17 - 0704

SUMMARY REPORT

OF THE

MINNESOTA DEPARTMENT OF TAXATION

TO THE

EQUALIZATION AID REVIEW COMMITTEE

Dean M. Schweickhard, Chairman
Commissioner of Education

Arthur Naftalin
Commissioner of Administration

G. Howard Spaeth
Commissioner of Taxation
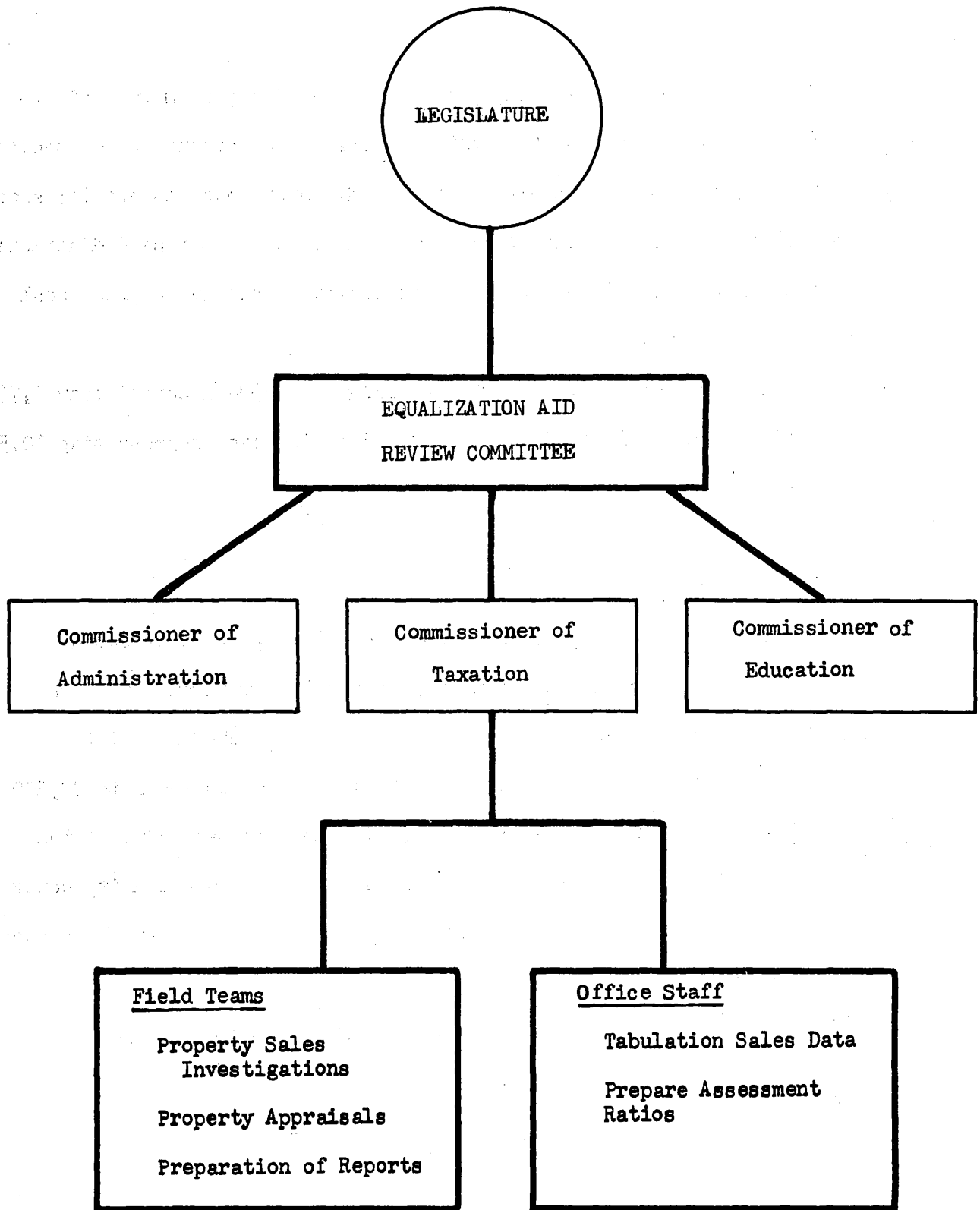
March, 1955

LEGAL AUTHORIZATION

"   There is hereby constituted an equalization aid review
committee, consisting of the commissioner of education, the
commissioner of administration, and the commissioner of tax-
ation. The duty of this committee shall be to review the
assessed valuation of school districts receiving equalization
aid. When such reviews disclose reasonable evidence that the
assessed valuation of any school district furnished by any
county auditor, as aforesaid, is not the true valuation of
taxable property in such school districts, then said committee
shall call upon the department of taxation to ascertain the
true value of such property. The department of taxation shall
take such steps as it may consider necessary in the per-
formance of that duty and may incur such expense as is
necessary therefor. When so ascertained, but not later than
March 1, 1955, the department of taxation shall submit its
report to said committee for approval or rejection and, if
approved, such report shall be filed with the commissioner of
education and shall replace the valuation figure for the
calculation of equalization aids and gross earnings aid under
Minnesota Statutes 1949, Section 128.22, for the school year
1955-56 and thereafter provided by any county auditor, as
aforesaid. A copy of this report shall be sent to the clerk
of the school district involved and to the county auditor and
county assessor or supervisor of assessments of the county or
counties in which such school district is located."

                              - Minnesota Statutes 1953,
                                Section 128.082, Subd. 1 (b)

LEGISLATURE

EQUALIZATION AID
REVIEW COMMITTEE

Commissioner of Administration	Commissioner of Taxation	Commissioner of Education

Field Teams

Property Sales
Investigations

Property Appraisals

Preparation of Reports

Office Staff

Tabulation Sales Data

Prepare Assessment
Ratios

FUNCTIONAL ORGANIZATION OF EQUALIZATION AID REVIEW COMMITTEE

INTRODUCTION

The ability to finance governmental services varies widely from one unit to another. In education an effort has been made to equalize opportunities by making payments to school districts through equalization aid. Such payments are designed to bring need and ability-to-pay together to help financially distressed districts meet their obligations. Under this program, some districts receive a great deal of help and others receive none.

Equalization aid was introduced in 1947. During the 1953-54 school year 1,736 districts received approximately $7,250,000 in equalization aid, representing 10.5 percent of all state educational aid.

BASIS FOR DISTRIBUTION OF EQUALIZATION AID

Equalization aid in Minnesota, as in a number of states, is distributed entirely on the basis of assessed valuation of property per pupil unit in each school district. According to the existing equalization aid schedule, if the assessed value of property per pupil unit in a school district is equal to $2,300 or more, that district receives no equalization aid. If the assessed value of the property in that district were to decline to less than $100 per pupil unit, however, the district would receive $83.95 equalization aid per pupil unit under the present equalization aid schedule.

The existing equalization aid schedule is shown on the opposite page.

EQUALIZATION AID SCHEDULE
1953-54 School Year

Assessed Value of District Per Resident Pupil Unit in Average Daily Attendance	Equalization Aid Per Resident Pupil Unit in Average Daily Attendance
$2,300 or over	$ 00.00
2,200 to 2,300	3.65
2,100 to 2,200	7.30
2,000 to 2,100	10.95
1,900 to 2,000	14.60
1,800 to 1,900	18.25
1,700 to 1,800	21.90
1,600 to 1,700	25.55
1,500 to 1,600	29.20
1,400 to 1,500	32.85
1,300 to 1,400	36.50
1,200 to 1,300	40.15
1,100 to 1,200	43.80
1,000 to 1,100	47.45
900 to 1,000	51.10
800 to 900	54.75
700 to 800	58.40
600 to 700	62.05
500 to 600	65.70
400 to 500	69.35
300 to 400	73.00
200 to 300	76.65
100 to 200	80.30
Less than $100	83.95

CREATION OF THE EQUALIZATION AID REVIEW COMMITTEE

Since equalization aid is distributed according to the assessed value per pupil unit in each school district, a district receives more than its share of aid when its property is undervalued in relationship to the property in other school districts. To help correct this deficiency the 1951 Legislature created an equalization aid review committee composed of the commissioners of education, administration, and taxation. (Laws 1951, Chapter 705).

This committee was charged with the responsibility for reviewing assessed values used in connection with the distribution of equalization school aids.

The law provided that the committee should call upon the Department of Taxation to ascertain the true valuation of school districts receiving equalization aid. However, the committee concluded that in order to get a true picture of assessment standards in the state it was necessary to conduct a survey in all of the school districts.

The Department of Taxation began its assignment in the spring of 1952. By the time the 1953 Legislature met, surveys had been completed in nine counties. At that time a report was submitted to the 1953 Legislature and the committee was continued according to the provisions of Minnesota Statutes, 1953, Section 128.082, Subdivision 1 (b), quoted at the beginning of this report.

The Department of Taxation has now examined assessment standards in all school districts and this summary report is based upon those surveys.

The chart on the opposite page is a graphic presentation of the distribution of equalization aid for the 1953-54 school year. It can be seen there that 3,451 districts, representing 66.5 percent of all school districts in the state, had assessed valuations in excess of $2,300 per pupil unit and thus received no aid, while seven districts at the other extreme had assessed valuations of less than $100 per pupil unit and thus received equalization aid amounting to $83.95 per pupil unit.

NUMBER OF DISTRICTS

ASSESSED VALUATION PER PUPIL UNIT		35	70	105	140		3,000	3,500

ASSESSED VALUATION PER PUPIL UNIT		Aid Per Pupil	Number of Districts
$2,300 AND OVER	No Aid		(3451 Districts)
2,200	$3.65 Aid Per Pupil		(98)
2,100	7.30		(101)
2,000	10.95		(104)
1,900	14.60		(91)
1,800	18.25		(97)
1,700	21.90		(111)
1,600	25.55		(101)
1,500	29.20		(104)
1,400	32.85		(93)
1,300	36.50		(107)
1,200	40.15		(101)
1,100	43.80		(100)
1,000	47.45		(109)
900	51.10		(110)
800	54.75		(87)
700	58.40		(81)
699 AND UNDER	62.05 TO 83.95		(141)

SCHOOL YEAR
1953 - 1954

The committee soon realized that distribution of equalization aid in keeping
with the equalization principle depended upon the use of the same standard, or unit
of measurement, for assessed valuation in all school districts of the state. To
determine what unit of measure was being used in the various school districts, an
extensive sales-ratio study on a sample basis was made for the entire state by the
Department of Taxation.

Since the purpose of the study was to determine the level of assessment, or the
relationship of the assessor's true and full value to current value, in the
different school districts, representative samples of various classes of real
property such as farm, residential, commercial, industrial, etc., were selected for
study. The analysis was done by comparing the true and full value of property as
determined by the assessor with estimated current value. In determining current
value, preference was given to recent bona fide sales. In the absence of a
sufficient number of such sales, the sample was supplemented by appraisals at pre-
vailing market prices.

Beginning with the initial compilation and organization of the data, every
effort was made to secure as high a degree of accuracy as possible. All available
techniques were utilized to keep the margin of error to a minimum. The methods
used in collecting, organizing, and analyzing the data were those commonly used by
recognized authorities. These procedures were designed to minimize the effect of
any faulty sales or appraisal data which may have been inadvertently included in
the sample.

Every sale included in the analysis was investigated personally by a staff
member from the Department of Taxation, who attempted to contact the owner of the
property for first-hand information regarding the sale of the property in question.
That step was taken to insure that only bona fide sales were included in the
analysis.

The staff representative who conducted the field investigation attempted to secure the following information relative to all the sales he investigated:

1. Determination of the full amount of the consideration paid for the property.

2. Determination of the exact amount of property included in the sale and the elimination of the value of any personal property which might have been included in the transaction.

3. Determination of the date of the sale.

4. Discovery of any relationship or association between buyer and seller that would invalidate the sales price as being representative of full market value.

5. Determination of the value of any physical changes made in the property such as new construction, repair, or removal of structure during the period between the date of sale and the date of the last assessment.

Since sales of commercial, industrial, and public utility property are relatively rare, it was necessary to make appraisals, or to establish ratios on the basis of some data other than sales, in the case of those classes of property.

Public utility ratios were calculated from the book values reported by the various utility companies to the Commissioner of Taxation. Samples of commercial and industrial sales were supplemented by appraisals. Unmined iron ore was excluded from the survey.

Since time and money limitations precluded the use of detailed professional appraisals, an alternative procedure was developed for estimating the present value of selected commercial and industrial property. This procedure utilized all available economic data, including information on rentals, insurance valuations, and informed local opinion. Drawing upon these items of information and upon his own fund of experience, the staff member responsible for making these appraisals estimated the present value of the properties examined.

A total of slightly more than 50,000 individual properties was included in the survey, and detailed reports and supporting data were compiled for all counties in the state.

IMPORTANCE OF SOUND ASSESSMENT PROCEDURES

One of the important criticisms leveled at the property tax over the years has been the low and non-uniform level of assessments.

It is important that maximum uniformity be attained, not only between property owners but also between taxing districts, if a reasonable degree of equity is to be achieved.

The property tax is the largest single source of state and local tax revenue in Minnesota. More than half of the total state and local tax dollar is derived from property levies.

Since it occupies such a key place in the Minnesota tax structure and since property valuations also serve as the basis for distributing various state aids, sound assessment procedures are of great importance. That need has been recognized for many years.

Disregard for the statutory requirement that real property be assessed at its full and true value is an old story in Minnesota and in many other states. As early as 1902, the Minnesota Tax Commission referred to real property assessment in the state as "a startling example of the disregard of law by those to whom its administration is entrusted." The Tax Commission found that "the constitutional mandate requiring property to be assessed at its 'true value in money' has been more honored in the breach than in the observance in the assessment of real property."

The 1902 Commission proceeded to make certain legislative recommendations designed to improve the situation. No effective action was taken, however, and for more than a decade the legislature wrestled with the problem of obtaining equitable property valuations. This situation led the 1914 Tax Commission to make the following forceful observation:

"From the time of the adoption of our state constitution in 1858 until the year 1914, when the 'classified assessment law' went into effect, our laws explicitly provided that 'all property shall be assessed at its true and full value in money.' Notwithstanding the clear and mandatory character of this statute, it was never enforced or obeyed, but was wilfully and shamelessly violated by taxpayers and tax officials

everywhere from the very beginning. The universal practice prior to 1914 was to assess property at from 25 to 50 percent of actual value."

Fractional assessments and inequities between units of government are not peculiar to Minnesota. Assessment ratio studies have been conducted in several other states. The results in these states have been comparable to the Minnesota findings. A tabulation comparing Minnesota with eight other states which have recently conducted similar studies follows:

State	Highest County Ratio	Statewide Ratio	Lowest County Ratio	Year of Study
Minnesota	52%	36%	17%	1955
Illinois	100	63	13	1953
Kansas	48	23	13	1953
Kentucky	50	••	17	1952
Missouri	63	••	19	1947
Nebraska	64	47	18	1953
New Jersey	56	34	16	1953
Pennsylvania	55	40	21	1951
Washington	39	20	13	1954

VARIATION IN ASSESSMENT STANDARDS AMONG COUNTIES

The data indicate that there is a considerable variation by counties in the composite (weighted average) assessment ratios for all classes of property. For example, the ranking of the counties in ratio order from low to high on the following page indicates that the composite county-wide ratio in the highest county, Red Lake, is more than three times greater than the composite assessment ratio in the lowest county, Koochiching.

Undesirable as such disparities may be, one should perhaps consider them in light of the tabulation on page 9. There it can be seen that approximately comparable disparities appear to exist in Kentucky, Missouri, Pennsylvania, and Washington, while even greater variations exist in Illinois, Kansas, Nebraska, and New Jersey.

These inequalities become magnified when a uniform state mill levy is applied to the non-uniform assessments.

The use of true and full values representing different percentages of market value also results in serious inequities when these values are used as a basis for distributing various state aids.

A summary table showing the assessment ratios by county and by major types of property is contained in Appendix I.

Order Number	County	Ratio	Order Number	County	Ratio
1	Koochiching	16.91%	45	Clay	38.09%
2	Itasca	17.38	46	Pine	38.38
3	Lake	20.44	47	Murray	38.42
4	Cass	22.45	48	Carver	38.50
5	Aitkin	22.73	49	Morrison	38.61
6	Crow Wing	25.15	50	Brown	38.68
7	St. Louis	25.76	51	Olmsted	38.74
8	Lake of the Woods	27.28	52	Kittson	38.85
9	Anoka	27.37	53	Swift	39.09
10	Washington	30.14	54	Kanabec	39.19
11	Cook	30.17	55	Watonwan	39.25
12	Carlton	30.52	56	Clearwater	39.28
13	Dakota	30.75	57	Rice	39.37
14	Faribault	31.83	58	Lincoln	39.62
15	Hubbard	32.11	59	Winona	39.80
16	Beltrami	32.98	60	Yellow Medicine	39.91
17	Roseau	33.86	61	Waseca	40.08
18	Nicollet	35.25	62	Todd	40.27
19	Cottonwood	35.31	63	Grant	40.44
20	Stearns	35.32	64	Mc Leod	41.12
21	Blue Earth	35.33	65	Renville	41.13
22	Pipestone	35.40	66	Houston	41.82
23	Hennepin	35.46	67	Kandiyohi	41.87
24	Rock	35.48	68	Marshall	42.05
25	Martin	35.59	69	Sibley	42.49
26	Nobles	35.72	70	Dodge	42.61
27	Mille Lacs	35.77	71	Douglas	42.62
28	Jackson	35.95	72	Wilkin	42.63
29	Ramsey	36.34	73	Chisago	42.87
30	Steele	36.42	74	Norman	43.31
31	Otter Tail	36.64	75	Goodhue	43.61
32	Freeborn	36.64	76	Traverse	44.08
33	Wadena	36.91	77	Isanti	44.17
34	Chippewa	37.13	78	Wabasha	45.12
35	Polk	37.14	79	Fillmore	45.21
36	Lyon	37.19	80	Meeker	45.46
37	Sherburne	37.21	81	Stevens	45.48
38	Mower	37.26	82	Big Stone	46.17
39	Scott	37.37	83	Lac Qui Parle	46.38
40	Benton	37.41	84	Pennington	47.49
41	Redwood	37.71	85	Pope	48.69
42	Le Sueur	37.90	86	Becker	49.89
43	Mahnomen	37.99	87	Red Lake	51.99
44	Wright	38.06			

In spite of the variations found in the assessment standard among the various counties, many of them are assessed at a comparable level.

The chart on the following page shows that 43 of the state's 87 counties are assessed at standards ranging from 35 to 39.9 percent of current value. Only 17 counties, slightly less than 20 percent, of the counties in the state are assessed at a level lower than 35 percent of current value, while nearly one-third, 27, of them are assessed at 40 percent, or more, of estimated current value.

While there is about 200 percent spread between the weighted average ratio of the lowest county and that of the highest county perhaps one of the most significant aspects of the chart on the following page is that nearly one-half of the counties in Minnesota are assessed at nearly comparable levels, ranging only from 35 to 39.9 percent of current value.

NUMBER OF COUNTIES CLASSIFIED BY RATIO OF TRUE AND FULL VALUE

TO CURRENT VALUE

Number of Counties (y-axis)

Ratio of Assessment Valuation to Current Value (x-axis)

Below 20.	20 to 24.99	25 to 29.99	30 to 34.99	35 to 39.99	40 to 44.99	45 to 49.99	50 & over
2	3	4	8	43	17	9	1
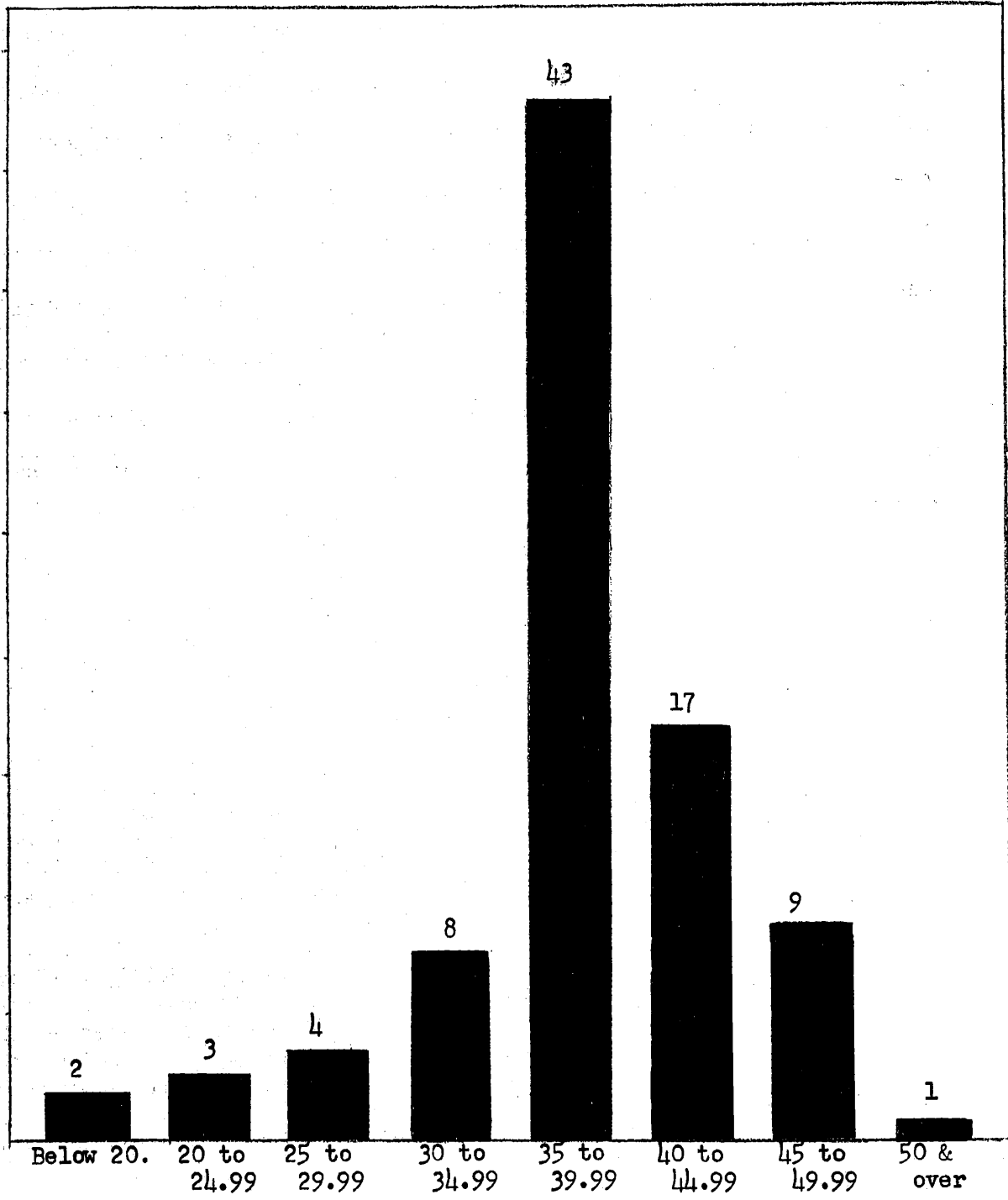
VARIATIONS WITHIN COUNTIES

Equality of assessment standards among counties is an important objective of sound assessment procedure. It is also important, however, that property units of the same class within a county be assessed at approximately the same standard.

A useful tool in measuring uniformity of assessments within counties is the coefficient of dispersion*. When the assessment-sales ratios of most properties within a county are relatively uniform and are grouped closely together, the coefficient of dispersion will be low. A low coefficient of dispersion therefore indicates a well equalized assessment. On the other hand, wide variations in the ratio of true and full to current value will result in a high coefficient of dispersion. This suggests a lack of equality among individual assessments.

The following charts illustrate the coefficient of dispersion graphically by plotting it on target diagrams. Good assessment administration is seen as a concentration of "shots" around a "bull's eye".

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* The coefficient of dispersion is a statistical measure which shows the distance on either side of the median ratio, expressed as a percentage of the median, within which 50 percent of all cases will fall. This distance is approximately equal to the average variation of individual sales ratios from the median ratio.

For example, Anoka County has a residential coefficient of dispersion of 10 percent and a residential median of 26.05 percent. This means that about half of Anoka County's residential dwellings are assessed at standards which exceed or fall short of the county-wide median by 10% x 26.05% = 2.61%. That is, 50 percent of this property lies within the range 26.05% plus or minus 2.61%, or between 23.44% and 28.66%. The average amount by which assessments differ from the median in this county is 2.61% (10% of 26.05%).

The median referred to above is comparable to the average. Technically, the median is the middle item in a group of items ranked from high to low. Thus, in a group of five numbers----1,3,4,5,6----the median is the third number, or 4. Where there is an even number of items, the median lies midway between the two middle items.

COUNTY A
RESIDENTIAL ASSESSMENTS

COEFFICIENT OF
DISPERSION: 10%
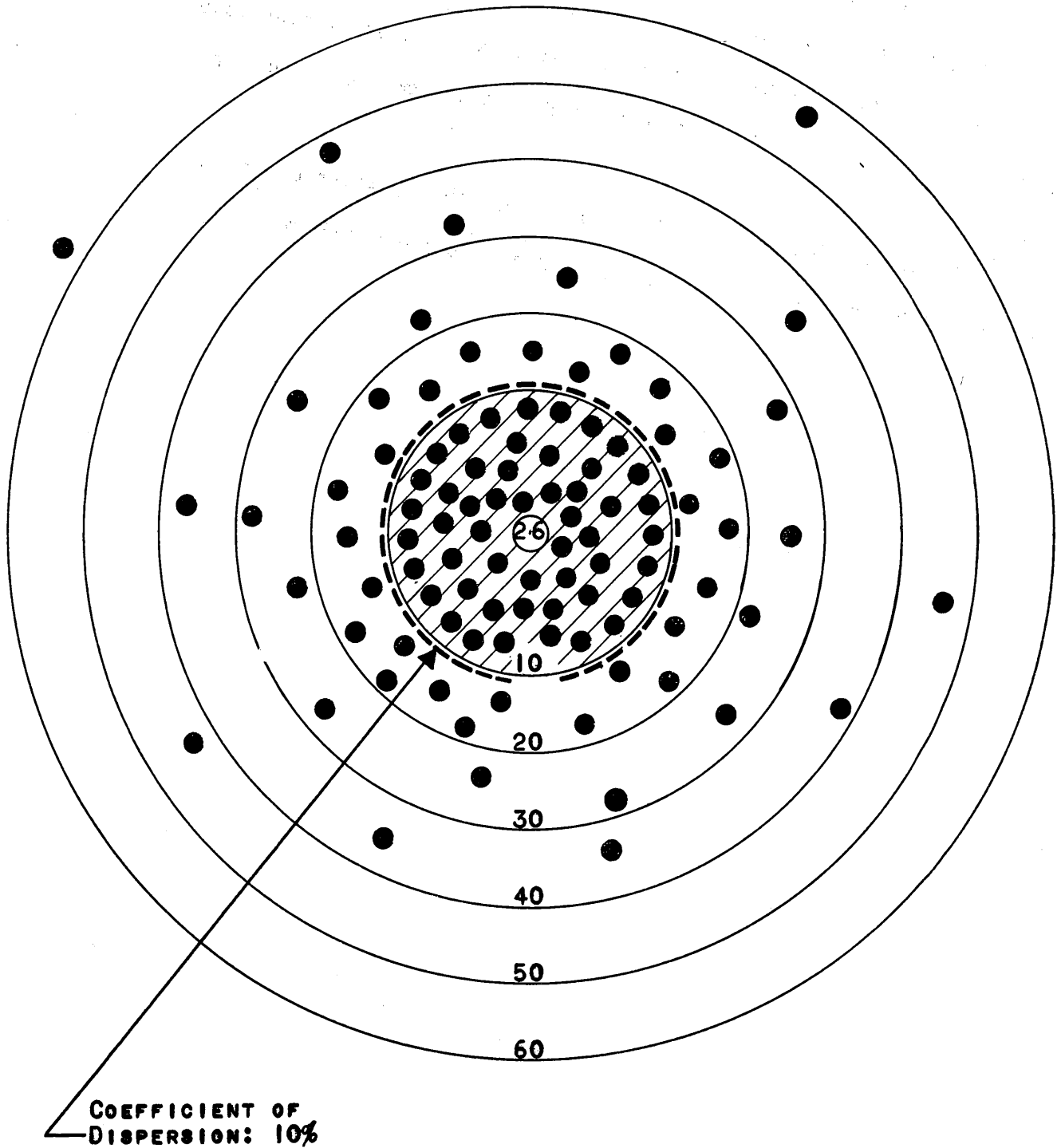
EACH DOT REPRESENTS ONE PERCENT OF TOTAL ASSESSMENTS

County A is a well equalized county, and county B a poorly equalized county. It can be seen that the concentration of ratios about the "bull's eye" is much greater in county A than in county B.

Two qualifications should be made with regard to the use of the coefficient of dispersion in comparing a number of counties. First, a large county-wide coefficient of dispersion may hide uniformity within individual assessment districts. Second, the assessment problem is likely to be more difficult in some counties than in others.

A summary table showing coefficients of dispersion and other statistical data for selected classes of property in each of the 87 counties is contained in Appendix II.

COUNTY B

Residential Assessments

Coefficient of
Dispersion: 39%
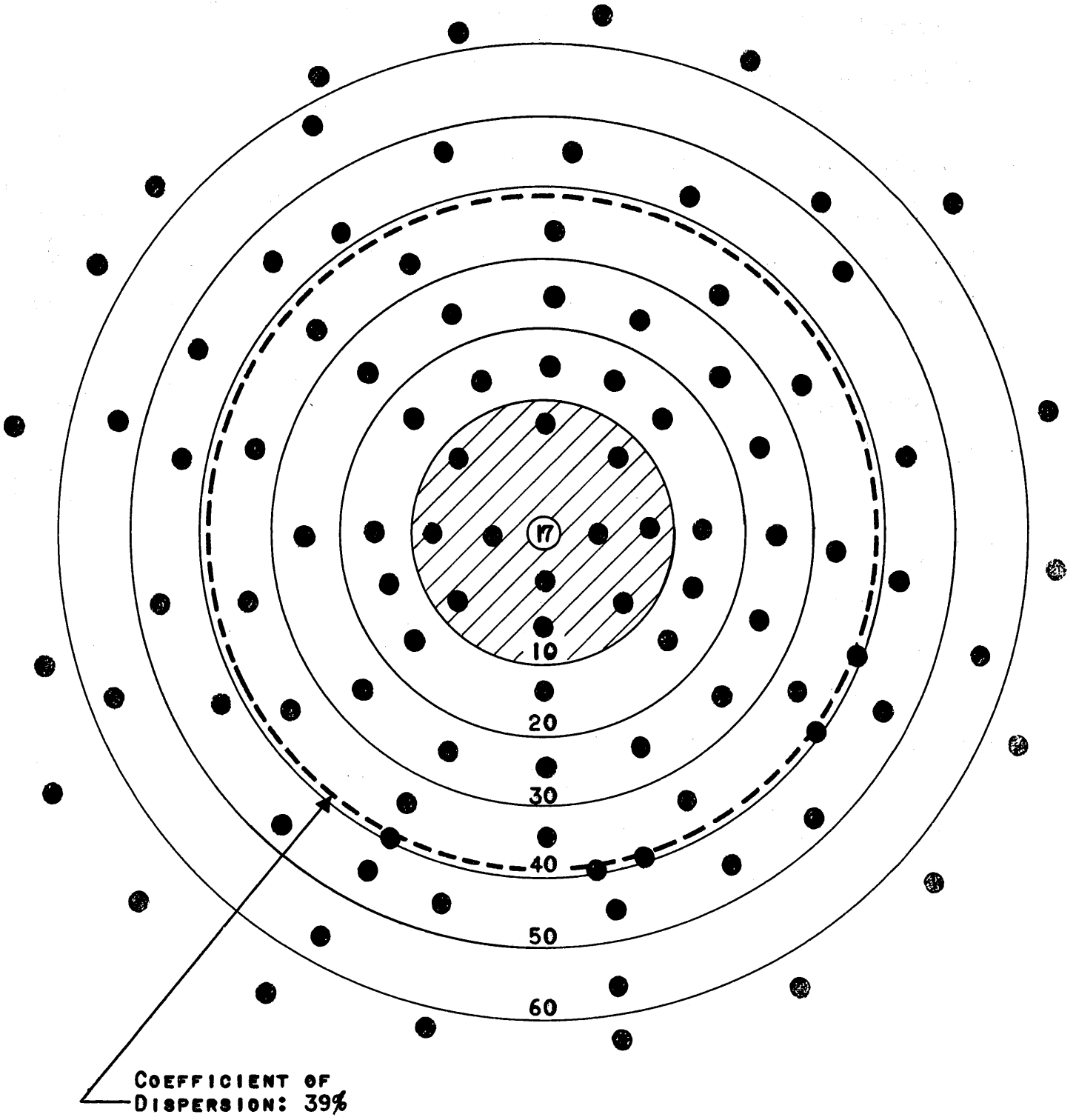
EACH DOT REPRESENTS ONE PERCENT OF TOTAL ASSESSMENTS

VARIATION IN ASSESSMENT STANDARDS AMONG DIFFERENT CLASSES OF PROPERTY

The same general lack of uniformity that exists among counties is also evident when the assessment standard of one class of property is compared with that of another. The chart on the opposite page shows in graphic form the standard of assessment for the seven major classes of property included in this survey.

The chart indicates that public utility property is assessed at a value more nearly approaching current value than any other type of property included in the study. However, these ratios are based on book values reported to the Commissioner of Taxation, hence these ratios may tend to reflect a different cost basis than that reflected by the sales or appraisal data used in the case of other classes of property.

Apart from public utility property, farm real estate is assessed at a higher level than any other class of property.

On the whole, lakeshore property is assessed at a lower standard than any other class of real property examined in this analysis.

No attempt is made here to analyze the cause of the assessment levels found to exist. Such an analysis is a large undertaking in itself. However, it should be borne in mind that the assessment level for any kind of real estate may be affected by a number of influences including geographic, economic, and social factors.

A summary analysis of the standard of assessment of various classes of real property included in the survey is contained in Appendix III.

LACK OF UNIFORMITY OF ASSESSMENTS BY SELECTED TYPES OF PROPERTY

Percent of True and Full Value to Current Value

Classes of Property	Percent
Public Utility	45.88%
Farm	43.68%
Commercial	38.79%
Multiple Dwellings	37.82%
Industrial	35.06%
Residential	30.43%
Lakeshore	16.20%

35.99%
Weighted Average
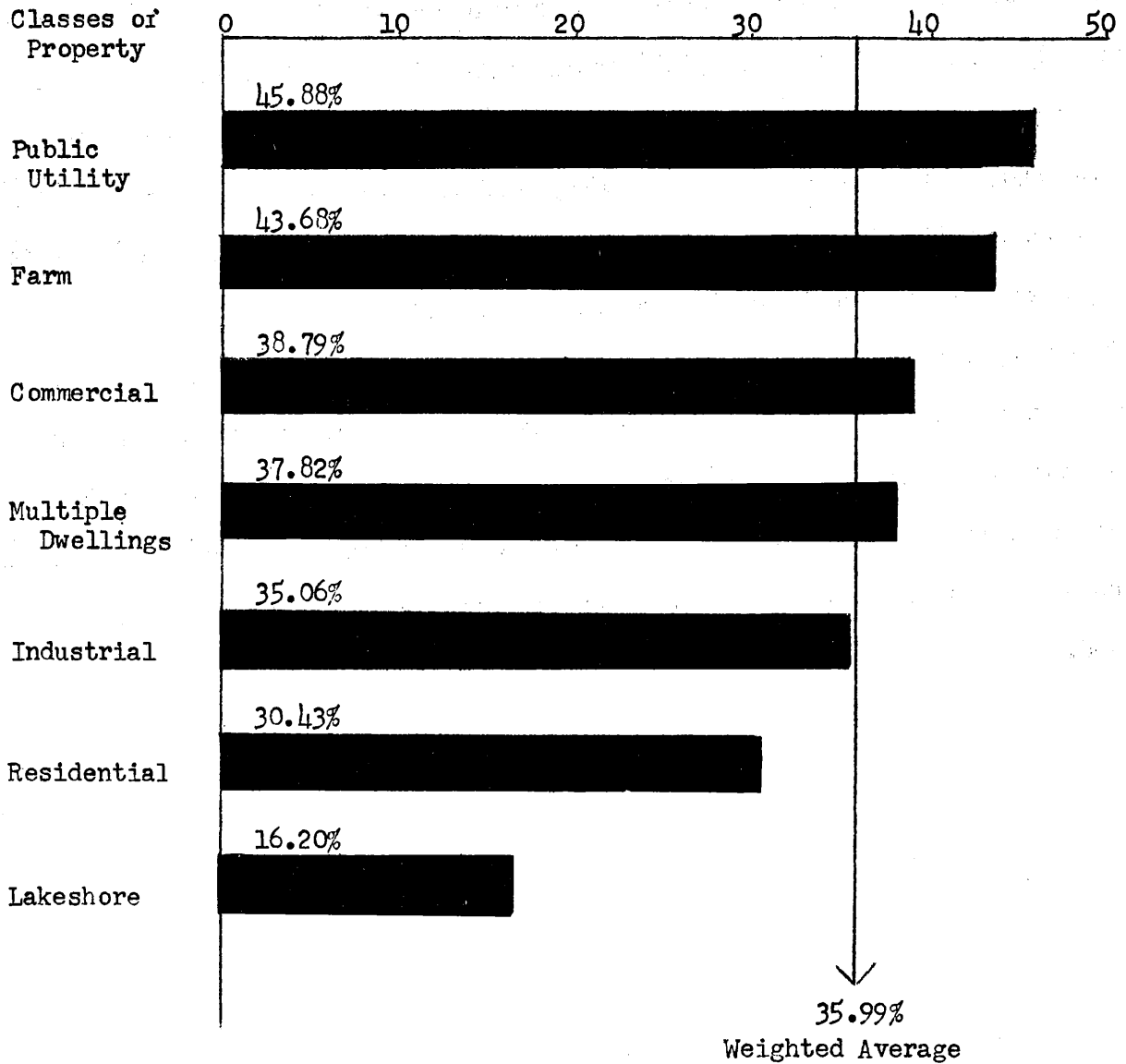
VARIATION IN ASSESSMENT STANDARDS AMONG SCHOOL DISTRICTS

Variation in assessment standards as found among counties also exists in assessment standards among school districts.

The chart on the following page is a graphic presentation of the differences in assessment standards among the 4,551 school districts in the state. These are the districts reported to be in existence on January 1, 1955, by the county auditors.

Although real property in nearly half, 2,040, of the school districts in the state is assessed at 40 to 50 percent of current value, there is a great variation in the assessment standards of the remaining districts.

The equalization principle is seriously violated when aid is distributed on the basis of values that range from below 20 to over 70 percent of current value.

If the true purpose of equalization aid is to be realized it is necessary to equalize assessment standards so that a comparable unit will be used to measure need in each school district. Only in this way can the real purpose of such aid be attained.

LACK OF UNIFORMITY OF ASSESSMENT RATIOS

AMONG SCHOOL DISTRICTS

Number of Districts

2100

2000

1750

1500

1250

1000

750

500

250

0

(44)   (126)   (1043)   (2040)   (1036)   (212)   (50)

Below 20.   20 to 29.99   30 to 39.99   40 to 49.99   50 to 59.99   60 to 69.99   70 and over
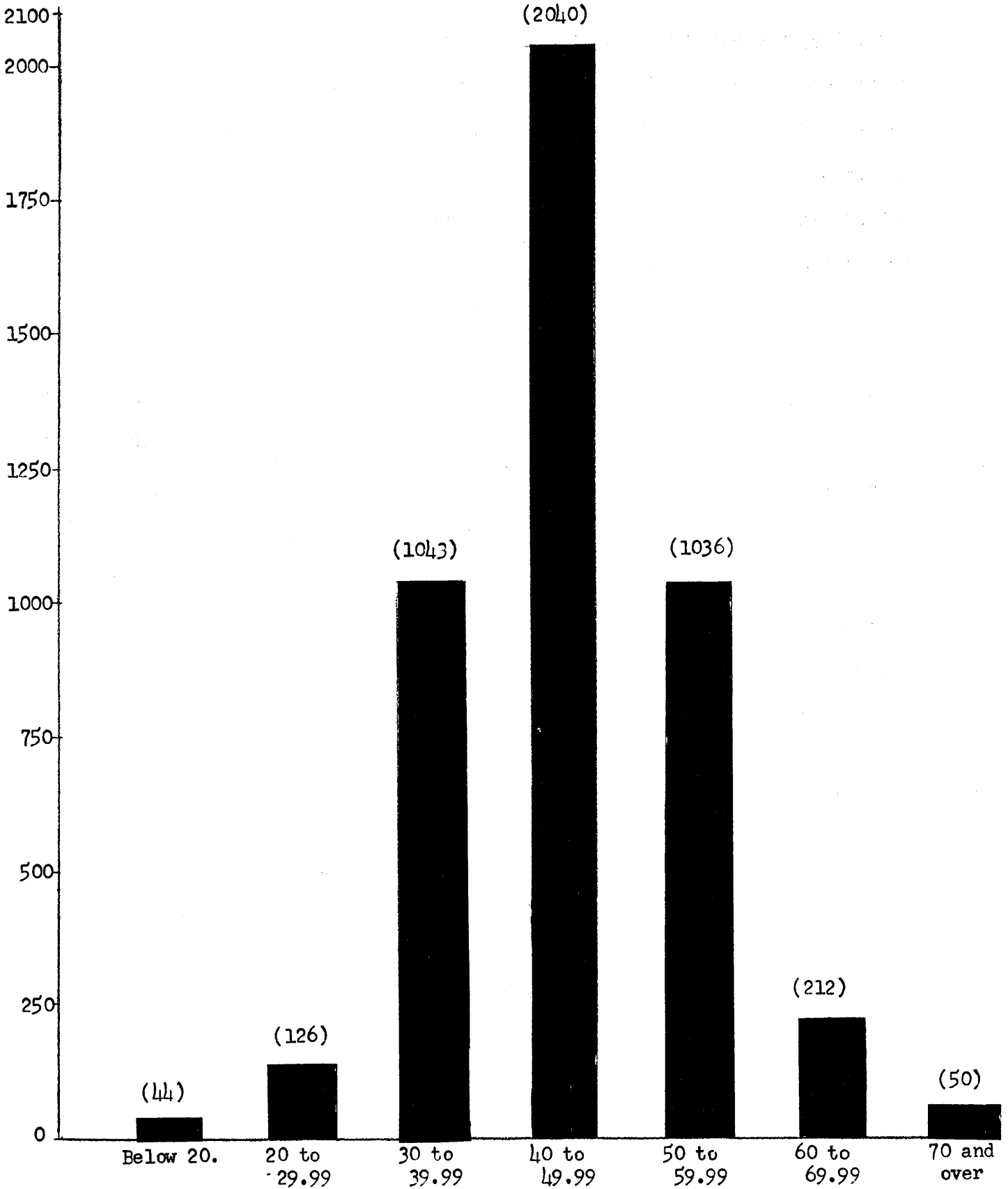
Ratio of Assessment Valuation to Current Value

NEED FOR CONTINUING STUDY

As long as property values change there is need for a continuing survey of this kind. Assessment standards do not remain constant for long periods of time. Consequently, the only way to determine the ratio of the assessors' true and full value to current value is to continue this type of analysis. If this is not done, comparison of the levels of assessment among the various taxing districts will be handicapped.

The need for the continuation of this kind of analysis was recognized by Governor Freeman when he recommended in his Budget Message, "the continuation of the study of assessment standards now being done by the Equalization Aid Review Committee."

The Interim Tax Study Committee was also fully aware of the value of this type of survey when it recommended in its report that the "sales-ratio study survey be continued."

It is the feeling of this committee that an analysis of this nature is very helpful in providing the policy-makers of the state with objective guides as they work toward the achievement of a greater degree of equalization and uniformity among classes of property and taxing districts.

We, therefore, respectfully recommend that this work be continued on a permanent basis.

APPENDICES
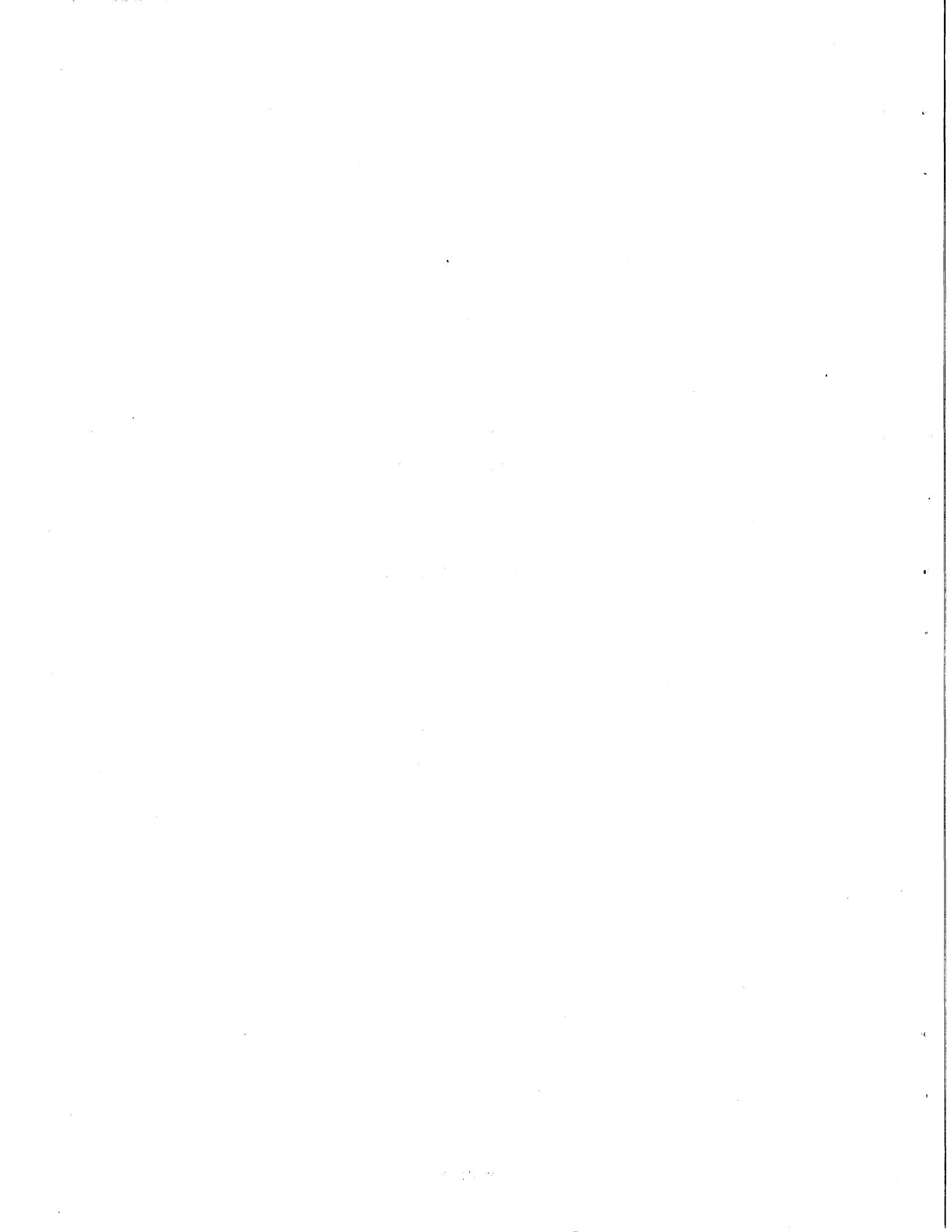
APPENDIX I

ASSESSMENT RATIOS BY COUNTY AND TYPE OF PROPERTY

COUNTY	Residential	Commercial	Industrial	Public Utility	Lake Shore	Farm	TOTAL
AITKIN	17.48%	19.70%	-----%	11.90%	8.35%	33.00%	22.73%
ANOKA	26.05	29.24	28.90	43.96	18.55	30.96	27.37
BECKER	40.76	37.94	38.85	48.88	31.03	63.91	49.89
BELTRAMI	29.60	31.79	30.52	35.80	20.80	40.23	32.98
BENTON	26.87	29.03	44.28	51.10	23.16	46.34	37.41
BIG STONE	30.35	29.72	18.93	50.31	27.56	55.60	46.17
BLUE EARTH	30.37	32.39	27.74	53.87	-----	38.84	35.33
BROWN	35.71	35.49	30.58	64.60	-----	42.20	38.68
CARLTON	23.44	24.88	29.29	43.23	11.15	33.79	30.52
CARVER	29.41	30.86	26.48	48.17	14.99	45.27	38.50
CASS	22.43	20.32	15.86	51.21	12.39	31.95	22.45
CHIPPEWA	29.41	29.66	25.71	47.30	-----	40.57	37.13
CHISAGO	29.22	31.67	32.43	52.04	24.12	51.67	42.89
CLAY	26.74	32.39	29.86	50.11	-----	49.00	38.09
CLEARWATER	33.37	39.16	26.63	46.71	13.77	41.79	39.28
COOK	26.97	28.27	-----	48.23	28.66	50.18	30.17
COTTONWOOD	29.71	35.40	23.29	55.47	-----	36.71	35.31
CROW WING	22.00	30.64	-----	32.66	15.45	38.67	25.15
DAKOTA	25.18	28.86	28.20	28.78	16.45	46.63	30.75
DODGE	33.56	32.24	29.70	49.14	-----	45.77	42.61
DOUGLAS	32.43	31.53	33.28	47.46	25.12	55.53	42.62
FARIBAULT	29.55	32.64	26.47	46.33	-----	32.40	31.83
FILIMORE	33.49	31.49	30.87	36.19	-----	51.46	45.21
FREEBORN	31.10	31.75	29.30	45.86	-----	41.02	36.64
GOODHUE	31.97	31.89	26.57	47.23	-----	58.87	43.61
GRANT	27.27	30.24	23.80	50.39	14.75	45.33	40.44
HENNEPIN	31.70	46.98	44.73	43.74	-----	41.38	35.46
HOUSTON	28.27	30.68	24.91	57.88	-----	51.93	41.82
HUBBARD	32.08	29.99	28.14	50.15	18.11	40.82	32.11
ISANTI	24.74	26.57	25.70	50.59	14.11	56.88	44.17
ITASCA	14.64	18.34	29.90	43.09	9.80	20.17	17.38
JACKSON	30.65	30.05	28.56	41.08	-----	37.22	35.95
KANABEC	22.91	31.58	25.99	53.62	12.32	47.91	39.19
KANDIYOHI	31.62	30.07	26.98	42.60	22.00	52.93	41.87
KITTSON	25.45	27.09	23.48	49.42	-----	42.88	38.85
KOOCHICHING	12.37	20.84	-----	20.83	7.50	24.00	16.91
LAC QUI PARLE	38.40	37.68	34.78	62.29	-----	48.76	46.38
LAKE	19.13	21.01	-----	46.50	12.38	23.02	20.44
LAKE OF THE WOODS	23.41	28.83	24.48	47.51	15.51	29.01	27.28
LE SUEUR	29.12	32.29	17.70	48.46	19.00	44.73	37.90

ASSESSMENT RATIOS BY COUNTY AND TYPE OF PROPERTY

COUNTY	Residential	Commercial	Industrial	Public Utility	Lake Shore	Farm	TOTAL
LINCOLN	31.09%	32.35%	29.15%	50.05%	-----%	41.81%	39.62%
LYON	31.04	34.80	29.81	48.68	-----	40.02	37.19
MC LEOD	34.48	33.52	25.94	40.43	-----	46.54	41.12
MAHNOMEN	24.14	20.70	-----	48.15	11.55	46.96	37.99
MARSHALL	28.26	28.51	18.71	40.68	-----	46.21	42.05
MARTIN	28.86	31.10	31.68	52.85	-----	37.85	35.59
MEEKER	35.21	37.33	37.54	41.34	25.28	50.38	45.46
MILLE LACS	32.38	32.65	29.03	49.41	24.18	39.77	35.77
MORRISON	28.82	27.78	23.41	50.93	14.14	45.61	38.61
MOWER	31.93	33.03	31.16	47.02	-----	45.61	37.26
MURRAY	31.46	34.01	-----	48.28	-----	39.75	38.42
NICOLLET	26.02	29.89	22.67	52.69	-----	41.46	35.25
NOBLES	34.37	34.29	33.17	38.86	-----	36.32	35.72
NORMAN	27.54	27.82	27.83	35.69	-----	49.53	43.31
OLMSTED	31.20	40.83	32.10	54.92	43.63	58.31	38.74
OTTER TAIL	28.68	31.49	28.39	45.82	15.67	45.79	36.64
PENNINGTON	37.61	40.66	-----	52.69	-----	62.40	47.49
PINE	27.33	27.83	21.45	37.15	14.23	49.00	38.38
PIPESTONE	28.90	30.55	26.66	62.18	-----	37.93	35.40
POLK	25.54	30.12	30.27	48.06	-----	42.46	37.14
POPE	32.38	31.95	24.81	49.83	19.50	58.25	48.69
RAMSEY	33.48	43.44	41.04	46.75	-----	-----	36.34
RED LAKE	37.85	36.23	-----	48.74	-----	59.12	51.99
REDWOOD	31.45	30.85	36.26	47.86	-----	39.80	37.71
RENVILLE	34.78	31.85	31.21	52.50	-----	43.42	41.13
RICE	31.12	29.73	23.09	55.44	-----	51.67	39.37
ROCK	34.90	34.80	28.40	45.54	-----	35.64	35.48
ROSEAU	24.47	21.69	18.91	28.43	-----	39.48	33.86
ST. LOUIS	22.58	33.89	35.43	53.92	10.89	18.10	25.76
SCOTT	25.09	24.28	30.55	51.97	15.37	51.14	37.37
SHERBURNE	26.98	22.82	35.37	42.37	19.54	48.00	37.21
SIBLEY	31.58	32.85	40.24	48.81	-----	45.64	42.49
STEARNS	27.37	26.67	19.53	53.61	20.00	49.95	35.32
STEELE	30.00	31.46	23.80	47.99	-----	43.36	36.42
STEVENS	31.33	32.68	38.02	53.21	-----	52.65	45.48
SWIFT	31.80	33.19	-----	46.71	-----	42.26	39.09
TODD	28.86	23.59	21.23	44.05	12.50	47.99	40.27
TRAVERSE	24.71	32.01	21.89	43.29	-----	49.82	44.08
WABASHA	31.69	30.82	30.22	49.73	-----	58.03	45.12
WADENA	28.00	28.39	22.09	59.13	-----	48.63	36.91

ASSESSMENT RATIOS BY COUNTY AND TYPE OF PROPERTY

COUNTY	Residential	Commercial	Industrial	Public Utility	Lake Shore	Farm	TOTAL
WASECA	30.47%	27.76%	22.15%	44.90%	25.39%	46.77%	40.08%
WASHINGTON	24.50	30.70	31.46	47.14	-----	43.57	30.14
WATONWAN	33.38	32.70	33.35	49.29	-----	41.84	39.25
WILKIN	27.04	33.16	38.78	57.41	-----	47.15	42.63
WINONA	34.40	34.72	25.50	42.94	-----	58.63	39.80
WRIGHT	30.70	29.15	30.00	51.35	17.14	44.48	38.06
YELLOW MEDICINE	34.11	38.12	29.67	45.67	-----	41.18	39.91

STATE OF MINNESOTA

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
AITKIN								
Residential	17.48%	39%	12.26%	25.85%	8.88%	34.55%	54.50%	67
Commercial	19.70	41	12.44	28.74	8.37	40.90	64.29	35
Farm	33.00	34	21.88	44.62	16.06	69.50	138.33	123
ANOKA								
Residential	26.05%	10%	23.97%	29.23%	21.22%	32.58%	47.10%	505
Commercial	29.24	10	26.05	31.62	20.96	35.03	25.02	62
Farm	30.96	27	23.97	40.80	18.48	59.08	75.14	82
BECKER								
Residential	40.76%	18%	33.40%	47.84%	25.47%	60.03%	78.25%	123
Commercial	37.94	26	31.59	51.30	24.43	64.07	97.50	53
Farm	63.91	23	49.16	78.91	38.33	97.86	147.50	169
BELTRAMI								
Residential	29.60%	22%	24.06%	37.10%	19.15%	43.47%	47.63%	253
Commercial	31.79	18	24.53	36.25	18.11	42.71	83.25	72
Farm	40.23	29	30.53	53.69	25.00	69.38	126.60	142
BENTON								
Residential	26.87%	16%	23.24%	32.00%	19.64%	34.66%	38.96%	131
Commercial	29.03	25	23.15	37.80	16.87	54.35	57.79	60
Farm	46.34	16	38.98	54.23	32.52	63.17	97.91	104
BIG STONE								
Residential	30.35%	14%	26.79%	35.00%	23.55%	42.00%	35.00%	87
Commercial	29.72	18	23.75	34.23	20.30	45.17	48.33	68
Farm	55.60	16	48.50	66.39	40.17	78.00	57.50	61
BLUE EARTH								
Residential	30.37%	20%	25.23%	37.08%	19.36%	46.41%	75.00%	338
Commercial	32.39	24	26.04	41.33	21.53	49.14	58.75	111
Farm	38.84	19	32.15	47.03	27.07	56.50	67.50	98
BROWN								
Residential	35.71%	18%	29.69%	42.71%	25.94%	48.85%	65.00%	239
Commercial	35.49	19	30.38	43.83	23.71	54.75	70.00	81
Farm	42.20	20	35.67	52.69	28.86	62.17	63.33	83
CARLTON								
Residential	23.44%	21%	18.31%	27.97%	13.38%	32.90%	40.00%	148
Commercial	24.88	24	18.59	30.33	13.44	35.58	33.33	76
Farm	33.79	40	23.54	50.40	16.17	75.83	150.00	96

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
CARVER								
Residential	29.41%	16%	25.56%	35.24%	21.14%	41.98%	52.37%	160
Commercial	30.86	20	24.24	36.38	21.02	43.34	55.32	87
Farm	45.27	18	39.44	55.93	31.70	63.80	105.57	95
CASS								
Residential	22.43%	26%	16.20%	27.85%	12.17%	36.04%	34.67%	117
Commercial	20.32	33	13.07	26.59	10.40	36.64	62.59	74
Farm	31.95	36	25.26	48.33	17.11	55.19	90.87	147
CHIPPEWA								
Residential	29.41%	18%	25.26%	36.11%	18.46%	48.75%	74.00%	139
Commercial	29.66	29	23.06	40.28	17.80	47.33	50.00	65
Farm	40.57	18	34.22	48.41	30.94	61.25	88.33	69
CHISAGO								
Residential	29.22%	14%	25.09%	33.44%	19.69%	38.24%	42.17%	135
Commercial	31.67	15	25.35	34.77	21.54	41.34	66.95	69
Farm	51.67	20	40.84	61.58	31.55	68.91	73.92	105
CLAY								
Residential	26.74%	16%	22.47%	30.82%	18.76%	36.07%	54.00%	182
Commercial	32.39	22	27.33	41.34	22.73	50.66	57.50	71
Farm	49.00	20	40.00	59.14	31.43	80.02	107.50	151
CLEARWATER								
Residential	33.37%	29%	25.65%	44.80%	19.16%	52.40%	38.75%	45
Commercial	39.16	26	31.95	52.17	21.92	76.25	62.50	32
Farm	41.79	25	34.72	55.94	28.60	65.67	58.33	65
COOK								
Residential	26.97%	17%	23.00%	31.91%	21.89%	39.08%	40.33%	35
Commercial	28.27	24	24.06	37.63	20.02	44.44	61.62	23
Farm	50.18	19	41.02	60.28	37.53	82.14	102.70	17
COTTONWOOD								
Residential	29.71%	18%	25.54%	36.22%	20.93%	42.65%	38.94%	133
Commercial	35.40	23	27.10	43.60	21.81	55.29	94.60	66
Farm	36.71	15	31.26	42.32	28.24	49.52	65.71	108
CROW WING								
Residential	22.00%	33%	14.32%	28.85%	10.09%	39.27%	94.51%	289
Commercial	30.64	29	18.83	36.84	14.92	46.62	84.54	71
Farm	38.67	37	27.60	56.12	24.00	74.60	156.38	109

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
DAKOTA								
Residential	25.18%	13%	22.16%	28.64%	18.79%	31.86%	55.15%	604
Commercial	28.86	20	23.54	35.27	15.08	39.64	38.90	97
Farm	46.63	20	36.60	55.37	28.05	65.08	81.77	124
DODGE								
Residential	33.56%	22%	25.41%	40.14%	21.71%	48.44%	67.33%	110
Commercial	32.24	17	25.75	37.01	21.20	52.38	52.79	67
Farm	45.77	13	39.45	51.69	36.00	62.76	53.89	104
DOUGLAS								
Residential	32.43%	17%	26.52%	37.68%	21.61%	43.84%	50.00%	186
Commercial	31.53	19	26.00	37.69	20.46	46.00	65.00	91
Farm	55.53	21	44.38	67.36	36.37	81.50	125.00	130
FARIBAULT								
Residential	29.55%	20%	23.57%	35.35%	19.72%	43.06%	54.00%	232
Commercial	32.64	22	24.46	38.96	18.67	47.89	63.77	112
Farm	32.40	14	28.80	37.99	25.97	43.12	59.33	130
FILIMORE								
Residential	33.49%	21%	27.97%	41.92%	23.70%	49.55%	80.41%	244
Commercial	31.49	20	25.08	37.91	21.09	49.57	59.88	100
Farm	51.46	22	41.70	64.18	32.73	75.62	95.85	175
FREEBORN								
Residential	31.10%	13%	26.68%	34.64%	23.12%	41.11%	115.97%	395
Commercial	31.75	15	27.35	37.15	22.50	46.72	80.44	110
Farm	41.02	15	35.34	47.64	28.22	55.51	61.14	144
GOODHUE								
Residential	31.97%	19%	26.57%	38.87%	20.64%	45.50%	97.50%	306
Commercial	31.89	21	24.85	38.04	20.53	44.60	50.00	97
Farm	58.87	21	47.69	71.99	38.07	88.92	97.50	172
GRANT								
Residential	27.27%	25%	22.93%	36.31%	18.55%	46.25%	83.04%	73
Commercial	30.24	29	20.00	37.67	15.70	46.78	79.00	71
Farm	45.33	21	36.39	55.56	32.29	65.07	48.59	91
HENNEPIN*								
Residential	30.30%	13%	26.73%	34.60%	22.71%	39.43%	103.33%	2,092
Commercial	31.32	29	23.90	41.90	19.21	52.36	100.00	227
Farm	41.38	24	31.42	51.25	23.68	64.94	123.33	160

*Excludes Minneapolis

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
HOUSTON								
Residential	28.27%	18%	24.02%	34.10%	20.73%	37.87%	50.58%	125
Commercial	30.68	20	24.98	37.30	21.32	47.02	46.39	52
Farm	51.93	20	41.48	61.86	34.12	73.63	87.00	104
HUBBARD								
Residential	32.08%	24%	24.44%	40.00%	17.17%	47.00%	70.00%	75
Commercial	29.99	23	25.29	39.06	18.19	49.50	64.37	50
Farm	40.82	30	32.27	56.67	26.00	76.25	95.00	59
ISANTI								
Residential	24.74%	19%	20.59%	30.00%	17.32%	33.26%	41.30%	77
Commercial	26.57	15	21.98	29.99	19.04	34.97	44.31	39
Farm	56.88	19	46.33	67.64	36.68	80.96	111.56	120
ITASCA								
Residential	14.64%	28%	10.42%	18.70%	7.70%	23.93%	53.83%	372
Commercial	18.34	26	14.39	23.86	10.99	31.51	39.89	128
Farm	20.17	35	14.72	28.87	10.43	35.50	55.63	189
JACKSON								
Residential	30.65%	20%	26.16%	38.18%	22.50%	42.15%	38.49%	107
Commercial	30.05	22	23.03	36.55	17.24	53.15	43.98	58
Farm	37.22	15	31.00	42.18	26.69	50.48	65.64	120
KANABEC								
Residential	22.91%	11%	20.56%	25.67%	17.56%	34.67%	26.91%	55
Commercial	31.58	23	23.33	38.12	16.52	45.38	40.83	34
Farm	47.91	19	39.54	57.83	33.57	70.12	68.18	81
KANDIYOHI								
Residential	31.62%	18%	26.81%	37.93%	22.93%	46.42%	70.00%	192
Commercial	30.07	22	25.37	38.61	18.50	46.33	57.50	103
Farm	52.93	18	45.26	64.06	36.38	78.50	85.00	120
KITTSON								
Residential	25.45%	21%	21.20%	31.63%	16.96%	38.58%	63.75%	86
Commercial	27.09	31	21.76	38.33	17.60	47.80	52.50	71
Farm	42.88	26	32.81	55.31	27.75	74.25	70.00	62
KOOCHICHING								
Residential	12.37%	29%	9.21%	16.46%	7.70%	19.52%	27.02%	189
Commercial	20.84	36	12.15	27.16	8.39	31.79	31.50	57
Farm	24.00	24	18.50	29.80	14.14	35.00	51.79	79

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
LAC QUI PARLE								
Residential	38.40%	14%	34.02%	44.77%	30.00%	54.40%	64.17%	109
Commercial	37.68	26	29.60	49.23	21.20	57.66	55.91	63
Farm	48.76	16	39.67	55.73	36.10	68.75	59.88	110
LAKE								
Residential	19.13%	14%	16.57%	22.00%	11.39%	29.05%	43.12%	112
Commercial	21.01	40	13.37	29.96	6.13	39.00	44.52	30
Farm	23.02	20	19.35	28.44	13.32	33.74	22.35	22
LAKE OF THE WOODS								
Residential	23.41%	22%	19.17%	29.50%	13.25%	33.77%	39.38%	51
Commercial	28.83	14	25.00	33.13	17.25	46.00	50.00	27
Farm	29.01	22	22.35	35.14	17.46	45.17	70.00	118
LE SUEUR								
Residential	29.12%	16%	24.94%	34.54%	21.43%	41.92%	55.51%	196
Commercial	32.29	17	28.08	38.79	24.13	45.93	50.52	118
Farm	44.73	20	35.94	53.45	30.83	69.95	87.86	115
LINCOLN								
Residential	31.09%	22%	25.57%	38.95%	19.37%	45.09%	68.51%	70
Commercial	32.35	20	29.22	42.02	20.29	51.87	80.81	54
Farm	41.81	14	36.98	48.74	31.69	54.85	43.09	99
LYON								
Residential	31.04%	15%	27.31%	36.47%	23.64%	42.50%	73.33%	245
Commercial	34.80	19	29.49	42.89	23.11	51.67	61.34	121
Farm	40.02	15	34.36	46.29	30.05	52.48	65.77	122
MC LEOD								
Residential	34.48%	12%	30.32%	38.67%	26.00%	44.69%	64.09%	210
Commercial	33.52	18	27.33	39.32	22.69	45.47	63.92	117
Farm	46.54	16	40.54	55.03	33.93	60.44	54.92	120
MAHNOMEN								
Residential	24.14%	32%	18.79%	34.03%	12.49%	44.71%	53.75%	50
Commercial	20.70	22	17.69	26.85	12.80	32.49	32.50	30
Farm	46.96	35	34.42	66.93	27.53	96.37	150.00	81
MARSHALL								
Residential	28.26%	23%	22.88%	35.90%	19.38%	43.20%	69.17%	100
Commercial	28.51	23	22.07	35.00	19.14	42.74	56.32	79
Farm	46.21	23	35.21	56.02	28.58	64.87	69.97	118

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE		DECILE		RANGE	NO. CASES
			1st	3rd	1st	9th		
MARTIN								
Residential	28.86%	16%	25.04%	34.53%	21.08%	42.41%	107.84%	283
Commercial	31.10	22	26.66	40.15	23.81	54.54	94.81	109
Farm	37.85	11	33.09	41.69	30.62	45.58	39.88	139
MEEKER								
Residential	35.21%	14%	29.77%	39.88%	24.40%	43.13%	53.60%	165
Commercial	37.33	15	31.79	42.62	27.57	50.75	51.50	102
Farm	50.38	13	45.24	57.97	39.13	68.10	58.77	132
MILLE LACS								
Residential	32.38%	14%	28.17%	37.21%	22.29%	41.78%	59.47%	125
Commercial	32.65	18	25.14	37.01	21.60	44.10	47.63	92
Farm	39.77	15	34.87	47.17	28.14	54.67	54.62	117
MORRISON								
Residential	28.82%	23%	20.63%	33.90%	16.84%	41.76%	53.30%	212
Commercial	27.78	24	20.40	33.72	16.77	40.92	57.00	145
Farm	45.61	27	36.10	60.66	28.13	69.28	80.38	154
MOWER								
Residential	31.93%	11%	28.93%	36.21%	25.36%	42.84%	61.95%	488
Commercial	33.03	16	28.59	39.04	21.76	51.66	87.79	106
Farm	45.61	16	38.16	52.64	33.35	61.70	67.38	179
MURRAY								
Residential	31.46%	17%	27.60%	38.47%	23.44%	48.00%	68.75%	101
Commercial	34.01	25	27.25	44.38	22.50	62.50	103.33	74
Farm	39.75	18	33.81	48.08	30.30	54.85	52.50	102
NICOLLET								
Residential	26.02%	16%	21.98%	30.37%	17.82%	35.69%	39.94%	199
Commercial	29.89	20	22.90	35.00	19.69	39.98	49.40	66
Farm	41.46	20	34.06	50.69	28.38	56.42	55.93	84
NOBLES								
Residential	34.37%	16%	29.16%	39.94%	21.54%	47.07%	192.58%	230
Commercial	34.29	20	28.48	42.50	23.35	50.09	75.02	104
Farm	36.32	12	32.38	41.10	28.89	48.96	53.18	130
NORMAN								
Residential	27.54%	26%	21.79%	35.95%	16.89%	45.87%	60.00%	87
Commercial	27.82	20	22.68	33.88	18.99	44.65	42.50	51
Farm	49.52	26	39.62	65.37	29.57	82.48	128.33	124

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE 1st	3rd	DECILE 1st	9th	RANGE	NO. CASES
STEARNS								
Residential	27.37%	15%	23.42%	31.61%	19.24%	36.43%	57.97%	668
Commercial	26.67	27	20.39	34.64	14.57	42.43	86.42	220
Farm	49.95	18	43.19	61.60	36.23	75.47	78.96	197
STEELE								
Residential	30.00%	12%	26.52%	33.63%	21.16%	38.46%	50.73%	224
Commercial	31.46	28	21.37	39.11	16.63	42.99	57.70	67
Farm	43.36	19	35.93	52.45	31.38	63.86	96.22	98
STEVENS								
Residential	31.33%	14%	27.20%	36.14%	22.07%	47.17%	53.64%	102
Commercial	32.68	24	24.15	40.09	20.58	48.37	71.40	54
Farm	52.65	16	41.66	58.48	34.20	67.60	66.90	108
SWIFT								
Residential	31.80%	17%	27.50%	38.00%	23.17%	46.40%	66.77%	139
Commercial	33.19	16	28.50	38.99	21.76	50.09	67.30	81
Farm	42.26	19	34.42	50.31	31.31	59.45	61.35	114
TODD								
Residential	28.86%	17%	24.05%	34.02%	17.60%	43.14%	51.40%	156
Commercial	23.59	27	17.34	30.13	10.36	42.08	72.40	107
Farm	47.99	20	38.50	58.01	34.42	72.76	94.00	165
TRAVERSE								
Residential	24.71%	22%	20.23%	31.08%	17.33%	36.11%	56.49%	72
Commercial	32.01	25	23.09	39.32	16.56	50.85	73.00	45
Farm	49.82	14	43.07	57.37	38.92	64.53	64.21	72
WABASHA								
Residential	31.69%	17%	26.67%	37.36%	23.13%	47.57%	66.02%	160
Commercial	30.82	22	24.41	37.84	21.62	47.45	59.39	75
Farm	58.03	17	47.08	66.56	29.50	76.00	95.00	101
WADENA								
Residential	28.00%	18%	23.08%	33.25%	18.62%	41.85%	73.84%	112
Commercial	28.39	15	24.27	32.62	17.58	42.42	60.53	59
Farm	48.63	20	41.26	60.25	33.23	76.60	78.68	89
WASECA								
Residential	30.47%	16%	25.62%	35.66%	21.55%	42.90%	47.10%	112
Commercial	27.76	23	22.70	35.59	19.54	43.35	49.04	59
Farm	46.77	22	38.76	59.43	34.99	78.85	70.83	67

STATE OF MINNESOTA

COUNTY-WIDE MEASURES OF DISPERSION FOR SELECTED CLASSES OF PROPERTY

	MED-IAN	COEF. of DISP-ERSION	QUARTILE 1st	3rd	DECILE 1st	9th	RANGE	NO. CASES
WASHINGTON								
Residential	24.50%	17%	20.98%	29.47%	17.23%	35.82%	70.38%	422
Commercial	30.70	18	25.77	36.94	21.28	41.78	39.71	120
Farm	43.57	26	32.21	55.09	22.14	69.12	75.28	98
WATONWAN								
Residential	33.38%	15%	28.67%	38.55%	25.38%	43.91%	50.00%	144
Commercial	32.70	22	26.13	40.54	21.38	58.38	63.75	72
Farm	41.84	16	36.31	49.91	31.32	59.36	73.33	88
WILKIN								
Residential	27.04%	18%	20.72%	30.70%	17.97%	39.54%	47.63%	93
Commercial	33.16	21	27.28	41.14	21.93	54.47	67.39	77
Farm	47.15	16	40.15	54.77	36.75	65.23	84.29	90
WINONA								
Residential	34.40%	18%	27.40%	40.00%	25.00%	46.90%	67.55%	433
Commercial	34.72	18	27.62	40.15	24.08	52.25	59.40	119
Farm	58.63	22	49.52	75.35	38.49	91.69	98.37	120
WRIGHT								
Residential	30.70%	20%	25.84%	38.16%	21.60%	46.09%	54.55%	164
Commercial	29.15	21	22.83	35.16	19.31	45.25	57.50	78
Farm	44.48	18	38.06	53.65	29.76	64.38	83.02	148
YELLOW MEDICINE								
Residential	34.11%	15%	28.54%	38.65%	25.04%	47.60%	68.92%	136
Commercial	38.12	15	32.27	43.90	25.92	57.87	74.75	84
Farm	41.18	13	35.45	46.07	33.17	53.18	62.13	123
DULUTH								
Residential	27.85%	15%	23.69%	32.19%	19.87%	37.80%	75.46%	1,067
Commercial	41.13	19	32.21	48.13	22.68	60.38	73.14	91
Apartments	35.91	19	30.89	44.81	17.79	53.96	78.00	50
MINNEAPOLIS								
Residential	32.40%	12%	29.00%	36.52%	25.94%	40.61%	63.45%	4,255
Commercial	48.51	20	39.10	58.75	32.46	68.22	101.84	230
Apartments	36.94	10	33.41	41.00	30.67	51.32	53.59	74
ST. PAUL								
Residential	32.98%	16%	27.33%	37.63%	22.35%	41.67%	89.88%	3,310
Commercial	44.11	23	35.03	55.59	29.17	71.02	96.93	232
Apartments	40.00	21	30.94	47.96	23.95	54.02	59.35	76

STANDARD OF ASSESSMENT OF REAL PROPERTY IN MINNESOTA

	True & Full Value	Estimated Market Value	Ratio
Residential	$ 1,601,367,846	$ 5,260,312,746	30.44%
Multiple Dwelling	63,483,651	167,879,234	37.82
Commercial	590,431,657	1,521,950,148	38.79
Industrial	177,176,029	505,315,313	35.06
Public Utility	92,058,438	200,638,305	45.88
Lakeshore	24,506,228	151,288,775	16.20
Farm	1,478,388,029	3,384,334,951	43.68
TOTAL	$ 4,027,411,878	$ 11,191,719,472	35.99%