

TABLE 1A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 117 METROPOLITAN COMMUNITIES

Cities and Towns Above 2,000 Population, Ranked by Effective Tax Rate (ETR)

City/Township	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes 2008			City Taxes 2008			School Taxes 2008			Special District Taxes 2008			Total Local Taxes 2008			Final Taxes 2008		
					County Total Tax	County Effective Tax Rate	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	Special Total Tax	Special Effective Tax Rate	Special Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
AFTON	WASHINGTON	0834	2,937	\$459,782	\$1,192	0.259%	23	\$1,035	0.225%	92	\$1,377	0.29948%	53	\$167	0.036%	79	\$3,771	0.820%	112	\$3,771	0.820%	112
ANDOVER	ANOKA	0011	30,598	\$284,701	\$895	0.315%	20	\$906	0.318%	57	\$1,162	0.40830%	20	\$121	0.042%	71	\$3,085	1.083%	67	\$2,969	1.043%	63
ANOKA	ANOKA	0011	18,038	\$210,319	\$662	0.315%	20	\$779	0.370%	37	\$859	0.40830%	20	\$130	0.062%	47	\$2,429	1.155%	44	\$2,246	1.068%	56
APPLE VALLEY	DAKOTA	0196	49,456	\$264,259	\$678	0.257%	24	\$985	0.373%	34	\$1,121	0.42410%	18	\$132	0.050%	62	\$2,916	1.103%	61	\$2,781	1.052%	61
ARDEN HILLS	RAMSEY	0621	9,985	\$323,122	\$1,422	0.440%	2	\$633	0.196%	97	\$1,270	0.39304%	31	\$245	0.076%	32	\$3,571	1.105%	60	\$3,489	1.080%	52
BAYPORT	WASHINGTON	0834	3,273	\$261,787	\$621	0.237%	26	\$791	0.302%	66	\$784	0.29948%	53	\$95	0.036%	79	\$2,290	0.875%	105	\$2,154	0.823%	110
BELLE PLAINE	SCOTT	0716	6,744	\$207,697	\$678	0.326%	16	\$1,145	0.551%	2	\$848	0.40805%	21	\$87	0.042%	73	\$2,757	1.328%	9	\$2,572	1.238%	14
BLAINE	ANOKA	0011	56,575	\$242,673	\$763	0.315%	20	\$722	0.297%	67	\$991	0.40830%	20	\$171	0.071%	37	\$2,647	1.091%	64	\$2,493	1.027%	67
BLOOMINGTON	HENNEPIN	0271	85,504	\$263,234	\$1,015	0.386%	11	\$841	0.320%	56	\$728	0.27661%	58	\$259	0.098%	4	\$2,844	1.080%	68	\$2,708	1.029%	66
BROOKLYN CENTER	HENNEPIN	0279	27,907	\$195,632	\$755	0.386%	11	\$924	0.472%	11	\$786	0.40185%	23	\$173	0.088%	14	\$2,638	1.348%	5	\$2,442	1.248%	13
BROOKLYN PARK	HENNEPIN	0279	72,724	\$237,169	\$915	0.386%	11	\$946	0.399%	26	\$953	0.40185%	23	\$206	0.087%	19	\$3,021	1.274%	18	\$2,862	1.207%	18
BURNS TWP	ANOKA	0015	4,367	\$310,969	\$978	0.315%	20	\$552	0.177%	101	\$1,015	0.32651%	50	\$162	0.052%	59	\$2,708	0.871%	107	\$2,615	0.841%	107
BURNSVILLE	DAKOTA	0191	61,393	\$251,603	\$645	0.257%	24	\$881	0.350%	43	\$1,152	0.45771%	11	\$125	0.050%	63	\$2,803	1.114%	57	\$2,657	1.056%	59
CARVER	CARVER	0112	2,807	\$291,749	\$1,095	0.375%	14	\$1,359	0.466%	13	\$1,609	0.55145%	4	\$103	0.035%	80	\$4,167	1.428%	1	\$4,057	1.391%	1
CEDAR LAKE TWP	SCOTT	0721	2,820	\$448,304	\$1,464	0.326%	16	\$439	0.098%	113	\$2,005	0.44718%	13	\$187	0.042%	73	\$4,094	0.913%	101	\$4,094	0.913%	99
CENTERVILLE	ANOKA	0012	3,839	\$262,537	\$826	0.315%	20	\$1,203	0.458%	14	\$1,306	0.49762%	5	\$208	0.079%	28	\$3,543	1.349%	4	\$3,406	1.297%	3
CHAMPLIN	HENNEPIN	0011	23,990	\$257,178	\$992	0.386%	11	\$845	0.329%	50	\$1,050	0.40830%	20	\$223	0.087%	20	\$3,110	1.209%	28	\$2,969	1.154%	28
CHANHASSEN*	CARVER	0112	22,395	\$367,854	\$1,382	0.376%	12	\$972	0.264%	80	\$2,030	0.55180%	3	\$207	0.056%	52	\$4,590	1.248%	25	\$4,549	1.237%	15
CHASKA	CARVER	0112	23,775	\$279,580	\$1,050	0.376%	12	\$543	0.194%	98	\$1,543	0.55180%	3	\$148	0.053%	56	\$3,284	1.175%	36	\$3,163	1.131%	33
CIRCLE PINES	ANOKA	0012	5,250	\$219,502	\$690	0.315%	20	\$1,065	0.485%	6	\$1,092	0.49762%	5	\$144	0.066%	41	\$2,992	1.363%	3	\$2,818	1.284%	5
COLUMBIA HEIGHTS	ANOKA	0013	18,124	\$192,442	\$564	0.293%	21	\$829	0.431%	19	\$587	0.30518%	52	\$148	0.077%	30	\$2,129	1.106%	59	\$1,929	1.003%	78
COLUMBUS	ANOKA	0831	4,108	\$299,847	\$943	0.315%	20	\$940	0.314%	60	\$866	0.28895%	54	\$205	0.068%	39	\$2,955	0.985%	90	\$2,852	0.951%	93
COON RAPIDS	ANOKA	0011	63,081	\$210,980	\$664	0.315%	20	\$648	0.307%	61	\$861	0.40830%	20	\$137	0.065%	43	\$2,311	1.095%	63	\$2,128	1.009%	73
CORCORAN	HENNEPIN	0877	5,791	\$377,354	\$1,455	0.386%	11	\$1,140	0.302%	64	\$1,511	0.40046%	24	\$231	0.061%	48	\$4,338	1.150%	45	\$4,305	1.141%	31
COTTAGE GROVE	WASHINGTON	0833	33,788	\$241,227	\$626	0.259%	23	\$849	0.352%	42	\$1,177	0.48793%	6	\$101	0.042%	72	\$2,753	1.141%	50	\$2,598	1.077%	54
CREDIT RIVER TWP	SCOTT	0194	5,103	\$476,834	\$1,557	0.326%	16	\$490	0.103%	111	\$2,071	0.43439%	14	\$199	0.042%	73	\$4,317	0.905%	102	\$4,317	0.905%	100
CRYSTAL	HENNEPIN	0281	22,138	\$203,244	\$784	0.386%	11	\$744	0.366%	39	\$832	0.40946%	19	\$179	0.088%	17	\$2,539	1.249%	24	\$2,349	1.156%	27
DAYTON*	HENNEPIN	0011	5,015	\$309,474	\$1,194	0.386%	11	\$1,331	0.430%	21	\$1,264	0.40830%	20	\$190	0.061%	48	\$3,978	1.285%	16	\$3,884	1.255%	9
DEEPHAVEN	HENNEPIN	0276	3,774	\$751,526	\$3,141	0.418%	4	\$1,162	0.155%	105	\$2,990	0.39782%	27	\$717	0.095%	6	\$8,009	1.066%	89	\$8,009	1.066%	80
EAGAN	DAKOTA	0196	67,106	\$280,567	\$720	0.257%	24	\$769	0.274%	73	\$1,190	0.42410%	18	\$123	0.044%	70	\$2,802	0.999%	88	\$2,682	0.956%	92
EAST BETHEL	ANOKA	0015	12,124	\$256,466	\$807	0.315%	20	\$856	0.334%	49	\$837	0.32651%	50	\$129	0.050%	61	\$2,629	1.025%	82	\$2,488	0.970%	85
EDEN PRAIRIE	HENNEPIN	0272	62,090	\$377,565	\$1,456	0.386%	11	\$1,084	0.287%	71	\$1,434	0.37975%	34	\$335	0.089%	13	\$4,310	1.141%	49	\$4,277	1.133%	32
EDINA	HENNEPIN	0273	47,090	\$458,738	\$1,769	0.386%	11	\$1,000	0.218%	94	\$1,589	0.34647%	44	\$392	0.085%	21	\$4,751	1.036%	80	\$4,751	1.036%	64
ELKO NEW MARKET	SCOTT	0194	3,788	\$278,113	\$907	0.326%	18	\$1,033	0.372%	35	\$1,207	0.43417%	15	\$97	0.035%	81	\$3,245	1.167%	39	\$3,123	1.123%	39
EMPIRE TWP	DAKOTA	0192	2,291	\$281,216	\$721	0.257%	24	\$716	0.255%	81	\$1,676	0.59612%	1	\$105	0.037%	78	\$3,219	1.145%	46	\$3,100	1.102%	47
EXCELSIOR	HENNEPIN	0276	2,437	\$425,054	\$1,639	0.386%	11	\$1,144	0.269%	76	\$1,627	0.38278%	33	\$374	0.088%	15	\$4,785	1.126%	53	\$4,785	1.126%	35
FALCON HEIGHTS	RAMSEY	0623	5,709	\$289,308	\$1,274	0.440%	2	\$537	0.186%	99	\$819	0.28309%	57	\$193	0.067%	40	\$2,823	0.976%	92	\$2,711	0.937%	97

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FARMINGTON	DAKOTA	0192	18,589	\$242,336	\$622	0.256%	25	\$1,062	0.438%	17	\$1,444	0.59600%	2	\$91	0.037%	78	\$3,219	1.328%	8	\$3,064	1.265%	8
FOREST LAKE	WASHINGTON	0831	17,494	\$300,322	\$779	0.259%	23	\$884	0.294%	68	\$868	0.28895%	54	\$115	0.038%	77	\$2,646	0.881%	104	\$2,544	0.847%	105
FRIDLEY	ANOKA	0014	26,459	\$213,496	\$672	0.315%	20	\$671	0.314%	59	\$979	0.45859%	10	\$201	0.094%	8	\$2,522	1.181%	32	\$2,342	1.097%	48
GOLDEN VALLEY	HENNEPIN	0281	20,362	\$301,646	\$1,163	0.386%	11	\$1,297	0.430%	22	\$1,235	0.40946%	19	\$243	0.080%	25	\$3,938	1.306%	12	\$3,837	1.272%	7
GRANT	WASHINGTON	0832	4,244	\$514,187	\$1,343	0.261%	22	\$515	0.100%	112	\$2,036	0.39603%	28	\$357	0.069%	38	\$4,251	0.827%	111	\$4,251	0.827%	111
GREENFIELD	HENNEPIN	0883	3,067	\$423,861	\$1,635	0.386%	11	\$1,077	0.254%	83	\$1,603	0.37828%	35	\$260	0.061%	48	\$4,575	1.079%	69	\$4,575	1.079%	53
HAM LAKE	ANOKA	0011	15,290	\$316,307	\$995	0.315%	20	\$776	0.245%	86	\$1,291	0.40830%	20	\$176	0.056%	54	\$3,239	1.024%	83	\$3,151	0.996%	81
HASSAN TWP	HENNEPIN	0728	2,692	\$358,402	\$1,382	0.386%	11	\$787	0.220%	93	\$1,686	0.47029%	9	\$220	0.061%	48	\$4,075	1.137%	52	\$4,025	1.123%	37
HASTINGS*	DAKOTA	0200	22,439	\$223,383	\$573	0.257%	24	\$1,105	0.495%	5	\$880	0.39409%	30	\$110	0.049%	64	\$2,668	1.195%	30	\$2,497	1.118%	43
HOPKINS	HENNEPIN	0270	17,526	\$244,368	\$943	0.386%	11	\$1,109	0.454%	16	\$806	0.33002%	48	\$213	0.087%	18	\$3,071	1.257%	22	\$2,919	1.194%	19
HUGO	WASHINGTON	0624	12,022	\$278,106	\$721	0.259%	23	\$972	0.349%	45	\$1,022	0.36740%	38	\$111	0.040%	75	\$2,825	1.016%	85	\$2,703	0.972%	84
INDEPENDENCE	HENNEPIN	0879	3,729	\$535,736	\$2,101	0.392%	10	\$1,990	0.371%	36	\$1,921	0.35866%	41	\$334	0.062%	46	\$6,346	1.185%	35	\$6,346	1.185%	24
INVER GROVE HEIGHTS	DAKOTA	0199	33,608	\$279,345	\$717	0.257%	24	\$1,045	0.374%	33	\$920	0.32923%	49	\$123	0.044%	70	\$2,804	1.004%	87	\$2,683	0.960%	87
JORDAN	SCOTT	0717	5,316	\$245,494	\$800	0.326%	19	\$1,253	0.510%	3	\$622	0.25343%	59	\$129	0.053%	57	\$2,805	1.143%	48	\$2,653	1.081%	51
LAKE ELMO	WASHINGTON	0834	8,182	\$414,016	\$1,074	0.259%	23	\$851	0.206%	96	\$1,240	0.29948%	53	\$202	0.049%	66	\$3,367	0.813%	113	\$3,367	0.813%	113
LAKETOWN TWP	CARVER	0110	2,107	\$390,396	\$1,466	0.376%	12	\$509	0.130%	108	\$1,669	0.42756%	16	\$178	0.045%	69	\$3,822	0.979%	91	\$3,801	0.974%	83
LAKEVILLE	DAKOTA	0194	53,829	\$308,508	\$791	0.257%	24	\$1,077	0.349%	46	\$1,340	0.43439%	14	\$116	0.037%	78	\$3,324	1.078%	70	\$3,229	1.047%	62
LAUDERDALE	RAMSEY	0623	2,316	\$203,910	\$898	0.440%	2	\$493	0.242%	87	\$577	0.28309%	56	\$155	0.076%	32	\$2,123	1.041%	79	\$1,934	0.948%	94
LEXINGTON	ANOKA	0012	1,997	\$199,049	\$626	0.315%	20	\$956	0.480%	9	\$991	0.49762%	5	\$161	0.081%	24	\$2,733	1.373%	2	\$2,540	1.276%	6
LINO LAKES	ANOKA	0012	19,851	\$296,838	\$934	0.315%	20	\$1,157	0.390%	29	\$1,477	0.49762%	5	\$195	0.066%	41	\$3,763	1.268%	19	\$3,658	1.232%	16
LINWOOD TWP	ANOKA	0831	5,334	\$262,969	\$827	0.315%	20	\$612	0.233%	91	\$760	0.28895%	54	\$137	0.052%	59	\$2,336	0.888%	103	\$2,201	0.837%	108
LITTLE CANADA	RAMSEY	0623	10,157	\$254,798	\$1,122	0.440%	2	\$536	0.210%	95	\$721	0.28309%	56	\$203	0.080%	27	\$2,582	1.013%	86	\$2,439	0.957%	91
MAHTOMEDI	WASHINGTON	0832	8,005	\$360,602	\$935	0.259%	23	\$965	0.267%	77	\$1,422	0.39446%	29	\$189	0.052%	58	\$3,511	0.974%	93	\$3,463	0.960%	88
MAPLE GROVE	HENNEPIN	0279	59,458	\$298,225	\$1,150	0.386%	11	\$874	0.293%	69	\$1,198	0.40185%	23	\$226	0.076%	33	\$3,449	1.156%	43	\$3,345	1.121%	40
MAPLEWOOD	RAMSEY	0622	36,663	\$244,357	\$1,076	0.440%	2	\$796	0.326%	53	\$841	0.34409%	45	\$195	0.080%	27	\$2,908	1.190%	31	\$2,756	1.128%	34
MAY TWP	WASHINGTON	0834	3,269	\$491,348	\$1,274	0.259%	23	\$464	0.094%	114	\$1,471	0.29948%	53	\$275	0.056%	53	\$3,485	0.709%	116	\$3,485	0.709%	116
MEDINA	HENNEPIN	0284	4,911	\$694,962	\$2,869	0.413%	6	\$1,148	0.165%	104	\$2,487	0.35786%	42	\$456	0.066%	42	\$6,959	1.001%	96	\$6,959	1.001%	89
MENDOTA HEIGHTS	DAKOTA	0197	11,752	\$398,493	\$1,022	0.257%	24	\$1,014	0.254%	82	\$1,128	0.28314%	55	\$175	0.044%	70	\$3,340	0.838%	110	\$3,326	0.835%	109
MINNEAPOLIS	HENNEPIN	0991	388,020	\$254,090	\$875	0.345%	15	\$1,493	0.588%	1	\$779	0.30660%	51	\$181	0.071%	36	\$3,329	1.310%	11	\$3,185	1.253%	10
MINNETONKA	HENNEPIN	0270	51,499	\$354,367	\$1,367	0.386%	11	\$1,016	0.287%	72	\$1,169	0.33002%	48	\$312	0.088%	15	\$3,864	1.091%	65	\$3,811	1.075%	55
MINNETRISTA	HENNEPIN	0277	6,234	\$592,013	\$2,372	0.401%	8	\$1,706	0.288%	70	\$1,163	0.19641%	62	\$464	0.078%	29	\$5,704	0.964%	100	\$5,704	0.964%	95
MOUND	HENNEPIN	0277	9,753	\$322,441	\$1,244	0.386%	11	\$1,123	0.348%	47	\$623	0.19310%	63	\$327	0.102%	2	\$3,316	1.028%	81	\$3,234	1.003%	77
MOUNDS VIEW	RAMSEY	0621	12,634	\$211,903	\$933	0.440%	2	\$741	0.350%	44	\$833	0.39304%	31	\$194	0.092%	10	\$2,700	1.274%	17	\$2,519	1.189%	20
NEW BRIGHTON	RAMSEY	0621	22,391	\$262,114	\$1,154	0.440%	2	\$859	0.328%	51	\$1,030	0.39304%	31	\$199	0.076%	32	\$3,242	1.237%	27	\$3,106	1.185%	21
NEW HOPE	HENNEPIN	0281	20,824	\$221,434	\$854	0.386%	11	\$928	0.419%	25	\$907	0.40946%	19	\$170	0.077%	31	\$2,858	1.291%	14	\$2,685	1.213%	17
NEW MARKET TWP	SCOTT	0194	3,549	\$456,058	\$1,489	0.326%	16	\$282	0.062%	116	\$1,981	0.43439%	14	\$159	0.035%	81	\$3,912	0.858%	108	\$3,912	0.858%	104
NEWPORT	WASHINGTON	0833	3,534	\$222,665	\$578	0.259%	23	\$1,051	0.472%	12	\$1,086	0.48793%	6	\$94	0.042%	72	\$2,809	1.261%	21	\$2,637	1.184%	22

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NORTH OAKS	RAMSEY	0621	4,554	\$702,851	\$3,317	0.472%	1	\$565	0.080%	115	\$2,866	0.40774%	22	\$451	0.064%	44	\$7,199	1.024%	94	\$7,199	1.024%	86
NORTH ST. PAUL	RAMSEY	0622	11,695	\$219,506	\$966	0.440%	2	\$582	0.265%	78	\$755	0.34409%	45	\$201	0.092%	9	\$2,505	1.141%	51	\$2,330	1.061%	58
NORWOOD YOUNG AMERICA	CARVER	0108	3,626	\$181,974	\$684	0.376%	12	\$880	0.483%	7	\$389	0.21375%	61	\$92	0.051%	60	\$2,044	1.123%	54	\$1,835	1.009%	74
OAK GROVE	ANOKA	0015	8,433	\$285,832	\$899	0.315%	20	\$783	0.274%	74	\$933	0.32651%	50	\$144	0.050%	61	\$2,760	0.966%	95	\$2,645	0.925%	98
OAK PARK HEIGHTS	WASHINGTON	0834	4,751	\$220,971	\$573	0.259%	23	\$803	0.363%	40	\$662	0.29948%	53	\$80	0.036%	79	\$2,118	0.959%	97	\$1,945	0.880%	101
OAKDALE	WASHINGTON	0622	27,518	\$225,029	\$584	0.259%	23	\$680	0.302%	65	\$774	0.34409%	45	\$110	0.049%	66	\$2,148	0.954%	99	\$1,978	0.879%	102
ORONO	HENNEPIN	0278	7,841	\$857,677	\$3,653	0.426%	3	\$1,286	0.150%	106	\$2,114	0.24647%	60	\$834	0.097%	5	\$7,887	0.920%	106	\$7,887	0.920%	103
OSSEO	HENNEPIN	0279	2,479	\$193,083	\$745	0.386%	11	\$819	0.424%	23	\$776	0.40185%	23	\$148	0.077%	31	\$2,482	1.286%	15	\$2,284	1.183%	23
PLYMOUTH	HENNEPIN	0284	71,147	\$334,096	\$1,289	0.386%	11	\$788	0.236%	88	\$1,150	0.34407%	46	\$284	0.085%	22	\$3,510	1.051%	77	\$3,438	1.029%	65
PRIOR LAKE	SCOTT	0719	22,111	\$318,366	\$1,039	0.326%	17	\$1,013	0.318%	58	\$1,507	0.47346%	8	\$195	0.061%	49	\$3,755	1.179%	34	\$3,669	1.152%	29
RAMSEY	ANOKA	0011	22,408	\$249,539	\$785	0.315%	20	\$980	0.393%	28	\$1,019	0.40830%	20	\$160	0.064%	45	\$2,944	1.180%	33	\$2,796	1.120%	41
RAVENNA TWP	DAKOTA	0200	2,433	\$323,399	\$830	0.257%	24	\$339	0.105%	110	\$1,274	0.39409%	30	\$121	0.037%	78	\$2,564	0.793%	114	\$2,483	0.768%	114
RICHFIELD	HENNEPIN	0280	33,107	\$223,134	\$861	0.386%	11	\$846	0.379%	31	\$775	0.34752%	43	\$196	0.088%	16	\$2,678	1.200%	29	\$2,507	1.123%	36
ROBBINSDALE	HENNEPIN	0281	13,551	\$205,787	\$794	0.386%	11	\$757	0.368%	38	\$843	0.40946%	19	\$183	0.089%	12	\$2,577	1.252%	23	\$2,389	1.161%	26
ROGERS	HENNEPIN	0728	6,971	\$263,166	\$1,015	0.386%	11	\$1,018	0.387%	30	\$1,238	0.47029%	9	\$161	0.061%	48	\$3,432	1.304%	13	\$3,297	1.253%	12
ROSEMOUNT	DAKOTA	0196	20,917	\$290,636	\$746	0.257%	24	\$1,252	0.431%	20	\$1,233	0.42410%	18	\$145	0.050%	62	\$3,375	1.161%	40	\$3,264	1.123%	38
ROSEVILLE	RAMSEY	0623	34,099	\$256,367	\$1,129	0.440%	2	\$646	0.252%	84	\$726	0.28309%	56	\$213	0.083%	23	\$2,713	1.058%	72	\$2,572	1.003%	76
SAVAGE	SCOTT	0191	25,293	\$274,670	\$897	0.326%	16	\$1,371	0.499%	4	\$1,257	0.45771%	11	\$148	0.054%	55	\$3,673	1.337%	7	\$3,548	1.292%	4
SCANDIA	WASHINGTON	0831	4,210	\$366,273	\$950	0.259%	23	\$919	0.251%	85	\$1,058	0.28895%	54	\$205	0.056%	53	\$3,132	0.855%	109	\$3,090	0.844%	106
SHAKOPEE	SCOTT	0720	32,567	\$258,772	\$845	0.326%	16	\$840	0.325%	55	\$969	0.37462%	36	\$120	0.046%	68	\$2,774	1.072%	71	\$2,635	1.018%	69
SHOREVIEW	RAMSEY	0621	26,159	\$295,171	\$1,299	0.440%	2	\$695	0.235%	89	\$1,160	0.39304%	31	\$224	0.076%	32	\$3,378	1.145%	47	\$3,272	1.108%	46
SHOREWOOD	HENNEPIN	0276	7,611	\$550,529	\$2,172	0.395%	9	\$1,458	0.265%	79	\$2,130	0.38691%	32	\$496	0.090%	11	\$6,256	1.136%	55	\$6,256	1.136%	44
SOUTH ST. PAUL	DAKOTA	0996	20,135	\$205,571	\$484	0.235%	27	\$743	0.361%	41	\$940	0.45750%	12	\$116	0.057%	51	\$2,284	1.111%	58	\$2,096	1.020%	68
SPRING LAKE PARK*	ANOKA	0016	6,690	\$202,770	\$638	0.315%	20	\$962	0.474%	10	\$808	0.39825%	26	\$163	0.080%	26	\$2,570	1.268%	20	\$2,380	1.174%	25
SPRING LAKE TWP	SCOTT	0719	3,792	\$420,280	\$1,372	0.326%	16	\$457	0.109%	109	\$1,990	0.47352%	7	\$206	0.049%	65	\$4,025	0.958%	98	\$4,025	0.958%	90
ST. ANTHONY*	HENNEPIN	0282	8,500	\$252,476	\$974	0.386%	11	\$1,152	0.456%	15	\$912	0.36126%	39	\$270	0.107%	1	\$3,308	1.310%	10	\$3,163	1.253%	11
ST. BONIFACIUS	HENNEPIN	0110	2,360	\$237,061	\$914	0.386%	11	\$643	0.271%	75	\$1,014	0.42756%	16	\$179	0.075%	34	\$2,750	1.160%	41	\$2,591	1.093%	49
ST. FRANCIS	ANOKA	0015	7,473	\$215,802	\$679	0.315%	20	\$850	0.394%	27	\$705	0.32651%	50	\$113	0.052%	59	\$2,346	1.087%	66	\$2,168	1.005%	75
ST. LOUIS PARK	HENNEPIN	0283	45,216	\$259,945	\$1,003	0.386%	11	\$904	0.348%	48	\$870	0.33453%	47	\$264	0.101%	3	\$3,039	1.169%	37	\$2,901	1.116%	45
ST. PAUL	RAMSEY	0625	287,669	\$233,855	\$960	0.410%	7	\$711	0.304%	63	\$863	0.36918%	37	\$174	0.075%	35	\$2,708	1.158%	42	\$2,546	1.089%	50
ST. PAUL PARK	WASHINGTON	0833	5,344	\$195,094	\$506	0.259%	23	\$639	0.327%	52	\$952	0.48793%	6	\$82	0.042%	72	\$2,179	1.117%	56	\$1,982	1.016%	70
STILLWATER	WASHINGTON	0834	18,112	\$281,165	\$667	0.237%	26	\$1,355	0.482%	8	\$842	0.29948%	53	\$102	0.036%	79	\$2,965	1.055%	73	\$2,846	1.012%	72
STILLWATER TWP	WASHINGTON	0834	2,625	\$478,726	\$1,242	0.259%	23	\$688	0.144%	107	\$1,434	0.29948%	53	\$268	0.056%	53	\$3,631	0.759%	115	\$3,631	0.759%	115
VADNAIS HEIGHTS	RAMSEY	0624	13,038	\$265,668	\$1,170	0.440%	2	\$482	0.182%	100	\$976	0.36740%	38	\$159	0.060%	50	\$2,787	1.049%	78	\$2,654	0.999%	79
VICTORIA	CARVER	0112	6,330	\$422,090	\$1,585	0.376%	12	\$1,581	0.374%	32	\$2,329	0.55180%	3	\$192	0.045%	69	\$5,687	1.347%	6	\$5,687	1.347%	2
WACONIA	CARVER	0110	9,701	\$265,657	\$998	0.376%	13	\$866	0.326%	54	\$1,136	0.42753%	17	\$105	0.040%	76	\$3,104	1.169%	38	\$2,971	1.118%	42
WATERTOWN	CARVER	0111	4,216	\$209,249	\$786	0.376%	12	\$884	0.422%	24	\$837	0.40009%	25	\$83	0.040%	74	\$2,590	1.238%	26	\$2,406	1.150%	30

TABLE 1A: 2008 EFFECTIVE TAX RATES ON AVERAGE VALUE HOMES IN 117 METROPOLITAN COMMUNITIES

Cities and Towns Above 2,000 Population, Ranked by Effective Tax Rate (ETR)

City/Township	County	School District	2007 Est. Pop.	2008 Average MV	County Taxes 2008			City Taxes 2008			School Taxes 2008			Special District Taxes 2008			Total Local Taxes 2008			Final Taxes 2008		
					County Total Tax	County Effective Tax Rate	County Total Rank	City Total Tax	City Effective Tax Rate	City Total Rank	School Total Tax	School Effective Tax Rate	School Total Rank	Special Total Tax	Special Effective Tax Rate	Special Total Rank	Before State Credits	Before Credit ETR	Before Credit Rank	2008 Property Tax	2008 Effective Tax Rate	2008 Tax Rank
WAYZATA	HENNEPIN	0284	4,145	\$724,576	\$3,011	0.416%	5	\$1,695	0.234%	90	\$2,603	0.35931%	40	\$687	0.095%	7	\$7,997	1.104%	74	\$7,997	1.104%	60
WEST LAKELAND TWP	WASHINGTON	0834	3,934	\$475,636	\$1,234	0.259%	23	\$232	0.049%	117	\$1,424	0.29948%	53	\$172	0.036%	79	\$3,063	0.644%	117	\$3,063	0.644%	117
WEST ST. PAUL	DAKOTA	0197	18,914	\$225,777	\$579	0.257%	24	\$987	0.437%	18	\$639	0.28314%	55	\$99	0.044%	70	\$2,304	1.021%	84	\$2,135	0.946%	96
WHITE BEAR LAKE*	RAMSEY	0624	24,746	\$247,525	\$1,090	0.440%	2	\$409	0.165%	103	\$909	0.36740%	38	\$198	0.080%	27	\$2,606	1.053%	75	\$2,456	0.992%	82
WHITE BEAR TWP	RAMSEY	0624	11,802	\$294,102	\$1,295	0.440%	2	\$495	0.168%	102	\$1,081	0.36740%	38	\$223	0.076%	32	\$3,093	1.052%	76	\$2,986	1.015%	71
WOODBURY	WASHINGTON	0833	57,279	\$303,002	\$786	0.259%	23	\$924	0.305%	62	\$1,478	0.48793%	6	\$141	0.047%	67	\$3,329	1.099%	62	\$3,229	1.066%	57
Number of Rankings 2008							27			117			63			81			117			117
Metro Average				\$280,984																		

Source: Minnesota Department of Revenue
Calculations by the Citizens League

* = city has residential property in more than one county.

- CHANHASSEN* (CARVER-HENNEPIN)
- DAYTON* (HENNEPIN-WRIGHT)
- HASTINGS* (DAKOTA-WASHINGTON)
- SPRING LAKE PARK* (ANOKA-RAMSEY)
- ST ANTHONY* (HENNEPIN-RAMSEY)
- WHITE BEAR LAKE* (RAMSEY-WASHINGTON)