50-State Property Tax Comparison Study

Acknowledgements

About the Minnesota Taxpayers Association

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

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I. Introduction

This is MTA's twelfth 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 studies[1]. We do deviate from this in one instance, when we compare tax burdens on median-valued homes in the various metropolitan areas. We recognize that our lowest-valued properties are not typical values in many urban areas. We deliberately use fixed values because one goal of this study is to compare the tax burden resulting from each state's tax structure, unaffected by local real estate markets. Businesses desiring to expand operations by building a new manufacturing facility or opening a new retail location perform this sort of analysis regularly when determining where to locate the expansion (we note for the record that such decisions are not based entirely on property tax burdens).

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

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 48.2% (New Mexico) to 55.9% (Oklahoma). Our Frequently Asked Questions section has much more on this topic.

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

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[1] Previous studies are available for taxes payable 1995, 1998, 2000, 2002, and 2004 through 2010.

I. Introduction

Some cities have changed from the payable 2010 edition of this study. Our set of urban and fifty largest cities have not changed; however, our set of rural cities has changed as follows:

State	Pay 10 Study	Pay 11 Study
CT	Windham	Litchfield

This report is organized as follows:

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

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

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

Section VII is an appendix detailing our methodology and assumptions.

II. Frequently Asked Questions

What's in this publication?

Our *50-State Property Tax Comparison Study* calculates the net property taxes paid and the effective tax rates for homestead, commercial (retail), industrial (manufacturing), and apartment properties of various values in:
- The largest city in each of the fifty states[2] and the District of Columbia, as well as Buffalo, New York and Aurora, Illinois (Urban analysis);
- The largest fifty cities in the United States[3] (Top 50 analysis); and
- A rural city in each of the fifty states (Rural analysis).

The study also provides additional analysis and commentary.

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

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

How do you select cities for the Rural analysis?

For early editions of this study, local contacts selected cities in "typical rural areas" for our Rural analysis. Beginning with our Payable 2008 study, we now use the rural-urban continuum codes[4] developed by the U.S. Department of Agriculture to guide our rural city choices. We have limited ourselves wherever possible to county seats in counties with one of two codes:
- Code 6 (Nonmetro, urban population of 2,500-19,999, adjacent to a metro area)
- Code 7 (Nonmetro, urban population of 2,500-19,999, not adjacent to a metro area)

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

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

Subtituting this metholodogy improved the study as follows:
- Cities are more tightly grouped with regard to population and relationship to urban areas.
- Subjectivity involved in city choice is largely removed.

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

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

What are the study's limitations?

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

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[2] As estimated by the U.S. Census Bureau as of July 1, 2010.
[3] Also as of July 1, 2010.
[4] http://www.ers.usda.gov/briefing/rurality/ruralurbcon/

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. Consider that the average tax on a $100,000-valued urban commercial property in this study is $2,400, 11.1% lower than the average tax on a $100,000 urban commercial property in our payable 1995 study ($2,701). It does not stand to reason that the owner of a commercial property worth $100,000 in payable 1995 paid 11.1% less in taxes on the same piece of property in 2011.

Year-to-year comparisons are most useful for:
*   Rankings,
*   Effective tax rates and net taxes paid for median-valued homesteads, since those values do change with each study; and,
*   The commercial-to-homestead and apartment-to-homestead ratios.

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

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

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

How do you compute the net tax on a property?

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

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

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

Sales Ratio (SR) data measures the effects of assessment practices on relative tax burdens. This is a unique aspect of our study. Most simply, sales ratios measure the accuracy of assessments.

The sales ratio figure is determined by comparing assessments to actual sales. Ideally, that figure will be close to 100%. There are three main reasons why assessed values differ from actual sales:

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

We adjust the assumed true market values for each of the 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 2011 that apply to the largest number of properties in each of our study locations. We defined "payable 2011 property taxes" as those taxes where the lien affixes to the property in 2011, regardless of when the taxes are actually due.

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

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

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

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

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

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

II. Frequently Asked Questions

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

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

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

Why does personal property matter?

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

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

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

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

This model indicated that our assumptions regarding industrial personal property are very reasonable; according to the model, the property owned by Minnesota industry is 48.3% land and buildings (real property) and 51.7% personal property. Overall, the shares of personal property range from 48.0% (Delaware) to 55.2% (Oklahoma).

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 have discontinued this analysis beginning with this report for payable 2011 to focus resources on other study-related initiatives.

III.   Findings

Homestead Property Tax Rankings and Burdens – Urban and Rural Cities

Table 19 on page 13 shows the payable 2011 property tax on two differently valued residential homesteads for the largest city in each state, Table 25 on page 22 shows the same for the nation's largest fifty cities, and Table 31 on page 31 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 2011 homestead property tax burdens by Census region. Residential property tax burdens in urban areas are highest, on average, in the Midwest and lowest in the West. Such burdens in rural areas were highest in the Mid-Atlantic region, followed closely by New England; burdens were lowest in the West and the South. Note that effective tax rates (ETR) rise as property value rises – this generally indicates that the value of many residential property tax relief programs declines as home value rises.

Table 1: Urban and Rural Homestead Property Taxes by Census Region and Property Value, Pay 2011

	Urban				Rural			
	$150,000		$300,000		$150,000		$300,000	
	Amount	ETR	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,639	1.759%	$5,554	1.851%	$2,742	1.828%	$5,515	1.838%
Mid-Atlantic	$2,226	1.484%	$4,588	1.529%	$2,841	1.894%	$5,819	1.940%
South	$1,652	1.102%	$3,560	1.187%	$1,235	0.823%	$2,690	0.897%
Midwest	$2,775	1.850%	$5,740	1.913%	$2,655	1.770%	$5,486	1.829%
Southwest	$1,932	1.288%	$3,949	1.316%	$1,508	1.006%	$3,093	1.031%
West	$1,461	0.974%	$3,059	1.020%	$1,239	0.826%	$2,579	0.860%
U.S. Average	**$2,097**	**1.398%**	**$4,382**	**1.461%**	**$1,940**	**1.293%**	**$4,021**	**1.340%**

Highest and Lowest Homestead Taxes – Urban

The urban cities with payable 2011 homestead tax rankings in the top or bottom five for both fixed-value examples are shown in Table 2. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the homestead's market value. Locations ranking near the bottom tend to do so because of low property tax rates – many also offer sizable homestead exemptions: Honolulu offered a homestead exemption of $80,000 of assessed value; Boise offered a homestead exemption of 50% of assessed value (to a maximum $92,040); New York City offered a homestead exemption of $1,740 of assessed value from school taxes; and Boston offered a homestead exemption equal to the lesser of $124,695 or 90% of the homestead's market value.

Table 2: Urban Cities with Homestead Tax Rankings in Top Five or Bottom Five for $150,000- and $300,000-Valued Homes, Pay 2011

City, State	$150,000		$300,000	
	Tax	Rank (of 53)	Tax	Rank (of 53)
Detroit, MI	$4,937	1	$9,874	1
Bridgeport, CT	$4,698	2	$9,397	2
Aurora, IL	$3,751	3	$7,980	3
Milwaukee, WI	$3,620	4	$7,408	4
Buffalo, NY	$3,578	5	$7,331	5
New York, NY	$831	49	$1,864	49
Denver, CO	$797	50	$1,595	52
Honolulu, HI	$235	52	$744	53
Boston, MA	$171	53	$1,820	50

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

III. Findings

Highest and Lowest Homestead Taxes – Largest 50 Cities

In the set of largest (top 50) U.S. cities, those shown in Table 3 had the highest and lowest payable 2011 property taxes for the $150,000-valued and $300,000-valued homesteads. Three Texas cities are in the Top Five, reflecting in part the fact that Texas has no state income tax and relies more heavily on property taxes than many other states. As with our urban set of cities, most of these locations rank at or near the bottom because of low property tax rates and/or sizable homestead exemptions. 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 3: Fifty Largest City Homestead Tax Rankings in Top Five or Bottom Five for both $150,000 and $300,000 Valued Homes, Pay 2011

City, State	$150,000		$300,000	
	Tax	Rank (of 50)	Tax	Rank (of 53)
Detroit, MI	$4,937	1	$9,874	1
San Antonio, TX	$3,836	2	$7,870	2
Fort Worth, TX	$3,799	3	$7,797	3
Milwaukee, WI	$3,620	4	$7,408	5
El Paso, TX	$3,618	5	$7,473	4
New York, NY	$831	46	$1,864	47
Denver, CO	$797	47	$1,595	49
Colorado Springs, CO	$680	48	$1,361	50
Washington, DC	$673	49	$1,920	46
Boston, MA	$171	50	$1,820	48

Commercial Property Tax Rankings and Burdens – Urban and Rural Cities

Table 21 on page 15 shows the payable 2011 property tax for three commercial properties (assumed to be office buildings of selected value) consisting of $100,000 of real property value with $20,000 of personal property; $1 million of real property with $200,000 of personal property; and $25 million of real property with $5 million of personal property. Table 27 on page 24 shows the same for the nation's largest fifty cities and Table 32 on page 33 shows the property taxes for commercial properties in a rural area in each state.

Table 4 below provides a snapshot of payable 2011 urban commercial property tax burdens by Census region. On average, these burdens are highest in the Midwest with New England not far behind; the lowest burdens are found in the West. In some cases ETRs rise as property value rises – exemptions are generally fixed at a certain amount; so the effect of any exemption diminishes as total parcel value increases.

Table 4: Urban Commercial Property Taxes by Census Region and Real Property Value, Pay 2011

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,958	2.465%	$29,583	2.465%	$739,569	2.465%
Mid-Atlantic	$2,621	2.184%	$26,212	2.184%	$684,188	2.281%
South	$2,107	1.756%	$21,319	1.777%	$533,838	1.779%
Midwest	$3,072	2.560%	$31,392	2.616%	$787,559	2.625%
Southwest	$1,985	1.654%	$20,828	1.736%	$532,619	1.775%
West	$1,633	1.361%	$16,329	1.361%	$408,217	1.361%
U.S. Average	**$2,400**	**2.000%**	**$24,299**	**2.025%**	**$613,055**	**2.044%**

Table 5 on the next page provides the same information for rural municipalities. On average, these burdens are highest in the Midwest with ETRs around 2.5%-2.6%; the lowest burdens are found in the Southwest where the ETR is constant at 1.188% for all values. As with urban areas, ETRs rise with property value because of the diminishing value of property tax exemptions.

Table 5: Rural Commercial Property Taxes by Census Region and Real Property Value, Pay 2011

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,144	1.787%	$21,438	1.787%	$535,956	1.787%
Mid-Atlantic	$2,116	1.764%	$21,162	1.764%	$529,053	1.764%
South	$1,580	1.317%	$16,139	1.345%	$404,640	1.349%
Midwest	$2,997	2.498%	$30,592	2.549%	$767,322	2.558%
Southwest	$1,471	1.226%	$15,148	1.262%	$384,053	1.280%
West	$1,426	1.188%	$14,258	1.188%	$356,440	1.188%
U.S. Average	**$1,999**	**1.666%**	**$20,253**	**1.688%**	**$507,632**	**1.692%**

Highest and Lowest Commercial Taxes – Urban

The urban cities with payable 2011 commercial tax rankings in the Top Five or Bottom Five for every example are shown in Table 6. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel's market value. Locations ranking near the bottom tend to do so because of low property tax rates and/or fractional assessment ratios. In two of these localities, Wilmington and Honolulu, business personal property is exempt from taxation. Some of these cities also assess far below market value – notably, Wilmington has a sales ratio of 27.0% for commercial properties.

Table 6: Urban Cities with Commercial Tax Rankings in Top Five or Bottom Five for All Values, Pay 2011

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	Rank (of 53)	Tax	Rank (of 53)	Tax	Rank (of 53)
Providence, RI	$4,975	1	$49,748	1	$1,243,688	1
Des Moines, IA	$4,906	2	$49,062	2	$1,226,542	2
Detroit, MI	$4,900	3	$48,998	3	$1,224,951	3
Buffalo, NY	$3,872	4	$38,718	4	$967,959	5
Wilmington, DE	$1,061	49	$10,607	49	$265,181	49
Seattle, WA	$1,059	50	$10,589	50	$264,727	50
Virginia Beach, VA	$1,010	51	$10,100	51	$252,490	51
Honolulu, HI	$980	52	$9,801	52	$245,024	52
Cheyenne, WY	$797	53	$7,968	53	$199,197	53

Note: only four cities had ranks of 1-5 (the top five) for all commercial parcel values.

Highest and Lowest Commercial Taxes – Largest 50 Cities

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

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

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	Rank (of 50)	Tax	Rank (of 50)	Tax	Rank (of 50)
Detroit, MI	$4,900	1	$48,998	1	$1,224,951	1
New York, NY	$3,843	2	$38,425	3	$960,627	3
Indianapolis, IN	$3,648	3	$36,478	4	$911,940	4
Wichita, KS	$3,558	4	$35,580	5	$889,505	5
Sacramento, CA	$1,341	46	$13,409	46	$335,220	46
San Diego, CA	$1,335	47	$13,354	47	$333,840	47
Raleigh, NC	$1,140	48	$11,397	48	$284,932	48
Seattle, WA	$1,059	49	$10,589	49	$264,727	49
Virginia Beach, VA	$1,010	50	$10,100	50	$252,490	50

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

III. Findings

Industrial Property Tax Rankings and Burdens – Urban and Rural Cities

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

Table 8: Industrial Parcel Value Assumptions

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

Our payable 2011 industrial tax burden findings can be found in the following sections of the report beginning with Table 22 on page 17 for urban cities; beginning with Table 28 on page 26 for the nation's largest fifty cities and Table 33 on page 35 for rural municipalities.

Table 9 below provides a snapshot of payable 2011 urban industrial property tax burdens by Census region where 50% of the total parcel value is assumed to be personal property. On average, these burdens are highest in the Midwest followed closely by the South at the $100,000 level and highest in the Southwest with the Midwest and South close behind for the two higher valued. 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 9: Urban Industrial Property Taxes by Census Region and Real Property Value, Pay 2011

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,800	1.400%	$28,002	1.400%	$700,061	1.400%
Mid-Atlantic	$2,540	1.270%	$27,224	1.361%	$712,509	1.425%
South	$3,336	1.668%	$36,684	1.684%	$842,960	1.686%
Midwest	$3,343	1.672%	$34,103	1.705%	$855,339	1.711%
Southwest	$3,026	1.513%	$34,198	1.710%	$866,872	1.734%
West	$2,275	1.137%	$22,750	1.137%	$568,748	1.137%
U.S. Average	**$2,928**	**1.464%**	**$30,060**	**1.503%**	**$757,482**	**1.515%**

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

Table 10 on the next page provides the same information for rural municipalities. By far, these burdens are highest on average in the Midwest with ETRs around 1.6%-1.7%; the lowest burdens are found in the West where the ETR is constant at 0.964% for all parcel values. The comments above regarding the relationship between the tax burdens on urban commercial and industrial properties and the increase in effective tax rates as urban values rise also apply here.

Table 10: Rural Industrial Property Taxes by Census Region and Real Property Value, Pay 2011

	$100,000		$1,000,000		$25,000,000	
	Amount	ETR	Amount	ETR	Amount	ETR
New England	$2,055	1.027%	$20,548	1.027%	$513,698	1.027%
Mid-Atlantic	$2,043	1.021%	$20,426	1.021%	$510,653	1.021%
South	$2,553	1.276%	$25,966	1.298%	$650,308	1.301%
Midwest	$3,255	1.628%	$33,171	1.659%	$831,799	1.664%
Southwest	$2,296	1.148%	$24,730	1.237%	$623,604	1.247%
West	$1,929	0.964%	$19,286	0.964%	$482,139	0.964%
U.S. Average	**$2,453**	**1.226%**	**$24,922**	**1.246%**	**$624,374**	**1.249%**

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 2011 industrial tax rankings in the Top Five or Bottom Five for every example where personal property comprises 50% of the parcel's value are shown in Table 11. Locations with high rankings have relatively high tax rates and/or impose the tax on a relatively large amount of the commercial parcel's market value. For instance, South Carolina law 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 ratios at some fraction of market value (Wilmington's sales ratio is 27.0% for industrial properties), an exemption for business property (Wilmington and Honolulu), or some combination of the three.

Table 11: Urban Cities with Industrial Tax Rankings in Top Five or Bottom Five for All Values, Pay 2011

	$100,000		$1,000,000		$25,000,000	
City, State	Tax	Rank (of 53)	Tax	Rank (of 53)	Tax	Rank (of 53)
Columbia, SC	$7,005	1	$70,054	1	$1,751,353	1
Detroit, MI	$6,017	2	$60,170	2	$1,504,256	2
Memphis, TN	$5,178	3	$51,783	3	$1,294,574	3
Houston, TX	$5,058	4	$50,585	4	$1,264,617	4
Jackson, MS	$4,999	5	$49,994	5	$1,249,848	5
Louisville, KY	$1,409	49	$14,093	49	$352,330	49
Cheyenne, WY	$1,291	50	$12,911	50	$322,783	50
Honolulu, HI	$1,222	51	$12,215	51	$305,381	51
Wilmington, DE	$1,061	52	$10,607	52	$265,181	52
Virginia Beach, VA	$1,027	53	$10,270	53	$256,740	53

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

Highest and Lowest Industrial Taxes – Largest 50 Cities

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

III. Findings

Table 12: Fifty Largest Cities with Industrial Tax Rankings in Top Five or Bottom Five for All Values, Pay 2011

City, State	$100,000		$1,000,000		$25,000,000	
	Tax	Rank (of 50)	Tax	Rank (of 50)	Tax	Rank (of 50)
Detroit, MI	$6,017	1	$60,170	1	$1,504,256	1
Fort Worth, TX	$5,636	2	$56,357	2	$1,408,934	2
Dallas, TX	$5,422	3	$54,222	3	$1,355,559	3
San Antonio, TX	$5,271	4	$52,708	4	$1,317,692	4
Arlington, TX	$5,185	5	$51,847	5	$1,296,184	5
Raleigh, NC	$1,503	47	$15,027	47	$375,682	47
Seattle, WA	$1,440	48	$14,402	48	$360,051	48
Louisville, KY	$1,409	49	$14,093	49	$352,330	49
Virginia Beach, VA	$1,027	50	$10,270	50	$256,740	50

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

Apartment Property Tax Rankings and Burdens – Urban and Rural Cities

We calculate property taxes on a $600,000 unfurnished apartment building with $30,000 of personal property. Complete findings are available for urban properties (Table 24 on page 21), top 50 cities (Table 30 on page 30), and rural municipalities (Table 35 on page 39). Table 13 shows payable 2011 apartment property tax burdens by Census region for both urban and rural cities. On average, urban burdens are highest in the Midwest with the Mid-Atlantic and New England close behind and lowest in the West; rural burdens were highest in the Midwest and lowest again in the West.

Table 13: Urban and Rural Apartment Property Taxes by Census Region, Payable 2011

	Urban		Rural	
	Amount	ETR	Amount	ETR
New England	$13,784	2.188%	$11,692	1.856%
Mid-Atlantic	$13,948	2.214%	$12,085	1.918%
South	$10,604	1.683%	$7,962	1.264%
Midwest	$14,718	2.336%	$13,913	2.208%
Southwest	$9,537	1.514%	$7,501	1.191%
West	$6,855	1.088%	$6,047	0.960%
U.S. Average	**$11,556**	**1.834%**	**$9,792**	**1.554%**

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

Highest and Lowest Apartment Taxes – Urban

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

Table 14: Urban Cities with Apartment Tax Rankings in Top Five or Bottom Five, Pay 2011

City, State	$600,000	
	Tax	Rank (of 53)
Des Moines, IA	$29,437	1
Detroit, MI	$26,296	2
New York, NY	$24,691	3
Buffalo, NY	$23,231	4
Providence, RI	$21,765	5
Virginia Beach, VA	$4,458	49
Washington, DC	$4,672	50
Cheyenne, WY	$4,090	51
Denver, CO	$3,772	52
Honolulu, HI	$2,032	53

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

Highest and Lowest Apartment Taxes – Largest 50 Cities

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

Table 15: Fifty Largest Cities with Apartment Tax Rankings in Top Five or Bottom Five, Pay 2011

City, State	$600,000	
	Tax	Rank (of 50)
Detroit, MI	$26,296	1
New York, NY	$24,691	2
Indianapolis, IN	$19,047	3
Memphis, TN	$18,743	4
Fort Worth, TX	$17,448	5
Mesa, AZ	$5,471	46
Virginia Beach, VA	$4,728	47
Washington, DC	$4,672	48
Denver, CO	$3,772	49
Colorado Springs, CO	$3,249	50

III. Findings

Findings – Subsidization of Homeowners

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

A ratio of 1.0 indicates that no classification is apparent (at least as it relates to the relationship between these two property types, which are typically the target of most classification systems). A ratio greater than 1.0 indicates some degree of classification, broadly defined, with higher values reflecting a greater degree of classification.[5]

Table 16: Commercial-Homestead Classification Ratios for Payable 2011, Urban Cities

State	City	Median Value ($)	Ratio	Rank	State	City	Median Value ($)	Ratio	Rank
New York	New York City	384,800	6.040	1	Montana	Billings	168,200	1.301	27
South Carolina	Columbia	147,800	3.675	2	Arkansas	Little Rock	130,900	1.274	28
Massachusetts	Boston	355,700	3.509	3	Michigan	Detroit	46,600	1.268	29
Colorado	Denver	232,700	3.465	4	Texas	Houston	156,500	1.220	30
Hawaii	Honolulu	609,500	3.329	5	New Mexico	Albuquerque	166,800	1.175	31
Louisiana	New Orleans	158,300	2.539	6	Vermont	Burlington	276,200	1.170	32
Indiana	Indianapolis	127,200	2.416	7	Maryland	Baltimore	234,700	1.111	33
Rhode Island	Providence	224,800	2.305	8	Illinois	Aurora	183,200	1.102	34
Kansas	Wichita	118,700	2.283	9	Ohio	Columbus	130,900	1.102	35
District of Columbia	Washington	340,900	2.280	10	North Dakota	Fargo	144,200	1.101	36
Iowa	Des Moines	155,500	2.228	11	Alaska	Anchorage	323,374	1.071	37
Missouri	Kansas City	137,000	2.160	12	Oklahoma	Oklahoma City	143,200	1.064	38
Alabama	Birmingham	146,300	2.111	13	Maine	Portland	219,300	1.048	39
West Virginia	Charleston	134,700	2.109	14	Nebraska	Omaha	138,900	1.036	40
Idaho	Boise	113,600	2.036	15	Wisconsin	Milwaukee	188,700	1.033	41
Arizona	Phoenix	115,000	2.019	16	California	Los Angeles	292,300	1.025	42
Minnesota*	**Minneapolis**	**157,300**	**1.991**	**17**	Wyoming	Cheyenne	166,900	1.005	43
Illinois	Chicago	183,200	1.889	18	New Hampshire	Manchester	225,700	1.000	44
Utah	Salt Lake City	188,500	1.849	19	New Jersey	Newark	374,900	1.000	44
Georgia	Atlanta	102,100	1.799	20	North Carolina	Charlotte	211,100	1.000	44
Mississippi	Jackson	136,400	1.777	21	Oregon	Portland	220,100	1.000	44
U.S. Average			**1.707**	**--**	Washington	Seattle	287,200	1.000	44
New York	Buffalo	113,000	1.650	22	Nevada	Las Vegas	126,200	0.986	49
U.S. Average (w/o NYC)			**1.623**	**--**	Delaware	Wilmington	215,100	0.944	50
Tennessee	Memphis	112,600	1.600	23	Kentucky	Louisville	129,900	0.891	51
Pennsylvania	Philadelphia	215,100	1.509	24	Connecticut	Bridgeport	430,500	0.822	52
Florida	Jacksonville	139,000	1.398	25	Virginia	Virginia Beach	184,900	0.801	53
South Dakota	Sioux Falls	141,200	1.306	26					--

Ratio = $1 million commercial ETR (real property only) divided by median value home ETR.
* Local taxes only; including the statewide property tax changes the ratio to 2.622.

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[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 when compared to homestead properties.

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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.

Locations that rank near the top of this list do so because of extreme differences in classification ratios between these two types of property. For instance, in New York City, residential property is assessed at 6% of value while commercial property is assessed at 45% of value. In other cases differences in tax rates and/or homestead exemptions or credits account for the differences, such as in Boston; where roughly 35% of the value of the median home is excluded from taxation, and the homestead tax rate is some 41% that of commercial and industrial properties.

On a national basis, tax disparities between commercial and homestead properties declined for the third year in a row, from 1.724 to 1.707. Tax disparities for "classified" locations[6] also declined for a third year in a row and 2011's 1.905 figure is down 6.8% from the 2.043 figure generated in 2008. This indicates that states (and where allowed, local governments) are providing fewer subsidies to homeowners. Some reasons for this could be that existing fixed-value exemptions or credits are becoming less valuable as home values fall, or that tightening public budgets simply do not allow governments to maintain prior levels of property tax relief for homeowners. Figure 1 shows the trend since 1998.

Figure 1: Commercial-Homestead Classification Ratio, Urban Cities, 1998 – 2011
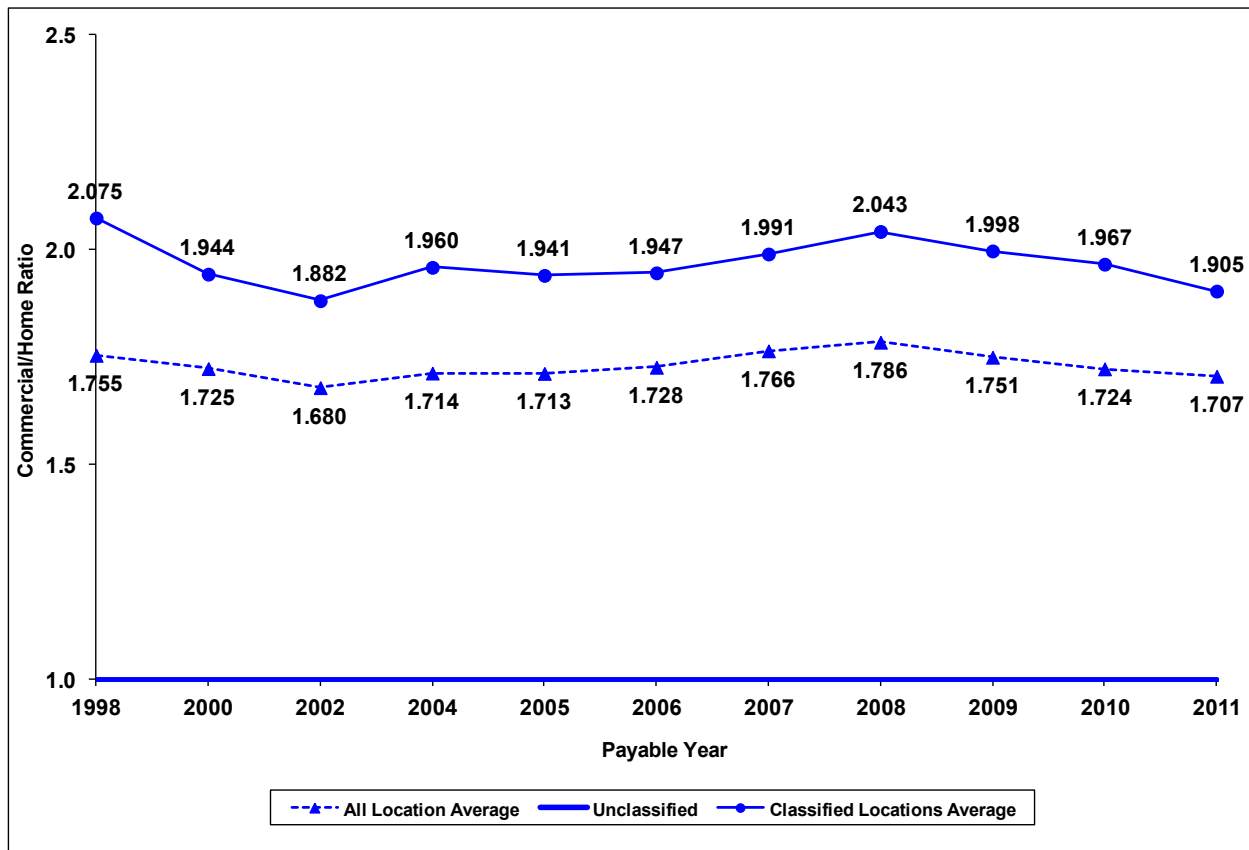
Of course, similar analysis can be performed for other property types. While industrial land and buildings are not treated all that differently from commercial land and buildings (personal property is another matter, but is not important for these purposes), it is useful to know the degree of subsidy provided to homeowners at the expense of renters. Table 17 shows the classification ratio for apartments versus homes.

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[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 specficially written into law.

III. Findings

Table 17: Ratio of Apartment Effective Tax Rates (ETRs) to Homestead Rates, Urban Cities, Pay 2011

State	City	Median Value ($)	Ratio	Rank	State	City	Median Value ($)	Ratio	Rank
New York	New York City	384,800	6.469	1	Ohio	Columbus	130,900	1.102	27
South Carolina	Columbia	147,800	3.675	2	North Dakota	Fargo	144,200	1.101	28
Indiana	Indianapolis	127,200	2.416	3	Alaska	Anchorage	323,374	1.071	29
Iowa	Des Moines	155,500	2.228	4	Oklahoma	Oklahoma City	143,200	1.064	30
West Virginia	Charleston	134,700	2.182	5	Maine	Portland	219,300	1.048	31
Alabama	Birmingham	146,300	2.111	6	New Mexico	Albuquerque	166,800	1.047	32
Idaho	Boise	113,600	2.036	7	Nebraska	Omaha	138,900	1.036	33
Rhode Island	Providence	224,800	2.000	8	Wisconsin	Milwaukee	188,700	1.031	34
Louisiana	New Orleans	158,300	1.813	9	California	Los Angeles	292,300	1.025	35
Georgia	Atlanta	102,100	1.799	10	Kansas	Wichita	118,700	1.024	36
Mississippi	Jackson	136,400	1.777	11	Utah	Salt Lake City	188,500	1.017	37
Massachusetts	Boston	355,700	1.650	12	Colorado	Denver	232,700	1.001	38
New York	Buffalo	113,000	1.650	13	Delaware	Wilmington	215,100	1.000	39
Tennessee	Memphis	112,600	1.600	14	Missouri	Kansas City	137,000	1.000	39
U.S. Average			**1.416**	--	New Hampshire	Manchester	225,700	1.000	39
Florida	Jacksonville	139,000	1.398	15	New Jersey	Newark	374,900	1.000	39
Minnesota	Minneapolis	157,300	1.397	16	North Carolina	Charlotte	211,100	1.000	39
U.S. Avg (w/o NYC)			**1.319**	--	Oregon	Portland	220,100	1.000	39
South Dakota	Sioux Falls	141,200	1.306	17	Pennsylvania	Philadelphia	215,100	1.000	39
Texas	Houston	156,500	1.301	18	Washington	Seattle	287,200	1.000	39
Arkansas	Little Rock	130,900	1.274	19	Wyoming	Cheyenne	166,900	0.984	47
Michigan	Detroit	46,600	1.267	20	Nevada	Las Vegas	126,200	0.977	48
Arizona	Phoenix	115,000	1.224	21	Illinois	Chicago	183,200	0.951	49
District of Columbia	Washington	340,900	1.174	22	Kentucky	Louisville	129,900	0.891	50
Vermont	Burlington	276,200	1.167	23	Connecticut	Bridgeport	430,500	0.822	51
Hawaii	Honolulu	609,500	1.150	24	Montana	Billings	168,200	0.804	52
Maryland	Baltimore	234,700	1.111	25	Virginia	Virginia Beach	184,900	0.801	53
Illinois	Aurora	183,200	1.102	26					

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

Overall, the U.S. average fell 0.3% from the previous year; or by 0.5% if New York City is excluded, largely a reflection that effective tax rates for apartment properties increased faster than effective tax rates for the average median home. This indicates that homeowners are being offered a lower level of subsidy, either because existing homestead exemptions are becoming less valuable, or because states have encated policies to compress the effective tax rate differential between homesteads and commercial properties. Figure 2 provides information on how this ratio has changed since 1998.

Figure 2: Apartment-Homestead Classification Ratio, Urban Cities, 1998 – 2011
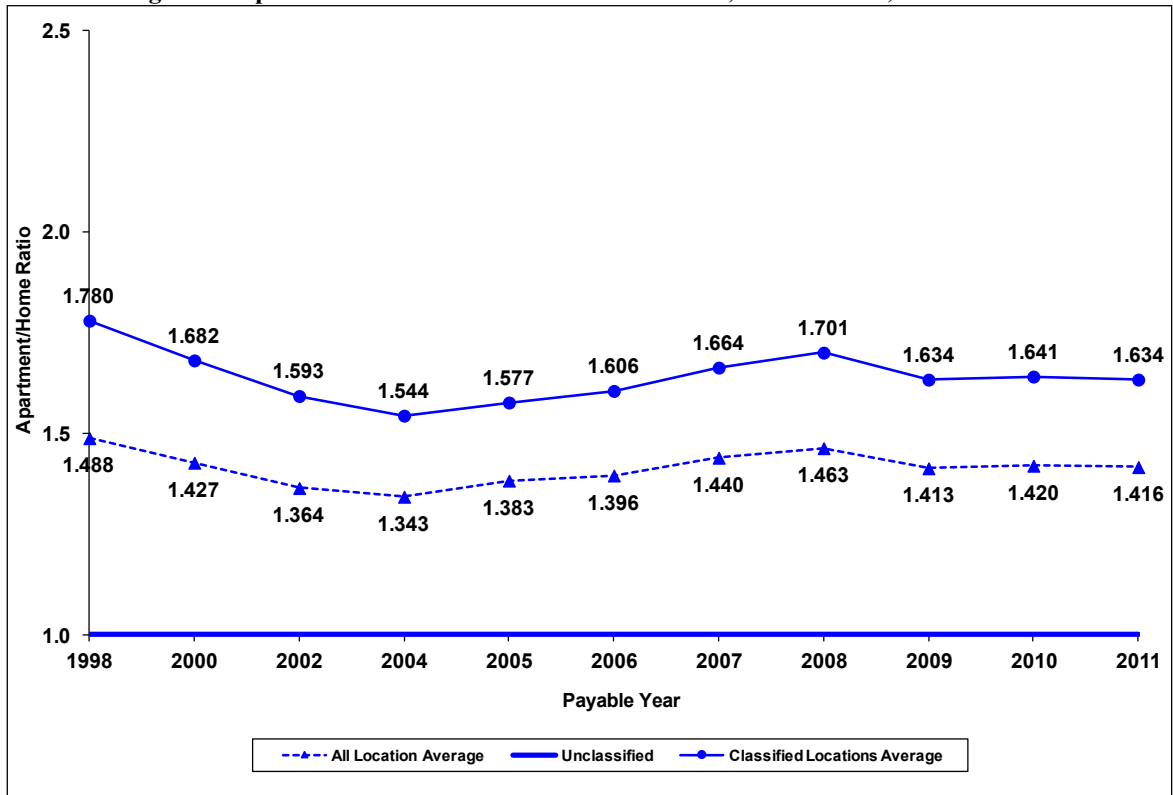
Note: see footnote 8 on page 15 for definition of "classified" locations.

Lower classification ratios mean that homeowners pay a larger share of the overall property tax burden. Nationally, greater homeowner sensitivity to property tax prices appears to play a role in retarding overall property tax growth. Property tax increases, on both a per capita and per $1,000 of income basis, have been lower in the eleven states that have offered little or no homeowner subsidy between 1998 and 2009[7] (Table 18).

Table 18: Property Tax Collections, FY 1998 and FY 2009, for Areas with Classification Ratios Above and Below 1.050 (Where California's Assumed Classification Ratio is > 1.050)

Fiscal Year	Classification Ratio < 1.050 (n = 11)		Classification Ratio > 1.050 (n = 42)	
	Prop Tax Per Capita	Prop Tax per $1,000 of Income	Prop Tax Per Capita	Prop Tax per $1,000 of Income
FY 1998	$779.97	$30.95	$862.68	$33.56
FY 2009	$1,190.32	$30.46	$1,411.98	$35.22
Pct Chg	**52.6%**	**-1.6%**	**63.7%**	**4.9%**
Property tax and population data from Department of the Census; income data from Bureau of Economic Analysis. Calculations by MTA.				

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[7] Delaware, Kentucky, Maryland, Nebraska, New Hampshire, Nevada, North Carolina, Oregon, Washington, Wisconsin, and Wyoming had commercial-homestead classification ratios of 1.050 or less in at least seven of MTA's nine property tax studies for payable 1998 through payable 2009; meaning that these states generally provide little or no property tax subsidy to homeowners. Note that California also meets these criteria; however, since this report's methodology does not account for the effects of Proposition 13 it is likely that California actually offers substantial property tax subsidies to homeowners generally and should not be considered with this group.

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IV.   Rankings Tables – Urban

Table 19: Urban Homestead Property Taxes
Payable 2011

$150,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,937	3.291%
2	Connecticut	Bridgeport	4,698	3.132%
3	Illinois	Aurora	3,751	2.501%
4	Wisconsin	Milwaukee	3,620	2.413%
5	New York	Buffalo	3,578	2.385%
6	New Jersey	Newark	3,352	2.234%
7	Iowa	Des Moines	3,295	2.197%
8	Oregon	Portland	3,239	2.159%
9	New Hampshire	Manchester	3,195	2.130%
10	Nebraska	Omaha	3,028	2.019%
11	Maryland	Baltimore	3,021	2.014%
12	Ohio	Columbus	2,982	1.988%
13	Texas	Houston	2,854	1.903%
14	Tennessee	Memphis	2,827	1.885%
15	Vermont	Burlington	2,697	1.798%
16	Maine	Portland	2,559	1.706%
17	Rhode Island	Providence	2,511	1.674%
18	Pennsylvania	Philadelphia	2,441	1.627%
19	North Dakota	Fargo	2,371	1.581%
20	Minnesota	Minneapolis	2,191	1.461%
	AVERAGE		**2,097**	**1.398%**
21	Mississippi	Jackson	2,081	1.387%
22	Indiana	Indianapolis	2,031	1.354%
23	Missouri	Kansas City	2,023	1.349%
24	South Dakota	Sioux Falls	2,010	1.340%
25	Georgia	Atlanta	1,996	1.331%
26	Kansas	Wichita	1,955	1.303%
27	Alaska	Anchorage	1,942	1.295%
28	Kentucky	Louisville	1,900	1.267%
29	Florida	Jacksonville	1,900	1.266%
30	Illinois	Chicago	1,886	1.258%
31	North Carolina	Charlotte	1,868	1.245%
32	Oklahoma	Oklahoma City	1,833	1.222%
33	California	Los Angeles	1,782	1.188%
34	Nevada	Las Vegas	1,716	1.144%
35	Delaware	Wilmington	1,685	1.124%
36	Arkansas	Little Rock	1,673	1.115%
37	New Mexico	Albuquerque	1,602	1.068%
38	Montana	Billings	1,460	0.974%
39	Arizona	Phoenix	1,438	0.959%
40	Idaho	Boise	1,357	0.905%
41	Virginia	Virginia Beach	1,338	0.892%
42	Washington	Seattle	1,302	0.868%
43	Utah	Salt Lake City	1,250	0.833%
44	Louisiana	New Orleans	1,232	0.821%
45	West Virginia	Charleston	1,129	0.753%
46	Wyoming	Cheyenne	988	0.658%
47	Alabama	Birmingham	979	0.653%
48	South Carolina	Columbia	907	0.605%
49	New York	New York City	831	0.554%
50	Colorado	Denver	797	0.532%
51	Dist. of Columbia	Washington	673	0.449%
52	Hawaii	Honolulu	235	0.157%
53	Massachusetts	Boston	171	0.114%

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	9,874	3.291%
2	Connecticut	Bridgeport	9,397	3.132%
3	Illinois	Aurora	7,980	2.660%
4	Wisconsin	Milwaukee	7,408	2.469%
5	New York	Buffalo	7,331	2.444%
6	Iowa	Des Moines	6,813	2.271%
7	New Jersey	Newark	6,703	2.234%
8	Oregon	Portland	6,478	2.159%
9	New Hampshire	Manchester	6,390	2.130%
10	Nebraska	Omaha	6,056	2.019%
11	Maryland	Baltimore	6,042	2.014%
12	Ohio	Columbus	5,964	1.988%
13	Texas	Houston	5,848	1.949%
14	Tennessee	Memphis	5,654	1.885%
15	Vermont	Burlington	5,394	1.798%
16	Maine	Portland	5,301	1.767%
17	Rhode Island	Providence	5,023	1.674%
18	Indiana	Indianapolis	4,941	1.647%
19	Pennsylvania	Philadelphia	4,882	1.627%
20	Minnesota	Minneapolis	4,755	1.585%
21	North Dakota	Fargo	4,742	1.581%
22	Georgia	Atlanta	4,568	1.523%
23	Florida	Jacksonville	4,480	1.493%
24	Mississippi	Jackson	4,461	1.487%
	AVERAGE		**4,382**	**1.461%**
25	Illinois	Chicago	4,068	1.356%
26	Missouri	Kansas City	4,047	1.349%
27	South Dakota	Sioux Falls	4,020	1.340%
28	Alaska	Anchorage	4,007	1.336%
29	Kansas	Wichita	3,955	1.318%
30	Kentucky	Louisville	3,800	1.267%
31	Oklahoma	Oklahoma City	3,784	1.261%
32	Idaho	Boise	3,746	1.249%
33	North Carolina	Charlotte	3,736	1.245%
34	Arkansas	Little Rock	3,696	1.232%
35	California	Los Angeles	3,650	1.217%
36	Louisiana	New Orleans	3,570	1.190%
37	Nevada	Las Vegas	3,431	1.144%
38	Delaware	Wilmington	3,371	1.124%
39	New Mexico	Albuquerque	3,287	1.096%
40	Montana	Billings	2,921	0.974%
41	Arizona	Phoenix	2,877	0.959%
42	Virginia	Virginia Beach	2,675	0.892%
43	Washington	Seattle	2,605	0.868%
44	Utah	Salt Lake City	2,500	0.833%
45	West Virginia	Charleston	2,259	0.753%
46	Alabama	Birmingham	2,011	0.670%
47	Wyoming	Cheyenne	1,975	0.658%
48	Dist. of Columbia	Washington	1,920	0.640%
49	New York	New York City	1,864	0.621%
50	Massachusetts	Boston	1,820	0.607%
51	South Carolina	Columbia	1,815	0.605%
52	Colorado	Denver	1,595	0.532%
53	Hawaii	Honolulu	744	0.248%

V. Rankings Tables – Urban

Table 20: Urban Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2011

State	City	2011 2nd Quarter Median Sales Price#	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
Connecticut	Bridgeport	430,500	13,485	1	3.132%	2
New Jersey	Newark	374,900	8,377	2	2.234%	6
Vermont	Burlington	276,200	4,966	3	1.798%	15
New Hampshire	Manchester	225,700	4,808	4	2.130%	9
Oregon	Portland	220,100	4,753	5	2.159%	8
Maryland	Baltimore	234,700	4,727	6	2.014%	11
Illinois	Aurora	183,200	4,687	7	2.558%	3
Wisconsin	Milwaukee	188,700	4,597	8	2.436%	4
Alaska	Anchorage	323,374	4,343	9	1.343%	23
Maine	Portland	219,300	3,826	10	1.745%	16
Rhode Island	Providence	224,800	3,764	11	1.674%	17
California	Los Angeles	292,300	3,554	12	1.216%	32
Pennsylvania	Philadelphia	215,100	3,501	13	1.627%	18
Iowa	Des Moines	155,500	3,424	14	2.202%	7
Texas	Houston	156,500	2,984	15	1.907%	13
Nebraska	Omaha	138,900	2,804	16	2.019%	10
AVERAGE			**2,716**		**1.411%**	
New York	Buffalo	113,000	2,652	17	2.347%	5
North Carolina	Charlotte	211,100	2,629	18	1.245%	29
Ohio	Columbus	130,900	2,602	19	1.988%	12
Washington	Seattle	287,200	2,494	20	0.868%	42
Massachusetts	Boston	355,700	2,454	21	0.690%	46
New York	New York City	384,800	2,448	22	0.636%	50
Delaware	Wilmington	215,100	2,417	23	1.124%	34
Illinois	Chicago	183,200	2,369	24	1.293%	26
Minnesota	Minneapolis	157,300	2,316	25	1.472%	20
North Dakota	Fargo	144,200	2,279	26	1.581%	19
Dist. of Columbia	Washington	340,900	2,260	27	0.663%	47
Tennessee	Memphis	112,600	2,122	28	1.885%	14
South Dakota	Sioux Falls	141,200	1,892	29	1.340%	24
Mississippi	Jackson	136,400	1,865	30	1.367%	21
Missouri	Kansas City	137,000	1,848	31	1.349%	22
Hawaii	Honolulu	609,500	1,794	32	0.294%	53
New Mexico	Albuquerque	166,800	1,791	33	1.073%	36
Oklahoma	Oklahoma City	143,200	1,745	34	1.218%	31
Florida	Jacksonville	139,000	1,710	35	1.231%	30
Virginia	Virginia Beach	184,900	1,649	36	0.892%	41
Kentucky	Louisville	129,900	1,645	37	1.267%	27
Montana	Billings	168,200	1,637	38	0.974%	37
Indiana	Indianapolis	127,200	1,589	39	1.249%	28
Utah	Salt Lake City	188,500	1,571	40	0.833%	44
Kansas	Wichita	118,700	1,537	41	1.295%	25
Michigan	Detroit	46,600	1,534	42	3.291%	1
Nevada	Las Vegas	126,200	1,443	43	1.144%	33
Arkansas	Little Rock	130,900	1,415	44	1.081%	35
Louisiana	New Orleans	158,300	1,361	45	0.860%	43
Colorado	Denver	232,700	1,237	46	0.532%	52
Arizona	Phoenix	115,000	1,103	47	0.959%	38
Wyoming	Cheyenne	166,900	1,099	48	0.658%	48
Idaho	Boise	113,600	1,028	49	0.905%	40
West Virginia	Charleston	134,700	1,014	50	0.753%	45
Georgia	Atlanta	102,100	973	51	0.953%	39
Alabama	Birmingham	146,300	954	52	0.652%	49
South Carolina	Columbia	147,800	894	53	0.605%	51

Median Sales Price Sources: National Association of REALTORS® (www.realtor.org), except where *. For * locations, median home value data was derived from alternate sources.

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

Table 21: Urban Commercial Property Taxes
Payable 2011

$100,000 VALUED PROPERTY
$20,000 Fixtures

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Rhode Island	Providence	4,975	4.146%	1	Rhode Island	Providence	49,748	4.146%
2	Iowa	Des Moines	4,906	4.088%	2	Iowa	Des Moines	49,062	4.088%
3	Michigan	Detroit	4,900	4.083%	3	Michigan	Detroit	48,998	4.083%
4	New York	Buffalo	3,872	3.227%	4	New York	Buffalo	38,718	3.227%
5	New York	New York City	3,843	3.202%	5	Minnesota	Minneapolis	38,608	3.217%
6	Indiana	Indianapolis	3,648	3.040%	6	New York	New York City	38,425	3.202%
7	Kansas	Wichita	3,558	2.965%	7	Indiana	Indianapolis	36,478	3.040%
8	Tennessee	Memphis	3,448	2.873%	8	Kansas	Wichita	35,580	2.965%
9	Missouri	Kansas City	3,446	2.872%	9	Tennessee	Memphis	34,482	2.873%
10	Maryland	Baltimore	3,373	2.810%	10	Missouri	Kansas City	34,459	2.872%
11	South Carolina	Columbia	3,198	2.665%	11	Maryland	Baltimore	33,725	2.810%
12	Connecticut	Bridgeport	3,130	2.609%	12	South Carolina	Columbia	31,980	2.665%
13	Minnesota	Minneapolis	3,055	2.546%	13	Connecticut	Bridgeport	31,305	2.609%
14	Massachusetts	Boston	3,042	2.535%	14	Massachusetts	Boston	30,419	2.535%
15	Wisconsin	Milwaukee	2,956	2.463%	15	Wisconsin	Milwaukee	30,227	2.519%
16	Mississippi	Jackson	2,943	2.453%	16	Mississippi	Jackson	29,432	2.453%
17	Illinois	Aurora	2,819	2.349%	17	Illinois	Aurora	28,192	2.349%
18	Texas	Houston	2,810	2.342%	18	Texas	Houston	28,102	2.342%
19	Louisiana	New Orleans	2,657	2.214%	19	Louisiana	New Orleans	26,568	2.214%
20	Oregon	Portland	2,591	2.159%	20	Oregon	Portland	25,913	2.159%
21	Nebraska	Omaha	2,526	2.105%	21	Nebraska	Omaha	25,265	2.105%
22	Pennsylvania	Philadelphia	2,455	2.046%	22	Pennsylvania	Philadelphia	24,553	2.046%
23	Illinois	Chicago	2,442	2.035%	23	Illinois	Chicago	24,425	2.035%
	AVERAGE		**2,400**	**2.000%**		**AVERAGE**		**24,299**	**2.025%**
24	Vermont	Burlington	2,279	1.899%	24	Arizona	Phoenix	23,285	1.940%
25	New Jersey	Newark	2,234	1.862%	25	Vermont	Burlington	22,788	1.899%
26	Colorado	Denver	2,229	1.857%	26	New Jersey	Newark	22,344	1.862%
27	Idaho	Boise	2,208	1.840%	27	Colorado	Denver	22,285	1.857%
28	Maine	Portland	2,194	1.828%	28	Idaho	Boise	22,081	1.840%
29	Ohio	Columbus	2,190	1.825%	29	Maine	Portland	21,936	1.828%
30	New Hampshire	Manchester	2,130	1.775%	30	Ohio	Columbus	21,904	1.825%
31	Georgia	Atlanta	2,070	1.725%	31	New Hampshire	Manchester	21,301	1.775%
32	Arizona	Phoenix	1,936	1.613%	32	Georgia	Atlanta	20,698	1.725%
33	West Virginia	Charleston	1,916	1.597%	33	Florida	Jacksonville	20,218	1.685%
34	Utah	Salt Lake City	1,851	1.542%	34	West Virginia	Charleston	19,165	1.597%
35	South Dakota	Sioux Falls	1,750	1.458%	35	Utah	Salt Lake City	18,506	1.542%
36	Alaska	Anchorage	1,748	1.457%	36	South Dakota	Sioux Falls	17,500	1.458%
37	North Dakota	Fargo	1,740	1.450%	37	Alaska	Anchorage	17,483	1.457%
38	Florida	Jacksonville	1,720	1.433%	38	North Dakota	Fargo	17,397	1.450%
39	Arkansas	Little Rock	1,660	1.383%	39	Arkansas	Little Rock	16,596	1.383%
40	Alabama	Birmingham	1,654	1.378%	40	Alabama	Birmingham	16,541	1.378%
41	Montana	Billings	1,647	1.372%	41	Montana	Billings	16,465	1.372%
42	Oklahoma	Oklahoma City	1,619	1.349%	42	Oklahoma	Oklahoma City	16,191	1.349%
43	New Mexico	Albuquerque	1,573	1.311%	43	New Mexico	Albuquerque	15,732	1.311%
44	Dist. of Columbia	Washington	1,511	1.260%	44	Dist. of Columbia	Washington	15,114	1.260%
45	North Carolina	Charlotte	1,505	1.254%	45	North Carolina	Charlotte	15,049	1.254%
46	Kentucky	Louisville	1,500	1.250%	46	Kentucky	Louisville	15,002	1.250%
47	California	Los Angeles	1,495	1.246%	47	California	Los Angeles	14,950	1.246%
48	Nevada	Las Vegas	1,357	1.131%	48	Nevada	Las Vegas	13,574	1.131%
49	Delaware	Wilmington	1,061	0.884%	49	Delaware	Wilmington	10,607	0.884%
50	Washington	Seattle	1,059	0.882%	50	Washington	Seattle	10,589	0.882%
51	Virginia	Virginia Beach	1,010	0.842%	51	Virginia	Virginia Beach	10,100	0.842%
52	Hawaii	Honolulu	980	0.817%	52	Hawaii	Honolulu	9,801	0.817%
53	Wyoming	Cheyenne	797	0.664%	53	Wyoming	Cheyenne	7,968	0.664%

Table 21(cont'd.): Urban Commercial Property Taxes
Payable 2011
$25 MILLION-VALUED PROPERTY
$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Rhode Island	Providence	1,243,688	4.146%
2	Iowa	Des Moines	1,226,542	4.088%
3	Michigan	Detroit	1,224,951	4.083%
4	Minnesota	Minneapolis	999,328	3.331%
5	New York	Buffalo	967,959	3.227%
6	New York	New York City	960,627	3.202%
7	Indiana	Indianapolis	911,940	3.040%
8	Kansas	Wichita	889,505	2.965%
9	Tennessee	Memphis	862,040	2.873%
10	Missouri	Kansas City	861,478	2.872%
11	Maryland	Baltimore	843,129	2.810%
12	South Carolina	Columbia	799,499	2.665%
13	Connecticut	Bridgeport	782,618	2.609%
14	Massachusetts	Boston	760,480	2.535%
15	Wisconsin	Milwaukee	757,456	2.525%
16	Mississippi	Jackson	735,798	2.453%
17	Illinois	Aurora	704,798	2.349%
18	Texas	Houston	702,558	2.342%
19	Louisiana	New Orleans	664,189	2.214%
20	Oregon	Portland	647,815	2.159%
21	Nebraska	Omaha	631,614	2.105%
22	Arizona	Phoenix	629,857	2.100%
23	Pennsylvania	Philadelphia	613,815	2.046%
	AVERAGE		**613,055**	**2.044%**
24	Illinois	Chicago	610,618	2.035%
25	Dist. of Columbia	Washington	580,000	1.933%
26	Vermont	Burlington	569,711	1.899%
27	New Jersey	Newark	558,605	1.862%
28	Colorado	Denver	557,134	1.857%
29	Idaho	Boise	552,014	1.840%
30	Maine	Portland	548,400	1.828%
31	Ohio	Columbus	547,607	1.825%
32	New Hampshire	Manchester	532,519	1.775%
33	Georgia	Atlanta	517,446	1.725%
34	Florida	Jacksonville	515,785	1.719%
35	West Virginia	Charleston	479,115	1.597%
36	Utah	Salt Lake City	462,660	1.542%
37	South Dakota	Sioux Falls	437,500	1.458%
38	Alaska	Anchorage	437,078	1.457%
39	North Dakota	Fargo	434,936	1.450%
40	Arkansas	Little Rock	414,893	1.383%
41	Alabama	Birmingham	413,525	1.378%
42	Montana	Billings	411,637	1.372%
43	Oklahoma	Oklahoma City	404,769	1.349%
44	New Mexico	Albuquerque	393,293	1.311%
45	North Carolina	Charlotte	376,217	1.254%
46	Kentucky	Louisville	375,055	1.250%
47	California	Los Angeles	373,758	1.246%
48	Nevada	Las Vegas	339,341	1.131%
49	Delaware	Wilmington	265,181	0.884%
50	Washington	Seattle	264,727	0.882%
51	Virginia	Virginia Beach	252,490	0.842%
52	Hawaii	Honolulu	245,024	0.817%
53	Wyoming	Cheyenne	199,197	0.664%

Table 22: Urban Industrial Property Taxes (50% Personal Property)
Payable 2011

$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	City	Net Tax	ETR
1	South Carolina	Columbia	7,005	3.503%	1	South Carolina	Columbia	70,054	3.503%
2	Michigan	Detroit	6,017	3.009%	2	Michigan	Detroit	60,170	3.009%
3	Tennessee	Memphis	5,178	2.589%	3	Tennessee	Memphis	51,783	2.589%
4	Texas	Houston	5,058	2.529%	4	Texas	Houston	50,585	2.529%
5	Mississippi	Jackson	4,999	2.500%	5	Mississippi	Jackson	49,994	2.500%
6	Indiana	Indianapolis	4,967	2.483%	6	Indiana	Indianapolis	49,668	2.483%
7	Louisiana	New Orleans	4,553	2.277%	7	Louisiana	New Orleans	45,534	2.277%
8	Missouri	Kansas City	4,511	2.256%	8	Missouri	Kansas City	45,114	2.256%
9	Rhode Island	Providence	4,417	2.208%	9	Rhode Island	Providence	44,168	2.208%
10	New York	Buffalo	3,872	1.936%	10	New York	Buffalo	38,718	1.936%
11	Iowa	Des Moines	3,853	1.927%	11	Minnesota	Minneapolis	38,608	1.930%
12	New York	New York City	3,843	1.921%	12	Iowa	Des Moines	38,532	1.927%
13	Oregon	Portland	3,455	1.728%	13	New York	New York City	38,425	1.921%
14	Nebraska	Omaha	3,398	1.699%	14	Arizona	Phoenix	35,109	1.755%
15	Georgia	Atlanta	3,285	1.642%	15	Oregon	Portland	34,550	1.728%
16	Kansas	Wichita	3,257	1.629%	16	Nebraska	Omaha	33,976	1.699%
17	West Virginia	Charleston	3,231	1.615%	17	Georgia	Atlanta	32,847	1.642%
18	Minnesota	Minneapolis	3,055	1.527%	18	Kansas	Wichita	32,573	1.629%
19	Colorado	Denver	3,001	1.500%	19	West Virginia	Charleston	32,306	1.615%
20	Alaska	Anchorage	2,987	1.493%		**AVERAGE**		**30,060**	**1.503%**
					20	Colorado	Denver	30,010	1.500%
21	Idaho	Boise	2,940	1.470%					
	AVERAGE		**2,928**	**1.464%**	21	Alaska	Anchorage	29,867	1.493%
22	Oklahoma	Oklahoma City	2,912	1.456%	22	Idaho	Boise	29,397	1.470%
23	Connecticut	Bridgeport	2,853	1.426%	23	Oklahoma	Oklahoma City	29,125	1.456%
24	Illinois	Aurora	2,819	1.410%	24	Connecticut	Bridgeport	28,530	1.426%
25	Maryland	Baltimore	2,806	1.403%	25	Illinois	Aurora	28,192	1.410%
26	Arkansas	Little Rock	2,788	1.394%	26	Maryland	Baltimore	28,055	1.403%
27	Massachusetts	Boston	2,763	1.381%	27	Arkansas	Little Rock	27,876	1.394%
28	Illinois	Chicago	2,716	1.358%	28	Dist. of Columbia	Washington	27,864	1.393%
29	Wisconsin	Milwaukee	2,703	1.352%	29	Wisconsin	Milwaukee	27,702	1.385%
30	Ohio	Columbus	2,675	1.337%	30	Massachusetts	Boston	27,626	1.381%
31	Vermont	Burlington	2,628	1.314%	31	Illinois	Chicago	27,158	1.358%
32	Utah	Salt Lake City	2,471	1.236%	32	Florida	Jacksonville	27,112	1.356%
33	Pennsylvania	Philadelphia	2,455	1.228%	33	Ohio	Columbus	26,750	1.337%
34	Montana	Billings	2,407	1.204%	34	Vermont	Burlington	26,283	1.314%
35	Florida	Jacksonville	2,323	1.162%	35	Utah	Salt Lake City	24,714	1.236%
36	New Jersey	Newark	2,234	1.117%	36	Pennsylvania	Philadelphia	24,553	1.228%
37	Alabama	Birmingham	2,210	1.105%	37	Montana	Billings	24,073	1.204%
38	New Mexico	Albuquerque	2,197	1.099%	38	New Jersey	Newark	22,344	1.117%
39	New Hampshire	Manchester	2,130	1.065%	39	Alabama	Birmingham	22,101	1.105%
40	North Carolina	Charlotte	2,024	1.012%	40	New Mexico	Albuquerque	21,972	1.099%
41	Maine	Portland	2,011	1.005%	41	New Hampshire	Manchester	21,301	1.065%
42	California	Los Angeles	1,993	0.997%	42	North Carolina	Charlotte	20,238	1.012%
43	Arizona	Phoenix	1,936	0.968%	43	Maine	Portland	20,108	1.005%
44	Nevada	Las Vegas	1,817	0.909%	44	California	Los Angeles	19,934	0.997%
45	South Dakota	Sioux Falls	1,750	0.875%	45	Nevada	Las Vegas	18,175	0.909%
46	North Dakota	Fargo	1,740	0.870%	46	South Dakota	Sioux Falls	17,500	0.875%
47	Dist. of Columbia	Washington	1,511	0.756%	47	North Dakota	Fargo	17,397	0.870%
48	Washington	Seattle	1,440	0.720%	48	Washington	Seattle	14,402	0.720%
49	Kentucky	Louisville	1,409	0.705%	49	Kentucky	Louisville	14,093	0.705%
50	Wyoming	Cheyenne	1,291	0.646%	50	Wyoming	Cheyenne	12,911	0.646%
51	Hawaii	Honolulu	1,222	0.611%	51	Hawaii	Honolulu	12,215	0.611%
52	Delaware	Wilmington	1,061	0.530%	52	Delaware	Wilmington	10,607	0.530%
53	Virginia	Virginia Beach	1,027	0.513%	53	Virginia	Virginia Beach	10,270	0.513%

Table 28 (cont'd.): Urban Industrial Property Taxes (50% Personal Property)
Payable 2011

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

Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	1,751,353	3.503%
2	Michigan	Detroit	1,504,256	3.009%
3	Tennessee	Memphis	1,294,574	2.589%
4	Texas	Houston	1,264,617	2.529%
5	Mississippi	Jackson	1,249,848	2.500%
6	Indiana	Indianapolis	1,241,689	2.483%
7	Louisiana	New Orleans	1,138,339	2.277%
8	Missouri	Kansas City	1,127,838	2.256%
9	Rhode Island	Providence	1,104,188	2.208%
10	Minnesota	Minneapolis	999,328	1.999%
11	New York	Buffalo	967,959	1.936%
12	Iowa	Des Moines	963,301	1.927%
13	New York	New York City	960,627	1.921%
14	Arizona	Phoenix	925,457	1.851%
15	Dist. of Columbia	Washington	920,000	1.840%
16	Oregon	Portland	863,754	1.728%
17	Nebraska	Omaha	849,412	1.699%
18	Georgia	Atlanta	821,170	1.642%
19	Kansas	Wichita	814,314	1.629%
20	West Virginia	Charleston	807,651	1.615%
	AVERAGE		**757,482**	**1.515%**
21	Colorado	Denver	750,248	1.500%
22	Alaska	Anchorage	746,678	1.493%
23	Idaho	Boise	734,937	1.470%
24	Oklahoma	Oklahoma City	728,114	1.456%
25	Connecticut	Bridgeport	713,248	1.426%
26	Illinois	Aurora	704,798	1.410%
27	Maryland	Baltimore	701,379	1.403%
28	Arkansas	Little Rock	696,893	1.394%
29	Wisconsin	Milwaukee	694,328	1.389%
30	Massachusetts	Boston	690,640	1.381%
31	Florida	Jacksonville	688,145	1.376%
32	Illinois	Chicago	678,962	1.358%
33	Ohio	Columbus	668,743	1.337%
34	Vermont	Burlington	657,071	1.314%
35	Utah	Salt Lake City	617,850	1.236%
36	Pennsylvania	Philadelphia	613,815	1.228%
37	Montana	Billings	601,831	1.204%
38	New Jersey	Newark	558,605	1.117%
39	Alabama	Birmingham	552,525	1.105%
40	New Mexico	Albuquerque	549,299	1.099%
41	New Hampshire	Manchester	532,519	1.065%
42	North Carolina	Charlotte	505,947	1.012%
43	Maine	Portland	502,700	1.005%
44	California	Los Angeles	498,344	0.997%
45	Nevada	Las Vegas	454,372	0.909%
46	South Dakota	Sioux Falls	437,500	0.875%
47	North Dakota	Fargo	434,936	0.870%
48	Washington	Seattle	360,051	0.720%
49	Kentucky	Louisville	352,330	0.705%
50	Wyoming	Cheyenne	322,783	0.646%
51	Hawaii	Honolulu	305,381	0.611%
52	Delaware	Wilmington	265,181	0.530%
53	Virginia	Virginia Beach	256,740	0.513%

Table 23: Urban Industrial Property Taxes (60% Personal Property)
Payable 2011

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

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

Rank	State	City	Net Tax	ETR		Rank	State	City	Net Tax	ETR
1	South Carolina	Columbia	8,468	3.387%		1	South Carolina	Columbia	84,677	3.387%
2	Michigan	Detroit	6,927	2.771%		2	Michigan	Detroit	69,272	2.771%
3	Texas	Houston	6,323	2.529%		3	Texas	Houston	63,231	2.529%
4	Mississippi	Jackson	6,285	2.514%		4	Mississippi	Jackson	62,845	2.514%
5	Tennessee	Memphis	6,260	2.504%		5	Tennessee	Memphis	62,596	2.504%
6	Indiana	Indianapolis	5,913	2.365%		6	Indiana	Indianapolis	59,134	2.365%
7	Louisiana	New Orleans	5,739	2.295%		7	Louisiana	New Orleans	57,387	2.295%
8	Missouri	Kansas City	5,310	2.124%		8	Missouri	Kansas City	53,104	2.124%
9	Rhode Island	Providence	4,696	1.878%		9	Rhode Island	Providence	46,958	1.878%
10	Oregon	Portland	4,103	1.641%		10	Arizona	Phoenix	43,977	1.759%
11	Georgia	Atlanta	4,070	1.628%		11	Oregon	Portland	41,028	1.641%
12	West Virginia	Charleston	4,052	1.621%		12	Georgia	Atlanta	40,699	1.628%
13	Nebraska	Omaha	4,051	1.620%		13	West Virginia	Charleston	40,519	1.621%
14	New York	Buffalo	3,872	1.549%		14	Nebraska	Omaha	40,510	1.620%
15	Iowa	Des Moines	3,853	1.541%		15	New York	Buffalo	38,718	1.549%
16	New York	New York City	3,843	1.537%		16	Minnesota	Minneapolis	38,608	1.544%
17	Alaska	Anchorage	3,761	1.504%		17	Iowa	Des Moines	38,532	1.541%
18	Oklahoma	Oklahoma City	3,721	1.488%		18	New York	New York City	38,425	1.537%
19	Colorado	Denver	3,580	1.432%		19	Dist. of Columbia	Washington	38,064	1.523%
20	Arkansas	Little Rock	3,493	1.397%		20	Alaska	Anchorage	37,607	1.504%
21	Idaho	Boise	3,489	1.395%		21	Oklahoma	Oklahoma City	37,208	1.488%
22	Kansas	Wichita	3,408	1.363%		22	Colorado	Denver	35,803	1.432%
	AVERAGE		**3,340**	**1.336%**		23	Arkansas	Little Rock	34,926	1.397%
23	Maryland	Baltimore	3,089	1.236%		24	Idaho	Boise	34,885	1.395%
24	Minnesota	Minneapolis	3,055	1.222%			**AVERAGE**		**34,404**	**1.376%**
25	Connecticut	Bridgeport	2,992	1.197%		25	Kansas	Wichita	34,076	1.363%
26	Montana	Billings	2,978	1.191%		26	Florida	Jacksonville	32,283	1.291%
27	Utah	Salt Lake City	2,937	1.175%		27	Maryland	Baltimore	30,890	1.236%
28	Massachusetts	Boston	2,918	1.167%		28	Connecticut	Bridgeport	29,917	1.197%
29	Vermont	Burlington	2,890	1.156%		29	Montana	Billings	29,779	1.191%
30	Florida	Jacksonville	2,840	1.136%		30	Utah	Salt Lake City	29,370	1.175%
31	Wisconsin	Milwaukee	2,830	1.132%		31	Massachusetts	Boston	29,178	1.167%
32	Illinois	Aurora	2,819	1.128%		32	Wisconsin	Milwaukee	28,964	1.159%
33	Illinois	Chicago	2,716	1.086%		33	Vermont	Burlington	28,904	1.156%
34	Ohio	Columbus	2,675	1.070%		34	Illinois	Aurora	28,192	1.128%
35	New Mexico	Albuquerque	2,665	1.066%		35	Illinois	Chicago	27,158	1.086%
36	Alabama	Birmingham	2,627	1.051%		36	Ohio	Columbus	26,750	1.070%
37	Arizona	Phoenix	2,608	1.043%		37	New Mexico	Albuquerque	26,652	1.066%
38	Pennsylvania	Philadelphia	2,455	0.982%		38	Alabama	Birmingham	26,271	1.051%
39	North Carolina	Charlotte	2,413	0.965%		39	Pennsylvania	Philadelphia	24,553	0.982%
40	California	Los Angeles	2,367	0.947%		40	North Carolina	Charlotte	24,130	0.965%
41	New Jersey	Newark	2,234	0.894%		41	California	Los Angeles	23,671	0.947%
42	Nevada	Las Vegas	2,163	0.865%		42	New Jersey	Newark	22,344	0.894%
43	New Hampshire	Manchester	2,130	0.852%		43	Nevada	Las Vegas	21,626	0.865%
44	Maine	Portland	2,102	0.841%		44	New Hampshire	Manchester	21,301	0.852%
45	South Dakota	Sioux Falls	1,750	0.700%		45	Maine	Portland	21,022	0.841%
46	North Dakota	Fargo	1,740	0.696%		46	South Dakota	Sioux Falls	17,500	0.700%
47	Washington	Seattle	1,726	0.690%		47	North Dakota	Fargo	17,397	0.696%
48	Kentucky	Louisville	1,550	0.620%		48	Washington	Seattle	17,262	0.690%
49	Wyoming	Cheyenne	1,536	0.614%		49	Kentucky	Louisville	15,498	0.620%
50	Dist. of Columbia	Washington	1,511	0.605%		50	Wyoming	Cheyenne	15,361	0.614%
51	Hawaii	Honolulu	1,222	0.489%		51	Hawaii	Honolulu	12,215	0.489%
52	Virginia	Virginia Beach	1,183	0.473%		52	Virginia	Virginia Beach	11,835	0.473%
53	Delaware	Wilmington	1,061	0.424%		53	Delaware	Wilmington	10,607	0.424%

Table 23 (cont'd.): Urban Industrial Property Taxes (60% Personal Property)
Payable 2011

$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	2,116,937	3.387%
2	Michigan	Detroit	1,731,797	2.771%
3	Texas	Houston	1,580,771	2.529%
4	Mississippi	Jackson	1,571,130	2.514%
5	Tennessee	Memphis	1,564,908	2.504%
6	Indiana	Indianapolis	1,478,352	2.365%
7	Louisiana	New Orleans	1,434,683	2.295%
8	Missouri	Kansas City	1,327,608	2.124%
9	Dist. of Columbia	Washington	1,175,000	1.880%
10	Rhode Island	Providence	1,173,938	1.878%
11	Arizona	Phoenix	1,147,157	1.835%
12	Oregon	Portland	1,025,708	1.641%
13	Georgia	Atlanta	1,017,467	1.628%
14	West Virginia	Charleston	1,012,986	1.621%
15	Nebraska	Omaha	1,012,761	1.620%
16	Minnesota	Minneapolis	999,328	1.599%
17	New York	Buffalo	967,959	1.549%
18	Iowa	Des Moines	963,301	1.541%
19	New York	New York City	960,627	1.537%
20	Alaska	Anchorage	940,178	1.504%
21	Oklahoma	Oklahoma City	930,205	1.488%
22	Colorado	Denver	895,083	1.432%
23	Arkansas	Little Rock	873,143	1.397%
24	Idaho	Boise	872,129	1.395%
	AVERAGE		**866,093**	**1.386%**
25	Kansas	Wichita	851,910	1.363%
26	Florida	Jacksonville	817,414	1.308%
27	Maryland	Baltimore	772,254	1.236%
28	Connecticut	Bridgeport	747,933	1.197%
29	Montana	Billings	744,476	1.191%
30	Utah	Salt Lake City	734,243	1.175%
31	Massachusetts	Boston	729,440	1.167%
32	Wisconsin	Milwaukee	725,892	1.161%
33	Vermont	Burlington	722,591	1.156%
34	Illinois	Aurora	704,798	1.128%
35	Illinois	Chicago	678,962	1.086%
36	Ohio	Columbus	668,743	1.070%
37	New Mexico	Albuquerque	666,304	1.066%
38	Alabama	Birmingham	656,775	1.051%
39	Pennsylvania	Philadelphia	613,815	0.982%
40	North Carolina	Charlotte	603,245	0.965%
41	California	Los Angeles	591,783	0.947%
42	New Jersey	Newark	558,605	0.894%
43	Nevada	Las Vegas	540,646	0.865%
44	New Hampshire	Manchester	532,519	0.852%
45	Maine	Portland	525,550	0.841%
46	South Dakota	Sioux Falls	437,500	0.700%
47	North Dakota	Fargo	434,936	0.696%
48	Washington	Seattle	431,545	0.690%
49	Kentucky	Louisville	387,443	0.620%
50	Wyoming	Cheyenne	384,020	0.614%
51	Hawaii	Honolulu	305,381	0.489%
52	Virginia	Virginia Beach	295,865	0.473%
53	Delaware	Wilmington	265,181	0.424%

Table 24: Urban Apartment Property Taxes
Payable 2011
$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Iowa	Des Moines	29,437	4.673%
2	Michigan	Detroit	26,296	4.174%
3	New York	New York City	24,691	3.919%
4	New York	Buffalo	23,231	3.687%
5	Rhode Island	Providence	21,765	3.455%
6	Tennessee	Memphis	18,743	2.975%
7	Indiana	Indianapolis	18,100	2.873%
8	Illinois	Aurora	16,915	2.685%
9	Connecticut	Bridgeport	16,286	2.585%
10	Wisconsin	Milwaukee	15,834	2.513%
11	Texas	Houston	15,638	2.482%
12	Mississippi	Jackson	15,346	2.436%
13	Maryland	Baltimore	15,132	2.402%
14	South Carolina	Columbia	14,801	2.349%
15	Oregon	Portland	13,604	2.159%
16	New Jersey	Newark	13,407	2.128%
17	Nebraska	Omaha	13,199	2.095%
18	Ohio	Columbus	13,143	2.086%
19	New Hampshire	Manchester	12,780	2.029%
20	Vermont	Burlington	12,594	1.999%
21	**Minnesota**	**Minneapolis**	**12,339**	**1.959%**
22	Idaho	Boise	11,602	1.842%
	AVERAGE		11,556	1.834%
23	Maine	Portland	11,516	1.828%
24	Georgia	Atlanta	10,819	1.717%
25	South Dakota	Sioux Falls	10,500	1.667%
26	North Dakota	Fargo	10,438	1.657%
27	Florida	Jacksonville	10,407	1.652%
28	West Virginia	Charleston	10,349	1.643%
29	Louisiana	New Orleans	10,065	1.598%
30	Pennsylvania	Philadelphia	9,764	1.550%
31	Alaska	Anchorage	9,097	1.444%
32	Missouri	Kansas City	8,892	1.411%
33	Kansas	Wichita	8,858	1.406%
34	Arkansas	Little Rock	8,688	1.379%
35	Alabama	Birmingham	8,674	1.377%
36	Oklahoma	Oklahoma City	8,259	1.311%
37	North Carolina	Charlotte	7,862	1.248%
38	California	Los Angeles	7,849	1.246%
39	Massachusetts	Boston	7,761	1.232%
40	Illinois	Chicago	7,381	1.172%
41	New Mexico	Albuquerque	7,209	1.144%
42	Nevada	Las Vegas	7,050	1.119%
43	Arizona	Phoenix	7,041	1.118%
44	Kentucky	Louisville	6,771	1.075%
45	Delaware	Wilmington	6,741	1.070%
46	Utah	Salt Lake City	5,548	0.881%
47	Washington	Seattle	5,496	0.872%
48	Montana	Billings	5,268	0.836%
49	Virginia	Virginia Beach	4,728	0.750%
50	DC	Washington	4,672	0.742%
51	Wyoming	Cheyenne	4,090	0.649%
52	Colorado	Denver	3,772	0.599%
53	Hawaii	Honolulu	2,032	0.323%

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

Table 25: Top 50 Homestead Property Taxes
Payable 2011

	$150,000 PROPERTY					$300,000 VALUED PROPERTY			
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,937	3.291%	1	Michigan	Detroit	9,874	3.291%
2	Texas	San Antonio	3,836	2.557%	2	Texas	San Antonio	7,870	2.623%
3	Texas	Fort Worth	3,799	2.533%	3	Texas	Fort Worth	7,797	2.599%
4	Wisconsin	Milwaukee	3,620	2.413%	4	Texas	El Paso	7,473	2.491%
5	Texas	El Paso	3,618	2.412%	5	Wisconsin	Milwaukee	7,408	2.469%
6	Texas	Arlington	3,490	2.327%	6	Texas	Arlington	7,175	2.392%
7	Oregon	Portland	3,239	2.159%	7	Texas	Dallas	6,609	2.203%
8	Texas	Dallas	3,218	2.145%	8	Oregon	Portland	6,478	2.159%
9	Ohio	Cleveland	3,123	2.082%	9	Texas	Austin	6,375	2.125%
10	Texas	Austin	3,092	2.061%	10	Ohio	Cleveland	6,245	2.082%
11	Nebraska	Omaha	3,028	2.019%	11	Nebraska	Omaha	6,056	2.019%
12	Maryland	Baltimore	3,021	2.014%	12	Maryland	Baltimore	6,042	2.014%
13	Ohio	Columbus	2,982	1.988%	13	Ohio	Columbus	5,964	1.988%
14	Texas	Houston	2,854	1.903%	14	Texas	Houston	5,848	1.949%
15	Tennessee	Memphis	2,827	1.885%	15	Tennessee	Memphis	5,654	1.885%
16	Pennsylvania	Philadelphia	2,441	1.627%	16	Florida	Miami	5,402	1.801%
17	Florida	Miami	2,251	1.501%	17	Indiana	Indianapolis	4,941	1.647%
18	Minnesota	Minneapolis	2,191	1.461%	18	Pennsylvania	Philadelphia	4,882	1.627%
	AVERAGE		**2,140**	**1.426%**	19	Minnesota	Minneapolis	4,755	1.585%
19	Indiana	Indianapolis	2,031	1.354%	20	Georgia	Atlanta	4,568	1.523%
20	Missouri	Kansas City	2,023	1.349%					
					21	Florida	Jacksonville	4,480	1.493%
21	California	Oakland	2,018	1.345%		**AVERAGE**		**4,450**	**1.483%**
22	Georgia	Atlanta	1,996	1.331%	22	California	Oakland	4,135	1.378%
23	Oklahoma	Tulsa	1,977	1.318%	23	Oklahoma	Tulsa	4,083	1.361%
24	Hawaii	Honolulu	1,955	1.303%	24	Illinois	Chicago	4,068	1.356%
25	Kentucky	Louisville	1,900	1.267%	25	Missouri	Kansas City	4,047	1.349%
26	Florida	Jacksonville	1,900	1.266%	26	Hawaii	Honolulu	3,955	1.318%
27	Illinois	Chicago	1,886	1.258%	27	Kentucky	Louisville	3,800	1.267%
28	North Carolina	Charlotte	1,868	1.245%	28	Oklahoma	Oklahoma City	3,784	1.261%
29	California	San Jose	1,843	1.229%	29	California	San Jose	3,777	1.259%
30	Oklahoma	Oklahoma City	1,833	1.222%	30	North Carolina	Charlotte	3,736	1.245%
31	California	Los Angeles	1,782	1.188%	31	California	Los Angeles	3,650	1.217%
32	California	Fresno	1,756	1.171%	32	California	Fresno	3,599	1.200%
33	Nevada	Las Vegas	1,716	1.144%	33	California	San Francisco	3,433	1.144%
34	California	San Francisco	1,676	1.117%	34	Nevada	Las Vegas	3,431	1.144%
35	California	Long Beach	1,605	1.070%	35	California	Long Beach	3,288	1.096%
36	New Mexico	Albuquerque	1,602	1.068%	36	New Mexico	Albuquerque	3,287	1.096%
37	California	Sacramento	1,598	1.065%	37	California	Sacramento	3,274	1.091%
38	California	San Diego	1,591	1.061%	38	California	San Diego	3,261	1.087%
39	Tennessee	Nashville	1,546	1.031%	39	Tennessee	Nashville	3,092	1.031%
40	Arizona	Tucson	1,504	1.003%	40	Arizona	Tucson	3,008	1.003%
41	Arizona	Phoenix	1,438	0.959%	41	Arizona	Phoenix	2,877	0.959%
42	North Carolina	Raleigh	1,437	0.958%	42	North Carolina	Raleigh	2,875	0.958%
43	Virginia	Virginia Beach	1,338	0.892%	43	Virginia	Virginia Beach	2,675	0.892%
44	Washington	Seattle	1,302	0.868%	44	Washington	Seattle	2,605	0.868%
45	Arizona	Mesa	1,144	0.763%	45	Arizona	Mesa	2,288	0.763%
46	New York	New York City	831	0.554%	46	Dist. of Columbia	Washington	1,920	0.640%
47	Colorado	Denver	797	0.532%	47	New York	New York City	1,864	0.621%
48	Colorado	Colorado Springs	680	0.454%	48	Massachusetts	Boston	1,820	0.607%
49	Dist. of Columbia	Washington	673	0.449%	49	Colorado	Denver	1,595	0.532%
50	Massachusetts	Boston	171	0.114%	50	Colorado	Colorado Springs	1,361	0.454%

Table 26: **Top 50 Homestead Property Taxes for a Median-Value Home – Listed by Net Tax Payable 2011**

State	City	2011 2nd Quarter Median Sales Price*	Net Tax	Tax Rank	Effective Tax Rate	Rate Rank
California	San Jose	600,000	7,644	1	1.274%	24
California	Oakland	513,200	7,143	2	1.392%	19
California	San Francisco	513,200	5,932	3	1.156%	32
Oregon	Portland	220,100	4,753	4	2.159%	7
Maryland	Baltimore	234,700	4,727	5	2.014%	12
Wisconsin	Milwaukee	188,700	4,597	6	2.436%	4
Texas	Austin	199,300	4,171	7	2.093%	9
California	San Diego	379,300	4,143	8	1.092%	35
Texas	San Antonio	153,200	3,922	9	2.560%	2
Texas	Fort Worth	151,500	3,839	10	2.534%	3
California	Los Angeles	292,300	3,554	11	1.216%	30
Texas	Arlington	151,500	3,527	12	2.328%	6
Pennsylvania	Philadelphia	215,100	3,501	13	1.627%	16
Texas	Dallas	151,500	3,251	14	2.146%	8
California	Long Beach	292,300	3,201	15	1.095%	34
Texas	El Paso	132,500	3,168	16	2.391%	5
Florida	Miami	186,300	3,014	17	1.618%	17
Texas	Houston	156,500	2,984	18	1.907%	14
Nebraska	Omaha	138,900	2,804	19	2.019%	11
AVERAGE			**2,720**		**1.442%**	
North Carolina	Charlotte	211,100	2,629	20	1.245%	27
Ohio	Columbus	130,900	2,602	21	1.988%	13
Washington	Seattle	287,200	2,494	22	0.868%	44
Massachusetts	Boston	355,700	2,454	23	0.690%	46
New York	New York City	384,800	2,448	24	0.636%	48
Illinois	Chicago	183,200	2,369	25	1.293%	23
North Carolina	Raleigh	244,500	2,343	26	0.958%	41
Minnesota	Minneapolis	157,300	2,316	27	1.472%	18
Dist. of Columbia	Washington	340,900	2,260	28	0.663%	47
Ohio	Cleveland	108,500	2,259	29	2.082%	10
Tennessee	Memphis	112,600	2,122	30	1.885%	15
Missouri	Kansas City	137,000	1,848	31	1.349%	20
Tennessee	Nashville	176,300	1,817	32	1.031%	38
California	Sacramento	168,000	1,799	33	1.071%	37
New Mexico	Albuquerque	166,800	1,791	34	1.073%	36
Oklahoma	Oklahoma City	143,200	1,745	35	1.218%	29
Florida	Jacksonville	139,000	1,710	36	1.231%	28
Oklahoma	Tulsa	130,700	1,707	37	1.306%	21
Virginia	Virginia Beach	184,900	1,649	38	0.892%	43
Kentucky	Louisville	129,900	1,645	39	1.267%	25
California	Fresno	137,430	1,602	40	1.166%	31
Indiana	Indianapolis	127,200	1,589	41	1.249%	26
Kansas	Wichita	118,700	1,537	42	1.295%	22
Michigan	Detroit	46,600	1,534	43	3.291%	1
Nevada	Las Vegas	126,200	1,443	44	1.144%	33
Arizona	Tucson	136,500	1,369	45	1.003%	39
Colorado	Denver	232,700	1,237	46	0.532%	49
Arizona	Phoenix	115,000	1,103	47	0.959%	40
Georgia	Atlanta	102,100	969	48	0.949%	42
Arizona	Mesa	115,000	877	49	0.763%	45
Colorado	Colorado Springs	183,900	834	50	0.454%	50

Median Sales Price Sources: National Association of REALTORS
*Before calculating the tax, the median value was adjusted for differences in assessment practices using the area's reported median sales ratio.

VI. Rankings Tables – Largest 50 Cities

Table 27: Top 50 Commercial Property Taxes
Payable 2011

$100,000 VALUED PROPERTY $20,000 Fixtures					$1 MILLION-VALUED PROPERTY $200,000 Fixtures				
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	4,900	4.083%	1	Michigan	Detroit	48,998	4.083%
2	New York	New York City	3,843	3.202%	2	Minnesota	Minneapolis	38,608	3.217%
3	Indiana	Indianapolis	3,648	3.040%	3	New York	New York City	38,425	3.202%
4	Kansas	Wichita	3,558	2.965%	4	Indiana	Indianapolis	36,478	3.040%
5	Tennessee	Memphis	3,448	2.873%	5	Kansas	Wichita	35,580	2.965%
6	Missouri	Kansas City	3,446	2.872%	6	Tennessee	Memphis	34,482	2.873%
7	Maryland	Baltimore	3,373	2.810%	7	Missouri	Kansas City	34,459	2.872%
8	Texas	Fort Worth	3,170	2.642%	8	Maryland	Baltimore	33,725	2.810%
9	Texas	Dallas	3,147	2.623%	9	Texas	Fort Worth	31,698	2.642%
10	Minnesota	Minneapolis	3,055	2.546%	10	Texas	Dallas	31,471	2.623%
11	Massachusetts	Boston	3,042	2.535%	11	Massachusetts	Boston	30,419	2.535%
12	Texas	San Antonio	2,978	2.481%	12	Wisconsin	Milwaukee	30,227	2.519%
13	Wisconsin	Milwaukee	2,956	2.463%	13	Texas	San Antonio	29,777	2.481%
14	Texas	Arlington	2,851	2.376%	14	Texas	Arlington	28,506	2.376%
15	Texas	El Paso	2,849	2.374%	15	Texas	El Paso	28,488	2.374%
16	Texas	Houston	2,810	2.342%	16	Texas	Houston	28,102	2.342%
17	Texas	Austin	2,729	2.274%	17	Texas	Austin	27,288	2.274%
18	Oregon	Portland	2,591	2.159%	18	Oregon	Portland	25,913	2.159%
19	Nebraska	Omaha	2,526	2.105%	19	Arizona	Tucson	25,825	2.152%
20	Ohio	Cleveland	2,472	2.060%	20	Nebraska	Omaha	25,265	2.105%
21	Pennsylvania	Philadelphia	2,455	2.046%	21	Florida	Miami	24,828	2.069%
22	Illinois	Chicago	2,442	2.035%	22	Ohio	Cleveland	24,723	2.060%
	AVERAGE		**2,277**	**1.897%**	23	Pennsylvania	Philadelphia	24,553	2.046%
23	Colorado	Denver	2,229	1.857%	24	Illinois	Chicago	24,425	2.035%
24	Arizona	Tucson	2,194	1.828%		**AVERAGE**		**23,290**	**1.941%**
25	Ohio	Columbus	2,190	1.825%	25	Arizona	Phoenix	23,285	1.940%
26	Florida	Miami	2,101	1.751%	26	Colorado	Denver	22,285	1.857%
27	Georgia	Atlanta	2,070	1.725%	27	Ohio	Columbus	21,904	1.825%
28	Colorado	Colorado Springs	2,003	1.669%	28	Georgia	Atlanta	20,698	1.725%
29	Arizona	Phoenix	1,936	1.613%	29	Florida	Jacksonville	20,218	1.685%
30	Tennessee	Nashville	1,897	1.581%	30	Colorado	Colorado Springs	20,033	1.669%
31	Florida	Jacksonville	1,720	1.433%	31	Arizona	Mesa	19,141	1.595%
32	California	Oakland	1,693	1.411%	32	Tennessee	Nashville	18,968	1.581%
33	Oklahoma	Tulsa	1,659	1.382%	33	California	Oakland	16,934	1.411%
34	Arizona	Mesa	1,633	1.361%	34	Oklahoma	Tulsa	16,585	1.382%
35	Oklahoma	Oklahoma City	1,619	1.349%	35	Oklahoma	Oklahoma City	16,191	1.349%
36	New Mexico	Albuquerque	1,573	1.311%	36	New Mexico	Albuquerque	15,732	1.311%
37	California	San Jose	1,547	1.289%	37	California	San Jose	15,468	1.289%
38	Dist. of Columbia	Washington	1,511	1.260%	38	Dist. of Columbia	Washington	15,114	1.260%
39	North Carolina	Charlotte	1,505	1.254%	39	North Carolina	Charlotte	15,049	1.254%
40	Kentucky	Louisville	1,500	1.250%	40	Kentucky	Louisville	15,002	1.250%
41	California	Los Angeles	1,495	1.246%	41	California	Los Angeles	14,950	1.246%
42	California	Fresno	1,474	1.228%	42	California	Fresno	14,740	1.228%
43	California	San Francisco	1,406	1.172%	43	California	San Francisco	14,062	1.172%
44	Nevada	Las Vegas	1,357	1.131%	44	Nevada	Las Vegas	13,574	1.131%
45	California	Long Beach	1,346	1.122%	45	California	Long Beach	13,465	1.122%
46	California	Sacramento	1,341	1.117%	46	California	Sacramento	13,409	1.117%
47	California	San Diego	1,335	1.113%	47	California	San Diego	13,354	1.113%
48	North Carolina	Raleigh	1,140	0.950%	48	North Carolina	Raleigh	11,397	0.950%
49	Washington	Seattle	1,059	0.882%	49	Washington	Seattle	10,589	0.882%
50	Virginia	Virginia Beach	1,010	0.842%	50	Virginia	Virginia Beach	10,100	0.842%

Table 27(cont'd.): Top 50 Commercial Property Taxes
Payable 2011

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

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	1,224,951	4.083%
2	Minnesota	Minneapolis	999,328	3.331%
3	New York	New York City	960,627	3.202%
4	Indiana	Indianapolis	911,940	3.040%
5	Kansas	Wichita	889,505	2.965%
6	Tennessee	Memphis	862,040	2.873%
7	Missouri	Kansas City	861,478	2.872%
8	Maryland	Baltimore	843,129	2.810%
9	Texas	Fort Worth	792,455	2.642%
10	Texas	Dallas	786,780	2.623%
11	Massachusetts	Boston	760,480	2.535%
12	Wisconsin	Milwaukee	757,456	2.525%
13	Texas	San Antonio	744,417	2.481%
14	Texas	Arlington	712,655	2.376%
15	Texas	El Paso	712,195	2.374%
16	Texas	Houston	702,558	2.342%
17	Arizona	Tucson	692,911	2.310%
18	Texas	Austin	682,195	2.274%
19	Oregon	Portland	647,815	2.159%
20	Florida	Miami	633,803	2.113%
21	Nebraska	Omaha	631,614	2.105%
22	Arizona	Phoenix	629,857	2.100%
23	Ohio	Cleveland	618,084	2.060%
24	Pennsylvania	Philadelphia	613,815	2.046%
25	Illinois	Chicago	610,618	2.035%
	AVERAGE		**590,069**	**1.967%**
26	Dist. of Columbia	Washington	580,000	1.933%
27	Colorado	Denver	557,134	1.857%
28	Ohio	Columbus	547,607	1.825%
29	Georgia	Atlanta	517,446	1.725%
30	Florida	Jacksonville	515,785	1.719%
31	Arizona	Mesa	512,766	1.709%
32	Colorado	Colorado Springs	500,827	1.669%
33	Tennessee	Nashville	474,207	1.581%
34	California	Oakland	423,360	1.411%
35	Oklahoma	Tulsa	414,635	1.382%
36	Oklahoma	Oklahoma City	404,769	1.349%
37	New Mexico	Albuquerque	393,293	1.311%
38	California	San Jose	386,700	1.289%
39	North Carolina	Charlotte	376,217	1.254%
40	Kentucky	Louisville	375,055	1.250%
41	California	Los Angeles	373,758	1.246%
42	California	Fresno	368,492	1.228%
43	California	San Francisco	351,540	1.172%
44	Nevada	Las Vegas	339,341	1.131%
45	California	Long Beach	336,622	1.122%
46	California	Sacramento	335,220	1.117%
47	California	San Diego	333,840	1.113%
48	North Carolina	Raleigh	284,932	0.950%
49	Washington	Seattle	264,727	0.882%
50	Virginia	Virginia Beach	252,490	0.842%

Table 28: Top 50 Industrial Property Taxes (50% Personal Property)
Payable 2011

$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	City	Net Tax	ETR
1	Michigan	Detroit	6,017	3.009%	1	Michigan	Detroit	60,170	3.009%
2	Texas	Fort Worth	5,636	2.818%	2	Texas	Fort Worth	56,357	2.818%
3	Texas	Dallas	5,422	2.711%	3	Texas	Dallas	54,222	2.711%
4	Texas	San Antonio	5,271	2.635%	4	Texas	San Antonio	52,708	2.635%
5	Texas	Arlington	5,185	2.592%	5	Texas	Arlington	51,847	2.592%
6	Tennessee	Memphis	5,178	2.589%	6	Tennessee	Memphis	51,783	2.589%
7	Texas	El Paso	5,125	2.562%	7	Texas	El Paso	51,248	2.562%
8	Texas	Houston	5,058	2.529%	8	Texas	Houston	50,585	2.529%
9	Indiana	Indianapolis	4,967	2.483%	9	Indiana	Indianapolis	49,668	2.483%
10	Texas	Austin	4,765	2.382%	10	Texas	Austin	47,646	2.382%
11	Missouri	Kansas City	4,511	2.256%	11	Missouri	Kansas City	45,114	2.256%
12	New York	New York City	3,843	1.921%	12	Minnesota	Minneapolis	38,608	1.930%
13	Oregon	Portland	3,455	1.728%	13	New York	New York City	38,425	1.921%
14	Nebraska	Omaha	3,398	1.699%	14	Arizona	Tucson	37,541	1.877%
15	Georgia	Atlanta	3,285	1.642%	15	Arizona	Phoenix	35,109	1.755%
16	Kansas	Wichita	3,257	1.629%	16	Oregon	Portland	34,550	1.728%
17	Minnesota	Minneapolis	3,055	1.527%	17	Nebraska	Omaha	33,976	1.699%
18	Ohio	Columbus	3,049	1.525%	18	Florida	Miami	33,563	1.678%
19	Colorado	Denver	3,001	1.500%	19	Georgia	Atlanta	32,847	1.642%
	AVERAGE		**3,006**	**1.503%**	20	Kansas	Wichita	32,573	1.629%
20	Oklahoma	Oklahoma City	2,912	1.456%		**AVERAGE**		**31,521**	**1.576%**
21	Tennessee	Nashville	2,888	1.444%	21	Ohio	Columbus	30,491	1.525%
22	Florida	Miami	2,865	1.432%	22	Colorado	Denver	30,010	1.500%
23	Ohio	Cleveland	2,831	1.415%	23	Oklahoma	Oklahoma City	29,125	1.456%
24	Maryland	Baltimore	2,806	1.403%	24	Tennessee	Nashville	28,880	1.444%
25	Massachusetts	Boston	2,763	1.381%	25	Ohio	Cleveland	28,310	1.415%
26	Illinois	Chicago	2,716	1.358%	26	Maryland	Baltimore	28,055	1.403%
27	Wisconsin	Milwaukee	2,703	1.352%	27	Dist. of Columbia	Washington	27,864	1.393%
28	Colorado	Colorado Springs	2,688	1.344%	28	Wisconsin	Milwaukee	27,702	1.385%
29	Oklahoma	Tulsa	2,679	1.340%	29	Massachusetts	Boston	27,626	1.381%
30	Pennsylvania	Philadelphia	2,455	1.228%	30	Arizona	Mesa	27,623	1.381%
31	Florida	Jacksonville	2,323	1.162%	31	Illinois	Chicago	27,158	1.358%
32	California	Oakland	2,258	1.129%	32	Florida	Jacksonville	27,112	1.356%
33	New Mexico	Albuquerque	2,197	1.099%	33	Colorado	Colorado Springs	26,876	1.344%
34	Arizona	Tucson	2,194	1.097%	34	Oklahoma	Tulsa	26,792	1.340%
35	California	San Jose	2,062	1.031%	35	Pennsylvania	Philadelphia	24,553	1.228%
36	North Carolina	Charlotte	2,024	1.012%	36	California	Oakland	22,579	1.129%
37	California	Los Angeles	1,993	0.997%	37	New Mexico	Albuquerque	21,972	1.099%
38	California	Fresno	1,965	0.983%	38	California	San Jose	20,624	1.031%
39	Arizona	Phoenix	1,936	0.968%	39	North Carolina	Charlotte	20,238	1.012%
40	California	San Francisco	1,875	0.937%	40	California	Los Angeles	19,934	0.997%
41	Nevada	Las Vegas	1,817	0.909%	41	California	Fresno	19,653	0.983%
42	California	Long Beach	1,795	0.898%	42	California	San Francisco	18,749	0.937%
43	California	Sacramento	1,788	0.894%	43	Nevada	Las Vegas	18,175	0.909%
44	California	San Diego	1,780	0.890%	44	California	Long Beach	17,953	0.898%
45	Arizona	Mesa	1,633	0.816%	45	California	Sacramento	17,878	0.894%
46	Dist. of Columbia	Washington	1,511	0.756%	46	California	San Diego	17,805	0.890%
47	North Carolina	Raleigh	1,503	0.751%	47	North Carolina	Raleigh	15,027	0.751%
48	Washington	Seattle	1,440	0.720%	48	Washington	Seattle	14,402	0.720%
49	Kentucky	Louisville	1,409	0.705%	49	Kentucky	Louisville	14,093	0.705%
50	Virginia	Virginia Beach	1,027	0.513%	50	Virginia	Virginia Beach	10,270	0.513%

Table 28 (cont'd.): Top 50 Industrial Property Taxes (50% Personal Property)
Payable 2011

$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	1,504,256	3.009%
2	Texas	Fort Worth	1,408,934	2.818%
3	Texas	Dallas	1,355,559	2.711%
4	Texas	San Antonio	1,317,692	2.635%
5	Texas	Arlington	1,296,184	2.592%
6	Tennessee	Memphis	1,294,574	2.589%
7	Texas	El Paso	1,281,203	2.562%
8	Texas	Houston	1,264,617	2.529%
9	Indiana	Indianapolis	1,241,689	2.483%
10	Texas	Austin	1,191,150	2.382%
11	Missouri	Kansas City	1,127,838	2.256%
12	Minnesota	Minneapolis	999,328	1.999%
13	Arizona	Tucson	985,801	1.972%
14	New York	New York City	960,627	1.921%
15	Arizona	Phoenix	925,457	1.851%
16	Dist. of Columbia	Washington	920,000	1.840%
17	Oregon	Portland	863,754	1.728%
18	Florida	Miami	852,167	1.704%
19	Nebraska	Omaha	849,412	1.699%
20	Georgia	Atlanta	821,170	1.642%
21	Kansas	Wichita	814,314	1.629%
	AVERAGE		**796,274**	**1.593%**
22	Ohio	Columbus	762,279	1.525%
23	Colorado	Denver	750,248	1.500%
24	Oklahoma	Oklahoma City	728,114	1.456%
25	Arizona	Mesa	724,804	1.450%
26	Tennessee	Nashville	722,007	1.444%
27	Ohio	Cleveland	707,744	1.415%
28	Maryland	Baltimore	701,379	1.403%
29	Wisconsin	Milwaukee	694,328	1.389%
30	Massachusetts	Boston	690,640	1.381%
31	Florida	Jacksonville	688,145	1.376%
32	Illinois	Chicago	678,962	1.358%
33	Colorado	Colorado Springs	671,904	1.344%
34	Oklahoma	Tulsa	669,795	1.340%
35	Pennsylvania	Philadelphia	613,815	1.228%
36	California	Oakland	564,480	1.129%
37	New Mexico	Albuquerque	549,299	1.099%
38	California	San Jose	515,600	1.031%
39	North Carolina	Charlotte	505,947	1.012%
40	California	Los Angeles	498,344	0.997%
41	California	Fresno	491,323	0.983%
42	California	San Francisco	468,720	0.937%
43	Nevada	Las Vegas	454,372	0.909%
44	California	Long Beach	448,829	0.898%
45	California	Sacramento	446,960	0.894%
46	California	San Diego	445,120	0.890%
47	North Carolina	Raleigh	375,682	0.751%
48	Washington	Seattle	360,051	0.720%
49	Kentucky	Louisville	352,330	0.705%
50	Virginia	Virginia Beach	256,740	0.513%

VI. Rankings Tables – Largest 50 Cities

Table 29: Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2011

		$100,000 VALUED PROPERTY $75,000 Machinery and Equipment $60,000 Inventories $15,000 Fixtures					$1 MILLION-VALUED PROPERTY $750,000 Machinery and Equipment $600,000 Inventories $150,000 Fixtures		
Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Texas	Fort Worth	7,045	2.818%	1	Texas	Fort Worth	70,447	2.818%
2	Michigan	Detroit	6,927	2.771%	2	Michigan	Detroit	69,272	2.771%
3	Texas	Dallas	6,778	2.711%	3	Texas	Dallas	67,778	2.711%
4	Texas	San Antonio	6,588	2.635%	4	Texas	San Antonio	65,885	2.635%
5	Texas	Arlington	6,481	2.592%	5	Texas	Arlington	64,809	2.592%
6	Texas	El Paso	6,406	2.562%	6	Texas	El Paso	64,060	2.562%
7	Texas	Houston	6,323	2.529%	7	Texas	Houston	63,231	2.529%
8	Tennessee	Memphis	6,260	2.504%	8	Tennessee	Memphis	62,596	2.504%
9	Texas	Austin	5,956	2.382%	9	Texas	Austin	59,558	2.382%
10	Indiana	Indianapolis	5,913	2.365%	10	Indiana	Indianapolis	59,134	2.365%
11	Missouri	Kansas City	5,310	2.124%	11	Missouri	Kansas City	53,104	2.124%
12	Oregon	Portland	4,103	1.641%	12	Arizona	Tucson	46,327	1.853%
13	Georgia	Atlanta	4,070	1.628%	13	Arizona	Phoenix	43,977	1.759%
14	Nebraska	Omaha	4,051	1.620%	14	Oregon	Portland	41,028	1.641%
15	New York	New York City	3,843	1.537%	15	Georgia	Atlanta	40,699	1.628%
16	Oklahoma	Oklahoma City	3,721	1.488%	16	Nebraska	Omaha	40,510	1.620%
17	Colorado	Denver	3,580	1.432%	17	Florida	Miami	40,114	1.605%
	AVERAGE		**3,542**	**1.417%**	18	Minnesota	Minneapolis	38,608	1.544%
18	Florida	Miami	3,520	1.408%	19	New York	New York City	38,425	1.537%
19	Tennessee	Nashville	3,508	1.403%	20	Dist. of Columbia	Washington	38,064	1.523%
20	Kansas	Wichita	3,408	1.363%	21	Oklahoma	Oklahoma City	37,208	1.488%
21	Oklahoma	Tulsa	3,317	1.327%		**AVERAGE**		**37,196**	**1.488%**
22	Colorado	Colorado Springs	3,201	1.280%	22	Colorado	Denver	35,803	1.432%
23	Maryland	Baltimore	3,089	1.236%	23	Tennessee	Nashville	35,075	1.403%
24	Minnesota	Minneapolis	3,055	1.222%	24	Kansas	Wichita	34,076	1.363%
25	Ohio	Columbus	3,049	1.220%	25	Arizona	Mesa	33,984	1.359%
26	Massachusetts	Boston	2,918	1.167%	26	Oklahoma	Tulsa	33,171	1.327%
27	Arizona	Tucson	2,860	1.144%	27	Florida	Jacksonville	32,283	1.291%
28	Florida	Jacksonville	2,840	1.136%	28	Colorado	Colorado Springs	32,008	1.280%
29	Ohio	Cleveland	2,831	1.132%	29	Maryland	Baltimore	30,890	1.236%
30	Wisconsin	Milwaukee	2,830	1.132%	30	Ohio	Columbus	30,491	1.220%
31	Illinois	Chicago	2,716	1.086%	31	Massachusetts	Boston	29,178	1.167%
32	California	Oakland	2,681	1.073%	32	Wisconsin	Milwaukee	28,964	1.159%
33	New Mexico	Albuquerque	2,665	1.066%	33	Ohio	Cleveland	28,310	1.132%
34	Arizona	Phoenix	2,608	1.043%	34	Illinois	Chicago	27,158	1.086%
35	Pennsylvania	Philadelphia	2,455	0.982%	35	California	Oakland	26,813	1.073%
36	California	San Jose	2,449	0.980%	36	New Mexico	Albuquerque	26,652	1.066%
37	North Carolina	Charlotte	2,413	0.965%	37	Pennsylvania	Philadelphia	24,553	0.982%
38	California	Los Angeles	2,367	0.947%	38	California	San Jose	24,491	0.980%
39	California	Fresno	2,334	0.934%	39	North Carolina	Charlotte	24,130	0.965%
40	California	San Francisco	2,226	0.891%	40	California	Los Angeles	23,671	0.947%
41	Nevada	Las Vegas	2,163	0.865%	41	California	Fresno	23,338	0.934%
42	California	Long Beach	2,132	0.853%	42	California	San Francisco	22,264	0.891%
43	California	Sacramento	2,123	0.849%	43	Nevada	Las Vegas	21,626	0.865%
44	Arizona	Mesa	2,115	0.846%	44	California	Long Beach	21,319	0.853%
45	California	San Diego	2,114	0.846%	45	California	Sacramento	21,231	0.849%
46	North Carolina	Raleigh	1,775	0.710%	46	California	San Diego	21,143	0.846%
47	Washington	Seattle	1,726	0.690%	47	North Carolina	Raleigh	17,750	0.710%
48	Kentucky	Louisville	1,550	0.620%	48	Washington	Seattle	17,262	0.690%
49	Dist. of Columbia	Washington	1,511	0.605%	49	Kentucky	Louisville	15,498	0.620%
50	Virginia	Virginia Beach	1,183	0.473%	50	Virginia	Virginia Beach	11,835	0.473%

Table 29 (cont'd.): Top 50 Industrial Property Taxes (60% Personal Property)
Payable 2011

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

Rank	State	City	Net Tax	ETR
1	Texas	Fort Worth	1,761,167	2.818%
2	Michigan	Detroit	1,731,797	2.771%
3	Texas	Dallas	1,694,448	2.711%
4	Texas	San Antonio	1,647,115	2.635%
5	Texas	Arlington	1,620,229	2.592%
6	Texas	El Paso	1,601,503	2.562%
7	Texas	Houston	1,580,771	2.529%
8	Tennessee	Memphis	1,564,908	2.504%
9	Texas	Austin	1,488,938	2.382%
10	Indiana	Indianapolis	1,478,352	2.365%
11	Missouri	Kansas City	1,327,608	2.124%
12	Arizona	Tucson	1,205,469	1.929%
13	Dist. of Columbia	Washington	1,175,000	1.880%
14	Arizona	Phoenix	1,147,157	1.835%
15	Oregon	Portland	1,025,708	1.641%
16	Georgia	Atlanta	1,017,467	1.628%
17	Florida	Miami	1,015,941	1.626%
18	Nebraska	Omaha	1,012,761	1.620%
19	Minnesota	Minneapolis	999,328	1.599%
20	New York	New York City	960,627	1.537%
	AVERAGE		**938,141**	**1.501%**
21	Oklahoma	Oklahoma City	930,205	1.488%
22	Colorado	Denver	895,083	1.432%
23	Arizona	Mesa	883,832	1.414%
24	Tennessee	Nashville	876,882	1.403%
25	Kansas	Wichita	851,910	1.363%
26	Oklahoma	Tulsa	829,270	1.327%
27	Florida	Jacksonville	817,414	1.308%
28	Colorado	Colorado Springs	800,212	1.280%
29	Maryland	Baltimore	772,254	1.236%
30	Ohio	Columbus	762,279	1.220%
31	Massachusetts	Boston	729,440	1.167%
32	Wisconsin	Milwaukee	725,892	1.161%
33	Ohio	Cleveland	707,744	1.132%
34	Illinois	Chicago	678,962	1.086%
35	California	Oakland	670,320	1.073%
36	New Mexico	Albuquerque	666,304	1.066%
37	Pennsylvania	Philadelphia	613,815	0.982%
38	California	San Jose	612,275	0.980%
39	North Carolina	Charlotte	603,245	0.965%
40	California	Los Angeles	591,783	0.947%
41	California	Fresno	583,446	0.934%
42	California	San Francisco	556,605	0.891%
43	Nevada	Las Vegas	540,646	0.865%
44	California	Long Beach	532,984	0.853%
45	California	Sacramento	530,765	0.849%
46	California	San Diego	528,580	0.846%
47	North Carolina	Raleigh	443,745	0.710%
48	Washington	Seattle	431,545	0.690%
49	Kentucky	Louisville	387,443	0.620%
50	Virginia	Virginia Beach	295,865	0.473%

Table 30: Top 50 Apartment Property Taxes
Payable 2011

$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Michigan	Detroit	26,296	4.174%
2	New York	New York City	24,691	3.919%
3	Indiana	Indianapolis	19,047	3.023%
4	Tennessee	Memphis	18,743	2.975%
5	Texas	Fort Worth	17,448	2.770%
6	Texas	San Antonio	16,918	2.685%
7	Texas	Dallas	16,668	2.646%
8	Texas	El Paso	16,146	2.563%
9	Wisconsin	Milwaukee	15,834	2.513%
10	Texas	Houston	15,638	2.482%
11	Texas	Arlington	15,498	2.460%
12	Maryland	Baltimore	15,132	2.402%
13	Ohio	Cleveland	14,834	2.355%
14	Texas	Austin	14,806	2.350%
15	Oregon	Portland	13,604	2.159%
16	Nebraska	Omaha	13,199	2.095%
17	Ohio	Columbus	13,143	2.086%
18	Florida	Miami	12,713	2.018%
19	Minnesota	Minneapolis	12,339	1.959%
	AVERAGE		**10,830**	**1.719%**
20	Georgia	Atlanta	10,819	1.717%
21	Florida	Jacksonville	10,407	1.652%
22	Tennessee	Nashville	10,266	1.630%
23	Pennsylvania	Philadelphia	9,764	1.550%
24	Missouri	Kansas City	8,892	1.411%
25	California	Oakland	8,891	1.411%
26	Kansas	Wichita	8,858	1.406%
27	Oklahoma	Tulsa	8,803	1.397%
28	Oklahoma	Oklahoma City	8,259	1.311%
29	California	San Jose	8,121	1.289%
30	North Carolina	Charlotte	7,862	1.248%
31	California	Los Angeles	7,849	1.246%
32	Massachusetts	Boston	7,838	1.244%
33	California	Fresno	7,738	1.228%
34	California	San Francisco	7,382	1.172%
35	Illinois	Chicago	7,381	1.172%
36	New Mexico	Albuquerque	7,209	1.144%
37	Arizona	Tucson	7,073	1.123%
38	California	Long Beach	7,069	1.122%
39	Nevada	Las Vegas	7,050	1.119%
40	Arizona	Phoenix	7,041	1.118%
41	California	Sacramento	7,040	1.117%
42	California	San Diego	7,011	1.113%
43	Kentucky	Louisville	6,771	1.075%
44	North Carolina	Raleigh	6,022	0.956%
45	Washington	Seattle	5,496	0.872%
46	Arizona	Mesa	5,471	0.868%
47	Virginia	Virginia Beach	4,728	0.750%
48	DC	Washington	4,672	0.742%
49	Colorado	Denver	3,772	0.599%
50	Colorado	Colorado Springs	3,249	0.516%

VI. Rankings Tables – Rural

Table 31: Rural Homestead Property Taxes
Payable 2011

$70,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	1,794	2.563%
2	Pennsylvania	Ridgway	1,634	2.335%
3	Vermont	Newport	1,549	2.213%
4	Nebraska	Sidney	1,541	2.201%
5	Wisconsin	Rice Lake	1,492	2.132%
6	New Jersey	Maurice River Township	1,457	2.082%
7	New Hampshire	Lancaster	1,421	2.030%
8	South Dakota	Sisseton	1,365	1.950%
9	Michigan	Manistique	1,365	1.950%
10	Rhode Island	Hopkinton	1,354	1.934%
11	Kansas	Iola	1,352	1.931%
12	Illinois	Clinton	1,348	1.925%
13	North Dakota	Devils Lake	1,284	1.834%
14	Texas	Fort Stockton	1,183	1.690%
15	Maine	Rockland	1,127	1.610%
16	Iowa	Hampton	1,098	1.569%
17	Connecticut	Litchfield	1,096	1.566%
18	Massachusetts	Adams	1,030	1.472%
19	Maryland	Denton	981	1.402%
20	Ohio	Bryan	970	1.386%
21	Georgia	Fitzgerald	907	1.296%
22	Nevada	Fallon	871	1.245%
23	Mississippi	Aberdeen	858	1.226%
	AVERAGE		**847**	**1.210%**
24	Oregon	Tillamook	817	1.167%
25	Alaska	Ketchican	772	1.103%
26	Minnesota	Glencoe	764	1.092%
27	Missouri	Boonville	753	1.075%
28	Florida	Moore Haven	694	0.992%
29	Indiana	North Vernon	672	0.960%
30	California	Yreka	651	0.930%
31	North Carolina	Edenton	650	0.929%
32	Montana	Glasgow	623	0.890%
33	Kentucky	London	598	0.854%
34	Oklahoma	Mangum	557	0.796%
35	Washington	Colville	551	0.787%
36	New Mexico	Santa Rosa	514	0.734%
37	Idaho	Saint Anthony	508	0.726%
38	Wyoming	Worland	497	0.710%
39	Utah	Richfield	426	0.608%
40	West Virginia	Elkins	425	0.607%
41	Tennessee	Savannah	412	0.588%
42	South Carolina	Mullins	409	0.585%
43	Colorado	Walsenburg	406	0.580%
44	Delaware	Georgetown	402	0.574%
45	Arizona	Safford	399	0.570%
46	Virginia	Wise	351	0.502%
47	Alabama	Monroeville	221	0.315%
48	Arkansas	Pocahontas	121	0.173%
49	Hawaii	Kauai	92	0.132%
50	Louisiana	Natchitoches	0	0.000%

$150,000 VALUED PROPERTY

Rank	State		Net Tax	ETR
1	New York	Warsaw	4,605	3.070%
2	Pennsylvania	Ridgway	3,516	2.344%
3	Illinois	Clinton	3,421	2.281%
4	Wisconsin	Rice Lake	3,368	2.245%
5	Vermont	Newport	3,319	2.213%
6	Nebraska	Sidney	3,302	2.201%
7	New Jersey	Maurice River Township	3,123	2.082%
8	New Hampshire	Lancaster	3,045	2.030%
9	Kansas	Iola	2,949	1.966%
10	South Dakota	Sisseton	2,925	1.950%
11	Michigan	Manistique	2,925	1.950%
12	Rhode Island	Hopkinton	2,901	1.934%
13	North Dakota	Devils Lake	2,750	1.834%
14	Texas	Fort Stockton	2,735	1.823%
15	Maine	Rockland	2,629	1.753%
16	Florida	Moore Haven	2,616	1.744%
17	Iowa	Hampton	2,577	1.718%
18	Connecticut	Litchfield	2,349	1.566%
19	Massachusetts	Adams	2,208	1.472%
20	Georgia	Fitzgerald	2,151	1.434%
21	Mississippi	Aberdeen	2,116	1.411%
22	Maryland	Denton	2,102	1.402%
23	Ohio	Bryan	2,079	1.386%
24	Minnesota	Glencoe	2,006	1.337%
25	Indiana	North Vernon	1,945	1.296%
	AVERAGE		**1,940**	**1.293%**
26	Nevada	Fallon	1,867	1.245%
27	Oregon	Tillamook	1,751	1.167%
28	Alaska	Ketchican	1,654	1.103%
29	Missouri	Boonville	1,613	1.075%
30	California	Yreka	1,477	0.985%
31	North Carolina	Edenton	1,394	0.929%
32	Montana	Glasgow	1,336	0.890%
33	Kentucky	London	1,281	0.854%
34	Oklahoma	Mangum	1,281	0.854%
35	Washington	Colville	1,181	0.787%
36	New Mexico	Santa Rosa	1,163	0.775%
37	Idaho	Saint Anthony	1,089	0.726%
38	Wyoming	Worland	1,066	0.710%
39	Utah	Richfield	912	0.608%
40	West Virginia	Elkins	910	0.607%
41	Tennessee	Savannah	883	0.588%
42	South Carolina	Mullins	877	0.585%
43	Colorado	Walsenburg	870	0.580%
44	Delaware	Georgetown	861	0.574%
45	Arizona	Safford	856	0.570%
46	Virginia	Wise	753	0.502%
47	Arkansas	Pocahontas	660	0.440%
48	Louisiana	Natchitoches	659	0.439%
49	Alabama	Monroeville	522	0.348%
50	Hawaii	Kauai	427	0.285%

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Table 31 (cont'd.): Rural Homestead Property Taxes
Payable 2011

$300,000 VALUED PROPERTY

Rank	State	City	Net Tax	ETR
1	New York	Warsaw	9,877	3.292%
2	Illinois	Clinton	7,309	2.436%
3	Pennsylvania	Ridgway	7,044	2.348%
4	Wisconsin	Rice Lake	6,885	2.295%
5	Vermont	Newport	6,638	2.213%
6	Nebraska	Sidney	6,604	2.201%
7	New Jersey	Maurice River Township	6,246	2.082%
8	Florida	Moore Haven	6,221	2.074%
9	New Hampshire	Lancaster	6,089	2.030%
10	Kansas	Iola	5,944	1.981%
11	South Dakota	Sisseton	5,850	1.950%
12	Michigan	Manistique	5,849	1.950%
13	Rhode Island	Hopkinton	5,802	1.934%
14	Texas	Fort Stockton	5,644	1.881%
15	North Dakota	Devils Lake	5,501	1.834%
16	Maine	Rockland	5,446	1.815%
17	Iowa	Hampton	5,350	1.783%
18	Indiana	North Vernon	4,773	1.591%
19	Connecticut	Litchfield	4,698	1.566%
20	Mississippi	Aberdeen	4,532	1.511%
21	Georgia	Fitzgerald	4,483	1.494%
22	Massachusetts	Adams	4,416	1.472%
23	Minnesota	Glencoe	4,384	1.461%
24	Maryland	Denton	4,205	1.402%
25	Ohio	Bryan	4,157	1.386%
	AVERAGE		**4,021**	**1.340%**
26	Nevada	Fallon	3,735	1.245%
27	Oregon	Tillamook	3,502	1.167%
28	Alaska	Ketchican	3,308	1.103%
29	Missouri	Boonville	3,226	1.075%
30	California	Yreka	3,026	1.009%
31	Idaho	Saint Anthony	3,011	1.004%
32	North Carolina	Edenton	2,787	0.929%
33	Montana	Glasgow	2,671	0.890%
34	Oklahoma	Mangum	2,637	0.879%
35	Kentucky	London	2,562	0.854%
36	New Mexico	Santa Rosa	2,381	0.794%
37	Washington	Colville	2,362	0.787%
38	Wyoming	Worland	2,131	0.710%
39	Louisiana	Natchitoches	2,086	0.695%
40	Utah	Richfield	1,824	0.608%
41	West Virginia	Elkins	1,821	0.607%
42	Tennessee	Savannah	1,765	0.588%
43	South Carolina	Mullins	1,755	0.585%
44	Colorado	Walsenburg	1,741	0.580%
45	Delaware	Georgetown	1,721	0.574%
46	Arizona	Safford	1,711	0.570%
47	Arkansas	Pocahontas	1,670	0.557%
48	Virginia	Wise	1,506	0.502%
49	Alabama	Monroeville	1,086	0.362%
50	Hawaii	Kauai	1,056	0.352%

Table 32: Rural Commercial Property Taxes
Payable 2011

$100,000 VALUED PROPERTY
$20,000 Fixtures

$1 MILLION-VALUED PROPERTY
$200,000 Fixtures

Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	Kansas	Iola	6,184	5.153%	1	Kansas	Iola	61,837	5.153%
2	Iowa	Hampton	3,676	3.063%	2	Iowa	Hampton	36,760	3.063%
3	Michigan	Manistique	3,530	2.942%	3	Michigan	Manistique	35,302	2.942%
4	New York	Warsaw	3,514	2.929%	4	New York	Warsaw	35,145	2.929%
5	Indiana	North Vernon	3,475	2.896%	5	Indiana	North Vernon	34,753	2.896%
6	Mississippi	Aberdeen	2,990	2.492%	6	Minnesota	Glencoe	32,414	2.701%
7	Texas	Fort Stockton	2,941	2.451%	7	Mississippi	Aberdeen	29,904	2.492%
8	Wisconsin	Rice Lake	2,746	2.288%	8	Texas	Fort Stockton	29,411	2.451%
9	Nebraska	Sidney	2,740	2.283%	9	Florida	Moore Haven	28,103	2.342%
10	Colorado	Walsenburg	2,653	2.211%	10	Wisconsin	Rice Lake	28,068	2.339%
11	South Carolina	Mullins	2,630	2.191%	11	Nebraska	Sidney	27,396	2.283%
12	Illinois	Clinton	2,592	2.160%	12	Colorado	Walsenburg	26,534	2.211%
13	Minnesota	Glencoe	2,562	2.135%	13	South Carolina	Mullins	26,297	2.191%
14	Missouri	Boonville	2,443	2.036%	14	Illinois	Clinton	25,919	2.160%
15	Florida	Moore Haven	2,403	2.002%	15	Missouri	Boonville	24,434	2.036%
16	Pennsylvania	Ridgway	2,352	1.960%	16	Pennsylvania	Ridgway	23,518	1.960%
17	South Dakota	Sisseton	2,330	1.942%	17	South Dakota	Sisseton	23,300	1.942%
18	Rhode Island	Hopkinton	2,321	1.934%	18	Rhode Island	Hopkinton	23,208	1.934%
19	Maine	Rockland	2,254	1.878%	19	Maine	Rockland	22,536	1.878%
20	Vermont	Newport	2,200	1.833%	20	Vermont	Newport	22,002	1.833%
21	Massachusetts	Adams	2,125	1.771%	21	Massachusetts	Adams	21,246	1.771%
22	Maryland	Denton	2,101	1.751%	22	Maryland	Denton	21,011	1.751%
23	New Jersey	Maurice River Township	2,082	1.735%	23	New Jersey	Maurice River Township	20,820	1.735%
24	New Hampshire	Lancaster	2,030	1.691%	24	New Hampshire	Lancaster	20,298	1.691%
25	North Dakota	Devils Lake	2,018	1.682%		**AVERAGE**		**20,253**	**1.688%**
	AVERAGE		**1,999**	**1.666%**	25	North Dakota	Devils Lake	20,184	1.682%
26	Connecticut	Litchfield	1,934	1.612%	26	Connecticut	Litchfield	19,339	1.612%
27	Georgia	Fitzgerald	1,871	1.559%	27	Georgia	Fitzgerald	18,709	1.559%
28	Montana	Glasgow	1,796	1.497%	28	Montana	Glasgow	17,963	1.497%
29	Idaho	Saint Anthony	1,752	1.460%	29	Idaho	Saint Anthony	17,523	1.460%
30	Ohio	Bryan	1,673	1.394%	30	Ohio	Bryan	16,731	1.394%
31	Louisiana	Natchitoches	1,601	1.334%	31	Louisiana	Natchitoches	16,005	1.334%
32	Nevada	Fallon	1,489	1.241%	32	Nevada	Fallon	14,888	1.241%
33	West Virginia	Elkins	1,459	1.216%	33	West Virginia	Elkins	14,588	1.216%
34	Utah	Richfield	1,410	1.175%	34	Utah	Richfield	14,105	1.175%
35	Oregon	Tillamook	1,401	1.167%	35	Oregon	Tillamook	14,009	1.167%
36	Alaska	Ketchican	1,343	1.119%	36	Alaska	Ketchican	13,428	1.119%
37	Kentucky	London	1,268	1.057%	37	Kentucky	London	12,679	1.057%
38	California	Yreka	1,239	1.033%	38	California	Yreka	12,395	1.033%
39	New Mexico	Santa Rosa	1,193	0.994%	39	New Mexico	Santa Rosa	11,931	0.994%
40	Oklahoma	Mangum	1,130	0.942%	40	Oklahoma	Mangum	11,300	0.942%
41	North Carolina	Edenton	1,124	0.937%	41	North Carolina	Edenton	11,241	0.937%
42	Tennessee	Savannah	1,093	0.911%	42	Tennessee	Savannah	10,927	0.911%
43	Washington	Colville	949	0.791%	43	Washington	Colville	9,493	0.791%
44	Alabama	Monroeville	904	0.754%	44	Alabama	Monroeville	9,044	0.754%
45	Wyoming	Worland	880	0.733%	45	Wyoming	Worland	8,796	0.733%
46	Arkansas	Pocahontas	817	0.681%	46	Arkansas	Pocahontas	8,171	0.681%
47	Virginia	Wise	800	0.667%	47	Virginia	Wise	8,001	0.667%
48	Hawaii	Kauai	770	0.642%	48	Arizona	Safford	7,951	0.663%
49	Arizona	Safford	619	0.516%	49	Hawaii	Kauai	7,700	0.642%
50	Delaware	Georgetown	532	0.443%	50	Delaware	Georgetown	5,317	0.443%

Table 32 (cont'd.): Rural Commercial Property Taxes
Payable 2011

$25 MILLION-VALUED PROPERTY

$5,000,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Kansas	Iola	1,545,928	5.153%
2	Iowa	Hampton	919,005	3.063%
3	Michigan	Manistique	882,541	2.942%
4	New York	Warsaw	878,620	2.929%
5	Indiana	North Vernon	868,825	2.896%
6	Minnesota	Glencoe	839,136	2.797%
7	Mississippi	Aberdeen	747,603	2.492%
8	Texas	Fort Stockton	735,270	2.451%
9	Florida	Moore Haven	716,534	2.388%
10	Wisconsin	Rice Lake	703,321	2.344%
11	Nebraska	Sidney	684,903	2.283%
12	Colorado	Walsenburg	663,358	2.211%
13	South Carolina	Mullins	657,425	2.191%
14	Illinois	Clinton	647,967	2.160%
15	Missouri	Boonville	610,862	2.036%
16	Pennsylvania	Ridgway	587,961	1.960%
17	South Dakota	Sisseton	582,500	1.942%
18	Rhode Island	Hopkinton	580,200	1.934%
19	Maine	Rockland	563,400	1.878%
20	Vermont	Newport	550,046	1.833%
21	Massachusetts	Adams	531,160	1.771%
22	Maryland	Denton	525,275	1.751%
23	New Jersey	Maurice River Township	520,496	1.735%
	AVERAGE		**507,632**	**1.692%**
24	New Hampshire	Lancaster	507,448	1.691%
25	North Dakota	Devils Lake	504,610	1.682%
26	Connecticut	Litchfield	483,483	1.612%
27	Georgia	Fitzgerald	467,726	1.559%
28	Montana	Glasgow	449,064	1.497%
29	Idaho	Saint Anthony	438,068	1.460%
30	Ohio	Bryan	418,268	1.394%
31	Louisiana	Natchitoches	400,131	1.334%
32	Nevada	Fallon	372,190	1.241%
33	West Virginia	Elkins	364,709	1.216%
34	Utah	Richfield	352,620	1.175%
35	Oregon	Tillamook	350,230	1.167%
36	Alaska	Ketchican	335,700	1.119%
37	Kentucky	London	316,964	1.057%
38	California	Yreka	309,870	1.033%
39	New Mexico	Santa Rosa	298,279	0.994%
40	Oklahoma	Mangum	282,488	0.942%
41	North Carolina	Edenton	281,019	0.937%
42	Tennessee	Savannah	273,168	0.911%
43	Washington	Colville	237,332	0.791%
44	Alabama	Monroeville	226,100	0.754%
45	Arizona	Safford	220,175	0.734%
46	Wyoming	Worland	219,904	0.733%
47	Arkansas	Pocahontas	204,283	0.681%
48	Virginia	Wise	200,014	0.667%
49	Hawaii	Kauai	192,500	0.642%
50	Delaware	Georgetown	132,916	0.443%

Table 33: Rural Industrial Property Taxes (50% Personal Property)
Payable 2011

$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	City	Net Tax	ETR
1	South Carolina	Mullins	5,901	2.951%	1	South Carolina	Mullins	59,011	2.951%
2	Kansas	Iola	5,745	2.872%	2	Kansas	Iola	57,448	2.872%
3	Mississippi	Aberdeen	5,001	2.500%	3	Mississippi	Aberdeen	50,008	2.500%
4	Texas	Fort Stockton	4,902	2.451%	4	Texas	Fort Stockton	49,018	2.451%
5	Indiana	North Vernon	4,684	2.342%	5	Indiana	North Vernon	46,841	2.342%
6	Michigan	Manistique	4,004	2.002%	6	Michigan	Manistique	40,044	2.002%
7	Iowa	Hampton	3,676	1.838%	7	Florida	Moore Haven	37,416	1.871%
8	Nebraska	Sidney	3,668	1.834%	8	Iowa	Hampton	36,760	1.838%
9	Colorado	Walsenburg	3,538	1.769%	9	Nebraska	Sidney	36,683	1.834%
10	New York	Warsaw	3,514	1.757%	10	Colorado	Walsenburg	35,379	1.769%
11	Missouri	Boonville	3,266	1.633%	11	New York	Warsaw	35,145	1.757%
12	Florida	Moore Haven	3,218	1.609%	12	Missouri	Boonville	32,664	1.633%
13	Louisiana	Natchitoches	2,830	1.415%	13	Minnesota	Glencoe	32,414	1.621%
14	Georgia	Fitzgerald	2,758	1.379%	14	Louisiana	Natchitoches	28,303	1.415%
15	Montana	Glasgow	2,696	1.348%	15	Georgia	Fitzgerald	27,581	1.379%
16	Illinois	Clinton	2,592	1.296%	16	Montana	Glasgow	26,962	1.348%
17	Minnesota	Glencoe	2,562	1.281%	17	Illinois	Clinton	25,919	1.296%
18	Wisconsin	Rice Lake	2,512	1.256%	18	Wisconsin	Rice Lake	25,723	1.286%
19	West Virginia	Elkins	2,504	1.252%	19	West Virginia	Elkins	25,040	1.252%
	AVERAGE		**2,453**	**1.226%**		**AVERAGE**		**24,922**	**1.246%**
20	Vermont	Newport	2,392	1.196%	20	Vermont	Newport	23,923	1.196%
21	Pennsylvania	Ridgway	2,352	1.176%	21	Pennsylvania	Ridgway	23,518	1.176%
22	Idaho	Saint Anthony	2,336	1.168%	22	Idaho	Saint Anthony	23,364	1.168%
23	South Dakota	Sisseton	2,330	1.165%	23	South Dakota	Sisseton	23,300	1.165%
24	Rhode Island	Hopkinton	2,127	1.064%	24	Rhode Island	Hopkinton	21,274	1.064%
25	New Jersey	Maurice River Township	2,082	1.041%	25	New Jersey	Maurice River Township	20,820	1.041%
26	Maine	Rockland	2,066	1.033%	26	Maine	Rockland	20,658	1.033%
27	Oklahoma	Mangum	2,034	1.017%	27	Oklahoma	Mangum	20,339	1.017%
28	New Hampshire	Lancaster	2,030	1.015%	28	New Hampshire	Lancaster	20,298	1.015%
29	North Dakota	Devils Lake	2,018	1.009%	29	North Dakota	Devils Lake	20,184	1.009%
30	Ohio	Bryan	2,007	1.003%	30	Ohio	Bryan	20,066	1.003%
31	Nevada	Fallon	1,998	0.999%	31	Nevada	Fallon	19,984	0.999%
32	Massachusetts	Adams	1,935	0.967%	32	Massachusetts	Adams	19,349	0.967%
33	Utah	Richfield	1,881	0.940%	33	Utah	Richfield	18,806	0.940%
34	Oregon	Tillamook	1,868	0.934%	34	Oregon	Tillamook	18,679	0.934%
35	Alaska	Ketchican	1,823	0.911%	35	Alaska	Ketchican	18,228	0.911%
36	Connecticut	Litchfield	1,779	0.889%	36	Connecticut	Litchfield	17,785	0.889%
37	Maryland	Denton	1,733	0.867%	37	Maryland	Denton	17,331	0.867%
38	Tennessee	Savannah	1,697	0.849%	38	Tennessee	Savannah	16,975	0.849%
39	California	Yreka	1,653	0.826%	39	California	Yreka	16,526	0.826%
40	New Mexico	Santa Rosa	1,631	0.815%	40	New Mexico	Santa Rosa	16,310	0.815%
41	North Carolina	Edenton	1,514	0.757%	41	North Carolina	Edenton	15,141	0.757%
42	Virginia	Wise	1,396	0.698%	42	Virginia	Wise	13,961	0.698%
43	Arkansas	Pocahontas	1,378	0.689%	43	Arkansas	Pocahontas	13,783	0.689%
44	Wyoming	Worland	1,378	0.689%	44	Wyoming	Worland	13,782	0.689%
45	Washington	Colville	1,273	0.637%	45	Arizona	Safford	13,254	0.663%
46	Kentucky	London	1,229	0.614%	46	Washington	Colville	12,731	0.637%
47	Alabama	Monroeville	1,208	0.604%	47	Kentucky	London	12,289	0.614%
48	Hawaii	Kauai	770	0.385%	48	Alabama	Monroeville	12,084	0.604%
49	Arizona	Safford	619	0.310%	49	Hawaii	Kauai	7,700	0.385%
50	Delaware	Georgetown	532	0.266%	50	Delaware	Georgetown	5,317	0.266%

Table 33 (cont'd.): Rural Industrial Property Taxes (50% Personal Property)
Payable 2011

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

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	1,475,277	2.951%
2	Kansas	Iola	1,436,210	2.872%
3	Mississippi	Aberdeen	1,250,193	2.500%
4	Texas	Fort Stockton	1,225,450	2.451%
5	Indiana	North Vernon	1,171,025	2.342%
6	Michigan	Manistique	1,001,092	2.002%
7	Florida	Moore Haven	949,363	1.899%
8	Iowa	Hampton	919,005	1.838%
9	Nebraska	Sidney	917,074	1.834%
10	Colorado	Walsenburg	884,477	1.769%
11	New York	Warsaw	878,620	1.757%
12	Minnesota	Glencoe	839,136	1.678%
13	Missouri	Boonville	816,609	1.633%
14	Louisiana	Natchitoches	707,571	1.415%
15	Georgia	Fitzgerald	689,518	1.379%
16	Montana	Glasgow	674,046	1.348%
17	Illinois	Clinton	647,967	1.296%
18	Wisconsin	Rice Lake	644,706	1.289%
19	West Virginia	Elkins	625,994	1.252%
	AVERAGE		**624,374**	**1.249%**
20	Vermont	Newport	598,074	1.196%
21	Pennsylvania	Ridgway	587,961	1.176%
22	Idaho	Saint Anthony	584,091	1.168%
23	South Dakota	Sisseton	582,500	1.165%
24	Rhode Island	Hopkinton	531,850	1.064%
25	New Jersey	Maurice River Township	520,496	1.041%
26	Maine	Rockland	516,450	1.033%
27	Oklahoma	Mangum	508,478	1.017%
28	New Hampshire	Lancaster	507,448	1.015%
29	North Dakota	Devils Lake	504,610	1.009%
30	Ohio	Bryan	501,652	1.003%
31	Nevada	Fallon	499,590	0.999%
32	Massachusetts	Adams	483,735	0.967%
33	Utah	Richfield	470,160	0.940%
34	Oregon	Tillamook	466,974	0.934%
35	Alaska	Ketchican	455,700	0.911%
36	Connecticut	Litchfield	444,633	0.889%
37	Maryland	Denton	433,275	0.867%
38	Tennessee	Savannah	424,368	0.849%
39	California	Yreka	413,160	0.826%
40	New Mexico	Santa Rosa	407,738	0.815%
41	North Carolina	Edenton	378,519	0.757%
42	Arizona	Safford	352,749	0.705%
43	Virginia	Wise	349,014	0.698%
44	Arkansas	Pocahontas	344,563	0.689%
45	Wyoming	Worland	344,554	0.689%
46	Washington	Colville	318,283	0.637%
47	Kentucky	London	307,214	0.614%
48	Alabama	Monroeville	302,100	0.604%
49	Hawaii	Kauai	192,500	0.385%
50	Delaware	Georgetown	132,916	0.266%

Table 34: Rural Industrial Property Taxes (60% Personal Property)
Payable 2011

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

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

Rank	State	City	Net Tax	ETR	Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	7,229	2.892%	1	South Carolina	Mullins	72,294	2.892%
2	Mississippi	Aberdeen	6,257	2.503%	2	Mississippi	Aberdeen	62,572	2.503%
3	Texas	Fort Stockton	6,127	2.451%	3	Texas	Fort Stockton	61,273	2.451%
4	Kansas	Iola	5,964	2.386%	4	Kansas	Iola	59,643	2.386%
5	Indiana	North Vernon	5,591	2.236%	5	Indiana	North Vernon	55,907	2.236%
6	Michigan	Manistique	4,530	1.812%	6	Michigan	Manistique	45,302	1.812%
7	Nebraska	Sidney	4,365	1.746%	7	Florida	Moore Haven	44,401	1.776%
8	Colorado	Walsenburg	4,201	1.681%	8	Nebraska	Sidney	43,648	1.746%
9	Florida	Moore Haven	3,916	1.566%	9	Colorado	Walsenburg	42,013	1.681%
10	Missouri	Boonville	3,884	1.553%	10	Missouri	Boonville	38,837	1.553%
11	Iowa	Hampton	3,676	1.470%	11	Iowa	Hampton	36,760	1.470%
12	Louisiana	Natchitoches	3,599	1.440%	12	Louisiana	Natchitoches	35,989	1.440%
13	New York	Warsaw	3,514	1.406%	13	New York	Warsaw	35,145	1.406%
14	Montana	Glasgow	3,371	1.348%	14	Montana	Glasgow	33,711	1.348%
15	Georgia	Fitzgerald	3,360	1.344%	15	Georgia	Fitzgerald	33,599	1.344%
16	West Virginia	Elkins	3,157	1.263%	16	Minnesota	Glencoe	32,414	1.297%
	AVERAGE		**2,797**	**1.119%**	17	West Virginia	Elkins	31,572	1.263%
17	Idaho	Saint Anthony	2,774	1.110%		**AVERAGE**		**28,383**	**1.135%**
18	Wisconsin	Rice Lake	2,629	1.051%	18	Idaho	Saint Anthony	27,744	1.110%
19	Oklahoma	Mangum	2,599	1.040%	19	Wisconsin	Rice Lake	26,896	1.076%
20	Illinois	Clinton	2,592	1.037%	20	Oklahoma	Mangum	25,989	1.040%
21	Minnesota	Glencoe	2,562	1.025%	21	Illinois	Clinton	25,919	1.037%
22	Vermont	Newport	2,392	0.957%	22	Vermont	Newport	23,923	0.957%
23	Nevada	Fallon	2,381	0.952%	23	Nevada	Fallon	23,806	0.952%
24	Pennsylvania	Ridgway	2,352	0.941%	24	Pennsylvania	Ridgway	23,518	0.941%
25	South Dakota	Sisseton	2,330	0.932%	25	South Dakota	Sisseton	23,300	0.932%
26	Utah	Richfield	2,233	0.893%	26	Utah	Richfield	22,333	0.893%
27	Rhode Island	Hopkinton	2,224	0.890%	27	Rhode Island	Hopkinton	22,241	0.890%
28	Oregon	Tillamook	2,218	0.887%	28	Oregon	Tillamook	22,181	0.887%
29	Alaska	Ketchican	2,183	0.873%	29	Alaska	Ketchican	21,828	0.873%
30	Maine	Rockland	2,160	0.864%	30	Maine	Rockland	21,597	0.864%
31	New Jersey	Maurice River Township	2,082	0.833%	31	New Jersey	Maurice River Township	20,820	0.833%
32	Tennessee	Savannah	2,075	0.830%	32	Tennessee	Savannah	20,755	0.830%
33	New Hampshire	Lancaster	2,030	0.812%	33	New Hampshire	Lancaster	20,298	0.812%
34	Massachusetts	Adams	2,030	0.812%	34	Massachusetts	Adams	20,298	0.812%
35	North Dakota	Devils Lake	2,018	0.807%	35	North Dakota	Devils Lake	20,184	0.807%
36	Ohio	Bryan	2,007	0.803%	36	Ohio	Bryan	20,066	0.803%
37	California	Yreka	1,963	0.785%	37	California	Yreka	19,625	0.785%
38	New Mexico	Santa Rosa	1,959	0.784%	38	New Mexico	Santa Rosa	19,593	0.784%
39	Maryland	Denton	1,917	0.767%	39	Maryland	Denton	19,171	0.767%
40	Connecticut	Litchfield	1,856	0.742%	40	Connecticut	Litchfield	18,562	0.742%
41	Virginia	Wise	1,843	0.737%	41	Virginia	Wise	18,431	0.737%
42	North Carolina	Edenton	1,807	0.723%	42	North Carolina	Edenton	18,066	0.723%
43	Arkansas	Pocahontas	1,729	0.692%	43	Arkansas	Pocahontas	17,290	0.692%
44	Wyoming	Worland	1,641	0.656%	44	Arizona	Safford	17,231	0.689%
45	Washington	Colville	1,516	0.606%	45	Wyoming	Worland	16,409	0.656%
46	Alabama	Monroeville	1,436	0.575%	46	Washington	Colville	15,160	0.606%
47	Kentucky	London	1,343	0.537%	47	Alabama	Monroeville	14,364	0.575%
48	Arizona	Safford	920	0.368%	48	Kentucky	London	13,434	0.537%
49	Hawaii	Kauai	770	0.308%	49	Hawaii	Kauai	7,700	0.308%
50	Delaware	Georgetown	532	0.213%	50	Delaware	Georgetown	5,317	0.213%

Table 33 (cont'd.): Rural Industrial Property Taxes (60% Personal Property)
Payable 2011

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

Rank	State	City	Net Tax	ETR
1	South Carolina	Mullins	1,807,362	2.892%
2	Mississippi	Aberdeen	1,564,311	2.503%
3	Texas	Fort Stockton	1,531,813	2.451%
4	Kansas	Iola	1,491,069	2.386%
5	Indiana	North Vernon	1,397,675	2.236%
6	Michigan	Manistique	1,132,547	1.812%
7	Florida	Moore Haven	1,123,986	1.798%
8	Nebraska	Sidney	1,091,202	1.746%
9	Colorado	Walsenburg	1,050,316	1.681%
10	Missouri	Boonville	970,919	1.553%
11	Iowa	Hampton	919,005	1.470%
12	Louisiana	Natchitoches	899,721	1.440%
13	New York	Warsaw	878,620	1.406%
14	Montana	Glasgow	842,783	1.348%
15	Georgia	Fitzgerald	839,968	1.344%
16	Minnesota	Glencoe	839,136	1.343%
17	West Virginia	Elkins	789,297	1.263%
	AVERAGE		**710,879**	**1.137%**
18	Idaho	Saint Anthony	693,608	1.110%
19	Wisconsin	Rice Lake	674,014	1.078%
20	Oklahoma	Mangum	649,721	1.040%
21	Illinois	Clinton	647,967	1.037%
22	Vermont	Newport	598,074	0.957%
23	Nevada	Fallon	595,140	0.952%
24	Pennsylvania	Ridgway	587,961	0.941%
25	South Dakota	Sisseton	582,500	0.932%
26	Utah	Richfield	558,315	0.893%
27	Rhode Island	Hopkinton	556,025	0.890%
28	Oregon	Tillamook	554,531	0.887%
29	Alaska	Ketchican	545,700	0.873%
30	Maine	Rockland	539,925	0.864%
31	New Jersey	Maurice River Township	520,496	0.833%
32	Tennessee	Savannah	518,868	0.830%
33	New Hampshire	Lancaster	507,448	0.812%
34	Massachusetts	Adams	507,448	0.812%
35	North Dakota	Devils Lake	504,610	0.807%
36	Ohio	Bryan	501,652	0.803%
37	California	Yreka	490,628	0.785%
38	New Mexico	Santa Rosa	489,833	0.784%
39	Maryland	Denton	479,275	0.767%
40	Connecticut	Litchfield	464,058	0.742%
41	Virginia	Wise	460,764	0.737%
42	Arizona	Safford	452,180	0.723%
43	North Carolina	Edenton	451,644	0.723%
44	Arkansas	Pocahontas	432,238	0.692%
45	Wyoming	Worland	410,233	0.656%
46	Washington	Colville	378,996	0.606%
47	Alabama	Monroeville	359,100	0.575%
48	Kentucky	London	335,839	0.537%
49	Hawaii	Kauai	192,500	0.308%
50	Delaware	Georgetown	132,916	0.213%

Table 35: Rural Apartment Property Taxes
Payable 2011
$600,000VALUED PROPERTY
$30,000 Fixtures

Rank	State	City	Net Tax	ETR
1	Iowa	Hampton	22,056	3.501%
2	New York	Warsaw	21,087	3.347%
3	Michigan	Manistique	17,713	2.812%
4	Indiana	North Vernon	17,225	2.734%
5	Mississippi	Aberdeen	15,681	2.489%
6	Illinois	Clinton	15,551	2.468%
7	Texas	Fort Stockton	15,441	2.451%
8	Wisconsin	Rice Lake	14,704	2.334%
9	Florida	Moore Haven	14,533	2.307%
10	Vermont	Newport	14,354	2.278%
11	Nebraska	Sidney	14,348	2.277%
12	Pennsylvania	Ridgway	14,111	2.240%
13	South Dakota	Sisseton	13,980	2.219%
14	Kansas	Iola	13,250	2.103%
15	New Jersey	Maurice River Township	12,492	1.983%
16	Rhode Island	Hopkinton	12,184	1.934%
17	New Hampshire	Lancaster	12,179	1.933%
18	North Dakota	Devils Lake	12,111	1.922%
19	Maine	Rockland	11,831	1.878%
20	South Carolina	Mullins	11,793	1.872%
21	Connecticut	Litchfield	10,205	1.620%
22	Ohio	Bryan	10,038	1.593%
23	Georgia	Fitzgerald	9,801	1.556%
	AVERAGE		**9,792**	**1.554%**
24	Minnesota	Glencoe	9,524	1.512%
25	Massachusetts	Adams	9,401	1.492%
26	Maryland	Denton	9,295	1.475%
27	Idaho	Saint Anthony	9,199	1.460%
28	Nevada	Fallon	7,830	1.243%
29	Oregon	Tillamook	7,355	1.167%
30	West Virginia	Elkins	7,316	1.161%
31	Alaska	Ketchican	6,977	1.107%
32	California	Yreka	6,507	1.033%
33	Missouri	Boonville	6,451	1.024%
34	Louisiana	Natchitoches	6,170	0.979%
35	Montana	Glasgow	6,089	0.966%
36	Kentucky	London	5,999	0.952%
37	Tennessee	Savannah	5,876	0.933%
38	North Carolina	Edenton	5,867	0.931%
39	Oklahoma	Mangum	5,763	0.915%
40	New Mexico	Santa Rosa	5,200	0.825%
41	Washington	Colville	4,967	0.788%
42	Alabama	Monroeville	4,742	0.753%
43	Hawaii	Kauai	4,620	0.733%
44	Wyoming	Worland	4,433	0.704%
45	Colorado	Walsenburg	4,305	0.683%
46	Arkansas	Pocahontas	4,272	0.678%
47	Utah	Richfield	4,231	0.672%
48	Arizona	Safford	3,599	0.571%
49	Virginia	Wise	3,492	0.554%
50	Delaware	Georgetown	3,443	0.546%

This study updates the *50-State Property Tax Comparison Study: Payable Year 2010*. 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 Minnesota Taxpayers Association staff. Those calculations were, in turn, subject to local verification when necessary.

Selection of Additional Urban Cities

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

Selection of Rural Cities

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

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

Components of the Property Tax Calculation

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

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

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

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 have added a table showing median values for single-family homes in the largest urban area of each state.

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

Sales Ratios (SR)

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

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

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

We 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).

VIII. Appendix: Methodology and Assumptions

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

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

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

Classification Rates (CR)

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

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

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

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

Total Local Tax Rate (TR)

Tax rates requested were state and local, payable 2011 applicable to the greatest number of parcels in the largest urban area of each state. "Payable 2011 tax rate" was defined as the tax rate used to calculate the property taxes with a lien date originating in 2011, 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). 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 the State of Minnesota, namely the tax on homesteads relative to those on business and apartment property. Other classes of property were omitted either because of their complexity (public utilities, farms), or because the need for information about them was less urgent, at least in Minnesota. The four classes of property studied comprise nearly 80% of all the market value of real and personal property in Minnesota.

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

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

PROPERTY CLASSES AND TRUE MARKET VALUES

Values of Property

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

Real and Personal Property

The treatment of personal property is a significant part of the property tax in every state. To get an appropriate ranking of the property taxes on all classes of property, and particularly personal property, it is important to make specific assumptions about the amount of personal property associated with each example. 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 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 intabgibles 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, the property owned by Minnesota industry is 48.3% land and buildings (real property) and 51.7% personal property. Overall, the shares of personal property range from 48.0% (Delaware) to 55.2% (Oklahoma).

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 have discontinued this analysis beginning with this report for payable 2011 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.

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.