

TABLE 2C: CHANGES IN MARKET VALUE AND TAXES PAID ON AVERAGE VALUE HOMES IN 91 GREATER MINNESOTA COMMUNITIES, 2005-200

Cities and Towns Above 3,700 in Population, Ranked by Increase in Taxes Paid

Community (School District)	County	Market Value Changes							Tax Changes									
		2005 Average Market Value	2005 Avg. MV Rank	2006 Average Market Value	2006 Avg. MV Rank	2005-06 Avg. MV Percent Change	2005-06 Avg. MV Rank Change	2005-06 Avg. MV Dollar Change	2005 Final Property Tax	2005 ETR Tax Rank	2006 Final Property Tax	2006 ETR Tax Rank	2005-06 Change in Effective Tax Rate	05-06 ETR Change Rank	2005-06 Percent Change in Taxes	2005-06 Percent Change Rank	2005-06 Dollar Change in Taxes	2005-06 Dollar Change Rank
Le Sueur (2397)	LE SUEUR	\$123,599	57	\$133,995	57	8.4%	49	\$10,396	\$1,332	47	\$1,774	14	0.246%	1	33.2%	1	\$442	1
St. Michael (885)	WRIGHT	\$210,953	4	\$231,310	3	9.7%	33	\$20,357	\$2,132	58	\$2,570	41	0.101%	5	20.6%	6	\$438	2
Albertville (885)	WRIGHT	\$191,941	9	\$208,983	11	8.9%	45	\$17,042	\$1,905	61	\$2,284	44	0.100%	6	19.9%	9	\$379	3
Baldwin Twp (477)	SHERBURNE	\$185,273	12	\$206,543	12	11.5%	12	\$21,270	\$1,332	87	\$1,651	85	0.081%	9	24.0%	3	\$319	4
Rockford (883)	WRIGHT	\$181,500	16	\$205,632	13	13.3%	7	\$24,132	\$1,896	51	\$2,202	46	0.026%	36	16.2%	14	\$306	5
Lindstrom (2144)	CHISAGO	\$182,535	14	\$209,679	10	14.9%	2	\$27,144	\$2,142	34	\$2,446	33	-0.007%	54	14.2%	23	\$304	6
Elk River (728)	SHERBURNE	\$198,960	6	\$215,057	7	8.1%	55	\$16,097	\$2,568	15	\$2,853	13	0.036%	25	11.1%	37	\$286	7
Princeton (477)	MILLE LACS	\$124,998	55	\$140,715	52	12.6%	10	\$15,717	\$1,739	8	\$2,016	4	0.042%	20	16.0%	17	\$277	8
Otsego (728)	WRIGHT	\$183,940	13	\$203,931	15	10.9%	16	\$19,991	\$1,858	59	\$2,136	51	0.037%	24	14.9%	22	\$277	9
St. Peter (508)	NICOLLET	\$142,516	36	\$145,191	47	1.9%	88	\$2,675	\$1,246	75	\$1,519	52	0.172%	2	21.9%	5	\$273	10
Winona (861)	WINONA	\$128,938	52	\$136,218	55	5.6%	74	\$7,280	\$1,115	76	\$1,380	60	0.148%	4	23.8%	4	\$265	11
Alexandria Twp (206)	DOUGLAS	\$188,203	10	\$212,776	9	13.1%	8	\$24,573	\$1,396	85	\$1,660	87	0.038%	22	18.9%	10	\$264	12
East Grand Forks (595)	POLK	\$99,312	69	\$116,231	62	17.0%	1	\$16,919	\$1,472	3	\$1,731	3	0.007%	48	17.6%	11	\$259	13
Thomson Twp (99)	CARLTON	\$146,613	32	\$156,939	34	7.0%	63	\$10,326	\$1,847	20	\$2,092	12	0.074%	12	13.3%	27	\$246	14
Livonia Twp (728)	SHERBURNE	\$215,187	3	\$230,203	4	7.0%	64	\$15,016	\$2,132	64	\$2,373	55	0.040%	21	11.3%	36	\$241	15
Wyoming Twp (831)	CHISAGO	\$232,867	1	\$264,842	1	13.7%	4	\$31,975	\$2,407	53	\$2,632	64	-0.040%	70	9.4%	43	\$225	16
Faribault (656)	RICE	\$146,376	33	\$158,521	32	8.3%	52	\$12,145	\$1,067	86	\$1,282	82	0.080%	10	20.2%	8	\$215	17
Becker (726)	SHERBURNE	\$168,142	23	\$185,957	20	10.6%	17	\$17,815	\$1,703	57	\$1,915	56	0.017%	39	12.5%	30	\$212	18
Zimmerman (728)	SHERBURNE	\$141,887	38	\$156,214	35	10.1%	27	\$14,327	\$1,760	24	\$1,961	21	0.015%	40	11.4%	35	\$200	19
Moorhead (152)	CLAY	\$113,149	60	\$124,864	60	10.4%	21	\$11,715	\$1,207	48	\$1,405	38	0.059%	13	16.5%	13	\$199	20
Lake City (813)	WABASHA	\$132,345	48	\$145,504	46	9.9%	30	\$13,159	\$1,223	71	\$1,419	68	0.051%	15	16.1%	15	\$196	21
Wyoming (831)	CHISAGO	\$187,097	11	\$204,505	14	9.3%	37	\$17,408	\$2,249	26	\$2,441	30	-0.008%	57	8.6%	47	\$192	22
Waite Park (742)	STEARNS	\$128,343	53	\$141,574	50	10.3%	22	\$13,231	\$1,366	49	\$1,556	43	0.034%	27	13.9%	24	\$190	23
Hutchinson (423)	MCLEOD	\$128,104	54	\$140,830	51	9.9%	31	\$12,726	\$1,772	9	\$1,958	6	0.007%	47	10.5%	40	\$186	24
Cloquet (94)	CARLTON	\$103,793	65	\$115,193	63	11.0%	15	\$11,400	\$1,295	23	\$1,471	17	0.030%	32	13.6%	25	\$177	25
Big Lake Twp (727)	SHERBURNE	\$208,931	5	\$227,671	5	9.0%	42	\$18,740	\$2,071	63	\$2,243	66	-0.006%	53	8.3%	49	\$172	26
Big Lake (727)	SHERBURNE	\$160,098	26	\$177,009	24	10.6%	18	\$16,911	\$1,882	33	\$2,051	34	-0.017%	59	9.0%	44	\$169	27
La Grand Twp (206)	DOUGLAS	\$195,454	8	\$215,453	6	10.2%	23	\$19,999	\$1,584	80	\$1,751	81	0.002%	51	10.5%	39	\$167	28
1st Assess Unorg (181)	CROW WING	\$168,201	22	\$190,853	18	13.5%	5	\$22,652	\$1,092	89	\$1,255	90	0.009%	44	15.0%	21	\$164	29
St. Joseph (742)	STEARNS	\$131,355	50	\$140,140	53	6.7%	66	\$8,785	\$1,314	60	\$1,476	50	0.053%	14	12.3%	32	\$162	30
St. Cloud (742)	STEARNS	\$138,101	43	\$150,842	41	9.2%	38	\$12,741	\$1,327	67	\$1,488	65	0.025%	37	12.1%	33	\$160	31
Mankato (77)	BLUE EARTH	\$138,530	42	\$152,381	40	10.0%	28	\$13,851	\$1,179	77	\$1,339	76	0.027%	35	13.5%	26	\$160	32
Luverne (2184)	ROCK	\$77,341	79	\$80,618	79	4.2%	81	\$3,277	\$618	81	\$778	69	0.165%	3	25.8%	2	\$159	33
Marshall (413)	LYON	\$121,997	59	\$131,303	59	7.6%	58	\$9,306	\$1,445	31	\$1,599	25	0.033%	28	10.6%	38	\$154	34
Byron (531)	OLMSTED	\$147,078	31	\$154,900	37	5.3%	76	\$7,822	\$1,924	14	\$2,075	11	0.031%	30	7.8%	52	\$151	35
Sauk Rapids (47)	BENTON	\$141,430	40	\$148,571	44	5.0%	77	\$7,141	\$1,854	11	\$2,005	10	0.038%	23	8.1%	51	\$150	36

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Rice Lake Twp (709)	ST LOUIS	\$133,404	46	\$153,120	38	14.8%	3	\$19,716	\$1,468	44	\$1,617	49	-0.045%	73	10.1%	42	\$149	37
Morris (769)	STEVENS	\$88,674	74	\$93,987	74	6.0%	73	\$5,313	\$1,130	17	\$1,278	9	0.086%	8	13.1%	28	\$148	38
Hermantown (700)	ST LOUIS	\$169,008	21	\$184,261	22	9.0%	39	\$15,253	\$1,782	50	\$1,927	53	-0.008%	56	8.2%	50	\$146	39
Albert Lea (241)	FREEBORN	\$87,104	76	\$92,594	75	6.3%	70	\$5,490	\$887	55	\$1,030	40	0.093%	7	16.0%	16	\$142	40
Northfield (659)	RICE	\$196,286	7	\$213,903	8	9.0%	41	\$17,617	\$2,143	46	\$2,277	47	-0.027%	66	6.3%	64	\$134	41
New Ulm (88)	BROWN	\$106,388	64	\$114,476	64	7.6%	60	\$8,088	\$1,263	30	\$1,393	26	0.030%	33	10.3%	41	\$130	42
Rochester (535)	OLMSTED	\$151,852	30	\$161,264	30	6.2%	72	\$9,412	\$1,716	40	\$1,846	35	0.014%	41	7.5%	55	\$129	43
Fergus Falls (544)	OTTER TAIL	\$97,551	71	\$107,291	71	10.0%	29	\$9,740	\$736	84	\$863	83	0.049%	18	17.2%	12	\$126	44
Brainerd (181)	CROW WING	\$97,918	70	\$108,865	69	11.2%	13	\$10,947	\$801	79	\$924	78	0.031%	29	15.5%	19	\$124	45
Delano (879)	WRIGHT	\$181,646	15	\$197,980	16	9.0%	40	\$16,334	\$1,871	54	\$1,994	61	-0.023%	65	6.6%	63	\$123	46
La Crescent (300)	HOUSTON	\$142,009	37	\$152,837	39	7.6%	59	\$10,828	\$1,689	29	\$1,805	32	-0.008%	58	6.9%	60	\$116	47
Baxter (181)	CROW WING	\$164,665	25	\$175,178	25	6.4%	68	\$10,513	\$1,560	69	\$1,674	70	0.008%	46	7.3%	57	\$113	48
Marion Twp (535)	OLMSTED	\$157,944	28	\$168,895	28	6.9%	65	\$10,951	\$1,426	74	\$1,535	74	0.006%	49	7.7%	53	\$110	49
Worthington (518)	NOBLES	\$80,516	78	\$89,373	78	11.0%	14	\$8,857	\$883	45	\$992	42	0.014%	42	12.4%	31	\$109	50
Glencoe (2859)	MCLEOD	\$124,421	56	\$132,191	58	6.2%	71	\$7,770	\$1,559	22	\$1,667	20	0.008%	45	7.0%	59	\$108	51
Kasson (204)	DODGE	\$132,421	47	\$139,564	54	5.4%	75	\$7,143	\$1,545	35	\$1,653	31	0.018%	38	7.0%	58	\$108	52
Windom (177)	COTTONWOOD	\$70,564	82	\$77,720	81	10.1%	26	\$7,156	\$850	25	\$958	24	0.028%	34	12.7%	29	\$108	53
Duluth (709)	ST LOUIS	\$129,514	51	\$146,308	45	13.0%	9	\$16,794	\$1,285	62	\$1,393	71	-0.040%	71	8.4%	48	\$108	54
Owatonna (761)	STEELE	\$135,446	45	\$149,552	43	10.4%	20	\$14,106	\$1,572	36	\$1,677	39	-0.039%	69	6.7%	62	\$106	55
Fairmont (2752)	MARTIN	\$84,431	77	\$91,636	76	8.5%	46	\$7,205	\$662	82	\$762	80	0.048%	19	15.1%	20	\$100	56
Alexandria (206)	DOUGLAS	\$131,857	49	\$142,755	49	8.3%	53	\$10,898	\$1,108	78	\$1,206	79	0.005%	50	8.9%	45	\$98	57
Cannon Falls (252)	GOODHUE	\$153,370	29	\$167,984	29	9.5%	35	\$14,614	\$2,215	4	\$2,309	8	-0.069%	82	4.3%	71	\$95	58
Willmar (347)	KANDIYOHI	\$100,387	68	\$109,804	68	9.4%	36	\$9,417	\$1,039	52	\$1,128	57	-0.008%	55	8.6%	46	\$89	59
Detroit Lakes (22)	BECKER	\$122,324	58	\$134,101	56	9.6%	34	\$11,777	\$1,170	68	\$1,258	72	-0.018%	60	7.5%	56	\$88	60
Waseca (829)	WASECA	\$107,874	63	\$110,525	66	2.5%	87	\$2,651	\$1,293	27	\$1,380	22	0.050%	16	6.8%	61	\$87	61
Sauk Centre (743)	STEARNS	\$109,924	61	\$119,687	61	8.9%	44	\$9,763	\$1,565	6	\$1,648	7	-0.047%	75	5.3%	67	\$83	62
Austin (492)	MOWER	\$87,973	75	\$96,921	73	10.2%	25	\$8,948	\$688	83	\$768	86	0.010%	43	11.6%	34	\$80	63
Virginia (706)	ST LOUIS	\$64,080	86	\$68,309	86	6.6%	67	\$4,229	\$389	90	\$469	89	0.079%	11	20.5%	7	\$80	64
Bemidji (31)	BELTRAMI	\$88,710	73	\$100,510	72	13.3%	6	\$11,800	\$1,058	28	\$1,138	37	-0.061%	80	7.5%	54	\$80	64
Northern Twp (31)	BELTRAMI	\$141,781	39	\$156,202	36	10.2%	24	\$14,421	\$1,579	43	\$1,656	48	-0.053%	77	4.9%	68	\$77	66
North Mankato (77)	NICOLLET	\$166,836	24	\$169,417	27	1.5%	89	\$2,581	\$1,652	65	\$1,728	58	0.030%	31	4.6%	69	\$76	67
Hibbing (701)	ST LOUIS	\$72,127	81	\$77,786	80	7.8%	56	\$5,659	\$472	88	\$548	88	0.049%	17	16.0%	18	\$75	68
Thief River Falls (564)	PENNINGTON	\$69,732	85	\$75,058	82	7.6%	57	\$5,326	\$1,183	2	\$1,256	1	-0.022%	63	6.2%	65	\$74	69
Little Falls (482)	MORRISON	\$101,871	66	\$110,520	67	8.5%	48	\$8,649	\$1,335	12	\$1,407	19	-0.037%	68	5.4%	66	\$72	70
New Prague (721)	SCOTT	\$171,214	19	\$185,095	21	8.1%	54	\$13,881	\$2,177	18	\$2,249	27	-0.056%	79	3.3%	75	\$72	71
Buffalo (877)	WRIGHT	\$178,469	17	\$197,105	17	10.4%	19	\$18,636	\$1,685	70	\$1,752	75	-0.056%	78	3.9%	72	\$66	72

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Becker Twp (726)	SHERBURNE	\$216,091	2	\$234,451	2	8.5%	47	\$18,360	\$1,994	72	\$2,056	77	-0.046%	74	3.1%	76	\$62	73
North Branch (138)	CHISAGO	\$174,349	18	\$188,838	19	8.3%	51	\$14,489	\$2,214	19	\$2,275	28	-0.065%	81	2.8%	77	\$61	74
Sartell (748)	STEARNS	\$171,155	20	\$179,046	23	4.6%	80	\$7,891	\$1,982	37	\$2,034	36	-0.022%	62	2.6%	78	\$52	75
Litchfield (465)	MEEKER	\$101,240	67	\$108,554	70	7.2%	61	\$7,314	\$1,132	42	\$1,182	45	-0.030%	67	4.3%	70	\$49	76
Redwood Falls (2897)	REDWOOD	\$90,229	72	\$91,398	77	1.3%	90	\$1,169	\$1,237	10	\$1,285	5	0.035%	26	3.9%	73	\$48	77
Montevideo (129)	CHIPPEWA	\$70,523	83	\$73,322	85	4.0%	82	\$2,799	\$902	16	\$936	18	-0.002%	52	3.8%	74	\$35	78
Grand Rapids (318)	ITASCA	\$108,887	62	\$114,065	65	4.8%	79	\$5,178	\$1,108	56	\$1,135	63	-0.023%	64	2.4%	79	\$27	79
Stewartville (534)	OLMSTED	\$140,927	41	\$145,061	48	2.9%	86	\$4,134	\$1,769	21	\$1,790	23	-0.022%	61	1.2%	80	\$21	80
Red Wing (256)	GOODHUE	\$145,706	34	\$159,963	31	9.8%	32	\$14,257	\$1,908	13	\$1,926	29	-0.105%	85	0.9%	82	\$18	81
St. James (840)	WATONWAN	\$70,490	84	\$74,977	83	6.4%	69	\$4,487	\$684	66	\$692	73	-0.048%	76	1.1%	81	\$8	82
Isanti (911)	ISANTI	\$137,725	44	\$150,020	42	8.9%	43	\$12,295	\$1,956	7	\$1,959	15	-0.114%	86	0.2%	83	\$3	83
Eveleth (2154)	ST LOUIS	\$51,128	91	\$53,628	91	4.9%	78	\$2,500	\$237	91	\$225	91	-0.044%	72	-5.1%	86	-\$12	84
Monticello (882)	WRIGHT	\$159,874	27	\$171,268	26	7.1%	62	\$11,394	\$1,811	39	\$1,785	54	-0.090%	83	-1.4%	84	-\$26	85
Cambridge (911)	ISANTI	\$145,436	35	\$157,628	33	8.4%	50	\$12,192	\$2,078	5	\$2,040	16	-0.135%	88	-1.8%	85	-\$38	86
International Falls (361)	KOOCHICHING	\$59,616	87	\$61,616	88	3.4%	84	\$2,000	\$539	73	\$495	84	-0.100%	84	-8.1%	88	-\$44	87
Pipestone (2689)	PIPESTONE	\$56,108	90	\$58,151	90	3.6%	83	\$2,043	\$646	38	\$592	59	-0.133%	87	-8.3%	89	-\$54	88
Crookston (593)	POLK	\$59,600	88	\$66,470	87	11.5%	11	\$6,870	\$1,111	1	\$1,039	2	-0.301%	91	-6.5%	87	-\$72	89
Chisholm (695)	ST LOUIS	\$56,533	89	\$58,313	89	3.1%	85	\$1,780	\$667	32	\$586	62	-0.176%	90	-12.2%	91	-\$82	90
Wadena (2155)	WADENA	\$73,553	80	\$73,798	84	0.3%	91	\$245	\$824	41	\$727	67	-0.136%	89	-11.8%	90	-\$98	91
Number of Rankings			91		91		91			91		91		91		91		91

Source: Minnesota Department of Revenue
Calculations by the Citizens League