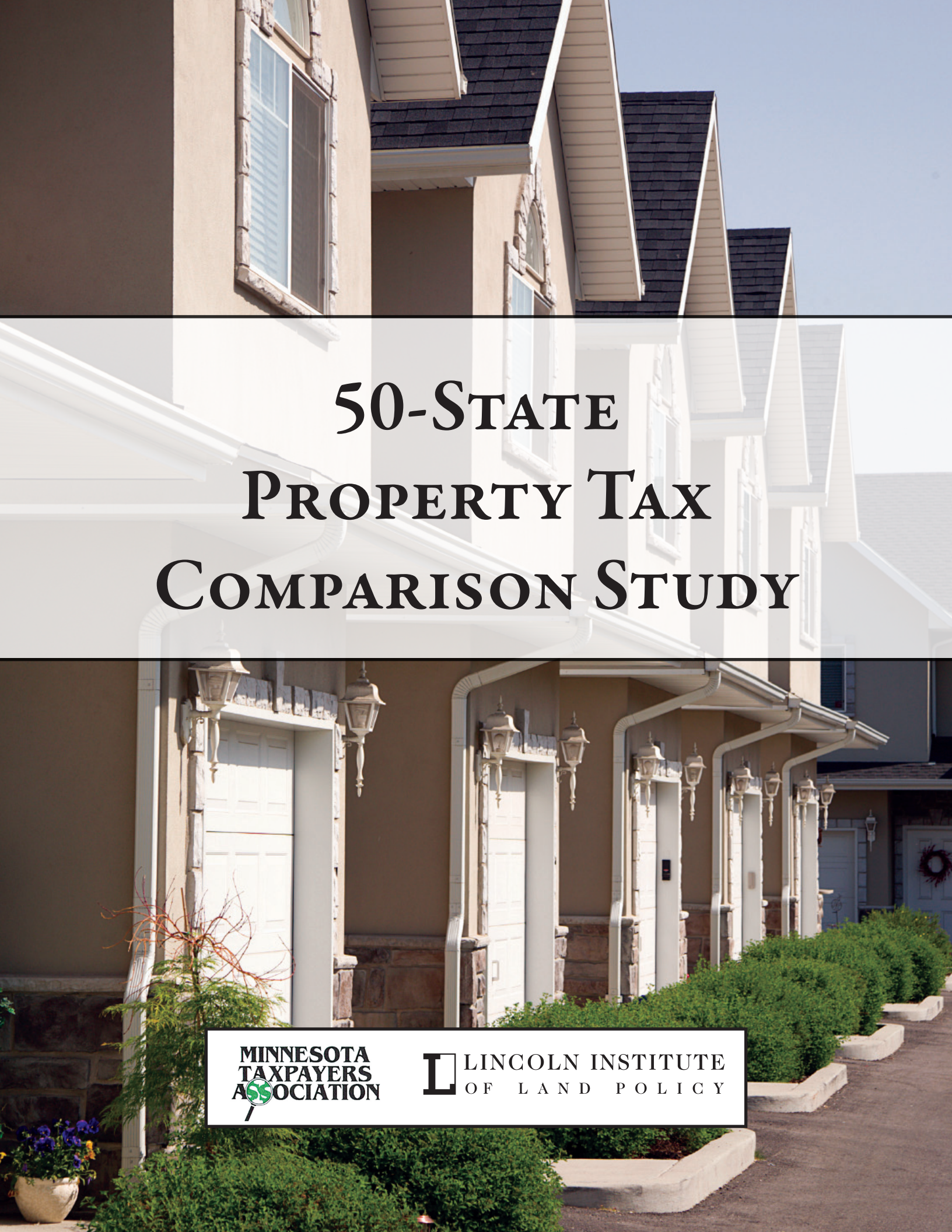

50-State Property Tax Comparison Study

MINNESOTA TAXPAYERS ASSOCIATION

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About the Minnesota Taxpayers Association

The Minnesota Taxpayers Association was founded in 1926 for the purpose of disseminating factual information to educate and inform all Minnesotans about Minnesota tax and spending policies. For eighty-five years, the Association has advocated for the adoption of sound fiscal policies through its research efforts, publications, and meetings.

The Association is a non-profit, non-partisan group supported by membership dues. For information about membership, call (651) 224-7477, or visit our web site at www.mntax.org.

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I. Introduction

This is MTA's eleventh national property tax comparison study, which reports on relative property tax burdens across the United States. We compare effective property tax rates (that is, total tax divided by total value) for four classes of property located in the largest city of each state[1] (plus an additional city for Illinois and New York[2]) and the District of Columbia, the largest fifty cities in the United States, and a rural area for each state. Rural cities are selected using the rural-urban classification continuum developed by the U.S. Department of Agriculture, and must be county seats with population of 2,500 to 10,000. See Appendix A for more information on this methodology.

This study is most useful when used in connection with other information about state and local tax structures. Some locations have relatively high property tax levies because those local governments are more dependent on "own-source" revenue (revenue they raise themselves) or have limited non-property tax options available to them. Other states have higher income and sales taxes in part to finance a greater share of the cost of local government. Also, the property tax on a selected class of property may be relatively high or low due to state or local policies designed to redistribute property tax burdens across the classes of property through exemptions, differential assessment rates, or other classification schemes.

We continue to use fixed-value examples to facilitate comparisons with earlier studies[3]. We recognize that our lowest-valued properties are not typical values in many urban areas. We deliberately use fixed values because one goal of this study is to compare the tax burden resulting from each state's tax structure, unaffected by local real estate markets. Businesses desiring to expand operations by building a new manufacturing facility or opening a new retail location perform this sort of analysis regularly when determining where to locate the expansion (we note for the record that such decisions are not based entirely on property tax burdens).

This study assumes that the "true market value" of each of several parcels of property is the same in all 124 locations studied. Because the "assessed value" of property varies from state to state, sometimes significantly, our tax calculations necessarily account for the effects of local assessment practices as well as statutory tax provisions. This involves the use of the "sales ratio" statistic – the comparison of actual sales prices to assessed values. Since this statistic can significantly impact year-to-year changes in property tax burdens and rankings, we encourage readers to turn to the Appendix to better understand how this statistic works, why we include it in our calculations, and what implications it can have for our results. The appendix also generally reviews the methodology used in determining the property tax liabilities of the four sample property types and the important assumptions necessary to standardize the calculations and make the numbers comparable across the states.

To provide additional perspective, the study deviates from fixed-value examples in two instances. The study offers rankings for homestead properties based on the median value of homes in the various metropolitan areas[4]. For industrial properties, we have borrowed the methodology the Minnesota Department of Revenue's Research Division uses to determine shares of real and personal property for their biennial *Tax Incidence Study*. Using that methodology, we have calculated state-specific real property, machinery and equipment, fixtures, and inventory shares for industrial parcels. Doing this allows us to vary the personal property assumptions for industrial parcels on a state-by-state basis, providing a sensitivity analysis regarding how each

[1] Based on the U.S. Census Bureau's estimated July 1, 2009 populations for U.S. cities.

[2] In most cases, property tax structures are uniform across states. However, the property tax structure is significantly different in Cook County (Chicago) and in New York City than in the remainder of Illinois and New York. We include the second-largest cities in those states (Aurora and Buffalo) to represent the propery tax structure in the remainder of those states. In essence, our urban analysis is a comparison of 53 different property tax structures, rather than 50 states and D.C. with over-representation in two states.

[3] Previous studies are available for taxes payable 1995, 1998, 2000, 2002, 2004, 2005, 2006, 2007, 2008, and 2009.

[4] Data from the National Association of Realtors, except where noted otherwise.

state's composition of industries affects industrial property tax burdens. This differs from the intent of our other analyses – to compare property tax burdens on identical parcels in various locations.

Note that the shares of personal property range from 48.2% (New Mexico) to 55.9% (Oklahoma). These findings are consistent with our earlier research, which indicated that the two sets of assumptions we used in calculating the burden on industrial parcels (one where personal property equals 50% of the total parcel value and one where personal property equals 60% of the total parcel value) were reasonable. Our Frequently Asked Questions section has much more on this topic.

Data for property tax calculations were collected in one of two ways. Where possible, property tax data was collected directly from various state and local websites. Where such data was not available, we calculated property taxes using a contact-verification approach in which state or local tax experts were asked to provide information and provided verification when necessary.

Some cities have changed from the payable 2009 edition of this study. Our set of urban and fifty largest cities have not changed; however, our set of rural cities has changed as follows:

State	Pay 09 Study	Pay 10 Study
OH	Upper Sandusky	Bryan

This report is organized as follows:

Secton II contains our "Frequently Asked Questions" section, designed to provide interested readers with additional clarity about the contents of the report.

Section III presents urban and rural results for all classes of property by U.S. Census Bureau geographic region, with states assigned to the various regions as follows. **New England:** Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, and Vermont. **Mid-Atlantic:** Delaware, District of Columbia, Maryland, New Jersey, New York and Pennsylvania. **South:** Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Virginia and West Virginia. **Midwest:** Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, North Dakota, Nebraska, Ohio, South Dakota and Wisconsin. **Southwest:** Arizona, New Mexico, Oklahoma and Texas. **West:** Alaska, Colorado, California, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington and Wyoming. This section also provides information on the highest and lowest property tax burdens for individual cities in our largest fifty city and urban city sets. It also includes an analysis of several key features such as classification systems, disparities between homestead and non-homestead properties (particularly business property), and personal property assumptions.

Sections IV, V and VI contain the complete set of comparison tables referenced in this report.

Section VII is an appendix detailing our methodology and assumptions.

II. Frequently Asked Questions

What's in this publication?

Our *50-State Property Tax Comparison Study* calculates the net property taxes paid and the effective tax rates for homestead, commercial (retail), industrial (manufacturing), and apartment properties of various values in:

- The largest city in each of the fifty states and the District of Columbia, as well as Buffalo, New York and Aurora, Illinois (Urban analysis);
- The largest fifty cities in the United States[5] (Top 50 analysis); and
- A rural city in each of the fifty states (Rural analysis).

The study also provides additional analysis and commentary.

Why does the Urban analysis include two cities from Illinois and New York?

In most cases, property tax structures are uniform within states. However, this is not the case in Cook County (Chicago) and New York City, which have substantially different property tax regimes than the remainder of Illinois and New York. We include the second-largest cities in those states (Buffalo and Aurora) to represent the prevalent property tax structures in those states. In essence, our Urban analysis is a comparison of 53 different property tax structures, not 50 different states and D.C. with over-representation in two states.

How do you select cities for the Rural analysis?

For early editions of this study, local contacts selected cities in "typical rural areas" for our Rural analysis. Beginning with our Payable 2008 study, we are using the rural-urban continuum codes[6] developed by the U.S. Department of Agriculture to pick rural cities. We have limited ourselves wherever possible to county seats in counties with one of two codes:

- Code 6 (Nonmetro, urban population of 2,500-19,999, adjacent to a metro area)
- Code 7 (Nonmetro, urban population of 2,500-19,999, not adjacent to a metro area)

Five states (Connecticut, Delaware, Massachusetts, New Jersey, and Rhode Island) either have no usable Code 6 or Code 7 counties, or have Code 6 or Code 7 counties that are not useful for our studies purposes (for example, the Code 6 or Code 7 counties in Massachusetts comprise Nantucket and Dukes Islands).

All cities used in the Rural analysis are county seats with population between 2,500 and 10,000. Wherever possible, we have tried to maintain continutity in the set of rural cities from one study to the next.

Subtituting this metholodogy improved the study as follows:

- Cities are more tightly grouped with regard to population and relationship to urban areas.
- Subjectivity involved in city choice is largely removed.

So, this report compares property tax burdens between different locations. What else does it do?

The study also provides a comparison of subsidization inherent in property tax systems. The study measures homeowner subsidies paid by business property by measuring ratios of commercial-to-homestead effective tax rates and apartment-to-homestead effective tax rates.

What are the study's limitations?

It's important to recognize that property taxes are just one piece of the total state and local tax system. Some states have higher property tax levies because their local governments are more dependent on "own-source" revenues. Certain states place more responsibility for public service delivery with local government, which often translates into relatively higher property tax burdens.

[5] As estimated by the U.S. Census Bureau for July 1, 2009.
[6] http://www.ers.usda.gov/briefing/rurality/ruralurbcon/

In other cases, the property tax on a selected class of property may be relatively high or low because of policies designed to redistribute property tax burdens between classes through exemptions, differential assessment rates, or other classification schemes. As a result, the study is most useful when used in connection with other information about state and local tax structures.

Making year-to-year comparisons of effective tax rates or net taxes paid is also problematic. If the study attempted to track the effective tax burden on an actual parcel over time, we would need to adjust property values annually based on changes in local real estate markets. Since we hold one piece of the property tax calculation (the value) constant over time but let another piece (the rate) vary from year to year, we prevent useful time-trend analysis of effective tax rates and net taxes paid. Consider that the average tax on a $100,000-valued urban commercial property in this study is $2,328, 13.8% lower than the average tax on a $100,000 urban commercial property in our payable 1995 study ($2,701). It does not stand to reason that the owner of a commercial property worth $100,000 in payable 1995 paid 15.6% less in taxes on the same piece of property in 2010.

Year-to-year comparisons are most useful for:

- Rankings,
- Effective tax rates and net taxes paid for median-valued homesteads, since those values do change with each study; and,
- The commercial-to-homestead and apartment-to-homestead ratios.

Other limitations involve property tax relief programs. In practice, residential property tax burdens are often influenced by policies that either limit year-to-year growth in assessments or taxes through a cap or a freeze mechanism, or else provide a refund, rebate, or credit. Two types of property tax relief programs excluded from our analysis:

- **1) Relief programs that either freeze or limit increases in home value or property taxes on the individual parcel level.** The amount of relief such programs provide is largely dependent on the length of homeowner tenure. To accurately measure the effect of the relief on an average basis, we would need various data on ownership tenure and/or the average home value exempt under the relief. Since this data is not universally available, we are not able to analyze this type of relief. Thus, our residential rankings assume a brand new homeowner who has purchased a home at the indicated value.
- **2) Income-sensitive property tax relief programs (often referred to as "circuit-breakers")**. This study does not incorporate those types of relief programs; however, this is an area we are investigating for possible future inclusion.

This study does include relief programs that are broadly applicable (i.e. those not aimed at certain classes of homeowners, such as the elderly), where the value of the relief is not based on homeowner tenure or income.

How do you compute the net tax on a property?

We use the following equation to calculate the net property taxes on our hypothetical properties:

Net Property Tax = ((TMV x SR) - EX) x CR x TR - C

True Market Value (TMV) is the value a parcel of property would fetch in an arms-length transaction between willing buyers and sellers. For some locations, the assumed true market value may not be typical (a $150,000 home in Boston, for example). However, having constant market values from location to location allows us to observe the isolated effects of tax structures – effectively comparing property taxes, not local real estate markets.

Sales Ratio (SR) data measures the effects of assessment practices on relative tax burdens. This is a unique aspect of our study. Most simply, sales ratios measure the accuracy of assessments. The sales ratio figure is determined by comparing assessments to actual sales. Ideally, that figure will be close to 100%. There are three main reasons why assessed values differ from actual sales:

- Changes in the real estate market since the assessment date change the value of the property,
- Some sort of assessment error or bias has been introduced; or,
- Assessors are by law prevented from assessing a property at its full market value.

We adjust the assumed true market values for each of the study's sample properties based on the sales ratio data provided for each location. Since our fixed reference point for all calculations is an assumed true market value, it is important to adjust for the fact that a $150,000 residential homestead may be "on the books" at $155,000 in one location, and $140,000 in another; and that the property tax will be based on these estimates of market value. Applying the sales ratio allows us to treat properties consistently, regardless of assessment differences between locations.

Certain states or localities will **Exempt (EX)** a certain portion of a property's value from taxation. Generally, these exemptions are for residential property, but some states or localities also provide exemptions for business properties. Since the exemption is applied to the assessed value of a property, we apply it after generating the sales-ratio-adjusted property value.

The **Classification Rate (CR)** indicates the portion of a property's total value subject to the property tax, based on the "class" a property is grouped into. For example, the classification rate for homes in Alabama is 10%; so a home with a true market value of $150,000 is valued at $15,000 for tax purposes. Many states that have classification rates have different rates for different classes of properties. This is designed to affect the distribution of property tax levies, by favoring certain classes at the expense of others.

The **Total Local Tax Rate** is the combination of state and local tax rates for payable 2010 that apply to the largest number of properties in each of our study locations. We defined "payable 2010 property taxes" as those taxes where the lien affixes to the property in 2010, regardless of when the taxes are actually due.

Finally, we subtract **Credits** or **Refunds (C)** that are offered to the majority of homeowners. We do not include credits, refunds, or other special provisions offered to senior or disabled homeowners, because they do not make up a majority of homeowners, and so do not represent the typical experience.

Note that the study does not include special assessments, since they can be thought of as user charges, may not affect a majority of parcels, and are usually not sources of general revenue.

How do you determine the property values you use for your sample properties?

This report analyzes two different kinds of property: real property (land and buildings), and personal property (movable property). The study examines commercial and industrial properties with "low", "medium", and "high" real property values. Apartment property consists of only one value. Rural homes have "low", "medium", and "high" real property values; the "low" valued-home is eliminated for our Urban and Top 50 analyzes as being too unrealistic for most urban areas in the study.

Why don't you look at other types of property, like farms or cabins?

Ideally, this study would include every type of property. However, time and resource constraints limit us to the four types of property already discussed. It would be difficult to set true market values for farms or utility properties, given their complexities. Cabins are problematic because of their limited geographic scope. However, apartment, commercial, industrial, and residential homesteads comprised over 80% of total market value in Minnesota, so we believe that this report covers a wide majority of properties across the nation.

Tell me more about "personal property" – for starters, what is it?

"Personal property" includes those things that businesses own that are not land or buildings (individuals also own personal property, but it is almost always exempt from tax). This study assumes three kinds of personal property:

- Machinery and Equipment (found in industrial/manufacturing properties only)
- Inventories (found in industrial/manufacturing properties only; commercial inventories are generally exempt); and,
- Fixtures (furniture, office equipment, et cetera; found in all types of business property)

Why does personal property matter?

The amount of assumed personal property is important, because for states that fully exempt personal property, effective tax rates and rankings fall as that share of property value attributable to personal property rises, since a larger share of the total property is exempt from taxation.

How do you know how much personal property a parcel has?

This study assumes that $1/6^{th}$ of total commercial property value is attributable to personal property. For industrial properties, the study presented two different assumptions: that personal property comprised 50% of total property value, and that personal property comprised 60% of total property value. We arrived at these assumptions after consulting with our sister NTC organizations and by studying data provided by an actual company with property holdings in multiple states.

With the permission of the Minnesota Department of Revenue's Research Division, we have borrowed the methodology they use to determine shares of real and personal business property in their biennial *Tax Incidence Study*. Using that methodology, we have calculated state-specific real property, machinery and equipment, fixtures, and inventory shares for industrial parcels. Essentially, this analysis indicates how each state-specific industry mixes affect the property tax burden on industrial parcels of equal real property value.

This model indicated that our assumptions regarding industrial personal property are very reasonable; according to the model, the property owned by Minnesota industry is 48.3% land and buildings (real property) and 51.7% personal property. Overall, the shares of personal property range from 48.2% (New Mexico) to 55.9% (Oklahoma).

Because the model offers the opportunity to create state-specific industrial property shares, we are introducing a new measure and rankings for industrial parcels where we allow the shares of personal property to vary from state to state. This analysis provides a sense of property tax rankings based on the actual mix of industries located in each state. Note that for purposes of evaluating how identical parcels are treated in different locations the traditional 50% and 60% assumptions should be used.

III. Findings

Homestead Property Tax Rankings and Burdens – Urban and Rural Cities

Table 19 on page 19 shows the payable 2010 property tax on two differently valued residential homesteads for the largest city in each state, Table 26 on page 31 shows the same for the nation's largest fifty cities, and Table 33 on page 43 shows the residential homestead taxes for three different valued properties in a rural area in each state.

Table 1 below provides a snapshot of payable 2010 homestead property tax burdens by Census region. Residential property tax burdens in urban areas are highest, on average, in the Midwest and lowest in the West. Such burdens in rural areas were highest in New England, followed closely by the Mid-Atlantic region; burdens were again lowest in the West although burdens in the South were nearly as low. Note that effective tax rates (ETR) rise as property value rises – this generally indicates that the value of many residential property tax relief programs declines as home value rises.

Table 1: Urban and Rural Homestead Property Taxes by Census Region and Property Value, Payable 2010

	Urban				Rural			
	$150,000		$300,000		$150,000		$300,000	
	Amount	ETR	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,303	1.535%	$4,864	1.621%	$2,876	1.917%	$5,782	1.927%
Mid-Atlantic	$2,346	1.564%	$4,823	1.608%	$2,711	1.807%	$5,556	1.852%
South	$1,595	1.063%	$3,449	1.150%	$1,189	0.792%	$2,594	0.865%
Midwest	$2,667	1.778%	$5,452	1.817%	$2,577	1.718%	$5,254	1.751%
Southwest	$1,806	1.204%	$3,696	1.232%	$1,491	0.994%	$3,061	1.020%
West	$1,256	0.838%	$2,627	0.876%	$1,132	0.755%	$2,337	0.779%
U.S. Average	**$1,983**	**1.322%**	**$4,130**	**1.377%**	**$1,888**	**1.259%**	**$3,892**	**1.297%**

Highest and Lowest Homestead Taxes – Urban

The urban cities with payable 2010 homestead tax rankings in the top or bottom five for both fixed-value examples are shown in Table 2. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the homestead's market value. Locations ranking near the bottom tend to do so because of low property tax rates – many also offer sizable homestead exemptions: Washington, DC offered a homestead exemption of $60,000 of assessed value; Honolulu offered a homestead exemption of $80,000 of assessed value; Boise offered a homestead exemption of 50% of assessed value (to a maximum $89,425); New York City offered a homestead exemption of $1,290 of assessed value; and Boston, MA, offered a homestead exemption equal to the lesser of $125,090 or 90% of the homestead's market value.

Table 2: Urban Cities with Homestead Tax Rankings in Top Five or Bottom Five for $150,000- and $300,000-Valued Homes

City, State	$150,000		$300,000	
	Tax	Rank (of 53)	Tax	Rank (of 53)
Detroit, MI	$4,885	1	$9,771	1
Aurora, IL	$3,936	2	$8,332	2
Philadephia, PA	$3,927	3	$7,854	3
Milwaukee, WI	$3,452	4	$7,060	4
Buffalo, NY	$3,330	5	$6,835	5
Denver, CO	$779	50	$1,557	52
Washington, DC	$646	51	$1,867	49
Honolulu, HI	$219	52	$712	53
Boston, MA	$159	53	$1,686	51

Note: only four cities had ranks of 49-53 (the bottom five) for both homestead values.

Highest and Lowest Homestead Taxes – Largest 50 Cities

In the set of largest (top 50) U.S. cities, those shown in Table 3 had the highest and lowest payable 2010 property taxes for the $150,000-valued and $300,000-valued homesteads. Three Texas cities are in the Top Five, reflecting in part the fact that Texas has no state income tax and relies more heavily on property taxes than many other states. As with our urban set of cities, most of these locations rank at or near the bottom because of low property tax rates and/or sizable homestead exemptions.

Table 3: Fifty Largest City Homestead Tax Rankings in Top Five or Bottom Five for both $150,000 and $300,000 Valued Homes

City, State	$150,000		$300,000	
	Tax	Rank (of 50)	Tax	Rank (of 53)
Detroit, MI	$4,885	1	$9,771	1
Philadephia, PA	$3,927	2	$7,854	2
San Antonio, TX	$3,783	3	$7,759	4
Fort Worth, TX	$3,782	4	$7,763	3
El Paso, TX	$3,536	5	$7,308	5
Mesa, AZ	$762	46	$1,523	48
Colorado Springs, CO	$672	47	$1,343	49
Honolulu, HI	$219	49	$712	50
Boston, MA	$159	50	$1,686	46

Note: only four cities had ranks of 46-50 (the bottom five) for both homestead values.

Commercial Property Tax Rankings and Burdens – Urban and Rural Cities

Table 21 on page 21 shows the payable 2010 property tax for three commercial properties (assumed to be office buildings of selected value) consisting of $100,000 of real property value with $20,000 of personal property; $1 million of real property with $200,000 of personal property; and $25 million of real property with $5 million of personal property. Table 28 on page 33 shows the same for the nation's largest fifty cities and Table 34 on page 45 shows the property taxes for commercial properties in a rural area in each state.

Table 4 below provides a snapshot of payable 2010 urban commercial property tax burdens by Census region. On average, these burdens are highest in the Midwest with New England and the Mid-Atlantic not far behind; the lowest burdens are found in the West. In many cases ETRs rise as property value rises – exemptions are generally fixed at a certain amount; so the effect of the exemption diminishes as total parcel value increases.

Table 4: Urban Commercial Property Taxes by Census Region and Real Property Value, Payable 2010

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,765	2.304%	$27,653	2.304%	$691,332	2.304%
Mid-Atlantic	$2,797	2.331%	$27,972	2.331%	$728,423	2.428%
South	$2,048	1.707%	$20,740	1.728%	$519,383	1.731%
Midwest	$2,965	2.471%	$30,246	2.520%	$758,576	2.529%
Southwest	$1,961	1.634%	$20,447	1.704%	$521,129	1.737%
West	$1,477	1.231%	$14,771	1.231%	$369,267	1.231%
U.S. Average	**$2,328**	**1.940%**	**$23,548**	**1.962%**	**$594,103**	**1.980%**

Table 5 on the next page provides the same information for rural municipalities. On average, these burdens are highest in the Midwest with ETRs around 2.4%; the lowest burdens are found in the West where the ETR is constant at 1.126% for all parcel values. As with urban areas, ETRs rise as property value rises because of the diminishing value of property tax exemptions.

Table 5: Rural Commercial Property Taxes by Census Region and Real Property Value, Payable 2010

	$100,000		$1,000,000		$25,000,000	
	Amount	**ETR**	**Amount**	**ETR**	**Amount**	**ETR**
New England	$2,232	1.860%	$22,318	1.860%	$557,961	1.860%
Mid-Atlantic	$2,023	1.686%	$20,230	1.686%	$505,743	1.686%
South	$1,580	1.317%	$16,140	1.345%	$404,668	1.349%
Midwest	$2,834	2.362%	$28,851	2.404%	$723,360	2.411%
Southwest	$1,575	1.313%	$16,369	1.364%	$416,564	1.389%
West	$1,351	1.126%	$13,514	1.126%	$337,841	1.126%
U.S. Average	**$1,953**	**1.627%**	**$19,782**	**1.648%**	**$495,906**	**1.653%**

Highest and Lowest Commercial Taxes – Urban

The urban cities with payable 2010 commercial tax rankings in the Top Five or Bottom Five for every example are shown in Table 6. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel's market value. Locations ranking near the bottom tend to do so because of low property tax rates and/or fractional assessment ratios. In two of these localities, Wilmington and Honolulu, business personal property is exempt from taxation. Some of these cities also assess far below market value – notably, Wilmington has a sales ratio of 23.2% for commercial properties.

Table 6: Urban Cities with Commercial Tax Rankings in Top Five or Bottom Five for All Values

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	**Rank (of 53)**	**Tax**	**Rank (of 53)**	**Tax**	**Rank (of 53)**
Detroit, MI	$4,814	1	$48,141	1	$1,203,536	1
Providence, RI	$4,769	2	$47,695	2	$1,192,373	2
Des Moines, IA	$4,528	3	$45,282	3	$1,132,041	3
Philadephia, PA	$4,082	4	$40,817	4	$1,020,413	4
New York, NY	$3,968	5	$39,681	5	$992,014	5
Honolulu, HI	$1,061	49	$10,613	49	$265,329	49
Virginia Beach, VA	$965	50	$9,650	50	$241,253	50
Seattle, WA	$939	51	$9,394	51	$234,861	51
Wilmington, DE	$884	52	$8,838	52	$220,957	52
Cheyenne, WY	$782	53	$7,824	53	$195,605	53

Highest and Lowest Commercial Taxes – Largest 50 Cities

The locations with the highest commercial property taxes in the nation's fifty largest cities are listed below in Table 7. Cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios and/or relatively low property tax rates.

Table 7: Fifty Largest City Commercial Tax Rankings in Top Five or Bottom Five for All Values

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	**Rank (of 50)**	**Tax**	**Rank (of 50)**	**Tax**	**Rank (of 50)**
Detroit, MI	$4,814	1	$48,141	1	$1,203,536	1
Philadephia, PA	$4,082	2	$40,817	2	$1,020,413	2
New York, NY	$3,968	3	$39,681	3	$992,014	3
Kansas City, MO	$3,443	4	$34,425	4	$860,632	5
Raleigh, NC	$1,083	47	$10,828	47	$270,707	47
Honolulu, HI	$1,061	48	$10,613	48	$265,329	48
Virginia Beach, VA	$965	49	$9,650	49	$241,253	49
Seattle, WA	$939	50	$9,394	50	$234,861	50

Note: only four cities had ranks of 1-5 (the top five) and 46-50 (the bottom five) for all values.

Industrial Property Tax Rankings and Burdens – Urban and Rural Cities

We consider industrial (manufacturing) property separately from commercial property because they tend to have higher proportions of personal property – an important consideration since states vary significantly in their tax treatment of personal property. We use the same set of real value assumptions as are used for commercial property ($100,000, $1 million, and $25 million). We calculate and rank tax burdens for three different personal property assumptions: that personal property comprises 50% of the total parcel value, that personal property comprises 60% of the total parcel value, and that personal property comprises a share of the total parcel value that varies on a state-by-state basis. See our Frequently Asked Questions and Methodology sections for more on this. Table 8 provides a thumbnail sketch of the three assumptions.

Table 8: Industrial Parcel Value Assumptions

Pers. Property As Share of Total Parcel Value	Real	Mach. & Equip.	Inventories	Fixtures	Total
(50% of Total)	$100,000	$50,000	$40,000	$10,000	$200,000
	$1,000,000	$500,000	$400,000	$100,000	$2,000,000
	$25,000,000	$12,500,000	$10,000,000	$2,500,00	$50,000,000
(60% of Total)	$100,000	$75,000	$60,000	$15,000	$250,000
	$1,000,000	$750,000	$600,000	$150,000	$2,500,000
	$25,000,000	$18,750,000	$15,000,000	$3,750,000	$62,500,000
(Varied)	$100,000	varies	varies	varies	varies
	$1,000,000	varies	varies	varies	varies
	$25,000,000	varies	varies	varies	varies

Our payable 2010 industrial tax burden findings can be found in the following sections of the report beginning with Table 22 on page 23 for urban cities; beginning with Table 29 on page 35 for the nation's largest fifty cities and Table 35 on page 47 for rural municipalities.

Table 9 below provides a snapshot of payable 2010 urban industrial property tax burdens by Census region where 50% of the total parcel value is assumed to be personal property. On average, these burdens are highest in the Midwest followed closely by the South; the lowest burdens – by far – are found in the West. Compared to commercial properties of equal values, industrial properties generally have higher total taxes but lower effective tax rates. This generally happens because industrial properties have more personal property than commercial parcels – which provides a bigger tax base – but a significant portion of that bigger tax base (the personal property) is oftentimes either not taxed or is taxed at lower rates than real property. As is the case with commercial properties, ETRs tend to rise as values rise – representing the diminishing effect of property tax exemptions as parcel values rise.

Table 9: Urban Industrial Property Taxes by Census Region and Real Property Value, Payable 2010

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,748	1.374%	$27,483	1.374%	$687,070	1.374%
Mid-Atlantic	$2,716	1.358%	$28,983	1.449%	$756,744	1.513%
South	$3,177	1.589%	$32,104	1.605%	$803,479	1.607%
Midwest	$3,218	1.641%	$33,406	1.670%	$837,583	1.675%
Southwest	$2,992	1.496%	$33,251	1.663%	$841,231	1.682%
West	$2,080	1.040%	$20,798	1.040%	$519,952	1.040%
U.S. Average	**$2,852**	**1.426%**	**$29,228**	**1.461%**	**$736,497**	**1.473%**

Note: assumes 50% of total parcel value is personal property and 50% is real property.

Table 10 on the next page provides the same information for rural municipalities. On average, these burdens are highest in the Midwest with ETRs around 2.4%; the lowest burdens are found in the West where the ETR is constant at 1.126% for all parcel values. The comments above regarding the relationship between the tax burdens on urban commercial and industrial properties and the increase in effective tax rates as urban values rise also apply here.

Table 10: Rural Industrial Property Taxes by Census Region and Real Property Value, Payable 2010

	$100,000		$1,000,000		$25,000,000	
	Amount	**ETR**	**Amount**	**ETR**	**Amount**	**ETR**
New England	$2,297	1.148%	$22,967	1.148%	$574,177	1.148%
Mid-Atlantic	$1,949	0.975%	$19,494	0.975%	$487,343	0.975%
South	$2,555	1.278%	$25,988	1.299%	$650,860	1.302%
Midwest	$3,014	1.507%	$30,650	1.533%	$768,343	1.537%
Southwest	$2,365	1.182%	$26,109	1.305%	$660,063	1.320%
West	$1,853	0.926%	$18,528	0.926%	$463,204	0.926%
U.S. Average	**$2,404**	**1.202%**	**$24,463**	**1.223%**	**$612,954**	**1.226%**

Note: assumes 50% of total parcel value is personal property and 50% is real property.

Highest and Lowest Industrial Taxes – Urban

The urban cities with payable 2010 industrial tax rankings in the Top Five or Bottom Five for every example where personal property comprises 50% of the parcel's value are shown in Table 11. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel's market value. Locations ranking near the bottom tend to do so because of low property tax rates, assessment ratios at some fraction of market value, or some combination of the two. In two of these localities, Wilmington and Honolulu, business personal property is exempt from taxation. Some of these cities also assess far below market value – notably, Wilmington has a sales ratio of 23.2% for industrial properties.

Table 11: Urban Cities with Industrial Tax Rankings in Top Five or Bottom Five for All Values

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	**Rank (of 53)**	**Tax**	**Rank (of 53)**	**Tax**	**Rank (of 53)**
Columbia, SC	$6,305	1	$63,055	1	$1,576,367	1
Detroit, MI	$5,898	2	$58,977	2	$1,474,418	2
Houston, TX	$5,048	3	$50,485	3	$1,262,116	3
Jackson, MS	$4,970	4	$49,702	4	$1,242,554	4
Indianapolis, IN	$4,636	5	$46,363	5	$1,159,064	5
Seattle, WA	$1,301	49	$13,011	49	$325,279	49
Cheyenne, WY	$1,274	50	$12,737	50	$318,435	50
Honolulu, HI	$1,076	51	$10,759	51	$268,987	51
Virginia Beach, VA	$982	52	$9,820	52	$245,503	52
Wilmington, DE	$884	53	$8,838	53	$220,957	53

Note: assumes 50% of total parcel value is personal property and 50% is real property.

Highest and Lowest Industrial Taxes – Largest 50 Cities

The locations with the highest and lowest industrial property taxes in the nation's fifty largest cities are listed on the next page in Table 12. Four of the five highest ranked locations (and six of the top seven) are located in Texas – again reflecting in part Texas' relatively high reliance on the property tax in its state and local finances. Cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios and/or relatively low property tax rates.

Table 12: Fifty Largest Cities with Industrial Tax Rankings in Top Five or Bottom Five for All Values

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	Rank (of 50)	Tax	Rank (of 50)	Tax	Rank (of 50)
Detroit, MI	$5,898	1	$58,977	1	$1,474,418	1
Fort Worth, TX	$5,613	2	$56,131	2	$1,403,269	2
Dallas, TX	$5,316	3	$53,163	3	$1,329,071	3
Arlington, TX	$5,225	4	$52,251	4	$1,306,269	4
San Antonio, TX	$5,214	5	$52,135	5	$1,303,383	5
Raleigh, NC	$1,446	46	$14,458	47	$361,457	47
Seattle, WA	$1,301	47	$13,011	48	$325,279	48
Honolulu, HI	$1,076	49	$10,759	49	$268,987	49
Virginia Beach, VA	$982	50	$9,820	50	$245,503	50

Note: assumes 50% of total parcel value is personal property and 50% is real property.
Note: only four cities had ranks of 46-50 (the bottom five) for all values.

Apartment Property Tax Rankings and Burdens – Urban and Rural Cities

We calculate property taxes on a $600,000 unfurnished apartment building with $30,000 of personal property. Complete findings are available for urban properties (Table 25 on page 30), top 50 cities (Table 32 on page 42), and rural municipalities (Table 38 on page 54). Table 13 shows payable 2010 apartment property tax burdens by Census region for both urban and rural cities. On average, urban burdens are highest in the Mid-Atlantic and the Midwest and lowest in the West; rural burdens were highest in the Midwest and lowest again in the West.

Table 13: Urban and Rural Apartment Property Taxes by Census Region, Payable 2010

	Urban		Rural	
	Amount	ETR	Amount	ETR
New England	$13,690	2.173%	$11,962	1.899%
Mid-Atlantic	$14,472	2.297%	$11,550	1.833%
South	$10,228	1.623%	$7,986	1.268%
Midwest	$14,031	2.227%	$13,330	2.116%
Southwest	$8,926	1.417%	$7,450	1.182%
West	$6,044	0.959%	$5,614	0.891%
U.S. Average	**$11,147**	**1.769%**	**$9,537**	**1.514%**

Note: assumes $600,000-valued property with $30,000 in personal property.

Highest and Lowest Apartment Taxes – Urban

The urban cities with the highest and lowest apartment property taxes were:

Table 14: Urban Cities with Apartment Tax Rankings in Top Five or Bottom Five

City, State	$600,000	
	Tax	Rank (of 53)
Des Moines, IA	$27,169	1
Detroit, MI	$26,135	2
Providence, RI	$25,560	3
New York, NY	$25,157	4
Buffalo, NY	$23,498	5
Seattle, WA	$4,823	49
Virginia Beach, VA	$4,458	50
Cheyenne, WY	$4,087	51
Denver, CO	$3,665	52
Honolulu, HI	$2,067	53

Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel's market value. Locations ranking near the bottom tend to

do so because of low property tax rates, assessment ratios at some fraction of market value, or some combination of the two.

Highest and Lowest Apartment Taxes – Largest 50 Cities

The locations with the highest and lowest apartment property taxes in the nation's fifty largest cities are listed below in Table 15. Note that the two most highly ranked cities (Detroit and New York City) have apartment property taxes that are significantly higher than the third-ranked city (Memphis). Two of the five highest ranked locations (and five of the top Ten) are located in Texas while two of the lowest ranked locations are located in Colorado. As before, cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios and/or relatively low property tax rates.

Table 15: Fifty Largest Cities with Apartment Tax Rankings in Top Five or Bottom Five

City, State	$600,000	
	Tax	Rank (of 50)
Detroit, MI	$26,135	1
New York, NY	$25,157	2
Memphis, TN	$17,967	3
Fort Worth, TX	$17,378	4
San Antonio, TX	$17,126	5
Virginia Beach, VA	$4,458	46
Denver, CO	$3,665	47
Mesa, AZ	$3,632	48
Colorado Springs, CO	$3,186	49
Honolulu, HI	$2,067	50

Findings – Subsidization of Homeowners

Table 16 shows the ratio of the effective tax rate on a $1 million commercial property to the effective tax rate on a median-value homestead property for each metropolitan area (real property only). This "classification ratio" provides a summary measure of the degree to which homeowner property taxes are subsized by commercial property owners.

A ratio of 1.0 indicates that no classification is apparent (at least as it relates to the relationship between these two property types, which are typically the target of most classification systems). A ratio greater than 1.0 indicates some degree of classification, broadly defined, with higher values reflecting a greater degree of classification.[7]

Table 16: Commercial-Homestead Classification Ratios for Payable 2010, Urban Cities

State	City	Median Value	Ratio	Rank	State	City	Median Value	Ratio	Rank
New York	New York City	393,900	6.016	1	South Dakota	Sioux Falls	141,400	1.311	27
Hawaii	Honolulu	621,600	3.730	2	Ohio	Columbus	149,700	1.292	28
Massachusetts	Boston	360,800	3.551	3	Arkansas	Little Rock	132,800	1.270	29
Colorado	Denver	234,700	3.549	4	Michigan	Detroit	16,807	1.260	30
South Carolina	Columbia	142,100	3.016	5	Texas	Houston	155,900	1.221	31
Indiana	Indianapolis	129,900	2.907	6	Vermont	Burlington	259,600	1.189	32
Arizona	Phoenix	144,700	2.637	7	New Mexico	Albuquerque	177,900	1.188	33
Minnesota	Minneapolis	176,200	2.622	8	North Dakota	Fargo	141,600	1.098	34
Louisiana	New Orleans	161,900	2.608	9	Illinois	Aurora	203,800	1.085	35
District of Columbia	Washington	331,900	2.447	10	Alaska	Anchorage	321,100	1.071	36
Kansas	Wichita	122,500	2.316	11	Oklahoma	Oklahoma City	149,900	1.064	37
Iowa	Des Moines	156,200	2.249	12	Maine	Portland	217,400	1.048	38
West Virginia	Charleston	132,000	2.222	13	Wisconsin	Milwaukee	200,200	1.030	39
Rhode Island	Providence	224,700	2.175	14	California	Los Angeles	339,900	1.021	40
Alabama	Birmingham	146,500	2.111	15	Kentucky	Louisville	136,400	1.020	41
Missouri	Kansas City	150,600	2.026	16	Nebraska	Omaha	138,800	1.011	42
Idaho	Boise	140,100	1.921	17	Connecticut	Bridgeport	419,400	1.000	43
Utah	Salt Lake City	207,300	1.826	18	New Hampshire	Manchester	241,000	1.000	43
New York	Buffalo	121,400	1.784	19	New Jersey	Newark	387,400	1.000	43
Mississippi	Jackson	137,900	1.775	20	North Carolina	Charlotte	199,100	1.000	43
U.S. Average			**1.724**	--	Oregon	Portland	238,500	1.000	43
Illinois	Chicago	203,800	1.719	21	Washington	Seattle	307,300	1.000	43
U.S. Average (w/o NYC)			**1.641**	--	Wyoming	Cheyenne	173,600	1.000	43
Tennessee	Memphis	127,200	1.600	22	Maryland	Baltimore	251,600	0.989	50
Pennsylvania	Philadelphia	223,200	1.559	23	Nevada	Las Vegas	142,300	0.986	51
Florida	Jacksonville	139,000	1.430	24	Delaware	Wilmington	223,200	0.853	52
Montana	Billings	175,300	1.390	25	Virginia	Virginia Beach	210,000	0.808	53
Georgia	Atlanta	122,700	1.361	26					

Ratio = $1 million commercial ETR (real property only) divided by median value home ETR.

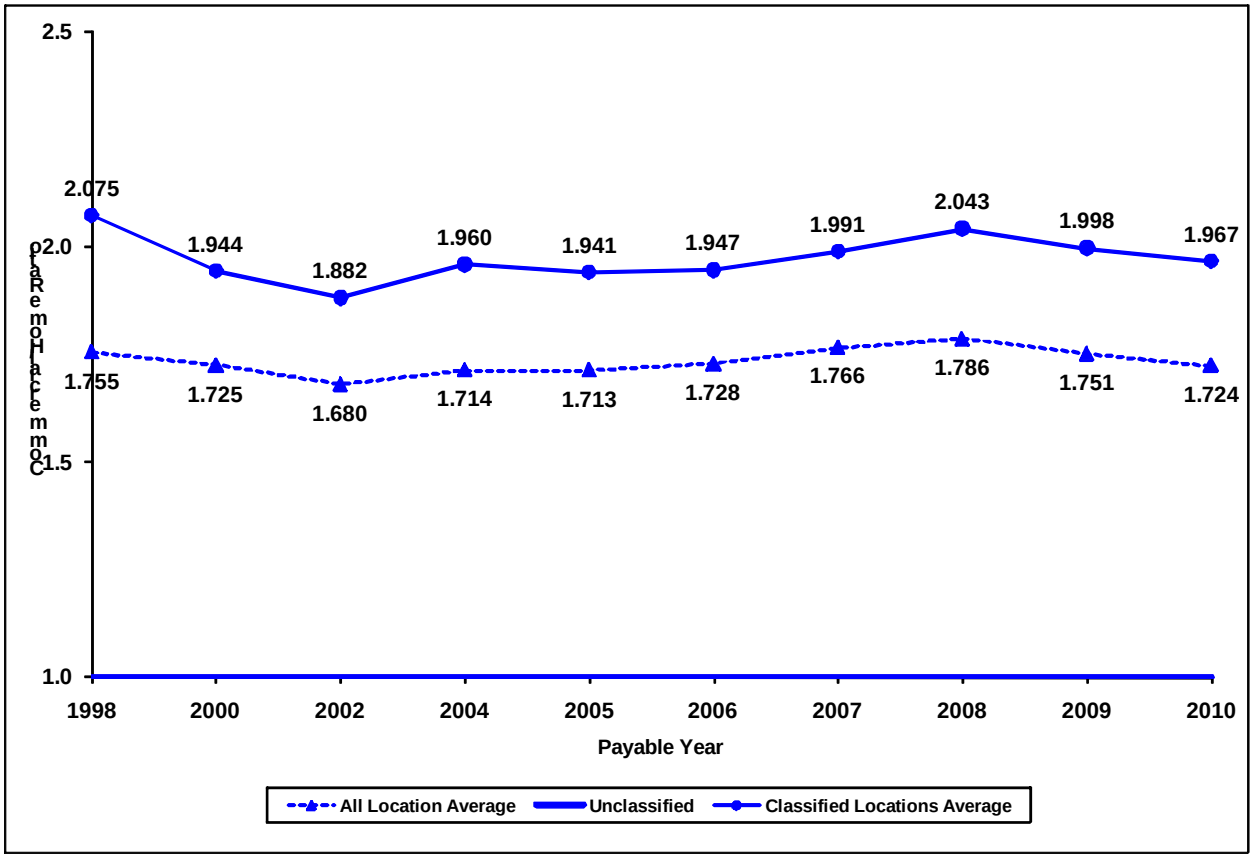
The ratios were calculated for real property only, after adjusting for differences in assessment practices. Differences in the quality of assessments among various classes of property can produce a de facto classification system even in the absence of statutory classification schemes.

[7] Four locations have a ratio below 1.0, meaning that their classification systems favor commercial properties over homesteads. This is simply a function of applying the sales ratio; commercial properties in these locations are underassessed when compared to homestead properties.

Locations that rank near the top of this list do so because of extreme differences in classification ratios between these two types of property. For instance, in New York City, residential property is assessed at 6% of value while commercial property is assessed at 45% of value. In other cases differences in tax rates and/or homestead exemptions or credits account for the differences, such as in Boston; where roughly 35% of the value of the median home is excluded from taxation, and the homestead tax rate is some 40% that of commercial and industrial properties.

On a national basis, tax disparities between commercial and homestead properties declined for the second year in a row, from 1.751 to 1.724. Tax disparities for "classified" locations[8] also declined for a second year in a row and 2010's 1.967 figure is down 3.7% from the 2.043 figure generated in 2008. This indicates that states (and where allowed, local governments) are providing fewer subsidies to homeowners. Some reasons for this could be that existing fixed-value exemptions or credits are becoming less valuable as home values fall, or that tightening public budgets simply do not allow governments to maintain prior levels of property tax relief for homeowners. Figure 1 shows the trend since 1998.

Figure 1: Commercial-Homestead Classification Ratio, Urban Cities, 1998 – 2010



Of course, similar analysis can be performed for other property types. While industrial land and buildings are not treated all that differently from commercial land and buildings (personal property is another matter, but is not important for these purposes), it is useful to know the degree of subsidy provided to homeowners at the expense of renters. Table 17 shows the classification ratio for apartments versus homes.

[8] Those locations where the classification ratio is 1.000 when no adjustments are made for the effects of assessment practices – i.e. when the sales ratio statistic is disregarded. The effect is to create a group of property tax systems where homestead property tax preferences are specficially written into law.

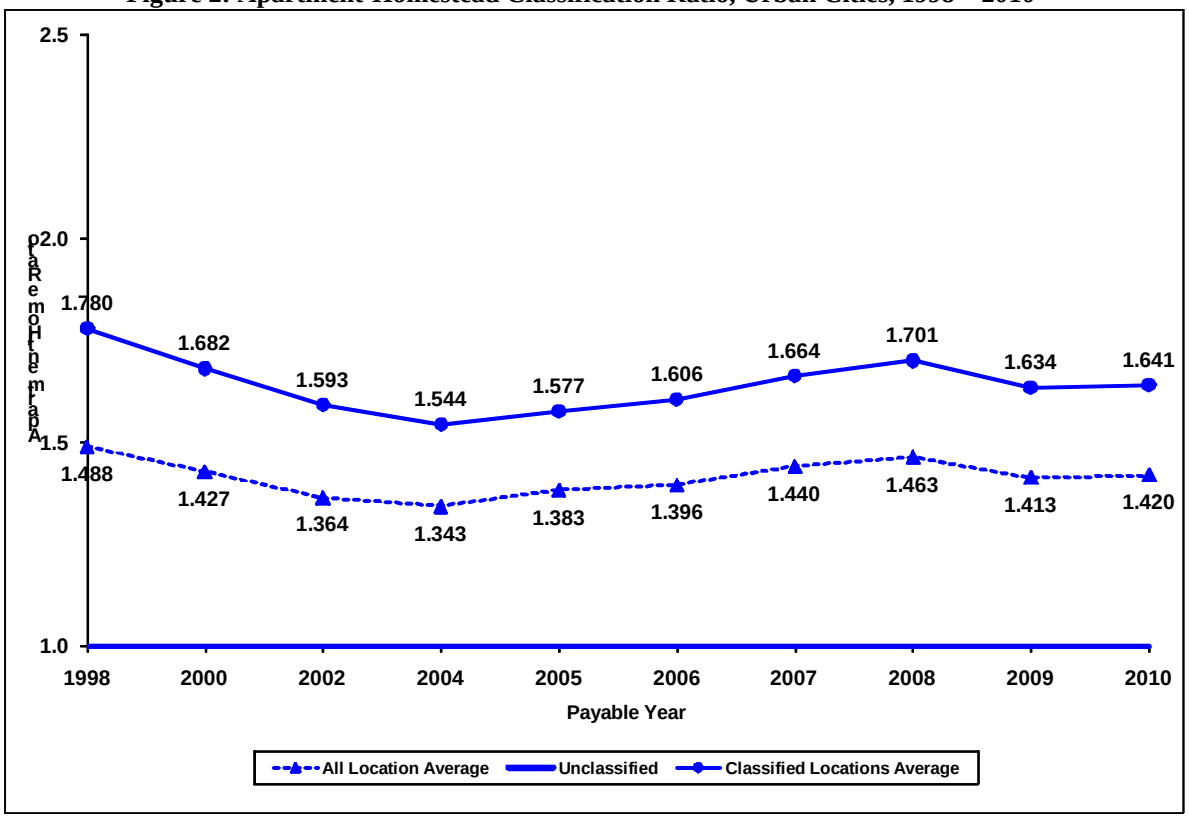
Table 17: Ratio of Apartment Effective Tax Rates (ETRs) to Homestead Rates, Urban Cities, Payable 2010

State	City	Median Value	Ratio	Rank	State	City	Median Value	Ratio	Rank
New York	New York City	393,900	6.357	1	Illinois	Aurora	203,800	1.085	27
South Carolina	Columbia	142,100	3.016	2	Alaska	Anchorage	321,100	1.071	28
Indiana	Indianapolis	129,900	2.431	3	Oklahoma	Oklahoma City	149,900	1.064	29
Rhode Island	Providence	224,700	2.349	4	Illinois	Chicago	203,800	1.053	30
Iowa	Des Moines	156,200	2.249	5	Maine	Portland	217,400	1.048	31
West Virginia	Charleston	132,000	2.185	6	New Mexico	Albuquerque	177,900	1.046	32
Alabama	Birmingham	146,500	2.111	7	Wisconsin	Milwaukee	200,200	1.026	33
Idaho	Boise	140,100	1.921	8	Kansas	Wichita	122,500	1.024	34
Louisiana	New Orleans	161,900	1.863	9	California	Los Angeles	339,900	1.021	35
New York	Buffalo	121,400	1.784	10	Kentucky	Louisville	136,400	1.020	36
Mississippi	Jackson	137,900	1.775	11	Nebraska	Omaha	138,800	1.011	37
Massachusetts	Boston	360,800	1.638	12	Utah	Salt Lake City	207,300	1.004	38
Tennessee	Memphis	121,100	1.660	13	Connecticut	Bridgeport	419,400	1.000	39
Minnesota	Minneapolis	176,200	1.461	14	Delaware	Wilmington	223,200	1.000	39
Florida	Jacksonville	139,000	1.430	15	Missouri	Kansas City	150,600	1.000	39
U.S. Average			**1.420**		Montana	Billings	175,300	1.000	39
Georgia	Atlanta	122,700	1.361	16	New Hampshire	Manchester	241,000	1.000	39
U.S. Average w/o NYC			**1.325**		New Jersey	Newark	387,400	1.000	39
South Dakota	Sioux Falls	141,400	1.311	17	North Carolina	Charlotte	199,100	1.000	39
Texas	Houston	155,900	1.302	18	Oregon	Portland	238,500	1.000	39
Ohio	Columbus	149,700	1.292	19	Pennsylvania	Philadelphia	223,200	1.000	39
Michigan	Detroit	16,807	1.274	20	Washington	Seattle	307,300	1.000	39
Arkansas	Little Rock	132,800	1.270	21	Wyoming	Cheyenne	173,600	1.000	39
Vermont	Burlington	259,600	1.269	22	Colorado	Denver	234,700	0.995	50
District of Columbia	Washington	331,900	1.261	23	Maryland	Baltimore	251,600	0.989	51
Hawaii	Honolulu	621,600	1.211	24	Nevada	Las Vegas	142,300	0.977	52
Arizona	Phoenix	144,700	1.194	25	Virginia	Virginia Beach	210,000	0.808	53
North Dakota	Fargo	141,600	1.098	26					

Ratio = $600,000 apartment ETR (real property ony) divided by median value home ETR.

Overall, the U.S. average increased 0.5% from the previous year; or by 0.6% if New York City is excluded, largely a reflection that effective tax rates for apartment properties increased faster than effective tax rates for the average median home. This indicates that homeowner subsidies may not be coming at the expense of apartment properties; at least for payable 2010. Figure 2 provides information on how this ratio has changed since 1998.

Figure 2: Apartment-Homestead Classification Ratio, Urban Cities, 1998 – 2010



Note: see footnote 8 on page 15 for definition of "classified" locations.

Lower classification ratios mean that homeowners pay a larger share of the overall property tax burden. Nationally, greater homeowner sensitivity to property tax prices appears to play a role in retarding overall property tax growth. Property tax increases, on both a per capita and per $1,000 of income basis, have been lower in the thirteen states that have offered little or no homeowner subsidy between 1998 and 2008[9] (Table 18).

Table 18: Property Tax Collections, FY 1998 and FY 2008, for Areas with Classification Ratios Above and Below 1.050 (Where California's Assumed Classification Ratio is > 1.050)

Fiscal Year	Classification Ratio < 1.050 (n = 11)		Classification Ratio > 1.050 (n = 42)	
	Prop Tax Per Capita	Prop Tax per $1,000 of Income	Prop Tax Per Capita	Prop Tax per $1,000 of Income
FY 1998	$779.97	$30.95	$862.68	$33.56
FY 2008	$1,153.22	$30.23	$1,377.10	$35.07
Pct Chg	**47.9%**	**-2.3%**	**59.6%**	**4.5%**
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MTA.				

[9] Delaware, Kentucky, Maryland, Nebraska, New Hampshire, Nevada, North Carolina, Oregon, Washington, Wisconsin, and Wyoming had commercial-homestead classification ratios of 1.050 or less in at least six of the eight property tax studies MTA released between payable 1998 and payable 2008; meaning that these states generally provide little or no property tax subsidy to homeowners. Note that California also meets these criteria; however, since this report's methodology does not account for the effects of Proposition 13 it is likely that California actually offers fairly substantial property tax subsidies to homeowners generally and should not be considered with this group.

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IV. Rankings Tables – Urban

Table 19: Urban Homestead Property Taxes

Payable 2010

$150,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,885	3.257%
2	Illinois	Aurora	3,936	2.624%
3	Pennsylvania	Philadelphia	3,927	2.618%
4	Wisconsin	Milwaukee	3,452	2.301%
5	New York	Buffalo	3,330	2.220%
6	Maryland	Baltimore	3,232	2.155%
7	New Hampshire	Manchester	3,125	2.083%
8	Nebraska	Omaha	3,073	2.049%
9	Iowa	Des Moines	3,011	2.007%
10	Connecticut	Bridgeport	2,851	1.901%
11	Texas	Houston	2,848	1.899%
12	New Jersey	Newark	2,846	1.897%
13	Ohio	Columbus	2,736	1.824%
14	Tennessee	Memphis	2,706	1.804%
15	Vermont	Burlington	2,626	1.750%
16	Rhode Island	Providence	2,550	1.700%
17	Maine	Portland	2,509	1.673%
18	North Dakota	Fargo	2,357	1.571%
19	Missouri	Kansas City	2,155	1.437%
20	Georgia	Atlanta	2,075	1.383%
21	Mississippi	Jackson	2,067	1.378%
22	South Dakota	Sioux Falls	2,025	1.350%
	AVERAGE		**1,983**	**1.322%**
23	Alaska	Anchorage	1,928	1.286%
24	Kansas	Wichita	1,886	1.258%
25	Minnesota	Minneapolis	1,876	1.251%
26	Kentucky	Louisville	1,844	1.229%
27	California	Los Angeles	1,816	1.211%
28	Illinois	Chicago	1,804	1.203%
29	Florida	Jacksonville	1,792	1.195%
30	Oklahoma	Oklahoma City	1,774	1.183%
31	Oregon	Portland	1,711	1.141%
32	Nevada	Las Vegas	1,710	1.140%
33	Arkansas	Little Rock	1,673	1.115%
34	North Carolina	Charlotte	1,594	1.062%
35	Delaware	Wilmington	1,554	1.036%
36	New Mexico	Albuquerque	1,479	0.986%
37	Indiana	Indianapolis	1,478	0.985%
38	Idaho	Boise	1,254	0.836%
39	Virginia	Virginia Beach	1,242	0.828%
40	Utah	Salt Lake City	1,211	0.808%
41	Louisiana	New Orleans	1,145	0.763%
42	Washington	Seattle	1,138	0.759%
43	Arizona	Phoenix	1,123	0.749%
44	West Virginia	Charleston	1,109	0.739%
45	Montana	Billings	1,082	0.721%
46	Alabama	Birmingham	979	0.653%
47	Wyoming	Cheyenne	971	0.648%
48	South Carolina	Columbia	911	0.607%
49	New York	New York City	887	0.591%
50	Colorado	Denver	779	0.519%
51	District of Columbia	Washington	646	0.431%
52	Hawaii	Honolulu	219	0.146%
53	Massachusetts	Boston	159	0.106%

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	9,771	3.257%
2	Illinois	Aurora	8,332	2.777%
3	Pennsylvania	Philadelphia	7,854	2.618%
4	Wisconsin	Milwaukee	7,060	2.353%
5	New York	Buffalo	6,835	2.278%
6	Maryland	Baltimore	6,464	2.155%
7	New Hampshire	Manchester	6,249	2.083%
8	Iowa	Des Moines	6,242	2.081%
9	Nebraska	Omaha	6,147	2.049%
10	Texas	Houston	5,834	1.945%
11	Connecticut	Bridgeport	5,702	1.901%
12	New Jersey	Newark	5,692	1.897%
13	Ohio	Columbus	5,472	1.824%
14	Tennessee	Memphis	5,412	1.804%
15	Vermont	Burlington	5,251	1.750%
16	Maine	Portland	5,197	1.732%
17	Rhode Island	Providence	5,099	1.700%
18	Georgia	Atlanta	4,725	1.575%
19	North Dakota	Fargo	4,714	1.571%
20	Mississippi	Jackson	4,433	1.478%
21	Missouri	Kansas City	4,310	1.437%
22	Florida	Jacksonville	4,276	1.425%
	AVERAGE		**4,130**	**1.377%**
23	Minnesota	Minneapolis	4,124	1.375%
24	South Dakota	Sioux Falls	4,050	1.350%
25	Alaska	Anchorage	3,982	1.327%
26	Illinois	Chicago	3,886	1.295%
27	Kansas	Wichita	3,819	1.273%
28	California	Los Angeles	3,721	1.240%
29	Arkansas	Little Rock	3,696	1.232%
30	Kentucky	Louisville	3,688	1.229%
31	Oklahoma	Oklahoma City	3,662	1.221%
32	Louisiana	New Orleans	3,434	1.145%
33	Oregon	Portland	3,422	1.141%
34	Nevada	Las Vegas	3,420	1.140%
35	Idaho	Boise	3,279	1.093%
36	North Carolina	Charlotte	3,187	1.062%
37	Delaware	Wilmington	3,109	1.036%
38	New Mexico	Albuquerque	3,041	1.014%
39	Indiana	Indianapolis	2,955	0.985%
40	Virginia	Virginia Beach	2,485	0.828%
41	Utah	Salt Lake City	2,423	0.808%
42	Washington	Seattle	2,276	0.759%
43	Arizona	Phoenix	2,246	0.749%
44	West Virginia	Charleston	2,218	0.739%
45	Montana	Billings	2,164	0.721%
46	Alabama	Birmingham	2,011	0.670%
47	Wyoming	Cheyenne	1,943	0.648%
48	New York	New York City	1,939	0.646%
49	District of Columbia	Washington	1,867	0.622%
50	South Carolina	Columbia	1,821	0.607%
51	Massachusetts	Boston	1,686	0.562%
52	Colorado	Denver	1,557	0.519%
53	Hawaii	Honolulu	712	0.237%

Table 20: Urban Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2010

State	City	2010 2nd Quarter Median Sales Price#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
Connecticut	Bridgeport	419,400	7,972	1	1.901%	11
New Jersey	Newark	387,400	7,350	2	1.897%	12
Pennsylvania	Philadelphia	223,200	5,843	3	2.618%	3
Maryland	Baltimore	251,600	5,421	4	2.155%	6
Illinois	Aurora	203,800	5,393	5	2.646%	2
New Hampshire	Manchester	241,000	5,020	6	2.083%	7
Wisconsin	Milwaukee	200,200	4,659	7	2.327%	4
Vermont	Burlington	259,600	4,544	8	1.750%	15
Alaska*	Anchorage*	321,100	4,283	9	1.334%	22
California	Los Angeles	339,900	4,227	10	1.244%	27
Rhode Island	Providence	224,700	3,819	11	1.700%	17
Maine	Portland	217,400	3,717	12	1.710%	16
Iowa	Des Moines	156,200	3,145	13	2.013%	9
Texas	Houston	155,900	2,965	14	1.902%	10
Nebraska	Omaha	138,800	2,814	15	2.028%	8
Ohio	Columbus	149,700	2,731	16	1.824%	13
Oregon	Portland	238,500	2,720	17	1.141%	31
New York	Buffalo	121,400	2,666	18	2.196%	5
AVERAGE			**2,611**		**1.342%**	
New York	New York City	393,900	2,598	19	0.660%	46
Illinois	Chicago	203,800	2,551	20	1.252%	25
Washington	Seattle	307,300	2,331	21	0.759%	42
Massachusetts	Boston	360,800	2,329	22	0.645%	49
Delaware	Wilmington	223,200	2,313	23	1.036%	35
Tennessee	Memphis	127,200	2,295	24	1.804%	14
Minnesota	Minneapolis	176,200	2,269	25	1.288%	24
North Dakota	Fargo	141,600	2,225	26	1.571%	18
Missouri	Kansas City	150,600	2,164	27	1.437%	19
District of Columbia	Washington	331,900	2,126	28	0.641%	50
North Carolina	Charlotte	199,100	2,115	29	1.062%	34
South Dakota	Sioux Falls	141,400	1,909	30	1.350%	21
Mississippi	Jackson	137,900	1,876	31	1.360%	20
Oklahoma	Oklahoma City	149,900	1,773	32	1.183%	29
New Mexico	Albuquerque	177,900	1,770	33	0.995%	36
Hawaii	Honolulu	621,600	1,769	34	0.285%	53
Virginia	Virginia Beach	210,000	1,739	35	0.828%	39
Kentucky	Louisville	136,400	1,677	36	1.229%	28
Utah	Salt Lake City	207,300	1,674	37	0.808%	41
Nevada	Las Vegas	142,300	1,622	38	1.140%	32
Florida	Jacksonville	139,000	1,610	39	1.158%	30
Georgia	Atlanta	122,700	1,593	40	1.298%	23
Kansas	Wichita	122,500	1,532	41	1.251%	26
Arkansas	Little Rock	132,800	1,441	42	1.085%	33
Louisiana	New Orleans	161,900	1,326	43	0.819%	40
Indiana	Indianapolis	129,900	1,280	44	0.985%	37
Montana*	Billings*	175,300	1,264	45	0.721%	45
Colorado	Denver	234,700	1,218	46	0.519%	52
Idaho	Boise	140,100	1,171	47	0.836%	38
Wyoming*	Cheyenne*	173,600	1,124	48	0.648%	48
Arizona	Phoenix	144,700	1,083	49	0.749%	43
West Virginia	Charleston	132,000	976	50	0.739%	44
Alabama	Birmingham	146,500	955	51	0.652%	47
South Carolina	Columbia	142,100	845	52	0.595%	51
Michigan*	Detroit*	16,807	547	53	3.257%	1

Median Sales Price Sources: National Association of REALTORS® (www.realtor.org), except where *. For * locations, median home value data was derived from alternate sources.
Before calculating the tax, the median value was adjusted for differences in assessment practices using the area's reported median sales ratio.

Table 21: Urban Commercial Property Taxes

Payable 2010

$100,000 VALUED PROPERTY
$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,814	4.012%
2	Rhode Island	Providence	4,769	3.975%
3	Iowa	Des Moines	4,528	3.773%
4	Pennsylvania	Philadelphia	4,082	3.401%
5	New York	New York City	3,968	3.307%
6	New York	Buffalo	3,916	3.264%
7	Kansas	Wichita	3,497	2.914%
8	Indiana	Indianapolis	3,459	2.883%
9	Missouri	Kansas City	3,443	2.869%
10	Tennessee	Memphis	3,319	2.766%
11	Maryland	Baltimore	3,266	2.722%
12	Mississippi	Jackson	2,926	2.438%
13	Massachusetts	Boston	2,879	2.399%
14	Illinois	Aurora	2,872	2.393%
15	Texas	Houston	2,805	2.337%
16	Wisconsin	Milwaukee	2,784	2.320%
17	South Carolina	Columbia	2,768	2.307%
18	Minnesota	Minneapolis	2,671	2.225%
19	Louisiana	New Orleans	2,594	2.162%
20	Nebraska	Omaha	2,476	2.063%
21	Connecticut	Bridgeport	2,456	2.046%
22	Ohio	Columbus	2,357	1.964%
	AVERAGE		**2,328**	**1.940%**
23	Vermont	Burlington	2,254	1.878%
24	Colorado	Denver	2,220	1.850%
25	Illinois	Chicago	2,152	1.793%
26	Maine	Portland	2,150	1.792%
27	Georgia	Atlanta	2,120	1.767%
28	New Hampshire	Manchester	2,083	1.736%
29	Arizona	Phoenix	1,974	1.645%
30	West Virginia	Charleston	1,971	1.643%
31	Idaho	Boise	1,949	1.624%
32	New Jersey	Newark	1,897	1.581%
33	Utah	Salt Lake City	1,782	1.485%
34	South Dakota	Sioux Falls	1,770	1.475%
35	Alaska	Anchorage	1,732	1.443%
36	North Dakota	Fargo	1,726	1.438%
37	Arkansas	Little Rock	1,660	1.383%
38	Florida	Jacksonville	1,656	1.380%
39	Alabama	Birmingham	1,654	1.378%
40	Kentucky	Louisville	1,625	1.355%
41	Oklahoma	Oklahoma City	1,573	1.311%
42	District of Columbia	Washington	1,568	1.306%
43	Oregon	Portland	1,562	1.302%
44	California	Los Angeles	1,524	1.270%
45	New Mexico	Albuquerque	1,493	1.244%
46	Nevada	Las Vegas	1,353	1.127%
47	Montana	Billings	1,344	1.120%
48	North Carolina	Charlotte	1,322	1.102%
49	Hawaii	Honolulu	1,061	0.884%
50	Virginia	Virginia Beach	965	0.804%
51	Washington	Seattle	939	0.783%
52	Delaware	Wilmington	884	0.737%
53	Wyoming	Cheyenne	782	0.652%

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	48,141	4.012%
2	Rhode Island	Providence	47,695	3.975%
3	Iowa	Des Moines	45,282	3.773%
4	Pennsylvania	Philadelphia	40,817	3.401%
5	New York	New York City	39,681	3.307%
6	New York	Buffalo	39,163	3.264%
7	Kansas	Wichita	34,967	2.914%
8	Indiana	Indianapolis	34,593	2.883%
9	Missouri	Kansas City	34,425	2.869%
10	Minnesota	Minneapolis	33,764	2.814%
11	Tennessee	Memphis	33,192	2.766%
12	Maryland	Baltimore	32,659	2.722%
13	Mississippi	Jackson	29,260	2.438%
14	Massachusetts	Boston	28,792	2.399%
15	Illinois	Aurora	28,718	2.393%
16	Wisconsin	Milwaukee	28,496	2.375%
17	Texas	Houston	28,047	2.337%
18	South Carolina	Columbia	27,678	2.307%
19	Louisiana	New Orleans	25,942	2.162%
20	Nebraska	Omaha	24,758	2.063%
21	Connecticut	Bridgeport	24,557	2.046%
22	Ohio	Columbus	23,569	1.964%
	AVERAGE		**23,548**	**1.962%**
23	Arizona	Phoenix	23,080	1.923%
24	Vermont	Burlington	22,540	1.878%
25	Colorado	Denver	22,196	1.850%
26	Illinois	Chicago	21,519	1.793%
27	Maine	Portland	21,504	1.792%
28	Georgia	Atlanta	21,199	1.767%
29	New Hampshire	Manchester	20,831	1.736%
30	West Virginia	Charleston	19,712	1.643%
31	Florida	Jacksonville	19,638	1.636%
32	Idaho	Boise	19,485	1.624%
33	New Jersey	Newark	18,972	1.581%
34	Utah	Salt Lake City	17,816	1.485%
35	South Dakota	Sioux Falls	17,700	1.475%
36	Alaska	Anchorage	17,320	1.443%
37	North Dakota	Fargo	17,261	1.438%
38	Arkansas	Little Rock	16,596	1.383%
39	Alabama	Birmingham	16,541	1.378%
40	Kentucky	Louisville	16,255	1.355%
41	Oklahoma	Oklahoma City	15,732	1.311%
42	District of Columbia	Washington	15,675	1.306%
43	Oregon	Portland	15,619	1.302%
44	California	Los Angeles	15,238	1.270%
45	New Mexico	Albuquerque	14,928	1.244%
46	Nevada	Las Vegas	13,530	1.127%
47	Montana	Billings	13,440	1.120%
48	North Carolina	Charlotte	13,218	1.102%
49	Hawaii	Honolulu	10,613	0.884%
50	Virginia	Virginia Beach	9,650	0.804%
51	Washington	Seattle	9,394	0.783%
52	Delaware	Wilmington	8,838	0.737%
53	Wyoming	Cheyenne	7,824	0.652%

Table 21(cont'd.): Urban Commercial Property Taxes

Payable 2010

$25 MILLION-VALUED PROPERTY

$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,203,536	4.012%
2	Rhode Island	Providence	1,192,373	3.975%
3	Iowa	Des Moines	1,132,041	3.773%
4	Pennsylvania	Philadelphia	1,020,413	3.401%
5	New York	New York City	992,014	3.307%
6	New York	Buffalo	979,073	3.264%
7	Kansas	Wichita	874,180	2.914%
8	Minnesota	Minneapolis	873,993	2.913%
9	Indiana	Indianapolis	864,829	2.883%
10	Missouri	Kansas City	860,632	2.869%
11	Tennessee	Memphis	829,806	2.766%
12	Maryland	Baltimore	816,480	2.722%
13	Mississippi	Jackson	731,504	2.438%
14	Massachusetts	Boston	719,810	2.399%
15	Illinois	Aurora	717,955	2.393%
16	Wisconsin	Milwaukee	714,162	2.381%
17	Texas	Houston	701,168	2.337%
18	South Carolina	Columbia	691,954	2.307%
19	Louisiana	New Orleans	648,550	2.162%
20	Nebraska	Omaha	618,938	2.063%
21	Arizona	Phoenix	616,842	2.056%
22	Connecticut	Bridgeport	613,925	2.046%
23	District of Columbia	Washington	595,725	1.986%
	AVERAGE		**594,103**	**1.980%**
24	Ohio	Columbus	589,215	1.964%
25	Vermont	Burlington	563,510	1.878%
26	Colorado	Denver	554,903	1.850%
27	Illinois	Chicago	537,974	1.793%
28	Maine	Portland	537,600	1.792%
29	Georgia	Atlanta	529,980	1.767%
30	New Hampshire	Manchester	520,774	1.736%
31	Florida	Jacksonville	501,498	1.672%
32	West Virginia	Charleston	492,804	1.643%
33	Idaho	Boise	487,130	1.624%
34	New Jersey	Newark	474,297	1.581%
35	Utah	Salt Lake City	445,411	1.485%
36	South Dakota	Sioux Falls	442,500	1.475%
37	Alaska	Anchorage	433,010	1.443%
38	North Dakota	Fargo	431,535	1.438%
39	Arkansas	Little Rock	414,893	1.383%
40	Alabama	Birmingham	413,525	1.378%
41	Kentucky	Louisville	406,370	1.355%
42	Oklahoma	Oklahoma City	393,295	1.311%
43	Oregon	Portland	390,475	1.302%
44	California	Los Angeles	380,958	1.270%
45	New Mexico	Albuquerque	373,211	1.244%
46	Nevada	Las Vegas	338,247	1.127%
47	Montana	Billings	336,011	1.120%
48	North Carolina	Charlotte	330,455	1.102%
49	Hawaii	Honolulu	265,329	0.884%
50	Virginia	Virginia Beach	241,253	0.804%
51	Washington	Seattle	234,861	0.783%
52	Delaware	Wilmington	220,957	0.737%
53	Wyoming	Cheyenne	195,605	0.652%

Table 22: Urban Industrial Property Taxes (50% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$50,000 Machinery and Equipment
$40,000 Inventories
$10,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	6,305	3.153%
2	Michigan	Detroit	5,898	2.949%
3	Texas	Houston	5,048	2.524%
4	Mississippi	Jackson	4,970	2.485%
5	Indiana	Indianapolis	4,636	2.318%
6	Iowa	Des Moines	4,528	2.264%
7	Missouri	Kansas City	4,507	2.253%
8	Louisiana	New Orleans	4,425	2.213%
9	Tennessee	Memphis	4,185	2.093%
10	Pennsylvania	Philadelphia	4,082	2.041%
11	New York	New York City	3,968	1.984%
12	New York	Buffalo	3,916	1.958%
13	Rhode Island	Providence	3,869	1.935%
14	Georgia	Atlanta	3,330	1.665%
15	Nebraska	Omaha	3,329	1.665%
16	West Virginia	Charleston	3,285	1.643%
17	Kansas	Wichita	3,197	1.598%
18	Colorado	Denver	2,975	1.488%
19	Alaska	Anchorage	2,946	1.473%
20	Illinois	Aurora	2,872	1.436%
21	Maine	Portland	2,867	1.434%
	AVERAGE		**2,852**	**1.426%**
22	Oklahoma	Oklahoma City	2,830	1.415%
23	Arkansas	Little Rock	2,788	1.394%
24	Maryland	Baltimore	2,699	1.349%
25	Minnesota	Minneapolis	2,671	1.335%
26	Idaho	Boise	2,635	1.317%
27	Massachusetts	Boston	2,615	1.307%
28	Vermont	Burlington	2,600	1.300%
29	Ohio	Columbus	2,583	1.291%
30	Wisconsin	Milwaukee	2,573	1.287%
31	Connecticut	Bridgeport	2,456	1.228%
32	Oregon	Portland	2,404	1.202%
33	Utah	Salt Lake City	2,396	1.198%
34	Illinois	Chicago	2,367	1.184%
35	Florida	Jacksonville	2,272	1.136%
36	Alabama	Birmingham	2,210	1.105%
37	New Mexico	Albuquerque	2,115	1.057%
38	New Hampshire	Manchester	2,083	1.042%
39	California	Los Angeles	2,032	1.016%
40	Montana	Billings	2,027	1.013%
41	Arizona	Phoenix	1,974	0.987%
42	New Jersey	Newark	1,897	0.949%
43	North Carolina	Charlotte	1,841	0.920%
44	Nevada	Las Vegas	1,812	0.906%
45	South Dakota	Sioux Falls	1,770	0.885%
46	North Dakota	Fargo	1,726	0.863%
47	District of Columbia	Washington	1,568	0.784%
48	Kentucky	Louisville	1,535	0.767%
49	Washington	Seattle	1,301	0.651%
50	Wyoming	Cheyenne	1,274	0.637%
51	Hawaii	Honolulu	1,076	0.538%
52	Virginia	Virginia Beach	982	0.491%
53	Delaware	Wilmington	884	0.442%

$1 MILLION-VALUED PROPERTY
$500,000 Machinery and Equipment
$400,000 Inventories
$100,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	63,055	3.153%
2	Michigan	Detroit	58,977	2.949%
3	Texas	Houston	50,485	2.524%
4	Mississippi	Jackson	49,702	2.485%
5	Indiana	Indianapolis	46,363	2.318%
6	Iowa	Des Moines	45,282	2.264%
7	Missouri	Kansas City	45,068	2.253%
8	Louisiana	New Orleans	44,254	2.213%
9	Tennessee	Memphis	41,851	2.093%
10	Pennsylvania	Philadelphia	40,817	2.041%
11	New York	New York City	39,681	1.984%
12	New York	Buffalo	39,163	1.958%
13	Rhode Island	Providence	38,692	1.935%
14	Minnesota	Minneapolis	33,764	1.688%
15	Georgia	Atlanta	33,305	1.665%
16	Nebraska	Omaha	33,295	1.665%
17	Arizona	Phoenix	33,076	1.654%
18	West Virginia	Charleston	32,854	1.643%
19	Kansas	Wichita	31,966	1.598%
20	Colorado	Denver	29,752	1.488%
21	Alaska	Anchorage	29,464	1.473%
	AVERAGE		**29,228**	**1.461%**
22	Illinois	Aurora	28,718	1.436%
23	Maine	Portland	28,672	1.434%
24	District of Columbia	Washington	28,425	1.421%
25	Oklahoma	Oklahoma City	28,297	1.415%
26	Arkansas	Little Rock	27,876	1.394%
27	Maryland	Baltimore	26,989	1.349%
28	Florida	Jacksonville	26,676	1.334%
29	Wisconsin	Milwaukee	26,388	1.319%
30	Idaho	Boise	26,348	1.317%
31	Massachusetts	Boston	26,148	1.307%
32	Vermont	Burlington	25,996	1.300%
33	Ohio	Columbus	25,826	1.291%
34	Connecticut	Bridgeport	24,557	1.228%
35	Oregon	Portland	24,044	1.202%
36	Utah	Salt Lake City	23,960	1.198%
37	Illinois	Chicago	23,671	1.184%
38	Alabama	Birmingham	22,101	1.105%
39	New Mexico	Albuquerque	21,146	1.057%
40	New Hampshire	Manchester	20,831	1.042%
41	California	Los Angeles	20,318	1.016%
42	Montana	Billings	20,268	1.013%
43	New Jersey	Newark	18,972	0.949%
44	North Carolina	Charlotte	18,407	0.920%
45	Nevada	Las Vegas	18,116	0.906%
46	South Dakota	Sioux Falls	17,700	0.885%
47	North Dakota	Fargo	17,261	0.863%
48	Kentucky	Louisville	15,347	0.767%
49	Washington	Seattle	13,011	0.651%
50	Wyoming	Cheyenne	12,737	0.637%
51	Hawaii	Honolulu	10,759	0.538%
52	Virginia	Virginia Beach	9,820	0.491%
53	Delaware	Wilmington	8,838	0.442%

Table 28 (cont'd.): Urban Industrial Property Taxes (50% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$12,500,000 Machinery and Equipment
$10,000,000 Inventories
$2,500,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	1,576,367	3.153%
2	Michigan	Detroit	1,474,418	2.949%
3	Texas	Houston	1,262,116	2.524%
4	Mississippi	Jackson	1,242,554	2.485%
5	Indiana	Indianapolis	1,159,064	2.318%
6	Iowa	Des Moines	1,132,041	2.264%
7	Missouri	Kansas City	1,126,692	2.253%
8	Louisiana	New Orleans	1,106,350	2.213%
9	Tennessee	Memphis	1,046,277	2.093%
10	Pennsylvania	Philadelphia	1,020,413	2.041%
11	New York	New York City	992,014	1.984%
12	New York	Buffalo	979,073	1.958%
13	Rhode Island	Providence	967,308	1.935%
14	District of Columbia	Washington	935,725	1.871%
15	Minnesota	Minneapolis	873,993	1.748%
16	Arizona	Phoenix	866,742	1.733%
17	Georgia	Atlanta	832,624	1.665%
18	Nebraska	Omaha	832,365	1.665%
19	West Virginia	Charleston	821,340	1.643%
20	Kansas	Wichita	799,143	1.598%
21	Colorado	Denver	743,806	1.488%
22	Alaska	Anchorage	736,610	1.473%
	AVERAGE		**736,497**	**1.473%**
23	Illinois	Aurora	717,955	1.436%
24	Maine	Portland	716,800	1.434%
25	Oklahoma	Oklahoma City	707,417	1.415%
26	Arkansas	Little Rock	696,893	1.394%
27	Florida	Jacksonville	677,462	1.355%
28	Maryland	Baltimore	674,730	1.349%
29	Wisconsin	Milwaukee	661,464	1.323%
30	Idaho	Boise	658,700	1.317%
31	Massachusetts	Boston	653,705	1.307%
32	Vermont	Burlington	649,910	1.300%
33	Ohio	Columbus	645,641	1.291%
34	Connecticut	Bridgeport	613,925	1.228%
35	Oregon	Portland	601,093	1.202%
36	Utah	Salt Lake City	599,001	1.198%
37	Illinois	Chicago	591,772	1.184%
38	Alabama	Birmingham	552,525	1.105%
39	New Mexico	Albuquerque	528,651	1.057%
40	New Hampshire	Manchester	520,774	1.042%
41	California	Los Angeles	507,944	1.016%
42	Montana	Billings	506,711	1.013%
43	New Jersey	Newark	474,297	0.949%
44	North Carolina	Charlotte	460,185	0.920%
45	Nevada	Las Vegas	452,907	0.906%
46	South Dakota	Sioux Falls	442,500	0.885%
47	North Dakota	Fargo	431,535	0.863%
48	Kentucky	Louisville	383,670	0.767%
49	Washington	Seattle	325,279	0.651%
50	Wyoming	Cheyenne	318,435	0.637%
51	Hawaii	Honolulu	268,987	0.538%
52	Virginia	Virginia Beach	245,503	0.491%
53	Delaware	Wilmington	220,957	0.442%

Table 23: Urban Industrial Property Taxes (60% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$75,000 Machinery and Equipment
$60,000 Inventories
$15,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	7,766	3.107%
2	Michigan	Detroit	6,785	2.714%
3	Texas	Houston	6,311	2.524%
4	Mississippi	Jackson	6,248	2.499%
5	Louisiana	New Orleans	5,570	2.228%
6	Indiana	Indianapolis	5,530	2.212%
7	Missouri	Kansas City	5,305	2.122%
8	Tennessee	Memphis	4,835	1.934%
9	Iowa	Des Moines	4,528	1.811%
10	Rhode Island	Providence	4,137	1.655%
11	Georgia	Atlanta	4,112	1.645%
12	West Virginia	Charleston	4,107	1.643%
13	Pennsylvania	Philadelphia	4,082	1.633%
14	Nebraska	Omaha	3,970	1.588%
15	New York	New York City	3,968	1.587%
16	New York	Buffalo	3,916	1.567%
17	Alaska	Anchorage	3,705	1.482%
18	Oklahoma	Oklahoma City	3,616	1.446%
19	Colorado	Denver	3,542	1.417%
20	Arkansas	Little Rock	3,493	1.397%
21	Maine	Portland	3,405	1.362%
22	Kansas	Wichita	3,347	1.339%
	AVERAGE		**3,258**	**1.303%**
23	Idaho	Boise	3,150	1.260%
24	Oregon	Portland	3,036	1.214%
25	Maryland	Baltimore	2,982	1.193%
26	Illinois	Aurora	2,872	1.149%
27	Vermont	Burlington	2,859	1.144%
28	Utah	Salt Lake City	2,857	1.143%
29	Florida	Jacksonville	2,800	1.120%
30	Massachusetts	Boston	2,762	1.105%
31	Connecticut	Bridgeport	2,733	1.093%
32	Wisconsin	Milwaukee	2,693	1.077%
33	Minnesota	Minneapolis	2,671	1.068%
34	Alabama	Birmingham	2,627	1.051%
35	Ohio	Columbus	2,583	1.033%
36	New Mexico	Albuquerque	2,581	1.032%
37	Arizona	Phoenix	2,563	1.025%
38	Montana	Billings	2,539	1.016%
39	California	Los Angeles	2,413	0.965%
40	Illinois	Chicago	2,367	0.947%
41	North Carolina	Charlotte	2,230	0.892%
42	Nevada	Las Vegas	2,156	0.862%
43	New Hampshire	Manchester	2,083	0.833%
44	New Jersey	Newark	1,897	0.759%
45	South Dakota	Sioux Falls	1,770	0.708%
46	North Dakota	Fargo	1,726	0.690%
47	Kentucky	Louisville	1,675	0.670%
48	Washington	Seattle	1,572	0.629%
49	District of Columbia	Washington	1,568	0.627%
50	Wyoming	Cheyenne	1,519	0.607%
51	Virginia	Virginia Beach	1,139	0.455%
52	Hawaii	Honolulu	1,076	0.430%
53	Delaware	Wilmington	884	0.354%

$1 MILLION-VALUED PROPERTY
$750,000 Machinery and Equipment
$600,000 Inventories
$150,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	77,663	3.107%
2	Michigan	Detroit	67,847	2.714%
3	Texas	Houston	63,106	2.524%
4	Mississippi	Jackson	62,478	2.499%
5	Louisiana	New Orleans	55,699	2.228%
6	Indiana	Indianapolis	55,301	2.212%
7	Missouri	Kansas City	53,049	2.122%
8	Tennessee	Memphis	48,345	1.934%
9	Iowa	Des Moines	45,282	1.811%
10	Rhode Island	Providence	41,374	1.655%
11	Georgia	Atlanta	41,124	1.645%
12	West Virginia	Charleston	41,067	1.643%
13	Pennsylvania	Philadelphia	40,817	1.633%
14	Arizona	Phoenix	40,573	1.623%
15	Nebraska	Omaha	39,697	1.588%
16	New York	New York City	39,681	1.587%
17	New York	Buffalo	39,163	1.567%
18	District of Columbia	Washington	38,625	1.545%
19	Alaska	Anchorage	37,054	1.482%
20	Oklahoma	Oklahoma City	36,157	1.446%
21	Colorado	Denver	35,419	1.417%
22	Arkansas	Little Rock	34,926	1.397%
23	Maine	Portland	34,048	1.362%
24	Minnesota	Minneapolis	33,764	1.351%
	AVERAGE		**33,512**	**1.340%**
25	Kansas	Wichita	33,466	1.339%
26	Florida	Jacksonville	31,955	1.278%
27	Idaho	Boise	31,495	1.260%
28	Oregon	Portland	30,362	1.214%
29	Maryland	Baltimore	29,824	1.193%
30	Illinois	Aurora	28,718	1.149%
31	Vermont	Burlington	28,588	1.144%
32	Utah	Salt Lake City	28,568	1.143%
33	Massachusetts	Boston	27,617	1.105%
34	Wisconsin	Milwaukee	27,591	1.104%
35	Connecticut	Bridgeport	27,332	1.093%
36	Alabama	Birmingham	26,271	1.051%
37	Ohio	Columbus	25,826	1.033%
38	New Mexico	Albuquerque	25,809	1.032%
39	Montana	Billings	25,389	1.016%
40	California	Los Angeles	24,127	0.965%
41	Illinois	Chicago	23,671	0.947%
42	North Carolina	Charlotte	22,299	0.892%
43	Nevada	Las Vegas	21,556	0.862%
44	New Hampshire	Manchester	20,831	0.833%
45	New Jersey	Newark	18,972	0.759%
46	South Dakota	Sioux Falls	17,700	0.708%
47	North Dakota	Fargo	17,261	0.690%
48	Kentucky	Louisville	16,751	0.670%
49	Washington	Seattle	15,724	0.629%
50	Wyoming	Cheyenne	15,187	0.607%
51	Virginia	Virginia Beach	11,385	0.455%
52	Hawaii	Honolulu	10,759	0.430%
53	Delaware	Wilmington	8,838	0.354%

Table 23 (cont'd.): Urban Industrial Property Taxes (60% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$18,750,000 Machinery and Equipment
$15,000,000 Inventories
$3,750,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	1,941,568	3.107%
2	Michigan	Detroit	1,696,185	2.714%
3	Texas	Houston	1,577,644	2.524%
4	Mississippi	Jackson	1,561,960	2.499%
5	Louisiana	New Orleans	1,392,475	2.228%
6	Indiana	Indianapolis	1,382,534	2.212%
7	Missouri	Kansas City	1,326,237	2.122%
8	Tennessee	Memphis	1,208,630	1.934%
9	District of Columbia	Washington	1,190,725	1.905%
10	Iowa	Des Moines	1,132,041	1.811%
11	Arizona	Phoenix	1,054,167	1.687%
12	Rhode Island	Providence	1,034,345	1.655%
13	Georgia	Atlanta	1,028,111	1.645%
14	West Virginia	Charleston	1,026,675	1.643%
15	Pennsylvania	Philadelphia	1,020,413	1.633%
16	Nebraska	Omaha	992,436	1.588%
17	New York	New York City	992,014	1.587%
18	New York	Buffalo	979,073	1.567%
19	Alaska	Anchorage	926,360	1.482%
20	Oklahoma	Oklahoma City	903,922	1.446%
21	Colorado	Denver	885,483	1.417%
22	Minnesota	Minneapolis	873,993	1.398%
23	Arkansas	Little Rock	873,143	1.397%
24	Maine	Portland	851,200	1.362%
	AVERAGE		**843,595**	**1.350%**
25	Kansas	Wichita	836,661	1.339%
26	Florida	Jacksonville	809,435	1.295%
27	Idaho	Boise	787,378	1.260%
28	Oregon	Portland	759,056	1.214%
29	Maryland	Baltimore	745,605	1.193%
30	Illinois	Aurora	717,955	1.149%
31	Vermont	Burlington	714,710	1.144%
32	Utah	Salt Lake City	714,194	1.143%
33	Wisconsin	Milwaukee	691,534	1.106%
34	Massachusetts	Boston	690,430	1.105%
35	Connecticut	Bridgeport	683,295	1.093%
36	Alabama	Birmingham	656,775	1.051%
37	Ohio	Columbus	645,641	1.033%
38	New Mexico	Albuquerque	645,231	1.032%
39	Montana	Billings	634,736	1.016%
40	California	Los Angeles	603,183	0.965%
41	Illinois	Chicago	591,772	0.947%
42	North Carolina	Charlotte	557,482	0.892%
43	Nevada	Las Vegas	538,902	0.862%
44	New Hampshire	Manchester	520,774	0.833%
45	New Jersey	Newark	474,297	0.759%
46	South Dakota	Sioux Falls	442,500	0.708%
47	North Dakota	Fargo	431,535	0.690%
48	Kentucky	Louisville	418,770	0.670%
49	Washington	Seattle	393,092	0.629%
50	Wyoming	Cheyenne	379,673	0.607%
51	Virginia	Virginia Beach	284,628	0.455%
52	Hawaii	Honolulu	268,987	0.430%
53	Delaware	Wilmington	220,957	0.354%

Table 24: Urban Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2010

$100,000 VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	6,803	1	3.254%	1
Michigan	Detroit	6,289	2	2.911%	2
Mississippi	Jackson	5,211	3	2.488%	4
Texas	Houston	5,162	4	2.524%	3
Indiana	Indianapolis	4,891	5	2.355%	5
Missouri	Kansas City	4,747	6	2.285%	6
Louisiana	New Orleans	4,623	7	2.216%	7
Iowa	Des Moines	4,528	8	2.174%	8
Tennessee	Memphis	4,374	9	2.148%	9
Pennsylvania	Philadelphia	4,082	10	2.001%	10
New York	New York City	3,968	11	1.982%	11
Rhode Island	Providence	3,965	12	1.917%	13
New York	Buffalo	3,916	13	1.956%	12
Nebraska	Omaha	3,487	14	1.693%	14
Georgia	Atlanta	3,463	15	1.672%	15
West Virginia	Charleston	3,272	16	1.643%	16
Kansas	Wichita	3,253	17	1.531%	18
Oklahoma	Oklahoma City	3,249	18	1.433%	21
Maine	Portland	3,192	19	1.464%	20
Colorado	Denver	3,130	20	1.545%	17
Arkansas	Little Rock	3,016	21	1.395%	23
Alaska	Anchorage	2,981	22	1.474%	19
AVERAGE		**2,962**		**1.431%**	
Illinois	Aurora	2,872	23	1.356%	25
Maryland	Baltimore	2,757	24	1.391%	24
Idaho	Boise	2,720	25	1.401%	22
Minnesota	Minneapolis	2,671	26	1.289%	29
Vermont	Burlington	2,665	27	1.335%	27
Massachusetts	Boston	2,646	28	1.338%	26
Wisconsin	Milwaukee	2,625	29	1.251%	30
Ohio	Columbus	2,583	30	1.217%	33
Oregon	Portland	2,576	31	1.312%	28
Utah	Salt Lake City	2,557	32	1.249%	31
Connecticut	Bridgeport	2,526	33	1.225%	32
Florida	Jacksonville	2,416	34	1.197%	34
Alabama	Birmingham	2,368	35	1.130%	36
Illinois	Chicago	2,367	36	1.118%	37
Montana	Billings	2,336	37	1.075%	38
New Mexico	Albuquerque	2,204	38	1.141%	35
California	Los Angeles	2,145	39	1.056%	39
New Hampshire	Manchester	2,083	40	0.984%	41
Arizona	Phoenix	2,027	41	1.004%	40
Nevada	Las Vegas	1,928	42	0.929%	44
New Jersey	Newark	1,897	43	0.944%	42
North Carolina	Charlotte	1,891	44	0.944%	43
South Dakota	Sioux Falls	1,770	45	0.838%	45
North Dakota	Fargo	1,726	46	0.778%	46
Kentucky	Louisville	1,586	47	0.748%	47
District of Columbia	Washington	1,568	48	0.744%	48
Wyoming	Cheyenne	1,457	49	0.656%	50
Washington	Seattle	1,450	50	0.669%	49
Hawaii	Honolulu	1,076	51	0.524%	51
Virginia	Virginia Beach	1,019	52	0.498%	52
Delaware	Wilmington	884	53	0.455%	53

Table 24 (cont'd): Urban Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2010

$1 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	68,030	1	3.254%	1
Michigan	Detroit	62,890	2	2.911%	2
Mississippi	Jackson	52,110	3	2.488%	4
Texas	Houston	51,620	4	2.524%	3
Indiana	Indianapolis	48,910	5	2.355%	5
Missouri	Kansas City	47,470	6	2.285%	6
Louisiana	New Orleans	46,231	7	2.216%	7
Iowa	Des Moines	45,282	8	2.174%	8
Tennessee	Memphis	43,744	9	2.148%	9
Pennsylvania	Philadelphia	40,817	10	2.001%	10
New York	New York City	39,681	11	1.982%	11
Rhode Island	Providence	39,649	12	1.917%	13
New York	Buffalo	39,163	13	1.956%	12
Arizona	Phoenix	35,214	14	1.744%	14
Nebraska	Omaha	34,871	15	1.693%	15
Georgia	Atlanta	34,626	16	1.672%	16
Minnesota	Minneapolis	33,764	17	1.629%	18
West Virginia	Charleston	32,716	18	1.643%	17
Kansas	Wichita	32,526	19	1.531%	20
Oklahoma	Oklahoma City	32,495	20	1.433%	23
Maine	Portland	31,922	21	1.464%	22
Colorado	Denver	31,296	22	1.545%	19
AVERAGE		**30,207**		**1.460%**	
Arkansas	Little Rock	30,156	23	1.395%	25
Alaska	Anchorage	29,814	24	1.474%	21
Illinois	Aurora	28,718	25	1.356%	28
Florida	Jacksonville	28,114	26	1.393%	26
Maryland	Baltimore	27,567	27	1.391%	27
Idaho	Boise	27,198	28	1.401%	24
Wisconsin	Milwaukee	26,906	29	1.283%	32
Vermont	Burlington	26,652	30	1.335%	30
Massachusetts	Boston	26,459	31	1.338%	29
Ohio	Columbus	25,826	32	1.217%	35
Oregon	Portland	25,765	33	1.312%	31
Utah	Salt Lake City	25,571	34	1.249%	33
Connecticut	Bridgeport	25,259	35	1.225%	34
Alabama	Birmingham	23,684	36	1.130%	37
Illinois	Chicago	23,671	37	1.118%	38
Montana	Billings	23,365	38	1.075%	39
New Mexico	Albuquerque	22,037	39	1.141%	36
California	Los Angeles	21,446	40	1.056%	40
New Hampshire	Manchester	20,831	41	0.984%	41
District of Columbia	Washington	20,087	42	0.953%	42
Nevada	Las Vegas	19,282	43	0.929%	45
New Jersey	Newark	18,972	44	0.944%	43
North Carolina	Charlotte	18,911	45	0.944%	44
South Dakota	Sioux Falls	17,700	46	0.838%	46
North Dakota	Fargo	17,261	47	0.778%	47
Kentucky	Louisville	15,857	48	0.748%	48
Wyoming	Cheyenne	14,568	49	0.656%	50
Washington	Seattle	14,495	50	0.669%	49
Hawaii	Honolulu	10,759	51	0.524%	51
Virginia	Virginia Beach	10,191	52	0.498%	52
Delaware	Wilmington	8,838	53	0.455%	53

Table 24 (cont'd): Urban Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2010

$25 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	1,700,753	1	3.254%	1
Michigan	Detroit	1,572,247	2	2.911%	2
Mississippi	Jackson	1,302,756	3	2.488%	4
Texas	Houston	1,290,507	4	2.524%	3
Indiana	Indianapolis	1,222,754	5	2.355%	5
Missouri	Kansas City	1,186,741	6	2.285%	6
Louisiana	New Orleans	1,155,779	7	2.216%	7
Iowa	Des Moines	1,132,041	8	2.174%	8
Tennessee	Memphis	1,093,595	9	2.148%	9
Pennsylvania	Philadelphia	1,020,413	10	2.001%	10
New York	New York City	992,014	11	1.982%	11
Rhode Island	Providence	991,234	12	1.917%	13
New York	Buffalo	979,073	13	1.956%	12
Arizona	Phoenix	920,209	14	1.823%	14
Minnesota	Minneapolis	873,993	15	1.687%	16
Nebraska	Omaha	871,784	16	1.693%	15
Georgia	Atlanta	865,654	17	1.672%	17
West Virginia	Charleston	817,905	18	1.643%	18
Kansas	Wichita	813,139	19	1.531%	20
Oklahoma	Oklahoma City	812,374	20	1.433%	23
Maine	Portland	798,040	21	1.464%	22
Colorado	Denver	782,402	22	1.545%	19
AVERAGE		**760,978**		**1.471%**	
Arkansas	Little Rock	753,890	23	1.395%	26
Alaska	Anchorage	745,362	24	1.474%	21
District of Columbia	Washington	727,274	25	1.380%	28
Illinois	Aurora	717,955	26	1.356%	29
Florida	Jacksonville	713,418	27	1.414%	24
Maryland	Baltimore	689,169	28	1.391%	27
Idaho	Boise	679,938	29	1.401%	25
Wisconsin	Milwaukee	674,397	30	1.286%	33
Vermont	Burlington	666,296	31	1.335%	31
Massachusetts	Boston	661,479	32	1.338%	30
Ohio	Columbus	645,641	33	1.217%	36
Oregon	Portland	644,122	34	1.312%	32
Utah	Salt Lake City	639,269	35	1.249%	34
Connecticut	Bridgeport	631,485	36	1.225%	35
Alabama	Birmingham	592,104	37	1.130%	38
Illinois	Chicago	591,772	38	1.118%	39
Montana	Billings	584,123	39	1.075%	40
New Mexico	Albuquerque	550,930	40	1.141%	37
California	Los Angeles	536,157	41	1.056%	41
New Hampshire	Manchester	520,774	42	0.984%	42
Nevada	Las Vegas	482,054	43	0.929%	45
New Jersey	Newark	474,297	44	0.944%	43
North Carolina	Charlotte	472,776	45	0.944%	44
South Dakota	Sioux Falls	442,500	46	0.838%	46
North Dakota	Fargo	431,535	47	0.778%	47
Kentucky	Louisville	396,420	48	0.748%	48
Wyoming	Cheyenne	364,207	49	0.656%	50
Washington	Seattle	362,383	50	0.669%	49
Hawaii	Honolulu	268,987	51	0.524%	51
Virginia	Virginia Beach	254,785	52	0.498%	52
Delaware	Wilmington	220,957	53	0.455%	53

Table 25: Urban Apartment Property Taxes

Payable 2010

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Iowa	Des Moines	27,169	4.313%
2	Michigan	Detroit	26,135	4.148%
3	Rhode Island	Providence	25,560	4.057%
4	New York	New York City	25,157	3.993%
5	New York	Buffalo	23,498	3.730%
6	Tennessee	Memphis	17,967	2.852%
7	Illinois	Aurora	17,231	2.735%
8	Pennsylvania	Philadelphia	15,708	2.493%
9	Texas	Houston	15,612	2.478%
10	Mississippi	Jackson	15,256	2.422%
11	Wisconsin	Milwaukee	15,082	2.394%
12	Maryland	Baltimore	14,493	2.300%
13	Ohio	Columbus	14,141	2.245%
14	Vermont	Burlington	13,331	2.116%
15	Nebraska	Omaha	12,934	2.053%
16	New Hampshire	Manchester	12,499	1.984%
17	Connecticut	Bridgeport	12,237	1.942%
18	South Carolina	Columbia	12,224	1.940%
19	Indiana	Indianapolis	11,532	1.830%
20	New Jersey	Newark	11,383	1.807%
21	Maine	Portland	11,290	1.792%
22	Minnesota	Minneapolis	11,288	1.792%
	AVERAGE		**11,147**	**1.769%**
23	Georgia	Atlanta	11,130	1.767%
24	South Dakota	Sioux Falls	10,620	1.686%
25	North Dakota	Fargo	10,357	1.644%
26	West Virginia	Charleston	10,185	1.617%
27	Idaho	Boise	10,147	1.611%
28	Florida	Jacksonville	10,023	1.591%
29	Louisiana	New Orleans	9,843	1.562%
30	Missouri	Kansas City	9,419	1.495%
31	Alaska	Anchorage	9,026	1.433%
32	Arkansas	Little Rock	8,688	1.379%
33	Alabama	Birmingham	8,674	1.377%
34	Kansas	Wichita	8,583	1.362%
35	Oklahoma	Oklahoma City	8,017	1.273%
36	California	Los Angeles	8,000	1.270%
37	Illinois	Chicago	7,906	1.255%
38	Kentucky	Louisville	7,523	1.194%
39	Oregon	Portland	7,478	1.187%
40	Massachusetts	Boston	7,225	1.147%
41	Nevada	Las Vegas	7,027	1.115%
42	North Carolina	Charlotte	6,763	1.074%
43	New Mexico	Albuquerque	6,713	1.066%
44	Delaware	Wilmington	6,217	0.987%
45	Arizona	Phoenix	5,362	0.851%
46	Utah	Salt Lake City	5,327	0.845%
47	District of Columbia	Washington	4,845	0.769%
48	Montana	Billings	4,840	0.768%
49	Washington	Seattle	4,823	0.766%
50	Virginia	Virginia Beach	4,458	0.708%
51	Wyoming	Cheyenne	4,087	0.649%
52	Colorado	Denver	3,665	0.582%
53	Hawaii	Honolulu	2,067	0.328%

V. Rankings Tables – Largest 50 U.S. Cities

Table 26: Top 50 Homestead Property Taxes

Payable 2010

$150,000 PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,885	3.257%
2	Pennsylvania	Philadelphia	3,927	2.618%
3	Texas	San Antonio	3,783	2.522%
4	Texas	Fort Worth	3,782	2.522%
5	Texas	El Paso	3,536	2.357%
6	Texas	Arlington	3,515	2.343%
7	Wisconsin	Milwaukee	3,452	2.301%
8	Maryland	Baltimore	3,232	2.155%
9	Ohio	Cleveland	3,170	2.114%
10	Texas	Austin	3,095	2.064%
11	Texas	Dallas	3,092	2.061%
12	Nebraska	Omaha	3,073	2.049%
13	Texas	Houston	2,848	1.899%
14	Ohio	Columbus	2,736	1.824%
15	Tennessee	Memphis	2,706	1.804%
16	Missouri	Kansas City	2,155	1.437%
17	Florida	Miami	2,076	1.384%
18	Georgia	Atlanta	2,075	1.383%
	AVERAGE		**2,037**	**1.358%**
19	California	Oakland	2,014	1.343%
20	Oklahoma	Tulsa	1,916	1.278%
21	Minnesota	Minneapolis	1,876	1.251%
22	Kentucky	Louisville	1,844	1.229%
23	California	San Jose	1,819	1.213%
24	California	Los Angeles	1,816	1.211%
25	Illinois	Chicago	1,804	1.203%
26	Florida	Jacksonville	1,792	1.195%
27	Oklahoma	Oklahoma City	1,774	1.183%
28	California	Fresno	1,761	1.174%
29	Oregon	Portland	1,711	1.141%
30	Nevada	Las Vegas	1,710	1.140%
31	California	San Francisco	1,665	1.110%
32	California	Long Beach	1,598	1.065%
33	North Carolina	Charlotte	1,594	1.062%
34	California	Sacramento	1,583	1.055%
35	California	San Diego	1,575	1.050%
36	Tennessee	Nashville	1,549	1.033%
37	New Mexico	Albuquerque	1,479	0.986%
38	Indiana	Indianapolis	1,478	0.985%
39	Arizona	Tucson	1,394	0.930%
40	North Carolina	Raleigh	1,352	0.901%
41	Virginia	Virginia Beach	1,242	0.828%
42	Washington	Seattle	1,138	0.759%
43	Arizona	Phoenix	1,123	0.749%
44	New York	New York City	887	0.591%
45	Colorado	Denver	779	0.519%
46	Arizona	Mesa	762	0.508%
47	Colorado	Colorado Springs	672	0.448%
48	District of Columbia	Washington	646	0.431%
49	Hawaii	Honolulu	219	0.146%
50	Massachusetts	Boston	159	0.106%

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	9,771	3.257%
2	Pennsylvania	Philadelphia	7,854	2.618%
3	Texas	Fort Worth	7,763	2.588%
4	Texas	San Antonio	7,759	2.586%
5	Texas	El Paso	7,308	2.436%
6	Texas	Arlington	7,231	2.410%
7	Wisconsin	Milwaukee	7,060	2.353%
8	Maryland	Baltimore	6,464	2.155%
9	Texas	Austin	6,380	2.127%
10	Texas	Dallas	6,351	2.117%
11	Ohio	Cleveland	6,341	2.114%
12	Nebraska	Omaha	6,147	2.049%
13	Texas	Houston	5,834	1.945%
14	Ohio	Columbus	5,472	1.824%
15	Tennessee	Memphis	5,412	1.804%
16	Florida	Miami	5,116	1.705%
17	Georgia	Atlanta	4,725	1.575%
18	Missouri	Kansas City	4,310	1.437%
19	Florida	Jacksonville	4,276	1.425%
	AVERAGE		**4,230**	**1.410%**
20	California	Oakland	4,127	1.376%
21	Minnesota	Minneapolis	4,124	1.375%
22	Oklahoma	Tulsa	3,956	1.319%
23	Illinois	Chicago	3,886	1.295%
24	California	San Jose	3,728	1.243%
25	California	Los Angeles	3,721	1.240%
26	Kentucky	Louisville	3,688	1.229%
27	Oklahoma	Oklahoma City	3,662	1.221%
28	California	Fresno	3,608	1.203%
29	Oregon	Portland	3,422	1.141%
30	Nevada	Las Vegas	3,420	1.140%
31	California	San Francisco	3,411	1.137%
32	California	Long Beach	3,275	1.092%
33	California	Sacramento	3,243	1.081%
34	California	San Diego	3,227	1.076%
35	North Carolina	Charlotte	3,187	1.062%
36	Tennessee	Nashville	3,098	1.033%
37	New Mexico	Albuquerque	3,041	1.014%
38	Indiana	Indianapolis	2,955	0.985%
39	Arizona	Tucson	2,789	0.930%
40	North Carolina	Raleigh	2,704	0.901%
41	Virginia	Virginia Beach	2,485	0.828%
42	Washington	Seattle	2,276	0.759%
43	Arizona	Phoenix	2,246	0.749%
44	New York	New York City	1,939	0.646%
45	District of Columbia	Washington	1,867	0.622%
46	Massachusetts	Boston	1,686	0.562%
47	Colorado	Denver	1,557	0.519%
48	Arizona	Mesa	1,523	0.508%
49	Colorado	Colorado Springs	1,343	0.448%
50	Hawaii	Honolulu	712	0.237%

VI. Rankings Tables – Largest 50 Cities

Table 27: Top 50 Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2010

State	City	2009 2nd Quarter Median Sales Price*	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
California	Oakland	591,200	8,229	1	1.392%	18
California	San Jose	630,000	7,926	2	1.258%	21
California	San Francisco	591,200	6,800	3	1.150%	29
Pennsylvania	Philadelphia	223,200	5,843	4	2.618%	2
Maryland	Baltimore	251,600	5,421	5	2.155%	8
Wisconsin	Milwaukee	200,200	4,659	6	2.327%	7
California	San Diego	392,600	4,247	7	1.082%	33
California	Los Angeles	339,900	4,227	8	1.244%	24
Texas	Austin	196,600	4,116	9	2.093%	10
Texas	San Antonio	148,200	3,735	10	2.520%	3
California	Long Beach	339,900	3,721	11	1.095%	32
Florida	Miami	214,200	3,377	12	1.576%	16
Texas	Fort Worth	134,700	3,376	13	2.507%	4
Texas	Arlington	134,700	3,136	14	2.328%	6
Texas	El Paso	133,800	3,129	15	2.338%	5
Texas	Houston	155,900	2,965	16	1.902%	13
Nebraska	Omaha	138,800	2,844	17	2.049%	11
AVERAGE			**2,788**		**1.385%**	
Texas	Dallas	134,700	2,759	18	2.049%	12
Ohio	Columbus	149,700	2,731	19	1.824%	14
Oregon	Portland	238,500	2,720	20	1.141%	30
New York	New York City	393,900	2,598	21	0.660%	44
Illinois	Chicago	203,800	2,551	22	1.252%	22
Ohio	Cleveland	118,300	2,500	23	2.114%	9
Washington	Seattle	307,300	2,331	24	0.759%	42
Massachusetts	Boston	360,800	2,329	25	0.645%	45
Tennessee	Memphis	127,200	2,295	26	1.804%	15
Minnesota	Minneapolis	176,200	2,201	27	1.249%	23
Missouri	Kansas City	150,600	2,164	28	1.437%	17
District of Columbia	Washington	331,900	2,126	29	0.641%	46
North Carolina	Charlotte	199,100	2,115	30	1.062%	35
California	Sacramento	192,200	2,050	31	1.067%	34
North Carolina	Raleigh	223,700	2,016	32	0.901%	40
California	Fresno	160,000	1,884	33	1.177%	27
Tennessee	Nashville	181,300	1,872	34	1.033%	36
Oklahoma	Oklahoma City	149,900	1,773	35	1.183%	26
New Mexico	Albuquerque	177,900	1,770	36	0.995%	37
Hawaii	Honolulu	621,600	1,769	37	0.285%	50
Virginia	Virginia Beach	210,000	1,739	38	0.828%	41
Oklahoma	Tulsa	133,200	1,688	39	1.267%	20
Kentucky	Louisville	136,400	1,677	40	1.229%	25
Nevada	Las Vegas	142,300	1,622	41	1.140%	31
Florida	Jacksonville	139,000	1,610	42	1.158%	28
Georgia	Atlanta	122,700	1,593	43	1.298%	19
Arizona	Tucson	150,200	1,396	44	0.930%	39
Indiana	Indianapolis	129,900	1,280	45	0.985%	38
Colorado	Denver	234,700	1,222	46	0.521%	47
Arizona	Phoenix	144,700	1,083	47	0.749%	43
Colorado	Colorado Springs	196,800	881	48	0.448%	49
Arizona	Mesa	144,700	735	49	0.508%	48
Michigan	Detroit	16,807	547	50	3.257%	1

Median Sales Price Sources: National Association of REALTORS

*Before calculating the tax, the median value was adjusted for differences in assessment practices using the area's reported median sales ratio.

Table 28: Top 50 Commercial Property Taxes

Payable 2010

$100,000 VALUED PROPERTY
$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,814	4.012%
2	Pennsylvania	Philadelphia	4,082	3.401%
3	New York	New York City	3,968	3.307%
4	Missouri	Kansas City	3,443	2.869%
5	Tennessee	Memphis	3,319	2.766%
6	Maryland	Baltimore	3,266	2.722%
7	Texas	Fort Worth	3,157	2.631%
8	Texas	Dallas	3,054	2.545%
9	Texas	San Antonio	2,993	2.494%
10	Massachusetts	Boston	2,879	2.399%
11	Texas	Arlington	2,873	2.394%
12	Wisconsin	Milwaukee	2,814	2.345%
13	Texas	Houston	2,805	2.337%
14	Texas	El Paso	2,796	2.330%
15	Texas	Austin	2,728	2.273%
16	Ohio	Cleveland	2,692	2.244%
17	Minnesota	Minneapolis	2,671	2.225%
18	Nebraska	Omaha	2,476	2.063%
19	Ohio	Columbus	2,357	1.964%
20	Indiana	Indianapolis	2,322	1.935%
21	Colorado	Denver	2,220	1.850%
	AVERAGE		**2,170**	**1.809%**
22	Illinois	Chicago	2,152	1.793%
23	Georgia	Atlanta	2,120	1.767%
24	Florida	Miami	2,027	1.689%
25	Arizona	Phoenix	2,019	1.683%
26	Colorado	Colorado Springs	1,965	1.637%
27	Arizona	Tucson	1,914	1.595%
28	Tennessee	Nashville	1,900	1.583%
29	California	Oakland	1,690	1.409%
30	Florida	Jacksonville	1,656	1.380%
31	Kentucky	Louisville	1,625	1.355%
32	Oklahoma	Tulsa	1,607	1.339%
33	Oklahoma	Oklahoma City	1,573	1.311%
34	District of Columbia	Washington	1,568	1.306%
35	Oregon	Portland	1,562	1.302%
36	California	San Jose	1,527	1.272%
37	California	Los Angeles	1,524	1.270%
38	New Mexico	Albuquerque	1,493	1.244%
39	California	Fresno	1,478	1.231%
40	California	San Francisco	1,397	1.164%
41	Nevada	Las Vegas	1,353	1.127%
42	California	Long Beach	1,341	1.118%
43	California	Sacramento	1,328	1.107%
44	North Carolina	Charlotte	1,322	1.102%
45	California	San Diego	1,322	1.102%
46	Arizona	Mesa	1,275	1.062%
47	North Carolina	Raleigh	1,083	0.902%
48	Hawaii	Honolulu	1,061	0.884%
49	Virginia	Virginia Beach	965	0.804%
50	Washington	Seattle	939	0.783%

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	48,141	4.012%
2	Pennsylvania	Philadelphia	40,817	3.401%
3	New York	New York City	39,681	3.307%
4	Missouri	Kansas City	34,425	2.869%
5	Minnesota	Minneapolis	33,764	2.814%
6	Tennessee	Memphis	33,192	2.766%
7	Maryland	Baltimore	32,659	2.722%
8	Texas	Fort Worth	31,571	2.631%
9	Texas	Dallas	30,541	2.545%
10	Texas	San Antonio	29,927	2.494%
11	Wisconsin	Milwaukee	28,794	2.399%
12	Massachusetts	Boston	28,792	2.399%
13	Texas	Arlington	28,728	2.394%
14	Texas	Houston	28,047	2.337%
15	Texas	El Paso	27,961	2.330%
16	Texas	Austin	27,275	2.273%
17	Ohio	Cleveland	26,923	2.244%
18	Nebraska	Omaha	24,758	2.063%
19	Florida	Miami	24,332	2.028%
20	Ohio	Columbus	23,569	1.964%
21	Arizona	Phoenix	23,530	1.961%
22	Indiana	Indianapolis	23,220	1.935%
23	Arizona	Tucson	22,934	1.911%
24	Colorado	Denver	22,196	1.850%
	AVERAGE		**22,189**	**1.849%**
25	Illinois	Chicago	21,519	1.793%
26	Georgia	Atlanta	21,199	1.767%
27	Colorado	Colorado Springs	19,646	1.637%
28	Florida	Jacksonville	19,638	1.636%
29	Tennessee	Nashville	18,998	1.583%
30	California	Oakland	16,903	1.409%
31	Kentucky	Louisville	16,255	1.355%
32	Oklahoma	Tulsa	16,072	1.339%
33	Oklahoma	Oklahoma City	15,732	1.311%
34	District of Columbia	Washington	15,675	1.306%
35	Oregon	Portland	15,619	1.302%
36	California	San Jose	15,266	1.272%
37	California	Los Angeles	15,238	1.270%
38	Arizona	Mesa	15,105	1.259%
39	New Mexico	Albuquerque	14,928	1.244%
40	California	Fresno	14,776	1.231%
41	California	San Francisco	13,968	1.164%
42	Nevada	Las Vegas	13,530	1.127%
43	California	Long Beach	13,412	1.118%
44	California	Sacramento	13,283	1.107%
45	North Carolina	Charlotte	13,218	1.102%
46	California	San Diego	13,218	1.102%
47	North Carolina	Raleigh	10,828	0.902%
48	Hawaii	Honolulu	10,613	0.884%
49	Virginia	Virginia Beach	9,650	0.804%
50	Washington	Seattle	9,394	0.783%

Table 28(cont'd.): Top 50 Commercial Property Taxes
Payable 2010
$25 MILLION-VALUED PROPERTY
$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,203,536	4.012%
2	Pennsylvania	Philadelphia	1,020,413	3.401%
3	New York	New York City	992,014	3.307%
4	Minnesota	Minneapolis	873,993	2.913%
5	Missouri	Kansas City	860,632	2.869%
6	Tennessee	Memphis	829,806	2.766%
7	Maryland	Baltimore	816,480	2.722%
8	Texas	Fort Worth	789,268	2.631%
9	Texas	Dallas	763,524	2.545%
10	Texas	San Antonio	748,181	2.494%
11	Wisconsin	Milwaukee	721,604	2.405%
12	Massachusetts	Boston	719,810	2.399%
13	Texas	Arlington	718,199	2.394%
14	Texas	Houston	701,168	2.337%
15	Texas	El Paso	699,017	2.330%
16	Texas	Austin	681,887	2.273%
17	Ohio	Cleveland	673,084	2.244%
18	Arizona	Phoenix	628,088	2.094%
19	Florida	Miami	622,245	2.074%
20	Nebraska	Omaha	618,938	2.063%
21	Arizona	Tucson	618,644	2.062%
22	District of Columbia	Washington	595,725	1.986%
23	Ohio	Columbus	589,215	1.964%
24	Indiana	Indianapolis	580,500	1.935%
	AVERAGE		**562,197**	**1.874%**
25	Colorado	Denver	554,903	1.850%
26	Illinois	Chicago	537,974	1.793%
27	Georgia	Atlanta	529,980	1.767%
28	Florida	Jacksonville	501,498	1.672%
29	Colorado	Colorado Springs	491,152	1.637%
30	Tennessee	Nashville	474,950	1.583%
31	California	Oakland	422,580	1.409%
32	Kentucky	Louisville	406,370	1.355%
33	Arizona	Mesa	405,787	1.353%
34	Oklahoma	Tulsa	401,798	1.339%
35	Oklahoma	Oklahoma City	393,295	1.311%
36	Oregon	Portland	390,475	1.302%
37	California	San Jose	381,660	1.272%
38	California	Los Angeles	380,958	1.270%
39	New Mexico	Albuquerque	373,211	1.244%
40	California	Fresno	369,406	1.231%
41	California	San Francisco	349,200	1.164%
42	Nevada	Las Vegas	338,247	1.127%
43	California	Long Beach	335,290	1.118%
44	California	Sacramento	332,070	1.107%
45	North Carolina	Charlotte	330,455	1.102%
46	California	San Diego	330,450	1.102%
47	North Carolina	Raleigh	270,707	0.902%
48	Hawaii	Honolulu	265,329	0.884%
49	Virginia	Virginia Beach	241,253	0.804%
50	Washington	Seattle	234,861	0.783%

Table 29: Top 50 Industrial Property Taxes (50% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$50,000 Machinery and Equipment
$40,000 Inventories
$10,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	5,898	2.949%
2	Texas	Fort Worth	5,613	2.807%
3	Texas	Dallas	5,316	2.658%
4	Texas	Arlington	5,225	2.613%
5	Texas	San Antonio	5,214	2.607%
6	Texas	El Paso	5,083	2.542%
7	Texas	Houston	5,048	2.524%
8	Indiana	Indianapolis	4,636	2.318%
9	Texas	Austin	4,634	2.317%
10	Missouri	Kansas City	4,507	2.253%
11	Tennessee	Memphis	4,185	2.093%
12	Pennsylvania	Philadelphia	4,082	2.041%
13	New York	New York City	3,968	1.984%
14	Georgia	Atlanta	3,330	1.665%
15	Nebraska	Omaha	3,329	1.665%
16	Colorado	Denver	2,975	1.488%
	AVERAGE		**2,871**	**1.436%**
17	Florida	Miami	2,840	1.420%
18	Oklahoma	Oklahoma City	2,830	1.415%
19	Maryland	Baltimore	2,699	1.349%
20	Ohio	Cleveland	2,680	1.340%
21	Minnesota	Minneapolis	2,671	1.335%
22	Colorado	Colorado Springs	2,642	1.321%
23	Massachusetts	Boston	2,615	1.307%
24	Oklahoma	Tulsa	2,596	1.298%
25	Ohio	Columbus	2,583	1.291%
26	Wisconsin	Milwaukee	2,573	1.287%
27	Oregon	Portland	2,404	1.202%
28	Tennessee	Nashville	2,395	1.198%
29	Illinois	Chicago	2,367	1.184%
30	Florida	Jacksonville	2,272	1.136%
31	California	Oakland	2,254	1.127%
32	New Mexico	Albuquerque	2,115	1.057%
33	California	San Jose	2,036	1.018%
34	California	Los Angeles	2,032	1.016%
35	Arizona	Phoenix	2,019	1.010%
36	California	Fresno	1,970	0.985%
37	Arizona	Tucson	1,914	0.957%
38	California	San Francisco	1,862	0.931%
39	North Carolina	Charlotte	1,841	0.920%
40	Nevada	Las Vegas	1,812	0.906%
41	California	Long Beach	1,788	0.894%
42	California	Sacramento	1,771	0.886%
43	California	San Diego	1,762	0.881%
44	District of Columbia	Washington	1,568	0.784%
45	Kentucky	Louisville	1,535	0.767%
46	North Carolina	Raleigh	1,446	0.723%
47	Washington	Seattle	1,301	0.651%
48	Arizona	Mesa	1,275	0.637%
49	Hawaii	Honolulu	1,076	0.538%
50	Virginia	Virginia Beach	982	0.491%

$1 MILLION-VALUED PROPERTY
$500,000 Machinery and Equipment
$400,000 Inventories
$100,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	58,977	2.949%
2	Texas	Fort Worth	56,131	2.807%
3	Texas	Dallas	53,163	2.658%
4	Texas	Arlington	52,251	2.613%
5	Texas	San Antonio	52,135	2.607%
6	Texas	El Paso	50,831	2.542%
7	Texas	Houston	50,485	2.524%
8	Indiana	Indianapolis	46,363	2.318%
9	Texas	Austin	46,338	2.317%
10	Missouri	Kansas City	45,068	2.253%
11	Tennessee	Memphis	41,851	2.093%
12	Pennsylvania	Philadelphia	40,817	2.041%
13	New York	New York City	39,681	1.984%
14	Arizona	Tucson	34,294	1.715%
15	Minnesota	Minneapolis	33,764	1.688%
16	Florida	Miami	33,628	1.681%
17	Arizona	Phoenix	33,526	1.676%
18	Georgia	Atlanta	33,305	1.665%
19	Nebraska	Omaha	33,295	1.665%
	AVERAGE		**30,065**	**1.503%**
20	Colorado	Denver	29,752	1.488%
21	District of Columbia	Washington	28,425	1.421%
22	Oklahoma	Oklahoma City	28,297	1.415%
23	Maryland	Baltimore	26,989	1.349%
24	Ohio	Cleveland	26,802	1.340%
25	Florida	Jacksonville	26,676	1.334%
26	Colorado	Colorado Springs	26,421	1.321%
27	Wisconsin	Milwaukee	26,388	1.319%
28	Massachusetts	Boston	26,148	1.307%
29	Oklahoma	Tulsa	25,962	1.298%
30	Ohio	Columbus	25,826	1.291%
31	Oregon	Portland	24,044	1.202%
32	Tennessee	Nashville	23,954	1.198%
33	Illinois	Chicago	23,671	1.184%
34	California	Oakland	22,538	1.127%
35	Arizona	Mesa	22,168	1.108%
36	New Mexico	Albuquerque	21,146	1.057%
37	California	San Jose	20,355	1.018%
38	California	Los Angeles	20,318	1.016%
39	California	Fresno	19,702	0.985%
40	California	San Francisco	18,624	0.931%
41	North Carolina	Charlotte	18,407	0.920%
42	Nevada	Las Vegas	18,116	0.906%
43	California	Long Beach	17,882	0.894%
44	California	Sacramento	17,710	0.886%
45	California	San Diego	17,624	0.881%
46	Kentucky	Louisville	15,347	0.767%
47	North Carolina	Raleigh	14,458	0.723%
48	Washington	Seattle	13,011	0.651%
49	Hawaii	Honolulu	10,759	0.538%
50	Virginia	Virginia Beach	9,820	0.491%

Table 29 (cont'd.): Top 50 Industrial Property Taxes (50% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$12,500,000 Machinery and Equipment
$10,000,000 Inventories
$2,500,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,474,418	2.949%
2	Texas	Fort Worth	1,403,269	2.807%
3	Texas	Dallas	1,329,071	2.658%
4	Texas	Arlington	1,306,269	2.613%
5	Texas	San Antonio	1,303,383	2.607%
6	Texas	El Paso	1,270,778	2.542%
7	Texas	Houston	1,262,116	2.524%
8	Indiana	Indianapolis	1,159,064	2.318%
9	Texas	Austin	1,158,450	2.317%
10	Missouri	Kansas City	1,126,692	2.253%
11	Tennessee	Memphis	1,046,277	2.093%
12	Pennsylvania	Philadelphia	1,020,413	2.041%
13	New York	New York City	992,014	1.984%
14	District of Columbia	Washington	935,725	1.871%
15	Arizona	Tucson	902,639	1.805%
16	Arizona	Phoenix	877,988	1.756%
17	Minnesota	Minneapolis	873,993	1.748%
18	Florida	Miami	854,643	1.709%
19	Georgia	Atlanta	832,624	1.665%
20	Nebraska	Omaha	832,365	1.665%
	AVERAGE		**759,511**	**1.519%**
21	Colorado	Denver	743,806	1.488%
22	Oklahoma	Oklahoma City	707,417	1.415%
23	Florida	Jacksonville	677,462	1.355%
24	Maryland	Baltimore	674,730	1.349%
25	Ohio	Cleveland	670,044	1.340%
26	Wisconsin	Milwaukee	661,464	1.323%
27	Colorado	Colorado Springs	660,515	1.321%
28	Massachusetts	Boston	653,705	1.307%
29	Oklahoma	Tulsa	649,058	1.298%
30	Ohio	Columbus	645,641	1.291%
31	Oregon	Portland	601,093	1.202%
32	Tennessee	Nashville	598,850	1.198%
33	Illinois	Chicago	591,772	1.184%
34	Arizona	Mesa	582,343	1.165%
35	California	Oakland	563,440	1.127%
36	New Mexico	Albuquerque	528,651	1.057%
37	California	San Jose	508,880	1.018%
38	California	Los Angeles	507,944	1.016%
39	California	Fresno	492,541	0.985%
40	California	San Francisco	465,600	0.931%
41	North Carolina	Charlotte	460,185	0.920%
42	Nevada	Las Vegas	452,907	0.906%
43	California	Long Beach	447,053	0.894%
44	California	Sacramento	442,760	0.886%
45	California	San Diego	440,600	0.881%
46	Kentucky	Louisville	383,670	0.767%
47	North Carolina	Raleigh	361,457	0.723%
48	Washington	Seattle	325,279	0.651%
49	Hawaii	Honolulu	268,987	0.538%
50	Virginia	Virginia Beach	245,503	0.491%

Table 30: Top 50 Industrial Property Taxes (60% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$75,000 Machinery and Equipment
$60,000 Inventories
$15,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Texas	Fort Worth	7,016	2.807%
2	Michigan	Detroit	6,785	2.714%
3	Texas	Dallas	6,645	2.658%
4	Texas	Arlington	6,531	2.613%
5	Texas	San Antonio	6,517	2.607%
6	Texas	El Paso	6,354	2.542%
7	Texas	Houston	6,311	2.524%
8	Texas	Austin	5,792	2.317%
9	Indiana	Indianapolis	5,530	2.212%
10	Missouri	Kansas City	5,305	2.122%
11	Tennessee	Memphis	4,835	1.934%
12	Georgia	Atlanta	4,112	1.645%
13	Pennsylvania	Philadelphia	4,082	1.633%
14	Nebraska	Omaha	3,970	1.588%
15	New York	New York City	3,968	1.587%
16	Oklahoma	Oklahoma City	3,616	1.446%
17	Colorado	Denver	3,542	1.417%
18	Florida	Miami	3,537	1.415%
	AVERAGE		**3,383**	**1.353%**
19	Oklahoma	Tulsa	3,214	1.286%
20	Colorado	Colorado Springs	3,150	1.260%
21	Oregon	Portland	3,036	1.214%
22	Maryland	Baltimore	2,982	1.193%
23	Florida	Jacksonville	2,800	1.120%
24	Tennessee	Nashville	2,767	1.107%
25	Massachusetts	Boston	2,762	1.105%
26	Wisconsin	Milwaukee	2,693	1.077%
27	Ohio	Cleveland	2,680	1.072%
28	California	Oakland	2,676	1.071%
29	Minnesota	Minneapolis	2,671	1.068%
30	Arizona	Phoenix	2,608	1.043%
31	Arizona	Tucson	2,583	1.033%
32	Ohio	Columbus	2,583	1.033%
33	New Mexico	Albuquerque	2,581	1.032%
34	California	San Jose	2,417	0.967%
35	California	Los Angeles	2,413	0.965%
36	Illinois	Chicago	2,367	0.947%
37	California	Fresno	2,340	0.936%
38	North Carolina	Charlotte	2,230	0.892%
39	California	San Francisco	2,212	0.885%
40	Nevada	Las Vegas	2,156	0.862%
41	California	Long Beach	2,124	0.849%
42	California	Sacramento	2,103	0.841%
43	California	San Diego	2,093	0.837%
44	North Carolina	Raleigh	1,718	0.687%
45	Arizona	Mesa	1,691	0.676%
46	Kentucky	Louisville	1,675	0.670%
47	Washington	Seattle	1,572	0.629%
48	District of Columbia	Washington	1,568	0.627%
49	Virginia	Virginia Beach	1,139	0.455%
50	Hawaii	Honolulu	1,076	0.430%

$1 MILLION-VALUED PROPERTY
$750,000 Machinery and Equipment
$600,000 Inventories
$150,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Texas	Fort Worth	70,163	2.807%
2	Michigan	Detroit	67,847	2.714%
3	Texas	Dallas	66,454	2.658%
4	Texas	Arlington	65,313	2.613%
5	Texas	San Antonio	65,169	2.607%
6	Texas	El Paso	63,539	2.542%
7	Texas	Houston	63,106	2.524%
8	Texas	Austin	57,923	2.317%
9	Indiana	Indianapolis	55,301	2.212%
10	Missouri	Kansas City	53,049	2.122%
11	Tennessee	Memphis	48,345	1.934%
12	Arizona	Tucson	42,814	1.713%
13	Georgia	Atlanta	41,124	1.645%
14	Arizona	Phoenix	41,023	1.641%
15	Pennsylvania	Philadelphia	40,817	1.633%
16	Florida	Miami	40,600	1.624%
17	Nebraska	Omaha	39,697	1.588%
18	New York	New York City	39,681	1.587%
19	District of Columbia	Washington	38,625	1.545%
20	Oklahoma	Oklahoma City	36,157	1.446%
	AVERAGE		**35,472**	**1.419%**
21	Colorado	Denver	35,419	1.417%
22	Minnesota	Minneapolis	33,764	1.351%
23	Oklahoma	Tulsa	32,144	1.286%
24	Florida	Jacksonville	31,955	1.278%
25	Colorado	Colorado Springs	31,501	1.260%
26	Oregon	Portland	30,362	1.214%
27	Maryland	Baltimore	29,824	1.193%
28	Tennessee	Nashville	27,671	1.107%
29	Massachusetts	Boston	27,617	1.105%
30	Wisconsin	Milwaukee	27,591	1.104%
31	Arizona	Mesa	27,464	1.099%
32	Ohio	Cleveland	26,802	1.072%
33	California	Oakland	26,763	1.071%
34	Ohio	Columbus	25,826	1.033%
35	New Mexico	Albuquerque	25,809	1.032%
36	California	San Jose	24,172	0.967%
37	California	Los Angeles	24,127	0.965%
38	Illinois	Chicago	23,671	0.947%
39	California	Fresno	23,396	0.936%
40	North Carolina	Charlotte	22,299	0.892%
41	California	San Francisco	22,116	0.885%
42	Nevada	Las Vegas	21,556	0.862%
43	California	Long Beach	21,235	0.849%
44	California	Sacramento	21,031	0.841%
45	California	San Diego	20,929	0.837%
46	North Carolina	Raleigh	17,181	0.687%
47	Kentucky	Louisville	16,751	0.670%
48	Washington	Seattle	15,724	0.629%
49	Virginia	Virginia Beach	11,385	0.455%
50	Hawaii	Honolulu	10,759	0.430%

Table 30 (cont'd.): Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$18,750,000 Machinery and Equipment
$15,000,000 Inventories
$3,750,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Texas	Fort Worth	1,754,086	2.807%
2	Michigan	Detroit	1,696,185	2.714%
3	Texas	Dallas	1,661,338	2.658%
4	Texas	Arlington	1,632,836	2.613%
5	Texas	San Antonio	1,629,229	2.607%
6	Texas	El Paso	1,588,473	2.542%
7	Texas	Houston	1,577,644	2.524%
8	Texas	Austin	1,448,063	2.317%
9	Indiana	Indianapolis	1,382,534	2.212%
10	Missouri	Kansas City	1,326,237	2.122%
11	Tennessee	Memphis	1,208,630	1.934%
12	District of Columbia	Washington	1,190,725	1.905%
13	Arizona	Tucson	1,115,636	1.785%
14	Arizona	Phoenix	1,065,413	1.705%
15	Florida	Miami	1,028,941	1.646%
16	Georgia	Atlanta	1,028,111	1.645%
17	Pennsylvania	Philadelphia	1,020,413	1.633%
18	Nebraska	Omaha	992,436	1.588%
19	New York	New York City	992,014	1.587%
20	Oklahoma	Oklahoma City	903,922	1.446%
	AVERAGE		**894,687**	**1.431%**
21	Colorado	Denver	885,483	1.417%
22	Minnesota	Minneapolis	873,993	1.398%
23	Florida	Jacksonville	809,435	1.295%
24	Oklahoma	Tulsa	803,595	1.286%
25	Colorado	Colorado Springs	787,537	1.260%
26	Oregon	Portland	759,056	1.214%
27	Maryland	Baltimore	745,605	1.193%
28	Arizona	Mesa	714,759	1.144%
29	Tennessee	Nashville	691,775	1.107%
30	Wisconsin	Milwaukee	691,534	1.106%
31	Massachusetts	Boston	690,430	1.105%
32	Ohio	Cleveland	670,044	1.072%
33	California	Oakland	669,085	1.071%
34	Ohio	Columbus	645,641	1.033%
35	New Mexico	Albuquerque	645,231	1.032%
36	California	San Jose	604,295	0.967%
37	California	Los Angeles	603,183	0.965%
38	Illinois	Chicago	591,772	0.947%
39	California	Fresno	584,892	0.936%
40	North Carolina	Charlotte	557,482	0.892%
41	California	San Francisco	552,900	0.885%
42	Nevada	Las Vegas	538,902	0.862%
43	California	Long Beach	530,875	0.849%
44	California	Sacramento	525,778	0.841%
45	California	San Diego	523,213	0.837%
46	North Carolina	Raleigh	429,520	0.687%
47	Kentucky	Louisville	418,770	0.670%
48	Washington	Seattle	393,092	0.629%
49	Virginia	Virginia Beach	284,628	0.455%
50	Hawaii	Honolulu	268,987	0.430%

Table 31: Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2010

$100,000 VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	6,289	1	2.911%	1
Texas	Fort Worth	5,739	2	2.807%	2
Texas	Dallas	5,436	3	2.658%	3
Texas	Arlington	5,343	4	2.613%	4
Texas	San Antonio	5,331	5	2.607%	5
Texas	El Paso	5,197	6	2.542%	6
Texas	Houston	5,162	7	2.524%	7
Indianapolis	Indiana	4,891	8	2.355%	8
Missouri	Kansas City	4,747	9	2.285%	10
Texas	Austin	4,738	10	2.317%	9
Tennessee	Memphis	4,374	11	2.148%	11
Pennsylvania	Philadelphia	4,075	12	1.998%	12
New York	New York City	3,968	13	1.982%	13
Nebraska	Omaha	3,487	14	1.693%	14
Georgia	Atlanta	3,463	15	1.672%	15
Oklahoma	Oklahoma City	3,249	16	1.433%	18
Colorado	Denver	3,130	17	1.545%	16
Florida	Miami	3,030	18	1.501%	17
AVERAGE		**2,982**		**1.450%**	
Oklahoma	Tulsa	2,926	19	1.291%	23
Colorado	Colorado Springs	2,780	20	1.372%	20
Maryland	Baltimore	2,757	21	1.391%	19
Ohio	Cleveland	2,680	22	1.263%	25
Minnesota	Minneapolis	2,671	23	1.289%	24
Massachusetts	Boston	2,646	24	1.338%	21
Wisconsin	Milwaukee	2,625	25	1.251%	26
Ohio	Columbus	2,583	26	1.217%	28
Oregon	Portland	2,576	27	1.312%	22
Tennessee	Nashville	2,504	28	1.230%	27
Florida	Jacksonville	2,416	29	1.197%	29
California	Oakland	2,379	30	1.171%	30
Illinois	Chicago	2,367	31	1.118%	32
New Mexico	Albuquerque	2,204	32	1.141%	31
California	San Jose	2,149	33	1.058%	33
California	Los Angeles	2,145	34	1.056%	34
California	Fresno	2,080	35	1.024%	36
Arizona	Phoenix	2,072	36	1.026%	35
Arizona	Tucson	1,974	37	0.978%	37
California	San Francisco	1,966	38	0.968%	38
Nevada	Las Vegas	1,928	39	0.929%	41
North Carolina	Charlotte	1,891	40	0.944%	39
California	Long Beach	1,888	41	0.929%	40
California	Sacramento	1,869	42	0.920%	42
California	San Diego	1,860	43	0.916%	43
Kentucky	Louisville	1,586	44	0.748%	44
District of Columbia	Washington	1,568	45	0.744%	45
North Carolina	Raleigh	1,481	46	0.739%	46
Washington	Seattle	1,450	47	0.669%	47
Arizona	Mesa	1,312	48	0.650%	48
Hawaii	Honolulu	1,076	49	0.524%	49
Virginia	Virginia Beach	1,019	50	0.498%	50

Table 31 (cont'd): Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2010

$1 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	62,890	1	2.911%	1
Texas	Fort Worth	57,393	2	2.807%	2
Texas	Dallas	54,359	3	2.658%	3
Texas	Arlington	53,426	4	2.613%	4
Texas	San Antonio	53,308	5	2.607%	5
Texas	El Paso	51,975	6	2.542%	6
Texas	Houston	51,620	7	2.524%	7
Indianapolis	Indiana	48,910	8	2.355%	8
Missouri	Kansas City	47,470	9	2.285%	10
Texas	Austin	47,380	10	2.317%	9
Tennessee	Memphis	43,744	11	2.148%	11
Pennsylvania	Philadelphia	40,753	12	1.998%	12
New York	New York City	39,681	13	1.982%	13
Arizona	Tucson	36,725	14	1.819%	14
Arizona	Phoenix	35,664	15	1.766%	15
Florida	Miami	35,527	16	1.760%	16
Nebraska	Omaha	34,871	17	1.693%	17
Georgia	Atlanta	34,626	18	1.672%	18
Minnesota	Minneapolis	33,764	19	1.629%	19
Oklahoma	Oklahoma City	32,495	20	1.433%	21
Colorado	Denver	31,296	21	1.545%	20
AVERAGE		**31,091**		**1.513%**	
Oklahoma	Tulsa	29,264	22	1.291%	27
Florida	Jacksonville	28,114	23	1.393%	22
Colorado	Colorado Springs	27,805	24	1.372%	24
Maryland	Baltimore	27,567	25	1.391%	23
Wisconsin	Milwaukee	26,906	26	1.283%	28
Ohio	Cleveland	26,802	27	1.263%	29
Massachusetts	Boston	26,459	28	1.338%	25
Ohio	Columbus	25,826	29	1.217%	31
Oregon	Portland	25,765	30	1.312%	26
Tennessee	Nashville	25,037	31	1.230%	30
California	Oakland	23,789	32	1.171%	33
Arizona	Mesa	23,679	33	1.173%	32
Illinois	Chicago	23,671	34	1.118%	35
New Mexico	Albuquerque	22,037	35	1.141%	34
California	San Jose	21,486	36	1.058%	36
California	Los Angeles	21,446	37	1.056%	37
California	Fresno	20,796	38	1.024%	38
District of Columbia	Washington	20,087	39	0.953%	40
California	San Francisco	19,658	40	0.968%	39
Nevada	Las Vegas	19,282	41	0.929%	43
North Carolina	Charlotte	18,911	42	0.944%	41
California	Long Beach	18,875	43	0.929%	42
California	Sacramento	18,694	44	0.920%	44
California	San Diego	18,603	45	0.916%	45
Kentucky	Louisville	15,857	46	0.748%	46
North Carolina	Raleigh	14,811	47	0.739%	47
Washington	Seattle	14,495	48	0.669%	48
Hawaii	Honolulu	10,759	49	0.524%	49
Virginia	Virginia Beach	10,191	50	0.498%	50

Table 31 (cont'd): Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2010

$25 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	1,572,247	1	2.911%	1
Texas	Fort Worth	1,434,835	2	2.807%	2
Texas	Dallas	1,358,968	3	2.658%	3
Texas	Arlington	1,335,653	4	2.613%	4
Texas	San Antonio	1,332,702	5	2.607%	5
Texas	El Paso	1,299,364	6	2.542%	6
Texas	Houston	1,290,507	7	2.524%	7
Indianapolis	Indiana	1,222,754	8	2.355%	8
Missouri	Kansas City	1,186,741	9	2.285%	10
Texas	Austin	1,184,509	10	2.317%	9
Tennessee	Memphis	1,093,595	11	2.148%	11
Pennsylvania	Philadelphia	1,018,829	12	1.998%	12
New York	New York City	992,014	13	1.982%	13
Arizona	Tucson	963,401	14	1.908%	14
Arizona	Phoenix	931,455	15	1.845%	15
Florida	Miami	902,131	16	1.788%	16
Minnesota	Minneapolis	873,993	17	1.687%	18
Nebraska	Omaha	871,784	18	1.693%	17
Georgia	Atlanta	865,654	19	1.672%	19
Oklahoma	Oklahoma City	812,374	20	1.433%	21
AVERAGE		**785,166**		**1.528%**	
Colorado	Denver	782,402	21	1.545%	20
Oklahoma	Tulsa	731,599	22	1.291%	28
District of Columbia	Washington	727,274	23	1.380%	24
Florida	Jacksonville	713,418	24	1.414%	22
Colorado	Colorado Springs	695,119	25	1.372%	25
Maryland	Baltimore	689,169	26	1.391%	23
Wisconsin	Milwaukee	674,397	27	1.286%	29
Ohio	Cleveland	670,044	28	1.263%	30
Massachusetts	Boston	661,479	29	1.338%	26
Ohio	Columbus	645,641	30	1.217%	33
Oregon	Portland	644,122	31	1.312%	27
Tennessee	Nashville	625,933	32	1.230%	31
Arizona	Mesa	620,117	33	1.228%	32
California	Oakland	594,736	34	1.171%	34
Illinois	Chicago	591,772	35	1.118%	36
New Mexico	Albuquerque	550,930	36	1.141%	35
California	San Jose	537,145	37	1.058%	37
California	Los Angeles	536,157	38	1.056%	38
California	Fresno	519,899	39	1.024%	39
California	San Francisco	491,461	40	0.968%	40
Nevada	Las Vegas	482,054	41	0.929%	43
North Carolina	Charlotte	472,776	42	0.944%	41
California	Long Beach	471,884	43	0.929%	42
California	Sacramento	467,353	44	0.920%	44
California	San Diego	465,073	45	0.916%	45
Kentucky	Louisville	396,420	46	0.748%	46
North Carolina	Raleigh	370,265	47	0.739%	47
Washington	Seattle	362,383	48	0.669%	48
Hawaii	Honolulu	268,987	49	0.524%	49
Virginia	Virginia Beach	254,785	50	0.498%	50

Table 32: Top 50 Apartment Property Taxes

Payable 2010

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	26,135	4.148%
2	New York	New York City	25,157	3.993%
3	Tennessee	Memphis	17,967	2.852%
4	Texas	Fort Worth	17,378	2.758%
5	Texas	San Antonio	17,126	2.718%
6	Texas	Dallas	16,659	2.644%
7	Ohio	Cleveland	16,154	2.564%
8	Pennsylvania	Philadelphia	15,708	2.493%
9	Texas	Arlington	15,619	2.479%
10	Texas	Houston	15,607	2.477%
11	Wisconsin	Milwaukee	15,037	2.387%
12	Texas	Austin	14,623	2.321%
13	Maryland	Baltimore	14,493	2.300%
14	Texas	El Paso	14,202	2.254%
15	Nebraska	Omaha	12,934	2.053%
16	Florida	Miami	12,275	1.948%
17	Indiana	Indianapolis	12,132	1.926%
18	Ohio	Columbus	11,575	1.837%
19	Minnesota	Minneapolis	11,288	1.792%
20	Georgia	Atlanta	11,130	1.767%
	AVERAGE		**10,311**	**1.637%**
21	Tennessee	Nashville	10,284	1.632%
22	Florida	Jacksonville	10,023	1.591%
23	Missouri	Kansas City	9,585	1.521%
24	California	Oakland	8,874	1.409%
25	Oklahoma	Tulsa	8,530	1.354%
26	Oklahoma	Oklahoma City	8,017	1.273%
27	California	San Jose	8,015	1.272%
28	California	Los Angeles	8,000	1.270%
29	Illinois	Chicago	7,906	1.255%
30	California	Fresno	7,758	1.231%
31	Kentucky	Louisville	7,523	1.194%
32	Oregon	Portland	7,476	1.187%
33	California	San Francisco	7,333	1.164%
34	Massachusetts	Boston	7,297	1.158%
35	California	Long Beach	7,041	1.118%
36	Nevada	Las Vegas	7,027	1.115%
37	California	Sacramento	6,973	1.107%
38	California	San Diego	6,939	1.102%
39	North Carolina	Charlotte	6,763	1.074%
40	New Mexico	Albuquerque	6,713	1.066%
41	Arizona	Tucson	6,556	1.041%
42	North Carolina	Raleigh	5,680	0.902%
43	Arizona	Phoenix	5,362	0.851%
44	District of Columbia	Washington	4,845	0.769%
45	Washington	Seattle	4,823	0.766%
46	Virginia	Virginia Beach	4,458	0.708%
47	Colorado	Denver	3,665	0.582%
48	Arizona	Mesa	3,632	0.577%
49	Colorado	Colorado Springs	3,186	0.506%
50	Hawaii	Honolulu	2,067	0.328%

VI. Rankings Tables – Rural

Table 33: Rural Homestead Property Taxes

Payable 2010

$70,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Connecticut	Windham	1,797	2.568%
2	New York	Warsaw	1,738	2.483%
3	Nebraska	Sidney	1,544	2.205%
4	Vermont	Newport	1,520	2.172%
5	Pennsylvania	Ridgway	1,464	2.091%
6	Michigan	Manistique	1,437	2.053%
7	New Jersey	Maurice River Township	1,433	2.048%
8	Wisconsin	Rice Lake	1,366	1.951%
9	Illinois	Clinton	1,361	1.944%
10	Kansas	Iola	1,314	1.877%
11	New Hampshire	Lancaster	1,305	1.864%
12	South Dakota	Sisseton	1,295	1.850%
13	North Dakota	Devils Lake	1,258	1.797%
14	Rhode Island	Hopkinton	1,254	1.792%
15	Iowa	Hampton	1,124	1.605%
16	Maine	Rockland	1,092	1.560%
17	Texas	Fort Stockton	1,058	1.512%
18	Massachusetts	Adams	987	1.410%
19	Maryland	Denton	934	1.334%
20	Ohio	Bryan	907	1.295%
21	Nevada	Fallon	871	1.245%
22	Georgia	Fitzgerald	852	1.217%
23	Mississippi	Aberdeen	848	1.211%
	AVERAGE		**825**	**1.179%**
24	Missouri	Boonville	805	1.150%
25	Alaska	Ketchican	743	1.061%
26	Minnesota	Glencoe	725	1.036%
27	California	Yreka	651	0.930%
28	Florida	Moore Haven	631	0.901%
29	New Mexico	Santa Rosa	609	0.870%
30	Montana	Glasgow	581	0.830%
31	North Carolina	Edenton	566	0.809%
32	Oklahoma	Mangum	558	0.797%
33	South Carolina	Mullins	558	0.796%
34	Kentucky	London	535	0.764%
35	Indiana	North Vernon	519	0.742%
36	Washington	Colville	482	0.689%
37	Wyoming	Worland	478	0.682%
38	Oregon	Tillamook	465	0.664%
39	Idaho	Saint Anthony	462	0.660%
40	Colorado	Walsenburg	437	0.624%
41	Utah	Richfield	405	0.578%
42	Delaware	Georgetown	400	0.571%
43	Arizona	Safford	393	0.561%
44	Tennessee	Savannah	387	0.553%
45	West Virginia	Elkins	367	0.524%
46	Virginia	Wise	290	0.415%
47	Alabama	Monroeville	221	0.315%
48	Arkansas	Pocahontas	141	0.201%
49	Hawaii	Kauai	92	0.132%
50	Louisiana	Natchitoches	0	0.000%

$150,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	4,475	2.983%
2	Connecticut	Windham	3,851	2.568%
3	Illinois	Clinton	3,438	2.292%
4	Nebraska	Sidney	3,308	2.205%
5	Vermont	Newport	3,257	2.172%
6	Pennsylvania	Ridgway	3,151	2.100%
7	Michigan	Manistique	3,079	2.053%
8	Wisconsin	Rice Lake	3,073	2.049%
9	New Jersey	Maurice River Township	3,071	2.048%
10	Kansas	Iola	2,869	1.912%
11	New Hampshire	Lancaster	2,796	1.864%
12	South Dakota	Sisseton	2,775	1.850%
13	North Dakota	Devils Lake	2,695	1.797%
14	Rhode Island	Hopkinton	2,688	1.792%
15	Iowa	Hampton	2,647	1.765%
16	Maine	Rockland	2,548	1.699%
17	Texas	Fort Stockton	2,468	1.646%
18	Florida	Moore Haven	2,448	1.632%
19	Massachusetts	Adams	2,116	1.410%
20	Mississippi	Aberdeen	2,093	1.396%
21	Georgia	Fitzgerald	2,031	1.354%
22	Maryland	Denton	2,002	1.334%
23	Minnesota	Glencoe	1,944	1.296%
24	Ohio	Bryan	1,943	1.295%
	AVERAGE		**1,888**	**1.259%**
25	Nevada	Fallon	1,867	1.245%
26	Missouri	Boonville	1,725	1.150%
27	Alaska	Ketchican	1,592	1.061%
28	California	Yreka	1,477	0.985%
29	Indiana	North Vernon	1,425	0.950%
30	New Mexico	Santa Rosa	1,375	0.917%
31	Oklahoma	Mangum	1,281	0.854%
32	Montana	Glasgow	1,244	0.830%
33	North Carolina	Edenton	1,214	0.809%
34	South Carolina	Mullins	1,195	0.796%
35	Kentucky	London	1,147	0.764%
36	Washington	Colville	1,033	0.689%
37	Wyoming	Worland	1,023	0.682%
38	Oregon	Tillamook	996	0.664%
39	Idaho	Saint Anthony	990	0.660%
40	Colorado	Walsenburg	936	0.624%
41	Utah	Richfield	867	0.578%
42	Delaware	Georgetown	857	0.571%
43	Arizona	Safford	842	0.561%
44	Tennessee	Savannah	830	0.553%
45	West Virginia	Elkins	787	0.524%
46	Arkansas	Pocahontas	702	0.468%
47	Louisiana	Natchitoches	674	0.449%
48	Virginia	Wise	622	0.415%
49	Alabama	Monroeville	522	0.348%
50	Hawaii	Kauai	427	0.285%

Table 33 (cont'd.): Rural Homestead Property Taxes

Payable 2010

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	9,606	3.202%
2	Connecticut	Windham	7,703	2.568%
3	Illinois	Clinton	7,333	2.444%
4	Nebraska	Sidney	6,615	2.205%
5	Vermont	Newport	6,515	2.172%
6	Pennsylvania	Ridgway	6,314	2.105%
7	Wisconsin	Rice Lake	6,275	2.092%
8	Michigan	Manistique	6,158	2.053%
9	New Jersey	Maurice River Township	6,143	2.048%
10	Florida	Moore Haven	5,856	1.952%
11	Kansas	Iola	5,783	1.928%
12	New Hampshire	Lancaster	5,592	1.864%
13	South Dakota	Sisseton	5,550	1.850%
14	Iowa	Hampton	5,503	1.834%
15	North Dakota	Devils Lake	5,391	1.797%
16	Rhode Island	Hopkinton	5,375	1.792%
17	Maine	Rockland	5,278	1.759%
18	Texas	Fort Stockton	5,112	1.704%
19	Mississippi	Aberdeen	4,487	1.496%
20	Minnesota	Glencoe	4,260	1.420%
21	Georgia	Fitzgerald	4,241	1.414%
22	Massachusetts	Adams	4,231	1.410%
23	Maryland	Denton	4,003	1.334%
	AVERAGE		**3,892**	**1.297%**
24	Ohio	Bryan	3,885	1.295%
25	Nevada	Fallon	3,735	1.245%
26	Missouri	Boonville	3,449	1.150%
27	Alaska	Ketchican	3,184	1.061%
28	California	Yreka	3,026	1.009%
29	Indiana	North Vernon	2,850	0.950%
30	New Mexico	Santa Rosa	2,811	0.937%
31	Oklahoma	Mangum	2,637	0.879%
32	Idaho	Saint Anthony	2,504	0.835%
33	Montana	Glasgow	2,489	0.830%
34	North Carolina	Edenton	2,427	0.809%
35	South Carolina	Mullins	2,389	0.796%
36	Kentucky	London	2,293	0.764%
37	Louisiana	Natchitoches	2,118	0.706%
38	Washington	Colville	2,066	0.689%
39	Wyoming	Worland	2,047	0.682%
40	Oregon	Tillamook	1,993	0.664%
41	Colorado	Walsenburg	1,872	0.624%
42	Arkansas	Pocahontas	1,754	0.585%
43	Utah	Richfield	1,735	0.578%
44	Delaware	Georgetown	1,714	0.571%
45	Arizona	Safford	1,683	0.561%
46	Tennessee	Savannah	1,660	0.553%
47	West Virginia	Elkins	1,573	0.524%
48	Virginia	Wise	1,244	0.415%
49	Alabama	Monroeville	1,086	0.362%
50	Hawaii	Kauai	1,056	0.352%

Table 34: Rural Commercial Property Taxes

Payable 2010

$100,000 VALUED PROPERTY $20,000 Fixtures					$1 MILLION-VALUED PROPERTY $200,000 Fixtures			
Rank	**State**	**City**	**Net Tax**	**ETR**	**Rank**	**State**	**Net Tax**	**ETR**
1	Kansas	Iola	4,771	3.976%	1	Kansas	47,710	3.976%
2	Indiana	North Vernon	3,630	3.025%	2	Indiana	36,300	3.025%
3	Iowa	Hampton	3,628	3.023%	3	Iowa	36,278	3.023%
4	Michigan	Manistique	3,423	2.853%	4	Michigan	34,233	2.853%
5	New York	Warsaw	3,421	2.850%	5	New York	34,205	2.850%
6	South Carolina	Mullins	3,251	2.709%	6	South Carolina	32,510	2.709%
7	Connecticut	Windham	3,081	2.568%	7	Connecticut	30,811	2.568%
8	Mississippi	Aberdeen	2,962	2.468%	8	Mississippi	29,620	2.468%
9	Colorado	Walsenburg	2,810	2.341%	9	Colorado	28,096	2.341%
10	Nebraska	Sidney	2,739	2.282%	10	Nebraska	27,389	2.282%
11	Texas	Fort Stockton	2,678	2.232%	11	Texas	26,778	2.232%
12	Illinois	Clinton	2,596	2.164%	12	Florida	26,766	2.231%
13	Missouri	Boonville	2,552	2.127%	13	Minnesota	26,563	2.214%
14	Wisconsin	Rice Lake	2,502	2.085%	14	Illinois	25,965	2.164%
15	Vermont	Newport	2,342	1.952%	15	Wisconsin	25,556	2.130%
16	Florida	Moore Haven	2,272	1.893%	16	Missouri	25,523	2.127%
17	South Dakota	Sisseton	2,250	1.875%	17	Vermont	23,418	1.952%
18	Maine	Rockland	2,184	1.820%	18	South Dakota	22,500	1.875%
19	Pennsylvania	Ridgway	2,109	1.757%	19	Maine	21,840	1.820%
20	Minnesota	Glencoe	2,098	1.749%	20	Pennsylvania	21,087	1.757%
21	North Dakota	Devils Lake	2,097	1.748%	21	North Dakota	20,973	1.748%
22	New Jersey	Maurice River Township	2,048	1.706%	22	New Jersey	Maurice River Township	20,476	1.706%
23	Massachusetts	Adams	2,037	1.698%	23	Massachusetts	Adams	20,373	1.698%
24	Maryland	Denton	2,029	1.691%		**AVERAGE**		**19,782**	**1.648%**
	AVERAGE		**1,953**	**1.627%**	24	Rhode Island	Hopkinton	18,828	1.569%
25	Rhode Island	Hopkinton	1,883	1.569%	25	Rhode Island	Hopkinton	18,828	1.569%
26	New Hampshire	Lancaster	1,864	1.553%	26	New Hampshire	Lancaster	18,640	1.553%
27	Georgia	Fitzgerald	1,789	1.491%	27	Georgia	Fitzgerald	17,890	1.491%
28	Ohio	Bryan	1,722	1.435%	28	Ohio	Bryan	17,220	1.435%
29	Montana	Glasgow	1,643	1.369%	29	Montana	Glasgow	16,433	1.369%
30	Idaho	Saint Anthony	1,632	1.360%	30	Idaho	Saint Anthony	16,316	1.360%
31	Louisiana	Natchitoches	1,618	1.348%	31	Louisiana	Natchitoches	16,176	1.348%
32	Nevada	Fallon	1,489	1.241%	32	Nevada	Fallon	14,888	1.241%
33	Utah	Richfield	1,354	1.128%	33	Arizona	Safford	13,948	1.162%
34	New Mexico	Santa Rosa	1,345	1.121%	34	Utah	Richfield	13,537	1.128%
35	West Virginia	Elkins	1,320	1.100%	35	New Mexico	Santa Rosa	13,446	1.121%
36	Alaska	Ketchican	1,299	1.083%	36	West Virginia	Elkins	13,202	1.100%
37	Kentucky	London	1,257	1.047%	37	Alaska	Ketchican	12,995	1.083%
38	California	Yreka	1,239	1.033%	38	Kentucky	London	12,569	1.047%
39	Arizona	Safford	1,149	0.957%	39	California	Yreka	12,395	1.033%
40	Oklahoma	Mangum	1,130	0.942%	40	Oklahoma	Mangum	11,303	0.942%
41	Tennessee	Savannah	1,028	0.856%	41	Tennessee	Savannah	10,276	0.856%
42	North Carolina	Edenton	1,004	0.837%	42	North Carolina	Edenton	10,042	0.837%
43	Alabama	Monroeville	904	0.754%	43	Alabama	Monroeville	9,044	0.754%
44	Wyoming	Worland	902	0.751%	44	Wyoming	Worland	9,018	0.751%
45	Oregon	Tillamook	898	0.748%	45	Oregon	Tillamook	8,977	0.748%
46	Arkansas	Pocahontas	842	0.701%	46	Arkansas	Pocahontas	8,417	0.701%
47	Washington	Colville	830	0.691%	47	Washington	Colville	8,295	0.691%
48	Hawaii	Kauai	770	0.642%	48	Hawaii	Kauai	7,700	0.642%
49	Virginia	Wise	717	0.598%	49	Virginia	Wise	7,173	0.598%
50	Delaware	Georgetown	509	0.424%	50	Delaware	Georgetown	5,094	0.424%

Table 34 (cont'd.): Rural Commercial Property Taxes

Payable 2010

$25 MILLION-VALUED PROPERTY

$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Kansas	Iola	1,192,748	3.976%
2	Indiana	North Vernon	907,500	3.025%
3	Iowa	Hampton	906,941	3.023%
4	Michigan	Manistique	855,819	2.853%
5	New York	Warsaw	855,135	2.850%
6	South Carolina	Mullins	812,745	2.709%
7	Connecticut	Windham	770,280	2.568%
8	Mississippi	Aberdeen	740,507	2.468%
9	Colorado	Walsenburg	702,395	2.341%
10	Minnesota	Glencoe	687,705	2.292%
11	Nebraska	Sidney	684,736	2.282%
12	Florida	Moore Haven	683,039	2.277%
13	Texas	Fort Stockton	669,450	2.232%
14	Illinois	Clinton	649,122	2.164%
15	Wisconsin	Rice Lake	640,347	2.134%
16	Missouri	Boonville	638,067	2.127%
17	Vermont	Newport	585,452	1.952%
18	South Dakota	Sisseton	562,500	1.875%
19	Maine	Rockland	546,000	1.820%
20	Pennsylvania	Ridgway	527,176	1.757%
21	North Dakota	Devils Lake	524,326	1.748%
22	New Jersey	Maurice River Township	511,893	1.706%
23	Massachusetts	Adams	509,320	1.698%
24	Maryland	Denton	507,175	1.691%
	AVERAGE		**495,906**	**1.653%**
25	Rhode Island	Hopkinton	470,700	1.569%
26	New Hampshire	Lancaster	466,012	1.553%
27	Georgia	Fitzgerald	447,258	1.491%
28	Ohio	Bryan	430,503	1.435%
29	Montana	Glasgow	410,828	1.369%
30	Idaho	Saint Anthony	407,898	1.360%
31	Louisiana	Natchitoches	404,403	1.348%
32	Arizona	Safford	378,089	1.260%
33	Nevada	Fallon	372,190	1.241%
34	Utah	Richfield	338,430	1.128%
35	New Mexico	Santa Rosa	336,153	1.121%
36	West Virginia	Elkins	330,038	1.100%
37	Alaska	Ketchican	324,870	1.083%
38	Kentucky	London	314,218	1.047%
39	California	Yreka	309,870	1.033%
40	Oklahoma	Mangum	282,563	0.942%
41	Tennessee	Savannah	256,908	0.856%
42	North Carolina	Edenton	251,038	0.837%
43	Alabama	Monroeville	226,100	0.754%
44	Wyoming	Worland	225,449	0.751%
45	Oregon	Tillamook	224,434	0.748%
46	Arkansas	Pocahontas	210,420	0.701%
47	Washington	Colville	207,385	0.691%
48	Hawaii	Kauai	192,500	0.642%
49	Virginia	Wise	179,337	0.598%
50	Delaware	Georgetown	127,338	0.424%

Table 35: Rural Industrial Property Taxes (50% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$50,000 Machinery and Equipment
$40,000 Inventories
$10,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	7,053	3.526%
2	Mississippi	Aberdeen	4,953	2.477%
3	Indiana	North Vernon	4,830	2.415%
4	Texas	Fort Stockton	4,463	2.232%
5	Kansas	Iola	4,340	2.170%
6	Michigan	Manistique	4,004	2.002%
7	Colorado	Walsenburg	3,746	1.873%
8	Nebraska	Sidney	3,667	1.834%
9	Iowa	Hampton	3,628	1.814%
10	New York	Warsaw	3,421	1.710%
11	Missouri	Boonville	3,381	1.690%
12	Florida	Moore Haven	3,081	1.541%
13	Connecticut	Windham	3,081	1.541%
14	Maine	Rockland	2,912	1.456%
15	Louisiana	Natchitoches	2,851	1.426%
16	Georgia	Fitzgerald	2,671	1.336%
17	Illinois	Clinton	2,596	1.298%
18	Montana	Glasgow	2,554	1.277%
	AVERAGE		**2,404**	**1.202%**
19	Vermont	Newport	2,342	1.171%
20	Wisconsin	Rice Lake	2,288	1.144%
21	South Dakota	Sisseton	2,250	1.125%
22	Idaho	Saint Anthony	2,207	1.104%
23	West Virginia	Elkins	2,188	1.094%
24	Pennsylvania	Ridgway	2,109	1.054%
25	Minnesota	Glencoe	2,098	1.049%
26	North Dakota	Devils Lake	2,097	1.049%
27	New Jersey	Maurice River Township	2,048	1.024%
28	Oklahoma	Mangum	2,034	1.017%
29	Nevada	Fallon	1,998	0.999%
30	New Hampshire	Lancaster	1,864	0.932%
31	Massachusetts	Adams	1,855	0.928%
32	New Mexico	Santa Rosa	1,814	0.907%
33	Utah	Richfield	1,805	0.902%
34	Alaska	Ketchican	1,775	0.888%
35	Rhode Island	Hopkinton	1,726	0.863%
36	Maryland	Denton	1,661	0.830%
37	California	Yreka	1,653	0.826%
38	Arkansas	Pocahontas	1,403	0.701%
39	Wyoming	Worland	1,396	0.698%
40	North Carolina	Edenton	1,394	0.697%
41	Oregon	Tillamook	1,365	0.682%
42	Virginia	Wise	1,313	0.657%
43	Tennessee	Savannah	1,312	0.656%
44	Kentucky	London	1,236	0.618%
45	Alabama	Monroeville	1,208	0.604%
46	Arizona	Safford	1,149	0.574%
47	Washington	Colville	1,111	0.556%
48	Ohio	Bryan	987	0.494%
49	Hawaii	Kauai	770	0.385%
50	Delaware	Georgetown	509	0.255%

$1 MILLION-VALUED PROPERTY
$500,000 Machinery and Equipment
$400,000 Inventories
$100,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	70,526	3.526%
2	Mississippi	Aberdeen	49,533	2.477%
3	Indiana	North Vernon	48,300	2.415%
4	Texas	Fort Stockton	44,630	2.232%
5	Kansas	Iola	43,404	2.170%
6	Michigan	Manistique	40,044	2.002%
7	Colorado	Walsenburg	37,461	1.873%
8	Nebraska	Sidney	36,674	1.834%
9	Iowa	Hampton	36,278	1.814%
10	Florida	Moore Haven	36,020	1.801%
11	New York	Warsaw	34,205	1.710%
12	Missouri	Boonville	33,809	1.690%
13	Connecticut	Windham	30,811	1.541%
14	Maine	Rockland	29,120	1.456%
15	Louisiana	Natchitoches	28,512	1.426%
16	Georgia	Fitzgerald	26,715	1.336%
17	Minnesota	Glencoe	26,563	1.328%
18	Illinois	Clinton	25,965	1.298%
19	Montana	Glasgow	25,536	1.277%
	AVERAGE		**24,463**	**1.223%**
20	Wisconsin	Rice Lake	23,421	1.171%
21	Vermont	Newport	23,418	1.171%
22	South Dakota	Sisseton	22,500	1.125%
23	Idaho	Saint Anthony	22,073	1.104%
24	West Virginia	Elkins	21,882	1.094%
25	Arizona	Safford	21,322	1.066%
26	Pennsylvania	Ridgway	21,087	1.054%
27	North Dakota	Devils Lake	20,973	1.049%
28	New Jersey	Maurice River Township	20,476	1.024%
29	Oklahoma	Mangum	20,345	1.017%
30	Nevada	Fallon	19,984	0.999%
31	New Hampshire	Lancaster	18,640	0.932%
32	Massachusetts	Adams	18,554	0.928%
33	New Mexico	Santa Rosa	18,138	0.907%
34	Utah	Richfield	18,050	0.902%
35	Alaska	Ketchican	17,755	0.888%
36	Rhode Island	Hopkinton	17,259	0.863%
37	Maryland	Denton	16,607	0.830%
38	California	Yreka	16,526	0.826%
39	Arkansas	Pocahontas	14,028	0.701%
40	Wyoming	Worland	13,964	0.698%
41	North Carolina	Edenton	13,942	0.697%
42	Oregon	Tillamook	13,647	0.682%
43	Virginia	Wise	13,133	0.657%
44	Tennessee	Savannah	13,120	0.656%
45	Kentucky	London	12,362	0.618%
46	Alabama	Monroeville	12,084	0.604%
47	Washington	Colville	11,114	0.556%
48	Ohio	Bryan	9,871	0.494%
49	Hawaii	Kauai	7,700	0.385%
50	Delaware	Georgetown	5,094	0.255%

Table 35 (cont'd.): Rural Industrial Property Taxes (50% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$12,500,000 Machinery and Equipment
$10,000,000 Inventories
$2,500,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	1,763,160	3.526%
2	Mississippi	Aberdeen	1,238,327	2.477%
3	Indiana	North Vernon	1,207,500	2.415%
4	Texas	Fort Stockton	1,115,750	2.232%
5	Kansas	Iola	1,085,099	2.170%
6	Michigan	Manistique	1,001,092	2.002%
7	Colorado	Walsenburg	936,526	1.873%
8	Nebraska	Sidney	916,850	1.834%
9	Florida	Moore Haven	914,382	1.829%
10	Iowa	Hampton	906,941	1.814%
11	New York	Warsaw	855,135	1.710%
12	Missouri	Boonville	845,217	1.690%
13	Connecticut	Windham	770,280	1.541%
14	Maine	Rockland	728,000	1.456%
15	Louisiana	Natchitoches	712,803	1.426%
16	Minnesota	Glencoe	687,705	1.375%
17	Georgia	Fitzgerald	667,866	1.336%
18	Illinois	Clinton	649,122	1.298%
19	Montana	Glasgow	638,400	1.277%
	AVERAGE		**612,954**	**1.226%**
20	Wisconsin	Rice Lake	586,980	1.174%
21	Vermont	Newport	585,452	1.171%
22	South Dakota	Sisseton	562,500	1.125%
23	Arizona	Safford	562,446	1.125%
24	Idaho	Saint Anthony	551,828	1.104%
25	West Virginia	Elkins	547,050	1.094%
26	Pennsylvania	Ridgway	527,176	1.054%
27	North Dakota	Devils Lake	524,326	1.049%
28	New Jersey	Maurice River Township	511,893	1.024%
29	Oklahoma	Mangum	508,613	1.017%
30	Nevada	Fallon	499,590	0.999%
31	New Hampshire	Lancaster	466,012	0.932%
32	Massachusetts	Adams	463,845	0.928%
33	New Mexico	Santa Rosa	453,443	0.907%
34	Utah	Richfield	451,240	0.902%
35	Alaska	Ketchican	443,870	0.888%
36	Rhode Island	Hopkinton	431,475	0.863%
37	Maryland	Denton	415,175	0.830%
38	California	Yreka	413,160	0.826%
39	Arkansas	Pocahontas	350,700	0.701%
40	Wyoming	Worland	349,094	0.698%
41	North Carolina	Edenton	348,538	0.697%
42	Oregon	Tillamook	341,174	0.682%
43	Virginia	Wise	328,337	0.657%
44	Tennessee	Savannah	328,008	0.656%
45	Kentucky	London	309,043	0.618%
46	Alabama	Monroeville	302,100	0.604%
47	Washington	Colville	277,858	0.556%
48	Ohio	Bryan	246,777	0.494%
49	Hawaii	Kauai	192,500	0.385%
50	Delaware	Georgetown	127,338	0.255%

Table 36: Rural Industrial Property Taxes (60% Personal Property)

Payable 2010

$100,000 VALUED PROPERTY
$75,000 Machinery and Equipment
$60,000 Inventories
$15,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	8,375	3.350%
2	Mississippi	Aberdeen	6,198	2.479%
3	Indiana	North Vernon	5,730	2.292%
4	Texas	Fort Stockton	5,579	2.232%
5	Kansas	Iola	4,556	1.822%
6	Michigan	Manistique	4,530	1.812%
7	Colorado	Walsenburg	4,448	1.779%
8	Nebraska	Sidney	4,364	1.745%
9	Missouri	Boonville	4,002	1.601%
10	Florida	Moore Haven	3,776	1.510%
11	Iowa	Hampton	3,628	1.451%
12	Louisiana	Natchitoches	3,622	1.449%
13	Maine	Rockland	3,458	1.383%
14	New York	Warsaw	3,421	1.368%
15	Connecticut	Windham	3,338	1.335%
16	Georgia	Fitzgerald	3,270	1.308%
17	Montana	Glasgow	3,254	1.302%
	AVERAGE		**2,755**	**1.102%**
18	West Virginia	Elkins	2,731	1.092%
19	Idaho	Saint Anthony	2,639	1.056%
20	Oklahoma	Mangum	2,600	1.040%
21	Illinois	Clinton	2,596	1.039%
22	Wisconsin	Rice Lake	2,395	0.958%
23	Nevada	Fallon	2,381	0.952%
24	Vermont	Newport	2,342	0.937%
25	South Dakota	Sisseton	2,250	0.900%
26	New Mexico	Santa Rosa	2,166	0.866%
27	Utah	Richfield	2,143	0.857%
28	Alaska	Ketchican	2,132	0.853%
29	Pennsylvania	Ridgway	2,109	0.843%
30	Minnesota	Glencoe	2,098	0.839%
31	North Dakota	Devils Lake	2,097	0.839%
32	New Jersey	Maurice River Township	2,048	0.819%
33	California	Yreka	1,963	0.785%
34	Massachusetts	Adams	1,946	0.779%
35	New Hampshire	Lancaster	1,864	0.746%
36	Maryland	Denton	1,845	0.738%
37	Rhode Island	Hopkinton	1,804	0.722%
38	Virginia	Wise	1,760	0.704%
39	Arkansas	Pocahontas	1,754	0.701%
40	Oregon	Tillamook	1,715	0.686%
41	North Carolina	Edenton	1,687	0.675%
42	Wyoming	Worland	1,652	0.661%
43	Arizona	Safford	1,583	0.633%
44	Tennessee	Savannah	1,525	0.610%
45	Alabama	Monroeville	1,436	0.575%
46	Kentucky	London	1,342	0.537%
47	Washington	Colville	1,323	0.529%
48	Ohio	Bryan	987	0.395%
49	Hawaii	Kauai	770	0.308%
50	Delaware	Georgetown	509	0.204%

$1 MILLION-VALUED PROPERTY
$750,000 Machinery and Equipment
$600,000 Inventories
$150,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	83,750	3.350%
2	Mississippi	Aberdeen	61,979	2.479%
3	Indiana	North Vernon	57,300	2.292%
4	Texas	Fort Stockton	55,788	2.232%
5	Kansas	Iola	45,557	1.822%
6	Michigan	Manistique	45,302	1.812%
7	Colorado	Walsenburg	44,485	1.779%
8	Nebraska	Sidney	43,637	1.745%
9	Florida	Moore Haven	42,960	1.718%
10	Missouri	Boonville	40,023	1.601%
11	Iowa	Hampton	36,278	1.451%
12	Louisiana	Natchitoches	36,222	1.449%
13	Maine	Rockland	34,580	1.383%
14	New York	Warsaw	34,205	1.368%
15	Connecticut	Windham	33,379	1.335%
16	Georgia	Fitzgerald	32,703	1.308%
17	Montana	Glasgow	32,538	1.302%
	AVERAGE		**27,995**	**1.120%**
18	West Virginia	Elkins	27,307	1.092%
19	Arizona	Safford	26,853	1.074%
20	Minnesota	Glencoe	26,563	1.063%
21	Idaho	Saint Anthony	26,391	1.056%
22	Oklahoma	Mangum	25,996	1.040%
23	Illinois	Clinton	25,965	1.039%
24	Wisconsin	Rice Lake	24,489	0.980%
25	Nevada	Fallon	23,806	0.952%
26	Vermont	Newport	23,418	0.937%
27	South Dakota	Sisseton	22,500	0.900%
28	New Mexico	Santa Rosa	21,656	0.866%
29	Utah	Richfield	21,434	0.857%
30	Alaska	Ketchican	21,325	0.853%
31	Pennsylvania	Ridgway	21,087	0.843%
32	North Dakota	Devils Lake	20,973	0.839%
33	New Jersey	Maurice River Township	20,476	0.819%
34	California	Yreka	19,625	0.785%
35	Massachusetts	Adams	19,463	0.779%
36	New Hampshire	Lancaster	18,640	0.746%
37	Maryland	Denton	18,447	0.738%
38	Rhode Island	Hopkinton	18,044	0.722%
39	Virginia	Wise	17,603	0.704%
40	Arkansas	Pocahontas	17,535	0.701%
41	Oregon	Tillamook	17,149	0.686%
42	North Carolina	Edenton	16,867	0.675%
43	Wyoming	Worland	16,518	0.661%
44	Tennessee	Savannah	15,253	0.610%
45	Alabama	Monroeville	14,364	0.575%
46	Kentucky	London	13,415	0.537%
47	Washington	Colville	13,229	0.529%
48	Ohio	Bryan	9,871	0.395%
49	Hawaii	Kauai	7,700	0.308%
50	Delaware	Georgetown	5,094	0.204%

Table 35 (cont'd.): Rural Industrial Property Taxes (60% Personal Property)
Payable 2010

$25 MILLION-VALUED PROPERTY
$18,750,000 Machinery and Equipment
$15,000,000 Inventories
$3,750,000 Fixtures

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	2,093,753	3.350%
2	Mississippi	Aberdeen	1,549,465	2.479%
3	Indiana	North Vernon	1,432,500	2.292%
4	Texas	Fort Stockton	1,394,688	2.232%
5	Kansas	Iola	1,138,924	1.822%
6	Michigan	Manistique	1,132,547	1.812%
7	Colorado	Walsenburg	1,112,125	1.779%
8	Nebraska	Sidney	1,090,936	1.745%
9	Florida	Moore Haven	1,087,889	1.741%
10	Missouri	Boonville	1,000,580	1.601%
11	Iowa	Hampton	906,941	1.451%
12	Louisiana	Natchitoches	905,553	1.449%
13	Maine	Rockland	864,500	1.383%
14	New York	Warsaw	855,135	1.368%
15	Connecticut	Windham	834,470	1.335%
16	Georgia	Fitzgerald	817,576	1.308%
17	Montana	Glasgow	813,450	1.302%
	AVERAGE		**701,238**	**1.122%**
18	Arizona	Safford	700,714	1.121%
19	Minnesota	Glencoe	687,705	1.100%
20	West Virginia	Elkins	682,682	1.092%
21	Idaho	Saint Anthony	659,775	1.056%
22	Oklahoma	Mangum	649,894	1.040%
23	Illinois	Clinton	649,122	1.039%
24	Wisconsin	Rice Lake	613,664	0.982%
25	Nevada	Fallon	595,140	0.952%
26	Vermont	Newport	585,452	0.937%
27	South Dakota	Sisseton	562,500	0.900%
28	New Mexico	Santa Rosa	541,411	0.866%
29	Utah	Richfield	535,848	0.857%
30	Alaska	Ketchican	533,120	0.853%
31	Pennsylvania	Ridgway	527,176	0.843%
32	North Dakota	Devils Lake	524,326	0.839%
33	New Jersey	Maurice River Township	511,893	0.819%
34	California	Yreka	490,628	0.785%
35	Massachusetts	Adams	486,583	0.779%
36	New Hampshire	Lancaster	466,012	0.746%
37	Maryland	Denton	461,175	0.738%
38	Rhode Island	Hopkinton	451,088	0.722%
39	Virginia	Wise	440,087	0.704%
40	Arkansas	Pocahontas	438,375	0.701%
41	Oregon	Tillamook	428,729	0.686%
42	North Carolina	Edenton	421,663	0.675%
43	Wyoming	Worland	412,953	0.661%
44	Tennessee	Savannah	381,333	0.610%
45	Alabama	Monroeville	359,100	0.575%
46	Kentucky	London	335,381	0.537%
47	Washington	Colville	330,713	0.529%
48	Ohio	Bryan	246,777	0.395%
49	Hawaii	Kauai	192,500	0.308%
50	Delaware	Georgetown	127,338	0.204%

Table 37: Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2010

$100,000 VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	7,480	1	3.577%	1
Mississippi	Aberdeen	5,188	2	2.477%	2
Indiana	North Vernon	5,087	3	2.449%	3
Texas	Fort Stockton	4,563	4	2.232%	4
Kansas	Iola	4,421	5	2.081%	5
Michigan	Manistique	4,236	6	1.961%	6
Colorado	Walsenburg	3,937	7	1.944%	7
Nebraska	Sidney	3,839	8	1.863%	8
Iowa	Hampton	3,628	9	1.742%	9
Missouri	Boonville	3,568	10	1.718%	10
New York	Warsaw	3,421	11	1.708%	11
Florida	Moore Haven	3,271	12	1.621%	12
Maine	Rockland	3,242	13	1.487%	14
Connecticut	Windham	3,146	14	1.526%	13
Louisiana	Natchitoches	2,984	15	1.430%	15
Montana	Glasgow	2,977	16	1.370%	16
Georgia	Fitzgerald	2,797	17	1.351%	17
Illinois	Clinton	2,596	18	1.226%	18
AVERAGE		**2,504**		**1.208%**	
Vermont	Newport	2,342	19	1.173%	20
Oklahoma	Mangum	2,336	20	1.031%	25
Wisconsin	Rice Lake	2,334	21	1.113%	21
Idaho	Saint Anthony	2,279	22	1.173%	19
South Dakota	Sisseton	2,250	23	1.065%	23
West Virginia	Elkins	2,179	24	1.094%	22
Nevada	Fallon	2,128	25	1.025%	26
Pennsylvania	Ridgway	2,109	26	1.034%	24
Minnesota	Glencoe	2,098	27	1.012%	28
North Dakota	Devils Lake	2,097	28	0.945%	31
New Jersey	Maurice River Township	2,048	29	1.019%	27
Utah	Richfield	1,923	30	0.940%	32
New Mexico	Santa Rosa	1,881	31	0.974%	29
Massachusetts	Adams	1,875	32	0.948%	30
New Hampshire	Lancaster	1,864	33	0.880%	34
Alaska	Ketchican	1,835	34	0.907%	33
Rhode Island	Hopkinton	1,754	35	0.848%	37
California	Yreka	1,744	36	0.859%	35
Maryland	Denton	1,698	37	0.857%	36
Wyoming	Worland	1,587	38	0.715%	39
Arkansas	Pocahontas	1,516	39	0.701%	41
Oregon	Tillamook	1,460	40	0.744%	38
North Carolina	Edenton	1,432	41	0.715%	40
Virginia	Wise	1,419	42	0.694%	42
Tennessee	Savannah	1,374	43	0.675%	43
Alabama	Monroeville	1,295	44	0.618%	44
Kentucky	London	1,273	45	0.601%	45
Washington	Colville	1,227	46	0.566%	47
Arizona	Safford	1,188	47	0.588%	46
Ohio	Bryan	987	48	0.465%	48
Hawaii	Kauai	770	49	0.375%	49
Delaware	Georgetown	509	50	0.262%	50

Table 37 (cont'd): Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2010

$1 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	74,795	1	3.577%	1
Mississippi	Aberdeen	51,879	2	2.477%	2
Indiana	North Vernon	50,865	3	2.449%	3
Texas	Fort Stockton	45,634	4	2.232%	4
Kansas	Iola	44,207	5	2.081%	5
Michigan	Manistique	42,363	6	1.961%	6
Colorado	Walsenburg	39,375	7	1.944%	7
Nebraska	Sidney	38,389	8	1.863%	9
Florida	Moore Haven	37,911	9	1.878%	8
Iowa	Hampton	36,278	10	1.742%	10
Missouri	Boonville	35,679	11	1.718%	11
New York	Warsaw	34,205	12	1.708%	12
Maine	Rockland	32,420	13	1.487%	14
Connecticut	Windham	31,461	14	1.526%	13
Louisiana	Natchitoches	29,844	15	1.430%	15
Montana	Glasgow	29,770	16	1.370%	16
Georgia	Fitzgerald	27,969	17	1.351%	17
Minnesota	Glencoe	26,563	18	1.282%	18
Illinois	Clinton	25,965	19	1.226%	19
AVERAGE		**25,486**		**1.230%**	
Wisconsin	Rice Lake	23,881	20	1.139%	22
Vermont	Newport	23,418	21	1.173%	21
Oklahoma	Mangum	23,363	22	1.031%	27
Arizona	Safford	22,900	23	1.134%	23
Idaho	Saint Anthony	22,786	24	1.173%	20
South Dakota	Sisseton	22,500	25	1.065%	25
West Virginia	Elkins	21,791	26	1.094%	24
Nevada	Fallon	21,279	27	1.025%	28
Pennsylvania	Ridgway	21,087	28	1.034%	26
North Dakota	Devils Lake	20,973	29	0.945%	32
New Jersey	Maurice River Township	20,476	30	1.019%	29
Utah	Richfield	19,233	31	0.940%	33
New Mexico	Santa Rosa	18,810	32	0.974%	30
Massachusetts	Adams	18,746	33	0.948%	31
New Hampshire	Lancaster	18,640	34	0.880%	35
Alaska	Ketchican	18,350	35	0.907%	34
Rhode Island	Hopkinton	17,539	36	0.848%	38
California	Yreka	17,444	37	0.859%	36
Maryland	Denton	16,982	38	0.857%	37
Wyoming	Worland	15,873	39	0.715%	40
Arkansas	Pocahontas	15,162	40	0.701%	42
Oregon	Tillamook	14,601	41	0.744%	39
North Carolina	Edenton	14,320	42	0.715%	41
Virginia	Wise	14,194	43	0.694%	43
Tennessee	Savannah	13,742	44	0.675%	44
Alabama	Monroeville	12,950	45	0.618%	45
Kentucky	London	12,735	46	0.601%	46
Washington	Colville	12,271	47	0.566%	47
Ohio	Bryan	9,871	48	0.465%	48
Hawaii	Kauai	7,700	49	0.375%	49
Delaware	Georgetown	5,094	50	0.262%	50

Table 37 (cont'd): Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2010

$25 MILLION-VALUED PROPERTY
$(Variable) Machinery and Equipment
$(Variable) Inventories
$(Variable) Fixtures

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	1,869,879	1	3.577%	1
Mississippi	Aberdeen	1,296,971	2	2.477%	2
Indiana	North Vernon	1,271,625	3	2.449%	3
Texas	Fort Stockton	1,140,849	4	2.232%	4
Kansas	Iola	1,105,179	5	2.081%	5
Michigan	Manistique	1,059,081	6	1.961%	6
Colorado	Walsenburg	984,363	7	1.944%	7
Florida	Moore Haven	961,654	8	1.906%	8
Nebraska	Sidney	959,720	9	1.863%	9
Iowa	Hampton	906,941	10	1.742%	10
Missouri	Boonville	891,970	11	1.718%	11
New York	Warsaw	855,135	12	1.708%	12
Maine	Rockland	810,509	13	1.487%	14
Connecticut	Windham	786,529	14	1.526%	13
Louisiana	Natchitoches	746,101	15	1.430%	15
Montana	Glasgow	744,247	16	1.370%	16
Georgia	Fitzgerald	699,230	17	1.351%	17
Minnesota	Glencoe	687,705	18	1.327%	18
Illinois	Clinton	649,122	19	1.226%	19
AVERAGE		**638,508**		**1.232%**	
Arizona	Safford	601,890	20	1.192%	20
Wisconsin	Rice Lake	598,456	21	1.141%	23
Vermont	Newport	585,452	22	1.173%	22
Oklahoma	Mangum	584,074	23	1.031%	27
Idaho	Saint Anthony	569,644	24	1.173%	21
South Dakota	Sisseton	562,500	25	1.065%	25
West Virginia	Elkins	544,781	26	1.094%	24
Nevada	Fallon	531,976	27	1.025%	28
Pennsylvania	Ridgway	527,176	28	1.034%	26
North Dakota	Devils Lake	524,326	29	0.945%	32
New Jersey	Maurice River Township	511,893	30	1.019%	29
Utah	Richfield	480,816	31	0.940%	33
New Mexico	Santa Rosa	470,254	32	0.974%	30
Massachusetts	Adams	468,658	33	0.948%	31
New Hampshire	Lancaster	466,012	34	0.880%	35
Alaska	Ketchican	458,748	35	0.907%	34
Rhode Island	Hopkinton	438,475	36	0.848%	38
California	Yreka	436,109	37	0.859%	36
Maryland	Denton	424,546	38	0.857%	37
Wyoming	Worland	396,825	39	0.715%	40
Arkansas	Pocahontas	379,053	40	0.701%	42
Oregon	Tillamook	365,024	41	0.744%	39
North Carolina	Edenton	358,001	42	0.715%	41
Virginia	Wise	354,847	43	0.694%	43
Tennessee	Savannah	343,550	44	0.675%	44
Alabama	Monroeville	323,740	45	0.618%	45
Kentucky	London	318,371	46	0.601%	46
Washington	Colville	306,777	47	0.566%	47
Ohio	Bryan	246,777	48	0.465%	48
Hawaii	Kauai	192,500	49	0.375%	49
Delaware	Georgetown	127,338	50	0.262%	50

Table 38: Rural Apartment Property Taxes

Payable 2010

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Iowa	Hampton	21,753	3.453%
2	New York	Warsaw	20,523	3.258%
3	Michigan	Manistique	18,602	2.953%
4	Connecticut	Windham	16,176	2.568%
5	Illinois	Clinton	15,579	2.473%
6	South Carolina	Mullins	15,539	2.466%
7	Mississippi	Aberdeen	15,532	2.465%
8	Nebraska	Sidney	14,345	2.277%
9	Texas	Fort Stockton	14,058	2.232%
10	Vermont	Newport	14,051	2.230%
11	Florida	Moore Haven	13,746	2.182%
12	South Dakota	Sisseton	13,500	2.143%
13	Wisconsin	Rice Lake	13,388	2.125%
14	Kansas	Iola	12,915	2.050%
15	Pennsylvania	Ridgway	12,652	2.008%
16	North Dakota	Devils Lake	12,584	1.997%
17	New Jersey	Maurice River Township	12,285	1.950%
18	Indiana	North Vernon	12,120	1.924%
19	Maine	Rockland	11,466	1.820%
20	New Hampshire	Lancaster	11,184	1.775%
21	Ohio	Bryan	10,332	1.640%
22	Rhode Island	Hopkinton	9,885	1.569%
	AVERAGE		**9,537**	**1.514%**
23	Georgia	Fitzgerald	9,316	1.479%
24	Massachusetts	Adams	9,008	1.430%
25	Maryland	Denton	8,860	1.406%
26	Idaho	Saint Anthony	8,494	1.348%
27	Minnesota	Glencoe	7,949	1.262%
28	Nevada	Fallon	7,830	1.243%
29	Missouri	Boonville	6,898	1.095%
30	Alaska	Ketchican	6,726	1.068%
31	West Virginia	Elkins	6,510	1.033%
32	California	Yreka	6,507	1.033%
33	Louisiana	Natchitoches	6,241	0.991%
34	Kentucky	London	6,153	0.977%
35	New Mexico	Santa Rosa	6,046	0.960%
36	Oklahoma	Mangum	5,764	0.915%
37	Montana	Glasgow	5,678	0.901%
38	Tennessee	Savannah	5,526	0.877%
39	North Carolina	Edenton	5,147	0.817%
40	Alabama	Monroeville	4,742	0.753%
41	Hawaii	Kauai	4,620	0.733%
42	Wyoming	Worland	4,600	0.730%
43	Colorado	Walsenburg	4,558	0.724%
44	Arkansas	Pocahontas	4,419	0.701%
45	Washington	Colville	4,343	0.689%
46	Oregon	Tillamook	4,336	0.688%
47	Utah	Richfield	4,061	0.645%
48	Arizona	Safford	3,929	0.624%
49	Delaware	Georgetown	3,429	0.544%
50	Virginia	Wise	2,963	0.470%

VII. Appendix: Methodology and Assumptions

This study updates the *50-State Property Tax Comparison Study: Payable Year 2009.* It examines four distinct classes of property using a standard set of assumptions about their "true" market values and the split between real and personal property. The tax was calculated for variously-valued parcels in three sets of cities:

- the largest urban area of each state and the District of Columbia along with Aurora, Illinois and Buffalo, New York;
- the largest fifty cities in the United States; and
- a rural area in each state

More specific details about key assumptions are provided in the sections below.

Data Collection

Data for property tax calculations was collected in one of two ways. Where possible, property tax data was collected directly from information available through various state and local websites. Where such reports were not available, property taxes were calculated using a contact-verification approach in which state and local tax experts were asked to provide information. In both cases, this information served as the basis for calculations by Minnesota Taxpayers Association staff. Those calculations were, in turn, subject to local verification when necessary.

Selection of Additional Urban Cities

In Cook County (Chicago) and in New York City, the property tax system (notably, the assessment ratios) is substantially different than the system used in the remainder of Illinois and New York, respectively. We include the second-largest cities in those states (Buffalo and Aurora) to represent the property tax structures in the remainder of those states. In essence, our Urban analysis is a comparison of 53 different property tax structures.

Selection of Rural Cities

Prior to payable 2008, our methodology for selecting rural cities for this study was to rely on the expertise of local contacts to provide a rural city with a population of between 2,500 and 10,000 with an "average rural tax rate" for inclusion in the study. Unfortunately, in some instances our local contacts have provided cities that did not meet each of these criteria. We have modified our methodology for rural city selection by choosing rural cities based on the rural-urban continuum codes developed by the United State Department of Agriculture. This provides measurable eligibility criteria, removes subjectivity in city choice, and creates a more heterogeneous set of cities with regard to population and geographic relationship to urban areas.

In most instances, the cities selected for inclusion are county seats in counties coded "6" (a nonmetro county with an urban population of 2,500 to 19,999, adjacent to a metro area) or "7" (a nonmetro county with an urban population of 2.500 to 19,999, not adjacent to a metro area). In five states (Connecticut, Delaware, Hawaii, New Jersey, and Rhode Island), there were no counties coded 6 or 7. In the case of Massachusetts, the only code 6 or 7 county included Nantucket Island, which we did not include since it did not seem to be comparable to rural counties in other states. In those cases, we selected the county seat in the most rural county available for inclusion in the study. Wherever possible, we also included only cities with a population of 2,500 to 10,000.

Components of the Property Tax Calculation

As an aid in reviewing the remaining assumptions of this study, it is helpful to think of the property tax calculation as having five distinct components: (1) a "true" market value (TMV), (2) a local sales ratio (SR), (3) a statutory classification system (classification rate) or other

provisions that effectively determine the proportion of the assessor's estimated market value that is taxable (CR), (4) the total local property tax rate (TR), and (5) applicable property tax credits (C). Accordingly, the net local property tax for a given parcel of property is written:

Net Property Tax = TMV x SR x CR x TR – C

Assumptions about each component are discussed in the sections below.

True Market Value (TMV)

It is important to note that the calculations for this study start with an assumption about the true market value of the four classes of property. This is the market value of a parcel of property as determined in the local real estate market consisting of arm-length transactions between willing buyers and sellers. This is in contrast to "assessed value" or "estimated market value," which, in most states is the starting point for the tax calculation.

This study assumes the true market value of each property type is the same for each state. For example, the ranking of property taxes on a residential homestead parcel with a true market value of $150,000 assumes that the parcel is actually worth $150,000 in the local real estate market in each location in each state, regardless of what the local assessor may think the property is worth.

In the cases of some locations the assumed true market value may be very atypical (a $150,000 home in Boston, for example). Nevertheless, this study assumes the property exists there. Essentially the goal of this study is to compare the effects of property tax structures. By fixing values we are able to observe the isolated effects of tax structures. That is, we are comparing property taxes, not local real estate markets. However, we have added a table showing median values for single-family homes in the largest urban area of each state.

The specific market value assumed for each class of property in this report is described below in the section on property classes.

Sales Ratios (SR)

A unique aspect of this study is the inclusion of the effects of assessment practices on relative tax burdens across the country. It would have been much simpler to start the calculations by fixing the assessor's "estimated market value" for each property. This would have resulted in a comparison of only the statutory property tax structure. However, in every state, the quality of property tax assessments is a significant aspect of the local property tax scene. Omission of this aspect of the property tax calculation would have made this study much less useful.

Sales ratios are simply a measure of the accuracy of assessments. The sales ratio is determined by comparing assessments to actual sales. If a sales ratio is: above 100%, the property has sold for more than its assessed value, below 100%, the property has sold for less than its assessed value, is 100%, assessments and market values are equal. If the sales ratios are at 100% that generally indicates that reassessments have just occurred. In some states, sales ratios are used to adjust assessor's values for use in state aid formulas that use local property wealth as a measure of local fiscal capacity. Sales ratios are generally not used in calculating an individual's actual property tax bill; however, some states use an equalization factor for calculating property tax bills, a factor that equalizes assessment values to market values.

In order for the tax liabilities to represent the actual experience of property owners, and to compare "effective" property tax rates across the states, it was important to use the true market value as a point of reference.

We attempted to adjust the assumed true market value of our sample properties with the use of sales ratios applicable to the location and type of property being studied. These are normally county-level sales ratios for the specific classes of property. Where location and class specific ratios were not available, we tried to use the ratio most applicable to the property (either a statewide ratio for the class, or in some cases, a county ratio applicable to all property classes).

By applying sales ratios, this study recognizes that our $150,000 residential homestead may be "on the books" at $155,000 in one location, and $140,000 in another, and that the actual tax on the property will be based on these "estimates" of market value. In this study, if the relevant sales ratio in a given location is 93%, we convert the $150,000 true market value to $139,500 ($150,000 x .93) before applying the provisions of the local property tax.

It is important that we use sales ratios in this study because our fixed reference point for all calculations is an assumed true market value.

In the case of personal property, sales ratios are generally not used. Many states do not have sales ratios for personal property or assume they are 100%. Where states report personal property sales ratios, we include them in this study.

Classification Rates (CR)

The third component of the property tax calculation involves subjecting the assessor's estimated market value to provisions designed to affect the distribution of property tax levies, namely statutory classification or differential assessment schemes.

In the absence of classification or differential assessments, the distribution of property tax burdens by class of property will reflect the distribution of the assessor's estimated market values, assuming the properties are located in the same set of taxing jurisdictions. That is, a home assessed at $100,000 and a business with the same assessment would pay identical property taxes and their effective tax rates (tax as a percent of assessed value) would be the same.

In most states, classification schemes are set by state legislatures. In a few states classification is partly determined by local governments.

Because of the wide variation in the quality of assessments across the states, particularly across classes of property, many states that appear to have no classification scheme may in fact have significant classification via uneven assessments across classes of property, in some cases, perhaps, in violation of state constitution uniformity provision. Some states, like Minnesota, enforces strict standards of assessment quality (sales ratio studies, state orders adjusting values, state certification of assessors, etc.) and put their classification policy in statute.

Total Local Tax Rate (TR)

Tax rates requested were state and local, payable 2010 applicable to the greatest number of parcels in the largest urban area of each state. "Payable 2010 tax rate" was defined as the tax rate used to calculate the property taxes with a lien date originating in 2010, regardless of the date(s) on which payments are due. In any one city, there may be many different taxing jurisdictions, essentially intersections of city, county, school district, and special taxing district. We asked for the local tax rates for the intersection with the largest number of properties.

We were careful to include the tax rate for all taxing jurisdictions that "normally" levy against real and personal property (namely, cities, counties, school districts, and special taxing districts). Special assessments were excluded from this study since they are more in the nature of user charges, do not affect a majority of parcels, and are usually not sources of general revenue.

Credits (C)

The final step in the tax calculation is to recognize any general deductions from the gross property tax calculations (credits). Certain states provide credits based on early payment; we assume in the study that taxpayers take advantage of the credit by making the early payment. Any other credits that apply to a majority of parcels of the specified type were included in our calculations.

Certain states offer property tax credits or rebates to homeowners generally, based on income and/or home value. We have used data from the 2000 Census regarding the intersection of home values and income to determine appropriate location-specific income levels for the homestead property values in the study.

Property Classes and True Market Values

The four hypothetical properties studied in this report are (1) residential homesteads, (2) commercial property, (3) industrial property, and (4) apartments.

These classes of property were selected to provide information about certain recurring property tax reform themes in the State of Minnesota, namely the tax on homesteads relative to those on business and apartment property. Other classes of property were omitted either because of their complexity (public utilities, farms), or because the need for information about them was less urgent, at least in Minnesota. The four classes of property studied comprise nearly 80% of all the market value of real and personal property in Minnesota.

For the homestead property, we assumed two different values of real property, a low value and a high value. Apartment property consists of only one value. This updated study added a third value of $25 million for commercial and industrial property. All classes of property contained a corresponding set of assumptions about personal property. While this may seem an unnecessary complication to many readers, note that the Minnesota property tax system includes "tiered" classifications based on value (similar to income tax brackets). In Minnesota, the first $500,000 of estimated market value of a residential home is taxed at 80% the rate applicable to the value over $500,000. Business value over $150,000 is taxed about 1.4 times more heavily than value under $150,000.

Taxes were calculated for the four classes of property in the largest urban area of each state and the District of Columbia, plus the additional cities added when a state's largest urban area has a property tax structure markedly different from the remainder of the state. The following table summarizes the property classes and assumed true market values (and assessed value of personal property) used for each class.

PROPERTY CLASSES AND TRUE MARKET VALUES

	Values of Property				
Class	**Real**	**Mach. & Equip.**	**Inventories**	**Fixtures**	**Total**
Homestead	$150,000	$0	$0	$0	$150,000
	$300,000	$0	$0	$0	$300,000
Apartments	$600,000	$0	$0	$30,000	$630,000
Commercial	$100,000	$0	$0	$20,000	$120,000
	$1,000,000	$0	$0	$200,000	$1,200,000
	$25,000,000	$0	$0	$5,000,000	$30,000,000
Industrial	$100,000	$50,000	$40,000	$10,000	$200,000
(50% Personal)	$1,000,000	$500,000	$400,000	$100,000	$2,000,000
	$25,000,000	$12,500,000	$10,000,000	$2,500,00	$50,000,000
Industrial	$100,000	$75,000	$60,000	$15,000	$250,000
(60% Personal)	$1,000,000	$750,000	$600,000	$150,000	$2,500,000
	$25,000,000	$18,750,000	$15,000,000	$3,750,000	$62,500,000

Real and Personal Property

The treatment of personal property is a significant part of the property tax in every state. To get an appropriate ranking of the property taxes on all classes of property, and particularly personal property, it is important to make specific assumptions about the amount of personal property associated with each example.

As the table above shows, we made specific assumptions about the amount of personal property associated with each property example. We define the types of property as follows:

Real Property

Property consisting of land and buildings not classified as personal property for tax purposes.

Personal Property – Machinery and Equipment

This includes large and ponderous equipment, generally not portable and often mounted on special foundations. It would include such items as large printing presses and assembly robots.

Personal Property – Inventories

This includes raw materials, unfinished products, supplies and similar items.

Personal Property – Fixtures

Fixtures include such items as home or office furnishings, display racks, tools and similar items, but excluding motor vehicles. In the case of apartments, it would include such things as stoves, refrigerators, garbage disposals, air conditioners, drapes, and lawn care equipment.

The specific mix of real and personal property obviously varies by industry and location. Since some states tax most personal property and other states exempt all personal property, the tax rankings, particularly for the industrial example, are sensitive to the assumed mix of values.

In the body of this report, we present industrial rankings based on a 50% - 50% and 40% - 60% mix of real and personal property value, respectively.

This study does not include intangibles such as bank balances or financial securities in the property tax calculations.

Property Classes and True Market Values

With the permission of the Minnesota Department of Revenue's Research Division, we have borrowed the methodology they use to determine shares of real and personal business property in their biennial *Tax Incidence Study*. Using that methodology, we have calculated state-specific real property, machinery and equipment, fixtures, and inventory shares for industrial parcels. Essentially, this analysis indicates how each state-specific industry mixes affect the property tax burden on industrial parcels of equal real property value. This differs from the intent of our other analyses – to compare property tax burdens on identical parcels in various locations.

Effective Tax Rates (ETRs)

Repeated reference has already been made to the concept of effective tax rates. In contrast to statutory tax rates that generally apply to taxable values, in this study effective tax rates are used to express the relationship between net property taxes and the true market value of the property. By including the effects of all statutory tax provisions as well as the effects of local assessment practices, effective tax rates have the virtue of allowing more meaningful comparisons across states and property types.

The comparison tables included in this report show actual dollar taxes and effective tax rates ranked from highest to lowest as well as alphabetically.

Special Property Tax Provisions

This study excludes all "special property tax provisions." These are defined as provisions that, in practice, apply to less than half of all taxpayers for a given class of property. Special provisions are normally triggered by special circumstances or attributes of the taxpayer or property. Examples would include senior tax deferrals, and special valuation exclusions based on age, health or special use.

The goal of this study is to compare the actual tax experience of the largest number of taxpayers in the selected jurisdictions.

What Do Rankings Mean?

Property tax rankings must be evaluated in the broader context of each state's fiscal system. The level of property taxes in each state reflects the level of local spending there, intergovernmental aids paid to local governments, the relative use of non-property tax sources of financing public services such as local income or sales taxes and fees, for selected classes of property, state and local policies that affect the distribution of the property tax burden across properties.