



50-State Property Tax Comparison Study

 LINCOLN INSTITUTE
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I. Introduction

This is MCFE’s fourteenth national property tax comparison study, which reports on relative property tax burdens across the United States. We compare effective property tax rates (that is, total tax divided by total value) for four classes of property located in the largest city of each state (plus an additional city for Illinois and New York) and the District of Columbia, the largest fifty cities in the United States, and a rural area for each state. We select cities for our rural analysis based on a rural-urban classification continuum developed by the U.S. Department of Agriculture. Cities included in the rural analysis must be county seats with populations of 2,500 to 10,000 located outside of metropolitan statistical 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 locations have relatively high property tax levies because those local governments are more dependent on “own-source” revenue (revenue they raise themselves) or have limited non-property tax options available to them. Other states have higher income and sales taxes in part to finance a greater share of the cost of local government. Also, the property tax on a selected class of property may be relatively high or low due to state or local policies designed to redistribute property tax burdens across the classes of property through exemptions, differential assessment rates, or other classification schemes.

We continue to use fixed-value examples to facilitate comparisons with earlier studies¹. Fixed values enable comparisons of the tax burden resulting from each state's tax structure, unaffected by local real estate markets. However, fixed values for homestead property are often not representative of typical home values in a particular community. Therefore, this study also compares homeowner tax burdens for the median-value home in each large (i.e. “non-rural”) city.

Importantly, this year we have made a change to the methodology in our median home value analysis. Beginning with this edition of the study we are using *American Community Survey* data on median home values as it provides more robust information while allowing for more precise geographical detail. Readers should make time-trend comparisons of tax burdens on median-valued homes before and after this methodological change with care.

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

The report also includes estimates of the effect that relief programs which freeze or limit increases in home value and/or property taxes at the individual level have on homeowner property tax burdens. We first added this feature to the study in our payable 2012 edition.

Note that we provide two sets of industrial rankings; one where personal property equals 50% of total parcel value and one where personal property equals 60% of total parcel value. Our research indicates that, on a statewide basis, the shares of personal property for industrial properties ranges from a low of 50.7% (Oregon) to a high of 60.0% (Montana). Our Frequently Asked Questions and Methodology sections have much more on this topic.

¹ Previous studies are available for taxes payable 1995, 1998, 2000, 2002, and 2004 through 2013.

I. 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.

Based on population growth and data collection issues, our set of Rural cities has changed from the payable 2013 edition of this study as follows:

State	Pay 2013 Rural City	Pay 2014 Rural City
IL	Clinton	Galena
KY	Laurel	Morehead
MS	Aberdeen	Philadelphia
VT	Newport	Hartford
WA	Colville	Okanogan

This report is organized as follows:

Section II contains a “Frequently Asked Questions” section, designed to provide interested readers with additional clarity about the contents of the report.

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

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

Section VII is an appendix detailing our methodology and assumptions.

II. Frequently Asked Questions

What's in this publication?

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

- The largest city in each of the fifty states² and the District of Columbia, as well as Buffalo, New York and Aurora, Illinois (Urban analysis);
- The largest fifty cities in the United States³ (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. We began using the rural-urban continuum codes⁴ developed by the U.S. Department of Agriculture to guide our rural city choices for our payable 2008 study. Where possible, we limited rural city selections 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)

Six states (Connecticut, Delaware, Hawaii, 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 this study's 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 populations between 2,500 and 10,000. Wherever possible, we maintain continuity in the set of rural cities from one study to the next.

This methodology helps ensure that cities are more homogenous with regard to population and relationship to urban areas (i.e., removing large regional centers, cities in metro areas, and cities in very lightly populated areas) and has largely eliminated subjectivity in city choice.

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.

How do you compute the net tax on a property?

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

$$\text{Net Property Tax} = ((\text{TMV} \times \text{SR}) - \text{EX}) \times \text{CR} \times \text{TR} - \text{C}$$

² U.S. Census Bureau estimate, July 1, 2013.

³ Also as of July 1, 2013.

⁴ <http://www.ers.usda.gov/data-products/rural-urban-continuum-codes/.aspx>

II. Frequently Asked Questions

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 2014 that apply to the largest number of properties in each of our study locations. We defined “payable 2014 property taxes” as those taxes where the lien affixes to the property in 2014, regardless of when the taxes are actually due.

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

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

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

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

Do you ever vary the property values between locations?

We do compare homeowner property taxes in Urban and Top 50 cities using a “median value analysis”. We do this by setting the home value for each city equal to the median value of owner-occupied housing units in each city, or for smaller cities, in the relevant county. This data comes from the one-year data in the Census Bureau’s *American Community Survey* for 2013. This comparison provides perspective on how differences in local real estate markets affect residential property taxes.

As noted in the introduction, this methodology is a change from previous editions of the study, where our median home value data came from metropolitan-area data provided by the National Association of Realtors. *American Community Survey* data provides more robust information on median home values and provides greater geographic detail than the metropolitan statistical area level. Readers should make time-trend comparisons of tax burdens on median-valued homes before and after this methodological change with care.

How do you deal with assessment limitations or other property relief programs?

This study incorporates 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.

Policies that limit year-to-year growth in residential property assessments or taxes through a cap or a freeze mechanism often influence tax burdens. Beginning with our payable 2012 study, we incorporated additional analyses that measure the effect of relief programs that freeze or limit increases in home value or property taxes at the individual parcel level. See our methodology section for details.

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 comprise nearly 70% of total market value in Minnesota, so we believe that this report covers a wide majority of properties across the nation.

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

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

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

Why does personal property matter?

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

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

This study assumes that 1/6th 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

II. Frequently Asked Questions

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 average split for industrial parcels nationwide is 44.0% land and buildings (real property) and 56.0% personal property. Overall, the shares of personal property range from 50.7% (Oregon) to 60.0% (Montana), with corresponding shares of real property value.

In previous editions of this study we measured tax burdens and rankings for industrial parcels where we allowed the shares of personal property to vary from state to state. We discontinued this analysis beginning with our payable 2011 report to focus resources on other study-related initiatives.

What are the study's limitations?

It's important to recognize that property taxes are just one piece of the total state and local tax system. Some states have higher property tax levies because their local governments are more dependent on "own-source" revenues. Certain states place more responsibility for public service delivery with local government, which often translates into relatively higher property tax burdens. 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. To illustrate this point, consider that the average tax on a \$100,000-valued urban commercial property in this study is \$2,519, 6.7% lower than the average tax on a \$100,000 urban commercial property in our payable 1995 study (\$2,701). It does not make sense that the owner of a commercial property worth \$100,000 in payable 1995 paid 6.7% less in taxes on the same piece of property in 2014.

Another limitation involves income-sensitive property tax relief programs (often referred to as "circuit-breakers"). Our study does not incorporate those types of relief programs; however, we are also investigating this area for possible future inclusion.

III. Findings

Homestead Property Tax Rankings and Burdens – Urban and Rural Cities

Table 22 on page 15 shows the payable 2014 property tax on two differently valued residential homesteads for the largest city in each state, Table 29 on page 26 shows the same for the nation’s largest fifty cities, and Table 36 on page 37 shows the residential homestead taxes for three different valued properties in a rural area in each state.

Table 1 below provides a snapshot of payable 2014 homestead property tax burdens by Census region. In urban areas, residential property tax burdens are highest in New England followed closely by the Midwest. In rural areas, those burdens are highest in the Mid-Atlantic region with New England a close second. Residential burdens were lowest in the West and the South in urban and rural areas. Note that effective tax rates (ETR) rise as property value rises –indicating that the impact of many residential property tax relief programs declines as home value rises.

Table 1: Urban and Rural Homestead Property Taxes by Census Region and Property Value, Pay 2014

Census Region	Urban				Rural			
	\$150,000		\$300,000		\$150,000		\$300,000	
	Amount	ETR	Amount	ETR	Amount	ETR	Amount	ETR
New England	\$3,128	2.085%	\$6,521	2.174%	\$3,114	2.076%	\$6,261	2.087%
Mid-Atlantic	\$2,322	1.548%	\$4,838	1.613%	\$3,164	2.109%	\$6,485	2.162%
South	\$1,696	1.131%	\$3,662	1.221%	\$1,314	0.876%	\$2,845	0.948%
Midwest	\$2,969	1.979%	\$6,109	2.036%	\$2,549	1.699%	\$5,214	1.738%
Southwest	\$2,036	1.357%	\$4,158	1.386%	\$1,553	1.036%	\$3,186	1.062%
West	\$1,484	0.989%	\$3,100	1.033%	\$1,254	0.836%	\$2,645	0.882%
U.S. Average	\$2,235	1.490%	\$4,662	1.554%	\$2,017	1.345%	\$4,171	1.390%

Highest and Lowest Homestead Taxes – Urban

The urban cities with payable 2014 homestead tax rankings in the top or bottom five for both fixed-value examples are shown in Table 2. Note that this set includes 53 cities; because the cities of Chicago and New York have property tax systems that are fundamentally different than those found in the rest of their respective states we treat those cities as having distinct property tax systems. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the homestead’s market value. Locations ranking near the bottom tend to do so because of low property tax rates – many also offer sizable homestead exemptions: Honolulu offered a homestead exemption of \$80,000 of assessed value; Washington, D.C. offered a \$70,200 homestead exemption; and Boston offered a homestead exemption equal to the lesser of \$140,210 or 90% of the homestead’s market value.

Table 2: Highest and Lowest Homestead Taxes Among Urban Cities for \$150,000- and \$300,000-Valued Homes, Payable 2014

Rank (of 53)	\$150,000		\$300,000	
	City, State	Tax	City, State	Tax
1	Bridgeport, CT	\$6,060	Bridgeport, CT	\$12,120
2	Detroit, MI	\$5,964	Detroit, MI	\$11,929
3	Aurora, IL	\$5,210	Aurora, IL	\$11,106
4	Newark, NJ	\$4,342	Newark, NJ	\$8,683
5	Milwaukee, WI	\$4,193	Milwaukee, WI	\$8,599
49	Denver, CO	\$994	Cheyenne, WY	\$2,005
50	Birmingham, AL	\$990	Denver, CO	\$1,988
51	Washington, DC	\$650	Washington, DC	\$1,897
52	Honolulu, HI	\$242	Boston, MA	\$1,746
53	Boston, MA	\$175	Honolulu, HI	\$765

Table 3 presents the highest and lowest homestead taxes for the median-valued home in the largest city in each state and the District of Columbia. Bridgeport, Aurora and Newark continue

III. Findings

to impose top five burdens but Detroit and Milwaukee are replaced by higher-valued Portland, OR and Burlington, VT. However, there is far more turnover in the list of cities with the lowest-taxed homes. When measured against median values the homestead exemptions in New York City, Honolulu, Boston, and Washington (D.C.) become relatively less generous and none of those cities appear in the lowest-taxes list. Instead, they are replaced by cities where relatively low values are combined with moderate tax rates.

Table 3: Highest and Lowest Homestead Taxes Among Urban Cities for Median-Valued Homes, Pay 2014

Rank (of 53)	Median-Valued Home			
	City, State	Tax	Value	ETR
1	Portland, OR	\$6,774	\$291,400	2.324%
2	Bridgeport, CT	\$6,601	\$163,400	4.040%
3	Burlington, VT	\$6,415	\$273,900	2.342%
4	Newark, NJ	\$5,968	\$206,200	2.894%
5	Aurora, IL	\$5,576	\$159,300	3.500%
49	Jackson, MS	\$1,202	\$84,000	1.431%
50	Columbia, SC	\$1,182	\$163,600	0.723%
51	Indianapolis, IN	\$1,171	\$116,400	1.006%
52	Charleston, WV	\$803	\$107,000	0.750%
53	Birmingham, AL	\$529	\$83,800	0.632%

Highest and Lowest Homestead Taxes – Largest 50 Cities

In the set of largest (top 50) U.S. cities, those shown in Table 4 had the highest and lowest payable 2014 property taxes for the \$150,000-valued and \$300,000-valued homesteads. There are a few changes from the previous year – most notably, Philadelphia has moved out of the top 5 (into the mid-20s), reflecting the effects of changes in the city’s property tax system. Two Texas locations (San Antonio and El Paso) are now in the top 5, indicating the relatively heavy reliance governments in Texas have on the property tax. Both Colorado locations benefit from the tax and expenditure limitations imposed in that state, which manifest themselves in the assessment ratio for homesteads and the property tax rate.

Table 4: Highest and Lowest Homestead Taxes Among the 50 Largest U.S. Cities for \$150,000 and \$300,000 Valued Homes, Payable 2014

Rank (of 50)	\$150,000		\$300,000	
	City, State	Tax	City, State	Tax
1	Detroit, MI	\$5,964	Detroit, MI	\$11,929
2	Milwaukee, WI	\$4,193	Milwaukee, WI	\$8,599
3	Cleveland, OH	\$3,993	San Antonio, TX	\$8,145
4	San Antonio, TX	\$3,968	Cleveland, OH	\$7,987
5	El Paso, TX	\$3,859	El Paso, TX	\$7,960
46	Mesa, AZ	\$1,298	New York, NY	\$1,989
47	Denver, CO	\$994	Denver, CO	\$1,988
48	Colorado Springs, CO	\$716	Washington, DC	\$1,897
49	Washington, DC	\$650	Boston, MA	\$1,746
50	Boston, MA	\$175	Colorado Springs, CO	\$1,432

Effects of Provisions that Limit Growth in Parcel-Level Assessments on Urban and Top 50 Homestead Rankings and Burdens

This report also analyzes the impact of programs that freeze or limit increases in individual parcels’ assessed value. Broadly, the methodology involves measuring the average change in home values over the period of an average homeowner’s tenure in relevant locales, and estimating the amount of value the provisions exclude from taxation. For more information, see the Methodology section or the working paper prepared for the Lincoln Institute of Land Policy

on the subject, available at: https://www.lincolnst.edu/pubs/2033_Property-Assessment-Limits-Effects-on-Homestead-Property-Tax-Burdens-and-National-Property-Tax-Rankings- .

Our assessment limitation-affected burdens and ranks are for urban cities shown on Table 22 and Table 24, beginning on page 15 and for the fifty largest U.S. cities on Table 29 and Table 31, starting on page 26. Given the availability of data on local market home value changes, we are not able to perform this analysis for rural cities.

Rebounding local housing markets in the wake of Great Recession continue to create additional amounts of excluded homestead value. Our modeling indicates assessment limitations would affect homeowners with average ownership tenure in nine cities in our Urban set and seventeen cities of the nation’s largest fifty. Table 5 shows how assessment limitations affect homeowners in the Urban cities. In six of these locations – Phoenix, Los Angeles, Detroit, Jacksonville, New York City and Portland – annual assessment limits generally range from 2% to 10% although some locations also have limits on multi-year increases. In the three other locations – Little Rock, Chicago, and Columbia – assessment limits are combined with periodic (as opposed to annual) revaluations in such a way that, in times when home values decline over the long-term, these provisions actually yield higher taxable values than would otherwise be the case.

Table 5: Effects of Assessment Limitations, \$150,000- and \$300,000-Valued Homes, Urban Cities

City, State	Pay 2014 -- \$150,000 Home		Pay 2014 -- \$300,000 Home	
	Change in Rank	Change in Tax Burden	Change in Rank	Change in Tax Burden
Phoenix, AZ	-1	-\$178	--	-\$355
Little Rock, AR	+1	-\$41	--	-\$81
Los Angeles, CA	-13	-\$668	-12	-\$1336
Jacksonville, FL	-2	-\$114	-2	-\$228
Chicago, IL	--	+\$15	--	+\$29
Detroit, MI	--	-\$747	--	-\$1,493
New York, NY	-12	-\$623	-9	--\$1,245
Portland, OR	-2	-\$423	-1	-\$846
Columbia, SC	+3	+\$90	+3	+\$179

Table 6 shows how assessment limitations affect homeowners in the nation’s fifty largest cities. As with Table 5, there are substantially more cities where assessment limitation provision effect the tax burden for a homeowner with an average ownership tenure.

Table 6: Effects of Assessment Limitations, \$150,000- and \$300,000-Valued Homes, 50 Largest U.S. Cities

City, State	Pay 2014 -- \$150,000 Home		Pay 2014 -- \$300,000 Home	
	Change in Rank	Change in Tax Burden	Change in Rank	Change in Tax Burden
Mesa, AZ	+4	-\$141	+4	-\$281
Phoenix, AZ	+2	-\$177	+3	-\$356
Fresno, CA	-3	-\$291	-3	-\$581
Long Beach, CA	-4	-\$532	-5	-\$1,065
Los Angeles, CA	-11	-\$668	-11	-\$1,337
Oakland, CA	-11	-\$461	-9	-\$921
Sacramento, CA	-1	-\$368	-2	-\$738
San Diego, CA	-4	-\$306	-4	-\$611
San Francisco, CA	-8	-\$610	-10	-\$1,220
San Jose, CA	-8	-\$387	-8	-\$775
Chicago, IL	NC	+\$15	NC	+\$30
Jacksonville, FL	-1	-\$114	-1	-\$228
Miami, FL	-13	-\$433	-5	-\$866
Detroit, MI	NC	-\$746	NC	-\$1,494
New York, NY	-4	-\$622	-5	-\$1,245
Portland, OR	-3	-\$423	-3	-\$845
Austin, TX	+1	-\$26	+1	-\$52

III. Findings

Such provisions provided relief equal to a low of 1% of the tax on a fully-valued home in Austin, Texas to 38%-41% of the tax on a fully-valued home (depending on value) in New York City. When all assessment limitations are factored in, some cities that have reductions may move up in ranking – such as Mesa and Phoenix, Arizona – if other cities have larger reductions.

Commercial Property Tax Rankings and Burdens – Urban and Rural Cities

Table 25 on page 18 shows the payable 2014 property tax for three commercial properties (assumed to be office buildings of selected value) in urban areas consisting of \$100,000 of real property value with \$20,000 of personal property; \$1 million of real property with \$200,000 of personal property; and \$25 million of real property with \$5 million of personal property. Table 32 on page 30 shows the same for the nation’s largest fifty cities and Table 37 on page 39 shows the property taxes for commercial properties in a rural area in each state.

Table 7 below provides a snapshot of payable 2014 urban commercial property tax burdens by Census region. On average, these burdens are highest in the Midwest with New England in second place; the lowest burdens by far are found in the West. In most cases ETRs rise as property value rises – this is because exemptions are generally fixed at a certain amount and so their effects commonly diminishes as total parcel value increases.

Table 7: Urban Commercial Property Taxes by Census Region and Real Property Value, Pay 2014

	\$100,000		\$1,000,000		\$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	\$3,258	2.715%	\$32,580	2.715%	\$814,508	2.715%
Mid-Atlantic	\$2,584	2.153%	\$27,151	2.263%	\$714,717	2.382%
South	\$2,217	1.847%	\$22,435	1.870%	\$561,798	1.873%
Midwest	\$3,269	2.724%	\$34,026	2.835%	\$855,238	2.851%
Southwest	\$2,230	1.858%	\$22,750	1.896%	\$594,790	1.983%
West	\$1,621	1.351%	\$16,702	1.392%	\$424,143	1.414%
U.S. Average	\$2,519	2.099%	\$25,883	2.157%	\$656,499	2.188%

Table 8 below provides the same information for rural municipalities. On average, these burdens are substantially higher in the Midwest than in any other region, with ETRs around 2.7%-2.8%. The lowest burdens are found in the West where the ETR ranges between 1.3% and 1.4%, depending on value. As with urban areas, ETRs rise with property value because of the diminishing effect of property tax exemptions.

Table 8: Rural Commercial Property Taxes by Census Region and Real Property Value, Pay 2014

	\$100,000		\$1,000,000		\$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	\$2,383	1.986%	\$23,834	1.986%	\$595,845	1.986%
Mid-Atlantic	\$2,315	1.929%	\$23,152	1.929%	\$578,812	1.929%
South	\$1,670	1.391%	\$17,034	1.419%	\$427,002	1.423%
Midwest	\$2,815	2.346%	\$29,553	2.463%	\$743,678	2.479%
Southwest	\$1,784	1.487%	\$18,177	1.515%	\$473,942	1.580%
West	\$1,380	1.150%	\$14,249	1.187%	\$363,186	1.211%
U.S. Average	\$2,040	1.700%	\$20,945	1.745%	\$528,162	1.761%

Highest and Lowest Commercial Taxes – Urban

The urban cities with the highest and lowest commercial tax rankings are shown in Table 9. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel’s market value. Locations ranking near the bottom tend to do so because of low property tax rates and/or fractional assessment ratios – for instance in Nevada property is assessed at 35% of value and in Honolulu the tax rate on commercial real property is 12.4 mills. In Honolulu, business personal property is exempt from taxation, providing an additional competitive edge. Of particular interest is the steep drop in

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Philadelphia’s ranking – which moved out of Top 5 status at all values as a result of changes in the city’s property tax system.

Table 9: Urban Cities with Highest and Lowest Commercial Property Taxes, Payable 2014

Rank (of 53)	\$100,000		\$1,000,000		\$25,000,000	
	City, State	Tax	City, State	Tax	City, State	Tax
1	Detroit, MI	\$5,057	Detroit, MI	\$50,574	Detroit, MI	\$1,264,360
2	New York, NY	\$4,760	New York, NY	\$46,894	New York, NY	\$1,189,931
3	Chicago, IL	\$4,632	Chicago, IL	\$46,323	Chicago, IL	\$1,158,087
4	Providence, RI	\$4,376	Providence, RI	\$43,757	Des Moines, IA	\$1,105,851
5	Bridgeport, CT	\$4,098	Des Moines, IA	\$43,385	Providence, RI	\$1,093,931
49	Wilmington, DE	\$1,320	Wilmington, DE	\$13,199	Wilmington, DE	\$329,984
50	Virginia Beach, VA	\$1,173	Virginia Beach, VA	\$11,726	Virginia Beach, VA	\$293,155
51	Seattle, WA	\$1,136	Seattle, WA	\$11,358	Seattle, WA	\$283,947
52	Honolulu, HI	\$1,089	Honolulu, HI	\$10,892	Honolulu, HI	\$272,304
53	Cheyenne, WY	\$831	Cheyenne, WY	\$8,309	Cheyenne, WY	\$207,719

Highest and Lowest Commercial Taxes – Largest 50 Cities

The locations with the highest and lowest commercial property taxes in the nation’s fifty largest cities are listed below in Table 10. Cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios and/or relatively low property tax rates. The large decline in Philadelphia’s rankings documented in the Urban set of cities can be seen here as well.

Table 10: Highest and Lowest Commercial Property Taxes Among the 50 Largest U.S. Cities, Payable 2014

Rank (of 50)	\$100,000		\$1,000,000		\$25,000,000	
	City, State	Tax	City, State	Tax	City, State	Tax
1	Detroit, MI	\$5,057	Detroit, MI	\$50,574	Detroit, MI	\$1,264,360
2	New York, NY	\$4,760	New York, NY	\$47,597	New York, NY	\$1,189,931
3	Chicago, IL	\$4,632	Chicago, IL	\$46,323	Chicago, IL	\$1,158,087
4	Indianapolis, IN	\$3,735	Minneapolis, MN	\$41,401	Minneapolis, MN	\$1,071,696
5	Memphis, TN	\$3,574	Indianapolis, IN	\$37,351	Indianapolis, IN	\$933,780
46	Las Vegas, NV	\$1,347	Sacramento, CA	\$13,590	Sacramento, CA	\$339,750
47	Philadelphia, PA	\$1,327	Las Vegas, NV	\$13,473	Las Vegas, NV	\$336,835
48	Raleigh, NC	\$1,232	Raleigh, NC	\$12,321	Raleigh, NC	\$308,015
49	Virginia Beach, VA	\$1,173	Virginia Beach, VA	\$11,726	Virginia Beach, VA	\$293,155
50	Seattle, WA	\$1,140	Seattle, WA	\$11,397	Seattle, WA	\$284,925

Industrial Property Tax Rankings and Burdens – Urban and Rural Cities

We consider industrial (manufacturing) property separately from commercial property because they tend to have higher proportions of personal property – an important consideration since states vary significantly in their tax treatment of personal property. We use the same set of real value assumptions as for commercial property (\$100,000, \$1 million, and \$25 million). We calculate and rank tax burdens for two different personal property assumptions: where personal property comprises 50% of the total parcel value; and where personal property comprises 60% of the total parcel value. Table 11 on the next page provides a thumbnail sketch of the two assumptions.

III. Findings

Table 11: Industrial Parcel Value Assumptions

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

Our payable 2014 industrial tax burden findings can be found in the following sections of the report beginning with Table 26 on page 21 for urban cities; beginning with Table 33 on page 32 for the nation’s largest fifty cities and Table 38 on page 41 for rural municipalities.

Table 12 below provides a snapshot of payable 2014 urban industrial property tax burdens by Census region where 50% of the total parcel value is assumed to be personal property. On average, these burdens are highest in the South and the Midwest at the \$100,000 level and by the Southwest for the two higher valued parcels followed closely by the South and Midwest. The lowest tax burdens – by far – are found in the West. Compared to commercial properties of equal values, industrial properties generally have higher total taxes but lower effective tax rates. Usually, this is because industrial properties have more personal property than commercial parcels – which provides a bigger tax base – but a significant portion of that bigger tax base (the personal property) is oftentimes either not taxed or is taxed at lower rates than real property. As is the case with commercial properties, ETRs tend to rise as values rise – largely representing the diminishing effect of property tax exemptions as parcel values rise.

Table 12: Urban Industrial Property Taxes by Census Region and Real Property Value, Pay 2014

	\$100,000		\$1,000,000		\$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	\$3,090	1.545%	\$30,899	1.545%	\$772,481	1.545%
Mid-Atlantic	\$2,504	1.252%	\$28,173	1.409%	\$743,318	1.487%
South	\$3,480	1.740%	\$35,149	1.757%	\$879,633	1.759%
Midwest	\$3,408	1.704%	\$36,598	1.830%	\$919,558	1.839%
Southwest	\$3,244	1.622%	\$35,958	1.798%	\$925,011	1.850%
West	\$2,139	1.070%	\$22,492	1.125%	\$569,304	1.139%
U.S. Average	\$2,993	1.497%	\$31,536	1.577%	\$798,309	1.597%

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

Table 13 provides the same information for rural municipalities. Without doubt these burdens are highest on average in the Midwest with ETRs of roughly 1.5%-1.6%; the lowest burdens are found in the West where the ETR ranges from 0.85% to 0.98%, depending on parcel value. The comments above regarding the relationship between the tax burdens on urban commercial and industrial properties and the increase in effective tax rates as urban values rise also apply here.

Table 13: Rural Industrial Property Taxes by Census Region and Real Property Value, Pay 2014

	\$100,000		\$1,000,000		\$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	\$2,244	1.122%	\$22,436	1.122%	\$560,893	1.122%
Mid-Atlantic	\$2,237	1.119%	\$22,372	1.119%	\$559,312	1.119%
South	\$2,669	1.334%	\$27,124	1.356%	\$679,245	1.358%
Midwest	\$2,949	1.474%	\$31,663	1.583%	\$796,410	1.593%
Southwest	\$2,606	1.303%	\$28,702	1.435%	\$737,069	1.474%
West	\$1,757	0.879%	\$19,129	0.956%	\$503,035	1.006%
U.S. Average	\$2,436	1.218%	\$25,543	1.277%	\$647,029	1.294%

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

Highest and Lowest Industrial Taxes – Urban

The urban cities with payable 2014 industrial tax rankings in the top or bottom five where personal property comprises 50% of the parcel’s value are shown in Table 14 on the next page. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel’s market value. For instance, by law South Carolina assesses industrial land and buildings at 10.5% of market value, compared to 4% for homesteads and 6% for commercial property. Locations ranking near the bottom tend to do so because of low property tax rates, assessment at some fraction of market value (Wilmington’s sales ratio is 30.4% for industrial properties, for example), an exemption for business property (Fargo, Wilmington and Honolulu), or some combination of the three.

Table 14: Urban Cities with the Highest and Lowest Industrial Taxes, Payable 2014

Rank (of 53)	\$100,000		\$1,000,000		\$25,000,000	
	City, State	Tax	City, State	Tax	City, State	Tax
1	Columbia, SC	\$7,973	Columbia, SC	\$79,434	Columbia, SC	\$1,985,861
2	Memphis, TN	\$5,439	Detroit, MI	\$62,413	Detroit, MI	\$1,560,321
3	Jackson, MS	\$5,364	Memphis, TN	\$54,390	Memphis, TN	\$1,359,750
4	Houston, TX	\$5,141	Jackson, MS	\$53,640	Jackson, MS	\$1,341,000
5	Indianapolis, IN	\$4,814	Houston, TX	\$51,413	Houston, TX	\$1,285,325
49	Cheyenne, WY	\$1,337	Fargo, ND	\$13,974	Fargo, ND	\$349,338
50	Philadelphia, PA	\$1,327	Cheyenne, WY	\$13,375	Cheyenne, WY	\$334,374
51	Wilmington, DE	\$1,320	Wilmington, DE	\$13,199	Wilmington, DE	\$329,984
52	Honolulu, HI	\$1,194	Honolulu, HI	\$11,937	Honolulu, HI	\$298,437
53	Virginia Beach, VA	\$1,025	Virginia Beach, VA	\$10,246	Virginia Beach, VA	\$256,155

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

Highest and Lowest Industrial Taxes – Largest 50 Cities

The locations with the highest and lowest industrial property taxes in the nation’s fifty largest cities are listed on the next page in Table 15. Similar to the urban city results, Detroit has moved out of the top rank for the \$100,000-valued property. Three or four (depending on value) of the five highest ranked locations (and six to seven of the top ten) are located in Texas – reflecting in part Texas’ relatively high reliance on the property tax in its state and local finances and in part its policy of taxing all types of business personal property. Cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios, relatively low property tax rates, and/or business personal property exemptions.

Table 15: Highest and Lowest Industrial Property Taxes Among the 50 Largest U.S. Cities, Payable 2014

Rank (of 50)	\$100,000		\$1,000,000		\$25,000,000	
	City, State	Tax	City, State	Tax	City, State	Tax
1	Fort Worth, TX	\$5,637	Detroit, MI	\$62,413	Detroit, MI	\$1,560,321
2	Dallas, TX	\$5,486	Fort Worth, TX	\$56,368	Fort Worth, TX	\$1,409,199
3	El Paso, TX	\$5,473	Dallas, TX	\$54,859	Dallas, TX	\$1,371,480
4	Memphis, TN	\$5,439	El Paso, TX	\$54,726	El Paso, TX	\$1,368,141
5	San Antonio, TX	\$5,411	Memphis, TN	\$53,390	Memphis, TN	\$1,359,750
46	Washington, DC	\$1,577	Las Vegas, NV	\$18,063	Las Vegas, NV	\$451,572
47	Louisville, KY	\$1,573	Raleigh, NC	\$16,248	Raleigh, NC	\$406,195
48	Seattle, WA	\$1,548	Louisville, KY	\$15,725	Louisville, KY	\$393,137
49	Philadelphia, PA	\$1,327	Seattle, WA	\$15,481	Seattle, WA	\$387,019
50	Virginia Beach, VA	\$1,025	Virginia Beach, VA	\$10,246	Virginia Beach, VA	\$256,155

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

III. Findings

Apartment Property Tax Rankings and Burdens – Urban and Rural Cities

We calculate property taxes on a \$600,000 unfurnished apartment building with \$30,000 of personal property. Complete findings are available for urban properties (Table 28 on page 25), top 50 cities (Table 35 on page 36), and rural municipalities (Table 40 on page 45). Table 16 shows payable 2014 apartment property tax burdens by Census region for both urban and rural cities. On average, tax burdens in both urban and rural areas are highest in the Midwest region with New England and the Mid-Atlantic very close behind; and lowest by far in the West; although in rural areas burdens in the South and Southwest are much closer to the low burdens found in the West.

Table 16: Urban and Rural Apartment Property Taxes by Census Region, Payable 2014

	Urban		Rural	
	Amount	ETR	Amount	ETR
New England	\$15,107	2.398%	\$12,684	2.013%
Mid-Atlantic	\$14,974	2.377%	\$13,253	2.104%
South	\$11,212	1.780%	\$8,436	1.339%
Midwest	\$15,568	2.471%	\$13,305	2.112%
Southwest	\$9,746	1.547%	\$7,902	1.254%
West	\$6,890	1.094%	\$6,019	0.960%
U.S. Average	\$12,211	1.938%	\$10,028	1.592%

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

Highest and Lowest Apartment Taxes – Urban

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

Table 17: Urban Cities with the Highest and Lowest Apartment Taxes, Payable 2014

City, State	\$600,000	
	Tax	Rank (of 53)
New York, NY	\$34,335	1
Detroit, MI	\$31,481	2
Des Moines, IA	\$26,562	3
Aurora, IL	\$23,584	4
Bridgeport, CT	\$21,929	5
Salt Lake City, UT	\$5,528	49
Washington, DC	\$4,876	50
Denver, CO	\$4,656	51
Cheyenne, WY	\$3,967	52
Honolulu, HI	\$2,051	53

Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel’s market value. Locations ranking near the bottom tend to do so because of low property tax rates, assessment ratios at some fraction of market value, substantial exemptions of value, or some combination of the three.

Highest and Lowest Apartment Taxes – Largest 50 Cities

The locations with the highest and lowest apartment property taxes in the nation’s fifty largest cities are listed below in Table 18. Note that the two most highly ranked cities (Detroit and New York City) have apartment property taxes that are significantly higher than the third-ranked city (Memphis). Conversely, the city with the bottom ranking (Colorado Springs) has a burden that is substantially below the next-highest ranked city (Denver). Four of the top ten ranked locations (#6 through #9) are in Texas while the two lowest-ranked locations are situated in Colorado. As before, cities rank highly because of high property tax rates and/or relatively high assessment ratios; cities generally rank near the bottom because of low assessment ratios and/or relatively low property tax rates.

Table 18: Highest and Lowest Apartment Property Taxes Among the 50 Largest U.S. Cities, Payable 2014

City, State	\$600,000	
	Tax	Rank (of 50)
New York, NY	\$34,335	1
Detroit, MI	\$31,481	2
Memphis, TN	\$19,347	3
Cleveland, OH	\$19,231	4
Milwaukee, WI	\$18,427	5
Mesa, AZ	\$6,077	46
Seattle, WA	\$5,919	47
Washington, DC	\$4,876	48
Denver, CO	\$4,656	49
Colorado Springs, CO	\$3,309	50

III. Findings

Findings – Subsidization of Homeowners and Relationship to Property Tax Growth

Table 19 shows the ratio of the effective tax rate on a \$1 million commercial property to the effective tax rate on a median-value homestead property for each metropolitan area (real property only). This “classification ratio” provides a summary measure of the degree to which homeowner property taxes are subsidized 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.⁵

Table 19: Commercial-Homestead Classification Ratios for Payable 2014, Urban Cities

State	City	Median Value (\$)	Ratio	Rank	State	City	Median Value (\$)	Ratio	Rank
New York	New York City	488,100	4.323	1	South Dakota	Sioux Falls	153,300	1.341	27
Massachusetts	Boston	381,700	4.009	2	Texas	Houston	125,700	1.330	28
Hawaii	Honolulu	550,400	3.663	3	Arkansas	Little Rock	159,900	1.262	29
South Carolina	Columbia	163,600	3.661	4	Georgia	Atlanta	200,900	1.256	30
Colorado	Denver	263,900	3.618	5	North Dakota	Fargo	164,200	1.203	31
Indiana	Indianapolis	116,400	3.125	6	New Mexico	Albuquerque	183,400	1.153	32
Illinois	Chicago	211,400	2.696	7	Illinois	Aurora	159,300	1.123	33
Louisiana	New Orleans	183,100	2.382	8	Vermont	Burlington	273,900	1.104	34
Arizona	Phoenix	162,300	2.355	9	Michigan	Detroit	36,800	1.086	35
Alabama	Birmingham	83,800	2.200	10	Alaska	Anchorage	295,500	1.079	36
Kansas	Wichita	115,800	2.173	11	Oklahoma	Oklahoma City	136,900	1.071	37
Pennsylvania	Philadelphia	136,800	2.170	12	Wisconsin	Milwaukee	113,900	1.065	38
Minnesota	Minneapolis	179,900	2.157	13	Maine	Portland	230,000	1.045	39
Idaho	Boise	169,000	2.093	14	Wyoming	Cheyenne	197,800	1.036	40
West Virginia	Charleston	107,000	2.071	15	California	Los Angeles	451,200	1.016	41
District of Columbia	Washington	470,500	2.028	16	Kentucky	Louisville	141,900	1.014	42
Iowa	Des Moines	113,900	1.962	17	Nebraska	Omaha	134,600	1.000	43
Rhode Island	Providence	170,800	1.909	18	New Hampshire	Manchester	206,600	1.000	43
Mississippi	Jackson	84,000	1.874	19	New Jersey	Newark	206,200	1.000	43
Missouri	Kansas City	126,900	1.831	20	North Carolina	Charlotte	165,900	1.000	43
New York	Buffalo	68,500	1.791	21	Oregon	Portland	291,400	1.000	43
Utah	Salt Lake City	249,600	1.788	22	Washington	Seattle	436,600	1.000	43
U.S. Average			1.710	--	Nevada	Las Vegas	162,400	0.988	49
U.S. Average (w/o NYC)			1.659	--	Delaware	Wilmington	152,100	0.981	50
Tennessee	Memphis	89,400	1.600	23	Virginia	Virginia Beach	259,200	0.953	51
Montana	Billings	186,600	1.481	24	Connecticut	Bridgeport	163,400	0.868	52
Florida	Jacksonville	129,700	1.452	25	Maryland	Baltimore	150,000	0.862	53
Ohio	Columbus	123,700	1.365	26					

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

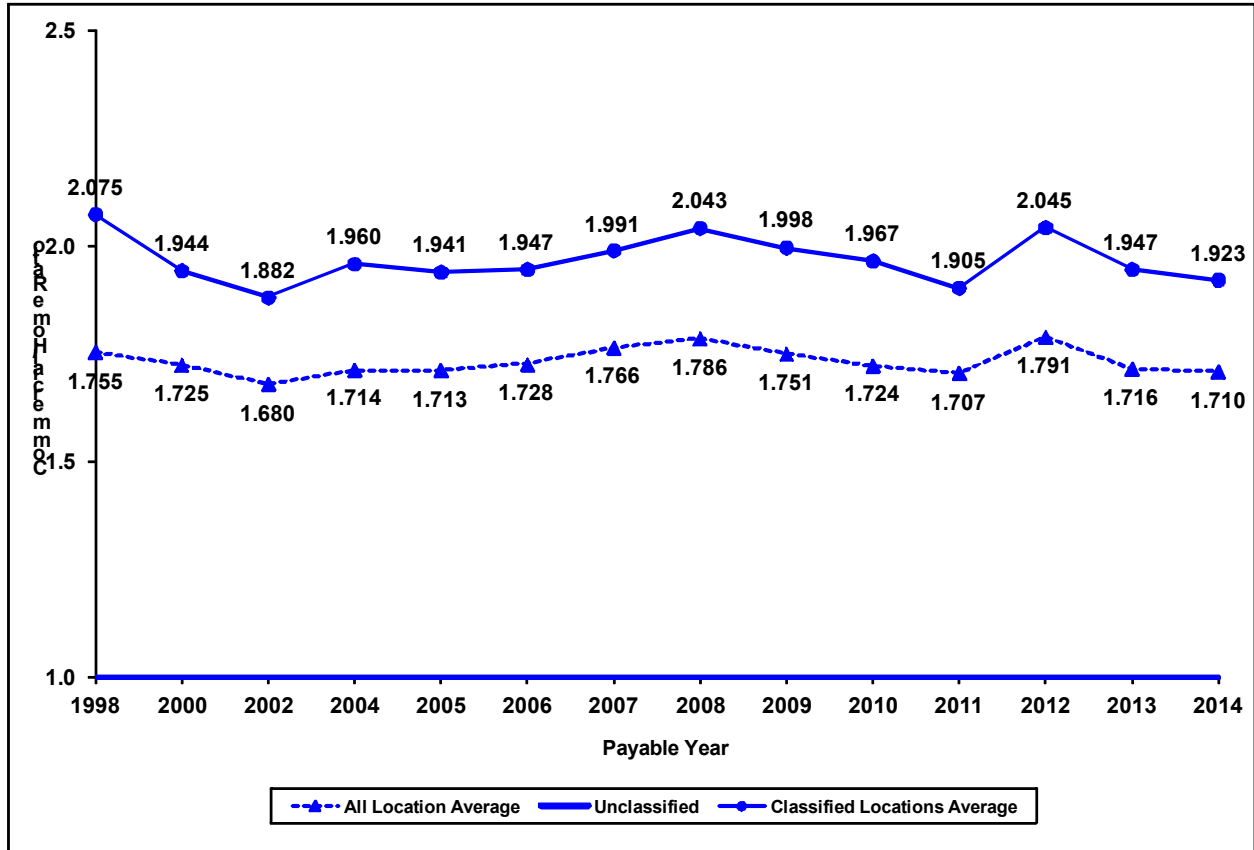
The ratios were calculated for real property only, after adjusting for differences in assessment practices. Differences in the quality of assessments among various classes of property can produce a de facto classification system even in the absence of statutory classification schemes.

⁵ Five 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 relative to homestead properties.

Locations that rank near the top of this list do so because of extreme differences in classification ratios between these two types of property. For instance, in New York City, residential property is assessed at 6% of value while commercial property is assessed at 45% of value. In other cases differences in tax rates and/or homestead exemptions or credits account for the differences, such as in Boston; where nearly 37% of the value of the median home is exempt from taxation and the homestead tax rate is some 40% that of commercial and industrial properties.

On a national basis, tax disparities between commercial and homestead properties fell slightly to 1.710 – meaning that the effective tax rate on \$1 million commercial properties nationwide is, on average, 71.0% higher than the effective tax rate on median-valued homes. As Figure 1 below indicates, this 1.710 figure represents a fairly average classification ratio since 1998. Tax disparities for “classified” locations⁶, where residential and commercial property are treated differently in statute, also fell, to 1.923 – substantially lower than the 2.045 recorded for payable 2012 and about 2.5% lower than the long-term average of 1.969. The decrease in the classification ratio – 0.3% for all locations and 1.2% in the subset of “classified” locations, indicates that states (and where allowed, local governments) are either providing fewer subsidies to homeowners or that the subsidies they provide are worth less on average than they were in payable 2013.

Figure 1: Commercial-Homestead Classification Ratio, Urban Cities, 1998 – 2014



⁶ Those locations where the classification ratio is 1.000 when no adjustments are made for the effects of assessment practices – i.e. when the sales ratio statistic is disregarded. The effect is to create a group of property tax systems where homestead property tax preferences are specifically written into law.

III. Findings

Similar analysis can be performed for other property types. Table 20 shows the classification ratio for apartments versus homes, which provides another use finding – the degree of subsidy provided to homeowners at the expense of renters.

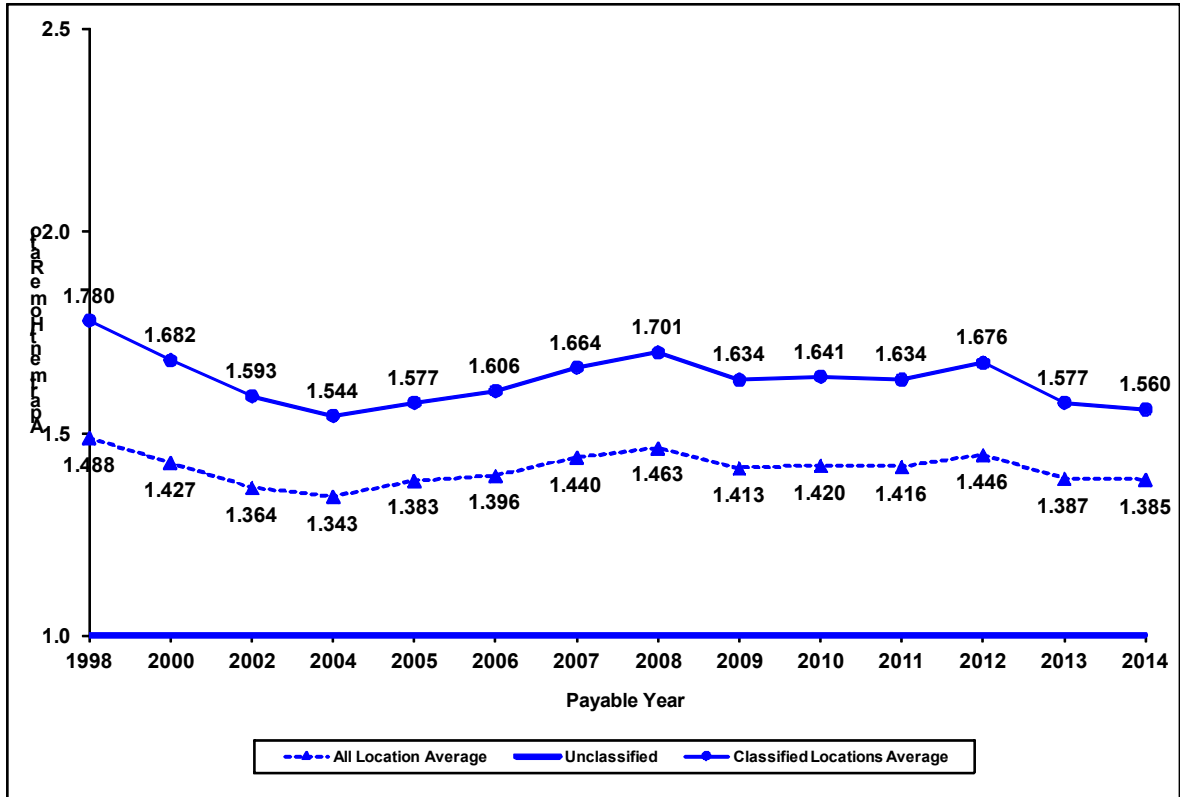
Table 20: Ratio of Apartment Effective Tax Rates (ETRs) to Homestead Rates, Urban Cities, Pay 2014

State	City	Median Value (\$)	Ratio	Rank	State	City	Median Value (\$)	Ratio	Rank
New York	New York City	488,100	5.197	1	Illinois	Aurora	159,300	1.123	27
South Carolina	Columbia	163,600	3.661	2	Illinois	Chicago	211,400	1.100	28
Alabama	Birmingham	83,800	2.200	3	Alaska	Anchorage	295,500	1.079	29
Indiana	Indianapolis	116,400	2.115	4	Oklahoma	Oklahoma City	136,900	1.071	30
West Virginia	Charleston	107,000	2.107	5	Wisconsin	Milwaukee	113,900	1.063	31
Idaho	Boise	169,000	2.093	6	Vermont	Burlington	273,900	1.060	32
Iowa	Des Moines	113,900	2.002	7	Maine	Portland	230,000	1.045	33
Mississippi	Jackson	84,000	1.874	8	New Mexico	Albuquerque	183,400	1.036	34
New York	Buffalo	68,500	1.791	9	Montana	Billings	186,600	1.028	35
Rhode Island	Providence	170,800	1.657	10	Virginia	Virginia Beach	259,200	1.028	36
Massachusetts	Boston	381,700	1.653	11	Kansas	Wichita	115,800	1.026	37
Louisiana	New Orleans	183,100	1.615	12	California	Los Angeles	451,200	1.016	38
Tennessee	Memphis	89,400	1.600	13	Kentucky	Louisville	141,900	1.014	39
Florida	Jacksonville	129,700	1.452	14	Delaware	Wilmington	152,100	1.000	40
U.S. Average			1.385	--	Missouri	Kansas City	126,900	1.000	40
Minnesota	Minneapolis	179,900	1.372	15	Nebraska	Omaha	134,600	1.000	40
Ohio	Columbus	123,700	1.365	16	New Hampshire	Manchester	206,600	1.000	40
South Dakota	Sioux Falls	153,300	1.341	17	New Jersey	Newark	206,200	1.000	40
U.S. Avg (w/o NYC)			1.312	--	North Carolina	Charlotte	165,900	1.000	40
Texas	Houston	125,700	1.285	18	Oregon	Portland	291,400	1.000	40
Pennsylvania	Philadelphia	136,800	1.281	19	Washington	Seattle	436,600	1.000	40
Michigan	Detroit	36,800	1.266	20	Colorado	Denver	263,900	0.989	48
Arkansas	Little Rock	159,900	1.262	21	Nevada	Las Vegas	162,400	0.988	49
Georgia	Atlanta	200,900	1.256	22	Utah	Salt Lake City	249,600	0.984	50
North Dakota	Fargo	164,200	1.203	23	Wyoming	Cheyenne	197,800	0.937	51
District of Columbia	Washington	470,500	1.153	24	Connecticut	Bridgeport	163,400	0.868	52
Hawaii	Honolulu	550,400	1.150	25	Maryland	Baltimore	150,000	0.862	53
Arizona	Phoenix	162,300	1.128	26					

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

Overall, the U.S. average ratio fell 0.1% from the previous year; and by 0.2% if New York City is excluded, largely a reflection that effective tax rates for the average-valued median home increased just slightly faster than effective tax rates for apartment properties. This indicates that homeowners are being offered a lower relative level of subsidy, either because existing homestead exemptions are becoming less valuable, or because states have enacted policies to narrow the effective tax rate differential between homesteads and apartment properties. Figure 2 provides information on how this ratio has changed since 1998.

Figure 2: Apartment-Homestead Classification Ratio, Urban Cities, 1998 – 2014



Note: see page 9 for definition of “classified” locations.

Lower classification ratios mean that homeowners pay a larger share of the overall property tax burden. Nationally, greater homeowner sensitivity to property tax prices appears to play a role in retarding overall property tax growth. Thirteen of the locations in our Urban set of cities have had classification ratios of no more than 1.05 in at least 75% (nine of twelve) of the studies we published between payable 1998 and payable 2012. In two of those locations – Los Angeles, California and Portland, Oregon – assessment limitations have been in effect during this period which have offered substantial tax relief to homeowners but which this study did not quantify before payable 2012. However, the eleven remaining locations⁷ have consistently offered little or no preferential treatment to homeowners. Census data indicates that property tax increases between 1998 and 2012, on both a per capita and per \$1,000 of income basis, have been lower in the nine states these locations represent that have offered little or no homeowner subsidy (Table 21).

Table 21: Property Tax Collections, FY 1998 and FY 2012, for States With No Homeowner-Specific Assessment Limitations and with Classification Ratios < 1.05 and Remaining States

Fiscal Year	States with no homeowner-specific assessment limitation provisions and Classification Ratio < 1.050 (n = 11)		Remaining States (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	\$962.20	\$36.57	\$830.46	\$32.56
FY 2012	\$1,556.49	\$36.38	\$1,394.68	\$33.48
Pct Chg	61.8%	(0.5%)	67.9%	2.8%
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MCFE.				

⁷ Wilmington, DE; Louisville, KY; Newark, NJ; Omaha, NE; Manchester, NH; Las Vegas, NV; Charlotte, NC; Virginia Beach, VA; Seattle, WA; Milwaukee, WI; and Cheyenne, WY.

IV. Rankings Tables – Urban

IV. Rankings Tables – Urban

**Table 22: Urban Homestead Property Taxes
Payable 2014**

\$150,000 VALUED PROPERTY					\$150,000 VALUED PROPERTY – WITH ASSESSMENT LIMITS				
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Connecticut	Bridgeport	6,060	4.040%	1	Connecticut	Bridgeport	6,060	4.040%
2	Michigan	Detroit	5,964	3.976%	2	Michigan	Detroit	5,218	3.478%
3	Illinois	Aurora	5,210	3.473%	3	Illinois	Aurora	5,210	3.473%
4	New Jersey	Newark	4,342	2.894%	4	New Jersey	Newark	4,342	2.894%
5	Wisconsin	Milwaukee	4,193	2.795%	5	Wisconsin	Milwaukee	4,193	2.795%
6	New Hampshire	Manchester	3,655	2.437%	6	New Hampshire	Manchester	3,655	2.437%
7	Vermont	Burlington	3,513	2.342%	7	Vermont	Burlington	3,513	2.342%
8	Oregon	Portland	3,487	2.324%	8	Iowa	Des Moines	3,389	2.259%
9	Iowa	Des Moines	3,389	2.259%	9	Maryland	Baltimore	3,181	2.120%
10	Maryland	Baltimore	3,181	2.120%	10	Oregon	Portland	3,064	2.043%
11	Nebraska	Omaha	3,049	2.032%	11	Nebraska	Omaha	3,049	2.032%
12	New York	Buffalo	2,946	1.964%	12	New York	Buffalo	2,946	1.964%
13	Tennessee	Memphis	2,914	1.943%	13	Tennessee	Memphis	2,914	1.943%
14	Ohio	Columbus	2,844	1.896%	14	Ohio	Columbus	2,844	1.896%
15	Texas	Houston	2,809	1.873%	15	Texas	Houston	2,809	1.873%
16	Maine	Portland	2,800	1.867%	16	Maine	Portland	2,800	1.867%
17	Rhode Island	Providence	2,561	1.707%	17	Rhode Island	Providence	2,561	1.707%
18	Illinois	Chicago	2,438	1.625%	18	Illinois	Chicago	2,453	1.635%
19	Mississippi	Jackson	2,382	1.588%	19	Mississippi	Jackson	2,382	1.588%
20	AVERAGE		2,235	1.490%	20	Missouri	Kansas City	2,279	1.519%
21	Minnesota	Minneapolis	2,061	1.374%	21	AVERAGE		2,184	1.456%
22	South Dakota	Sioux Falls	2,036	1.357%	22	Minnesota	Minneapolis	2,061	1.374%
23	Delaware	Wilmington	2,019	1.346%	23	South Dakota	Sioux Falls	2,036	1.357%
24	Florida	Jacksonville	2,011	1.341%	24	Delaware	Wilmington	2,019	1.346%
25	New Mexico	Albuquerque	1,927	1.285%	25	New Mexico	Albuquerque	1,927	1.285%
26	Kentucky	Louisville	1,907	1.271%	26	Kentucky	Louisville	1,907	1.271%
27	Kansas	Wichita	1,879	1.253%	27	Florida	Jacksonville	1,897	1.265%
28	Alaska	Anchorage	1,872	1.248%	28	Kansas	Wichita	1,879	1.253%
29	Georgia	Atlanta	1,855	1.237%	29	Alaska	Anchorage	1,872	1.248%
30	North Carolina	Charlotte	1,814	1.210%	30	Georgia	Atlanta	1,855	1.237%
31	Oklahoma	Oklahoma City	1,770	1.180%	31	North Carolina	Charlotte	1,814	1.210%
32	North Dakota	Fargo	1,743	1.162%	32	Oklahoma	Oklahoma City	1,770	1.180%
33	California	Los Angeles	1,743	1.162%	33	North Dakota	Fargo	1,743	1.162%
34	Nevada	Las Vegas	1,696	1.131%	34	Nevada	Las Vegas	1,696	1.131%
35	Arkansas	Little Rock	1,693	1.129%	35	Arkansas	Little Rock	1,652	1.102%
36	Arizona	Phoenix	1,639	1.093%	36	Pennsylvania	Philadelphia	1,592	1.061%
37	Pennsylvania	Philadelphia	1,592	1.061%	37	Indiana	Indianapolis	1,509	1.006%
38	New York	New York City	1,527	1.018%	38	Arizona	Phoenix	1,462	0.974%
39	Indiana	Indianapolis	1,509	1.006%	39	Washington	Seattle	1,403	0.936%
40	Washington	Seattle	1,403	0.936%	40	Montana	Billings	1,397	0.932%
41	Montana	Billings	1,397	0.932%	41	Virginia	Virginia Beach	1,380	0.920%
42	Virginia	Virginia Beach	1,380	0.920%	42	Utah	Salt Lake City	1,283	0.856%
43	Utah	Salt Lake City	1,283	0.856%	43	Idaho	Boise	1,203	0.802%
44	Idaho	Boise	1,203	0.802%	44	Louisiana	New Orleans	1,194	0.796%
45	Louisiana	New Orleans	1,194	0.796%	45	South Carolina	Columbia	1,174	0.782%
46	West Virginia	Charleston	1,125	0.750%	46	West Virginia	Charleston	1,125	0.750%
47	South Carolina	Columbia	1,084	0.723%	47	California	Los Angeles	1,075	0.716%
48	Wyoming	Cheyenne	1,003	0.668%	48	Wyoming	Cheyenne	1,003	0.668%
49	Colorado	Denver	994	0.663%	49	Colorado	Denver	994	0.663%
50	Alabama	Birmingham	990	0.660%	50	Alabama	Birmingham	990	0.660%
51	DC	Washington	650	0.434%	51	New York	New York City	905	0.603%
52	Hawaii	Honolulu	242	0.162%	52	DC	Washington	650	0.434%
53	Massachusetts	Boston	175	0.117%	53	Hawaii	Honolulu	242	0.162%
					53	Massachusetts	Boston	175	0.117%

Minnesota Center for Fiscal Excellence 50 State Property Tax Study 2014

**Table 22 (cont'd.): Urban Homestead Property Taxes
Payable 2014**

\$300,000 VALUED PROPERTY					\$300,000 VALUED PROPERTY – WITH ASSESSMENT LIMITS				
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Connecticut	Bridgeport	12,120	4.040%	1	Connecticut	Bridgeport	12,120	4.040%
2	Michigan	Detroit	11,929	3.976%	2	Illinois	Aurora	11,106	3.702%
3	Illinois	Aurora	11,106	3.702%	3	Michigan	Detroit	10,435	3.478%
4	New Jersey	Newark	8,683	2.894%	4	New Jersey	Newark	8,683	2.894%
5	Wisconsin	Milwaukee	8,599	2.866%	5	Wisconsin	Milwaukee	8,599	2.866%
6	New Hampshire	Manchester	7,311	2.437%	6	New Hampshire	Manchester	7,311	2.437%
7	Vermont	Burlington	7,026	2.342%	7	Vermont	Burlington	7,026	2.342%
8	Iowa	Des Moines	7,006	2.335%	8	Iowa	Des Moines	7,006	2.335%
9	Oregon	Portland	6,973	2.324%	9	Maryland	Baltimore	6,361	2.120%
10	Maryland	Baltimore	6,361	2.120%	10	Oregon	Portland	6,128	2.043%
11	Nebraska	Omaha	6,097	2.032%	11	Nebraska	Omaha	6,097	2.032%
12	New York	Buffalo	6,073	2.024%	12	New York	Buffalo	6,073	2.024%
13	Tennessee	Memphis	5,828	1.943%	13	Tennessee	Memphis	5,828	1.943%
14	Maine	Portland	5,800	1.933%	14	Maine	Portland	5,800	1.933%
15	Texas	Houston	5,762	1.921%	15	Texas	Houston	5,762	1.921%
16	Ohio	Columbus	5,687	1.896%	16	Ohio	Columbus	5,687	1.896%
17	Illinois	Chicago	5,354	1.785%	17	Illinois	Chicago	5,384	1.795%
18	Rhode Island	Providence	5,122	1.707%	18	Rhode Island	Providence	5,122	1.707%
19	Mississippi	Jackson	5,064	1.688%	19	Mississippi	Jackson	5,064	1.688%
20	Florida	Jacksonville	4,764	1.588%	20	Minnesota	Minneapolis	4,704	1.568%
21	Minnesota	Minneapolis	4,704	1.568%		AVERAGE		4,560	1.520%
	AVERAGE		4,662	1.554%	21	Missouri	Kansas City	4,557	1.519%
22	Missouri	Kansas City	4,557	1.519%	22	Florida	Jacksonville	4,536	1.512%
23	Georgia	Atlanta	4,467	1.489%	23	Georgia	Atlanta	4,467	1.489%
24	South Dakota	Sioux Falls	4,072	1.357%	24	South Dakota	Sioux Falls	4,072	1.357%
25	Delaware	Wilmington	4,038	1.346%	25	Delaware	Wilmington	4,038	1.346%
26	New Mexico	Albuquerque	3,938	1.313%	26	New Mexico	Albuquerque	3,938	1.313%
27	Alaska	Anchorage	3,860	1.287%	27	Alaska	Anchorage	3,860	1.287%
28	Kentucky	Louisville	3,813	1.271%	28	Kentucky	Louisville	3,813	1.271%
29	Kansas	Wichita	3,805	1.268%	29	Kansas	Wichita	3,805	1.268%
30	Arkansas	Little Rock	3,736	1.245%	30	Arkansas	Little Rock	3,655	1.218%
31	Oklahoma	Oklahoma City	3,653	1.218%	31	Oklahoma	Oklahoma City	3,653	1.218%
32	North Carolina	Charlotte	3,629	1.210%	32	North Carolina	Charlotte	3,629	1.210%
33	Pennsylvania	Philadelphia	3,582	1.194%	33	Pennsylvania	Philadelphia	3,582	1.194%
34	California	Los Angeles	3,571	1.190%	34	North Dakota	Fargo	3,485	1.162%
35	North Dakota	Fargo	3,485	1.162%	35	Louisiana	New Orleans	3,426	1.142%
36	Louisiana	New Orleans	3,426	1.142%	36	Nevada	Las Vegas	3,393	1.131%
37	Nevada	Las Vegas	3,393	1.131%	37	Idaho	Boise	3,371	1.124%
38	Idaho	Boise	3,371	1.124%	38	Indiana	Indianapolis	3,018	1.006%
39	Arizona	Phoenix	3,279	1.093%	39	Arizona	Phoenix	2,923	0.974%
40	New York	New York City	3,234	1.078%	40	Washington	Seattle	2,807	0.936%
41	Indiana	Indianapolis	3,018	1.006%	41	Montana	Billings	2,795	0.932%
42	Washington	Seattle	2,807	0.936%	42	Virginia	Virginia Beach	2,761	0.920%
43	Montana	Billings	2,795	0.932%	43	Utah	Salt Lake City	2,567	0.856%
44	Virginia	Virginia Beach	2,761	0.920%	44	South Carolina	Columbia	2,347	0.782%
45	Utah	Salt Lake City	2,567	0.856%	45	West Virginia	Charleston	2,251	0.750%
46	West Virginia	Charleston	2,251	0.750%	46	California	Los Angeles	2,234	0.745%
47	South Carolina	Columbia	2,168	0.723%	47	Alabama	Birmingham	2,032	0.677%
48	Alabama	Birmingham	2,032	0.677%	48	Wyoming	Cheyenne	2,005	0.668%
49	Wyoming	Cheyenne	2,005	0.668%	49	New York	New York City	1,989	0.663%
50	Colorado	Denver	1,988	0.663%	50	Colorado	Denver	1,988	0.663%
51	DC	Washington	1,897	0.632%	51	DC	Washington	1,897	0.632%
52	Massachusetts	Boston	1,746	0.582%	52	Massachusetts	Boston	1,746	0.582%
53	Hawaii	Honolulu	765	0.255%	53	Hawaii	Honolulu	765	0.255%

IV. Rankings Tables – Urban

Table 23: Urban Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2014

State	City	Median 2013 Home Value#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
Oregon	Portland	291,400	6,774	1	2.324%	8
Connecticut	Bridgeport	163,400	6,601	2	4.040%	1
Vermont	Burlington	273,900	6,415	3	2.342%	7
New Jersey	Newark	206,200	5,968	4	2.894%	4
Illinois	Aurora	159,300	5,576	5	3.500%	3
California	Los Angeles	451,200	5,413	6	1.200%	31
New York	New York City	488,100	5,374	7	1.101%	36
New Hampshire	Manchester	206,600	5,035	8	2.437%	6
Maine	Portland	230,000	4,400	9	1.913%	13
Washington	Seattle	436,600	4,084	10	0.936%	40
Alaska	Anchorage	295,500	3,798	11	1.285%	26
Illinois	Chicago	211,400	3,632	12	1.718%	17
DC	Washington	470,500	3,315	13	0.704%	49
Maryland	Baltimore	150,000	3,181	14	2.120%	10
Wisconsin	Milwaukee	113,900	3,133	15	2.750%	5
Rhode Island	Providence	171,800	2,933	16	1.707%	18
Minnesota	Minneapolis	197,900	2,905	17	1.468%	20
Georgia	Atlanta	200,900	2,758	18	1.373%	22
Nebraska	Omaha	134,600	2,736	19	2.032%	11
Massachusetts	Boston	381,700	2,702	20	0.708%	48
AVERAGE			2,697		1.527%	
Iowa	Des Moines	113,900	2,518	21	2.211%	9
Virginia	Virginia Beach	259,200	2,385	22	0.920%	43
New Mexico	Albuquerque	183,400	2,375	23	1.295%	25
Ohio	Columbus	123,700	2,345	24	1.896%	14
Texas	Houston	125,700	2,331	25	1.854%	15
Utah	Salt Lake City	249,600	2,135	26	0.856%	44
South Dakota	Sioux Falls	153,300	2,081	27	1.357%	23
Delaware	Wilmington	152,100	2,047	28	1.346%	24
North Carolina	Charlotte	165,900	2,007	29	1.210%	30
Missouri	Kansas City	126,900	1,928	30	1.519%	19
North Dakota	Fargo	164,200	1,908	31	1.162%	33
Nevada	Las Vegas	162,400	1,837	32	1.131%	35
Arkansas	Little Rock	159,900	1,828	33	1.143%	34
Kentucky	Louisville	141,900	1,804	34	1.271%	27
Arizona	Phoenix	162,300	1,774	35	1.093%	37
Colorado	Denver	263,900	1,749	36	0.663%	51
Montana	Billings	186,600	1,738	37	0.932%	41
Tennessee	Memphis	89,400	1,737	38	1.943%	12
Louisiana	New Orleans	183,100	1,687	39	0.921%	42
Florida	Jacksonville	129,700	1,639	40	1.264%	28
Hawaii	Honolulu	550,400	1,637	41	0.297%	53
Oklahoma	Oklahoma City	136,900	1,605	42	1.172%	32
Michigan	Detroit	36,800	1,463	43	3.976%	2
Kansas	Wichita	115,800	1,440	44	1.244%	29
Pennsylvania	Philadelphia	136,800	1,417	45	1.036%	38
Idaho	Boise	169,000	1,356	46	0.802%	45
Wyoming	Cheyenne	197,800	1,322	47	0.668%	50
New York	Buffalo	68,500	1,247	48	1.821%	16
Mississippi	Jackson	84,000	1,202	49	1.431%	21
South Carolina	Columbia	163,600	1,182	50	0.723%	47
Indiana	Indianapolis	116,400	1,171	51	1.006%	39
West Virginia	Charleston	107,000	803	52	0.750%	46
Alabama	Birmingham	83,800	529	53	0.632%	52

Information is city specific, except that values for Chittenden County, VT were used for Burlington; values for Kanawha County WV were used for Charleston; and Laramie County, WY were used for Cheyenne because city-specific data was not available. Source: *Table B25077*, 2013 American Community Survey 1-Year Estimates

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Table 24: Urban Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2013 – With Assessment Limitations

State	City	Median 2013 Home Value#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
Connecticut	Bridgeport	163,400	6,601	1	4.040%	1
Vermont	Burlington	273,900	6,415	2	2.342%	7
New Jersey	Newark	206,200	5,968	3	2.894%	4
Oregon	Portland	291,400	5,952	4	2.043%	10
Illinois	Aurora	159,300	5,576	5	3.500%	2
New Hampshire	Manchester	206,600	5,035	6	2.437%	6
Maine	Portland	230,000	4,400	7	1.913%	13
Washington	Seattle	436,600	4,084	8	0.936%	38
Alaska	Anchorage	295,500	3,798	9	1.285%	26
Illinois	Chicago	211,400	3,652	10	1.728%	17
California	Los Angeles	451,200	3,404	11	0.754%	45
New York	New York City	488,100	3,349	12	0.686%	49
DC	Washington	470,500	3,315	13	0.704%	48
Maryland	Baltimore	150,000	3,181	14	2.120%	9
Wisconsin	Milwaukee	113,900	3,133	15	2.750%	5
Rhode Island	Providence	171,800	2,933	16	1.707%	18
Minnesota	Minneapolis	197,900	2,905	17	1.468%	20
Georgia	Atlanta	200,900	2,758	18	1.373%	22
Nebraska	Omaha	134,600	2,736	19	2.032%	11
Massachusetts	Boston	381,700	2,702	20	0.708%	47
AVERAGE			2,598		1.477%	
Iowa	Des Moines	113,900	2,518	21	2.211%	8
Virginia	Virginia Beach	259,200	2,385	22	0.920%	41
New Mexico	Albuquerque	183,400	2,375	23	1.295%	25
Ohio	Columbus	123,700	2,345	24	1.896%	14
Texas	Houston	125,700	2,331	25	1.854%	15
Utah	Salt Lake City	249,600	2,135	26	0.856%	42
South Dakota	Sioux Falls	153,300	2,081	27	1.357%	23
Delaware	Wilmington	152,100	2,047	28	1.346%	24
North Carolina	Charlotte	165,900	2,007	29	1.210%	29
Missouri	Kansas City	126,900	1,928	30	1.519%	19
North Dakota	Fargo	164,200	1,908	31	1.162%	32
Nevada	Las Vegas	162,400	1,837	32	1.131%	33
Kentucky	Louisville	141,900	1,804	33	1.271%	27
Arkansas	Little Rock	159,900	1,785	34	1.116%	34
Colorado	Denver	263,900	1,749	35	0.663%	51
Montana	Billings	186,600	1,738	36	0.932%	39
Tennessee	Memphis	89,400	1,737	37	1.943%	12
Louisiana	New Orleans	183,100	1,687	38	0.921%	40
Hawaii	Honolulu	550,400	1,637	39	0.297%	53
Oklahoma	Oklahoma City	136,900	1,605	40	1.172%	31
Arizona	Phoenix	162,300	1,581	41	0.974%	37
Florida	Jacksonville	129,700	1,540	42	1.187%	30
Kansas	Wichita	115,800	1,440	43	1.244%	28
Pennsylvania	Philadelphia	136,800	1,417	44	1.036%	35
Idaho	Boise	169,000	1,356	45	0.802%	43
Wyoming	Cheyenne	197,800	1,322	46	0.668%	50
Michigan	Detroit	36,800	1,280	47	3.478%	3
South Carolina	Columbia	163,600	1,280	48	0.782%	44
New York	Buffalo	68,500	1,247	49	1.821%	16
Mississippi	Jackson	84,000	1,202	50	1.431%	21
Indiana	Indianapolis	116,400	1,171	51	1.006%	36
West Virginia	Charleston	107,000	803	52	0.750%	46
Alabama	Birmingham	83,800	529	53	0.632%	52

Information is city specific, except that values for Chittenden County, VT were used for Burlington; values for Kanawha County WV were used for Charleston; and Laramie County, WY were used for Cheyenne because city-specific data was not available. Source: *Table B25077*, 2013 American Community Survey 1-Year Estimates

IV. Rankings Tables – Urban

**Table 25: Urban Commercial Property Taxes
Payable 2014**

\$100,000 VALUED PROPERTY

\$20,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	5,057	4.215%
2	New York	New York City	4,760	3.966%
3	Illinois	Chicago	4,632	3.860%
4	Rhode Island	Providence	4,376	3.646%
5	Connecticut	Bridgeport	4,098	3.415%
6	Illinois	Aurora	3,931	3.276%
7	Indiana	Indianapolis	3,735	3.113%
8	South Carolina	Columbia	3,673	3.061%
9	Tennessee	Memphis	3,574	2.979%
10	Iowa	Des Moines	3,543	2.952%
11	Massachusetts	Boston	3,461	2.884%
12	Wisconsin	Milwaukee	3,446	2.872%
13	Missouri	Kansas City	3,316	2.764%
14	Kansas	Wichita	3,289	2.741%
15	Minnesota	Minneapolis	3,275	2.729%
16	New York	Buffalo	3,261	2.717%
17	Mississippi	Jackson	3,218	2.682%
18	Texas	Houston	2,969	2.474%
19	Maryland	Baltimore	2,946	2.455%
20	New Jersey	Newark	2,894	2.412%
21	Colorado	Denver	2,879	2.400%
22	Oregon	Portland	2,789	2.324%
23	Vermont	Burlington	2,777	2.314%
24	Louisiana	New Orleans	2,640	2.200%
25	Ohio	Columbus	2,588	2.157%
26	Arizona	Phoenix	2,574	2.145%
	AVERAGE		2,519	2.099%
27	Nebraska	Omaha	2,470	2.058%
28	New Hampshire	Manchester	2,437	2.031%
29	Maine	Portland	2,400	2.000%
30	Georgia	Atlanta	2,087	1.740%
31	West Virginia	Charleston	1,876	1.563%
32	Utah	Salt Lake City	1,849	1.541%
33	Florida	Jacksonville	1,835	1.529%
34	South Dakota	Sioux Falls	1,821	1.517%
35	New Mexico	Albuquerque	1,809	1.507%
36	Arkansas	Little Rock	1,723	1.436%
37	Idaho	Boise	1,679	1.399%
38	Alabama	Birmingham	1,668	1.390%
39	Kentucky	Louisville	1,667	1.389%
40	DC	Washington	1,577	1.315%
41	Oklahoma	Oklahoma City	1,569	1.307%
42	North Carolina	Charlotte	1,467	1.222%
43	California	Los Angeles	1,462	1.219%
44	North Dakota	Fargo	1,397	1.164%
45	Alaska	Anchorage	1,387	1.156%
46	Montana	Billings	1,380	1.150%
47	Nevada	Las Vegas	1,347	1.123%
48	Pennsylvania	Philadelphia	1,327	1.106%
49	Delaware	Wilmington	1,320	1.100%
50	Virginia	Virginia Beach	1,173	0.977%
51	Washington	Seattle	1,136	0.946%
52	Hawaii	Honolulu	1,089	0.908%
53	Wyoming	Cheyenne	831	0.692%

\$1 MILLION-VALUED PROPERTY

\$200,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	50,574	4.215%
2	New York	New York City	47,597	3.966%
3	Illinois	Chicago	46,323	3.860%
4	Rhode Island	Providence	43,757	3.646%
5	Iowa	Des Moines	43,385	3.615%
6	Minnesota	Minneapolis	41,401	3.450%
7	Connecticut	Bridgeport	40,978	3.415%
8	Illinois	Aurora	39,307	3.276%
9	Indiana	Indianapolis	37,351	3.113%
10	South Carolina	Columbia	36,732	3.061%
11	Tennessee	Memphis	35,742	2.979%
12	Wisconsin	Milwaukee	35,170	2.931%
13	Massachusetts	Boston	34,610	2.884%
14	Missouri	Kansas City	33,163	2.764%
15	Kansas	Wichita	32,892	2.741%
16	New York	Buffalo	32,608	2.717%
17	Mississippi	Jackson	32,184	2.682%
18	Texas	Houston	29,689	2.474%
19	Maryland	Baltimore	29,458	2.455%
20	New Jersey	Newark	28,945	2.412%
21	Colorado	Denver	28,795	2.400%
22	Oregon	Portland	27,894	2.324%
23	Vermont	Burlington	27,767	2.314%
24	Arizona	Phoenix	27,536	2.295%
25	Louisiana	New Orleans	26,402	2.200%
	AVERAGE		25,883	2.157%
26	Ohio	Columbus	25,882	2.157%
27	Nebraska	Omaha	24,701	2.058%
28	New Hampshire	Manchester	24,370	2.031%
29	Maine	Portland	24,000	2.000%
30	Pennsylvania	Philadelphia	22,473	1.873%
31	Florida	Jacksonville	21,561	1.797%
32	Georgia	Atlanta	20,875	1.740%
33	West Virginia	Charleston	18,758	1.563%
34	Idaho	Boise	18,509	1.542%
35	Utah	Salt Lake City	18,491	1.541%
36	South Dakota	Sioux Falls	18,208	1.517%
37	New Mexico	Albuquerque	18,086	1.507%
38	Arkansas	Little Rock	17,231	1.436%
39	Alabama	Birmingham	16,680	1.390%
40	Kentucky	Louisville	16,667	1.389%
41	Alaska	Anchorage	16,563	1.380%
42	DC	Washington	15,774	1.315%
43	Oklahoma	Oklahoma City	15,687	1.307%
44	Montana	Billings	14,808	1.234%
45	North Carolina	Charlotte	14,665	1.222%
46	California	Los Angeles	14,624	1.219%
47	North Dakota	Fargo	13,974	1.164%
48	Nevada	Las Vegas	13,473	1.123%
49	Delaware	Wilmington	13,199	1.100%
50	Virginia	Virginia Beach	11,726	0.977%
51	Washington	Seattle	11,358	0.946%
52	Hawaii	Honolulu	10,892	0.908%
53	Wyoming	Cheyenne	8,309	0.692%

Minnesota Center for Fiscal Excellence 50 State Property Tax Study 2014

**Table 25 (cont'd.): Urban Commercial Property Taxes
Payable 2014**

\$25 MILLION-VALUED PROPERTY

\$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,264,360	4.215%
2	New York	New York City	1,189,931	3.966%
3	Illinois	Chicago	1,158,087	3.860%
4	Iowa	Des Moines	1,105,851	3.686%
5	Rhode Island	Providence	1,093,931	3.646%
6	Minnesota	Minneapolis	1,071,696	3.572%
7	Connecticut	Bridgeport	1,024,462	3.415%
8	Illinois	Aurora	982,669	3.276%
9	Indiana	Indianapolis	933,780	3.113%
10	South Carolina	Columbia	918,305	3.061%
11	Tennessee	Memphis	893,550	2.979%
12	Wisconsin	Milwaukee	881,150	2.937%
13	Massachusetts	Boston	865,245	2.884%
14	Missouri	Kansas City	829,076	2.764%
15	Kansas	Wichita	822,289	2.741%
16	New York	Buffalo	815,189	2.717%
17	Mississippi	Jackson	804,600	2.682%
18	Arizona	Phoenix	792,604	2.642%
19	Texas	Houston	742,223	2.474%
20	Maryland	Baltimore	736,453	2.455%
21	New Jersey	Newark	723,618	2.412%
22	Colorado	Denver	719,871	2.400%
23	Oregon	Portland	697,347	2.324%
24	Vermont	Burlington	694,175	2.314%
25	Louisiana	New Orleans	660,043	2.200%
	AVERAGE		656,499	2.188%
26	Ohio	Columbus	647,060	2.157%
27	Nebraska	Omaha	617,522	2.058%
28	Pennsylvania	Philadelphia	609,345	2.031%
29	New Hampshire	Manchester	609,238	2.031%
30	Maine	Portland	600,000	2.000%
31	DC	Washington	598,500	1.995%
32	Florida	Jacksonville	550,017	1.833%
33	Georgia	Atlanta	521,875	1.740%
34	Idaho	Boise	503,961	1.680%
35	West Virginia	Charleston	468,946	1.563%
36	Utah	Salt Lake City	462,267	1.541%
37	South Dakota	Sioux Falls	455,210	1.517%
38	New Mexico	Albuquerque	452,153	1.507%
39	Arkansas	Little Rock	430,765	1.436%
40	Alaska	Anchorage	421,275	1.404%
41	Alabama	Birmingham	417,000	1.390%
42	Kentucky	Louisville	416,687	1.389%
43	Montana	Billings	394,447	1.315%
44	Oklahoma	Oklahoma City	392,179	1.307%
45	North Carolina	Charlotte	366,632	1.222%
46	California	Los Angeles	365,595	1.219%
47	North Dakota	Fargo	349,338	1.164%
48	Nevada	Las Vegas	336,835	1.123%
49	Delaware	Wilmington	329,984	1.100%
50	Virginia	Virginia Beach	293,155	0.977%
51	Washington	Seattle	283,947	0.946%
52	Hawaii	Honolulu	272,304	0.908%
53	Wyoming	Cheyenne	207,719	0.692%

IV. Rankings Tables – Urban

**Table 26: Urban Industrial Property Taxes (50% Personal Property)
Payable 2014**

\$100,000 VALUED PROPERTY				\$1 MILLION-VALUED PROPERTY					
\$50,000 Machinery and Equipment				\$500,000 Machinery and Equipment					
\$40,000 Inventories				\$400,000 Inventories					
\$10,000 Fixtures				\$100,000 Fixtures					
Rank	State	City	Net Tax	ETR	Rank	State	Net Tax	ETR	
1	South Carolina	Columbia	7,943	3.972%	1	South Carolina	Columbia	79,434	3.972%
2	Tennessee	Memphis	5,439	2.720%	2	Michigan	Detroit	62,413	3.121%
3	Mississippi	Jackson	5,364	2.682%	3	Tennessee	Memphis	54,390	2.720%
4	Texas	Houston	5,141	2.571%	4	Mississippi	Jackson	53,640	2.682%
5	Indiana	Indianapolis	4,814	2.407%	5	Texas	Houston	51,413	2.571%
6	New York	New York City	4,760	2.380%	6	Indiana	Indianapolis	48,137	2.407%
7	Michigan	Detroit	4,697	2.349%	7	New York	New York City	47,597	2.380%
8	Louisiana	New Orleans	4,425	2.213%	8	Louisiana	New Orleans	44,254	2.213%
9	Missouri	Kansas City	4,387	2.193%	9	Missouri	Kansas City	43,868	2.193%
10	Illinois	Chicago	4,056	2.028%	10	Iowa	Des Moines	43,833	2.192%
11	Illinois	Aurora	3,931	1.965%	11	Minnesota	Minneapolis	41,401	2.070%
12	Colorado	Denver	3,843	1.922%	12	Illinois	Chicago	40,558	2.028%
13	Rhode Island	Providence	3,818	1.909%	13	Arizona	Phoenix	39,820	1.991%
14	Connecticut	Bridgeport	3,802	1.901%	14	Illinois	Aurora	39,307	1.965%
15	Oregon	Portland	3,719	1.860%	15	Colorado	Denver	38,433	1.922%
16	Iowa	Des Moines	3,588	1.794%	16	Rhode Island	Providence	38,177	1.909%
17	Nebraska	Omaha	3,346	1.673%	17	Connecticut	Bridgeport	38,025	1.901%
18	Georgia	Atlanta	3,309	1.654%	18	Oregon	Portland	37,192	1.860%
19	Minnesota	Minneapolis	3,275	1.637%	19	Nebraska	Omaha	33,455	1.673%
20	New York	Buffalo	3,261	1.630%	20	Georgia	Atlanta	33,090	1.654%
21	Massachusetts	Boston	3,180	1.590%	21	New York	Buffalo	32,608	1.630%
22	West Virginia	Charleston	3,162	1.581%	22	Wisconsin	Milwaukee	32,233	1.612%
23	Wisconsin	Milwaukee	3,152	1.576%	23	Massachusetts	Boston	31,804	1.590%
24	Vermont	Burlington	3,102	1.551%	24	West Virginia	Charleston	31,620	1.581%
25	Kansas	Wichita	2,996	1.498%	AVERAGE		31,536	1.577%	
AVERAGE			2,993	1.497%	25	Vermont	Burlington	31,021	1.551%
26	New Jersey	Newark	2,894	1.447%	26	Kansas	Wichita	29,957	1.498%
27	Arkansas	Little Rock	2,845	1.422%	27	New Jersey	Newark	28,945	1.447%
28	Ohio	Columbus	2,844	1.422%	28	Florida	Jacksonville	28,894	1.445%
29	Oklahoma	Oklahoma City	2,821	1.410%	29	Alaska	Anchorage	28,547	1.427%
30	Alaska	Anchorage	2,585	1.293%	30	DC	Washington	28,524	1.426%
31	Arizona	Phoenix	2,574	1.287%	31	Arkansas	Little Rock	28,447	1.422%
32	Utah	Salt Lake City	2,487	1.244%	32	Ohio	Columbus	28,435	1.422%
33	Florida	Jacksonville	2,477	1.238%	33	Oklahoma	Oklahoma City	28,210	1.410%
34	New Mexico	Albuquerque	2,439	1.220%	34	Idaho	Boise	25,381	1.269%
35	New Hampshire	Manchester	2,437	1.218%	35	Utah	Salt Lake City	24,872	1.244%
36	Maryland	Baltimore	2,387	1.193%	36	New Mexico	Albuquerque	24,391	1.220%
37	Alabama	Birmingham	2,224	1.112%	37	New Hampshire	Manchester	24,370	1.218%
38	Maine	Portland	2,200	1.100%	38	Maryland	Baltimore	23,866	1.193%
39	North Carolina	Charlotte	1,980	0.990%	39	Pennsylvania	Philadelphia	22,473	1.124%
40	California	Los Angeles	1,950	0.975%	40	Alabama	Birmingham	22,240	1.112%
41	South Dakota	Sioux Falls	1,821	0.910%	41	Maine	Portland	22,000	1.100%
42	Nevada	Las Vegas	1,806	0.903%	42	North Carolina	Charlotte	19,803	0.990%
43	Idaho	Boise	1,679	0.840%	43	California	Los Angeles	19,498	0.975%
44	DC	Washington	1,577	0.789%	44	South Dakota	Sioux Falls	18,208	0.910%
45	Kentucky	Louisville	1,573	0.786%	45	Nevada	Las Vegas	18,063	0.903%
46	Washington	Seattle	1,548	0.774%	46	Kentucky	Louisville	15,725	0.786%
47	North Dakota	Fargo	1,397	0.699%	47	Washington	Seattle	15,481	0.774%
48	Montana	Billings	1,380	0.690%	48	Montana	Billings	14,629	0.731%
49	Wyoming	Cheyenne	1,337	0.669%	49	North Dakota	Fargo	13,974	0.699%
50	Pennsylvania	Philadelphia	1,327	0.663%	50	Wyoming	Cheyenne	13,375	0.669%
51	Delaware	Wilmington	1,320	0.660%	51	Delaware	Wilmington	13,199	0.660%
52	Hawaii	Honolulu	1,194	0.597%	52	Hawaii	Honolulu	11,937	0.597%
53	Virginia	Virginia Beach	1,025	0.512%	53	Virginia	Virginia Beach	10,246	0.512%

Minnesota Center for Fiscal Excellence 50 State Property Tax Study 2014

Table 26 (cont'd.): Urban Industrial Property Taxes (50% Personal Property)

Payable 2014			
<u>\$25 MILLION-VALUED PROPERTY</u>			
<u>\$12,500,000 Machinery and Equipment</u>			
<u>\$10,000,000 Inventories</u>			
<u>\$2,500,000 Fixtures</u>			
Rank	State	City	Net Tax ETR
1	South Carolina	Columbia	1,985,861 3.972%
2	Michigan	Detroit	1,560,321 3.121%
3	Tennessee	Memphis	1,359,750 2.720%
4	Mississippi	Jackson	1,341,000 2.682%
5	Texas	Houston	1,285,325 2.571%
6	Indiana	Indianapolis	1,203,424 2.407%
7	New York	New York City	1,189,931 2.380%
8	Iowa	Des Moines	1,117,030 2.234%
9	Louisiana	New Orleans	1,106,353 2.213%
10	Arizona	Phoenix	1,099,713 2.199%
11	Missouri	Kansas City	1,096,703 2.193%
12	Minnesota	Minneapolis	1,071,696 2.143%
13	Illinois	Chicago	1,013,951 2.028%
14	Illinois	Aurora	982,669 1.965%
15	Colorado	Denver	960,832 1.922%
16	Rhode Island	Providence	954,431 1.909%
17	Connecticut	Bridgeport	950,615 1.901%
18	DC	Washington	938,500 1.877%
19	Oregon	Portland	929,795 1.860%
20	Nebraska	Omaha	836,381 1.673%
21	Georgia	Atlanta	827,239 1.654%
22	New York	Buffalo	815,189 1.630%
23	Wisconsin	Milwaukee	807,714 1.615%
	AVERAGE		798,309 1.597%
24	Massachusetts	Boston	795,090 1.590%
25	West Virginia	Charleston	790,509 1.581%
26	Vermont	Burlington	775,514 1.551%
27	Kansas	Wichita	748,935 1.498%
28	Florida	Jacksonville	733,356 1.467%
29	New Jersey	Newark	723,618 1.447%
30	Alaska	Anchorage	720,875 1.442%
31	Arkansas	Little Rock	711,165 1.422%
32	Ohio	Columbus	710,886 1.422%
33	Oklahoma	Oklahoma City	705,239 1.410%
34	Idaho	Boise	675,742 1.351%
35	Utah	Salt Lake City	621,807 1.244%
36	New Mexico	Albuquerque	609,767 1.220%
37	Pennsylvania	Philadelphia	609,345 1.219%
38	New Hampshire	Manchester	609,238 1.218%
39	Maryland	Baltimore	596,656 1.193%
40	Alabama	Birmingham	556,000 1.112%
41	Maine	Portland	550,000 1.100%
42	North Carolina	Charlotte	495,072 0.990%
43	California	Los Angeles	487,460 0.975%
44	South Dakota	Sioux Falls	455,210 0.910%
45	Nevada	Las Vegas	451,572 0.903%
46	Montana	Billings	394,432 0.789%
47	Kentucky	Louisville	393,137 0.786%
48	Washington	Seattle	387,019 0.774%
49	North Dakota	Fargo	349,338 0.699%
50	Wyoming	Cheyenne	334,374 0.669%
51	Delaware	Wilmington	329,984 0.660%
52	Hawaii	Honolulu	298,437 0.597%
53	Virginia	Virginia Beach	256,155 0.512%

IV. Rankings Tables – Urban

**Table 27: Urban Industrial Property Taxes (60% Personal Property)
Payable 2014**

\$100,000 VALUED PROPERTY				\$1 MILLION-VALUED PROPERTY					
\$75,000 Machinery and Equipment				\$750,000 Machinery and Equipment					
\$60,000 Inventories				\$600,000 Inventories					
\$15,000 Fixtures				\$150,000 Fixtures					
Rank	State	City	Net Tax	ETR	Rank	State	Net Tax	ETR	
1	South Carolina	Columbia	9,484	3.794%	1	South Carolina	Columbia	94,844	3.794%
2	Mississippi	Jackson	6,705	2.682%	2	Michigan	Detroit	71,677	2.867%
3	Tennessee	Memphis	6,605	2.642%	3	Mississippi	Jackson	67,050	2.682%
4	Texas	Houston	6,427	2.571%	4	Tennessee	Memphis	66,045	2.642%
5	Indiana	Indianapolis	5,700	2.280%	5	Texas	Houston	64,266	2.571%
6	Louisiana	New Orleans	5,541	2.216%	6	Indiana	Indianapolis	57,002	2.280%
7	Missouri	Kansas City	5,190	2.076%	7	Louisiana	New Orleans	55,412	2.216%
8	Michigan	Detroit	4,852	1.941%	8	Missouri	Kansas City	51,897	2.076%
9	New York	New York City	4,760	1.904%	9	Arizona	Phoenix	49,033	1.961%
10	Colorado	Denver	4,566	1.826%	10	New York	New York City	47,597	1.904%
11	Oregon	Portland	4,417	1.767%	11	Colorado	Denver	45,662	1.826%
12	Georgia	Atlanta	4,101	1.640%	12	Oregon	Portland	44,165	1.767%
13	Rhode Island	Providence	4,097	1.639%	13	Iowa	Des Moines	43,833	1.753%
14	Illinois	Chicago	4,056	1.622%	14	Minnesota	Minneapolis	41,401	1.656%
15	Nebraska	Omaha	4,002	1.601%	15	Georgia	Atlanta	41,010	1.640%
16	West Virginia	Charleston	3,966	1.586%	16	Rhode Island	Providence	40,967	1.639%
17	Connecticut	Bridgeport	3,950	1.580%	17	Illinois	Chicago	40,558	1.622%
18	Illinois	Aurora	3,931	1.572%	18	Nebraska	Omaha	40,021	1.601%
19	Oklahoma	Oklahoma City	3,604	1.441%	19	West Virginia	Charleston	39,659	1.586%
20	Iowa	Des Moines	3,588	1.435%	20	Connecticut	Bridgeport	39,502	1.580%
21	Arkansas	Little Rock	3,546	1.418%	21	Illinois	Aurora	39,307	1.572%
22	Vermont	Burlington	3,389	1.355%	22	DC	Washington	38,724	1.549%
	AVERAGE		3,362	1.345%	23	Alaska	Anchorage	36,037	1.441%
23	Massachusetts	Boston	3,336	1.335%	24	Oklahoma	Oklahoma City	36,036	1.441%
24	Alaska	Anchorage	3,334	1.334%		AVERAGE		35,839	1.434%
25	Wisconsin	Milwaukee	3,299	1.320%	25	Arkansas	Little Rock	35,457	1.418%
26	Minnesota	Minneapolis	3,275	1.310%	26	Florida	Jacksonville	34,394	1.376%
27	New York	Buffalo	3,261	1.304%	27	Vermont	Burlington	33,885	1.355%
28	Kansas	Wichita	3,142	1.257%	28	Wisconsin	Milwaukee	33,702	1.348%
29	Florida	Jacksonville	3,027	1.211%	29	Massachusetts	Boston	33,363	1.335%
30	Utah	Salt Lake City	2,966	1.186%	30	New York	Buffalo	32,608	1.304%
31	New Mexico	Albuquerque	2,912	1.165%	31	Kansas	Wichita	31,424	1.257%
32	New Jersey	Newark	2,894	1.158%	32	Idaho	Boise	30,534	1.221%
33	Ohio	Columbus	2,844	1.137%	33	Utah	Salt Lake City	29,658	1.186%
34	Maryland	Baltimore	2,666	1.066%	34	New Mexico	Albuquerque	29,119	1.165%
35	Alabama	Birmingham	2,641	1.056%	35	New Jersey	Newark	28,945	1.158%
36	Arizona	Phoenix	2,574	1.029%	36	Ohio	Columbus	28,435	1.137%
37	New Hampshire	Manchester	2,437	0.975%	37	Maryland	Baltimore	26,662	1.066%
38	North Carolina	Charlotte	2,366	0.946%	38	Alabama	Birmingham	26,410	1.056%
39	California	Los Angeles	2,315	0.926%	39	New Hampshire	Manchester	24,370	0.975%
40	Maine	Portland	2,300	0.920%	40	North Carolina	Charlotte	23,656	0.946%
41	Nevada	Las Vegas	2,150	0.860%	41	California	Los Angeles	23,154	0.926%
42	Washington	Seattle	1,854	0.742%	42	Maine	Portland	23,000	0.920%
43	South Dakota	Sioux Falls	1,821	0.728%	43	Pennsylvania	Philadelphia	22,473	0.899%
44	Kentucky	Louisville	1,715	0.686%	44	Nevada	Las Vegas	21,505	0.860%
45	Idaho	Boise	1,679	0.672%	45	Washington	Seattle	18,544	0.742%
46	Wyoming	Cheyenne	1,588	0.635%	46	South Dakota	Sioux Falls	18,208	0.728%
47	DC	Washington	1,577	0.631%	47	Kentucky	Louisville	17,146	0.686%
48	North Dakota	Fargo	1,397	0.559%	48	Wyoming	Cheyenne	15,883	0.635%
49	Montana	Billings	1,380	0.552%	49	Montana	Billings	15,127	0.605%
50	Pennsylvania	Philadelphia	1,327	0.531%	50	North Dakota	Fargo	13,974	0.559%
51	Delaware	Wilmington	1,320	0.528%	51	Delaware	Wilmington	13,199	0.528%
52	Hawaii	Honolulu	1,194	0.477%	52	Hawaii	Honolulu	11,937	0.477%
53	Virginia	Virginia Beach	1,099	0.439%	53	Virginia	Virginia Beach	10,986	0.439%

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Table 27 (cont'd.): Urban Industrial Property Taxes (60% Personal Property)

Payable 2014			
\$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	2,371,091 3.794%
2	Michigan	Detroit	1,791,928 2.867%
3	Mississippi	Jackson	1,676,250 2.682%
4	Tennessee	Memphis	1,651,125 2.642%
5	Texas	Houston	1,606,656 2.571%
6	Indiana	Indianapolis	1,425,049 2.280%
7	Louisiana	New Orleans	1,385,297 2.216%
8	Arizona	Phoenix	1,330,044 2.128%
9	Missouri	Kansas City	1,297,423 2.076%
10	DC	Washington	1,193,500 1.910%
11	New York	New York City	1,189,931 1.904%
12	Colorado	Denver	1,141,553 1.826%
13	Iowa	Des Moines	1,117,030 1.787%
14	Oregon	Portland	1,104,132 1.767%
15	Minnesota	Minneapolis	1,071,696 1.715%
16	Georgia	Atlanta	1,025,262 1.640%
17	Rhode Island	Providence	1,024,181 1.639%
18	Illinois	Chicago	1,013,951 1.622%
19	Nebraska	Omaha	1,000,525 1.601%
20	West Virginia	Charleston	991,485 1.586%
21	Connecticut	Bridgeport	987,539 1.580%
22	Illinois	Aurora	982,669 1.572%
23	Alaska	Anchorage	908,125 1.453%
	AVERAGE		906,115 1.450%
24	Oklahoma	Oklahoma City	900,901 1.441%
25	Arkansas	Little Rock	886,415 1.418%
26	Florida	Jacksonville	870,860 1.393%
27	Vermont	Burlington	847,136 1.355%
28	Wisconsin	Milwaukee	844,432 1.351%
29	Massachusetts	Boston	834,065 1.335%
30	New York	Buffalo	815,189 1.304%
31	Idaho	Boise	804,577 1.287%
32	Kansas	Wichita	785,612 1.257%
33	Utah	Salt Lake City	741,462 1.186%
34	New Mexico	Albuquerque	727,977 1.165%
35	New Jersey	Newark	723,618 1.158%
36	Ohio	Columbus	710,886 1.137%
37	Maryland	Baltimore	666,554 1.066%
38	Alabama	Birmingham	660,250 1.056%
39	Pennsylvania	Philadelphia	609,345 0.975%
40	New Hampshire	Manchester	609,238 0.975%
41	North Carolina	Charlotte	591,402 0.946%
42	California	Los Angeles	578,859 0.926%
43	Maine	Portland	575,000 0.920%
44	Nevada	Las Vegas	537,625 0.860%
45	Washington	Seattle	463,589 0.742%
46	South Dakota	Sioux Falls	455,210 0.728%
47	Kentucky	Louisville	428,662 0.686%
48	Montana	Billings	419,333 0.671%
49	Wyoming	Cheyenne	397,069 0.635%
50	North Dakota	Fargo	349,338 0.559%
51	Delaware	Wilmington	329,984 0.528%
52	Hawaii	Honolulu	298,437 0.477%
53	Virginia	Virginia Beach	274,655 0.439%

IV. Rankings Tables – Urban

**Table 28: Urban Apartment Property Taxes
Payable 2014**

\$600,000 VALUED PROPERTY				
\$30,000 Fixtures				
Rank	State	City	Net Tax	ETR
1	New York	New York City	34,335	5.450%
2	Michigan	Detroit	31,481	4.997%
3	Iowa	Des Moines	26,562	4.216%
4	Illinois	Aurora	23,584	3.744%
5	Connecticut	Bridgeport	21,929	3.481%
6	New York	Buffalo	19,565	3.105%
7	Tennessee	Memphis	19,347	3.071%
8	Rhode Island	Providence	18,646	2.960%
9	Wisconsin	Milwaukee	18,427	2.925%
10	South Carolina	Columbia	17,417	2.765%
11	New Jersey	Newark	17,367	2.757%
12	Mississippi	Jackson	16,897	2.682%
13	Ohio	Columbus	15,529	2.465%
14	Texas	Houston	15,061	2.391%
15	Vermont	Burlington	14,891	2.364%
16	Oregon	Portland	14,644	2.324%
17	New Hampshire	Manchester	14,622	2.321%
18	Nebraska	Omaha	12,851	2.040%
19	Indiana	Indianapolis	12,768	2.027%
20	Maryland	Baltimore	12,642	2.007%
21	Maine	Portland	12,600	2.000%
	AVERAGE		12,211	1.938%
22	Minnesota	Minneapolis	12,085	1.918%
23	Illinois	Chicago	11,338	1.800%
24	Florida	Jacksonville	11,103	1.762%
25	South Dakota	Sioux Falls	10,925	1.734%
26	Georgia	Atlanta	10,893	1.729%
27	Idaho	Boise	10,075	1.599%
28	West Virginia	Charleston	9,968	1.582%
29	Missouri	Kansas City	9,917	1.574%
30	Louisiana	New Orleans	9,596	1.523%
31	Arkansas	Little Rock	9,077	1.441%
32	Alabama	Birmingham	8,757	1.390%
33	Kansas	Wichita	8,536	1.355%
34	New Mexico	Albuquerque	8,520	1.352%
35	Alaska	Anchorage	8,470	1.344%
36	North Dakota	Fargo	8,384	1.331%
37	Delaware	Wilmington	8,076	1.282%
38	Oklahoma	Oklahoma City	8,004	1.270%
39	Pennsylvania	Philadelphia	7,960	1.263%
40	Massachusetts	Boston	7,955	1.263%
41	Kentucky	Louisville	7,730	1.227%
42	California	Los Angeles	7,678	1.219%
43	North Carolina	Charlotte	7,643	1.213%
44	Arizona	Phoenix	7,400	1.175%
45	Nevada	Las Vegas	7,051	1.119%
46	Virginia	Virginia Beach	6,122	0.972%
47	Washington	Seattle	5,919	0.940%
48	Montana	Billings	5,748	0.912%
49	Utah	Salt Lake City	5,528	0.877%
50	DC	Washington	4,876	0.774%
51	Colorado	Denver	4,656	0.739%
52	Wyoming	Cheyenne	3,967	0.630%
53	Hawaii	Honolulu	2,051	0.326%

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

**Table 29: Top 50 Homestead Property Taxes
Payable 2014**

\$150,000 VALUED PROPERTY					\$150,000 VALUED PROPERTY – WITH ASSESSMENT LIMITS				
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	5,964	3.976%	1	Michigan	Detroit	5,218	3.478%
2	Wisconsin	Milwaukee	4,193	2.795%	2	Wisconsin	Milwaukee	4,193	2.795%
3	Ohio	Cleveland	3,993	2.662%	3	Ohio	Cleveland	3,993	2.662%
4	Texas	San Antonio	3,968	2.645%	4	Texas	San Antonio	3,968	2.645%
5	Texas	El Paso	3,859	2.572%	5	Texas	El Paso	3,859	2.572%
6	Texas	Fort Worth	3,698	2.465%	6	Texas	Fort Worth	3,698	2.465%
7	Oregon	Portland	3,487	2.324%	7	Texas	Arlington	3,409	2.273%
8	Texas	Arlington	3,409	2.273%	8	Texas	Dallas	3,334	2.223%
9	Texas	Dallas	3,334	2.223%	9	Maryland	Baltimore	3,181	2.120%
10	Maryland	Baltimore	3,181	2.120%	10	Texas	Austin	3,127	2.085%
11	Texas	Austin	3,153	2.102%	11	Oregon	Portland	3,064	2.043%
12	Nebraska	Omaha	3,049	2.032%	12	Nebraska	Omaha	3,049	2.032%
13	Tennessee	Memphis	2,914	1.943%	13	Tennessee	Memphis	2,914	1.943%
14	Ohio	Columbus	2,844	1.896%	14	Ohio	Columbus	2,844	1.896%
15	Texas	Houston	2,809	1.873%	15	Texas	Houston	2,809	1.873%
16	Illinois	Chicago	2,438	1.625%	16	Illinois	Chicago	2,453	1.635%
17	Missouri	Kansas City	2,279	1.519%	17	Missouri	Kansas City	2,279	1.519%
	AVERAGE		2,242	1.495%		AVERAGE		2,116	1.411%
18	Florida	Miami	2,091	1.394%	18	Oklahoma	Tulsa	2,065	1.377%
19	Oklahoma	Tulsa	2,065	1.377%	19	Minnesota	Minneapolis	2,061	1.374%
20	Minnesota	Minneapolis	2,061	1.374%	20	Pennsylvania	Philadelphia	1,990	1.327%
21	California	Oakland	2,056	1.371%	21	New Mexico	Albuquerque	1,927	1.285%
22	Florida	Jacksonville	2,011	1.341%	22	Kentucky	Louisville	1,907	1.271%
23	Pennsylvania	Philadelphia	1,990	1.327%	23	Florida	Jacksonville	1,897	1.265%
24	New Mexico	Albuquerque	1,927	1.285%	24	Arizona	Tucson	1,885	1.257%
25	Kentucky	Louisville	1,907	1.271%	25	Kansas	Wichita	1,879	1.253%
26	Arizona	Tucson	1,885	1.257%	26	Georgia	Atlanta	1,855	1.237%
27	Kansas	Wichita	1,879	1.253%	27	North Carolina	Charlotte	1,814	1.210%
28	Georgia	Atlanta	1,855	1.237%	28	Oklahoma	Oklahoma City	1,770	1.180%
29	California	San Jose	1,848	1.232%	29	Nevada	Las Vegas	1,696	1.131%
30	North Carolina	Charlotte	1,814	1.210%	30	Tennessee	Nashville	1,694	1.129%
31	Oklahoma	Oklahoma City	1,770	1.180%	31	Florida	Miami	1,658	1.105%
32	California	Fresno	1,760	1.173%	32	California	Oakland	1,595	1.063%
33	California	Los Angeles	1,743	1.162%	33	North Carolina	Raleigh	1,554	1.036%
34	Nevada	Las Vegas	1,696	1.131%	34	Indiana	Indianapolis	1,544	1.029%
35	Tennessee	Nashville	1,694	1.129%	35	California	Fresno	1,469	0.979%
36	California	San Diego	1,686	1.124%	36	Arizona	Phoenix	1,462	0.974%
37	California	San Francisco	1,679	1.119%	37	California	San Jose	1,461	0.974%
38	Arizona	Phoenix	1,639	1.093%	38	Washington	Seattle	1,403	0.936%
39	California	Long Beach	1,626	1.084%	39	Virginia	Virginia Beach	1,380	0.920%
40	California	Sacramento	1,619	1.080%	40	California	San Diego	1,380	0.920%
41	North Carolina	Raleigh	1,554	1.036%	41	California	Sacramento	1,251	0.834%
42	Indiana	Indianapolis	1,544	1.029%	42	Arizona	Mesa	1,157	0.771%
43	New York	New York City	1,527	1.018%	43	California	Long Beach	1,094	0.729%
44	Washington	Seattle	1,403	0.936%	44	California	Los Angeles	1,075	0.716%
45	Virginia	Virginia Beach	1,380	0.920%	45	California	San Francisco	1,069	0.713%
46	Arizona	Mesa	1,298	0.865%	46	Colorado	Denver	994	0.663%
47	Colorado	Denver	994	0.663%	47	New York	New York City	905	0.603%
48	Colorado	Colorado Springs	716	0.477%	48	Colorado	Colorado Springs	716	0.477%
49	DC	Washington	650	0.434%	49	DC	Washington	650	0.434%
50	Massachusetts	Boston	175	0.117%	50	Massachusetts	Boston	175	0.117%

V. Rankings Tables – Largest 50 Cities

Table 29 (cont'd.): Top 50 Homestead Property Taxes Payable 2014

\$300,000 VALUED PROPERTY					\$300,000 VALUED PROPERTY – WITH ASSESSMENT LIMITS				
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	11,929	3.976%	1	Michigan	Detroit	10,435	3.478%
2	Wisconsin	Milwaukee	8,599	2.866%	2	Wisconsin	Milwaukee	8,599	2.866%
3	Texas	San Antonio	8,145	2.715%	3	Texas	San Antonio	8,145	2.715%
4	Ohio	Cleveland	7,987	2.662%	4	Ohio	Cleveland	7,987	2.662%
5	Texas	El Paso	7,960	2.653%	5	Texas	El Paso	7,960	2.653%
6	Texas	Fort Worth	7,594	2.531%	6	Texas	Fort Worth	7,594	2.531%
7	Texas	Arlington	7,020	2.340%	7	Texas	Arlington	7,020	2.340%
8	Oregon	Portland	6,973	2.324%	8	Texas	Dallas	6,841	2.280%
9	Texas	Dallas	6,841	2.280%	9	Texas	Austin	6,442	2.147%
10	Texas	Austin	6,494	2.165%	10	Maryland	Baltimore	6,361	2.120%
11	Maryland	Baltimore	6,361	2.120%	11	Oregon	Portland	6,128	2.043%
12	Nebraska	Omaha	6,097	2.032%	12	Nebraska	Omaha	6,097	2.032%
13	Tennessee	Memphis	5,828	1.943%	13	Tennessee	Memphis	5,828	1.943%
14	Texas	Houston	5,762	1.921%	14	Texas	Houston	5,762	1.921%
15	Ohio	Columbus	5,687	1.896%	15	Ohio	Columbus	5,687	1.896%
16	Illinois	Chicago	5,354	1.785%	16	Illinois	Chicago	5,384	1.795%
17	Florida	Miami	5,079	1.693%	17	Minnesota	Minneapolis	4,704	1.568%
18	Florida	Jacksonville	4,764	1.588%	18	Missouri	Kansas City	4,557	1.519%
19	Minnesota	Minneapolis	4,704	1.568%	19	Florida	Jacksonville	4,536	1.512%
	AVERAGE		4,650	1.550%	20	Georgia	Atlanta	4,467	1.489%
20	Missouri	Kansas City	4,557	1.519%		AVERAGE		4,398	1.466%
21	Georgia	Atlanta	4,467	1.489%	21	Oklahoma	Tulsa	4,263	1.421%
22	Oklahoma	Tulsa	4,263	1.421%	22	Florida	Miami	4,213	1.404%
23	California	Oakland	4,212	1.404%	23	Pennsylvania	Philadelphia	3,980	1.327%
24	Pennsylvania	Philadelphia	3,980	1.327%	24	New Mexico	Albuquerque	3,938	1.313%
25	New Mexico	Albuquerque	3,938	1.313%	25	Kentucky	Louisville	3,813	1.271%
26	Kentucky	Louisville	3,813	1.271%	26	Kansas	Wichita	3,805	1.268%
27	Kansas	Wichita	3,805	1.268%	27	Arizona	Tucson	3,771	1.257%
28	California	San Jose	3,787	1.262%	28	Oklahoma	Oklahoma City	3,653	1.218%
29	Arizona	Tucson	3,771	1.257%	29	North Carolina	Charlotte	3,629	1.210%
30	Oklahoma	Oklahoma City	3,653	1.218%	30	Nevada	Las Vegas	3,393	1.131%
31	North Carolina	Charlotte	3,629	1.210%	31	Tennessee	Nashville	3,387	1.129%
32	California	Fresno	3,606	1.202%	32	California	Oakland	3,291	1.097%
33	California	Los Angeles	3,571	1.190%	33	North Carolina	Raleigh	3,107	1.036%
34	California	San Diego	3,454	1.151%	34	Indiana	Indianapolis	3,087	1.029%
35	California	San Francisco	3,441	1.147%	35	California	Fresno	3,025	1.008%
36	Nevada	Las Vegas	3,393	1.131%	36	California	San Jose	3,012	1.004%
37	Tennessee	Nashville	3,387	1.129%	37	Arizona	Phoenix	2,923	0.974%
38	California	Long Beach	3,332	1.111%	38	California	San Diego	2,843	0.948%
39	California	Sacramento	3,318	1.106%	39	Washington	Seattle	2,807	0.936%
40	Arizona	Phoenix	3,279	1.093%	40	Virginia	Virginia Beach	2,761	0.920%
41	New York	New York City	3,234	1.078%	41	California	Sacramento	2,580	0.860%
42	North Carolina	Raleigh	3,107	1.036%	42	Arizona	Mesa	2,314	0.771%
43	Indiana	Indianapolis	3,087	1.029%	43	California	Long Beach	2,267	0.756%
44	Washington	Seattle	2,807	0.936%	44	California	Los Angeles	2,234	0.745%
45	Virginia	Virginia Beach	2,761	0.920%	45	California	San Francisco	2,221	0.740%
46	Arizona	Mesa	2,595	0.865%	46	New York	New York City	1,989	0.663%
47	Colorado	Denver	1,988	0.663%	47	Colorado	Denver	1,988	0.663%
48	DC	Washington	1,897	0.632%	48	DC	Washington	1,897	0.632%
49	Massachusetts	Boston	1,746	0.582%	49	Massachusetts	Boston	1,746	0.582%
50	Colorado	Colorado Springs	1,432	0.477%	50	Colorado	Colorado Springs	1,432	0.477%

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Table 30: Top 50 Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2014

State	City	Median 2013 Home Value#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
California	San Francisco	778,000	9,054	1	1.164%	34
California	San Jose	599,700	7,661	2	1.278%	25
Oregon	Portland	291,400	6,774	3	2.324%	7
California	Oakland	445,500	6,304	4	1.415%	20
California	Los Angeles	451,200	5,413	5	1.200%	31
New York	New York City	488,100	5,374	6	1.101%	39
California	San Diego	444,200	5,155	7	1.160%	35
Texas	Austin	234,800	5,042	8	2.147%	10
California	Long Beach	400,500	4,474	9	1.117%	38
Washington	Seattle	436,600	4,084	10	0.936%	44
Illinois	Chicago	211,400	3,632	11	1.718%	16
Florida	Miami	223,500	3,555	12	1.591%	17
DC	Washington	470,500	3,315	13	0.704%	48
Maryland	Baltimore	150,000	3,181	14	2.120%	11
Wisconsin	Milwaukee	113,900	3,133	15	2.750%	2
Texas	San Antonio	115,600	3,010	16	2.604%	4
AVERAGE			2,981		1.524%	
Texas	El Paso	116,500	2,943	17	2.526%	5
Texas	Fort Worth	120,100	2,921	18	2.432%	6
Texas	Arlington	129,400	2,913	19	2.251%	8
Minnesota	Minneapolis	197,900	2,905	20	1.468%	19
Texas	Dallas	127,000	2,796	21	2.202%	9
Georgia	Atlanta	200,900	2,758	22	1.373%	21
Nebraska	Omaha	134,600	2,736	23	2.032%	12
Massachusetts	Boston	381,700	2,702	24	0.708%	47
California	Sacramento	228,200	2,505	25	1.098%	40
Virginia	Virginia Beach	259,200	2,385	26	0.920%	45
New Mexico	Albuquerque	183,400	2,375	27	1.295%	24
Ohio	Columbus	123,700	2,345	28	1.896%	14
Texas	Houston	125,700	2,331	29	1.854%	15
North Carolina	Raleigh	202,800	2,100	30	1.036%	42
California	Fresno	172,700	2,039	31	1.181%	32
North Carolina	Charlotte	165,900	2,007	32	1.210%	30
Missouri	Kansas City	126,900	1,928	33	1.519%	18
Tennessee	Nashville	163,700	1,848	34	1.129%	37
Nevada	Las Vegas	162,400	1,837	35	1.131%	36
Pennsylvania	Philadelphia	136,800	1,815	36	1.327%	23
Kentucky	Louisville	141,900	1,804	37	1.271%	26
Arizona	Phoenix	162,300	1,774	38	1.093%	41
Ohio	Cleveland	66,600	1,773	39	2.662%	3
Colorado	Denver	263,900	1,749	40	0.663%	49
Tennessee	Memphis	89,400	1,737	41	1.943%	13
Oklahoma	Tulsa	121,300	1,644	42	1.356%	22
Florida	Jacksonville	129,700	1,639	43	1.264%	27
Oklahoma	Oklahoma City	136,900	1,605	44	1.172%	33
Arizona	Tucson	125,100	1,572	45	1.257%	28
Michigan	Detroit	36,800	1,463	46	3.976%	1
Kansas	Wichita	115,800	1,440	47	1.244%	29
Arizona	Mesa	155,300	1,344	48	0.865%	46
Indiana	Indianapolis	116,400	1,198	49	1.029%	43
Colorado	Colorado Springs	205,600	982	50	0.477%	50

Information is city specific. Source: Table B25077, 2013 American Community Survey 1-Year Estimates

V. Rankings Tables – Largest 50 Cities

Table 31: Top 50 Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2014 – With Assessment Limitations

State	City	Median 2013 Home Value, Adjusted for Assessment Limitations#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
California	San Jose	599,700	6,111	1	1.019%	35
Oregon	Portland	291,400	5,952	2	2.043%	11
California	San Francisco	778,000	5,890	3	0.757%	44
Texas	Austin	234,800	5,001	4	2.130%	9
California	Oakland	445,500	4,936	5	1.108%	32
California	San Diego	444,200	4,249	6	0.957%	38
Washington	Seattle	436,600	4,084	7	0.936%	39
Illinois	Chicago	211,400	3,652	8	1.728%	16
California	Los Angeles	451,200	3,404	9	0.754%	45
New York	New York City	488,100	3,349	10	0.686%	48
DC	Washington	470,500	3,315	11	0.704%	47
Maryland	Baltimore	150,000	3,181	12	2.120%	10
Wisconsin	Milwaukee	113,900	3,133	13	2.750%	2
California	Long Beach	400,500	3,053	14	0.762%	43
Texas	San Antonio	115,600	3,010	15	2.604%	4
Texas	El Paso	116,500	2,943	16	2.526%	5
Texas	Fort Worth	120,100	2,921	17	2.432%	6
Texas	Arlington	129,400	2,913	18	2.251%	7
Florida	Miami	223,500	2,910	19	1.302%	22
Minnesota	Minneapolis	197,900	2,905	20	1.468%	18
Texas	Dallas	127,000	2,796	21	2.202%	8
Georgia	Atlanta	200,900	2,758	22	1.373%	19
Nebraska	Omaha	134,600	2,736	23	2.032%	12
Massachusetts	Boston	381,700	2,702	24	0.708%	46
AVERAGE			2,672		1.440%	
Virginia	Virginia Beach	259,200	2,385	25	0.920%	40
New Mexico	Albuquerque	183,400	2,375	26	1.295%	23
Ohio	Columbus	123,700	2,345	27	1.896%	14
Texas	Houston	125,700	2,331	28	1.854%	15
North Carolina	Raleigh	202,800	2,100	29	1.036%	33
North Carolina	Charlotte	165,900	2,007	30	1.210%	27
California	Sacramento	228,200	1,944	31	0.852%	41
Missouri	Kansas City	126,900	1,928	32	1.519%	17
Tennessee	Nashville	163,700	1,848	33	1.129%	31
Nevada	Las Vegas	162,400	1,837	34	1.131%	30
Pennsylvania	Philadelphia	136,800	1,815	35	1.327%	21
Kentucky	Louisville	141,900	1,804	36	1.271%	24
Ohio	Cleveland	66,600	1,773	37	2.662%	3
Colorado	Denver	263,900	1,749	38	0.663%	49
Tennessee	Memphis	89,400	1,737	39	1.943%	13
California	Fresno	172,700	1,705	40	0.987%	36
Oklahoma	Tulsa	121,300	1,644	41	1.356%	20
Oklahoma	Oklahoma City	136,900	1,605	42	1.172%	29
Arizona	Phoenix	162,300	1,581	43	0.974%	37
Arizona	Tucson	125,100	1,572	44	1.257%	25
Florida	Jacksonville	129,700	1,540	45	1.187%	28
Kansas	Wichita	115,800	1,440	46	1.244%	26
Michigan	Detroit	36,800	1,280	47	3.478%	1
Arizona	Mesa	155,300	1,198	48	0.771%	42
Indiana	Indianapolis	116,400	1,198	49	1.029%	34
Colorado	Colorado Springs	205,600	982	50	0.477%	50

Information is city specific. Source: Table B25077, 2013 American Community Survey 1-Year Estimates

Minnesota Center for Fiscal Excellence *50 State Property Tax Study 2014*

**Table 32: Top 50 Commercial Property Taxes
Payable 2014**

<u>\$100,000 VALUED PROPERTY</u>				<u>\$1 MILLION-VALUED PROPERTY</u>					
\$20,000 Fixtures				\$200,000 Fixtures					
<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>	<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>
1	Michigan	Detroit	5,057	4.215%	1	Michigan	Detroit	50,574	4.215%
2	New York	New York City	4,760	3.966%	2	New York	New York City	47,597	3.966%
3	Illinois	Chicago	4,632	3.860%	3	Illinois	Chicago	46,323	3.860%
4	Indiana	Indianapolis	3,735	3.113%	4	Minnesota	Minneapolis	41,401	3.450%
5	Tennessee	Memphis	3,574	2.979%	5	Indiana	Indianapolis	37,351	3.113%
6	Massachusetts	Boston	3,461	2.884%	6	Tennessee	Memphis	35,742	2.979%
7	Wisconsin	Milwaukee	3,446	2.872%	7	Wisconsin	Milwaukee	35,170	2.931%
8	Missouri	Kansas City	3,316	2.764%	8	Massachusetts	Boston	34,610	2.884%
9	Kansas	Wichita	3,289	2.741%	9	Missouri	Kansas City	33,163	2.764%
10	Minnesota	Minneapolis	3,275	2.729%	10	Kansas	Wichita	32,892	2.741%
11	Ohio	Cleveland	3,205	2.671%	11	Ohio	Cleveland	32,052	2.671%
12	Texas	Dallas	3,194	2.662%	12	Texas	Dallas	31,940	2.662%
13	Texas	Fort Worth	3,105	2.588%	13	Texas	Fort Worth	31,055	2.588%
14	Texas	San Antonio	3,103	2.586%	14	Texas	San Antonio	31,031	2.586%
15	Texas	Arlington	2,979	2.482%	15	Texas	Arlington	29,786	2.482%
16	Texas	Houston	2,969	2.474%	16	Texas	Houston	29,689	2.474%
17	Texas	El Paso	2,965	2.471%	17	Texas	El Paso	29,655	2.471%
18	Maryland	Baltimore	2,946	2.455%	18	Maryland	Baltimore	29,458	2.455%
19	Colorado	Denver	2,879	2.400%	19	Colorado	Denver	28,795	2.400%
20	Oregon	Portland	2,789	2.324%	20	Arizona	Tucson	28,723	2.394%
21	Texas	Austin	2,698	2.248%	21	Oregon	Portland	27,894	2.324%
22	Arizona	Tucson	2,686	2.238%	22	Arizona	Phoenix	27,536	2.295%
23	Ohio	Columbus	2,588	2.157%	23	Texas	Austin	26,977	2.248%
24	Arizona	Phoenix	2,574	2.145%	24	Ohio	Columbus	25,882	2.157%
25	Nebraska	Omaha	2,470	2.058%	AVERAGE			24,917	2.076%
	AVERAGE		2,430	2.025%	25	Nebraska	Omaha	24,701	2.058%
26	Georgia	Atlanta	2,087	1.740%	26	Florida	Miami	23,731	1.978%
27	Tennessee	Nashville	2,077	1.731%	27	Pennsylvania	Philadelphia	22,473	1.873%
28	Colorado	Colorado Springs	2,041	1.701%	28	Florida	Jacksonville	21,561	1.797%
29	Florida	Miami	1,992	1.660%	29	Arizona	Mesa	21,297	1.775%
30	Arizona	Mesa	1,989	1.658%	30	Georgia	Atlanta	20,875	1.740%
31	Florida	Jacksonville	1,835	1.529%	31	Tennessee	Nashville	20,774	1.731%
32	New Mexico	Albuquerque	1,809	1.507%	32	Colorado	Colorado Springs	20,409	1.701%
33	Oklahoma	Tulsa	1,732	1.443%	33	New Mexico	Albuquerque	18,086	1.507%
34	California	Oakland	1,725	1.438%	34	Oklahoma	Tulsa	17,319	1.443%
35	Kentucky	Louisville	1,667	1.389%	35	California	Oakland	17,251	1.438%
36	DC	Washington	1,577	1.315%	36	Kentucky	Louisville	16,667	1.389%
37	Oklahoma	Oklahoma City	1,569	1.307%	37	DC	Washington	15,774	1.315%
38	California	San Jose	1,551	1.293%	38	Oklahoma	Oklahoma City	15,687	1.307%
39	California	Fresno	1,477	1.231%	39	California	San Jose	15,511	1.293%
40	North Carolina	Charlotte	1,467	1.222%	40	California	Fresno	14,767	1.231%
41	California	Los Angeles	1,462	1.219%	41	North Carolina	Charlotte	14,665	1.222%
42	California	San Diego	1,415	1.179%	42	California	Los Angeles	14,624	1.219%
43	California	San Francisco	1,409	1.174%	43	California	San Diego	14,148	1.179%
44	California	Long Beach	1,364	1.137%	44	California	San Francisco	14,092	1.174%
45	California	Sacramento	1,359	1.133%	45	California	Long Beach	13,645	1.137%
46	Nevada	Las Vegas	1,347	1.123%	46	California	Sacramento	13,590	1.133%
47	Pennsylvania	Philadelphia	1,327	1.106%	47	Nevada	Las Vegas	13,473	1.123%
48	North Carolina	Raleigh	1,232	1.027%	48	North Carolina	Raleigh	12,321	1.027%
49	Virginia	Virginia Beach	1,173	0.977%	49	Virginia	Virginia Beach	11,726	0.977%
50	Washington	Seattle	1,140	0.950%	50	Washington	Seattle	11,397	0.950%

V. Rankings Tables – Largest 50 Cities

Table 32 (cont'd.): Top 50 Commercial Property Taxes Payable 2014

\$25 MILLION-VALUED PROPERTY

\$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,264,360	4.215%
2	New York	New York City	1,189,931	3.966%
3	Illinois	Chicago	1,158,087	3.860%
4	Minnesota	Minneapolis	1,071,696	3.572%
5	Indiana	Indianapolis	933,780	3.113%
6	Tennessee	Memphis	893,550	2.979%
7	Wisconsin	Milwaukee	881,150	2.937%
8	Massachusetts	Boston	865,245	2.884%
9	Missouri	Kansas City	829,076	2.764%
10	Arizona	Tucson	826,185	2.754%
11	Kansas	Wichita	822,289	2.741%
12	Ohio	Cleveland	801,304	2.671%
13	Texas	Dallas	798,489	2.662%
14	Arizona	Phoenix	792,604	2.642%
15	Texas	Fort Worth	776,370	2.588%
16	Texas	San Antonio	775,785	2.586%
17	Texas	Arlington	744,647	2.482%
18	Texas	Houston	742,223	2.474%
19	Texas	El Paso	741,368	2.471%
20	Maryland	Baltimore	736,453	2.455%
21	Colorado	Denver	719,871	2.400%
22	Oregon	Portland	697,347	2.324%
23	Texas	Austin	674,423	2.248%
24	Ohio	Columbus	647,060	2.157%
	AVERAGE		635,089	2.117%
25	Nebraska	Omaha	617,522	2.058%
26	Arizona	Mesa	613,742	2.046%
27	Pennsylvania	Philadelphia	609,345	2.031%
28	Florida	Miami	606,335	2.021%
29	DC	Washington	598,500	1.995%
30	Florida	Jacksonville	550,017	1.833%
31	Georgia	Atlanta	521,875	1.740%
32	Tennessee	Nashville	519,340	1.731%
33	Colorado	Colorado Springs	510,230	1.701%
34	New Mexico	Albuquerque	452,153	1.507%
35	Oklahoma	Tulsa	432,965	1.443%
36	California	Oakland	431,280	1.438%
37	Kentucky	Louisville	416,687	1.389%
38	Oklahoma	Oklahoma City	392,179	1.307%
39	California	San Jose	387,780	1.293%
40	California	Fresno	369,182	1.231%
41	North Carolina	Charlotte	366,632	1.222%
42	California	Los Angeles	365,595	1.219%
43	California	San Diego	353,703	1.179%
44	California	San Francisco	352,290	1.174%
45	California	Long Beach	341,124	1.137%
46	California	Sacramento	339,750	1.133%
47	Nevada	Las Vegas	336,835	1.123%
48	North Carolina	Raleigh	308,015	1.027%
49	Virginia	Virginia Beach	293,155	0.977%
50	Washington	Seattle	284,925	0.950%

Minnesota Center for Fiscal Excellence 50 State Property Tax Study 2014

**Table 33: Top 50 Industrial Property Taxes (50% Personal Property)
Payable 2014**

<u>\$100,000 VALUED PROPERTY</u>				<u>\$1 MILLION-VALUED PROPERTY</u>					
\$50,000 Machinery and Equipment				\$500,000 Machinery and Equipment					
\$40,000 Inventories				\$400,000 Inventories					
\$10,000 Fixtures				\$100,000 Fixtures					
<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>	<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>
1	Texas	Fort Worth	5,637	2.818%	1	Michigan	Detroit	62,413	3.121%
2	Texas	Dallas	5,486	2.743%	2	Texas	Fort Worth	56,368	2.818%
3	Texas	El Paso	5,473	2.736%	3	Texas	Dallas	54,859	2.743%
4	Tennessee	Memphis	5,439	2.720%	4	Texas	El Paso	54,726	2.736%
5	Texas	San Antonio	5,411	2.706%	5	Tennessee	Memphis	54,390	2.720%
6	Texas	Arlington	5,275	2.638%	6	Texas	San Antonio	54,114	2.706%
7	Texas	Houston	5,141	2.571%	7	Texas	Arlington	52,750	2.638%
8	Indiana	Indianapolis	4,814	2.407%	8	Texas	Houston	51,413	2.571%
9	New York	New York City	4,760	2.380%	9	Indiana	Indianapolis	48,137	2.407%
10	Texas	Austin	4,760	2.380%	10	New York	New York City	47,597	2.380%
11	Michigan	Detroit	4,697	2.349%	11	Texas	Austin	47,596	2.380%
12	Missouri	Kansas City	4,387	2.193%	12	Missouri	Kansas City	43,868	2.193%
13	Illinois	Chicago	4,056	2.028%	13	Arizona	Tucson	41,466	2.073%
14	Colorado	Denver	3,843	1.922%	14	Minnesota	Minneapolis	41,401	2.070%
15	Oregon	Portland	3,719	1.860%	15	Illinois	Chicago	40,558	2.028%
16	Nebraska	Omaha	3,346	1.673%	16	Arizona	Phoenix	39,820	1.991%
17	Georgia	Atlanta	3,309	1.654%	17	Colorado	Denver	38,433	1.922%
18	Minnesota	Minneapolis	3,275	1.637%	18	Oregon	Portland	37,192	1.860%
19	Ohio	Cleveland	3,265	1.632%	19	Nebraska	Omaha	33,455	1.673%
20	Massachusetts	Boston	3,180	1.590%	20	Georgia	Atlanta	33,090	1.654%
21	Tennessee	Nashville	3,161	1.581%		AVERAGE		32,958	1.648%
22	Wisconsin	Milwaukee	3,152	1.576%	21	Ohio	Cleveland	32,647	1.632%
	AVERAGE		3,105	1.552%	22	Florida	Miami	32,439	1.622%
23	Kansas	Wichita	2,996	1.498%	23	Wisconsin	Milwaukee	32,233	1.612%
24	Ohio	Columbus	2,844	1.422%	24	Massachusetts	Boston	31,804	1.590%
25	Oklahoma	Oklahoma City	2,821	1.410%	25	Tennessee	Nashville	31,612	1.581%
26	Oklahoma	Tulsa	2,798	1.399%	26	Arizona	Mesa	30,883	1.544%
27	Florida	Miami	2,754	1.377%	27	Kansas	Wichita	29,957	1.498%
28	Colorado	Colorado Springs	2,751	1.375%	28	Florida	Jacksonville	28,894	1.445%
29	Arizona	Tucson	2,686	1.343%	29	DC	Washington	28,524	1.426%
30	Arizona	Phoenix	2,574	1.287%	30	Ohio	Columbus	28,435	1.422%
31	Florida	Jacksonville	2,477	1.238%	31	Oklahoma	Oklahoma City	28,210	1.410%
32	New Mexico	Albuquerque	2,439	1.220%	32	Oklahoma	Tulsa	27,976	1.399%
33	Maryland	Baltimore	2,387	1.193%	33	Colorado	Colorado Springs	27,508	1.375%
34	California	Oakland	2,300	1.150%	34	New Mexico	Albuquerque	24,391	1.220%
35	California	San Jose	2,068	1.034%	35	Maryland	Baltimore	23,866	1.193%
36	Arizona	Mesa	1,989	0.995%	36	California	Oakland	23,002	1.150%
37	North Carolina	Charlotte	1,980	0.990%	37	Pennsylvania	Philadelphia	22,473	1.124%
38	California	Fresno	1,969	0.984%	38	California	San Jose	20,682	1.034%
39	California	Los Angeles	1,950	0.975%	39	North Carolina	Charlotte	19,803	0.990%
40	California	San Diego	1,886	0.943%	40	California	Fresno	19,690	0.984%
41	California	San Francisco	1,879	0.939%	41	California	Los Angeles	19,498	0.975%
42	California	Long Beach	1,819	0.910%	42	California	San Diego	18,864	0.943%
43	California	Sacramento	1,812	0.906%	43	California	San Francisco	18,789	0.939%
44	Nevada	Las Vegas	1,806	0.903%	44	California	Long Beach	18,193	0.910%
45	North Carolina	Raleigh	1,625	0.812%	45	California	Sacramento	18,120	0.906%
46	DC	Washington	1,577	0.789%	46	Nevada	Las Vegas	18,063	0.903%
47	Kentucky	Louisville	1,573	0.786%	47	North Carolina	Raleigh	16,248	0.812%
48	Washington	Seattle	1,548	0.774%	48	Kentucky	Louisville	15,725	0.786%
49	Pennsylvania	Philadelphia	1,327	0.663%	49	Washington	Seattle	15,481	0.774%
50	Virginia	Virginia Beach	1,025	0.512%	50	Virginia	Virginia Beach	10,246	0.512%

V. Rankings Tables – Largest 50 Cities

Table 33 (cont'd.): Top 50 Industrial Property Taxes (50% Personal Property)

Payable 2014				
\$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	1,560,321	3.121%
2	Texas	Fort Worth	1,409,199	2.818%
3	Texas	Dallas	1,371,480	2.743%
4	Texas	El Paso	1,368,141	2.736%
5	Tennessee	Memphis	1,359,750	2.720%
6	Texas	San Antonio	1,352,838	2.706%
7	Texas	Arlington	1,318,754	2.638%
8	Texas	Houston	1,285,325	2.571%
9	Indiana	Indianapolis	1,203,424	2.407%
10	New York	New York City	1,189,931	2.380%
11	Texas	Austin	1,189,900	2.380%
12	Arizona	Tucson	1,144,762	2.290%
13	Arizona	Phoenix	1,099,713	2.199%
14	Missouri	Kansas City	1,096,703	2.193%
15	Minnesota	Minneapolis	1,071,696	2.143%
16	Illinois	Chicago	1,013,951	2.028%
17	Colorado	Denver	960,832	1.922%
18	DC	Washington	938,500	1.877%
19	Oregon	Portland	929,795	1.860%
20	Arizona	Mesa	853,404	1.707%
	AVERAGE		836,535	1.673%
21	Nebraska	Omaha	836,381	1.673%
22	Georgia	Atlanta	827,239	1.654%
23	Florida	Miami	824,050	1.648%
24	Ohio	Cleveland	816,171	1.632%
25	Wisconsin	Milwaukee	807,714	1.615%
26	Massachusetts	Boston	795,090	1.590%
27	Tennessee	Nashville	790,300	1.581%
28	Kansas	Wichita	748,935	1.498%
29	Florida	Jacksonville	733,356	1.467%
30	Ohio	Columbus	710,886	1.422%
31	Oklahoma	Oklahoma City	705,239	1.410%
32	Oklahoma	Tulsa	699,405	1.399%
33	Colorado	Colorado Springs	687,701	1.375%
34	New Mexico	Albuquerque	609,767	1.220%
35	Pennsylvania	Philadelphia	609,345	1.219%
36	Maryland	Baltimore	596,656	1.193%
37	California	Oakland	575,040	1.150%
38	California	San Jose	517,040	1.034%
39	North Carolina	Charlotte	495,072	0.990%
40	California	Fresno	492,242	0.984%
41	California	Los Angeles	487,460	0.975%
42	California	San Diego	471,604	0.943%
43	California	San Francisco	469,720	0.939%
44	California	Long Beach	454,832	0.910%
45	California	Sacramento	453,000	0.906%
46	Nevada	Las Vegas	451,572	0.903%
47	North Carolina	Raleigh	406,195	0.812%
48	Kentucky	Louisville	393,137	0.786%
49	Washington	Seattle	387,019	0.774%
50	Virginia	Virginia Beach	256,155	0.512%

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**Table 34: Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2014**

<u>\$100,000 VALUED PROPERTY</u>				<u>\$1 MILLION-VALUED PROPERTY</u>			
\$75,000 Machinery and Equipment				\$750,000 Machinery and Equipment			
\$60,000 Inventories				\$600,000 Inventories			
\$15,000 Fixtures				\$150,000 Fixtures			
<u>Rank State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>	<u>Rank State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>
1 Texas	Fort Worth	7,046	2.818%	1 Michigan	Detroit	71,677	2.867%
2 Texas	Dallas	6,857	2.743%	2 Texas	Fort Worth	70,460	2.818%
3 Texas	El Paso	6,841	2.736%	3 Texas	Dallas	68,574	2.743%
4 Texas	San Antonio	6,764	2.706%	4 Texas	El Paso	68,407	2.736%
5 Tennessee	Memphis	6,605	2.642%	5 Texas	San Antonio	67,642	2.706%
6 Texas	Arlington	6,594	2.638%	6 Tennessee	Memphis	66,045	2.642%
7 Texas	Houston	6,427	2.571%	7 Texas	Arlington	65,938	2.638%
8 Texas	Austin	5,950	2.380%	8 Texas	Houston	64,266	2.571%
9 Indiana	Indianapolis	5,700	2.280%	9 Texas	Austin	59,495	2.380%
10 Missouri	Kansas City	5,190	2.076%	10 Indiana	Indianapolis	57,002	2.280%
11 Michigan	Detroit	4,852	1.941%	11 Missouri	Kansas City	51,897	2.076%
12 New York	New York City	4,760	1.904%	12 Arizona	Tucson	51,024	2.041%
13 Colorado	Denver	4,566	1.826%	13 Arizona	Phoenix	49,033	1.961%
14 Oregon	Portland	4,417	1.767%	14 New York	New York City	47,597	1.904%
15 Georgia	Atlanta	4,101	1.640%	15 Colorado	Denver	45,662	1.826%
16 Illinois	Chicago	4,056	1.622%	16 Oregon	Portland	44,165	1.767%
17 Nebraska	Omaha	4,002	1.601%	17 Minnesota	Minneapolis	41,401	1.656%
18 Tennessee	Nashville	3,839	1.535%	18 Georgia	Atlanta	41,010	1.640%
19 Oklahoma	Oklahoma City	3,604	1.441%	19 Illinois	Chicago	40,558	1.622%
AVERAGE		3,599	1.440%	20 Nebraska	Omaha	40,021	1.601%
20 Oklahoma	Tulsa	3,464	1.385%	21 Florida	Miami	38,971	1.559%
21 Florida	Miami	3,407	1.363%	AVERAGE		38,781	1.440%
22 Massachusetts	Boston	3,336	1.335%	22 DC	Washington	38,724	1.549%
23 Wisconsin	Milwaukee	3,299	1.320%	23 Tennessee	Nashville	38,386	1.535%
24 Colorado	Colorado Springs	3,283	1.313%	24 Arizona	Mesa	38,073	1.523%
25 Minnesota	Minneapolis	3,275	1.310%	25 Oklahoma	Oklahoma City	36,036	1.441%
26 Ohio	Cleveland	3,265	1.306%	26 Oklahoma	Tulsa	34,637	1.385%
27 Kansas	Wichita	3,142	1.257%	27 Florida	Jacksonville	34,394	1.376%
28 Florida	Jacksonville	3,027	1.211%	28 Wisconsin	Milwaukee	33,702	1.348%
29 New Mexico	Albuquerque	2,912	1.165%	29 Massachusetts	Boston	33,363	1.335%
30 Ohio	Columbus	2,844	1.137%	30 Colorado	Colorado Springs	32,832	1.313%
31 California	Oakland	2,731	1.093%	31 Ohio	Cleveland	32,647	1.306%
32 Arizona	Tucson	2,686	1.074%	32 Kansas	Wichita	31,424	1.257%
33 Maryland	Baltimore	2,666	1.066%	33 New Mexico	Albuquerque	29,119	1.165%
34 Arizona	Phoenix	2,574	1.029%	34 Ohio	Columbus	28,435	1.137%
35 California	San Jose	2,456	0.982%	35 California	Oakland	27,314	1.093%
36 North Carolina	Charlotte	2,366	0.946%	36 Maryland	Baltimore	26,662	1.066%
37 California	Fresno	2,338	0.935%	37 California	San Jose	24,559	0.982%
38 California	Los Angeles	2,315	0.926%	38 North Carolina	Charlotte	23,656	0.946%
39 California	San Diego	2,240	0.896%	39 California	Fresno	23,382	0.935%
40 California	San Francisco	2,231	0.892%	40 California	Los Angeles	23,154	0.926%
41 California	Long Beach	2,160	0.864%	41 Pennsylvania	Philadelphia	22,473	0.899%
42 California	Sacramento	2,152	0.861%	42 California	San Diego	22,401	0.896%
43 Nevada	Las Vegas	2,150	0.860%	43 California	San Francisco	22,312	0.892%
44 Arizona	Mesa	1,989	0.796%	44 California	Long Beach	21,605	0.864%
45 North Carolina	Raleigh	1,919	0.768%	45 California	Sacramento	21,518	0.861%
46 Washington	Seattle	1,854	0.742%	46 Nevada	Las Vegas	21,505	0.860%
47 Kentucky	Louisville	1,715	0.686%	47 North Carolina	Raleigh	19,193	0.768%
48 DC	Washington	1,577	0.631%	48 Washington	Seattle	18,544	0.742%
49 Pennsylvania	Philadelphia	1,327	0.531%	49 Kentucky	Louisville	17,146	0.686%

V. Rankings Tables – Largest 50 Cities

50 Virginia

Virginia Beach

1,099 0.439%

50 Virginia

Virginia Beach

10,986 0.439%

**Table 34 (cont'd.): Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2014**

\$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	Michigan	Detroit	1,791,928	2.867%
2	Texas	Fort Worth	1,761,498	2.818%
3	Texas	Dallas	1,714,350	2.743%
4	Texas	El Paso	1,710,176	2.736%
5	Texas	San Antonio	1,691,047	2.706%
6	Tennessee	Memphis	1,651,125	2.642%
7	Texas	Arlington	1,648,442	2.638%
8	Texas	Houston	1,606,656	2.571%
9	Texas	Austin	1,487,375	2.380%
10	Indiana	Indianapolis	1,425,049	2.280%
11	Arizona	Tucson	1,383,694	2.214%
12	Arizona	Phoenix	1,330,044	2.128%
13	Missouri	Kansas City	1,297,423	2.076%
14	DC	Washington	1,193,500	1.910%
15	New York	New York City	1,189,931	1.904%
16	Colorado	Denver	1,141,553	1.826%
17	Oregon	Portland	1,104,132	1.767%
18	Minnesota	Minneapolis	1,071,696	1.715%
19	Arizona	Mesa	1,033,151	1.653%
20	Georgia	Atlanta	1,025,262	1.640%
21	Illinois	Chicago	1,013,951	1.622%
22	Nebraska	Omaha	1,000,525	1.601%
23	Florida	Miami	987,336	1.580%
	AVERAGE		982,098	1.571%
24	Tennessee	Nashville	959,650	1.535%
25	Oklahoma	Oklahoma City	900,901	1.441%
26	Florida	Jacksonville	870,860	1.393%
27	Oklahoma	Tulsa	865,930	1.385%
28	Wisconsin	Milwaukee	844,432	1.351%
29	Massachusetts	Boston	834,065	1.335%
30	Colorado	Colorado Springs	820,805	1.313%
31	Ohio	Cleveland	816,171	1.306%
32	Kansas	Wichita	785,612	1.257%
33	New Mexico	Albuquerque	727,977	1.165%
34	Ohio	Columbus	710,886	1.137%
35	California	Oakland	682,860	1.093%
36	Maryland	Baltimore	666,554	1.066%
37	California	San Jose	613,985	0.982%
38	Pennsylvania	Philadelphia	609,345	0.975%
39	North Carolina	Charlotte	591,402	0.946%
40	California	Fresno	584,538	0.935%
41	California	Los Angeles	578,859	0.926%
42	California	San Diego	560,030	0.896%
43	California	San Francisco	557,793	0.892%
44	California	Long Beach	540,113	0.864%
45	California	Sacramento	537,938	0.861%
46	Nevada	Las Vegas	537,625	0.860%
47	North Carolina	Raleigh	479,830	0.768%
48	Washington	Seattle	463,589	0.742%

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49 Kentucky	Louisville	428,662	0.686%
50 Virginia	Virginia Beach	274,655	0.439%

Table 35: Top 50 Apartment Property Taxes Payable 2014

<u>\$600,000 VALUED PROPERTY</u>			
<u>\$30,000 Fixtures</u>			
<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax ETR</u>
1	New York	New York City	34,335 5.450%
2	Michigan	Detroit	31,481 4.997%
3	Tennessee	Memphis	19,347 3.071%
4	Ohio	Cleveland	19,231 3.053%
5	Wisconsin	Milwaukee	18,427 2.925%
6	Texas	Fort Worth	17,599 2.793%
7	Texas	San Antonio	17,127 2.719%
8	Texas	El Paso	15,996 2.539%
9	Texas	Arlington	15,691 2.491%
10	Ohio	Columbus	15,529 2.465%
11	Texas	Dallas	15,460 2.454%
12	Texas	Houston	15,061 2.391%
13	Oregon	Portland	14,644 2.324%
14	Texas	Austin	14,366 2.280%
15	Nebraska	Omaha	12,851 2.040%
16	Indiana	Indianapolis	12,768 2.027%
17	Maryland	Baltimore	12,642 2.007%
18	Minnesota	Minneapolis	12,085 1.918%
19	Florida	Miami	12,061 1.915%
	AVERAGE		11,378 1.806%
20	Illinois	Chicago	11,338 1.800%
21	Tennessee	Nashville	11,245 1.785%
22	Florida	Jacksonville	11,103 1.762%
23	Georgia	Atlanta	10,893 1.729%
24	Missouri	Kansas City	9,917 1.574%
25	Oklahoma	Tulsa	9,192 1.459%
26	California	Oakland	9,057 1.438%
27	Kansas	Wichita	8,536 1.355%
28	New Mexico	Albuquerque	8,520 1.352%
29	Arizona	Tucson	8,471 1.345%
30	California	San Jose	8,143 1.293%
31	Oklahoma	Oklahoma City	8,004 1.270%
32	Pennsylvania	Philadelphia	7,960 1.263%
33	Massachusetts	Boston	7,955 1.263%
34	California	Fresno	7,753 1.231%
35	Kentucky	Louisville	7,730 1.227%
36	California	Los Angeles	7,678 1.219%
37	North Carolina	Charlotte	7,643 1.213%
38	California	San Diego	7,428 1.179%
39	Arizona	Phoenix	7,400 1.175%
40	California	San Francisco	7,398 1.174%
41	California	Long Beach	7,164 1.137%
42	California	Sacramento	7,135 1.133%
43	Nevada	Las Vegas	7,051 1.119%
44	North Carolina	Raleigh	6,509 1.033%
45	Virginia	Virginia Beach	6,122 0.972%
46	Arizona	Mesa	6,077 0.965%
47	Washington	Seattle	5,919 0.940%
48	DC	Washington	4,876 0.774%
49	Colorado	Denver	4,656 0.739%

V. Rankings Tables – Largest 50 Cities

50 Colorado

Colorado Springs

3,309

0.525%

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VI. Rankings Tables – Rural

**Table 36: Rural Homestead Property Taxes
Payable 2014**

\$70,000 VALUED PROPERTY				\$150,000 VALUED PROPERTY					
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	New York	Warsaw	1,945	2.779%	1	New York	Warsaw	4,924	3.282%
2	Pennsylvania	Ridgway	1,795	2.564%	2	Pennsylvania	Ridgway	3,987	2.658%
3	New Hampshire	Lancaster	1,689	2.413%	3	New Hampshire	Lancaster	3,619	2.413%
4	New Jersey	Maurice River Township	1,657	2.367%	4	New Jersey	Maurice River Township	3,550	2.367%
5	Vermont	Hartford	1,645	2.350%	5	Vermont	Hartford	3,525	2.350%
6	Michigan	Manistique	1,574	2.248%	6	Michigan	Manistique	3,372	2.248%
7	Nebraska	Sidney	1,489	2.127%	7	Wisconsin	Rice Lake	3,346	2.231%
8	Wisconsin	Rice Lake	1,472	2.103%	8	Nebraska	Sidney	3,191	2.127%
9	Kansas	Iola	1,440	2.057%	9	Kansas	Iola	3,139	2.092%
10	Connecticut	Litchfield	1,393	1.990%	10	Illinois	Galena	3,071	2.047%
11	Massachusetts	Adams	1,369	1.955%	11	Iowa	Hampton	3,048	2.032%
12	Iowa	Hampton	1,325	1.893%	12	Connecticut	Litchfield	2,985	1.990%
13	Rhode Island	Hopkinton	1,306	1.866%	13	Massachusetts	Adams	2,933	1.955%
14	Illinois	Galena	1,210	1.728%	14	Maine	Rockland	2,822	1.882%
15	Maine	Rockland	1,210	1.728%	15	Rhode Island	Hopkinton	2,799	1.866%
16	Texas	Fort Stockton	1,138	1.626%	16	Texas	Fort Stockton	2,652	1.768%
17	Ohio	Bryan	1,094	1.563%	17	Georgia	Fitzgerald	2,501	1.667%
18	South Dakota	Madison	1,093	1.562%	18	Florida	Moore Haven	2,447	1.631%
19	Maryland	Denton	1,093	1.562%	19	Ohio	Bryan	2,345	1.563%
20	Georgia	Fitzgerald	1,062	1.516%	20	South Dakota	Madison	2,343	1.562%
	AVERAGE		886	1.265%	21	Maryland	Denton	2,343	1.562%
21	Nevada	Fallon	871	1.245%		AVERAGE		2,017	1.345%
22	Washington	Okanogan	850	1.214%	22	Minnesota	Glencoe	1,985	1.323%
23	Oregon	Tillamook	827	1.181%	23	Nevada	Fallon	1,867	1.245%
24	Missouri	Boonville	769	1.098%	24	Washington	Okanogan	1,821	1.214%
25	North Dakota	Devils Lake	768	1.097%	25	Mississippi	Philadelphia	1,797	1.198%
26	North Carolina	Edenton	739	1.056%	26	Oregon	Tillamook	1,772	1.181%
27	Kentucky	Morehead	738	1.055%	27	Missouri	Boonville	1,647	1.098%
28	Alaska	Ketchican	722	1.031%	28	North Dakota	Devils Lake	1,645	1.097%
29	Minnesota	Glencoe	705	1.007%	29	North Carolina	Edenton	1,584	1.056%
30	Mississippi	Philadelphia	699	0.998%	30	Kentucky	Morehead	1,582	1.055%
31	California	Yreka	652	0.932%	31	Alaska	Ketchican	1,547	1.031%
32	Florida	Moore Haven	620	0.886%	32	California	Yreka	1,480	0.987%
33	South Carolina	Mullins	596	0.852%	33	Indiana	North Vernon	1,455	0.970%
34	New Mexico	Santa Rosa	588	0.840%	34	New Mexico	Santa Rosa	1,325	0.883%
35	Idaho	Saint Anthony	565	0.807%	35	South Carolina	Mullins	1,278	0.852%
36	Oklahoma	Mangum	547	0.781%	36	Oklahoma	Mangum	1,256	0.837%
37	Indiana	North Vernon	544	0.777%	37	Idaho	Saint Anthony	1,210	0.807%
38	Montana	Glasgow	532	0.760%	38	Montana	Glasgow	1,140	0.760%
39	Wyoming	Worland	501	0.716%	39	Wyoming	Worland	1,074	0.716%
40	Delaware	Georgetown	474	0.678%	40	Delaware	Georgetown	1,017	0.678%
41	Utah	Richfield	470	0.671%	41	Utah	Richfield	1,007	0.671%
42	Arizona	Safford	457	0.654%	42	Arizona	Safford	980	0.654%
43	Tennessee	Savannah	441	0.630%	43	Tennessee	Savannah	945	0.630%
44	West Virginia	Elkins	433	0.618%	44	West Virginia	Elkins	928	0.618%
45	Colorado	Walsenburg	387	0.553%	45	Colorado	Walsenburg	829	0.553%
46	Virginia	Wise	372	0.532%	46	Virginia	Wise	798	0.532%
47	Alabama	Monroeville	244	0.349%	47	Louisiana	Natchitoches	685	0.456%
48	Arkansas	Pocahontas	118	0.169%	48	Arkansas	Pocahontas	653	0.435%
49	Hawaii	Kauai	50	0.071%	49	Alabama	Monroeville	572	0.381%
50	Louisiana	Natchitoches	0	0.000%	50	Hawaii	Kauai	50	0.033%

VI. Rankings Tables – Rural

**Table 36 (cont'd.): Rural Homestead Property Taxes
Payable 2014**

\$300,000 VALUED PROPERTY			
Rank	State	City	Net Tax ETR
1	New York	Warsaw	10,508 3.503%
2	Pennsylvania	Ridgway	8,097 2.699%
3	New Hampshire	Lancaster	7,238 2.413%
4	New Jersey	Maurice River Township	7,100 2.367%
5	Vermont	Hartford	7,050 2.350%
6	Wisconsin	Rice Lake	6,861 2.287%
7	Michigan	Manistique	6,745 2.248%
8	Illinois	Galena	6,560 2.187%
9	Nebraska	Sidney	6,382 2.127%
10	Kansas	Iola	6,323 2.108%
11	Iowa	Hampton	6,278 2.093%
12	Connecticut	Litchfield	5,969 1.990%
13	Florida	Moore Haven	5,873 1.958%
14	Massachusetts	Adams	5,865 1.955%
15	Maine	Rockland	5,846 1.949%
16	Rhode Island	Hopkinton	5,598 1.866%
17	Texas	Fort Stockton	5,490 1.830%
18	Georgia	Fitzgerald	5,199 1.733%
19	Ohio	Bryan	4,689 1.563%
20	South Dakota	Madison	4,686 1.562%
21	Maryland	Denton	4,685 1.562%
22	Minnesota	Glencoe	4,554 1.518%
		AVERAGE	4,171 1.390%
23	Mississippi	Philadelphia	3,894 1.298%
24	Nevada	Fallon	3,735 1.245%
25	Washington	Okanogan	3,641 1.214%
26	Oregon	Tillamook	3,543 1.181%
27	Idaho	Saint Anthony	3,519 1.173%
28	Missouri	Boonville	3,294 1.098%
29	North Dakota	Devils Lake	3,290 1.097%
30	North Carolina	Edenton	3,168 1.056%
31	Kentucky	Morehead	3,164 1.055%
32	Alaska	Ketchikan	3,094 1.031%
33	California	Yreka	3,033 1.011%
34	Indiana	North Vernon	2,910 0.970%
35	New Mexico	Santa Rosa	2,707 0.902%
36	Oklahoma	Mangum	2,586 0.862%
37	South Carolina	Mullins	2,556 0.852%
38	Montana	Glasgow	2,280 0.760%
39	Wyoming	Worland	2,147 0.716%
40	Louisiana	Natchitoches	2,102 0.701%
41	Delaware	Georgetown	2,033 0.678%
42	Utah	Richfield	2,014 0.671%
43	Arizona	Safford	1,961 0.654%
44	Tennessee	Savannah	1,890 0.630%
45	West Virginia	Elkins	1,855 0.618%
46	Colorado	Walsenburg	1,659 0.553%
47	Arkansas	Pocahontas	1,656 0.552%
48	Virginia	Wise	1,596 0.532%
49	Alabama	Monroeville	1,187 0.396%
50	Hawaii	Kauai	427 0.142%

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Table 37: Rural Commercial Property Taxes
Payable 2014

\$100,000 VALUED PROPERTY				\$1 MILLION-VALUED PROPERTY			
\$20,000 Fixtures				\$200,000 Fixtures			
Rank	State	City	Net Tax ETR	Rank	State	City	Net Tax ETR
1	Kansas	Iola	5,114 4.262%	1	Kansas	Iola	51,141 4.262%
2	New York	Warsaw	3,585 2.987%	2	Minnesota	Glencoe	39,356 3.280%
3	Michigan	Manistique	3,538 2.948%	3	Iowa	Hampton	39,235 3.270%
4	Indiana	North Vernon	3,390 2.825%	4	New York	Warsaw	35,847 2.987%
5	South Carolina	Mullins	3,354 2.795%	5	Michigan	Manistique	35,379 2.948%
6	Iowa	Hampton	3,128 2.607%	6	Indiana	North Vernon	33,900 2.825%
7	Minnesota	Glencoe	3,099 2.583%	7	South Carolina	Mullins	33,541 2.795%
8	Texas	Fort Stockton	2,948 2.456%	8	Texas	Fort Stockton	29,476 2.456%
9	Massachusetts	Adams	2,795 2.330%	9	Wisconsin	Rice Lake	28,055 2.338%
10	Wisconsin	Rice Lake	2,749 2.291%	10	Massachusetts	Adams	27,954 2.330%
11	Pennsylvania	Ridgway	2,740 2.283%	11	Pennsylvania	Ridgway	27,400 2.283%
12	Nebraska	Sidney	2,554 2.128%	12	Florida	Moore Haven	26,887 2.241%
13	Mississippi	Philadelphia	2,516 2.097%	13	Nebraska	Sidney	25,539 2.128%
14	Colorado	Walsenburg	2,489 2.074%	14	Mississippi	Philadelphia	25,164 2.097%
15	Missouri	Boonville	2,471 2.059%	15	Colorado	Walsenburg	24,893 2.074%
16	Maine	Rockland	2,419 2.016%	16	Missouri	Boonville	24,713 2.059%
17	New Hampshire	Lancaster	2,413 2.010%	17	Maine	Rockland	24,192 2.016%
18	New Jersey	Maurice River Township	2,367 1.972%	18	New Hampshire	Lancaster	24,125 2.010%
19	Illinois	Galena	2,326 1.939%	19	New Jersey	Maurice River Township	23,668 1.972%
20	Vermont	Hartford	2,311 1.926%	20	Illinois	Galena	23,263 1.939%
21	Florida	Moore Haven	2,284 1.903%	21	Vermont	Hartford	23,112 1.926%
22	Rhode Island	Hopkinton	2,279 1.899%	22	Rhode Island	Hopkinton	22,787 1.899%
23	Maryland	Denton	2,260 1.883%	23	Maryland	Denton	22,596 1.883%
24	Georgia	Fitzgerald	2,141 1.784%	24	Georgia	Fitzgerald	21,407 1.784%
25	Connecticut	Litchfield	2,083 1.736%	25	AVERAGE	20,945 1.745%	
26	Ohio	Bryan	2,052 1.710%	25	Connecticut	Litchfield	20,833 1.736%
	AVERAGE	2,040 1.700%		26	Ohio	Bryan	20,521 1.710%
27	South Dakota	Madison	1,907 1.590%	26	Ohio	Bryan	20,521 1.710%
28	Arizona	Safford	1,800 1.500%	27	Arizona	Safford	19,351 1.613%
29	Louisiana	Natchitoches	1,648 1.373%	28	South Dakota	Madison	19,074 1.590%
30	Idaho	Saint Anthony	1,647 1.373%	29	Idaho	Saint Anthony	18,050 1.504%
31	Nevada	Fallon	1,576 1.313%	30	Louisiana	Natchitoches	16,476 1.373%
32	West Virginia	Elkins	1,519 1.266%	31	Nevada	Fallon	15,761 1.313%
33	Utah	Richfield	1,490 1.241%	32	West Virginia	Elkins	15,190 1.266%
34	Washington	Okanogan	1,474 1.228%	33	Utah	Richfield	14,896 1.241%
35	North Dakota	Devils Lake	1,446 1.205%	34	Washington	Okanogan	14,736 1.228%
36	Kentucky	Morehead	1,443 1.203%	35	North Dakota	Devils Lake	14,464 1.205%
37	Oregon	Tillamook	1,417 1.181%	36	Kentucky	Morehead	14,435 1.203%
38	New Mexico	Santa Rosa	1,280 1.066%	37	Oregon	Tillamook	14,173 1.181%
39	North Carolina	Edenton	1,270 1.058%	38	New Mexico	Santa Rosa	12,796 1.066%
40	California	Yreka	1,242 1.035%	39	North Carolina	Edenton	12,699 1.058%
41	Tennessee	Savannah	1,159 0.966%	40	Montana	Glasgow	12,575 1.048%
42	Montana	Glasgow	1,126 0.938%	41	California	Yreka	12,422 1.035%
43	Oklahoma	Mangum	1,108 0.924%	42	Alaska	Ketchikan	12,360 1.030%
44	Alaska	Ketchikan	1,031 0.859%	43	Tennessee	Savannah	11,592 0.966%
45	Alabama	Monroeville	984 0.820%	44	Oklahoma	Mangum	11,084 0.924%
46	Virginia	Wise	898 0.748%	45	Alabama	Monroeville	9,840 0.820%
47	Wyoming	Worland	888 0.740%	46	Virginia	Wise	8,980 0.748%
48	Arkansas	Pocahontas	820 0.683%	47	Wyoming	Worland	8,877 0.740%
49	Hawaii	Kauai	800 0.667%	48	Arkansas	Pocahontas	8,196 0.683%
50	Delaware	Georgetown	625 0.521%	49	Hawaii	Kauai	8,000 0.667%
				50	Delaware	Georgetown	6,252 0.521%

VI. Rankings Tables – Rural

Table 37 (cont'd.): Rural Commercial Property Taxes
Payable 2014

\$25 MILLION-VALUED PROPERTY			
\$5,000,000 Fixtures			
Rank	State	City	ETR
			Net Tax
1	Kansas	Iola	1,278,528
2	Minnesota	Glencoe	1,019,307
3	Iowa	Hampton	1,002,096
4	New York	Warsaw	896,175
5	Michigan	Manistique	884,471
6	Indiana	North Vernon	847,500
7	South Carolina	Mullins	838,514
8	Texas	Fort Stockton	736,890
9	Wisconsin	Rice Lake	702,871
10	Massachusetts	Adams	698,855
11	Florida	Moore Haven	686,048
12	Pennsylvania	Ridgway	684,996
13	Nebraska	Sidney	638,475
14	Mississippi	Philadelphia	629,100
15	Colorado	Walsenburg	622,328
16	Missouri	Boonville	617,816
17	Maine	Rockland	604,800
18	New Hampshire	Lancaster	603,135
19	New Jersey	Maurice River Township	591,697
20	Illinois	Galena	581,567
21	Vermont	Hartford	577,795
22	Rhode Island	Hopkinton	569,664
23	Maryland	Denton	564,898
24	Arizona	Safford	561,882
25	Georgia	Fitzgerald	535,175
	AVERAGE		528,162
26	Connecticut	Litchfield	520,821
27	Ohio	Bryan	513,028
28	Idaho	Saint Anthony	489,039
29	South Dakota	Madison	476,860
30	Louisiana	Natchitoches	411,908
31	Nevada	Fallon	394,030
32	West Virginia	Elkins	379,743
33	Utah	Richfield	372,390
34	Washington	Okanogan	368,406
35	North Dakota	Devils Lake	361,612
36	Kentucky	Morehead	360,874
37	Oregon	Tillamook	354,325
38	Montana	Glasgow	346,018
39	New Mexico	Santa Rosa	319,909
40	North Carolina	Edenton	317,469
41	Alaska	Ketchikan	316,017
42	California	Yreka	310,560
43	Tennessee	Savannah	289,800
44	Oklahoma	Mangum	277,088
45	Alabama	Monroeville	246,000
46	Virginia	Wise	224,500
47	Wyoming	Worland	221,930
48	Arkansas	Pocahontas	204,896
49	Hawaii	Kauai	200,000
50	Delaware	Georgetown	156,294

Minnesota Center for Fiscal Excellence 50 State Property Tax Study 2014

**Table 38: Rural Industrial Property Taxes (50% Personal Property)
Payable 2014**

<u>\$100,000 VALUED PROPERTY</u>				<u>\$1 MILLION-VALUED PROPERTY</u>				
\$50,000 Machinery and Equipment				\$500,000 Machinery and Equipment				
\$40,000 Inventories				\$400,000 Inventories				
\$10,000 Fixtures				\$100,000 Fixtures				
<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>	<u>Rank</u>	<u>State</u>	<u>Net Tax</u>	<u>ETR</u>
1	South Carolina	Mullins	7,226	3.613%	1	South Carolina	72,260	3.613%
2	Texas	Fort Stockton	4,913	2.456%	2	Texas	49,126	2.456%
3	Kansas	Iola	4,677	2.338%	3	Kansas	46,766	2.338%
4	Indiana	North Vernon	4,590	2.295%	4	Indiana	45,900	2.295%
5	Mississippi	Philadelphia	4,194	2.097%	5	Mississippi	41,940	2.097%
6	New York	Warsaw	3,585	1.792%	6	Michigan	41,545	2.077%
7	Nebraska	Sidney	3,451	1.725%	7	Minnesota	39,356	1.968%
8	Colorado	Walsenburg	3,319	1.660%	8	Florida	36,142	1.807%
9	Missouri	Boonville	3,304	1.652%	9	New York	35,847	1.792%
10	Michigan	Manistique	3,231	1.615%	10	Iowa	34,937	1.747%
11	Georgia	Fitzgerald	3,110	1.555%	11	Nebraska	34,508	1.725%
12	Minnesota	Glencoe	3,099	1.550%	12	Colorado	33,191	1.660%
13	Florida	Moore Haven	3,094	1.547%	13	Missouri	33,044	1.652%
14	Louisiana	Natchitoches	2,819	1.410%	14	Georgia	31,097	1.555%
15	Pennsylvania	Ridgway	2,740	1.370%	15	Arizona	28,559	1.428%
16	Iowa	Hampton	2,698	1.349%	16	Louisiana	28,191	1.410%
17	West Virginia	Elkins	2,561	1.280%	17	Pennsylvania	27,400	1.370%
18	Massachusetts	Adams	2,559	1.279%	18	Wisconsin	25,712	1.286%
19	Wisconsin	Rice Lake	2,515	1.258%	19	West Virginia	25,606	1.280%
	AVERAGE		2,436	1.218%	20	Massachusetts	25,585	1.279%
20	New Hampshire	Lancaster	2,413	1.206%		AVERAGE	25,543	1.277%
21	New Jersey	Maurice River Township	2,367	1.183%	21	Idaho	24,349	1.217%
22	Illinois	Galena	2,326	1.163%	22	New Hampshire	24,125	1.206%
23	Vermont	Hartford	2,294	1.147%	23	New Jersey	23,668	1.183%
24	Maine	Rockland	2,218	1.109%	24	Illinois	23,263	1.163%
25	Ohio	Bryan	2,138	1.069%	25	Vermont	22,936	1.147%
26	Nevada	Fallon	2,086	1.043%	26	Maine	22,176	1.109%
27	Rhode Island	Hopkinton	2,072	1.036%	27	Ohio	21,383	1.069%
28	Oklahoma	Mangum	1,995	0.998%	28	Nevada	20,857	1.043%
29	Washington	Okanogan	1,993	0.997%	29	Rhode Island	20,723	1.036%
30	Utah	Richfield	1,986	0.993%	30	Oklahoma	19,950	0.998%
31	South Dakota	Madison	1,907	0.954%	31	Washington	19,935	0.997%
32	Connecticut	Litchfield	1,907	0.953%	32	Utah	19,861	0.993%
33	Oregon	Tillamook	1,890	0.945%	33	South Dakota	19,074	0.954%
34	Maryland	Denton	1,870	0.935%	34	Connecticut	19,069	0.953%
35	Arizona	Safford	1,800	0.900%	35	Oregon	18,897	0.945%
36	Tennessee	Savannah	1,764	0.882%	36	Maryland	18,696	0.935%
37	New Mexico	Santa Rosa	1,717	0.859%	37	Montana	17,848	0.892%
38	North Carolina	Edenton	1,698	0.849%	38	Tennessee	17,643	0.882%
39	California	Yreka	1,656	0.828%	39	New Mexico	17,172	0.859%
40	Idaho	Saint Anthony	1,647	0.824%	40	Alaska	17,040	0.852%
41	Virginia	Wise	1,494	0.747%	41	North Carolina	16,979	0.849%
42	North Dakota	Devils Lake	1,446	0.723%	42	California	16,563	0.828%
43	Alaska	Ketchikan	1,441	0.720%	43	Virginia	14,940	0.747%
44	Wyoming	Worland	1,388	0.694%	44	North Dakota	14,464	0.723%
45	Arkansas	Pocahontas	1,381	0.690%	45	Wyoming	13,880	0.694%
46	Kentucky	Morehead	1,376	0.688%	46	Arkansas	13,807	0.690%
47	Alabama	Monroeville	1,312	0.656%	47	Kentucky	13,760	0.688%
48	Montana	Glasgow	1,126	0.563%	48	Alabama	13,120	0.656%
49	Hawaii	Kauai	800	0.400%	49	Hawaii	8,000	0.400%
50	Delaware	Georgetown	625	0.313%	50	Delaware	6,252	0.313%

VI. Rankings Tables – Rural

**Table 38 (cont'd.): Rural Industrial Property Taxes (50% Personal Property)
Payable 2014**

<u>\$25 MILLION-VALUED PROPERTY</u>				
<u>\$12,500,000 Machinery and Equipment</u>				
<u>\$10,000,000 Inventories</u>				
<u>\$2,500,000 Fixtures</u>				
Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	1,806,491	3.613%
2	Texas	Fort Stockton	1,228,150	2.456%
3	Kansas	Iola	1,169,159	2.338%
4	Indiana	North Vernon	1,147,500	2.295%
5	Mississippi	Philadelphia	1,048,500	2.097%
6	Michigan	Manistique	1,038,635	2.077%
7	Minnesota	Glencoe	1,019,307	2.039%
8	Florida	Moore Haven	917,430	1.835%
9	New York	Warsaw	896,175	1.792%
10	Iowa	Hampton	894,634	1.789%
11	Nebraska	Sidney	862,688	1.725%
12	Colorado	Walsenburg	829,771	1.660%
13	Missouri	Boonville	826,109	1.652%
14	Arizona	Safford	792,080	1.584%
15	Georgia	Fitzgerald	777,415	1.555%
16	Louisiana	Natchitoches	704,768	1.410%
17	Pennsylvania	Ridgway	684,996	1.370%
18	Montana	Glasgow	674,227	1.348%
	AVERAGE		647,029	1.294%
19	Idaho	Saint Anthony	646,527	1.293%
20	Wisconsin	Rice Lake	644,293	1.289%
21	West Virginia	Elkins	640,138	1.280%
22	Massachusetts	Adams	639,630	1.279%
23	New Hampshire	Lancaster	603,135	1.206%
24	New Jersey	Maurice River Township	591,697	1.183%
25	Illinois	Galena	581,567	1.163%
26	Vermont	Hartford	573,407	1.147%
27	Maine	Rockland	554,400	1.109%
28	Ohio	Bryan	534,564	1.069%
29	Nevada	Fallon	521,430	1.043%
30	Rhode Island	Hopkinton	518,064	1.036%
31	Oklahoma	Mangum	498,758	0.998%
32	Washington	Okanogan	498,370	0.997%
33	Utah	Richfield	496,520	0.993%
34	South Dakota	Madison	476,860	0.954%
35	Connecticut	Litchfield	476,721	0.953%
36	Oregon	Tillamook	472,433	0.945%
37	Maryland	Denton	467,398	0.935%
38	Tennessee	Savannah	441,063	0.882%
39	Alaska	Ketchikan	433,017	0.866%
40	New Mexico	Santa Rosa	429,289	0.859%
41	North Carolina	Edenton	424,469	0.849%
42	California	Yreka	414,080	0.828%
43	Virginia	Wise	373,500	0.747%
44	North Dakota	Devils Lake	361,612	0.723%
45	Wyoming	Worland	347,006	0.694%
46	Arkansas	Pocahontas	345,176	0.690%
47	Kentucky	Morehead	343,991	0.688%
48	Alabama	Monroeville	328,000	0.656%
49	Hawaii	Kauai	200,000	0.400%
50	Delaware	Georgetown	156,294	0.313%

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**Table 39: Rural Industrial Property Taxes (60% Personal Property)
Payable 2014**

<u>\$100,000 VALUED PROPERTY</u>				<u>\$1 MILLION-VALUED PROPERTY</u>				
\$75,000 Machinery and Equipment				\$750,000 Machinery and Equipment				
\$60,000 Inventories				\$600,000 Inventories				
\$15,000 Fixtures				\$150,000 Fixtures				
<u>Rank</u>	<u>State</u>	<u>City</u>	<u>Net Tax</u>	<u>ETR</u>	<u>Rank</u>	<u>State</u>	<u>Net Tax</u>	<u>ETR</u>
1	South Carolina	Mullins	8,569	3.428%	1	South Carolina	85,688	3.428%
2	Texas	Fort Stockton	6,141	2.456%	2	Texas	61,408	2.456%
3	Indiana	North Vernon	5,490	2.196%	3	Indiana	54,900	2.196%
4	Mississippi	Philadelphia	5,243	2.097%	4	Mississippi	52,425	2.097%
5	Kansas	Iola	4,895	1.958%	5	Kansas	48,954	1.958%
6	Nebraska	Sidney	4,123	1.649%	6	Michigan	47,089	1.884%
7	Colorado	Walsenburg	3,941	1.577%	7	Florida	43,083	1.723%
8	Missouri	Boonville	3,929	1.572%	8	Nebraska	41,234	1.649%
9	Florida	Moore Haven	3,788	1.515%	9	Colorado	39,414	1.577%
10	Georgia	Fitzgerald	3,765	1.506%	10	Minnesota	39,356	1.574%
11	New York	Warsaw	3,585	1.434%	11	Missouri	39,293	1.572%
12	Louisiana	Natchitoches	3,551	1.420%	12	Georgia	37,650	1.506%
13	Michigan	Manistique	3,323	1.329%	13	New York	35,847	1.434%
14	West Virginia	Elkins	3,212	1.285%	14	Louisiana	35,512	1.420%
15	Minnesota	Glencoe	3,099	1.240%	15	Arizona	35,465	1.419%
	AVERAGE		2,744	1.098%	16	Iowa	34,937	1.397%
16	Pennsylvania	Ridgway	2,740	1.096%	17	West Virginia	32,115	1.285%
17	Iowa	Hampton	2,698	1.079%	18	Idaho	29,074	1.163%
18	Massachusetts	Adams	2,677	1.071%		AVERAGE	29,023	1.161%
19	Wisconsin	Rice Lake	2,632	1.053%	19	Pennsylvania	27,400	1.096%
20	Oklahoma	Mangum	2,549	1.020%	20	Wisconsin	26,883	1.075%
21	Nevada	Fallon	2,468	0.987%	21	Massachusetts	26,770	1.071%
22	New Hampshire	Lancaster	2,413	0.965%	22	Oklahoma	25,492	1.020%
23	Washington	Okanogan	2,383	0.953%	23	Nevada	24,679	0.987%
24	New Jersey	Maurice River Township	2,367	0.947%	24	New Hampshire	24,125	0.965%
25	Utah	Richfield	2,358	0.943%	25	Washington	23,834	0.953%
26	Illinois	Galena	2,326	0.931%	26	New Jersey	23,668	0.947%
27	Maine	Rockland	2,318	0.927%	27	Utah	23,585	0.943%
28	Vermont	Hartford	2,294	0.917%	28	Illinois	23,263	0.931%
29	Oregon	Tillamook	2,244	0.898%	29	Maine	23,184	0.927%
30	Rhode Island	Hopkinton	2,175	0.870%	30	Vermont	22,936	0.917%
31	Tennessee	Savannah	2,142	0.857%	31	Oregon	22,441	0.898%
32	Ohio	Bryan	2,138	0.855%	32	Montana	21,802	0.872%
33	Maryland	Denton	2,065	0.826%	33	Rhode Island	21,755	0.870%
34	New Mexico	Santa Rosa	2,045	0.818%	34	Tennessee	21,424	0.857%
35	North Carolina	Edenton	2,019	0.808%	35	Ohio	21,383	0.855%
36	Connecticut	Litchfield	1,995	0.798%	36	Maryland	20,646	0.826%
37	California	Yreka	1,967	0.787%	37	Alaska	20,550	0.822%
38	Virginia	Wise	1,941	0.776%	38	New Mexico	20,453	0.818%
39	South Dakota	Madison	1,907	0.763%	39	North Carolina	20,189	0.808%
40	Arizona	Safford	1,800	0.720%	40	Connecticut	19,951	0.798%
41	Alaska	Ketchikan	1,792	0.717%	41	California	19,669	0.787%
42	Arkansas	Pocahontas	1,731	0.693%	42	Virginia	19,410	0.776%
43	Wyoming	Worland	1,651	0.660%	43	South Dakota	19,074	0.763%
44	Idaho	Saint Anthony	1,647	0.659%	44	Arkansas	17,314	0.693%
45	Alabama	Monroeville	1,558	0.623%	45	Wyoming	16,507	0.660%
46	Kentucky	Morehead	1,505	0.602%	46	Alabama	15,580	0.623%
47	North Dakota	Devils Lake	1,446	0.579%	47	Kentucky	15,047	0.602%
48	Montana	Glasgow	1,126	0.450%	48	North Dakota	14,464	0.579%
49	Hawaii	Kauai	800	0.320%	49	Hawaii	8,000	0.320%
50	Delaware	Georgetown	625	0.250%	50	Delaware	6,252	0.250%

VI. Rankings Tables – Rural

Table 38 (cont'd.): Rural Industrial Property Taxes (60% Personal Property)

Payable 2014				
<u>\$25 MILLION-VALUED PROPERTY</u>				
\$18,750,000 Machinery and Equipment				
\$15,000,000 Inventories				
\$3,750,000 Fixtures				
Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	2,142,191	3.428%
2	Texas	Fort Stockton	1,535,188	2.456%
3	Indiana	North Vernon	1,372,500	2.196%
4	Mississippi	Philadelphia	1,310,625	2.097%
5	Kansas	Iola	1,223,843	1.958%
6	Michigan	Manistique	1,177,215	1.884%
7	Florida	Moore Haven	1,090,967	1.746%
8	Nebraska	Sidney	1,030,847	1.649%
9	Minnesota	Glencoe	1,019,307	1.631%
10	Colorado	Walsenburg	985,353	1.577%
11	Missouri	Boonville	982,329	1.572%
12	Arizona	Safford	964,729	1.544%
13	Georgia	Fitzgerald	941,255	1.506%
14	New York	Warsaw	896,175	1.434%
15	Iowa	Hampton	894,634	1.431%
16	Louisiana	Natchitoches	887,805	1.420%
17	Montana	Glasgow	871,944	1.395%
18	West Virginia	Elkins	802,885	1.285%
19	Idaho	Saint Anthony	764,642	1.223%
AVERAGE			736,022	1.178%
20	Pennsylvania	Ridgway	684,996	1.096%
21	Wisconsin	Rice Lake	673,582	1.078%
22	Massachusetts	Adams	669,243	1.071%
23	Oklahoma	Mangum	637,301	1.020%
24	Nevada	Fallon	616,980	0.987%
25	New Hampshire	Lancaster	603,135	0.965%
26	Washington	Okanogan	595,843	0.953%
27	New Jersey	Maurice River Township	591,697	0.947%
28	Utah	Richfield	589,618	0.943%
29	Illinois	Galena	581,567	0.931%
30	Maine	Rockland	579,600	0.927%
31	Vermont	Hartford	573,407	0.917%
32	Oregon	Tillamook	561,014	0.898%
33	Rhode Island	Hopkinton	543,864	0.870%
34	Tennessee	Savannah	535,595	0.857%
35	Ohio	Bryan	534,564	0.855%
36	Alaska	Ketchikan	520,767	0.833%
37	Maryland	Denton	516,148	0.826%
38	New Mexico	Santa Rosa	511,324	0.818%
39	North Carolina	Edenton	504,719	0.808%
40	Connecticut	Litchfield	498,771	0.798%
41	California	Yreka	491,720	0.787%
42	Virginia	Wise	485,250	0.776%
43	South Dakota	Madison	476,860	0.763%
44	Arkansas	Pocahontas	432,851	0.693%
45	Wyoming	Worland	412,685	0.660%
46	Alabama	Monroeville	389,500	0.623%
47	Kentucky	Morehead	376,183	0.602%
48	North Dakota	Devils Lake	361,612	0.579%
49	Hawaii	Kauai	200,000	0.320%
50	Delaware	Georgetown	156,294	0.250%

**Table 40: Rural Apartment Property Taxes
Payable 2014**

\$600,000 VALUED PROPERTY				
\$30,000 Fixtures				
Rank	State	City	Net Tax	ETR
1	New York	Warsaw	21,508	3.414%
2	Iowa	Hampton	21,492	3.411%
3	Michigan	Manistique	20,057	3.184%
4	Pennsylvania	Ridgway	16,440	2.610%
5	South Carolina	Mullins	16,096	2.555%
6	Texas	Fort Stockton	15,475	2.456%
7	Wisconsin	Rice Lake	14,699	2.333%
8	New Hampshire	Lancaster	14,475	2.298%
9	New Jersey	Maurice River Township	14,201	2.254%
10	Kansas	Iola	14,005	2.223%
11	Illinois	Galena	13,958	2.215%
12	Florida	Moore Haven	13,818	2.193%
13	Vermont	Hartford	13,762	2.184%
14	Nebraska	Sidney	13,305	2.112%
15	Mississippi	Philadelphia	13,211	2.097%
16	Maine	Rockland	12,701	2.016%
17	Massachusetts	Adams	12,441	1.975%
18	Ohio	Bryan	12,313	1.954%
19	Minnesota	Glencoe	11,963	1.899%
20	Rhode Island	Hopkinton	11,814	1.875%
21	South Dakota	Madison	11,445	1.817%
22	Georgia	Fitzgerald	11,306	1.795%
23	Indiana	North Vernon	11,160	1.771%
24	Connecticut	Litchfield	10,912	1.732%
25	Maryland	Denton	10,048	1.595%
	AVERAGE		10,028	1.592%
26	Idaho	Saint Anthony	9,885	1.569%
27	North Dakota	Devils Lake	8,679	1.378%
28	Nevada	Fallon	7,764	1.232%
29	Washington	Okanogan	7,672	1.218%
30	West Virginia	Elkins	7,551	1.199%
31	Oregon	Tillamook	7,441	1.181%
32	Kentucky	Morehead	6,711	1.065%
33	North Carolina	Edenton	6,656	1.057%
34	Missouri	Boonville	6,587	1.046%
35	California	Yreka	6,522	1.035%
36	Tennessee	Savannah	6,275	0.996%
37	Alaska	Ketchikan	6,246	0.991%
38	Louisiana	Natchitoches	6,107	0.969%
39	New Mexico	Santa Rosa	5,857	0.930%
40	Oklahoma	Mangum	5,653	0.897%
41	Alabama	Monroeville	5,166	0.820%
42	Arizona	Safford	4,623	0.734%
43	Montana	Glasgow	4,560	0.724%
44	Wyoming	Worland	4,492	0.713%
45	Utah	Richfield	4,469	0.709%
46	Arkansas	Pocahontas	4,286	0.680%
47	Delaware	Georgetown	4,067	0.646%
48	Virginia	Wise	4,047	0.642%
49	Colorado	Walsenburg	4,039	0.641%
50	Hawaii	Kauai	3,450	0.548%

VII. Appendix: Methodology and Assumptions

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This study updates the *50-State Property Tax Comparison Study: Payable Year 2013*. 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, we collect property tax data directly from various state and local websites. Where information is not available through this media, we collect data using a contact-verification approach in which we ask state and local tax experts to provide information. In both cases, this information served as the basis for calculations by the Minnesota Center for Fiscal Excellence. 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 provided cities that did not meet these criteria. We modified our methodology for rural city selection by choosing rural cities based on the rural-urban continuum codes developed by the U.S. 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 select since it does not seem comparable to rural counties in other states. In those cases, we selected the county seat in the most rural county available. Wherever possible, we also included only cities with a population of 2,500 to 10,000.

Data on Median-Valued Homes

This study compares homeowner property taxes in Urban and Top 50 cities using a “median value analysis”, which sets the home value in each city equal to the median value of owner-occupied housing units in the city, or for smaller cities, in the relevant county. This data comes from the one-year data in the Census Bureau’s *American Community Survey* for 2013. We intend

this comparison to show how differences in local real estate markets affect residential property taxes.

Note that this is a change from previous editions of the study, where our median home value data came from metropolitan-area data provided by the National Association of Realtors. Readers should make time-trend comparisons of tax burdens on median-valued homes before and after this methodological change with care.

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:

$$\text{Net Property Tax} = \text{TMV} \times \text{SR} \times \text{CR} \times \text{TR} - \text{C}$$

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 do include tables that show the residential tax burdens in our Urban and Top 50 sets of cities where the home value in each location is set equal to the median values of owner-occupied housing units in the metropolitan area for each city, or for smaller cities, for the county in which the city is located. (One-year data in the Census Bureau’s *American Community Survey* for 2013.)

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

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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 is important to use the true market value as a point of reference.

We attempt 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 ($\$150,000 \times .93$) 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 2014 applicable to the greatest number of parcels in the largest urban area of each state. "Payable 2014 tax rate" was defined as the tax rate used to calculate the property taxes with a lien date originating in 2014, 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).

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We exclude special assessments 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.

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.

We selected these classes of property to provide information about certain recurring property tax reform themes in 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 70% 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						
Class	Values of Property					Total
	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 (50% Personal)	\$100,000	\$50,000	\$40,000	\$10,000	\$200,000	
	\$1,000,000	\$500,000	\$400,000	\$100,000	\$2,000,000	
	\$25,000,000	\$12,500,000	\$10,000,000	\$2,500,000	\$50,000,000	
Industrial (60% Personal)	\$100,000	\$75,000	\$60,000	\$15,000	\$250,000	
	\$1,000,000	\$750,000	\$600,000	\$150,000	\$2,500,000	
	\$25,000,000	\$18,750,000	\$15,000,000	\$3,750,000	\$62,500,000	

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

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associated with each example. 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.

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 some or all personal property, the tax rankings, particularly for industrial parcels, are sensitive to the assumed mix of values.

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

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 office furnishings, display racks, tools and similar items, but not motor vehicles. In the case of apartments, it would include such things as stoves, refrigerators, garbage disposals, air conditioners, drapes, and lawn care equipment.

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. The findings this model generate indicate that our assumptions regarding industrial personal property are very reasonable; according to the model, average split for industrial parcels nationwide is 44.0% land and buildings (real property) and 56.0% personal property. Overall, the shares of personal property range from 50.7% (Oregon) to 60.0% (Montana) with corresponding shares of real property value.

In some previous editions of this study we measured tax burdens and rankings for industrial parcels where we allowed the shares of personal property to vary from state to state. We discontinued this analysis beginning with our payable 2011 report to focus resources on other study-related initiatives.

Effective Tax Rates (ETRs)

Repeated reference has already been made to the concept of effective tax rates. In contrast to statutory tax rates that 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.

Estimates of Assessment Limitation Effects

Beginning with our report for taxes payable 2012, we estimate the effect that provisions that deliver property tax relief for homeowners by limiting increases in home value or property taxes at the parcel level. Generally, the value of parcel-specific assessment limitations results from a combination of the length of homeowner tenure and changes in the market value of the parcel relative to the provisions of the applicable limitation. We use data from the Census Bureau's *American Community Survey* to estimate that average length of homeowner tenure for locations where assessment limitation provisions are in effect. We use data from the Federal Housing Finance Agency's *House Price Index for All Transactions* to estimate the average change in residential property value in locations where assessment limitation provisions are in effect. We then model the average change in residential property value over the average length of homeowner tenure in each of these locations and compare that change to the allowable growth in homestead value and/or taxes during that period to determine the amount of excluded value or property tax relief these provisions afford.

One final key assumption: the model represents the experience of a homeowner with an "average" length of tenure. Therefore, if the model returns no excluded value, then we assume that the provision does not apply to half or more of homeowners and therefore does not apply.

We prepared a working paper for the Lincoln Institute of Land Policy on this subject where there is considerably more detailed information on the methodology underlying this analysis. It is available at: https://www.lincolnst.edu/pubs/2033_Property-Assessment-Limits--Effects-on-Homestead-Property-Tax-Burdens-and-National-Property-Tax-Rankings- .

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 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.

