$1,490	1.05%	33	\$1,246	0.874%	26
Winona (861)	\$128,938	\$605	0.47%	23	\$399	0.31%	27	\$340	0.26%	27	\$27	0.02%	10	\$1,371	1.06%	30	\$1,115	0.865%	27
Mankato (77)	\$138,530	\$612	0.44%	25	\$519	0.37%	20	\$293	0.21%	31	\$3	0.00%	33	\$1,427	1.03%	34	\$1,179	0.851%	28
Alexandria (206)	\$131,857	\$655	0.50%	18	\$464	0.35%	23	\$254	0.19%	34	\$15	0.01%	25	\$1,387	1.05%	31	\$1,108	0.840%	29
Brainerd (181)	\$97,918	\$369	0.38%	29	\$419	0.43%	11	\$284	0.29%	25	\$13	0.01%	20	\$1,085	1.11%	27	\$801	0.818%	30
Fairmont (2752)	\$84,431	\$386	0.46%	24	\$315	0.37%	21	\$252	0.30%	23	\$6	0.01%	28	\$959	1.14%	23	\$662	0.784%	31
Austin (492)	\$87,973	\$366	0.42%	28	\$258	0.29%	29	\$345	0.39%	12	\$12	0.01%	21	\$981	1.12%	26	\$688	0.782%	32
Fergus Falls (544)	\$97,551	\$416	0.43%	26	\$388	0.40%	16	\$206	0.21%	32	\$12	0.01%	24	\$1,021	1.05%	32	\$736	0.755%	33
Faribault (656)	\$146,376	\$456	0.31%	35	\$401	0.27%	32	\$396	0.27%	26	\$54	0.04%	3	\$1,308	0.89%	35	\$1,067	0.729%	34
Hibbing (701)***	\$72,127	\$446	0.62%	8	\$519	0.72%	1	\$100	0.14%	35	\$11	0.02%	14	\$1,076	1.49%	4	\$472	0.655%	35

* = Cities with populations of 9,000 or more outside of the Twin Cities Metropolitan Area.

** = 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