

How high could your property taxes rise?

County auditors and assessors have calculated potential tax bills for homes of median value in more than 70 metro-area communities (with at least 5,000 residents). For each community, the percentages reflect changes in property taxes and the potential 2004 tax increases. Separate calculations were done for cities whose

boundaries include more than one school district. The calculations, based on proposed maximum levies set in September, do not take into account any local tax increases approved by voters in November. Property owners can comment on the proposed tax bills at upcoming public hearings.

City or township	School district number	2002 median value (dollars)	2003 total tax (dollars)	2003 median value (dollars)	Pro-posed 2004 total tax (dollars)	Percent in market change	Per-cent change in tax	Tax in-crease/decrease (in dollars)
Anoka County								
Andover	11	\$173,400	\$1,909	\$193,000	\$1,846	11.3%	-3.3%	-\$63
	15	173,400	1,590	193,000	1,567	11.3	-1.5	-23
Anoka	11	130,300	1,517	146,500	1,540	12.4	1.5	23
Blaine	11	139,600	1,556	157,800	1,568	13.0	0.7	11
	12	139,600	1,439	157,800	1,640	13.0	14.0	201
	16	139,600	1,469	157,800	1,588	13.0	8.1	118
Columbia Hts.	13	110,900	1,042	124,200	1,243	12.0	19.3	201
Coon Rapids	11	132,100	1,379	147,800	1,382	11.9	0.2	3
East Bethel	15	145,600	1,276	164,100	1,284	12.7	0.6	8
	831	145,600	1,464	164,100	1,533	12.7	4.8	70
Fridley	11	130,000	1,332	146,000	1,353	12.3	1.6	21
	13	130,000	1,146	146,000	1,332	12.3	16.3	186
	14	130,000	1,375	146,000	1,398	12.3	1.7	23
	16	130,000	1,266	146,000	1,388	12.3	9.7	122
Ham Lake	11	175,200	1,791	197,300	1,741	12.6	-2.8	-50
	831	175,200	1,697	197,300	1,756	12.6	3.5	59
Lino Lakes	12	179,700	2,133	201,900	2,330	12.4	9.3	198
	624	179,700	2,185	201,900	2,263	12.4	3.6	78
	831	179,700	2,201	201,900	2,270	12.4	3.1	69
Oak Grove	11	165,300	1,897	182,600	1,820	10.5	-4.0	-77
	15	165,300	1,594	182,600	1,556	10.5	-2.4	-38
Ramsey	11	154,600	1,783	171,500	1,749	10.9	-1.9	-34
	728	154,600	1,809	171,500	1,831	10.9	1.2	23
St. Francis	15	139,000	1,370	154,100	1,247	10.9	-9.0	-124
	728	139,000	1,648	154,100	1,543	10.9	-6.4	-105
Spring L. Park	16	126,200	1,492	141,600	1,600	12.2	7.2	107

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Carver County								
Chanhassen	112	\$218,800	\$3,259	\$240,900	\$3,246	10.1%	-0.4%	-\$13
	276	218,800	3,265	240,900	3,320	10.1	1.7	55
Chaska	112	164,200	1,960	189,400	2,094	15.3	6.8	134
Victoria*	110	260,900	3,419	275,400	3,298	5.6	-3.5	-121
	112	260,900	3,936	275,400	3,745	5.6	-4.9	-191
	276	260,900	3,842	275,400	3,828	5.6	-0.4	-14
Waconia	110	165,100	1,984	183,400	2,046	11.1	3.1	62

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Dakota County								
Apple Valley	191	\$175,100	\$1,980	\$191,100	\$1,976	9.1%	-0.2%	-\$4
	196	175,100	1,989	191,100	2,039	9.1	2.5	50
Burnsville	191	176,000	1,972	192,200	2,006	9.2	1.8	35
	194	176,000	1,972	192,200	2,077	9.2	5.3	105
	196	176,000	1,986	192,200	2,073	9.2	4.4	87
Eagan	191	187,000	1,924	204,400	1,923	9.3	0.0	-1
	196	187,000	1,933	204,400	1,990	9.3	2.9	57
	197	187,000	1,603	204,400	1,675	9.3	4.5	72
Farmington	192	166,300	1,894	177,800	1,838	6.9	-3.0	-56
Hastings	200	152,800	1,492	167,700	1,668	9.8	11.7	175
Inver Grove Heights	196	171,200	1,892	189,200	2,006	10.5	6.0	114
	197	171,200	1,590	189,200	1,714	10.5	7.8	124
	199	171,200	1,727	189,200	1,761	10.5	2.0	35
Lakeville	192	202,200	2,120	222,200	2,161	9.9	1.9	41
	194	202,200	2,123	222,200	2,179	9.9	2.6	56
	196	202,200	2,132	222,200	2,169	9.9	1.8	37
Mendota Hts.	197	253,800	2,243	267,800	2,251	5.5	0.4	8
Rosemount	196	180,600	2,341	194,700	2,328	7.8	-0.5	-13
	199	180,600	2,166	194,700	2,077	7.8	-4.1	-90
	200	180,600	1,993	194,700	2,072	7.8	4.0	80
S. St. Paul	6	139,800	1,466	152,700	1,430	9.2	-2.5	-36
	199	139,800	1,321	152,700	1,306	9.2	-1.1	-15
W. St. Paul	197	148,700	1,300	165,400	1,468	11.2	12.9	168

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Ramsey County								
Arden Hills	621	\$185,100	\$1,874	\$207,300	\$2,118	12.0%	13.0%	\$244
	623	185,100	1,987	207,300	2,246	12.0	13.0	259
Falcon Hts.	623	170,500	1,830	191,000	2,045	12.0	11.8	215
Gem Lake	624	158,300	1,708	177,300	1,831	12.0	7.2	123
Lauderdale	623	110,900	1,131	124,200	1,260	12.0	11.4	129
Little Canada	623	144,200	1,545	161,500	1,730	12.0	12.0	185
	624	144,200	1,654	161,500	1,744	12.0	5.4	90
Maplewood	622	139,300	1,816	156,000	1,893	12.0	4.2	77
	623	139,300	1,643	156,000	1,835	12.0	11.7	193
	624	139,300	1,748	156,000	1,849	12.0	5.7	100
Mounds View	621	126,000	1,349	141,100	1,593	12.0	18.1	244
New Brighton	282	155,800	1,831	174,500	2,121	12.0	15.8	290
	621	155,800	1,704	174,500	1,987	12.0	16.6	283
North Oaks	621	387,300	3,776	433,800	4,187	12.0	10.9	411
	624	387,300	4,306	433,800	4,491	12.0	4.3	185
N. St. Paul	622	127,400	1,479	142,700	1,550	12.0	4.8	71
Roseville	621	146,400	1,431	164,000	1,663	12.0	16.3	233
	623	146,400	1,520	164,000	1,764	12.0	16.0	244
St. Anthony	282	119,200	1,447	133,500	1,744	12.0	20.5	297
St. Paul	625	102,700	1,130	115,000	1,234	12.0	9.2	104
Shoreview	621	165,300	1,713	185,100	1,923	12.0	12.2	210
	623	165,300	1,814	185,100	2,037	12.0	12.3	222
Spring L. Park	621	130,600	1,592	146,300	1,802	12.0	13.2	211
Vadnais Hts.	621	150,300	1,411	168,300	1,609	12.0	14.1	199
	624	150,300	1,663	168,300	1,754	12.0	5.5	92
White Bear L.	624	139,900	1,547	156,700	1,624	12.0	5.0	77
White Bear Township	624	163,200	1,840	182,800	1,944	12.0	5.7	104

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Hennepin County								
Bloomington	271	\$163,900	\$1,750	\$183,700	\$1,967	12.1%	12.4%	\$217
	272	163,900	1,910	183,700	2,068	12.1	8.3	158
	273	163,900	2,043	183,700	2,046	12.1	0.2	3
Brooklyn Ctr.	011	115,600	1,639	129,650	1,674	12.2	2.1	35
	279	115,600	1,764	129,650	1,739	12.2	-1.4	-24
	281	115,600	1,642	129,650	1,872	12.2	14.0	230
	286	115,600	1,867	129,650	2,038	12.2	9.1	171
Brooklyn Pk.	011	143,600	1,980	161,700	1,988	12.6	0.4	8
	279	143,600	2,135	161,700	2,070	12.6	-3.1	-65
	281	143,600	1,984	161,700	2,235	12.6	12.7	251
Champlin	011	148,400	1,920	167,100	1,906	12.6	-0.8	-14
Corcoran	279	202,050	2,750	226,400	2,625	12.1	-4.6	-125
	284	202,050	2,317	226,400	2,493	12.1	7.6	177
	877	202,050	2,573	226,400	2,806	12.1	9.1	233
	879	202,050	2,554	226,400	2,747	12.1	7.5	192
	883	202,050	2,466	226,400	2,752	12.1	11.6	286
Crystal	281	122,900	1,540	137,800	1,779	12.1	15.5	239
Eden Prairie	270	245,600	3,150	277,250	3,395	12.9	7.8	244
	272	245,600	3,061	277,250	3,213	12.9	4.9	151
	276	245,600	3,453	277,250	3,638	12.9	5.4	186
Edina	270	266,200	3,225	298,100	3,472	12.0	7.7	248
	271	266,200	2,903	298,100	3,144	12.0	8.3	241
	272	266,200	3,129	298,100	3,291	12.0	5.2	162
	273	266,200	3,344	298,100	3,241	12.0	-3.1	-103
	280	266,200	3,065	298,100	3,246	12.0	5.9	181
	283	266,200	3,422	298,100	3,622	12.0	5.8	199
Golden Valley	270	177,300	2,354	198,500	2,565	12.0	8.9	210
	281	177,300	2,497	198,500	2,824	12.0	13.1	327
Hopkins	270	146,250	2,023	164,500	2,271	12.5	12.3	249
	273	146,250	2,088	164,500	2,144	12.5	2.7	56
	283	146,250	2,131	164,500	2,354	12.5	10.4	222
Maple Grove	279	187,600	2,668	211,000	2,551	12.5	-4.4	-117
	284	187,600	2,265	211,000	2,428	12.5	7.2	163
	883	187,600	2,403	211,000	2,668	12.5	11.0	265
Minneapolis	001	112,400	1,506	126,600	1,719	12.6	14.2	213
Minnetonka	270	207,000	2,504	232,100	2,726	12.1	8.8	221
	276	207,000	2,759	232,100	2,914	12.1	5.6	155
	283	207,000	2,650	232,100	2,828	12.1	6.7	177
	284	207,000	2,462	232,100	2,656	12.1	7.9	194
Mound	277	146,500	1,664	166,700	1,798	13.8	8.1	134
New Hope	281	151,500	2,125	169,600	2,404	12.0	13.1	279
Orono	276	337,800	4,325	385,750	4,594	14.2	6.2	269
	277	337,800	3,726	385,750	3,793	14.2	1.8	66
	278	337,800	3,546	385,750	3,779	14.2	6.6	233
	284	337,800	3,853	385,750	4,139	14.2	7.4	286
Plymouth	270							