50-State Property Tax Comparison Study

Payable Year 2009

MINNESOTA TAXPAYERS ASSOCIATION

April 2010

For information contact:

Lincoln Institute of Land Policy
Department of Valuation and Taxation
113 Brattle Street
Cambridge, MA 02138
617-661-3016

Minnesota Taxpayers Association
85 East 7th Place, Suite 250
Saint Paul, Minnesota 55101
651-224-7477

Acknowledgements

This report would not have been possible without the cooperation and assistance of many individuals. Aaron Twait, MTA Research Director, did most of the research, calculations, and writing. Mark Haveman, MTA Executive Director, assisted with the final editing for publication.

About the Minnesota Taxpayers Association

The Minnesota Taxpayers Association did most of the research and analysis for this study in cooperation with other members of the NTC (see below). MTA was founded in 1926 for the purpose of disseminating factual information to educate and inform all Minnesotans about Minnesota tax and spending policies. For over eighty 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.

Table of Contents

List of Tables

List of Figures

I. Executive Summary

Introduction

This is MTA's tenth national property tax comparison study. Some valuation assumptions have been dropped and others added over the course of time, so not all property types or values can be compared through the entire series. Data for property tax calculations was collected through various government websites or by using a contact-verification approach in which we asked state and local experts to provide information.

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, our tax calculations account for the effects of local assessment practices, as well as statutory tax provisions. Each hypothetical property includes assumptions about personal property and real property. Effective property tax rates (ETRs) – that is, total tax divided by total value – are presented in rank order.

We include three sets of examples for industrial (manufacturing) properties, which reflect three different assumptions regarding personal property[1]: personal property comprises 50% of the total parcel value; personal property comprises 60% of the total parcel value; and total personal property varies among states based on different industrial profiles. Our Frequently Asked Questions section has much more on this topic.

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

Readers of this study often have questions about our 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 page 52 to better understand how this statistic works, why we include it in our calculations, and what implications it can have for our results.

Minnesota's property tax system is complex and changes in tax burdens are a function of many moving parts. Readers of this study are also strongly encouraged to familiarize themselves with the design and structure of the Minnesota property tax system to assist in understanding and interpreting findings. Our primer *Understanding Your Property Taxes* can be found on the MTA website at http://mntax.org/cpfr/uypt.php.

Findings – Property Tax Rankings and Burdens

Homesteads

Minneapolis' homestead rankings rose substantially for payable 2009, with both the total burden and the effective tax rate rising in all three examples. Glencoe's rural homestead rankings are mostly unchanged from 2008 – only the $70,000-valued home changed rank, moving up one spot from 27th to 26th. Property tax burdens as a share of the national average increased in both Glencoe and Minneapolis, indicating that residential property taxes rose more rapidly than did taxes overall for this set of cities. However, property taxes are still average to below-average in Minneapolis and Glencoe than in other areas of the U.S (Table 1).

[1] Machinery and equipment, inventories, and fixtures.

Table 1: Minneapolis and Glencoe Homestead Property Tax Burdens, Rankings, Effective Tax Rates (ETR), and Burdens Compared to Study Averages, Taxes Payable 2009

City	Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
				Total	Vs. Natl. Average	
Minneapolis	$150,000	**23 (35)**	**95.0 (87.7)**	$1,861	($99)	1.241%
Minneapolis	Median*	**23 (34)**	**97.3 (87.0)**	$2,375	($44)	1.287%
Minneapolis	$300,000	**22 (27)**	**100.3 (93.4)**	$4,095	$11	1.365%
Glencoe	$70,000	**26 (27)**	**81.4 (79.9)**	$652	($149)	0.932%
Glencoe	$150,000	**26 (26)**	**92.2 (89.4)**	$1,708	($144)	1.139%
Glencoe	$300,000	**25 (25)**	**98.7 (95.7)**	$3,789	($48)	1.263%

*The median home sale price for the Minneapolis-Saint Paul metropolitan area in 2008 was $210,800 and was $184,500 for 2009. Rank is for effective tax rate (ETR) only. No median home values were available for our rural examples.

Tax burden on the median valued Minneapolis home increased 1.7% over 2008 (from $2,334 to $2,375). Although the median valued home declined 12.5% in 2009 (from $210,800 to $184,500) suggesting a lower tax burden all else being equal, higher tax rates resulting from levy decisions and a decline in total tax base offset the impact of decline in median home value. This demonstrates an important (and frequently misunderstood) point: there is no direct correlation between change in property value and change in property taxes.

Commercial

Minneapolis' commercial property tax rankings rose two or three places between 2008 and 2009 depending on value. (Table 2) Commercial property tax rankings for Glencoe are largely unchanged since 2008; the lowest valued property rose two spots to 16th, the $1 million property's ranking is unchanged, and the ranking for the $25 million increased one place to 7th. Even with these increases, commercial properties in Minnesota have still experienced significant competitive improvement since 1995, when Minnesota's rank for a $1 million commercial parcel was first for urban cities second for rural cities. However, commercial property taxes are still 12% to 44% above the national average for Minneapolis and 19% to 54% above the national average for Glencoe. A $25 million commercial parcel in Minneapolis paid $255,453 more in property taxes in 2009 than the U.S. urban average.

Table 2: Minneapolis and Glencoe Commercial Property Tax Burdens, Rankings, Effective Tax Rates (ETR), and Burdens Compared to Study Averages, Taxes Payable 2009

City	Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
				Total	Vs. Natl. Average	
Minneapolis	$100,000	**19 (22)**	**112.4 (106.3)**	$2,563	$283	2.136%
Minneapolis	$1,000,000	**11 (13)**	**140.3 (132.8)**	$32,342	$9,293	2.695%
Minneapolis	$25,000,000	**9 (12)**	**143.9 (136.9)**	$836,978	$255,453	2.790%
Glencoe	$100,000	**16 (18)**	**119.3 (121.3)**	$2,292	$370	1.910%
Glencoe	$1,000,000	**8 (8)**	**148.9 (151.6)**	$29,017	$9,534	2.418%
Glencoe	$25,000,000	**7 (8)**	**153.8 (156.4)**	$751,261	$284,695	2.504%

Industrial

Industrial property tax rankings for both Minneapolis and Glencoe remain largely unchanged from 2008 (Table 3). Urban ranking changes ranged from decline of one spot to an increase of four spots depending on personal property assumptions.[2] Rankings in Glencoe were even more

[2] Minnesota's full exemption of personal property (machinery, equipment, inventories, and fixtures) for most industrial firms (except utilities) results in lower Minnesota industrial property tax rankings than the commercial rankings, even though the total taxes payable for industrial parcels are the same as commercial parcels of the same real estate value.

stable. However, tax burdens for industrial properties in both Minneapolis and Glencoe increased relative to the study average.

Table 3: Minneapolis and Glencoe Industrial Property Tax Burdens, Rankings, Effective Tax Rates (ETR), and Burdens Compared to Study Averages, Taxes Payable 2009

City	Pers. Prop. Share	Land/Building Value	Ranking * 2009 (2008)	% U.S.** 2009 (2008)	2009 Tax		ETR
					Total	Vs. Natl. Average	
Minneapolis	50%	$100,000	**28 (29)**	**90.6 (83.8)**	$2,563	($265)	1.282%
Minneapolis	50%	$1,000,000	**16 (20)**	**111.7 (103.1)**	$32,342	$3,377	1.617%
Minneapolis	50%	$25,000,000	**18 (19)**	**114.7 (106.4)**	$836,978	$107,173	1.674%
Minneapolis	60%	$100,000	**37 (38)**	**79.2 (72.5)**	$2,563	($675)	1.025%
Minneapolis	60%	$1,000,000	**25 (25)**	**97.2 (89.4)**	$32,342	($934)	1.294%
Minneapolis	60%	$25,000,000	**24 (24)**	**99.9 (92.3)**	$836,978	($616)	1.339%
Minneapolis	State Specific	$100,000	**30 (34)**	**86.1 (78.1)**	$2,563	($454)	1.216%
Minneapolis	State Specific	$1,000,000	**22 (21)**	**105.8 (96.2)**	$32,342	$1,368	1.534%
Minneapolis	State Specific	$25,000,000	**21 (21)**	**108.7 (99.3)**	$836,978	$56,946	1.588%
Glencoe	50%	$100,000	**21 (21)**	**94.1 (94.9)**	$2,292	($145)	1.146%
Glencoe	50%	$1,000,000	**17 (17)**	**116.8 (117.7)**	$29,017	$4,181	1.451%
Glencoe	50%	$25,000,000	**16 (17)**	**120.7 (121.5)**	$751,261	$128,871	1.503%
Glencoe	60%	$100,000	**27 (26)**	**81.8 (82.2)**	$2,292	($511)	0.917%
Glencoe	60%	$1,000,000	**19 (19)**	**101.8 (102.0)**	$29,017	$500	1.161%
Glencoe	60%	$25,000,000	**19 (19)**	**105.2 (105.4)**	$751,261	$36,824	1.202%
Glencoe	State Specific	$100,000	**20 (21)**	**119.3 (88.4)**	$2,292	($319)	1.087%
Glencoe	State Specific	$1,000,000	**19 (19)**	**148.9 (109.6)**	$29,017	$2,413	1.376%
Glencoe	State Specific	$25,000,000	**17 (18)**	**153.8 (113.2)**	$751,261	$84,659	1.425%

* Rank is for effective tax rate (ETR) only.

** Comparison for state-specific calculations is between ETRs, not total tax.

Apartments

Minneapolis' apartment rankings rose from 26th to 22nd for payable 2009. The tax also increased compared to the average for all cities in our urban set, indicating that apartment taxes in Minneapolis are increasing faster than the study average.with both the total burden and the effective tax rate rising in all three examples. However, the ranking is still far below payable 1995 and payable 1998, when it was 2nd and 3rd, respectively. Although the tax burden rank for apartment properties in Glencoe did not change, the tax burden increased relative to the average for all cities in our rural set.

Table 4: Minneapolis and Glencoe Apartment Property Tax Burdens, Rankings, Effective Tax Rates (ETR), and Burdens Compared to Study Averages, Taxes Payable 2009

City	Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
				Total	Vs. Natl. Average	
Minneapolis	$600,000	**22 (26)**	**97.9 (87.3)**	$10,601	($227)	1.683%
Glencoe	$600,000	**26 (26)**	**85.8 (79.8)**	$8,109	($1,338)	1.287%

Findings – Subsidization of Homeowners

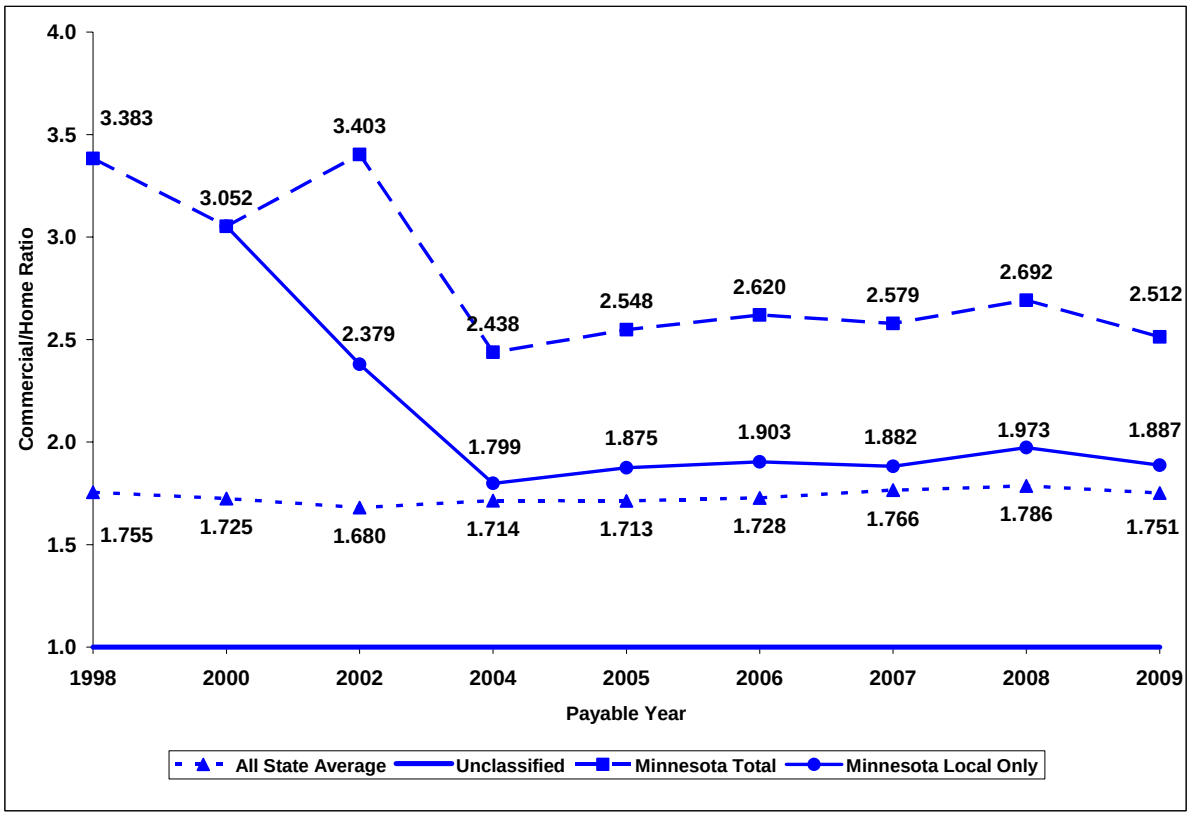
Minnesota's classification ratio – a comparison of effective tax rates between real[3] commercial property and homestead property and a measure of homeowner subsidy by businesses – indicates that, in 2009, a $1 million commercial property in Minneapolis paid 88.7% more in local property taxes on its share of property value than a homeowner in a median-valued home. When the statewide property tax is included in the analysis, the commercial property paid 151.2% higher taxes on its market value.

[3] Real property is defined as land and buildings only.

Considering local property taxes only, Minnesota's classification ratio is 7.7% higher than the U.S. average, which makes homeowners the 17th most subsidized among the 53 urban areas in this study. If the statewide property tax is included, Minnesota's rank for homeowner subsidization climbs to 9th in the nation.

Minnesota has countered a national trend of preserving a relatively steady amount of subsidy to homeowners. Since 1998, national average commercial effective tax rates consistently have been 1.7 to 1.8 times the effective tax rates on homestead properties. In contrast, Minnesota's classification ratio (for local taxes only) has declined 44% during this period to move much closer to the national average (Figure 1).

Figure 1: Various Ratios of Urban Commercial-to-Median Homestead ETRs, 1998 – 2009



Note: The ratios shown are calculated as the effective tax rate (ETR) of a $1 million commercial property to the ETR of the median value home.

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 2007[4] (Table 5).

[4] California, Delaware, Kentucky, Maryland, Nebraska, New Hampshire, Nevada, North Carolina, Oregon, Virginia, Washington, Wisconsin, and Wyoming.

Table 5: Property Tax Collections, FY 1998 and FY 2007, for States with Classification Ratios Above and Below 1.050

Fiscal Year	Classification Ratio < 1.050 (n = 13)		Classification Ratio > 1.050 (n = 40)	
	Prop Tax Per Capita	Prop Tax per $1,000 of Income	Prop Tax Per Capita	Prop Tax per $1,000 of Income
FY 1998	$773.25	$29.94	$882.12	$34.52
FY 2007	$1120.26	$30.26	$1312.70	$36.84
Pct Chg	**45.9%**	**1.1%**	**48.8%**	**6.7%**
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MTA.				

Findings – Regional Competitiveness

Commercial

Minnesota's commercial property tax competitiveness within the upper Midwest varies depending on property value and location. Higher value commercial properties are at the greatest disadvantage – a trend which has existed for many years. Minnesota's commercial tax burden ranges from 11.8% below the regional average for the $100,000 urban property to 12.8% above the regional average for the $25 million urban property; and from 15.8% below the regional average for the $100,000 rural property to 6.3% above the regional average for the $25 million rural property. Minnesota is at the greatest disadvantage with South Dakota: the tax burden is 75% to 129% higher in Minneapolis than in Sioux Falls on properties of equal value; and the tax burden is 16% to 52% higher in Glencoe than in Sisseton on properties of equal value (Table 6).

Table 6: Payable 2009 Commercial Property Tax Burdens: Minnesota and Other Upper Midwestern States

Commercial Properties						
VALUE:	**$100,000**		**$1 Million**		**$25 Million**	
States	**Urban**	**Rural**	**Urban**	**Rural**	**Urban**	**Rural**
Minnesota	**$2,563**	**$2,292**	**$32,342**	**$29,017**	**$836,978**	**$751,261**
Illinois – Chicago[5]	2,436	--	24,358	--	608,943	--
Illinois – Remainder	2,891	2,481	28,910	24,812	722,758	620,300
Iowa	4,350	4,075	43,505	40,745	1,087,622	1,018,635
Michigan	4,833	3,449	48,333	34,490	1,208,315	862,258
North Dakota	2,027	2,346	20,270	23,430	506,751	586,493
South Dakota	1,462	1,981	14,620	19,805	365,500	495,125
Wisconsin	2,683	2,420	27,173	24,480	680,227	612,746
Upper Midwest Avg.	**$2,906**	**$2,721**	**$29,939**	**$28,116**	**$752,137**	**$706,688**

Industrial

Minnesota's regional industrial property tax competitiveness also varies depending on property value and location, with higher value properties again at the greatest disadvantage. Minnesota's industrial tax burden ranges from 19.6% below the regional average for the $100,000 urban property to 1.7% above the regional average for the $25 million urban property; and from 20.0% below the regional average for the $100,000 rural property to 1.1% above the regional average for the $25 million rural property. As with commercial properties, industrial properties in rural Minnesota are also at the greatest disadvantage with South Dakota: the tax burden is 75% to 129% higher in Minneapolis than in Sioux Falls on properties of equal value; and the tax burden is 16% to 52% higher in Glencoe than in Sisseton on properties of equal value (Table 7).

[5] 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 (Buffalo and Aurora) to represent the property tax structure in the remainder of those states. In essence, our urban analysis is a comparison of 53 different property tax structures, not 50 states and D.C. with over-representation in two states.

Although industrial properties benefit from Minnesota's full exemption of personal property, it is less helpful for regional competition because Illinois, Iowa, North Dakota, and South Dakota also offer the same exemption.

Table 7: Payable 2009 Industrial Property Tax Burdens: Minnesota and Other Upper Midwestern States

Industrial Properties (40% Real Property/60% Personal Property)						
VALUE:	**$100,000**		**$1 Million**		**$25 Million**	
States	**Urban**	**Rural**	**Urban**	**Rural**	**Urban**	**Rural**
Minnesota	**$2,563**	**$2,292**	**$32,342**	**$29,017**	**$836,978**	**$751,261**
Illinois – Chicago	2,833	--	28,331	--	708,281	--
Illinois – Remainder	2,891	2,481	28,910	24,812	722,758	620,300
Iowa	4,350	4,075	43,505	40,745	1,087,622	1,018,635
Michigan	6,807	3,449	68,072	45,693	1,701,800	1,142,320
North Dakota	2,027	2,346	20,270	23,460	506,751	586,493
South Dakota	1,462	1,981	14,620	19,805	365,500	495,125
Wisconsin	2,570	2,318	26,039	23,459	651,883	587,214
Upper Midwest Avg.	**$3,188**	**$2,866**	**$32,761**	**$29,570**	**$822,697**	**$743,050**

Increases in Minnesota's statewide property tax levy would impact regional commercial-industrial competitiveness from a tax burden standpoint. A 25% increase in the statewide property tax, which would raise about $200 million per year, would move the urban commercial tax burden for a $1 million-valued property from 8.0% above the regional average to 13.8% above the regional average and would move the rural commercial tax burden for a $1 million-valued property from 3.2% above the regional average to 8.8% above the regional average. For a similarly-valued industrial parcel, a 25% increase in the statewide property tax would move the urban industrial tax burden from 1.3% below the regional average to 4.1% above it; and would move the rural industrial tax burden from 1.9% below the regional average to 3.5% above it.

Table 8: Payable 2009 Commercial and Industrial Property Tax Burdens: Minnesota and Other Upper Midwestern States, $1,000,000 Real Property, 25% Increase in Minnesota Statewide Property Tax

PROPERTY TYPE:	**Commercial**		**Industrial (60% Pers. Prop)**	
States	**Urban**	**Rural**	**Urban**	**Rural**
Minnesota	**34,354**	**30,873**	**34,354**	**30,873**
Illinois – Chicago	24,358	--	28,331	--
Illinois – Remainder	28,910	24,812	28,910	24,812
Iowa	43,505	40,745	43,505	40,745
Michigan	48,333	34,490	68,072	45,693
North Dakota	20,270	23,430	20,270	23,430
South Dakota	14,620	19,805	14,620	19,805
Wisconsin	27,173	24,480	26,039	23,459
Upper Midwest Avg.	**30,190**	**28,376**	**33,013**	**29,831**

Table 9: Summary of Selected Previous Comparison Studies by Property Type and Year

Property Type and Real Property Value	Payable 2004		Payable 2005		Payable 2006		Payable 2007		Payable 2008		Payable 2009	
	MN Rank		MN Rank		MN Rank		MN Rank		MN Rank		MN Rank	
Homestead	*Urban*	*Rural*	*Urban*	*Rural*	*Urban*	*Rural*	*Urban*	*Rural*	*Urban*	*Rural*	*Urban*	*Rural*
$70,000	37	32	**	35	**	34	**	31	**	27	**	26
$150,000	28	28	29	29	27	31	34	27	35	26	23	26
$300,000	29	28	28	27	25	26	27	23	27	25	22	25
Commercial												
$100,000	23	17	21	14	21	18	20	9	22	18	19	16
$1,000,000	14	7	14	7	11	9	12	4	13	8	11	8
$25,000,000	11	5	13	6	8	8	12	3	12	8	9	7
Industrial (50-50)												
$100,000	25	25	33	21	26	24	29	17	29	21	28	21
$1,000,000	18	17	23	14	19	18	20	11	20	17	16	17
$25,000,000	13	16	21	11	18	18	18	9	19	17	18	16
Industrial (40-60)												
$100,000	35	32	38	28	36	31	37	21	38	26	37	27
$1,000,000	26	22	30	20	25	23	26	17	25	19	25	19
$25,000,000	24	20	28	18	23	22	24	15	24	19	24	19
Industrial (State-Specific)#												
$100,000	**	**	**	**	**	**	**	**	34	21	30	20
$1,000,000	**	**	**	**	**	**	**	**	21	19	22	19
$25,000,000	**	**	**	**	**	**	**	**	21	18	21	17
Apartment												
$600,000	26	29	28	29	27	28	29	29	26	26	22	26

Note: The table omits results from our payable 1995, 1998, 2000, and 2002 studies.
Ranks are for ETRs only, not total tax burdens

This Page Intentionally Blank

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[6] (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[7] 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.

[6] As estimated by the U.S. Census Bureau for July 1, 2008.
[7] http://www.ers.usda.gov/briefing/rurality/ruralurbcon/

II. Frequently Asked Questions

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 or which often translates into relatively higher property tax burdens. 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 $2,280, 15.6% 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 is paying 15.6% less in taxes on the same piece of property in 2009.

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:

- Policies freezing or capping increases in home value or residential taxes provide relief are largely based 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.
- Many property tax relief programs are income-sensitive. This study does not incorporate those relief programs; however, this is an area we are investigating for possible future inclusion.

This study does includes 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 calculation 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 sample properties in our study 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 actual tax on the property 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 2009 that apply to the largest number of properties in each of our study locations. We defined "payable 2009 property taxes" as those taxes where the lien affixes to the property in 2009, regardless of when the taxes are actually due.

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.

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.

II. Frequently Asked Questions

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 (such as Minnesota), 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 47.4% land and buildings (real property) and 52.6% personal property. Overall, the shares of personal property range from 48.5% (Wyoming) to 57.8% (North Dakota).

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. Introduction

This study reports on relative property tax burdens across the United States, and updates our payable 2008 study. We compare effective property tax rates for four classes of property located in the largest city of each state[8] (plus an additional city for Illinois and New York[9]) 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. This methodology to creates more 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. 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 states have relatively high property tax levies because their local governments are more dependent on "own-source" revenue (revenue they raise themselves) or have limited non-property tax options available to them (such as in Minnesota). 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[10]. 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).

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[11]. 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. Essentially, this analysis indicates how each state-specific industry mixes affect the property tax burden on industrial parcels of equal value. 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 48.5% (Wyoming) to 57.8% (North Dakota). 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.

[8] Based on the U.S. Census Bureau's estimated July 1, 2008 populations for U.S. cities.

[9] 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.

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

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

III. Introduction

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 2008 edition of this study. That study omitted Indianapolis because tax rate data was not available by the writing deadline. Rate data for Indianapolis is again available on a timely basis, and so we have substituted Indianapolis for Fort Wayne, Indiana in our urban analysis and for Wichita, Kansas in our set of the nation's fifty largest cities. Our set of rural cities has changed as follows:

State	Pay 08 Study	Pay 09 Study	State	Pay 08 Study	Pay 09 Study
IL	Hillsboro	Clinton	PA	Brookville	Ridgway
KS	Fredonia	Iola	WI	Viroqua	Rice Lake

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. Appendix A 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.

Section IV reviews the property tax rankings for Minneapolis (Minnesota's largest city) and Glencoe (Minnesota's rural representative in this study). This section 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 V, VI and VII contain the complete set of comparison tables referenced in this report.

Section VIII is an appendix detailing our methodology and assumptions.

IV. Findings

Residential Homestead Property Tax Rankings and Burdens

Largest City in Each State (Urban)

Compared to other urban cities (Table 10), Minneapolis' homestead rankings rose substantially for 2009, with the magnitude of change dependent on value. The $150,000 home moved up twelve spots to 23rd and the $300,000 home rose five places to 22nd. Much of this increase was attributable to a 7.0% increase in the total property tax rate applicable to properties in Minneapolis, and to a 54.8% increase in the referendum tax rate (applied against market value).

Because home values vary significantly throughout the country, we also calculate and rank property taxes on median home values.[12] This analysis indicates that, compared with the largest urban area in every state, Minneapolis ranks 19th in total tax (up from 25th in 2008), at $2,375; and 23rd in ETR (up eleven spots from 34th) at 1.287%. Compared with the largest fifty U.S. cities, Minneapolis ranked 21st in total tax and 20th in ETR.

Note that for all three examples, the total tax burden rose when measured as a share of the national average (i.e. – the average of all cities in our urban set). This indicates that residential property taxes in Minneapolis grew more quickly (or fell less slowly) between 2008 and 2009 than for the entire set of "urban" cities in the study.

Table 10: Minneapolis Homestead Property Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$150,000	**23 (35)**	**95.0 (87.7)**	$1,861	($99)	1.241%
Median*	**23 (34)**	**97.3 (87.0)**	$2,375	($44)	1.287%
$300,000	**22 (27)**	**100.3 (93.4)**	$4,095	$11	1.365%

* Rank is for ETR (effective tax rate) only.

Though the class rate for all three homes in Minneapolis is 1% of value, the ETRs are higher for higher valued homes because the market value credit Minnesota provides is designed to phase out for values beginning at $76,000; homes valued over $414,000 receive no credit.

When comparing a $500,000 valued home in Minneapolis with $500,000 homes with the 52 other urban cities (Table 11), Minneapolis' rank dropped back to 23rd, with a total tax of $7,021, about 1.3% above the study average for these cities. The effective tax rate was 1.404%. Minneapolis' ranking rose to 20th for the $750,000 home and moved up to to 19th for the $1 million home. These represent four or five place increases from the 2008 rankings for each value, which were 27th, 25th and 23rd, respectively.

Table 11: How Minneapolis Homestead Property Taxes Rise with Value, Payable 2009

Real Value	Total Tax	ETR	Urban Rank
$150,000	$1,861	1.241%	23
$300,000	$4,095	1.365%	22
$500,000	$7,021	1.404%	23
$750,000	$11,285	1.505%	20
$1,000,000	$15,548	1.555%	19

There are two reasons why effective tax rates (and rankings) rise as home value rises. Minnesota's two-tiered classification system for homestead properties is one factor: all value up

[12] The median sales price for residential properties in the Minneapolis-St. Paul metropolitan area was $210,800 in the second quarter of 2008 and $184,500 in the second quarter of 2009. Median home value data is from the National Association of Realtors, except where noted otherwise.

to $500,000 is taxed at 1.0% of appraised value, while value in excess of $500,000 is taxed at 1.25% of appraised value. An additional factor is the phase-out of Minnesota's market value credit, as previously discussed.

Rural

Table 12 provides a snapshot of our Minnesota's rural homestead property tax findings. Compared to other rural municipalities, Glencoe's total tax paid and ETR remain below the study average in all cases. The rankings remained the same from 2008 for all homestead values, except for the $70,000-valued homestead where the rank rose one spot (from 27th to 26th). As with Minneapolis, the tax burden grew compared to the study average, indicating faster property tax growth in Glencoe than for the set of rural cities as a whole. The rankings have remained largely unchanged since 2002. Though not a typical value for a home in Glencoe, we still calculated a $300,000 example for comparative purposes. No median home values were available for rural cities.

Table 12: Glencoe Homestead Property Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$70,000	**26 (27)**	**81.4 (79.9)**	$652	($149)	0.932%
$150,000	**26 (26)**	**92.2 (89.4)**	$1,708	($144)	1.139%
$300,000	**25 (25)**	**98.7 (95.7)**	$3,789	($48)	1.263%

Commercial Property Tax Rankings and Burdens

Largest City in Each State (Urban)

This study calculates property tax burdens and rankings for commercial property (assumed to be office buildings) and are parcels consisting of: $100,000 real property value with $20,000 of personal property; $1 million real property value with $200,000 of personal property; and $25 million real property value with $5 million of personal property. (Appendix A has exact figures.)

Minneapolis' commercial property tax rankings increased between 2008 and 2009. The $100,000 parcel's ranking rose from 22nd to 19th nationally, the $1 million parcel moved up two places from 13th to 11th, and the $25 million parcel's ranking rose three places from 12th to 9th. The sharp jump in rank between the $100,000 and $1 million parcels is due to Minnesota's tiered assessment rate for commercial property: value under $150,000 is assessed at 1.5% and value over $150,000 is assessed at 2.0%.

The total tax payable on each parcel increased anywhere from 8.4% to 9.1% from the payable 2008 tax, depending on the parcel's value, moving the tax burden on Minneapolis' commercial properties further above the study average. However, these rankings still represent marked competitive improvement over 1995, when Minneapolis ranked first in the country for $1 million-valued commercial parcels.

Table 13: Minneapolis Commercial Property Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$100,000	**19 (22)**	**112.4 (106.3)**	$2,563	$283	2.136%
$1,000,000	**11 (13)**	**140.3 (132.8)**	$32,342	$9,293	2.695%
$25,000,000	**9 (12)**	**143.9 (136.9)**	$836,978	$255,453	2.790%

Rural

Glencoe's rankings rose slightly between 2008 and 2009 (Table 14): the $100,000 parcel's ranking rose two spots to 16th; the ranking for the $1 million parcel remained constant at 8th; and the ranking for the $25 million property climbed one spot from 8th to 7th. Tax burdens as a share

of the national average decreased for all three examples. As with the urban example, rural ETRs increase as value increases because business real property valued in excess of $150,000 is assessed at a higher rate, and therefore a greater proportion of the parcel is taxed.

Table 14: Glencoe Commercial Property Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$100,000	**16 (18)**	**119.3 (121.3)**	$2,292	$370	1.910%
$1,000,000	**8 (8)**	**148.9 (151.6)**	$29,017	$9,534	2.418%
$25,000,000	**7 (8)**	**153.8 (156.4)**	$751,261	$284,695	2.504%

Industrial Property Tax Rankings and Burdens

We consider industrial properties separately from commercial properties because they have higher proportions of personal property. Since states or localities often vary in their tax treatment of personal property, especially inventories, there can be substantial differences in commercial property rankings and industrial property rankings.

In our first four studies, we assumed that personal property value comprised 50% of the total parcel value[13]. There was evidence of enough variability among the states that we added a second example which assumes 40% real property and 60% personal property, beginning with our payable 2004 study[14]. All studies have specified a mix of personal property in the ratio of 5:4:1 between machinery and equipment, inventories, and fixtures (see Appendix A for definitions and more information).

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 property in their biennial *Tax Incidence Study*. Using that methodology, we began calculating state-specific real property, machinery and equipment, fixtures, and inventory shares for industrial parcels with our payable 2008 study. We then calcluated tax burdens using examples where the value of real property is constant from state to state, but the value of personal property does change based on the composition of each state's industrial base. Essentially, this analysis indicates how each state's industrial base composition affects the property tax burden on industrial parcels of equal real value. In other words, it provides a "real feel" analysis; providing some measure of what the tax burden on an "average" industrial property in each state is at different value levels. 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 48.5% (Wyoming) to 57.8% (North Dakota). These findings validate the two sets of assumptions we have used in calculating the burden on industrial parcels, and indicates that they serve as useful "bookends" within which most state's average industrial parcels fall.

Largest City in Each State (Urban)

Minneapolis' industrial property tax rankings changed from 2008 to 2009 as follows (Table 15):

- **50% personal property assumption:** rankings rose by either one or four places, depending on value
- **60% personal property assumption:** the ranking for the $100,000-valued property rose one place, from 38th to 37th; ranks for other properties were unchanged at 25th for the $1 million parcel and 24th for the $25 million parcel

[13] Based on our research, computer or electronics manufacturers or food and beverage manufacturers are examples of businesses with industrial parcels containing roughly 50% personal property.

[14] Based on our research, fabricated metal manufacturers or non-electrical machinery manufacturers are examples of businesses with industrial parcels containing roughly 60% personal property.

- **State-specific personal property assumptions:** the $100,000-valued property rose four places from 34th to 30th; the $1 million property fell one spot from 21st to 22nd; and the $25 million property's rank was unchanged at 21st

Compared to other urban cities, Minneapolis' industrial property taxes are above-average for $1 million and $25 million-valued properties under the 50% and state-specific personal property assumptions. The owner of an industrial property in Minneapolis with real value of $25 million with 50% total personal property is paying $107,173 more in taxes than competitors nationwide, on average. However, relative burdens remain lower than in payable 2004, when the $1 million property was 21.0% higher than the average and the $25 million property 24.7% higher than the average[15].

Astute readers may notice that Minnesota's industrial property tax rankings are lower than the commercial rankings, even though commercial and industrial property taxes are the same for each jurisdiction. Minnesota's full exemption of personal property for most industrial firms (except utilities) is the reason for this – since industrial properties have larger proportions of personal property they receive a greater benefit and have a lower effective tax rate, making them more competitive on a tax burden basis than commercial properties.

Table 15: Minneapolis Industrial Tax Burdens and Rankings, Taxes Payable 2009

Pers. Prop. Share	Land/Building Value	Ranking * 2009 (2008)	% U.S.** 2009 (2008)	2009 Tax		ETR
				Total	Vs. Natl. Average	
50%	$100,000	**28 (29)**	**90.6 (83.8)**	$2,563	($265)	1.282%
50%	$1,000,000	**16 (20)**	**111.7 (103.1)**	$32,342	$3,377	1.617%
50%	$25,000,000	**18 (19)**	**114.7 (106.4)**	$836,978	$107,173	1.674%
60%	$100,000	**37 (38)**	**79.2 (72.5)**	$2,563	($675)	1.025%
60%	$1,000,000	**25 (25)**	**97.2 (89.4)**	$32,342	($934)	1.294%
60%	$25,000,000	**24 (24)**	**99.9 (92.3)**	$836,978	($616)	1.339%
State Specific	$100,000	**30 (34)**	**86.1 (78.1)**	$2,563	($454)	1.216%
State Specific	$1,000,000	**22 (21)**	**105.8 (96.2)**	$32,342	$1,368	1.534%
State Specific	$25,000,000	**21 (21)**	**108.7 (99.3)**	$836,978	$56,946	1.588%

* Rank is for effective tax rate (ETR) only.

** Comparison for state-specific calculations is between ETRs, not total tax.

These examples indicate the importance of the personal property assumptions: as the personal property share increases, the effective tax rates and rankings for Minneapolis' industrial properties decline.

Rural

Property tax rankings and relative burdens on industrial properties in Glencoe did not change significantly in 2009. (Note: we include a $25 million example, even though it is not typical for Glenoe, to provide comparability to other rural and urban locations.)

- **50% personal property assumption:** rankings were unchanged except for the $25 million property, where the rank rose one place from 17th to 16th
- **60% personal property assumption:** the ranking for the $100,000-valued property fell one place, from 26th to 27th; ranks for other properties were unchanged at 19th for both the $1 million parcel and the $25 million parcel
- **State-specific personal property assumptions:** the $100,000-valued property rose one place from 21st to 20th; the $1 million property remained unchanged at 19th; and the $25 million property's rank climbed one place from 18th to 17th

Glencoe has higher property tax burdens relative to the national average than Minneapolis; here only the $100,000-valued properties have tax burdens below the national average.

[15] Refers to the 50% personal property assumption.

Table 16: Glencoe Industrial Tax Burdens and Rankings, Taxes Payable 2009

Pers. Prop. Share	Land/Building Value	Ranking * 2009 (2008)	% U.S.** 2009 (2008)	2009 Tax		ETR
				Total	Vs. Natl. Average	
50%	$100,000	**21 (21)**	**94.1 (94.9)**	$2,292	($145)	1.146%
50%	$1,000,000	**17 (17)**	**116.8 (117.7)**	$29,017	$4,181	1.451%
50%	$25,000,000	**16 (17)**	**120.7 (121.5)**	$751,261	$128,871	1.503%
60%	$100,000	**27 (26)**	**81.8 (82.2)**	$2,292	($511)	0.917%
60%	$1,000,000	**19 (19)**	**101.8 (102.0)**	$29,017	$500	1.161%
60%	$25,000,000	**19 (19)**	**105.2 (105.4)**	$751,261	$36,824	1.202%
State Specific	$100,000	**20 (21)**	**87.8 (88.4)**	$2,292	($319)	1.087%
State Specific	$1,000,000	**19 (19)**	**109.1 (109.6)**	$29,017	$2,413	1.376%
State Specific	$25,000,000	**17 (18)**	**112.7 (113.2)**	$751,261	$84,659	1.425%

* Rank is for effective tax rate (ETR) only.

** Comparison for state-specific calculations is between ETRs, not total tax.

Apartment Property Tax Rankings and Burdens

Largest City in Each State (Urban)

Property taxes were calculated on a 20-unit, $600,000 unfurnished apartment building with $30,000 of personal property. Our findings indicate that Minneapolis' apartment tax of $10,601 for such a building was 2.1% below the national average (Table 17). Relative to other cities in our urban set, Minneapolis' payable 2009 apartment taxes rank 22nd. This is an increase in four places over payable 2008 – the largest year-to-year increase yet in the urban apartment ranking.

Property taxes on urban apartments increased between 2008 and 2009 in absolute value and as a share of the property's value (the effective tax rate). The tax also increased compared to the average for all cities in our urban set, indicating that apartment taxes in Minneapolis are increasing faster than the study average. However, the ranking is still far below payable 1995 and payable 1998, when it was 2nd and 3rd, respectively.

Table 17: Minneapolis Apartment Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$600,000	**22 (26)**	**97.9 (87.3)**	$10,601	($227)	1.683%

Rural

Minnesota's ranking for rural apartment taxes was unchanged, continuing the stable trend we have seen since 2004. The tax on the Glencoe apartment rose relative to the national average (Table 18). Glencoe's burden is about $1,300 lower than the national average, primarily because the sales ratio for apartments is 78.9%. This low sales ratio artificially deflates both the tax burden and the rankings for Glencoe; if apartment properties in Glencoe were appraised for tax purposes at or near their market value we would expect the tax burden to be near the study average and the ranking to be accordingly higher.

Table 18: Glencoe Apartment Tax Burdens and Rankings, Taxes Payable 2009

Land/Building Value	Ranking 2009 (2008)	% U.S. 2009 (2008)	2009 Tax		ETR
			Total	Vs. Natl. Average	
$600,000	**26 (26)**	**85.8 (79.8)**	$8,109	($1,338)	1.287%

Findings – Subsidization of Homeowners

Table 19 shows the ratio of the effective tax rate on a $1 million commercial property to the effective tax rate 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.[16]

Table 19: Commercial-Homestead Classification Ratios for Payable 2009, Urban Cities

State	City	Median Value	Ratio	Rank	State	City	Median Value	Ratio	Rank
New York	New York City	379,800	6.496	1	Michigan	Detroit	10,735	1.266	26
Massachusetts	Boston	336,100	4.209	2	Ohio	Columbus	136,600	1.264	27
Hawaii	Honolulu	569,500	3.828	3	Montana	Billings	111,100	1.263	28
Colorado	Denver	223,700	3.556	4	Texas	Houston	157,400	1.232	29
Arizona	Phoenix	131,100	3.318	5	Georgia	Atlanta	121,400	1.225	30
South Carolina	Columbia	137,900	3.198	6	Vermont	Burlington	157,200	1.225	31
Louisiana	New Orleans	165,800	2.541	7	Arkansas	Little Rock	134,600	1.224	32
Indiana	Indianapolis	121,300	2.517	8	New Mexico	Albuquerque	182,200	1.200	33
Minnesota	**Minneapolis**	**184,500**	**2.512**	**9**	Alaska	Anchorage	139,100	1.111	34
District of Columbia	Washington	319,200	2.474	10	North Dakota	Fargo	141,200	1.092	35
Iowa	Des Moines	150,100	2.352	11	Illinois	Aurora	204,300	1.076	36
West Virginia	Charleston	131,200	2.177	12	Oklahoma	Oklahoma City	128,300	1.072	37
Kansas	Wichita	125,300	2.136	13	Maine	Portland	209,400	1.066	38
Missouri	Kansas City	144,100	2.132	14	Wisconsin	Milwaukee	200,000	1.027	39
Rhode Island	Providence	215,700	2.126	15	California	Los Angeles	311,100	1.023	40
Alabama	Birmingham	152,300	2.107	16	Connecticut	Bridgeport	380,200	1.000	41
Illinois	Chicago	204,300	1.953	17	Delaware	Wilmington	211,000	1.000	41
Minnesota minus state C/I	*Minneapolis*	*184,500*	*1.887*	--	Nebraska	Omaha	134,900	1.000	41
Utah	Salt Lake City	216,500	1.850	18	New Hampshire	Manchester	222,600	1.000	41
Idaho	Boise	160,400	1.845	19	New Jersey	Newark	379,400	1.000	41
Mississippi	Jackson	140,100	1.771	20	North Carolina	Charlotte	199,700	1.000	41
U.S. Average			**1.751**	--	Oregon	Portland	246,200	1.000	41
U.S. Average (w/o NYC)			**1.660**	--	Washington	Seattle	328,400	1.000	41
New York	Buffalo	115,400	1.636	21	Wyoming	Cheyenne	108,200	1.000	41
Tennessee	Memphis	121,100	1.600	22	Nevada	Las Vegas	141,800	0.991	50
Pennsylvania	Philadelphia	211,000	1.571	23	Virginia	Virginia Beach	216,000	0.963	51
Florida	Miami	152,700	1.373	24	Maryland	Baltimore	253,000	0.957	52
South Dakota	Sioux Falls	146,000	1.284	25	Kentucky	Louisville	132,700	0.957	53

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

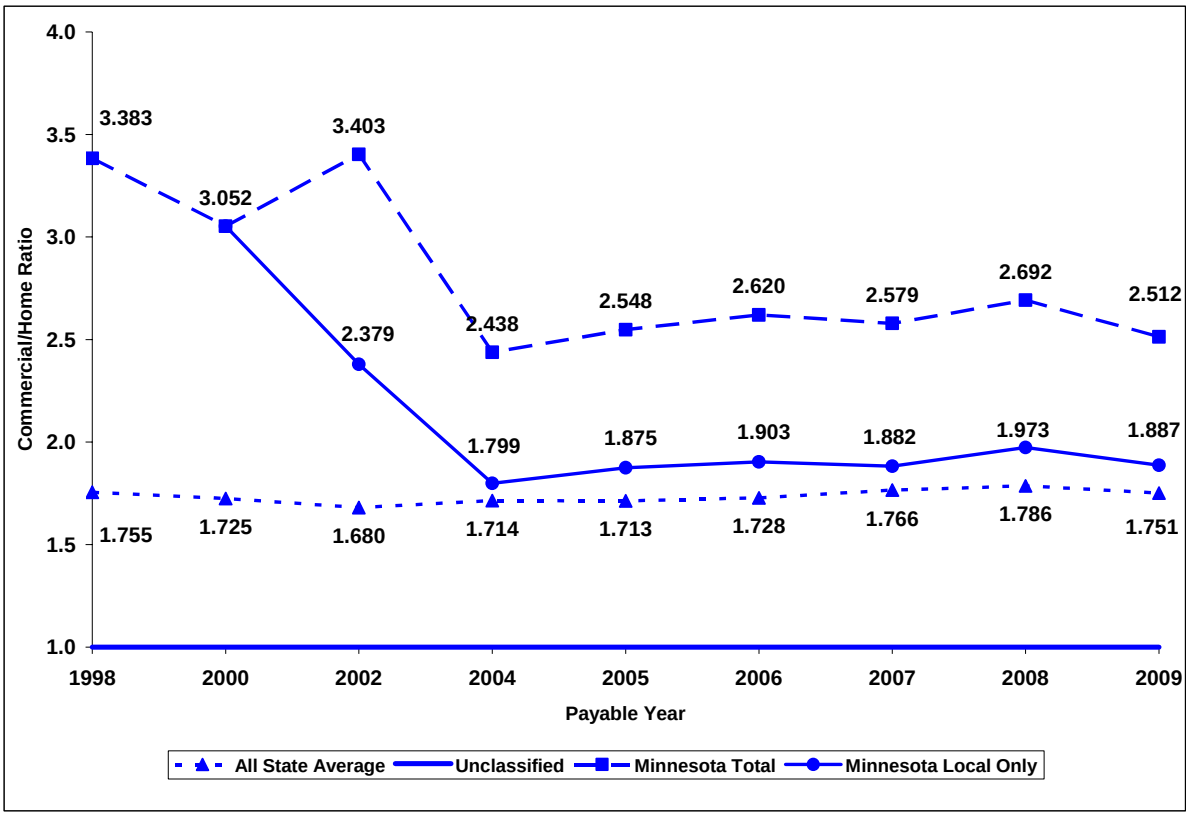
[16] Four locations have a ratio below 1.0, meaning that their classification systems favor commercial properties over homesteads. This is simply a function of applying the sales ratio; commercial properties in these locations are underassessed when compared to homestead properties.

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.

States 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 38% of the value of the median home is excluded from taxation, and the homestead tax rate is some 39% that of commercial and industrial properties.

Minnesota's classification ratio for local property taxes only, 1.887, ranks 17th overall and indicates that in 2009, a $1 million commercial property in Minneapolis paid 88.7% more in local property taxes on its share of property than a median-valued home. This accurately measures the degree of subsidization at the local level, but disregards the statewide levy imposed on commercial and industrial property.[17] Including that levy increases the ratio for payable 2009 to 2.512, giving Minnesota the 9th highest ratio overall, down from 8th highest in 2008 and 7th highest for 2007. With the statewide levy included in the analysis, commercial property paid 151.2% higher taxes on its market value. Figure 2 shows trends since 1998.

Figure 2: Commercial-Homestead Classification Ratio, Minnesota Local-Only and Total and All State Average, 1998 – 2009



As the figure indicates, Minnesota has countered a national trend of preserving a relatively steady amount of subsidy to homeowners. Since 1998, average commercial effective tax rates have been

[17] In 2001, Minnesota imposed a statewide property tax on business and cabin property with a dollar amount of levy specified in statute (about $592 million in 2002, the first year) that increases annually by the Implicit Price Deflator for State and Local Government Purchases. In 2006, the share of the tax paid by cabins was fixed at 5%, with the remainder paid by business properties. For payable 2009, the tax was roughly $776.6 million.

nationally 1.7 to 1.8 times the effective tax rates on homestead properties. In contrast, Minnesota's classification ratio (for local taxes only) has declined 44% during thie period to move much closer to the national average.

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 20 shows the classification ratio for apartments versus homes.

Table 20: Ratio of Apartment Effective Tax Rates (ETRs) to Homestead Rates, Urban Cities, Payable 2009

State	City	Median Value	Ratio	Rank	State	City	Median Value	Ratio	Rank
New York	New York City	379,800	6.423	1	Alaska	Anchorage	139,100	1.111	27
South Carolina	Columbia	137,900	3.198	2	North Dakota	Fargo	141,200	1.092	28
Indiana	Indianapolis	121,300	2.517	3	Illinois	Aurora	204,300	1.076	29
Iowa	Des Moines	150,100	2.352	4	Oklahoma	Oklahoma City	128,300	1.072	30
West Virginia	Charleston	131,200	2.141	5	Maine	Portland	209,400	1.066	31
Alabama	Birmingham	152,300	2.107	6	New Mexico	Albuquerque	182,200	1.037	32
Rhode Island	Providence	215,700	2.000	7	Wisconsin	Milwaukee	200,000	1.026	33
Idaho	Boise	160,400	1.845	8	California	Los Angeles	311,100	1.023	34
Louisiana	New Orleans	165,800	1.826	9	Kansas	Wichita	125,300	1.022	35
Mississippi	Jackson	140,100	1.771	10	Utah	Salt Lake City	216,500	1.018	36
Massachusetts	Boston	336,100	1.747	11	Connecticut	Bridgeport	380,200	1.000	37
New York	Buffalo	115,400	1.636	12	Delaware	Wilmington	211,000	1.000	37
Tennessee	Memphis	121,100	1.600	13	Missouri	Kansas City	144,100	1.000	37
Arizona	Phoenix	131,100	1.436	14	Montana	Billings	111,100	1.000	37
U.S. Average			**1.413**		Nebraska	Omaha	134,900	1.000	37
Florida	Jacksonville	152,700	1.373	15	New Hampshire	Manchester	222,600	1.000	37
Minnesota	**Minneapolis**	**184,500**	**1.373**	**16**	New Jersey	Newark	379,400	1.000	37
Vermont	Burlington	157,200	1.365	17	North Carolina	Charlotte	199,700	1.000	37
U.S. Average w/o NYC			**1.317**		Oregon	Portland	246,200	1.000	37
South Dakota	Sioux Falls	146,000	1.284	18	Pennsylvania	Philadelphia	211,000	1.000	37
District of Columbia	Washington	319,200	1.274	19	Washington	Seattle	328,400	1.000	37
Michigan	Detroit	10,735	1.274	20	Wyoming	Cheyenne	108,200	1.000	37
Ohio	Columbus	136,600	1.264	21	Nevada	Las Vegas	141,800	0.997	49
Georgia	Atlanta	121,400	1.225	22	Colorado	Denver	223,700	0.983	50
Arkansas	Little Rock	134,600	1.224	23	Maryland	Baltimore	253,000	0.957	51
Texas	Houston	157,400	1.184	24	Kentucky	Louisville	132,700	0.957	52
Illinois	Chicago	204,300	1.127	25	Virginia	Virginia Beach	216,000	0.814	53
Hawaii	Honolulu	569,500	1.115	26					

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

The subsidy for homeowners versus renters (of 4+ unit apartments) in Minnesota takes two forms: the market value credit available only to owner-occupied property, and a class rate of 1% for the first $500,000 of home value, compared to a class rate of 1.25% for apartments.

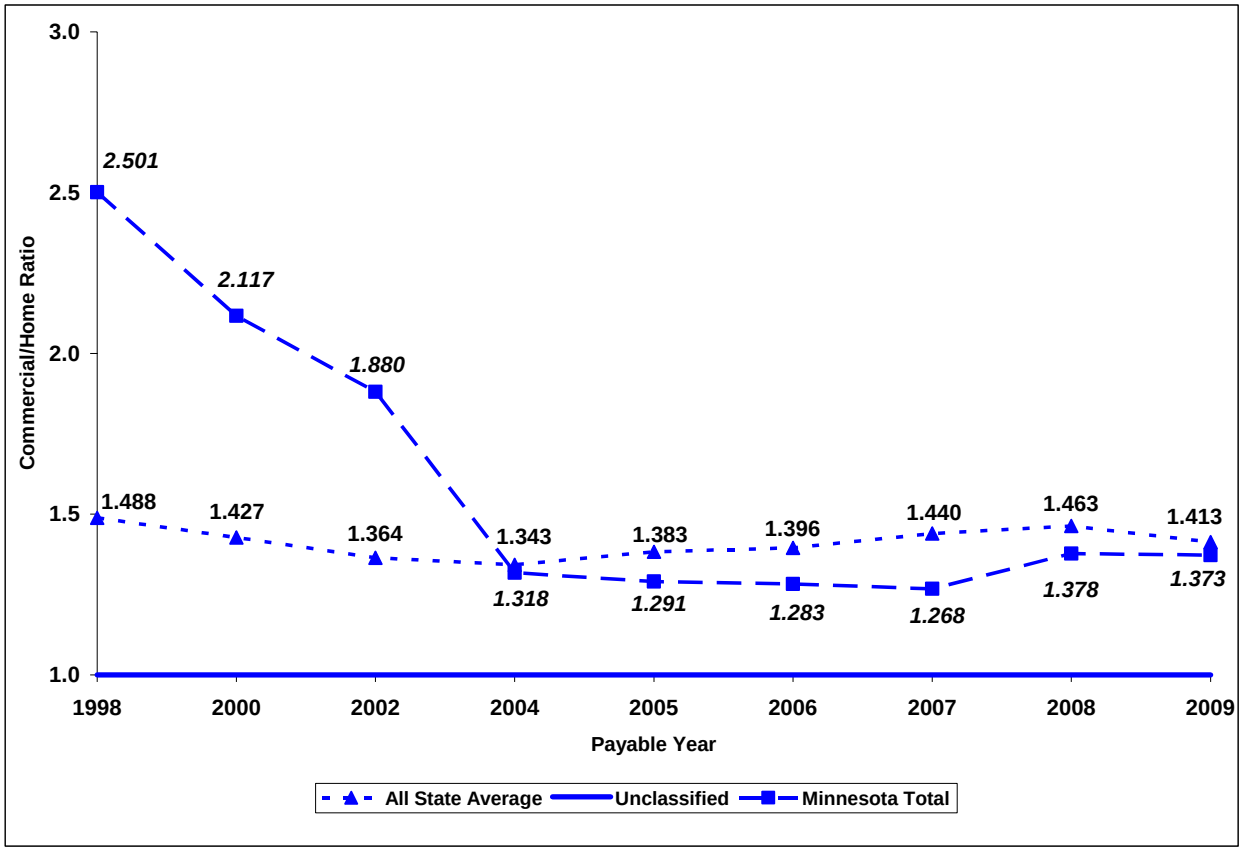
Minneapolis' apartment-to-home ratio fell negligibly in 2009, from 1.378 to 1.373, and the rank fell two spots from 14th to 16th. The ratio was 2.8% below the U.S. average (1.373 versus 1.413),

and when the city of New York, an outlier, was excluded, Minnesota's ratio was 4.3% above the figure typical of other states.

Overall, the U.S. average decreased 3.4% from the previous year; or by 0.6% if New York City, an outlier, is excluded. This indicates that effective tax rates for apartment properties increased vis-à-vis effective tax rates for the average median home, largely because the average median home value fell from $220,228 in the payable 2008 study to $196,983 for this study. Many homestead subsidies are offered on a fixed basis (such as Arkansas' $300 homestead credit or Illinois' exemption for $5,000 of assessed homestead value); these subsidies become more valuable as home value decreases, since they absorb a higher share of the potential tax (causing effective tax rates to fall).

Figure 3 provides information on how this ratio has changed since 1998. The contrast between Minnesota and the national average is even more marked here: while average apartment effective tax rates have been nationally 1.3 to 1.4 times the effective tax rates on homestead properties, Minnesota's classification ratio has declined from nearly 70% above the national average to 2.9% below it.

Figure 3: Apartment-Homestead Classification Ratio, Minnesota Local-Only and Total and All State Average, 1998 – 2009



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 2007[18] (Table 21).

[18] California, Delaware, Kentucky, Maryland, Nebraska, New Hampshire, Nevada, North Carolina, Oregon, Virginia, Washington, Wisconsin, and Wyoming had commercial-homestead classification ratios of 1.050 or less in

Table 21: Property Tax Collections, FY 1998 and FY 2007, for States with Classification Ratios Above and Below 1.050

Fiscal Year	Classification Ratio < 1.050 (n = 13)		Classification Ratio > 1.050 (n = 40)	
	Prop Tax Per Capita	Prop Tax per $1,000 of Income	Prop Tax Per Capita	Prop Tax per $1,000 of Income
FY 1998	$773.25	$29.94	$882.12	$34.52
FY 2007	$1120.26	$30.26	$1312.70	$36.84
Pct Chg	**45.9%**	**1.1%**	**48.8%**	**6.7%**
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MTA.				

Skeptics may argue that California should not be included with states that do not include homeowner subsidies, since Prop 13 has created substantial homeowner subsidies that this study does not measure. However, changing California's classification does little to change these findings (Table 22).

Table 22: Property Tax Collections, FY 1998 and FY 2007, 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 = 12)		Classification Ratio > 1.050 (n = 41)	
	Prop Tax Per Capita	Prop Tax per $1,000 of Income	Prop Tax Per Capita	Prop Tax per $1,000 of Income
FY 1998	$785.64	$30.92	$864.07	$33.65
FY 2007	$1,123.27	$31.39	$1,287.00	$35.58
Pct Chg	**43.0%**	**1.5%**	**48.9%**	**5.7%**
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MTA.				

Findings – Regional Competitiveness

Commercial

Minnesota's commercial property tax competitiveness within the upper Midwest varies depending on property value and location. Higher value commercial properties are at the greatest disadvantage – a trend which has existed for many years. Minnesota's commercial tax burden ranges from 11.8% below the regional average for the $100,000 urban property to 12.8% above the regional average for the $25 million urban property; and from 15.8% below the regional average for the $100,000 rural property to 6.3% above the regional average for the $25 million rural property. Minnesota is at the greatest disadvantage with South Dakota: the tax burden is 75% to 129% higher in Minneapolis than in Sioux Falls on properties of equal value; and the tax burden is 16% to 52% higher in Glencoe than in Sisseton on properties of equal value (Table 23).

at least five of the seven property tax studies MTA released between payable 1998 and payable 2007; meaning that these states generally provide little or no property tax subsidy to homeowners.

Table 23: Payable 2009 Commercial Property Tax Burdens: Minnesota and Other Upper Midwestern States

Commercial Properties						
VALUE:	**$100,000**		**$1 Million**		**$25 Million**	
States	**Urban**	**Rural**	**Urban**	**Rural**	**Urban**	**Rural**
Minnesota	**$2,563**	**$2,292**	**$32,342**	**$29,017**	**$836,978**	**$751,261**
Illinois – Chicago[19]	2,436	--	24,358	--	608,943	--
Illinois – Remainder	2,891	2,481	28,910	24,812	722,758	620,300
Iowa	4,350	4,075	43,505	40,745	1,087,622	1,018,635
Michigan	4,833	3,449	48,333	34,490	1,208,315	862,258
North Dakota	2,027	2,346	20,270	23,430	506,751	586,493
South Dakota	1,462	1,981	14,620	19,805	365,500	495,125
Wisconsin	2,683	2,420	27,173	24,480	680,227	612,746
Upper Midwest Avg.	**$2,906**	**$2,721**	**$29,939**	**$28,116**	**$752,137**	**$706,688**

Industrial

Minnesota's regional industrial property tax competitiveness also varies depending on property value and location, with higher value properties again at the greatest disadvantage. Minnesota's industrial tax burden ranges from 19.6% below the regional average for the $100,000 urban property to 1.7% above the regional average for the $25 million urban property; and from 20.0% below the regional average for the $100,000 rural property to 1.1% above the regional average for the $25 million rural property. As with commercial properties, industrial properties in rural Minnesota are also at the greatest disadvantage with South Dakota: the tax burden is 75% to 129% higher in Minneapolis than in Sioux Falls on properties of equal value; and the tax burden is 16% to 52% higher in Glencoe than in Sisseton on properties of equal value (Table 24).

Although industrial properties benefit from Minnesota's full exemption of personal property, it is less helpful for regional competition because Illinois, Iowa, North Dakota, and South Dakota also offer the same exemption.

Table 24: Payable 2009 Industrial Property Tax Burdens: Minnesota and Other Upper Midwestern States

Industrial Properties (40% Real Property/60% Personal Property)						
VALUE:	**$100,000**		**$1 Million**		**$25 Million**	
States	**Urban**	**Rural**	**Urban**	**Rural**	**Urban**	**Rural**
Minnesota	**$2,563**	**$2,292**	**$32,342**	**$29,017**	**$836,978**	**$751,261**
Illinois – Chicago	2,833	--	28,331	--	708,281	--
Illinois – Remainder	2,891	2,481	28,910	24,812	722,758	620,300
Iowa	4,350	4,075	43,505	40,745	1,087,622	1,018,635
Michigan	6,807	3,449	68,072	45,693	1,701,800	1,142,320
North Dakota	2,027	2,346	20,270	23,460	506,751	586,493
South Dakota	1,462	1,981	14,620	19,805	365,500	495,125
Wisconsin	2,570	2,318	26,039	23,459	651,883	587,214
Upper Midwest Avg.	**$3,188**	**$2,866**	**$32,761**	**$29,570**	**$822,697**	**$743,050**

Increases in Minnesota's statewide property tax levy would impact regional commercial-industrial competitiveness from a tax burden standpoint (Table 25). A 25% increase in the statewide property tax, which would raise about $200 million per year, would move the urban commercial tax burden for a $1 million-valued property from 8.0% above the regional average to 13.8% above the regional average and would move the rural commercial tax burden for a $1 million-valued property from 3.2% above the regional average to 8.8% above the regional average. For a similarly-valued industrial parcel, a 25% increase in the statewide property tax

[19] 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 their respective states. We include the second-largest cities in those states (Buffalo and Aurora) to represent the property tax structure in the remainder of those states. In essence, our urban analysis is a comparison of 53 different property tax structures, not 51 states with over-representation in two states.

would move the urban industrial tax burden from 1.3% below the regional average to 4.1% above it; and would move the rural industrial tax burden from 1.9% below the regional average to 3.5% above it.

Table 25: Payable 2009 Commercial and Industrial Property Tax Burdens: Minnesota and Other Upper Midwestern States, $1,000,000 Real Property, 25% Increase in Minnesota Statewide Property Tax

PROPERTY TYPE:	Commercial		Industrial (60% Pers. Prop)	
States	Urban	Rural	Urban	Rural
Minnesota	**34,354**	**30,873**	**34,354**	**30,873**
Illinois – Chicago	24,358	--	28,331	--
Illinois – Remainder	28,910	24,812	28,910	24,812
Iowa	43,505	40,745	43,505	40,745
Michigan	48,333	34,490	68,072	45,693
North Dakota	20,270	23,430	20,270	23,430
South Dakota	14,620	19,805	14,620	19,805
Wisconsin	27,173	24,480	26,039	23,459
Upper Midwest Avg.	**30,190**	**28,376**	**33,013**	**29,831**

V. Rankings Tables – Urban

Table 26: Urban Homestead Property Taxes

Payable 2009

$150,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,884	3.256%
2	Connecticut	Bridgeport	4,068	2.712%
3	Pennsylvania	Philadelphia	3,931	2.621%
4	Illinois	Aurora	3,920	2.614%
5	New York	Buffalo	3,636	2.424%
6	Wisconsin	Milwaukee	3,276	2.184%
7	Maryland	Baltimore	3,164	2.109%
8	Nebraska	Omaha	2,959	1.973%
9	Texas	Houston	2,865	1.910%
10	North Dakota	Fargo	2,783	1.855%
11	Iowa	Des Moines	2,774	1.850%
12	New Hampshire	Manchester	2,748	1.832%
13	Tennessee	Memphis	2,706	1.804%
14	Ohio	Columbus	2,605	1.736%
15	Vermont	Burlington	2,547	1.698%
16	New Jersey	Newark	2,509	1.673%
17	Maine	Portland	2,309	1.539%
18	Missouri	Kansas City	2,125	1.416%
19	Georgia	Atlanta	2,072	1.382%
20	Mississippi	Jackson	2,067	1.378%
21	Alaska	Anchorage	1,969	1.313%
	AVERAGE		**1,960**	**1.306%**
22	Kansas	Wichita	1,947	1.298%
23	**Minnesota**	**Minneapolis**	**1,861**	**1.241%**
24	Rhode Island	Providence	1,816	1.211%
25	Illinois	Chicago	1,801	1.201%
26	Kentucky	Louisville	1,790	1.193%
27	New Mexico	Albuquerque	1,781	1.187%
28	Oklahoma	Oklahoma City	1,765	1.177%
29	California	Los Angeles	1,745	1.163%
30	Indiana	Indianapolis	1,729	1.153%
31	Arkansas	Little Rock	1,723	1.149%
32	South Dakota	Sioux Falls	1,709	1.139%
33	Florida	Jacksonville	1,699	1.132%
34	Nevada	Las Vegas	1,678	1.119%
35	North Carolina	Charlotte	1,613	1.075%
36	Oregon	Portland	1,605	1.070%
37	Montana	Billings	1,602	1.068%
38	Delaware	Wilmington	1,303	0.869%
39	West Virginia	Charleston	1,151	0.768%
40	Utah	Salt Lake City	1,105	0.737%
41	Idaho	Boise	1,084	0.723%
42	Washington	Seattle	1,068	0.712%
43	Louisiana	New Orleans	1,065	0.710%
44	Virginia	Virginia Beach	1,011	0.674%
45	Wyoming	Cheyenne	971	0.648%
46	Alabama	Birmingham	971	0.647%
47	Arizona	Phoenix	905	0.604%
48	New York	New York City	818	0.545%
49	South Carolina	Columbia	812	0.541%
50	Colorado	Denver	800	0.533%
51	District of Columbia	Washington	646	0.431%
52	Hawaii	Honolulu	221	0.148%
53	Massachusetts	Boston	144	0.096%

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	9,769	3.256%
2	Illinois	Aurora	8,257	2.752%
3	Connecticut	Bridgeport	8,135	2.712%
4	Pennsylvania	Philadelphia	7,862	2.621%
5	New York	Buffalo	7,454	2.485%
6	Wisconsin	Milwaukee	6,678	2.226%
7	Maryland	Baltimore	6,328	2.109%
8	Nebraska	Omaha	5,918	1.973%
9	Texas	Houston	5,868	1.956%
10	Iowa	Des Moines	5,768	1.923%
11	North Dakota	Fargo	5,566	1.855%
12	New Hampshire	Manchester	5,496	1.832%
13	Tennessee	Memphis	5,412	1.804%
14	Ohio	Columbus	5,209	1.736%
15	Vermont	Burlington	5,094	1.698%
16	New Jersey	Newark	5,019	1.673%
17	Maine	Portland	4,837	1.612%
18	Georgia	Atlanta	4,507	1.502%
19	Mississippi	Jackson	4,433	1.478%
20	Missouri	Kansas City	4,249	1.416%
21	Indiana	Indianapolis	4,221	1.407%
22	**Minnesota**	**Minneapolis**	**4,095**	**1.365%**
	AVERAGE		**4,084**	**1.361%**
23	Alaska	Anchorage	4,066	1.355%
24	Florida	Jacksonville	4,046	1.349%
25	Kansas	Wichita	3,940	1.313%
26	Illinois	Chicago	3,866	1.289%
27	Arkansas	Little Rock	3,746	1.249%
28	Oklahoma	Oklahoma City	3,644	1.215%
29	New Mexico	Albuquerque	3,643	1.214%
30	Rhode Island	Providence	3,632	1.211%
31	Kentucky	Louisville	3,580	1.193%
32	California	Los Angeles	3,576	1.192%
33	South Dakota	Sioux Falls	3,417	1.139%
34	Nevada	Las Vegas	3,356	1.119%
35	North Carolina	Charlotte	3,226	1.075%
36	Oregon	Portland	3,210	1.070%
37	Louisiana	New Orleans	3,195	1.065%
38	Montana	Billings	3,064	1.021%
39	Idaho	Boise	2,834	0.945%
40	Delaware	Wilmington	2,607	0.869%
41	West Virginia	Charleston	2,303	0.768%
42	Utah	Salt Lake City	2,210	0.737%
43	Washington	Seattle	2,136	0.712%
44	Virginia	Virginia Beach	2,023	0.674%
45	Alabama	Birmingham	1,995	0.665%
46	Arizona	Phoenix	1,978	0.659%
47	Wyoming	Cheyenne	1,943	0.648%
48	District of Columbia	Washington	1,867	0.622%
49	New York	New York City	1,766	0.589%
50	South Carolina	Columbia	1,624	0.541%
51	Colorado	Denver	1,600	0.533%
52	Massachusetts	Boston	1,495	0.498%
53	Hawaii	Honolulu	706	0.235%

Table 27: Urban Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2009

State	City	2009 2nd Quarter Median Sales Price#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
Connecticut	Bridgeport	380,200	10,310	1	2.712%	2
New Jersey	Newark	379,400	6,347	2	1.673%	16
Pennsylvania	Philadelphia	211,000	5,529	3	2.621%	4
Illinois	Aurora	204,300	5,490	4	2.687%	3
Maryland	Baltimore	253,000	5,336	5	2.109%	7
Wisconsin	Milwaukee	200,000	4,410	6	2.205%	6
New Hampshire	Manchester	222,600	4,078	7	1.832%	12
California	Los Angeles	311,100	3,711	8	1.193%	28
Maine	Portland	209,400	3,310	9	1.581%	17
Texas	Houston	157,400	3,013	10	1.914%	9
Iowa	Des Moines	150,100	2,776	11	1.850%	11
New York	Buffalo	115,400	2,756	12	2.388%	5
Vermont*	Burlington	157,200	2,669	13	1.698%	15
Nebraska	Omaha	134,900	2,661	14	1.973%	8
Oregon	Portland	246,200	2,634	15	1.070%	35
North Dakota	Fargo	141,200	2,620	16	1.855%	10
Rhode Island	Providence	215,700	2,611	17	1.211%	25
Illinois	Chicago	204,300	2,549	18	1.247%	24
AVERAGE			**2,419**		**1.323%**	
Minnesota	**Minneapolis**	**184,500**	**2,375**	**19**	**1.287%**	**23**
Ohio	Columbus	136,600	2,372	20	1.736%	14
Washington	Seattle	328,400	2,338	21	0.712%	43
New York	New York City	379,800	2,271	22	0.598%	48
Tennessee	Memphis	121,100	2,185	23	1.804%	13
New Mexico	Albuquerque	182,200	2,181	24	1.197%	26
North Carolina	Charlotte	199,700	2,148	25	1.075%	34
Missouri	Kansas City	144,100	2,041	26	1.416%	18
DC	Washington	319,200	2,023	27	0.634%	47
Mississippi	Jackson	140,100	1,910	28	1.364%	19
Massachusetts	Boston	336,100	1,840	29	0.547%	50
Delaware	Wilmington	211,000	1,834	30	0.869%	38
Alaska*	Anchorage	139,100	1,826	31	1.313%	21
Florida	Jacksonville	152,700	1,741	32	1.140%	30
South Dakota	Sioux Falls	146,000	1,663	33	1.139%	31
Kansas	Wichita	125,300	1,619	34	1.292%	22
Georgia	Atlanta	121,400	1,608	35	1.325%	20
Utah	Salt Lake City	216,500	1,595	36	0.737%	41
Nevada	Las Vegas	141,800	1,586	37	1.119%	33
Kentucky	Louisville	132,700	1,584	38	1.193%	27
Hawaii	Honolulu	569,500	1,577	39	0.277%	53
Arkansas	Little Rock	134,600	1,515	40	1.126%	32
Oklahoma	Oklahoma City	128,300	1,493	41	1.164%	29
Virginia	Virginia Beach	216,000	1,456	42	0.674%	44
Louisiana	New Orleans	165,800	1,289	43	0.778%	39
Indiana	Indianapolis	121,300	1,252	44	1.032%	36
Colorado	Denver	223,700	1,193	45	0.533%	52
Idaho	Boise	160,400	1,159	46	0.723%	42
Montana*	Billings	111,100	1,135	47	1.021%	37
West Virginia	Charleston	131,200	1,009	48	0.769%	40
Alabama	Birmingham	152,300	987	49	0.648%	45
Arizona	Phoenix	131,100	770	50	0.588%	49
South Carolina	Columbia	137,900	746	51	0.541%	51
Wyoming*	Cheyenne	108,200	701	52	0.648%	46
Michigan*	Detroit	10,735	350	53	3.256%	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 28: Urban Commercial Property Taxes

Payable 2009

$100,000 VALUED PROPERTY
$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,833	4.028%
2	Iowa	Des Moines	4,350	3.625%
3	Pennsylvania	Philadelphia	4,116	3.430%
4	New York	Buffalo	3,906	3.255%
5	New York	New York City	3,884	3.236%
6	Rhode Island	Providence	3,647	3.039%
7	Missouri	Kansas City	3,548	2.956%
8	Kansas	Wichita	3,361	2.801%
9	Tennessee	Memphis	3,319	2.766%
10	Connecticut	Bridgeport	3,254	2.712%
11	Maryland	Baltimore	3,153	2.627%
12	Indiana	Indianapolis	3,149	2.624%
13	Mississippi	Jackson	2,926	2.438%
14	Illinois	Aurora	2,891	2.409%
15	Texas	Houston	2,865	2.388%
16	Massachusetts	Boston	2,847	2.372%
17	Wisconsin	Milwaukee	2,683	2.236%
18	South Carolina	Columbia	2,682	2.235%
19	**Minnesota**	**Minneapolis**	**2,563**	**2.136%**
20	Illinois	Chicago	2,436	2.030%
21	Louisiana	New Orleans	2,402	2.002%
22	Nebraska	Omaha	2,384	1.986%
23	Colorado	Denver	2,283	1.903%
	AVERAGE		**2,280**	**1.900%**
24	Vermont	Burlington	2,251	1.876%
25	Ohio	Columbus	2,195	1.830%
26	Maine	Portland	2,040	1.700%
27	North Dakota	Fargo	2,027	1.689%
28	West Virginia	Charleston	2,010	1.675%
29	Georgia	Atlanta	1,976	1.647%
30	Arizona	Phoenix	1,950	1.625%
31	New Hampshire	Manchester	1,832	1.527%
32	New Mexico	Albuquerque	1,747	1.456%
33	New Jersey	Newark	1,673	1.394%
34	Arkansas	Little Rock	1,660	1.383%
35	Alaska	Anchorage	1,651	1.376%
36	Alabama	Birmingham	1,643	1.369%
37	Utah	Salt Lake City	1,639	1.366%
38	Montana	Billings	1,634	1.362%
39	Idaho	Boise	1,621	1.351%
40	District of Columbia	Washington	1,568	1.306%
41	Florida	Jacksonville	1,565	1.304%
42	Oklahoma	Oklahoma City	1,560	1.300%
43	Kentucky	Louisville	1,504	1.254%
44	Oregon	Portland	1,492	1.243%
45	California	Los Angeles	1,465	1.220%
46	South Dakota	Sioux Falls	1,462	1.218%
47	Nevada	Las Vegas	1,338	1.115%
48	North Carolina	Charlotte	1,335	1.112%
49	Hawaii	Honolulu	1,060	0.883%
50	Virginia	Virginia Beach	945	0.787%
51	Delaware	Wilmington	869	0.724%
52	Washington	Seattle	868	0.724%
53	Wyoming	Cheyenne	782	0.652%

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	48,333	4.028%
2	Iowa	Des Moines	43,505	3.625%
3	Pennsylvania	Philadelphia	41,162	3.430%
4	New York	Buffalo	39,062	3.255%
5	New York	New York City	38,837	3.236%
6	Rhode Island	Providence	36,466	3.039%
7	Missouri	Kansas City	35,476	2.956%
8	Kansas	Wichita	33,611	2.801%
9	Tennessee	Memphis	33,192	2.766%
10	Connecticut	Bridgeport	32,541	2.712%
11	**Minnesota**	**Minneapolis**	**32,342**	**2.695%**
12	Maryland	Baltimore	31,525	2.627%
13	Indiana	Indianapolis	31,487	2.624%
14	Mississippi	Jackson	29,260	2.438%
15	Illinois	Aurora	28,910	2.409%
16	Texas	Houston	28,652	2.388%
17	Massachusetts	Boston	28,466	2.372%
18	Wisconsin	Milwaukee	27,173	2.264%
19	South Carolina	Columbia	26,819	2.235%
20	Illinois	Chicago	24,358	2.030%
21	Louisiana	New Orleans	24,023	2.002%
22	Nebraska	Omaha	23,838	1.986%
	AVERAGE		**23,049**	**1.921%**
23	Colorado	Denver	22,834	1.903%
24	Arizona	Phoenix	22,715	1.893%
25	Vermont	Burlington	22,514	1.876%
26	Ohio	Columbus	21,954	1.830%
27	Maine	Portland	20,401	1.700%
28	North Dakota	Fargo	20,270	1.689%
29	West Virginia	Charleston	20,095	1.675%
30	Georgia	Atlanta	19,764	1.647%
31	Florida	Jacksonville	18,556	1.546%
32	New Hampshire	Manchester	18,322	1.527%
33	New Mexico	Albuquerque	17,470	1.456%
34	New Jersey	Newark	16,729	1.394%
35	Arkansas	Little Rock	16,596	1.383%
36	Alaska	Anchorage	16,508	1.376%
37	Alabama	Birmingham	16,434	1.369%
38	Utah	Salt Lake City	16,393	1.366%
39	Montana	Billings	16,342	1.362%
40	Idaho	Boise	16,208	1.351%
41	District of Columbia	Washington	15,675	1.306%
42	Oklahoma	Oklahoma City	15,598	1.300%
43	Kentucky	Louisville	15,043	1.254%
44	Oregon	Portland	14,921	1.243%
45	California	Los Angeles	14,645	1.220%
46	South Dakota	Sioux Falls	14,620	1.218%
47	Nevada	Las Vegas	13,380	1.115%
48	North Carolina	Charlotte	13,349	1.112%
49	Hawaii	Honolulu	10,598	0.883%
50	Virginia	Virginia Beach	9,450	0.787%
51	Delaware	Wilmington	8,690	0.724%
52	Washington	Seattle	8,684	0.724%
53	Wyoming	Cheyenne	7,824	0.652%

Table 28(cont'd.): Urban Commercial Property Taxes

Payable 2009

$25 MILLION-VALUED PROPERTY
$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,208,315	4.028%
2	Iowa	Des Moines	1,087,622	3.625%
3	Pennsylvania	Philadelphia	1,029,057	3.430%
4	New York	Buffalo	976,546	3.255%
5	New York	New York City	970,921	3.236%
6	Rhode Island	Providence	911,650	3.039%
7	Missouri	Kansas City	886,906	2.956%
8	Kansas	Wichita	840,263	2.801%
9	**Minnesota**	**Minneapolis**	**836,978**	**2.790%**
10	Tennessee	Memphis	829,806	2.766%
11	Connecticut	Bridgeport	813,532	2.712%
12	Maryland	Baltimore	788,130	2.627%
13	Indiana	Indianapolis	787,184	2.624%
14	Mississippi	Jackson	731,504	2.438%
15	Illinois	Aurora	722,758	2.409%
16	Texas	Houston	716,302	2.388%
17	Massachusetts	Boston	711,638	2.372%
18	Wisconsin	Milwaukee	680,227	2.267%
19	South Carolina	Columbia	670,478	2.235%
20	Illinois	Chicago	608,943	2.030%
21	Arizona	Phoenix	605,063	2.017%
22	Louisiana	New Orleans	600,584	2.002%
23	Nebraska	Omaha	595,944	1.986%
24	District of Columbia	Washington	595,725	1.986%
	AVERAGE		**581,525**	**1.938%**
25	Colorado	Denver	570,844	1.903%
26	Vermont	Burlington	562,843	1.876%
27	Ohio	Columbus	548,858	1.830%
28	Maine	Portland	510,025	1.700%
29	North Dakota	Fargo	506,751	1.689%
30	West Virginia	Charleston	502,386	1.675%
31	Georgia	Atlanta	494,096	1.647%
32	Florida	Jacksonville	473,880	1.580%
33	New Hampshire	Manchester	458,040	1.527%
34	New Mexico	Albuquerque	436,753	1.456%
35	New Jersey	Newark	418,221	1.394%
36	Arkansas	Little Rock	414,893	1.383%
37	Alaska	Anchorage	412,688	1.376%
38	Alabama	Birmingham	410,849	1.369%
39	Utah	Salt Lake City	409,832	1.366%
40	Montana	Billings	408,541	1.362%
41	Idaho	Boise	405,188	1.351%
42	Oklahoma	Oklahoma City	389,950	1.300%
43	Kentucky	Louisville	376,063	1.254%
44	Oregon	Portland	373,029	1.243%
45	California	Los Angeles	366,132	1.220%
46	South Dakota	Sioux Falls	365,500	1.218%
47	Nevada	Las Vegas	334,501	1.115%
48	North Carolina	Charlotte	333,730	1.112%
49	Hawaii	Honolulu	264,957	0.883%
50	Virginia	Virginia Beach	236,247	0.787%
51	Delaware	Wilmington	217,248	0.724%
52	Washington	Seattle	217,105	0.724%
53	Wyoming	Cheyenne	195,605	0.652%

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

Payable 2009

$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	6,156	3.078%
2	Michigan	Detroit	5,920	2.960%
3	Texas	Houston	5,047	2.524%
4	Mississippi	Jackson	4,970	2.485%
5	Missouri	Kansas City	4,603	2.301%
6	Kansas	Wichita	4,565	2.282%
7	Indiana	Indianapolis	4,364	2.182%
8	Iowa	Des Moines	4,350	2.175%
9	Tennessee	Memphis	4,185	2.093%
10	Pennsylvania	Philadelphia	4,116	2.058%
11	Louisiana	New Orleans	4,106	2.053%
12	New York	Buffalo	3,906	1.953%
13	New York	New York City	3,884	1.942%
14	Connecticut	Bridgeport	3,525	1.763%
15	West Virginia	Charleston	3,349	1.675%
16	Nebraska	Omaha	3,206	1.603%
17	Georgia	Atlanta	3,187	1.593%
18	Rhode Island	Providence	3,110	1.555%
19	Colorado	Denver	3,058	1.529%
20	Illinois	Aurora	2,891	1.446%
21	Illinois	Chicago	2,833	1.417%
	AVERAGE		**2,828**	**1.414%**
22	Oklahoma	Oklahoma City	2,808	1.404%
23	Arkansas	Little Rock	2,788	1.394%
24	Maine	Portland	2,750	1.375%
25	Vermont	Burlington	2,593	1.297%
26	Maryland	Baltimore	2,586	1.293%
27	Massachusetts	Boston	2,575	1.288%
28	**Minnesota**	**Minneapolis**	**2,563**	**1.282%**
29	Wisconsin	Milwaukee	2,456	1.228%
30	Alaska	Anchorage	2,420	1.210%
31	New Mexico	Albuquerque	2,368	1.184%
32	Oregon	Portland	2,336	1.168%
33	Montana	Billings	2,323	1.162%
34	Ohio	Columbus	2,223	1.111%
35	Alabama	Birmingham	2,199	1.100%
36	Idaho	Boise	2,196	1.098%
37	Utah	Salt Lake City	2,193	1.096%
38	Florida	Jacksonville	2,146	1.073%
39	North Dakota	Fargo	2,027	1.014%
40	California	Los Angeles	1,953	0.976%
41	Arizona	Phoenix	1,950	0.975%
42	North Carolina	Charlotte	1,854	0.927%
43	New Hampshire	Manchester	1,832	0.916%
44	Nevada	Las Vegas	1,796	0.898%
45	New Jersey	Newark	1,673	0.836%
46	District of Columbia	Washington	1,568	0.784%
47	South Dakota	Sioux Falls	1,462	0.731%
48	Kentucky	Louisville	1,418	0.709%
49	Wyoming	Cheyenne	1,274	0.637%
50	Hawaii	Honolulu	1,210	0.605%
51	Washington	Seattle	1,182	0.591%
52	Virginia	Virginia Beach	962	0.481%
53	Delaware	Wilmington	869	0.434%

$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	61,555	3.078%
2	Michigan	Detroit	59,201	2.960%
3	Texas	Houston	50,474	2.524%
4	Mississippi	Jackson	49,702	2.485%
5	Missouri	Kansas City	46,027	2.301%
6	Kansas	Wichita	45,647	2.282%
7	Indiana	Indianapolis	43,636	2.182%
8	Iowa	Des Moines	43,505	2.175%
9	Tennessee	Memphis	41,851	2.093%
10	Pennsylvania	Philadelphia	41,162	2.058%
11	Louisiana	New Orleans	41,063	2.053%
12	New York	Buffalo	39,062	1.953%
13	New York	New York City	38,837	1.942%
14	Connecticut	Bridgeport	35,253	1.763%
15	West Virginia	Charleston	33,492	1.675%
16	**Minnesota**	**Minneapolis**	**32,342**	**1.617%**
17	Arizona	Phoenix	32,249	1.612%
18	Nebraska	Omaha	32,058	1.603%
19	Georgia	Atlanta	31,870	1.593%
20	Rhode Island	Providence	31,103	1.555%
21	Colorado	Denver	30,581	1.529%
	AVERAGE		**28,965**	**1.448%**
22	Illinois	Aurora	28,910	1.446%
23	District of Columbia	Washington	28,425	1.421%
24	Illinois	Chicago	28,331	1.417%
25	Oklahoma	Oklahoma City	28,076	1.404%
26	Arkansas	Little Rock	27,876	1.394%
27	Maine	Portland	27,497	1.375%
28	Vermont	Burlington	25,931	1.297%
29	Maryland	Baltimore	25,855	1.293%
30	Massachusetts	Boston	25,755	1.288%
31	Florida	Jacksonville	25,202	1.260%
32	Wisconsin	Milwaukee	24,905	1.245%
33	Alaska	Anchorage	24,196	1.210%
34	New Mexico	Albuquerque	23,682	1.184%
35	Oregon	Portland	23,364	1.168%
36	Montana	Billings	23,231	1.162%
37	Ohio	Columbus	22,226	1.111%
38	Alabama	Birmingham	21,994	1.100%
39	Idaho	Boise	21,958	1.098%
40	Utah	Salt Lake City	21,927	1.096%
41	North Dakota	Fargo	20,270	1.014%
42	California	Los Angeles	19,527	0.976%
43	North Carolina	Charlotte	18,538	0.927%
44	New Hampshire	Manchester	18,322	0.916%
45	Nevada	Las Vegas	17,960	0.898%
46	New Jersey	Newark	16,729	0.836%
47	South Dakota	Sioux Falls	14,620	0.731%
48	Kentucky	Louisville	14,180	0.709%
49	Wyoming	Cheyenne	12,737	0.637%
50	Hawaii	Honolulu	12,104	0.605%
51	Washington	Seattle	11,815	0.591%
52	Virginia	Virginia Beach	9,620	0.481%
53	Delaware	Wilmington	8,690	0.434%

Table 29 (cont'd.): Urban Industrial Property Taxes (50% Personal Property)

Payable 2009

$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	1,538,879	3.078%
2	Michigan	Detroit	1,480,031	2.960%
3	Texas	Houston	1,261,850	2.524%
4	Mississippi	Jackson	1,242,554	2.485%
5	Missouri	Kansas City	1,150,676	2.301%
6	Kansas	Wichita	1,141,163	2.282%
7	Indiana	Indianapolis	1,090,901	2.182%
8	Iowa	Des Moines	1,087,622	2.175%
9	Tennessee	Memphis	1,046,277	2.093%
10	Pennsylvania	Philadelphia	1,029,057	2.058%
11	Louisiana	New Orleans	1,026,584	2.053%
12	New York	Buffalo	976,546	1.953%
13	New York	New York City	970,921	1.942%
14	District of Columbia	Washington	935,725	1.871%
15	Connecticut	Bridgeport	881,326	1.763%
16	Arizona	Phoenix	843,417	1.687%
17	West Virginia	Charleston	837,311	1.675%
18	**Minnesota**	**Minneapolis**	**836,978**	**1.674%**
19	Nebraska	Omaha	801,442	1.603%
20	Georgia	Atlanta	796,740	1.593%
21	Rhode Island	Providence	777,575	1.555%
22	Colorado	Denver	764,515	1.529%
	AVERAGE		**729,805**	**1.460%**
23	Illinois	Aurora	722,758	1.446%
24	Illinois	Chicago	708,281	1.417%
25	Oklahoma	Oklahoma City	701,910	1.404%
26	Arkansas	Little Rock	696,893	1.394%
27	Maine	Portland	687,425	1.375%
28	Vermont	Burlington	648,283	1.297%
29	Maryland	Baltimore	646,380	1.293%
30	Massachusetts	Boston	643,863	1.288%
31	Florida	Jacksonville	640,008	1.280%
32	Wisconsin	Milwaukee	623,538	1.247%
33	Alaska	Anchorage	604,888	1.210%
34	New Mexico	Albuquerque	592,043	1.184%
35	Oregon	Portland	584,106	1.168%
36	Montana	Billings	580,774	1.162%
37	Ohio	Columbus	555,647	1.111%
38	Alabama	Birmingham	549,849	1.100%
39	Idaho	Boise	548,948	1.098%
40	Utah	Salt Lake City	548,172	1.096%
41	North Dakota	Fargo	506,751	1.014%
42	California	Los Angeles	488,176	0.976%
43	North Carolina	Charlotte	463,460	0.927%
44	New Hampshire	Manchester	458,040	0.916%
45	Nevada	Las Vegas	449,000	0.898%
46	New Jersey	Newark	418,221	0.836%
47	South Dakota	Sioux Falls	365,500	0.731%
48	Kentucky	Louisville	354,488	0.709%
49	Wyoming	Cheyenne	318,435	0.637%
50	Hawaii	Honolulu	302,591	0.605%
51	Washington	Seattle	295,385	0.591%
52	Virginia	Virginia Beach	240,497	0.481%
53	Delaware	Wilmington	217,248	0.434%

Table 30: Urban Industrial Property Taxes (60% Personal Property)

Payable 2009

$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	7,582	3.033%
2	Michigan	Detroit	6,807	2.723%
3	Texas	Houston	6,309	2.524%
4	Mississippi	Jackson	6,248	2.499%
5	Kansas	Wichita	5,467	2.187%
6	Missouri	Kansas City	5,394	2.158%
7	Indiana	Indianapolis	5,190	2.076%
8	Louisiana	New Orleans	5,171	2.069%
9	Tennessee	Memphis	4,835	1.934%
10	Iowa	Des Moines	4,350	1.740%
11	West Virginia	Charleston	4,187	1.675%
12	Pennsylvania	Philadelphia	4,116	1.646%
13	Georgia	Atlanta	3,969	1.588%
14	Connecticut	Bridgeport	3,932	1.573%
15	New York	Buffalo	3,906	1.562%
16	New York	New York City	3,884	1.553%
17	Nebraska	Omaha	3,822	1.529%
18	Colorado	Denver	3,639	1.456%
19	Oklahoma	Oklahoma City	3,588	1.435%
20	Arkansas	Little Rock	3,493	1.397%
21	Rhode Island	Providence	3,378	1.351%
22	Maine	Portland	3,282	1.313%
	AVERAGE		**3,238**	**1.295%**
23	Oregon	Portland	2,970	1.188%
24	Alaska	Anchorage	2,900	1.160%
25	Illinois	Aurora	2,891	1.156%
26	Maryland	Baltimore	2,869	1.148%
27	Vermont	Burlington	2,849	1.140%
28	Montana	Billings	2,840	1.136%
29	New Mexico	Albuquerque	2,834	1.134%
30	Illinois	Chicago	2,833	1.133%
31	Massachusetts	Boston	2,711	1.084%
32	Florida	Jacksonville	2,645	1.058%
33	Idaho	Boise	2,627	1.051%
34	Alabama	Birmingham	2,616	1.047%
35	Utah	Salt Lake City	2,608	1.043%
36	Wisconsin	Milwaukee	2,570	1.028%
37	**Minnesota**	**Minneapolis**	**2,563**	**1.025%**
38	Arizona	Phoenix	2,545	1.018%
39	California	Los Angeles	2,319	0.928%
40	North Carolina	Charlotte	2,243	0.897%
41	Ohio	Columbus	2,223	0.889%
42	Nevada	Las Vegas	2,139	0.856%
43	North Dakota	Fargo	2,027	0.811%
44	New Hampshire	Manchester	1,832	0.733%
45	New Jersey	Newark	1,673	0.669%
46	District of Columbia	Washington	1,568	0.627%
47	Kentucky	Louisville	1,556	0.622%
48	Wyoming	Cheyenne	1,519	0.607%
49	South Dakota	Sioux Falls	1,462	0.585%
50	Washington	Seattle	1,416	0.567%
51	Hawaii	Honolulu	1,210	0.484%
52	Virginia	Virginia Beach	1,118	0.447%
53	Delaware	Wilmington	869	0.348%

$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	75,816	3.033%
2	Michigan	Detroit	68,072	2.723%
3	Texas	Houston	63,093	2.524%
4	Mississippi	Jackson	62,478	2.499%
5	Kansas	Wichita	54,674	2.187%
6	Missouri	Kansas City	53,940	2.158%
7	Indiana	Indianapolis	51,900	2.076%
8	Louisiana	New Orleans	51,713	2.069%
9	Tennessee	Memphis	48,345	1.934%
10	Iowa	Des Moines	43,505	1.740%
11	West Virginia	Charleston	41,866	1.675%
12	Pennsylvania	Philadelphia	41,162	1.646%
13	Georgia	Atlanta	39,689	1.588%
14	Arizona	Phoenix	39,400	1.576%
15	Connecticut	Bridgeport	39,321	1.573%
16	New York	Buffalo	39,062	1.562%
17	New York	New York City	38,837	1.553%
18	District of Columbia	Washington	38,625	1.545%
19	Nebraska	Omaha	38,223	1.529%
20	Colorado	Denver	36,391	1.456%
21	Oklahoma	Oklahoma City	35,875	1.435%
22	Arkansas	Little Rock	34,926	1.397%
23	Rhode Island	Providence	33,785	1.351%
	AVERAGE		**33,276**	**1.331%**
24	Maine	Portland	32,819	1.313%
25	**Minnesota**	**Minneapolis**	**32,342**	**1.294%**
26	Florida	Jacksonville	30,185	1.207%
27	Oregon	Portland	29,697	1.188%
28	Alaska	Anchorage	29,001	1.160%
29	Illinois	Aurora	28,910	1.156%
30	Maryland	Baltimore	28,690	1.148%
31	Vermont	Burlington	28,495	1.140%
32	Montana	Billings	28,398	1.136%
33	New Mexico	Albuquerque	28,340	1.134%
34	Illinois	Chicago	28,331	1.133%
35	Massachusetts	Boston	27,110	1.084%
36	Idaho	Boise	26,271	1.051%
37	Alabama	Birmingham	26,164	1.047%
38	Utah	Salt Lake City	26,077	1.043%
39	Wisconsin	Milwaukee	26,039	1.042%
40	California	Los Angeles	23,188	0.928%
41	North Carolina	Charlotte	22,430	0.897%
42	Ohio	Columbus	22,226	0.889%
43	Nevada	Las Vegas	21,395	0.856%
44	North Dakota	Fargo	20,270	0.811%
45	New Hampshire	Manchester	18,322	0.733%
46	New Jersey	Newark	16,729	0.669%
47	Kentucky	Louisville	15,561	0.622%
48	Wyoming	Cheyenne	15,187	0.607%
49	South Dakota	Sioux Falls	14,620	0.585%
50	Washington	Seattle	14,164	0.567%
51	Hawaii	Honolulu	12,104	0.484%
52	Virginia	Virginia Beach	11,185	0.447%
53	Delaware	Wilmington	8,690	0.348%

Table 30 (cont'd.): Urban Industrial Property Taxes (60% Personal Property)
Payable 2009

$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	1,895,395	3.033%
2	Michigan	Detroit	1,701,800	2.723%
3	Texas	Houston	1,577,313	2.524%
4	Mississippi	Jackson	1,561,960	2.499%
5	Kansas	Wichita	1,366,838	2.187%
6	Missouri	Kansas City	1,348,503	2.158%
7	Indiana	Indianapolis	1,297,511	2.076%
8	Louisiana	New Orleans	1,292,834	2.069%
9	Tennessee	Memphis	1,208,630	1.934%
10	District of Columbia	Washington	1,190,725	1.905%
11	Iowa	Des Moines	1,087,622	1.740%
12	West Virginia	Charleston	1,046,638	1.675%
13	Pennsylvania	Philadelphia	1,029,057	1.646%
14	Arizona	Phoenix	1,022,183	1.635%
15	Georgia	Atlanta	992,227	1.588%
16	Connecticut	Bridgeport	983,017	1.573%
17	New York	Buffalo	976,546	1.562%
18	New York	New York City	970,921	1.553%
19	Nebraska	Omaha	955,566	1.529%
20	Colorado	Denver	909,768	1.456%
21	Oklahoma	Oklahoma City	896,885	1.435%
22	Arkansas	Little Rock	873,143	1.397%
23	Rhode Island	Providence	844,613	1.351%
	AVERAGE		**837,594**	**1.340%**
24	**Minnesota**	**Minneapolis**	**836,978**	**1.339%**
25	Maine	Portland	820,475	1.313%
26	Florida	Jacksonville	764,604	1.223%
27	Oregon	Portland	742,413	1.188%
28	Alaska	Anchorage	725,013	1.160%
29	Illinois	Aurora	722,758	1.156%
30	Maryland	Baltimore	717,255	1.148%
31	Vermont	Burlington	712,363	1.140%
32	Montana	Billings	709,949	1.136%
33	New Mexico	Albuquerque	708,511	1.134%
34	Illinois	Chicago	708,281	1.133%
35	Massachusetts	Boston	677,750	1.084%
36	Idaho	Boise	656,768	1.051%
37	Alabama	Birmingham	654,099	1.047%
38	Utah	Salt Lake City	651,927	1.043%
39	Wisconsin	Milwaukee	651,883	1.043%
40	California	Los Angeles	579,709	0.928%
41	North Carolina	Charlotte	560,758	0.897%
42	Ohio	Columbus	555,647	0.889%
43	Nevada	Las Vegas	534,874	0.856%
44	North Dakota	Fargo	506,751	0.811%
45	New Hampshire	Manchester	458,040	0.733%
46	New Jersey	Newark	418,221	0.669%
47	Kentucky	Louisville	389,025	0.622%
48	Wyoming	Cheyenne	379,673	0.607%
49	South Dakota	Sioux Falls	365,500	0.585%
50	Washington	Seattle	354,095	0.567%
51	Hawaii	Honolulu	302,591	0.484%
52	Virginia	Virginia Beach	279,622	0.447%
53	Delaware	Wilmington	217,248	0.348%

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

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	7,129	1	3.251%	1
Michigan	Detroit	6,585	2	2.887%	2
Mississippi	Jackson	5,471	3	2.491%	4
Texas	Houston	5,263	4	2.524%	3
Kansas	Wichita	5,136	5	2.327%	5
Missouri	Kansas City	5,016	6	2.321%	6
Indiana	Indianapolis	4,789	7	2.208%	7
Tennessee	Memphis	4,526	8	2.122%	8
Louisiana	New Orleans	4,441	9	2.059%	9
Iowa	Des Moines	4,350	10	2.024%	10
Pennsylvania	Philadelphia	4,116	11	1.963%	11
New York	Buffalo	3,906	12	1.905%	12
New York	New York City	3,884	13	1.894%	13
Connecticut	Bridgeport	3,727	14	1.736%	14
Nebraska	Omaha	3,466	15	1.637%	16
West Virginia	Charleston	3,443	16	1.675%	15
Georgia	Atlanta	3,385	17	1.604%	17
Colorado	Denver	3,328	18	1.597%	18
Oklahoma	Oklahoma City	3,297	19	1.425%	21
Maine	Portland	3,245	20	1.425%	20
Rhode Island	Providence	3,205	21	1.540%	19
Arkansas	Little Rock	3,030	22	1.395%	22
AVERAGE		**3,017**		**1.412%**	
Illinois	Aurora	2,891	23	1.334%	23
Illinois	Chicago	2,833	24	1.308%	26
Vermont	Burlington	2,725	25	1.325%	24
Maryland	Baltimore	2,701	26	1.309%	25
Montana	Billings	2,655	27	1.182%	32
Oregon	Portland	2,653	28	1.302%	27
Massachusetts	Boston	2,643	29	1.270%	29
New Mexico	Albuquerque	2,587	30	1.290%	28
Minnesota	**Minneapolis**	**2,563**	**31**	**1.216%**	**30**
Wisconsin	Milwaukee	2,525	32	1.168%	33
Alabama	Birmingham	2,449	33	1.130%	37
Alaska	Anchorage	2,448	34	1.206%	31
Utah	Salt Lake City	2,442	35	1.132%	36
Florida	Jacksonville	2,408	36	1.143%	35
Idaho	Boise	2,375	37	1.166%	34
Ohio	Columbus	2,223	38	1.007%	40
Arizona	Phoenix	2,219	39	1.058%	38
California	Los Angeles	2,122	40	1.016%	39
North Dakota	Fargo	2,027	41	0.855%	43
North Carolina	Charlotte	1,972	42	0.960%	41
Nevada	Las Vegas	1,969	43	0.920%	42
New Hampshire	Manchester	1,832	44	0.852%	44
New Jersey	Newark	1,673	45	0.821%	45
District of Columbia	Washington	1,568	46	0.740%	46
Kentucky	Louisville	1,492	47	0.684%	47
South Dakota	Sioux Falls	1,462	48	0.660%	48
Washington	Seattle	1,350	49	0.611%	50
Wyoming	Cheyenne	1,264	50	0.652%	49
Hawaii	Honolulu	1,210	51	0.589%	51
Virginia	Virginia Beach	1,032	52	0.486%	52
Delaware	Wilmington	869	53	0.443%	53

Table 31 (cont'd): Urban Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	71,291	1	3.251%	1
Michigan	Detroit	65,849	2	2.887%	2
Mississippi	Jackson	54,707	3	2.491%	4
Texas	Houston	52,632	4	2.524%	3
Kansas	Wichita	51,359	5	2.327%	5
Missouri	Kansas City	50,163	6	2.321%	6
Indiana	Indianapolis	47,891	7	2.208%	7
Tennessee	Memphis	45,260	8	2.122%	8
Louisiana	New Orleans	44,408	9	2.059%	9
Iowa	Des Moines	43,505	10	2.024%	10
Pennsylvania	Philadelphia	41,162	11	1.963%	11
New York	Buffalo	39,062	12	1.905%	12
New York	New York City	38,837	13	1.894%	13
Connecticut	Bridgeport	37,271	14	1.736%	14
Arizona	Phoenix	36,134	15	1.723%	15
Nebraska	Omaha	34,660	16	1.637%	17
West Virginia	Charleston	34,429	17	1.675%	16
Georgia	Atlanta	33,849	18	1.604%	18
District of Columbia	Washington	33,336	19	1.573%	20
Colorado	Denver	33,276	20	1.597%	19
Oklahoma	Oklahoma City	32,970	21	1.425%	24
Maine	Portland	32,448	22	1.425%	23
Minnesota	**Minneapolis**	**32,342**	**23**	**1.534%**	**22**
Rhode Island	Providence	32,049	24	1.540%	21
AVERAGE		**30,974**		**1.450%**	
Arkansas	Little Rock	30,301	25	1.395%	25
Illinois	Aurora	28,910	26	1.334%	26
Illinois	Chicago	28,331	27	1.308%	30
Florida	Jacksonville	27,815	28	1.320%	28
Vermont	Burlington	27,254	29	1.325%	27
Maryland	Baltimore	27,007	30	1.309%	29
Montana	Billings	26,552	31	1.182%	36
Oregon	Portland	26,535	32	1.302%	31
Massachusetts	Boston	26,431	33	1.270%	33
New Mexico	Albuquerque	25,867	34	1.290%	32
Wisconsin	Milwaukee	25,586	35	1.184%	35
Alabama	Birmingham	24,494	36	1.130%	39
Alaska	Anchorage	24,476	37	1.206%	34
Utah	Salt Lake City	24,415	38	1.132%	38
Idaho	Boise	23,749	39	1.166%	37
Ohio	Columbus	22,226	40	1.007%	41
California	Los Angeles	21,223	41	1.016%	40
North Dakota	Fargo	20,270	42	0.855%	44
North Carolina	Charlotte	19,721	43	0.960%	42
Nevada	Las Vegas	19,695	44	0.920%	43
New Hampshire	Manchester	18,322	45	0.852%	45
New Jersey	Newark	16,729	46	0.821%	46
Kentucky	Louisville	14,922	47	0.684%	47
South Dakota	Sioux Falls	14,620	48	0.660%	48
Washington	Seattle	13,503	49	0.611%	50
Wyoming	Cheyenne	12,643	50	0.652%	49
Hawaii	Honolulu	12,104	51	0.589%	51
Virginia	Virginia Beach	10,325	52	0.486%	52
Delaware	Wilmington	8,690	53	0.443%	53

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

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Columbia	1,782,263	1	3.251%	1
Michigan	Detroit	1,646,223	2	2.887%	2
Mississippi	Jackson	1,367,680	3	2.491%	4
Texas	Houston	1,315,798	4	2.524%	3
Kansas	Wichita	1,283,975	5	2.327%	5
Missouri	Kansas City	1,254,080	6	2.321%	6
Indiana	Indianapolis	1,197,268	7	2.208%	7
Tennessee	Memphis	1,131,493	8	2.122%	8
Louisiana	New Orleans	1,110,204	9	2.059%	9
Iowa	Des Moines	1,087,622	10	2.024%	10
District of Columbia	Washington	1,058,497	11	1.998%	11
Pennsylvania	Philadelphia	1,029,057	12	1.963%	12
New York	Buffalo	976,546	13	1.905%	13
New York	New York City	970,921	14	1.894%	14
Arizona	Phoenix	940,549	15	1.794%	15
Connecticut	Bridgeport	931,771	16	1.736%	16
Nebraska	Omaha	866,511	17	1.637%	18
West Virginia	Charleston	860,722	18	1.675%	17
Georgia	Atlanta	846,232	19	1.604%	19
Minnesota	**Minneapolis**	**836,978**	**20**	**1.588%**	**21**
Colorado	Denver	831,896	21	1.597%	20
Oklahoma	Oklahoma City	824,254	22	1.425%	24
Maine	Portland	811,205	23	1.425%	23
Rhode Island	Providence	801,213	24	1.540%	22
AVERAGE		**780,032**		**1.461%**	
Arkansas	Little Rock	757,531	25	1.395%	25
Illinois	Aurora	722,758	26	1.334%	27
Illinois	Chicago	708,281	27	1.308%	30
Florida	Jacksonville	705,346	28	1.339%	26
Vermont	Burlington	681,344	29	1.325%	28
Maryland	Baltimore	675,163	30	1.309%	29
Montana	Billings	663,794	31	1.182%	36
Oregon	Portland	663,367	32	1.302%	31
Massachusetts	Boston	660,765	33	1.270%	33
New Mexico	Albuquerque	646,676	34	1.290%	32
Wisconsin	Milwaukee	640,560	35	1.185%	35
Alabama	Birmingham	612,347	36	1.130%	39
Alaska	Anchorage	611,908	37	1.206%	34
Utah	Salt Lake City	610,378	38	1.132%	38
Idaho	Boise	593,724	39	1.166%	37
Ohio	Columbus	555,647	40	1.007%	41
California	Los Angeles	530,582	41	1.016%	40
North Dakota	Fargo	506,751	42	0.855%	44
North Carolina	Charlotte	493,034	43	0.960%	42
Nevada	Las Vegas	492,366	44	0.920%	43
New Hampshire	Manchester	458,040	45	0.852%	45
New Jersey	Newark	418,221	46	0.821%	46
Kentucky	Louisville	373,056	47	0.684%	47
South Dakota	Sioux Falls	365,500	48	0.660%	48
Washington	Seattle	337,577	49	0.611%	50
Wyoming	Cheyenne	316,082	50	0.652%	49
Hawaii	Honolulu	302,591	51	0.589%	51
Virginia	Virginia Beach	258,119	52	0.486%	52
Delaware	Wilmington	217,248	53	0.443%	53

Table 32: Urban Apartment Property Taxes

Payable 2009

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	26,130	4.148%
2	Iowa	Des Moines	26,103	4.143%
3	New York	Buffalo	23,437	3.720%
4	New York	New York City	23,039	3.657%
5	Tennessee	Memphis	17,967	2.852%
6	Illinois	Aurora	17,346	2.753%
7	Connecticut	Bridgeport	17,084	2.712%
8	Rhode Island	Providence	16,135	2.561%
9	Pennsylvania	Philadelphia	15,724	2.496%
10	Indiana	Indianapolis	15,587	2.474%
11	Mississippi	Jackson	15,256	2.422%
12	Texas	Houston	14,359	2.279%
13	Wisconsin	Milwaukee	14,248	2.262%
14	Vermont	Burlington	13,907	2.207%
15	Maryland	Baltimore	13,812	2.192%
16	Ohio	Columbus	13,173	2.091%
17	Nebraska	Omaha	12,453	1.977%
18	North Dakota	Fargo	12,162	1.930%
19	South Carolina	Columbia	11,813	1.875%
20	New Hampshire	Manchester	10,993	1.745%
	AVERAGE		**10,828**	**1.719%**
21	Maine	Portland	10,644	1.690%
22	**Minnesota**	**Minneapolis**	**10,601**	**1.683%**
23	West Virginia	Charleston	10,383	1.648%
24	Georgia	Atlanta	10,268	1.630%
25	New Jersey	Newark	10,037	1.593%
26	Florida	Jacksonville	9,473	1.504%
27	Missouri	Kansas City	9,290	1.475%
28	Louisiana	New Orleans	9,159	1.454%
29	Alaska	Anchorage	9,040	1.435%
30	Kansas	Wichita	8,829	1.401%
31	South Dakota	Sioux Falls	8,772	1.392%
32	Arkansas	Little Rock	8,688	1.379%
33	Alabama	Birmingham	8,609	1.367%
34	Illinois	Chicago	8,435	1.339%
35	Idaho	Boise	8,431	1.338%
36	Oklahoma	Oklahoma City	7,955	1.263%
37	New Mexico	Albuquerque	7,912	1.256%
38	California	Los Angeles	7,689	1.220%
39	Oregon	Portland	7,053	1.120%
40	Nevada	Las Vegas	7,037	1.117%
41	Kentucky	Louisville	6,850	1.087%
42	North Carolina	Charlotte	6,842	1.086%
43	Montana	Billings	6,644	1.055%
44	Massachusetts	Boston	6,554	1.040%
45	Delaware	Wilmington	5,214	0.828%
46	Arizona	Phoenix	5,064	0.804%
47	Utah	Salt Lake City	4,912	0.780%
48	DC	Washington	4,845	0.769%
49	Washington	Seattle	4,506	0.715%
50	Wyoming	Cheyenne	4,087	0.649%
51	Virginia	Virginia Beach	3,737	0.593%
52	Colorado	Denver	3,726	0.591%
53	Hawaii	Honolulu	1,852	0.294%

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

Table 33: Top 50 Homestead Property Taxes

Payable 2009

$150,000 PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,884	3.256%
2	Pennsylvania	Philadelphia	3,931	2.621%
3	Texas	Fort Worth	3,750	2.500%
4	Texas	San Antonio	3,602	2.402%
5	Texas	Arlington	3,395	2.263%
6	Texas	El Paso	3,378	2.252%
7	Wisconsin	Milwaukee	3,276	2.184%
8	Maryland	Baltimore	3,164	2.109%
9	Texas	Dallas	3,123	2.082%
10	Nebraska	Omaha	2,959	1.973%
11	Texas	Houston	2,865	1.910%
12	Texas	Austin	2,852	1.902%
13	Ohio	Cleveland	2,822	1.881%
14	Tennessee	Memphis	2,706	1.804%
15	Ohio	Columbus	2,605	1.736%
16	Florida	Miami	2,181	1.454%
17	Missouri	Kansas City	2,125	1.416%
18	Georgia	Atlanta	2,072	1.382%
19	California	Oakland	2,017	1.345%
	AVERAGE		**1,988**	**1.325%**
20	Oklahoma	Tulsa	1,889	1.259%
21	Illinois	Chicago	1,801	1.201%
22	Kentucky	Louisville	1,790	1.193%
23	California	San Jose	1,789	1.193%
24	New Mexico	Albuquerque	1,781	1.187%
25	Oklahoma	Oklahoma City	1,765	1.177%
26	California	Fresno	1,761	1.174%
27	**Minnesota**	**Minneapolis**	**1,755**	**1.170%**
28	California	Los Angeles	1,745	1.163%
29	Indiana	Indianapolis	1,729	1.153%
30	Florida	Jacksonville	1,699	1.132%
31	Nevada	Las Vegas	1,698	1.132%
32	California	San Francisco	1,657	1.105%
33	North Carolina	Charlotte	1,613	1.075%
34	Oregon	Portland	1,605	1.070%
35	California	Long Beach	1,594	1.063%
36	California	Sacramento	1,578	1.052%
37	California	San Diego	1,576	1.051%
38	Tennessee	Nashville	1,549	1.033%
39	North Carolina	Raleigh	1,360	0.907%
40	Arizona	Tucson	1,083	0.722%
41	Washington	Seattle	1,068	0.712%
42	Virginia	Virginia Beach	1,011	0.674%
43	Arizona	Phoenix	905	0.604%
44	New York	New York City	818	0.545%
45	Colorado	Denver	800	0.533%
46	Colorado	Colorado Springs	682	0.454%
47	DC	Washington	646	0.431%
48	Arizona	Mesa	573	0.382%
49	Hawaii	Honolulu	221	0.148%
50	Massachusetts	Boston	144	0.096%

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	9,769	3.256%
2	Pennsylvania	Philadelphia	7,862	2.621%
3	Texas	Fort Worth	7,697	2.566%
4	Texas	San Antonio	7,394	2.465%
5	Texas	El Paso	6,990	2.330%
6	Texas	Arlington	6,981	2.327%
7	Wisconsin	Milwaukee	6,678	2.226%
8	Texas	Dallas	6,418	2.139%
9	Maryland	Baltimore	6,328	2.109%
10	Nebraska	Omaha	5,918	1.973%
11	Texas	Austin	5,890	1.963%
12	Texas	Houston	5,868	1.956%
13	Ohio	Cleveland	5,643	1.881%
14	Tennessee	Memphis	5,412	1.804%
15	Florida	Miami	5,273	1.758%
16	Ohio	Columbus	5,209	1.736%
17	Georgia	Atlanta	4,507	1.502%
18	Missouri	Kansas City	4,249	1.416%
19	Indiana	Indianapolis	4,221	1.407%
	AVERAGE		**4,148**	**1.383%**
20	California	Oakland	4,134	1.378%
21	**Minnesota**	**Minneapolis**	**4,095**	**1.365%**
22	Florida	Jacksonville	4,046	1.349%
23	Oklahoma	Tulsa	3,899	1.300%
24	Illinois	Chicago	3,866	1.289%
25	California	San Jose	3,665	1.222%
26	Oklahoma	Oklahoma City	3,644	1.215%
27	New Mexico	Albuquerque	3,643	1.214%
28	California	Fresno	3,609	1.203%
29	Kentucky	Louisville	3,580	1.193%
30	California	Los Angeles	3,576	1.192%
31	California	San Francisco	3,396	1.132%
32	Nevada	Las Vegas	3,396	1.132%
33	California	Long Beach	3,267	1.089%
34	California	Sacramento	3,233	1.078%
35	California	San Diego	3,229	1.076%
36	North Carolina	Charlotte	3,226	1.075%
37	Oregon	Portland	3,210	1.070%
38	Tennessee	Nashville	3,098	1.033%
39	North Carolina	Raleigh	2,720	0.907%
40	Arizona	Tucson	2,333	0.778%
41	Washington	Seattle	2,136	0.712%
42	Virginia	Virginia Beach	2,023	0.674%
43	Arizona	Phoenix	1,978	0.659%
44	DC	Washington	1,867	0.622%
45	New York	New York City	1,766	0.589%
46	Colorado	Denver	1,600	0.533%
47	Massachusetts	Boston	1,495	0.498%
48	Colorado	Colorado Springs	1,363	0.454%
49	Arizona	Mesa	1,313	0.438%
50	Hawaii	Honolulu	706	0.235%

Table 34: Top 50 Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2009

State	City	2009 2nd Quarter Median Sales Price*	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
California	Oakland	472,900	6,573	1	1.390%	18
California	San Jose	500,000	6,167	2	1.233%	23
Pennsylvania	Philadelphia	211,000	5,529	3	2.621%	2
California	San Francisco	472,900	5,400	4	1.142%	29
Maryland	Baltimore	253,000	5,336	5	2.109%	8
Wisconsin	Milwaukee	200,000	4,410	6	2.205%	7
Texas	Fort Worth	150,700	3,768	7	2.500%	3
California	San Diego	347,100	3,748	8	1.080%	33
Texas	Austin	194,000	3,743	9	1.930%	11
California	Los Angeles	311,100	3,711	10	1.193%	26
Texas	San Antonio	153,100	3,681	11	2.404%	4
Texas	Arlington	150,700	3,412	12	2.264%	5
California	Long Beach	311,100	3,390	13	1.090%	32
Florida	Miami	207,400	3,364	14	1.622%	16
Texas	Dallas	150,700	3,138	15	2.083%	9
Texas	Houston	157,400	3,013	16	1.914%	12
Texas	El Paso	131,800	2,940	17	2.230%	6
Nebraska	Omaha	134,900	2,661	18	1.973%	10
Oregon	Portland	246,200	2,634	19	1.070%	35
AVERAGE			**2,587**		**1.350%**	
Illinois	Chicago	204,300	2,549	20	1.247%	22
Minnesota	**Minneapolis**	**184,500**	**2,375**	**21**	**1.287%**	**20**
Ohio	Columbus	136,600	2,372	22	1.736%	15
Washington	Seattle	328,400	2,338	23	0.712%	41
New York	New York City	379,800	2,271	24	0.598%	44
Tennessee	Memphis	121,100	2,185	25	1.804%	14
New Mexico	Albuquerque	182,200	2,181	26	1.197%	24
North Carolina	Charlotte	199,700	2,148	27	1.075%	34
Missouri	Kansas City	144,100	2,041	28	1.416%	17
DC	Washington	319,200	2,023	29	0.634%	43
Ohio	Cleveland	106,000	1,994	30	1.881%	13
North Carolina	Raleigh	211,300	1,916	31	0.907%	39
California	Fresno	160,000	1,884	32	1.178%	27
California	Sacramento	177,500	1,881	33	1.060%	36
Massachusetts	Boston	336,100	1,840	34	0.547%	46
Tennessee	Nashville	177,700	1,835	35	1.033%	37
Florida	Jacksonville	152,700	1,741	36	1.140%	30
Oklahoma	Tulsa	133,200	1,663	37	1.249%	21
Georgia	Atlanta	121,400	1,608	38	1.325%	19
Nevada	Las Vegas	141,800	1,605	39	1.132%	31
Kentucky	Louisville	132,700	1,584	40	1.193%	25
Hawaii	Honolulu	569,500	1,577	41	0.277%	50
Oklahoma	Oklahoma City	128,300	1,493	42	1.164%	28
Virginia	Virginia Beach	216,000	1,456	43	0.674%	42
Arizona	Tucson	174,100	1,284	44	0.737%	40
Indiana	Indianapolis	121,300	1,252	45	1.032%	38
Colorado	Denver	223,700	1,193	46	0.533%	47
Colorado	Colorado Springs	189,000	859	47	0.454%	48
Arizona	Phoenix	131,100	770	48	0.588%	45
Arizona	Mesa	131,100	480	49	0.366%	49
Michigan	Detroit	10,735	350	50	3.256%	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 35: Top 50 Commercial Property Taxes

Payable 2009

$100,000 VALUED PROPERTY
$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,833	4.028%
2	Pennsylvania	Philadelphia	4,116	3.430%
3	New York	New York City	3,884	3.236%
4	Missouri	Kansas City	3,548	2.956%
5	Tennessee	Memphis	3,319	2.766%
6	Maryland	Baltimore	3,153	2.627%
7	Indiana	Indianapolis	3,149	2.624%
8	Texas	San Antonio	3,096	2.580%
9	Texas	Fort Worth	3,002	2.502%
10	Texas	Houston	2,865	2.388%
11	Texas	Dallas	2,851	2.376%
12	Massachusetts	Boston	2,847	2.372%
13	Texas	El Paso	2,791	2.326%
14	Texas	Arlington	2,746	2.288%
15	Wisconsin	Milwaukee	2,683	2.236%
16	**Minnesota**	**Minneapolis**	**2,563**	**2.136%**
17	Texas	Austin	2,551	2.126%
18	Ohio	Cleveland	2,509	2.091%
19	Illinois	Chicago	2,436	2.030%
20	Nebraska	Omaha	2,384	1.986%
21	Colorado	Denver	2,283	1.903%
22	Ohio	Columbus	2,195	1.830%
	AVERAGE		**2,160**	**1.800%**
23	Florida	Miami	2,062	1.718%
24	Colorado	Colorado Springs	2,031	1.692%
25	Georgia	Atlanta	1,976	1.647%
26	Arizona	Phoenix	1,950	1.625%
27	Tennessee	Nashville	1,900	1.583%
28	Arizona	Tucson	1,864	1.553%
29	New Mexico	Albuquerque	1,747	1.456%
30	California	Oakland	1,693	1.411%
31	Oklahoma	Tulsa	1,584	1.320%
32	DC	Washington	1,568	1.306%
33	Florida	Jacksonville	1,565	1.304%
34	Oklahoma	Oklahoma City	1,560	1.300%
35	Kentucky	Louisville	1,504	1.254%
36	California	San Jose	1,501	1.251%
37	Oregon	Portland	1,492	1.243%
38	California	Fresno	1,478	1.232%
39	California	Los Angeles	1,465	1.220%
40	California	San Francisco	1,391	1.159%
41	Nevada	Las Vegas	1,364	1.137%
42	California	Long Beach	1,338	1.115%
43	North Carolina	Charlotte	1,335	1.112%
44	California	Sacramento	1,324	1.104%
45	California	San Diego	1,322	1.102%
46	Arizona	Mesa	1,241	1.034%
47	North Carolina	Raleigh	1,088	0.907%
48	Hawaii	Honolulu	1,060	0.883%
49	Virginia	Virginia Beach	945	0.787%
50	Washington	Seattle	868	0.724%

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	48,333	4.028%
2	Pennsylvania	Philadelphia	41,162	3.430%
3	New York	New York City	38,837	3.236%
4	Missouri	Kansas City	35,476	2.956%
5	Tennessee	Memphis	33,192	2.766%
6	**Minnesota**	**Minneapolis**	**32,342**	**2.695%**
7	Maryland	Baltimore	31,525	2.627%
8	Indiana	Indianapolis	31,487	2.624%
9	Texas	San Antonio	30,963	2.580%
10	Texas	Fort Worth	30,024	2.502%
11	Texas	Houston	28,652	2.388%
12	Texas	Dallas	28,514	2.376%
13	Massachusetts	Boston	28,466	2.372%
14	Texas	El Paso	27,913	2.326%
15	Texas	Arlington	27,456	2.288%
16	Wisconsin	Milwaukee	27,173	2.264%
17	Texas	Austin	25,508	2.126%
18	Ohio	Cleveland	25,089	2.091%
19	Florida	Miami	24,478	2.040%
20	Illinois	Chicago	24,358	2.030%
21	Nebraska	Omaha	23,838	1.986%
22	Colorado	Denver	22,834	1.903%
23	Arizona	Phoenix	22,715	1.893%
24	Arizona	Tucson	22,543	1.879%
	AVERAGE		**22,069**	**1.839%**
25	Ohio	Columbus	21,954	1.830%
26	Colorado	Colorado Springs	20,306	1.692%
27	Georgia	Atlanta	19,764	1.647%
28	Tennessee	Nashville	18,998	1.583%
29	Florida	Jacksonville	18,556	1.546%
30	New Mexico	Albuquerque	17,470	1.456%
31	California	Oakland	16,930	1.411%
32	Oklahoma	Tulsa	15,841	1.320%
33	DC	Washington	15,675	1.306%
34	Oklahoma	Oklahoma City	15,598	1.300%
35	Kentucky	Louisville	15,043	1.254%
36	California	San Jose	15,011	1.251%
37	Oregon	Portland	14,921	1.243%
38	California	Fresno	14,780	1.232%
39	Arizona	Mesa	14,736	1.228%
40	California	Los Angeles	14,645	1.220%
41	California	San Francisco	13,908	1.159%
42	Nevada	Las Vegas	13,642	1.137%
43	California	Long Beach	13,378	1.115%
44	North Carolina	Charlotte	13,349	1.112%
45	California	Sacramento	13,242	1.104%
46	California	San Diego	13,223	1.102%
47	North Carolina	Raleigh	10,882	0.907%
48	Hawaii	Honolulu	10,598	0.883%
49	Virginia	Virginia Beach	9,450	0.787%
50	Washington	Seattle	8,684	0.724%

Table 35(cont'd.): Top 50 Commercial Property Taxes
Payable 2009
$25 MILLION-VALUED PROPERTY
$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,208,315	4.028%
2	Pennsylvania	Philadelphia	1,029,057	3.430%
3	New York	New York City	970,921	3.236%
4	Missouri	Kansas City	886,906	2.956%
5	**Minnesota**	**Minneapolis**	**836,978**	**2.790%**
6	Tennessee	Memphis	829,806	2.766%
7	Maryland	Baltimore	788,130	2.627%
8	Indiana	Indianapolis	787,184	2.624%
9	Texas	San Antonio	774,067	2.580%
10	Texas	Fort Worth	750,588	2.502%
11	Texas	Houston	716,302	2.388%
12	Texas	Dallas	712,852	2.376%
13	Massachusetts	Boston	711,638	2.372%
14	Texas	El Paso	697,822	2.326%
15	Texas	Arlington	686,394	2.288%
16	Wisconsin	Milwaukee	680,227	2.267%
17	Texas	Austin	637,705	2.126%
18	Ohio	Cleveland	627,220	2.091%
19	Florida	Miami	625,201	2.084%
20	Illinois	Chicago	608,943	2.030%
21	Arizona	Tucson	608,718	2.029%
22	Arizona	Phoenix	605,063	2.017%
23	Nebraska	Omaha	595,944	1.986%
24	DC	Washington	595,725	1.986%
25	Colorado	Denver	570,844	1.903%
	AVERAGE		**559,044**	**1.863%**
26	Ohio	Columbus	548,858	1.830%
27	Colorado	Colorado Springs	507,662	1.692%
28	Georgia	Atlanta	494,096	1.647%
29	Tennessee	Nashville	474,950	1.583%
30	Florida	Jacksonville	473,880	1.580%
31	New Mexico	Albuquerque	436,753	1.456%
32	California	Oakland	423,240	1.411%
33	Oklahoma	Tulsa	396,013	1.320%
34	Arizona	Mesa	395,323	1.318%
35	Oklahoma	Oklahoma City	389,950	1.300%
36	Kentucky	Louisville	376,063	1.254%
37	California	San Jose	375,270	1.251%
38	Oregon	Portland	373,029	1.243%
39	California	Fresno	369,488	1.232%
40	California	Los Angeles	366,132	1.220%
41	California	San Francisco	347,700	1.159%
42	Nevada	Las Vegas	341,043	1.137%
43	California	Long Beach	334,455	1.115%
44	North Carolina	Charlotte	333,730	1.112%
45	California	Sacramento	331,050	1.104%
46	California	San Diego	330,585	1.102%
47	North Carolina	Raleigh	272,046	0.907%
48	Hawaii	Honolulu	264,957	0.883%
49	Virginia	Virginia Beach	236,247	0.787%
50	Washington	Seattle	217,105	0.724%

Table 36: Top 50 Industrial Property Taxes (50% Personal Property)

Payable 2009

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

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	5,920	2.960%
2	Texas	Fort Worth	5,613	2.807%
3	Texas	Dallas	5,243	2.621%
4	Texas	San Antonio	5,121	2.560%
5	Texas	Arlington	5,099	2.550%
6	Texas	Houston	5,047	2.524%
7	Texas	El Paso	4,983	2.491%
8	Missouri	Kansas City	4,603	2.301%
9	Texas	Austin	4,413	2.206%
10	Indiana	Indianapolis	4,364	2.182%
11	Tennessee	Memphis	4,185	2.093%
12	Pennsylvania	Philadelphia	4,116	2.058%
13	New York	New York City	3,884	1.942%
14	Nebraska	Omaha	3,206	1.603%
15	Georgia	Atlanta	3,187	1.593%
16	Colorado	Denver	3,058	1.529%
	AVERAGE		**2,839**	**1.420%**
17	Florida	Miami	2,834	1.417%
18	Illinois	Chicago	2,833	1.417%
19	Oklahoma	Oklahoma City	2,808	1.404%
20	Colorado	Colorado Springs	2,719	1.360%
21	Ohio	Cleveland	2,660	1.330%
22	Maryland	Baltimore	2,586	1.293%
23	Massachusetts	Boston	2,575	1.288%
24	**Minnesota**	**Minneapolis**	**2,563**	**1.282%**
25	Oklahoma	Tulsa	2,559	1.279%
26	Wisconsin	Milwaukee	2,456	1.228%
27	Tennessee	Nashville	2,395	1.198%
28	New Mexico	Albuquerque	2,368	1.184%
29	Oregon	Portland	2,336	1.168%
30	California	Oakland	2,257	1.129%
31	Ohio	Columbus	2,223	1.111%
32	Florida	Jacksonville	2,146	1.073%
33	California	San Jose	2,001	1.001%
34	California	Fresno	1,971	0.985%
35	California	Los Angeles	1,953	0.976%
36	Arizona	Phoenix	1,950	0.975%
37	Arizona	Tucson	1,864	0.932%
38	California	San Francisco	1,854	0.927%
39	North Carolina	Charlotte	1,854	0.927%
40	Nevada	Las Vegas	1,822	0.911%
41	California	Long Beach	1,784	0.892%
42	California	Sacramento	1,766	0.883%
43	California	San Diego	1,763	0.882%
44	District of Columbia	Washington	1,568	0.784%
45	North Carolina	Raleigh	1,451	0.726%
46	Kentucky	Louisville	1,418	0.709%
47	Arizona	Mesa	1,241	0.620%
48	Hawaii	Honolulu	1,210	0.605%
49	Washington	Seattle	1,182	0.591%
50	Virginia	Virginia Beach	962	0.481%

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

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	59,201	2.960%
2	Texas	Fort Worth	56,131	2.807%
3	Texas	Dallas	52,429	2.621%
4	Texas	San Antonio	51,206	2.560%
5	Texas	Arlington	50,991	2.550%
6	Texas	Houston	50,474	2.524%
7	Texas	El Paso	49,827	2.491%
8	Missouri	Kansas City	46,027	2.301%
9	Texas	Austin	44,128	2.206%
10	Indiana	Indianapolis	43,636	2.182%
11	Tennessee	Memphis	41,851	2.093%
12	Pennsylvania	Philadelphia	41,162	2.058%
13	New York	New York City	38,837	1.942%
14	Arizona	Tucson	34,118	1.706%
15	Florida	Miami	33,307	1.665%
16	**Minnesota**	**Minneapolis**	**32,342**	**1.617%**
17	Arizona	Phoenix	32,249	1.612%
18	Nebraska	Omaha	32,058	1.603%
19	Georgia	Atlanta	31,870	1.593%
20	Colorado	Denver	30,581	1.529%
	AVERAGE		**29,714**	**1.486%**
21	District of Columbia	Washington	28,425	1.421%
22	Illinois	Chicago	28,331	1.417%
23	Oklahoma	Oklahoma City	28,076	1.404%
24	Colorado	Colorado Springs	27,190	1.360%
25	Ohio	Cleveland	26,596	1.330%
26	Maryland	Baltimore	25,855	1.293%
27	Massachusetts	Boston	25,755	1.288%
28	Oklahoma	Tulsa	25,589	1.279%
29	Florida	Jacksonville	25,202	1.260%
30	Wisconsin	Milwaukee	24,905	1.245%
31	Tennessee	Nashville	23,954	1.198%
32	New Mexico	Albuquerque	23,682	1.184%
33	Oregon	Portland	23,364	1.168%
34	California	Oakland	22,573	1.129%
35	Ohio	Columbus	22,226	1.111%
36	Arizona	Mesa	21,638	1.082%
37	California	San Jose	20,014	1.001%
38	California	Fresno	19,706	0.985%
39	California	Los Angeles	19,527	0.976%
40	California	San Francisco	18,544	0.927%
41	North Carolina	Charlotte	18,538	0.927%
42	Nevada	Las Vegas	18,222	0.911%
43	California	Long Beach	17,838	0.892%
44	California	Sacramento	17,656	0.883%
45	California	San Diego	17,631	0.882%
46	North Carolina	Raleigh	14,512	0.726%
47	Kentucky	Louisville	14,180	0.709%
48	Hawaii	Honolulu	12,104	0.605%
49	Washington	Seattle	11,815	0.591%
50	Virginia	Virginia Beach	9,620	0.481%

Table 36 (cont'd.): Top 50 Industrial Property Taxes (50% Personal Property)

Payable 2009

$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	1,480,031	2.960%
2	Texas	Fort Worth	1,403,284	2.807%
3	Texas	Dallas	1,310,728	2.621%
4	Texas	San Antonio	1,280,149	2.560%
5	Texas	Arlington	1,274,784	2.550%
6	Texas	Houston	1,261,850	2.524%
7	Texas	El Paso	1,245,667	2.491%
8	Missouri	Kansas City	1,150,676	2.301%
9	Texas	Austin	1,103,200	2.206%
10	Indiana	Indianapolis	1,090,901	2.182%
11	Tennessee	Memphis	1,046,277	2.093%
12	Pennsylvania	Philadelphia	1,029,057	2.058%
13	New York	New York City	970,921	1.942%
14	DC	Washington	935,725	1.871%
15	Arizona	Tucson	898,102	1.796%
16	Florida	Miami	845,925	1.692%
17	Arizona	Phoenix	843,417	1.687%
18	**Minnesota**	**Minneapolis**	**836,978**	**1.674%**
19	Nebraska	Omaha	801,442	1.603%
20	Georgia	Atlanta	796,740	1.593%
21	Colorado	Denver	764,515	1.529%
	AVERAGE		**750,584**	**1.501%**
22	Illinois	Chicago	708,281	1.417%
23	Oklahoma	Oklahoma City	701,910	1.404%
24	Colorado	Colorado Springs	679,751	1.360%
25	Ohio	Cleveland	664,890	1.330%
26	Maryland	Baltimore	646,380	1.293%
27	Massachusetts	Boston	643,863	1.288%
28	Florida	Jacksonville	640,008	1.280%
29	Oklahoma	Tulsa	639,713	1.279%
30	Wisconsin	Milwaukee	623,538	1.247%
31	Tennessee	Nashville	598,850	1.198%
32	New Mexico	Albuquerque	592,043	1.184%
33	Oregon	Portland	584,106	1.168%
34	Arizona	Mesa	567,878	1.136%
35	California	Oakland	564,320	1.129%
36	Ohio	Columbus	555,647	1.111%
37	California	San Jose	500,360	1.001%
38	California	Fresno	492,650	0.985%
39	California	Los Angeles	488,176	0.976%
40	California	San Francisco	463,600	0.927%
41	North Carolina	Charlotte	463,460	0.927%
42	Nevada	Las Vegas	455,542	0.911%
43	California	Long Beach	445,940	0.892%
44	California	Sacramento	441,400	0.883%
45	California	San Diego	440,780	0.882%
46	North Carolina	Raleigh	362,796	0.726%
47	Kentucky	Louisville	354,488	0.709%
48	Hawaii	Honolulu	302,591	0.605%
49	Washington	Seattle	295,385	0.591%
50	Virginia	Virginia Beach	240,497	0.481%

Table 37: Top 50 Industrial Property Taxes (60% Personal Property)

Payable 2009

$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	6,807	2.723%
3	Texas	Dallas	6,554	2.621%
4	Texas	San Antonio	6,401	2.560%
5	Texas	Arlington	6,374	2.550%
6	Texas	Houston	6,309	2.524%
7	Texas	El Paso	6,228	2.491%
8	Texas	Austin	5,516	2.206%
9	Missouri	Kansas City	5,394	2.158%
10	Indiana	Indianapolis	5,190	2.076%
11	Tennessee	Memphis	4,835	1.934%
12	Pennsylvania	Philadelphia	4,116	1.646%
13	Georgia	Atlanta	3,969	1.588%
14	New York	New York City	3,884	1.553%
15	Nebraska	Omaha	3,822	1.529%
16	Colorado	Denver	3,639	1.456%
17	Oklahoma	Oklahoma City	3,588	1.435%
18	Florida	Miami	3,496	1.399%
	AVERAGE		**3,344**	**1.338%**
19	Colorado	Colorado Springs	3,235	1.294%
20	Oklahoma	Tulsa	3,168	1.267%
21	Oregon	Portland	2,970	1.188%
22	Maryland	Baltimore	2,869	1.148%
23	New Mexico	Albuquerque	2,834	1.134%
24	Illinois	Chicago	2,833	1.133%
25	Tennessee	Nashville	2,767	1.107%
26	Massachusetts	Boston	2,711	1.084%
27	California	Oakland	2,681	1.072%
28	Ohio	Cleveland	2,660	1.064%
29	Florida	Jacksonville	2,645	1.058%
30	Arizona	Tucson	2,587	1.035%
31	Wisconsin	Milwaukee	2,570	1.028%
32	**Minnesota**	**Minneapolis**	**2,563**	**1.025%**
33	Arizona	Phoenix	2,545	1.018%
34	California	San Jose	2,377	0.951%
35	California	Fresno	2,340	0.936%
36	California	Los Angeles	2,319	0.928%
37	North Carolina	Charlotte	2,243	0.897%
38	Ohio	Columbus	2,223	0.889%
39	California	San Francisco	2,202	0.881%
40	Nevada	Las Vegas	2,166	0.866%
41	California	Long Beach	2,118	0.847%
42	California	Sacramento	2,097	0.839%
43	California	San Diego	2,094	0.837%
44	North Carolina	Raleigh	1,723	0.689%
45	Arizona	Mesa	1,672	0.669%
46	DC	Washington	1,568	0.627%
47	Kentucky	Louisville	1,556	0.622%
48	Washington	Seattle	1,416	0.567%
49	Hawaii	Honolulu	1,210	0.484%
50	Virginia	Virginia Beach	1,118	0.447%

$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	70,164	2.807%
2	Michigan	Detroit	68,072	2.723%
3	Texas	Dallas	65,536	2.621%
4	Texas	San Antonio	64,007	2.560%
5	Texas	Arlington	63,739	2.550%
6	Texas	Houston	63,093	2.524%
7	Texas	El Paso	62,283	2.491%
8	Texas	Austin	55,160	2.206%
9	Missouri	Kansas City	53,940	2.158%
10	Indiana	Indianapolis	51,900	2.076%
11	Tennessee	Memphis	48,345	1.934%
12	Arizona	Tucson	42,799	1.712%
13	Pennsylvania	Philadelphia	41,162	1.646%
14	Florida	Miami	39,929	1.597%
15	Georgia	Atlanta	39,689	1.588%
16	Arizona	Phoenix	39,400	1.576%
17	New York	New York City	38,837	1.553%
18	DC	Washington	38,625	1.545%
19	Nebraska	Omaha	38,223	1.529%
20	Colorado	Denver	36,391	1.456%
21	Oklahoma	Oklahoma City	35,875	1.435%
	AVERAGE		**35,037**	**1.401%**
22	Colorado	Colorado Springs	32,353	1.294%
23	**Minnesota**	**Minneapolis**	**32,342**	**1.294%**
24	Oklahoma	Tulsa	31,681	1.267%
25	Florida	Jacksonville	30,185	1.207%
26	Oregon	Portland	29,697	1.188%
27	Maryland	Baltimore	28,690	1.148%
28	New Mexico	Albuquerque	28,340	1.134%
29	Illinois	Chicago	28,331	1.133%
30	Tennessee	Nashville	27,671	1.107%
31	Massachusetts	Boston	27,110	1.084%
32	Arizona	Mesa	26,815	1.073%
33	California	Oakland	26,805	1.072%
34	Ohio	Cleveland	26,596	1.064%
35	Wisconsin	Milwaukee	26,039	1.042%
36	California	San Jose	23,767	0.951%
37	California	Fresno	23,401	0.936%
38	California	Los Angeles	23,188	0.928%
39	North Carolina	Charlotte	22,430	0.897%
40	Ohio	Columbus	22,226	0.889%
41	California	San Francisco	22,021	0.881%
42	Nevada	Las Vegas	21,657	0.866%
43	California	Long Beach	21,182	0.847%
44	California	Sacramento	20,967	0.839%
45	California	San Diego	20,937	0.837%
46	North Carolina	Raleigh	17,234	0.689%
47	Kentucky	Louisville	15,561	0.622%
48	Washington	Seattle	14,164	0.567%
49	Hawaii	Honolulu	12,104	0.484%
50	Virginia	Virginia Beach	11,185	0.447%

Table 37 (cont'd.): Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2009

$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	1,754,104	2.807%
2	Michigan	Detroit	1,701,800	2.723%
3	Texas	Dallas	1,638,409	2.621%
4	Texas	San Antonio	1,600,186	2.560%
5	Texas	Arlington	1,593,479	2.550%
6	Texas	Houston	1,577,313	2.524%
7	Texas	El Paso	1,557,083	2.491%
8	Texas	Austin	1,379,000	2.206%
9	Missouri	Kansas City	1,348,503	2.158%
10	Indiana	Indianapolis	1,297,511	2.076%
11	Tennessee	Memphis	1,208,630	1.934%
12	DC	Washington	1,190,725	1.905%
13	Arizona	Tucson	1,115,139	1.784%
14	Pennsylvania	Philadelphia	1,029,057	1.646%
15	Arizona	Phoenix	1,022,183	1.635%
16	Florida	Miami	1,011,468	1.618%
17	Georgia	Atlanta	992,227	1.588%
18	New York	New York City	970,921	1.553%
19	Nebraska	Omaha	955,566	1.529%
20	Colorado	Denver	909,768	1.456%
21	Oklahoma	Oklahoma City	896,885	1.435%
	AVERAGE		**883,663**	**1.414%**
22	**Minnesota**	**Minneapolis**	**836,978**	**1.339%**
23	Colorado	Colorado Springs	808,818	1.294%
24	Oklahoma	Tulsa	792,025	1.267%
25	Florida	Jacksonville	764,604	1.223%
26	Oregon	Portland	742,413	1.188%
27	Maryland	Baltimore	717,255	1.148%
28	New Mexico	Albuquerque	708,511	1.134%
29	Illinois	Chicago	708,281	1.133%
30	Arizona	Mesa	697,294	1.116%
31	Tennessee	Nashville	691,775	1.107%
32	Massachusetts	Boston	677,750	1.084%
33	California	Oakland	670,130	1.072%
34	Ohio	Cleveland	664,890	1.064%
35	Wisconsin	Milwaukee	651,883	1.043%
36	California	San Jose	594,178	0.951%
37	California	Fresno	585,022	0.936%
38	California	Los Angeles	579,709	0.928%
39	North Carolina	Charlotte	560,758	0.897%
40	Ohio	Columbus	555,647	0.889%
41	California	San Francisco	550,525	0.881%
42	Nevada	Las Vegas	541,417	0.866%
43	California	Long Beach	529,554	0.847%
44	California	Sacramento	524,163	0.839%
45	California	San Diego	523,426	0.837%
46	North Carolina	Raleigh	430,858	0.689%
47	Kentucky	Louisville	389,025	0.622%
48	Washington	Seattle	354,095	0.567%
49	Hawaii	Honolulu	302,591	0.484%
50	Virginia	Virginia Beach	279,622	0.447%

Table 38: Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	6,585	1	2.887%	1
Texas	Fort Worth	5,853	2	2.807%	2
Texas	Dallas	5,467	3	2.621%	3
Texas	San Antonio	5,340	4	2.560%	4
Texas	Arlington	5,317	5	2.550%	5
Texas	Houston	5,263	6	2.524%	6
Texas	El Paso	5,196	7	2.491%	7
Missouri	Kansas City	5,016	8	2.321%	8
Indianapolis	Indiana	4,789	9	2.208%	9
Texas	Austin	4,601	10	2.206%	10
Tennessee	Memphis	4,526	11	2.122%	11
Pennsylvania	Philadelphia	4,116	12	1.963%	12
New York	New York City	3,884	13	1.894%	13
Nebraska	Omaha	3,466	14	1.637%	14
Georgia	Atlanta	3,385	15	1.604%	15
Colorado	Denver	3,328	16	1.597%	16
Oklahoma	Oklahoma City	3,297	17	1.425%	18
Florida	Miami	3,181	18	1.510%	17
AVERAGE		**3,030**		**1.431%**	
Colorado	Colorado Springs	2,958	19	1.420%	19
Oklahoma	Tulsa	2,941	20	1.271%	24
Illinois	Chicago	2,833	21	1.308%	21
Maryland	Baltimore	2,701	22	1.309%	20
Ohio	Cleveland	2,660	23	1.205%	27
Oregon	Portland	2,653	24	1.302%	22
Massachusetts	Boston	2,643	25	1.270%	25
Tennessee	Nashville	2,591	26	1.214%	26
New Mexico	Albuquerque	2,587	27	1.290%	23
Wisconsin	Milwaukee	2,525	28	1.168%	30
Minnesota	**Minneapolis**	**2,494**	**29**	**1.183%**	**28**
California	Oakland	2,453	30	1.175%	29
Florida	Jacksonville	2,408	31	1.143%	31
Ohio	Columbus	2,223	32	1.007%	37
Arizona	Phoenix	2,219	33	1.058%	32
Arizona	Tucson	2,190	34	1.044%	33
California	San Jose	2,175	35	1.042%	34
California	Fresno	2,142	36	1.026%	35
California	Los Angeles	2,122	37	1.016%	36
California	San Francisco	2,015	38	0.965%	38
Nevada	Las Vegas	1,996	39	0.932%	40
North Carolina	Charlotte	1,972	40	0.960%	39
California	Long Beach	1,939	41	0.928%	41
California	Sacramento	1,919	42	0.919%	42
California	San Diego	1,916	43	0.918%	43
DC	Washington	1,568	44	0.740%	45
North Carolina	Raleigh	1,534	45	0.747%	44
Kentucky	Louisville	1,492	46	0.684%	46
Arizona	Mesa	1,435	47	0.684%	47
Washington	Seattle	1,350	48	0.611%	48
Hawaii	Honolulu	1,210	49	0.589%	49
Virginia	Virginia Beach	1,032	50	0.486%	50

Table 38 (cont'd): Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	65,849	1	2.887%	1
Texas	Fort Worth	58,531	2	2.807%	2
Texas	Dallas	54,671	3	2.621%	3
Texas	San Antonio	53,395	4	2.560%	4
Texas	Arlington	53,171	5	2.550%	5
Texas	Houston	52,632	6	2.524%	6
Texas	El Paso	51,957	7	2.491%	7
Missouri	Kansas City	50,163	8	2.321%	8
Indianapolis	Indiana	47,891	9	2.208%	9
Texas	Austin	46,015	10	2.206%	10
Tennessee	Memphis	45,260	11	2.122%	11
Pennsylvania	Philadelphia	41,162	12	1.963%	12
New York	New York City	38,837	13	1.894%	13
Arizona	Tucson	38,835	14	1.852%	14
Florida	Miami	36,780	15	1.746%	15
Arizona	Phoenix	36,134	16	1.723%	16
Nebraska	Omaha	34,660	17	1.637%	17
Georgia	Atlanta	33,849	18	1.604%	18
DC	Washington	33,336	19	1.573%	20
Colorado	Denver	33,276	20	1.597%	19
Oklahoma	Oklahoma City	32,970	21	1.425%	22
AVERAGE		**31,789**		**1.502%**	
Minnesota	**Minneapolis**	**31,654**	**22**	**1.501%**	**21**
Colorado	Colorado Springs	29,585	23	1.420%	23
Oklahoma	Tulsa	29,411	24	1.271%	29
Illinois	Chicago	28,331	25	1.308%	26
Florida	Jacksonville	27,815	26	1.320%	24
Maryland	Baltimore	27,007	27	1.309%	25
Ohio	Cleveland	26,596	28	1.205%	32
Oregon	Portland	26,535	29	1.302%	27
Massachusetts	Boston	26,431	30	1.270%	30
Tennessee	Nashville	25,905	31	1.214%	31
New Mexico	Albuquerque	25,867	32	1.290%	28
Wisconsin	Milwaukee	25,586	33	1.184%	33
California	Oakland	24,534	34	1.175%	34
Arizona	Mesa	24,451	35	1.166%	35
Ohio	Columbus	22,226	36	1.007%	39
California	San Jose	21,753	37	1.042%	36
California	Fresno	21,418	38	1.026%	37
California	Los Angeles	21,223	39	1.016%	38
California	San Francisco	20,155	40	0.965%	40
Nevada	Las Vegas	19,956	41	0.932%	42
North Carolina	Charlotte	19,721	42	0.960%	41
California	Long Beach	19,387	43	0.928%	43
California	Sacramento	19,190	44	0.919%	44
California	San Diego	19,163	45	0.918%	45
North Carolina	Raleigh	15,339	46	0.747%	46
Kentucky	Louisville	14,922	47	0.684%	47
Washington	Seattle	13,503	48	0.611%	48
Hawaii	Honolulu	12,104	49	0.589%	49
Virginia	Virginia Beach	10,325	50	0.486%	50

Table 38 (cont'd): Top 50 Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
Michigan	Detroit	1,646,223	1	2.887%	1
Texas	Fort Worth	1,463,278	2	2.807%	2
Texas	Dallas	1,366,765	3	2.621%	3
Texas	San Antonio	1,334,879	4	2.560%	4
Texas	Arlington	1,329,284	5	2.550%	5
Texas	Houston	1,315,798	6	2.524%	6
Texas	El Paso	1,298,922	7	2.491%	7
Missouri	Kansas City	1,254,080	8	2.321%	8
Indianapolis	Indiana	1,197,268	9	2.208%	9
Texas	Austin	1,150,365	10	2.206%	10
Tennessee	Memphis	1,131,493	11	2.122%	11
DC	Washington	1,058,497	12	1.998%	12
Pennsylvania	Philadelphia	1,029,057	13	1.963%	13
Arizona	Tucson	1,016,028	14	1.938%	14
New York	New York City	970,921	15	1.894%	15
Arizona	Phoenix	940,549	16	1.794%	16
Florida	Miami	932,736	17	1.771%	17
Nebraska	Omaha	866,511	18	1.637%	18
Georgia	Atlanta	846,232	19	1.604%	19
Colorado	Denver	831,896	20	1.597%	20
Oklahoma	Oklahoma City	824,254	21	1.425%	22
Minnesota	**Minneapolis**	**819,764**	**22**	**1.555%**	**21**
AVERAGE		**802,471**		**1.516%**	
Colorado	Colorado Springs	739,624	23	1.420%	23
Oklahoma	Tulsa	735,287	24	1.271%	29
Illinois	Chicago	708,281	25	1.308%	26
Florida	Jacksonville	705,346	26	1.339%	24
Maryland	Baltimore	675,163	27	1.309%	25
Ohio	Cleveland	664,890	28	1.205%	33
Oregon	Portland	663,367	29	1.302%	27
Massachusetts	Boston	660,765	30	1.270%	30
Tennessee	Nashville	647,625	31	1.214%	32
New Mexico	Albuquerque	646,676	32	1.290%	28
Wisconsin	Milwaukee	640,560	33	1.185%	34
Arizona	Mesa	638,195	34	1.217%	31
California	Oakland	613,340	35	1.175%	35
Ohio	Columbus	555,647	36	1.007%	39
California	San Jose	543,824	37	1.042%	36
California	Fresno	535,445	38	1.026%	37
California	Los Angeles	530,582	39	1.016%	38
California	San Francisco	503,871	40	0.965%	40
Nevada	Las Vegas	498,908	41	0.932%	42
North Carolina	Charlotte	493,034	42	0.960%	41
California	Long Beach	484,677	43	0.928%	43
California	Sacramento	479,743	44	0.919%	44
California	San Diego	479,069	45	0.918%	45
North Carolina	Raleigh	383,484	46	0.747%	46
Kentucky	Louisville	373,056	47	0.684%	47
Washington	Seattle	337,577	48	0.611%	48
Hawaii	Honolulu	302,591	49	0.589%	49
Virginia	Virginia Beach	258,119	50	0.486%	50

Table 39: Top 50 Apartment Property Taxes

Payable 2009

$600,000 VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	26,130	4.148%
2	New York	New York City	23,039	3.657%
3	Tennessee	Memphis	17,967	2.852%
4	Texas	Fort Worth	17,254	2.739%
5	Texas	Dallas	16,751	2.659%
6	Indiana	Indianapolis	16,413	2.605%
7	Texas	San Antonio	16,350	2.595%
8	Texas	Arlington	15,810	2.510%
9	Pennsylvania	Philadelphia	15,724	2.496%
10	Ohio	Cleveland	15,053	2.389%
11	Texas	Houston	14,359	2.279%
12	Wisconsin	Milwaukee	14,248	2.262%
13	Texas	El Paso	13,929	2.211%
14	Maryland	Baltimore	13,812	2.192%
15	Ohio	Columbus	13,173	2.091%
16	Texas	Austin	12,696	2.015%
17	Florida	Miami	12,480	1.981%
18	Nebraska	Omaha	12,453	1.977%
19	**Minnesota**	**Minneapolis**	**10,601**	**1.683%**
20	Tennessee	Nashville	10,284	1.632%
21	Georgia	Atlanta	10,268	1.630%
	AVERAGE		**10,145**	**1,610%**
22	Florida	Jacksonville	9,473	1.504%
23	Missouri	Kansas City	9,290	1.475%
24	California	Oakland	8,888	1.411%
25	Illinois	Chicago	8,435	1.339%
26	Oklahoma	Tulsa	8,408	1.335%
27	Oklahoma	Oklahoma City	7,955	1.263%
28	New Mexico	Albuquerque	7,912	1.256%
29	California	San Jose	7,881	1.251%
30	California	Fresno	7,759	1.232%
31	California	Los Angeles	7,689	1.220%
32	California	San Francisco	7,302	1.159%
33	Nevada	Las Vegas	7,096	1.126%
34	Oregon	Portland	7,053	1.120%
35	California	Long Beach	7,024	1.115%
36	California	Sacramento	6,952	1.104%
37	California	San Diego	6,942	1.102%
38	Kentucky	Louisville	6,850	1.087%
39	North Carolina	Charlotte	6,842	1.086%
40	Massachusetts	Boston	6,554	1.040%
41	Arizona	Tucson	5,856	0.930%
42	North Carolina	Raleigh	5,712	0.907%
43	Arizona	Phoenix	5,064	0.804%
44	DC	Washington	4,845	0.769%
45	Washington	Seattle	4,506	0.715%
46	Virginia	Virginia Beach	3,737	0.593%
47	Colorado	Denver	3,726	0.591%
48	Arizona	Mesa	3,558	0.565%
49	Colorado	Colorado Springs	3,322	0.527%
50	Hawaii	Honolulu	1,852	0.294%

VII. Rankings Tables – Rural

Table 40: Rural Homestead Property Taxes

Payable 2009

$70,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	1,743	2.490%
2	Connecticut	Windham	1,729	2.470%
3	Nebraska	Sidney	1,585	2.265%
4	Vermont	Newport	1,490	2.128%
5	Michigan	Manistique	1,433	2.047%
6	North Dakota	Devils Lake	1,405	2.007%
7	New Hampshire	Lancaster	1,371	1.959%
8	Pennsylvania	Ridgway	1,365	1.950%
9	Kansas	Iola	1,346	1.923%
10	New Jersey	Maurice River Township	1,340	1.915%
11	Wisconsin	Rice Lake	1,328	1.898%
12	Illinois	Clinton	1,327	1.896%
13	South Dakota	Sisseton	1,154	1.649%
14	Texas	Fort Stockton	1,136	1.623%
15	Iowa	Hampton	1,073	1.534%
16	Rhode Island	Hopkinton	1,029	1.470%
17	Massachusetts	Adams	1,011	1.444%
18	Maine	Rockland	980	1.401%
19	Maryland	Denton	934	1.334%
20	Montana	Glasgow	932	1.332%
21	Georgia	Fitzgerald	894	1.277%
22	Nevada	Fallon	871	1.245%
	AVERAGE		**801**	**1.144%**
23	Mississippi	Aberdeen	798	1.140%
24	Alaska	Ketchican	754	1.077%
25	Missouri	Boonville	750	1.072%
26	**Minnesota**	**Glencoe**	**652**	**0.932%**
27	Ohio	Upper Sandusky	650	0.929%
28	California	Yreka	646	0.923%
29	New Mexico	Santa Rosa	607	0.867%
30	South Carolina	Mullins	602	0.860%
31	Indiana	North Vernon	589	0.841%
32	North Carolina	Edenton	566	0.809%
33	Kentucky	London	543	0.776%
34	Oklahoma	Mangum	534	0.763%
35	Florida	Moore Haven	518	0.741%
36	Wyoming	Worland	481	0.687%
37	Washington	Colville	456	0.652%
38	Colorado	Walsenburg	430	0.614%
39	Oregon	Tillamook	427	0.610%
40	Tennessee	Savannah	399	0.570%
41	Utah	Richfield	397	0.567%
42	West Virginia	Elkins	357	0.509%
43	Delaware	Georgetown	308	0.440%
44	Arizona	Safford	307	0.438%
45	Virginia	Wise	291	0.416%
46	Alabama	Monroeville	222	0.318%
47	Arkansas	Pocahontas	191	0.273%
48	Hawaii	Kauai	92	0.132%
49	Idaho	Saint Anthony	0	0.000%
49	Louisiana	Natchitoches	0	0.000%

$150,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	4,484	2.989%
2	Connecticut	Windham	3,705	2.470%
3	Nebraska	Sidney	3,397	2.265%
4	Illinois	Clinton	3,312	2.208%
5	Vermont	Newport	3,192	2.128%
6	Michigan	Manistique	3,070	2.047%
7	North Dakota	Devils Lake	3,010	2.007%
8	Wisconsin	Rice Lake	2,962	1.975%
9	Pennsylvania	Ridgway	2,940	1.960%
10	New Hampshire	Lancaster	2,938	1.959%
11	Kansas	Iola	2,937	1.958%
12	New Jersey	Maurice River Township	2,872	1.915%
13	Texas	Fort Stockton	2,635	1.756%
14	Iowa	Hampton	2,529	1.686%
15	South Dakota	Sisseton	2,474	1.649%
16	Maine	Rockland	2,356	1.571%
17	Rhode Island	Hopkinton	2,205	1.470%
18	Massachusetts	Adams	2,166	1.444%
19	Florida	Moore Haven	2,149	1.433%
20	Georgia	Fitzgerald	2,121	1.414%
21	Maryland	Denton	2,002	1.334%
22	Montana	Glasgow	1,998	1.332%
23	Mississippi	Aberdeen	1,987	1.325%
24	Nevada	Fallon	1,867	1.245%
	AVERAGE		**1,852**	**1.235%**
25	Indiana	North Vernon	1,724	1.149%
26	**Minnesota**	**Glencoe**	**1,708**	**1.139%**
27	Alaska	Ketchican	1,615	1.077%
28	Missouri	Boonville	1,608	1.072%
29	California	Yreka	1,466	0.977%
30	Ohio	Upper Sandusky	1,394	0.929%
31	New Mexico	Santa Rosa	1,370	0.913%
32	South Carolina	Mullins	1,291	0.860%
33	Oklahoma	Mangum	1,226	0.818%
34	North Carolina	Edenton	1,213	0.809%
35	Kentucky	London	1,164	0.776%
36	Wyoming	Worland	1,030	0.687%
37	Washington	Colville	977	0.652%
38	Colorado	Walsenburg	921	0.614%
39	Oregon	Tillamook	914	0.610%
40	Tennessee	Savannah	855	0.570%
41	Utah	Richfield	851	0.567%
42	Arizona	Safford	848	0.565%
43	West Virginia	Elkins	764	0.509%
44	Arkansas	Pocahontas	752	0.501%
45	Idaho	Saint Anthony	696	0.464%
46	Louisiana	Natchitoches	677	0.451%
47	Delaware	Georgetown	660	0.440%
48	Virginia	Wise	623	0.416%
49	Alabama	Monroeville	526	0.350%
50	Hawaii	Kauai	427	0.285%

Table 40 (cont'd.): Rural Homestead Property Taxes

Payable 2009

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	9,623	3.208%
2	Connecticut	Windham	7,411	2.470%
3	Illinois	Clinton	7,034	2.345%
4	Nebraska	Sidney	6,794	2.265%
5	Vermont	Newport	6,385	2.128%
6	Michigan	Manistique	6,140	2.047%
7	Wisconsin	Rice Lake	6,026	2.009%
8	North Dakota	Devils Lake	6,020	2.007%
9	Kansas	Iola	5,920	1.973%
10	Pennsylvania	Ridgway	5,893	1.964%
11	New Hampshire	Lancaster	5,876	1.959%
12	New Jersey	Maurice River Township	5,744	1.915%
13	Texas	Fort Stockton	5,444	1.815%
14	Iowa	Hampton	5,259	1.753%
15	Florida	Moore Haven	5,208	1.736%
16	South Dakota	Sisseton	4,947	1.649%
17	Maine	Rockland	4,936	1.645%
18	Georgia	Fitzgerald	4,422	1.474%
19	Rhode Island	Hopkinton	4,410	1.470%
20	Massachusetts	Adams	4,332	1.444%
21	Mississippi	Aberdeen	4,274	1.425%
22	Indiana	North Vernon	4,246	1.415%
23	Maryland	Denton	4,003	1.334%
24	Montana	Glasgow	3,995	1.332%
	AVERAGE		**3,837**	**1,279%**
25	**Minnesota**	**Glencoe**	**3,789**	**1.263%**
26	Nevada	Fallon	3,735	1.245%
27	Alaska	Ketchican	3,231	1.077%
28	Missouri	Boonville	3,216	1.072%
29	California	Yreka	3,003	1.001%
30	New Mexico	Santa Rosa	2,801	0.934%
31	Ohio	Upper Sandusky	2,787	0.929%
32	South Carolina	Mullins	2,581	0.860%
33	Oklahoma	Mangum	2,525	0.842%
34	North Carolina	Edenton	2,427	0.809%
35	Kentucky	London	2,328	0.776%
36	Louisiana	Natchitoches	2,128	0.709%
37	Wyoming	Worland	2,060	0.687%
38	Washington	Colville	1,955	0.652%
39	Idaho	Saint Anthony	1,953	0.651%
40	Arizona	Safford	1,862	0.621%
41	Colorado	Walsenburg	1,843	0.614%
42	Oregon	Tillamook	1,829	0.610%
43	Arkansas	Pocahontas	1,804	0.601%
44	Tennessee	Savannah	1,709	0.570%
45	Utah	Richfield	1,702	0.567%
46	West Virginia	Elkins	1,528	0.509%
47	Delaware	Georgetown	1,320	0.440%
48	Virginia	Wise	1,247	0.416%
49	Alabama	Monroeville	1,094	0.365%
50	Hawaii	Kauai	1,056	0.352%

Table 41: Rural Commercial Property Taxes

Payable 2009

$100,000 VALUED PROPERTY
$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Kansas	Iola	4,759	3.965%
2	Iowa	Hampton	4,075	3.395%
3	Michigan	Manistique	3,449	2.874%
4	New York	Warsaw	3,426	2.855%
5	South Carolina	Mullins	3,347	2.789%
6	Indiana	North Vernon	3,289	2.741%
7	Connecticut	Windham	2,964	2.470%
8	Mississippi	Aberdeen	2,830	2.359%
9	Colorado	Walsenburg	2,739	2.282%
10	Nebraska	Sidney	2,708	2.257%
11	Texas	Fort Stockton	2,692	2.243%
12	Illinois	Clinton	2,481	2.068%
13	Wisconsin	Rice Lake	2,420	2.017%
14	Missouri	Boonville	2,369	1.974%
15	North Dakota	Devils Lake	2,346	1.955%
16	**Minnesota**	**Glencoe**	**2,292**	**1.910%**
17	Massachusetts	Adams	2,265	1.887%
18	Vermont	Newport	2,237	1.864%
19	Montana	Glasgow	2,131	1.776%
20	Maine	Rockland	2,064	1.720%
21	Florida	Moore Haven	2,039	1.699%
22	South Dakota	Sisseton	1,981	1.650%
23	Pennsylvania	Ridgway	1,969	1.641%
24	New Hampshire	Lancaster	1,959	1.632%
	AVERAGE		**1,922**	**1.601%**
25	New Jersey	Maurice River Township	1,915	1.595%
26	Georgia	Fitzgerald	1,849	1.541%
27	Rhode Island	Hopkinton	1,775	1.479%
28	Arizona	Safford	1,748	1.457%
29	Maryland	Denton	1,717	1.431%
30	Louisiana	Natchitoches	1,684	1.404%
31	Idaho	Saint Anthony	1,518	1.265%
32	Nevada	Fallon	1,489	1.241%
33	Utah	Richfield	1,354	1.129%
34	New Mexico	Santa Rosa	1,351	1.126%
35	California	Yreka	1,230	1.025%
36	West Virginia	Elkins	1,198	0.998%
37	Alaska	Ketchican	1,165	0.971%
38	Kentucky	London	1,096	0.914%
39	Oklahoma	Mangum	1,082	0.902%
40	Tennessee	Savannah	1,054	0.878%
41	North Carolina	Edenton	979	0.816%
42	Alabama	Monroeville	910	0.758%
43	Wyoming	Worland	907	0.756%
44	Oregon	Tillamook	848	0.707%
45	Arkansas	Pocahontas	842	0.701%
46	Ohio	Upper Sandusky	810	0.675%
47	Washington	Colville	789	0.658%
48	Hawaii	Kauai	770	0.642%
49	Virginia	Wise	726	0.605%
50	Delaware	Georgetown	440	0.367%

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Kansas	Iola	47,586	3.965%
2	Iowa	Hampton	40,745	3.395%
3	Michigan	Manistique	34,490	2.874%
4	New York	Warsaw	34,260	2.855%
5	South Carolina	Mullins	33,471	2.789%
6	Indiana	North Vernon	32,887	2.741%
7	Connecticut	Windham	29,644	2.470%
8	**Minnesota**	**Glencoe**	**29,017**	**2.418%**
9	Mississippi	Aberdeen	28,305	2.359%
10	Colorado	Walsenburg	27,387	2.282%
11	Nebraska	Sidney	27,081	2.257%
12	Texas	Fort Stockton	26,917	2.243%
13	Illinois	Clinton	24,812	2.068%
14	Wisconsin	Rice Lake	24,480	2.040%
15	Florida	Moore Haven	24,353	2.029%
16	Missouri	Boonville	23,685	1.974%
17	North Dakota	Devils Lake	23,460	1.955%
18	Massachusetts	Adams	22,646	1.887%
19	Vermont	Newport	22,374	1.864%
20	Montana	Glasgow	21,310	1.776%
21	Maine	Rockland	20,640	1.720%
22	Arizona	Safford	20,505	1.709%
23	South Dakota	Sisseton	19,805	1.650%
	AVERAGE		**19,483**	**1.624%**
24	Pennsylvania	Ridgway	19,687	1.641%
25	New Hampshire	Lancaster	19,588	1.632%
26	New Jersey	Maurice River Township	19,145	1.595%
27	Georgia	Fitzgerald	18,487	1.541%
28	Rhode Island	Hopkinton	17,748	1.479%
29	Maryland	Denton	17,170	1.431%
30	Louisiana	Natchitoches	16,844	1.404%
31	Idaho	Saint Anthony	15,184	1.265%
32	Nevada	Fallon	14,888	1.241%
33	Utah	Richfield	13,542	1.129%
34	New Mexico	Santa Rosa	13,513	1.126%
35	California	Yreka	12,300	1.025%
36	West Virginia	Elkins	11,975	0.998%
37	Alaska	Ketchican	11,650	0.971%
38	Kentucky	London	10,963	0.914%
39	Oklahoma	Mangum	10,821	0.902%
40	Tennessee	Savannah	10,538	0.878%
41	North Carolina	Edenton	9,789	0.816%
42	Alabama	Monroeville	9,099	0.758%
43	Wyoming	Worland	9,074	0.756%
44	Oregon	Tillamook	8,485	0.707%
45	Arkansas	Pocahontas	8,417	0.701%
46	Ohio	Upper Sandusky	8,101	0.675%
47	Washington	Colville	7,893	0.658%
48	Hawaii	Kauai	7,700	0.642%
49	Virginia	Wise	7,262	0.605%
50	Delaware	Georgetown	4,400	0.367%

Table 41 (cont'd.): Rural Commercial Property Taxes

Payable 2009

$25 MILLION-VALUED PROPERTY
$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Kansas	Iola	1,189,648	3.965%
2	Iowa	Hampton	1,018,635	3.395%
3	Michigan	Manistique	862,258	2.874%
4	New York	Warsaw	856,512	2.855%
5	South Carolina	Mullins	836,775	2.789%
6	Indiana	North Vernon	822,176	2.741%
7	**Minnesota**	**Glencoe**	**751,261**	**2.504%**
8	Connecticut	Windham	741,090	2.470%
9	Mississippi	Aberdeen	707,619	2.359%
10	Colorado	Walsenburg	684,669	2.282%
11	Nebraska	Sidney	677,037	2.257%
12	Texas	Fort Stockton	672,930	2.243%
13	Florida	Moore Haven	622,408	2.075%
14	Illinois	Clinton	620,300	2.068%
15	Wisconsin	Rice Lake	612,746	2.042%
16	Missouri	Boonville	592,125	1.974%
17	North Dakota	Devils Lake	586,493	1.955%
18	Massachusetts	Adams	566,160	1.887%
19	Vermont	Newport	559,341	1.864%
20	Arizona	Safford	547,601	1.825%
21	Montana	Glasgow	532,752	1.776%
22	Maine	Rockland	516,000	1.720%
23	South Dakota	Sisseton	495,125	1.650%
24	Pennsylvania	Ridgway	492,165	1.641%
25	New Hampshire	Lancaster	489,701	1.632%
	AVERAGE		**488,566**	**1.629%**
26	New Jersey	Maurice River Township	478,633	1.595%
27	Georgia	Fitzgerald	462,185	1.541%
28	Rhode Island	Hopkinton	443,700	1.479%
29	Maryland	Denton	429,250	1.431%
30	Louisiana	Natchitoches	421,100	1.404%
31	Idaho	Saint Anthony	379,610	1.265%
32	Nevada	Fallon	372,190	1.241%
33	Utah	Richfield	338,550	1.129%
34	New Mexico	Santa Rosa	337,834	1.126%
35	California	Yreka	307,500	1.025%
36	West Virginia	Elkins	299,384	0.998%
37	Alaska	Ketchican	291,259	0.971%
38	Kentucky	London	274,078	0.914%
39	Oklahoma	Mangum	270,525	0.902%
40	Tennessee	Savannah	263,449	0.878%
41	North Carolina	Edenton	244,715	0.816%
42	Alabama	Monroeville	227,487	0.758%
43	Wyoming	Worland	226,853	0.756%
44	Oregon	Tillamook	212,121	0.707%
45	Arkansas	Pocahontas	210,420	0.701%
46	Ohio	Upper Sandusky	202,528	0.675%
47	Washington	Colville	197,329	0.658%
48	Hawaii	Kauai	192,500	0.642%
49	Virginia	Wise	181,560	0.605%
50	Delaware	Georgetown	110,007	0.367%

Table 42: Rural Industrial Property Taxes (50% Personal Property)

Payable 2009

$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	7,217	3.608%
2	Kansas	Iola	6,467	3.234%
3	Mississippi	Aberdeen	4,733	2.367%
4	Texas	Fort Stockton	4,486	2.243%
5	Indiana	North Vernon	4,442	2.221%
6	Iowa	Hampton	4,075	2.037%
7	Michigan	Manistique	4,035	2.017%
8	Colorado	Walsenburg	3,653	1.827%
9	Nebraska	Sidney	3,642	1.821%
10	New York	Warsaw	3,426	1.713%
11	Connecticut	Windham	3,211	1.606%
12	Missouri	Boonville	3,190	1.595%
13	Montana	Glasgow	3,029	1.515%
14	Louisiana	Natchitoches	2,924	1.462%
15	Florida	Moore Haven	2,832	1.416%
16	Maine	Rockland	2,752	1.376%
17	Georgia	Fitzgerald	2,730	1.365%
18	Illinois	Clinton	2,481	1.241%
	AVERAGE		**2,437**	**1.218%**
19	Vermont	Newport	2,371	1.185%
20	North Dakota	Devils Lake	2,346	1.173%
21	**Minnesota**	**Glencoe**	**2,292**	**1.146%**
22	Wisconsin	Rice Lake	2,216	1.108%
23	Massachusetts	Adams	2,062	1.031%
24	West Virginia	Elkins	2,055	1.028%
25	Idaho	Saint Anthony	2,012	1.006%
26	Nevada	Fallon	1,998	0.999%
27	South Dakota	Sisseton	1,981	0.990%
28	Pennsylvania	Ridgway	1,969	0.984%
29	New Hampshire	Lancaster	1,959	0.979%
30	Oklahoma	Mangum	1,948	0.974%
31	New Jersey	Maurice River Township	1,915	0.957%
32	New Mexico	Santa Rosa	1,824	0.912%
33	Utah	Richfield	1,806	0.903%
34	Arizona	Safford	1,748	0.874%
35	California	Yreka	1,640	0.820%
36	Rhode Island	Hopkinton	1,627	0.813%
37	Maryland	Denton	1,484	0.742%
38	Wyoming	Worland	1,405	0.703%
39	Arkansas	Pocahontas	1,403	0.701%
40	Alaska	Ketchican	1,341	0.671%
41	Tennessee	Savannah	1,338	0.669%
42	Oregon	Tillamook	1,326	0.663%
43	Virginia	Wise	1,322	0.661%
44	North Carolina	Edenton	1,319	0.659%
45	Ohio	Upper Sandusky	1,237	0.619%
46	Alabama	Monroeville	1,214	0.607%
47	Kentucky	London	1,074	0.537%
48	Washington	Colville	1,065	0.532%
49	Hawaii	Kauai	770	0.385%
50	Delaware	Georgetown	440	0.220%

$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	72,168	3.608%
2	Kansas	Iola	64,672	3.234%
3	Mississippi	Aberdeen	47,333	2.367%
4	Texas	Fort Stockton	44,862	2.243%
5	Indiana	North Vernon	44,416	2.221%
6	Iowa	Hampton	40,745	2.037%
7	Michigan	Manistique	40,349	2.017%
8	Colorado	Walsenburg	36,531	1.827%
9	Nebraska	Sidney	36,420	1.821%
10	New York	Warsaw	34,260	1.713%
11	Florida	Moore Haven	33,414	1.671%
12	Connecticut	Windham	32,114	1.606%
13	Missouri	Boonville	31,900	1.595%
14	Montana	Glasgow	30,294	1.515%
15	Arizona	Safford	29,470	1.473%
16	Louisiana	Natchitoches	29,239	1.462%
17	**Minnesota**	**Glencoe**	**29,017**	**1.451%**
18	Maine	Rockland	27,520	1.376%
19	Georgia	Fitzgerald	27,297	1.365%
	AVERAGE		**24,836**	**1.242%**
20	Illinois	Clinton	24,812	1.241%
21	Vermont	Newport	23,708	1.185%
22	North Dakota	Devils Lake	23,460	1.173%
23	Wisconsin	Rice Lake	22,438	1.122%
24	Massachusetts	Adams	20,624	1.031%
25	West Virginia	Elkins	20,555	1.028%
26	Idaho	Saint Anthony	20,117	1.006%
27	Nevada	Fallon	19,984	0.999%
28	South Dakota	Sisseton	19,805	0.990%
29	Pennsylvania	Ridgway	19,687	0.984%
30	New Hampshire	Lancaster	19,588	0.979%
31	Oklahoma	Mangum	19,478	0.974%
32	New Jersey	Maurice River Township	19,145	0.957%
33	New Mexico	Santa Rosa	18,238	0.912%
34	Utah	Richfield	18,056	0.903%
35	California	Yreka	16,400	0.820%
36	Rhode Island	Hopkinton	16,269	0.813%
37	Maryland	Denton	14,840	0.742%
38	Wyoming	Worland	14,051	0.703%
39	Arkansas	Pocahontas	14,028	0.701%
40	Alaska	Ketchican	13,413	0.671%
41	Tennessee	Savannah	13,382	0.669%
42	Oregon	Tillamook	13,262	0.663%
43	Virginia	Wise	13,222	0.661%
44	North Carolina	Edenton	13,189	0.659%
45	Ohio	Upper Sandusky	12,371	0.619%
46	Alabama	Monroeville	12,139	0.607%
47	Kentucky	London	10,743	0.537%
48	Washington	Colville	10,649	0.532%
49	Hawaii	Kauai	7,700	0.385%
50	Delaware	Georgetown	4,400	0.220%

Table 42 (cont'd.): Rural Industrial Property Taxes (50% Personal Property)

Payable 2009

$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	1,804,200	3.608%
2	Kansas	Iola	1,616,810	3.234%
3	Mississippi	Aberdeen	1,183,329	2.367%
4	Texas	Fort Stockton	1,121,550	2.243%
5	Indiana	North Vernon	1,110,406	2.221%
6	Iowa	Hampton	1,018,635	2.037%
7	Michigan	Manistique	1,008,734	2.017%
8	Colorado	Walsenburg	913,273	1.827%
9	Nebraska	Sidney	910,499	1.821%
10	New York	Warsaw	856,512	1.713%
11	Florida	Moore Haven	848,944	1.698%
12	Connecticut	Windham	802,848	1.606%
13	Missouri	Boonville	797,505	1.595%
14	Arizona	Safford	771,706	1.543%
15	Montana	Glasgow	757,350	1.515%
16	**Minnesota**	**Glencoe**	**751,261**	**1.503%**
17	Louisiana	Natchitoches	730,970	1.462%
18	Maine	Rockland	688,000	1.376%
19	Georgia	Fitzgerald	682,425	1.365%
	AVERAGE		**622,390**	**1.245%**
20	Illinois	Clinton	620,300	1.241%
21	Vermont	Newport	592,698	1.185%
22	North Dakota	Devils Lake	586,493	1.173%
23	Wisconsin	Rice Lake	561,682	1.123%
24	Massachusetts	Adams	515,610	1.031%
25	West Virginia	Elkins	513,869	1.028%
26	Idaho	Saint Anthony	502,920	1.006%
27	Nevada	Fallon	499,590	0.999%
28	South Dakota	Sisseton	495,125	0.990%
29	Pennsylvania	Ridgway	492,165	0.984%
30	New Hampshire	Lancaster	489,701	0.979%
31	Oklahoma	Mangum	486,945	0.974%
32	New Jersey	Maurice River Township	478,633	0.957%
33	New Mexico	Santa Rosa	455,947	0.912%
34	Utah	Richfield	451,400	0.903%
35	California	Yreka	410,000	0.820%
36	Rhode Island	Hopkinton	406,725	0.813%
37	Maryland	Denton	371,000	0.742%
38	Wyoming	Worland	351,268	0.703%
39	Arkansas	Pocahontas	350,700	0.701%
40	Alaska	Ketchican	335,327	0.671%
41	Tennessee	Savannah	334,549	0.669%
42	Oregon	Tillamook	331,550	0.663%
43	Virginia	Wise	330,560	0.661%
44	North Carolina	Edenton	329,715	0.659%
45	Ohio	Upper Sandusky	309,272	0.619%
46	Alabama	Monroeville	303,487	0.607%
47	Kentucky	London	268,585	0.537%
48	Washington	Colville	266,233	0.532%
49	Hawaii	Kauai	192,500	0.385%
50	Delaware	Georgetown	110,007	0.220%

Table 43: Rural Industrial Property Taxes (60% Personal Property)

Payable 2009

$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	8,570	3.428%
2	Kansas	Iola	7,749	3.099%
3	Mississippi	Aberdeen	5,923	2.369%
4	Texas	Fort Stockton	5,608	2.243%
5	Indiana	North Vernon	5,306	2.123%
6	Michigan	Manistique	4,569	1.828%
7	Nebraska	Sidney	4,342	1.737%
8	Colorado	Walsenburg	4,339	1.736%
9	Iowa	Hampton	4,075	1.630%
10	Missouri	Boonville	3,806	1.522%
11	Montana	Glasgow	3,703	1.481%
12	Louisiana	Natchitoches	3,699	1.479%
13	Connecticut	Windham	3,582	1.433%
14	Florida	Moore Haven	3,511	1.405%
15	New York	Warsaw	3,426	1.370%
16	Georgia	Fitzgerald	3,328	1.331%
17	Maine	Rockland	3,268	1.307%
	AVERAGE		**2,803**	**1.121%**
18	West Virginia	Elkins	2,592	1.037%
19	Oklahoma	Mangum	2,489	0.996%
20	Illinois	Clinton	2,481	0.992%
21	Idaho	Saint Anthony	2,382	0.953%
22	Nevada	Fallon	2,381	0.952%
23	Vermont	Newport	2,371	0.948%
24	North Dakota	Devils Lake	2,346	0.938%
25	Wisconsin	Rice Lake	2,318	0.927%
26	Arizona	Safford	2,308	0.923%
27	**Minnesota**	**Glencoe**	**2,292**	**0.917%**
28	New Mexico	Santa Rosa	2,178	0.871%
29	Massachusetts	Adams	2,164	0.865%
30	Utah	Richfield	2,144	0.858%
31	South Dakota	Sisseton	1,981	0.792%
32	Pennsylvania	Ridgway	1,969	0.787%
33	New Hampshire	Lancaster	1,959	0.784%
34	California	Yreka	1,948	0.779%
35	New Jersey	Maurice River Township	1,915	0.766%
36	Virginia	Wise	1,769	0.708%
37	Arkansas	Pocahontas	1,754	0.701%
38	Rhode Island	Hopkinton	1,701	0.680%
39	Oregon	Tillamook	1,684	0.674%
40	Wyoming	Worland	1,662	0.665%
41	Maryland	Denton	1,601	0.640%
42	North Carolina	Edenton	1,574	0.630%
43	Tennessee	Savannah	1,551	0.621%
44	Alaska	Ketchican	1,474	0.589%
45	Alabama	Monroeville	1,442	0.577%
46	Washington	Colville	1,272	0.509%
47	Ohio	Upper Sandusky	1,237	0.495%
48	Kentucky	London	1,180	0.472%
49	Hawaii	Kauai	770	0.308%
50	Delaware	Georgetown	440	0.176%

$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	85,700	3.428%
2	Kansas	Iola	77,487	3.099%
3	Mississippi	Aberdeen	59,226	2.369%
4	Texas	Fort Stockton	56,078	2.243%
5	Indiana	North Vernon	53,063	2.123%
6	Michigan	Manistique	45,693	1.828%
7	Nebraska	Sidney	43,424	1.737%
8	Colorado	Walsenburg	43,389	1.736%
9	Iowa	Hampton	40,745	1.630%
10	Florida	Moore Haven	40,210	1.608%
11	Missouri	Boonville	38,062	1.522%
12	Montana	Glasgow	37,032	1.481%
13	Louisiana	Natchitoches	36,986	1.479%
14	Arizona	Safford	36,193	1.448%
15	Connecticut	Windham	35,819	1.433%
16	New York	Warsaw	34,260	1.370%
17	Georgia	Fitzgerald	33,276	1.331%
18	Maine	Rockland	32,680	1.307%
19	**Minnesota**	**Glencoe**	**29,017**	**1.161%**
	AVERAGE		**28,517**	**1.141%**
20	West Virginia	Elkins	25,917	1.037%
21	Oklahoma	Mangum	24,888	0.996%
22	Illinois	Clinton	24,812	0.992%
23	Idaho	Saint Anthony	23,816	0.953%
24	Nevada	Fallon	23,806	0.952%
25	Vermont	Newport	23,708	0.948%
26	North Dakota	Devils Lake	23,460	0.938%
27	Wisconsin	Rice Lake	23,459	0.938%
28	New Mexico	Santa Rosa	21,781	0.871%
29	Massachusetts	Adams	21,635	0.865%
30	Utah	Richfield	21,442	0.858%
31	South Dakota	Sisseton	19,805	0.792%
32	Pennsylvania	Ridgway	19,687	0.787%
33	New Hampshire	Lancaster	19,588	0.784%
34	California	Yreka	19,475	0.779%
35	New Jersey	Maurice River Township	19,145	0.766%
36	Virginia	Wise	17,692	0.708%
37	Arkansas	Pocahontas	17,535	0.701%
38	Rhode Island	Hopkinton	17,009	0.680%
39	Oregon	Tillamook	16,845	0.674%
40	Wyoming	Worland	16,621	0.665%
41	Maryland	Denton	16,005	0.640%
42	North Carolina	Edenton	15,739	0.630%
43	Tennessee	Savannah	15,515	0.621%
44	Alaska	Ketchican	14,735	0.589%
45	Alabama	Monroeville	14,419	0.577%
46	Washington	Colville	12,716	0.509%
47	Ohio	Upper Sandusky	12,371	0.495%
48	Kentucky	London	11,803	0.472%
49	Hawaii	Kauai	7,700	0.308%
50	Delaware	Georgetown	4,400	0.176%

Table 42 (cont'd.): Rural Industrial Property Taxes (60% Personal Property)
Payable 2009

$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	2,142,488	3.428%
2	Kansas	Iola	1,937,182	3.099%
3	Mississippi	Aberdeen	1,480,647	2.369%
4	Texas	Fort Stockton	1,401,938	2.243%
5	Indiana	North Vernon	1,326,579	2.123%
6	Michigan	Manistique	1,142,320	1.828%
7	Nebraska	Sidney	1,085,595	1.737%
8	Colorado	Walsenburg	1,084,726	1.736%
9	Florida	Moore Haven	1,018,846	1.630%
10	Iowa	Hampton	1,018,635	1.630%
11	Missouri	Boonville	951,540	1.522%
12	Arizona	Safford	939,785	1.504%
13	Montana	Glasgow	925,799	1.481%
14	Louisiana	Natchitoches	924,638	1.479%
15	Connecticut	Windham	895,484	1.433%
16	New York	Warsaw	856,512	1.370%
17	Georgia	Fitzgerald	831,905	1.331%
18	Maine	Rockland	817,000	1.307%
19	**Minnesota**	**Glencoe**	**751,261**	**1.202%**
	AVERAGE		**714,437**	**1.143%**
20	West Virginia	Elkins	647,922	1.037%
21	Oklahoma	Mangum	622,208	0.996%
22	Illinois	Clinton	620,300	0.992%
23	Idaho	Saint Anthony	595,402	0.953%
24	Nevada	Fallon	595,140	0.952%
25	Vermont	Newport	592,698	0.948%
26	Wisconsin	Rice Lake	587,214	0.940%
27	North Dakota	Devils Lake	586,493	0.938%
28	New Mexico	Santa Rosa	544,532	0.871%
29	Massachusetts	Adams	540,885	0.865%
30	Utah	Richfield	536,038	0.858%
31	South Dakota	Sisseton	495,125	0.792%
32	Pennsylvania	Ridgway	492,165	0.787%
33	New Hampshire	Lancaster	489,701	0.784%
34	California	Yreka	486,875	0.779%
35	New Jersey	Maurice River Township	478,633	0.766%
36	Virginia	Wise	442,310	0.708%
37	Arkansas	Pocahontas	438,375	0.701%
38	Rhode Island	Hopkinton	425,213	0.680%
39	Oregon	Tillamook	421,122	0.674%
40	Wyoming	Worland	415,524	0.665%
41	Maryland	Denton	400,125	0.640%
42	North Carolina	Edenton	393,465	0.630%
43	Tennessee	Savannah	387,874	0.621%
44	Alaska	Ketchican	368,378	0.589%
45	Alabama	Monroeville	360,487	0.577%
46	Washington	Colville	317,912	0.509%
47	Ohio	Upper Sandusky	309,272	0.495%
48	Kentucky	London	295,082	0.472%
49	Hawaii	Kauai	192,500	0.308%
50	Delaware	Georgetown	110,007	0.176%

Table 44: Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)

Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	8,080	1	3.685%	1
Kansas	Iola	7,278	2	3.297%	2
Mississippi	Aberdeen	5,199	3	2.368%	3
Indiana	North Vernon	4,887	4	2.253%	4
Texas	Fort Stockton	4,678	5	2.243%	5
Michigan	Manistique	4,435	6	1.944%	6
Iowa	Hampton	4,075	7	1.896%	8
Colorado	Walsenburg	3,971	8	1.906%	7
Nebraska	Sidney	3,938	9	1.860%	9
Missouri	Boonville	3,512	10	1.625%	11
Montana	Glasgow	3,462	11	1.541%	13
New York	Warsaw	3,426	12	1.671%	10
Connecticut	Windham	3,395	13	1.581%	12
Maine	Rockland	3,232	14	1.420%	16
Florida	Moore Haven	3,188	15	1.513%	14
Louisiana	Natchitoches	3,167	16	1.468%	15
Georgia	Fitzgerald	2,909	17	1.379%	17
AVERAGE		**2,611**		**1.218%**	
Illinois	Clinton	2,481	18	1.145%	19
Vermont	Newport	2,371	19	1.152%	18
North Dakota	Devils Lake	2,346	20	0.989%	27
Minnesota	**Glencoe**	**2,292**	**21**	**1.087%**	**20**
Oklahoma	Mangum	2,287	22	0.989%	28
Wisconsin	Rice Lake	2,278	23	1.054%	22
Nevada	Fallon	2,191	24	1.024%	24
Idaho	Saint Anthony	2,165	25	1.063%	21
West Virginia	Elkins	2,117	26	1.029%	23
Massachusetts	Adams	2,113	27	1.015%	25
Utah	Richfield	2,009	28	0.932%	32
Arizona	Safford	2,001	29	0.954%	29
New Mexico	Santa Rosa	1,990	30	0.992%	26
South Dakota	Sisseton	1,981	31	0.893%	34
Pennsylvania	Ridgway	1,969	32	0.939%	31
New Hampshire	Lancaster	1,959	33	0.911%	33
New Jersey	Maurice River Township	1,915	34	0.939%	30
California	Yreka	1,782	35	0.854%	35
Rhode Island	Hopkinton	1,653	36	0.794%	36
Maryland	Denton	1,531	37	0.742%	37
Virginia	Wise	1,524	38	0.717%	40
Arkansas	Pocahontas	1,523	39	0.701%	41
Oregon	Tillamook	1,506	40	0.739%	38
Tennessee	Savannah	1,450	41	0.680%	42
North Carolina	Edenton	1,396	42	0.680%	43
Wyoming	Worland	1,395	43	0.719%	39
Alaska	Ketchican	1,364	44	0.672%	44
Alabama	Monroeville	1,351	45	0.623%	45
Ohio	Upper Sandusky	1,237	46	0.561%	46
Washington	Colville	1,213	47	0.549%	47
Kentucky	London	1,130	48	0.518%	48
Hawaii	Kauai	770	49	0.375%	49
Delaware	Georgetown	440	50	0.224%	50

Table 44 (cont'd): Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	80,803	1	3.685%	1
Kansas	Iola	72,782	2	3.297%	2
Mississippi	Aberdeen	51,992	3	2.368%	3
Indiana	North Vernon	48,868	4	2.253%	4
Texas	Fort Stockton	46,780	5	2.243%	5
Michigan	Manistique	44,354	6	1.944%	6
Iowa	Hampton	40,745	7	1.896%	8
Colorado	Walsenburg	39,712	8	1.906%	7
Nebraska	Sidney	39,377	9	1.860%	9
Florida	Moore Haven	36,978	10	1.755%	10
Missouri	Boonville	35,121	11	1.625%	12
Montana	Glasgow	34,624	12	1.541%	15
New York	Warsaw	34,260	13	1.671%	11
Connecticut	Windham	33,952	14	1.581%	13
Arizona	Safford	33,123	15	1.579%	14
Maine	Rockland	32,320	16	1.420%	17
Louisiana	Natchitoches	31,672	17	1.468%	16
Georgia	Fitzgerald	29,094	18	1.379%	18
Minnesota	**Glencoe**	**29,017**	**19**	**1.376%**	**19**
AVERAGE		**26,604**		**1.242%**	
Illinois	Clinton	24,812	20	1.145%	21
Vermont	Newport	23,708	21	1.152%	20
North Dakota	Devils Lake	23,460	22	0.989%	28
Wisconsin	Rice Lake	23,051	23	1.066%	22
Oklahoma	Mangum	22,873	24	0.989%	29
Nevada	Fallon	21,914	25	1.024%	25
Idaho	Saint Anthony	21,653	26	1.063%	23
West Virginia	Elkins	21,165	27	1.029%	24
Massachusetts	Adams	21,129	28	1.015%	26
Utah	Richfield	20,086	29	0.932%	32
New Mexico	Santa Rosa	19,900	30	0.992%	27
South Dakota	Sisseton	19,805	31	0.893%	34
Pennsylvania	Ridgway	19,687	32	0.939%	31
New Hampshire	Lancaster	19,588	33	0.911%	33
New Jersey	Maurice River Township	19,145	34	0.939%	30
California	Yreka	17,825	35	0.854%	35
Rhode Island	Hopkinton	16,530	36	0.794%	36
Maryland	Denton	15,313	37	0.742%	37
Virginia	Wise	15,236	38	0.717%	40
Arkansas	Pocahontas	15,235	39	0.701%	41
Oregon	Tillamook	15,056	40	0.739%	38
Tennessee	Savannah	14,502	41	0.680%	42
North Carolina	Edenton	13,964	42	0.680%	43
Wyoming	Worland	13,952	43	0.719%	39
Alaska	Ketchican	13,636	44	0.672%	44
Alabama	Monroeville	13,506	45	0.623%	45
Ohio	Upper Sandusky	12,371	46	0.561%	46
Washington	Colville	12,135	47	0.549%	47
Kentucky	London	11,301	48	0.518%	48
Hawaii	Kauai	7,700	49	0.375%	49
Delaware	Georgetown	4,400	50	0.224%	50

Table 44 (cont'd): Rural Industrial Property Taxes (State-Specific Personal Property Shares/Values)
Payable 2009

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

State	City	Net Tax	Rank	ETR	Rank
South Carolina	Mullins	2,020,081	1	3.685%	1
Kansas	Iola	1,819,547	2	3.297%	2
Mississippi	Aberdeen	1,299,801	3	2.368%	3
Indiana	North Vernon	1,221,697	4	2.253%	4
Texas	Fort Stockton	1,169,499	5	2.243%	5
Michigan	Manistique	1,108,842	6	1.944%	6
Iowa	Hampton	1,018,635	7	1.896%	8
Colorado	Walsenburg	992,809	8	1.906%	7
Nebraska	Sidney	984,422	9	1.860%	9
Florida	Moore Haven	938,041	10	1.781%	10
Missouri	Boonville	878,019	11	1.625%	13
Montana	Glasgow	865,612	12	1.541%	15
Arizona	Safford	863,031	13	1.646%	12
New York	Warsaw	856,512	14	1.671%	11
Connecticut	Windham	848,801	15	1.581%	14
Maine	Rockland	808,012	16	1.420%	18
Louisiana	Natchitoches	791,794	17	1.468%	16
Minnesota	**Glencoe**	**751,261**	**18**	**1.425%**	**17**
Georgia	Fitzgerald	727,357	19	1.379%	19
AVERAGE		**666,602**		**1.244%**	
Illinois	Clinton	620,300	20	1.145%	21
Vermont	Newport	592,698	21	1.152%	20
North Dakota	Devils Lake	586,493	22	0.989%	28
Wisconsin	Rice Lake	577,014	23	1.068%	22
Oklahoma	Mangum	571,820	24	0.989%	29
Nevada	Fallon	547,842	25	1.024%	25
Idaho	Saint Anthony	541,327	26	1.063%	23
West Virginia	Elkins	528,862	27	1.029%	24
Massachusetts	Adams	528,217	28	1.015%	26
Utah	Richfield	502,144	29	0.932%	32
New Mexico	Santa Rosa	497,501	30	0.992%	27
South Dakota	Sisseton	495,125	31	0.893%	34
Pennsylvania	Ridgway	492,165	32	0.939%	31
New Hampshire	Lancaster	489,701	33	0.911%	33
New Jersey	Maurice River Township	478,633	34	0.939%	30
California	Yreka	445,615	35	0.854%	35
Rhode Island	Hopkinton	413,244	36	0.794%	36
Maryland	Denton	382,828	37	0.742%	37
Virginia	Wise	380,892	38	0.717%	40
Arkansas	Pocahontas	380,864	39	0.701%	41
Oregon	Tillamook	376,397	40	0.739%	38
Tennessee	Savannah	362,539	41	0.680%	42
North Carolina	Edenton	349,092	42	0.680%	43
Wyoming	Worland	348,799	43	0.719%	39
Alaska	Ketchican	340,898	44	0.672%	44
Alabama	Monroeville	337,658	45	0.623%	45
Ohio	Upper Sandusky	309,272	46	0.561%	46
Washington	Colville	303,371	47	0.549%	47
Kentucky	London	282,515	48	0.518%	48
Hawaii	Kauai	192,500	49	0.375%	49
Delaware	Georgetown	110,007	50	0.224%	50

Table 45: Rural Apartment Property Taxes

Payable 2009

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Iowa	Hampton	24,447	3.881%
2	New York	Warsaw	20,556	3.263%
3	Michigan	Manistique	18,484	2.934%
4	Indiana	North Vernon	16,273	2.583%
5	South Carolina	Mullins	16,023	2.543%
6	Connecticut	Windham	15,563	2.470%
7	Illinois	Clinton	14,887	2.363%
8	Mississippi	Aberdeen	14,842	2.356%
9	Vermont	Newport	14,225	2.258%
10	Nebraska	Sidney	14,148	2.246%
11	Texas	Fort Stockton	14,132	2.243%
12	North Dakota	Devils Lake	14,076	2.234%
13	Kansas	Iola	13,167	2.090%
14	Wisconsin	Rice Lake	12,838	2.038%
15	Florida	Moore Haven	12,346	1.960%
16	South Dakota	Sisseton	11,883	1.886%
17	Pennsylvania	Ridgway	11,812	1.875%
18	New Hampshire	Lancaster	11,753	1.866%
19	New Jersey	Maurice River Township	11,487	1.823%
20	Maine	Rockland	10,836	1.720%
21	Georgia	Fitzgerald	9,675	1.536%
	AVERAGE		**9,447**	**1.500%**
22	Rhode Island	Hopkinton	9,318	1.479%
23	Massachusetts	Adams	9,270	1.471%
24	Montana	Glasgow	8,664	1.375%
25	Maryland	Denton	8,205	1.302%
26	**Minnesota**	**Glencoe**	**8,109**	**1.287%**
27	Idaho	Saint Anthony	8,001	1.270%
28	Nevada	Fallon	7,830	1.243%
29	Alaska	Ketchican	6,594	1.047%
30	California	Yreka	6,458	1.025%
31	Missouri	Boonville	6,433	1.021%
32	Louisiana	Natchitoches	6,271	0.995%
33	New Mexico	Santa Rosa	6,026	0.957%
34	West Virginia	Elkins	5,791	0.919%
35	Tennessee	Savannah	5,683	0.902%
36	Oklahoma	Mangum	5,519	0.876%
37	Kentucky	London	5,174	0.821%
38	North Carolina	Edenton	5,108	0.811%
39	Ohio	Upper Sandusky	4,861	0.772%
40	Arizona	Safford	4,847	0.769%
41	Alabama	Monroeville	4,776	0.758%
42	Wyoming	Worland	4,629	0.735%
43	Hawaii	Kauai	4,620	0.733%
44	Colorado	Walsenburg	4,451	0.706%
45	Arkansas	Pocahontas	4,419	0.701%
46	Washington	Colville	4,116	0.653%
47	Utah	Richfield	4,063	0.645%
48	Oregon	Tillamook	4,016	0.637%
49	Virginia	Wise	3,016	0.479%
50	Delaware	Georgetown	2,640	0.419%

VIII. Appendix: Methodology and Assumptions

This study updates the *50-State Property Tax Comparison Study: Payable Year 2008*. 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 2008 applicable to the greatest number of parcels in the largest urban area of each state. "Payable 2008 tax rate" was defined as the tax rate used to calculate the property taxes with a lien date originating in 2008, 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.