



The Basics

Property taxes: Where does your state rank?

By MSN Money staff

Just as the housing boom has worn thin, property taxes are catching up with the one-third rise in the median value of all homes since 2000.

Property taxes -- the principal source of revenue for cities, counties and school districts -- are calculated by multiplying the nominal property-tax rate by the assessment ratio (the percentage of the value of the property that is taxed) by the value of the property. A USA Today analysis in 2006 said property taxes now consume a greater share of income (3.4%) than at any time since 1992.

Facing rebellious homeowners, at least 10 states cut property taxes in 2006, often counting on additional income and sales taxes to make up the difference.

The figures in this table, put together by the nonprofit Tax Foundation, are for property taxes paid by households on owner-occupied housing. As a result, they exclude property taxes paid by businesses, renters and others.

All data in the table come from the 2005 American Community Survey from the U.S. Census Bureau. Median tax is the median real estate tax paid on owner-occupied housing units for that state. The home-value statistic used is the median value of owner-occupied housing units for that state. The income statistic used is the median household income for those households that are owner-occupied housing units.

[The best and worst states for taxes](#)

[Bribes, thefts and other taxable income](#)

[Your tax return: What you need to know](#)

Property tax burdens by state								
State	Median tax	Rank	Median value	Tax as % of home value	Rank	Median owner income	Tax as % of Income	Rank
Alabama	\$302	49	\$97,500	0.31%	48	\$45,927	0.66%	49
Alaska	\$2,241	12	\$197,100	1.14%	17	\$71,644	3.13%	18
Arizona	\$1,133	32	\$185,400	0.61%	37	\$53,950	2.10%	31
Arkansas	\$459	46	\$87,400	0.53%	42	\$43,785	1.05%	46
California	\$2,278	10	\$477,700	0.48%	45	\$71,855	3.17%	17
Colorado	\$1,297	30	\$223,300	0.58%	38	\$63,806	2.03%	32
Connecticut	\$3,865	3	\$271,500	1.42%	10	\$77,247	5.00%	4
Delaware	\$806	39	\$203,800	0.40%	47	\$63,361	1.27%	45
Florida	\$1,495	22	\$189,500	0.79%	28	\$50,601	2.95%	19
Georgia	\$1,050	35	\$147,500	0.71%	32	\$57,841	1.82%	37
Hawaii	\$924	38	\$453,600	0.20%	49	\$72,275	1.28%	44
Idaho	\$1,226	31	\$134,900	0.91%	24	\$49,712	2.47%	28
Illinois	\$2,904	7	\$183,900	1.58%	7	\$62,061	4.68%	6
Indiana	\$1,079	34	\$114,400	0.94%	23	\$53,459	2.02%	33
Iowa	\$1,355	26	\$106,600	1.27%	12	\$52,237	2.59%	26
Kansas	\$1,337	27	\$107,800	1.24%	13	\$53,667	2.49%	27
Kentucky	\$693	43	\$103,900	0.67%	36	\$46,390	1.49%	40
Louisiana	\$175	50	\$101,700	0.17%	50	\$46,933	0.37%	50
Maine	\$1,742	19	\$155,300	1.12%	18	\$51,692	3.37%	15

Maryland	\$2,159	13	\$280,200	0.77%	29	\$77,349	2.79%	21
Massachusetts	\$2,974	6	\$361,500	0.82%	25	\$75,213	3.95%	9
Michigan	\$1,846	18	\$149,300	1.24%	14	\$56,029	3.29%	16
Minnesota	\$1,618	20	\$198,800	0.81%	27	\$62,118	2.60%	25
Mississippi	\$416	47	\$82,700	0.50%	44	\$40,656	1.02%	47
Missouri	\$1,012	36	\$123,100	0.82%	26	\$51,678	1.96%	35
Montana	\$1,309	29	\$131,600	0.99%	20	\$46,973	2.79%	23
Nebraska	\$1,889	17	\$113,200	1.67%	3	\$54,344	3.48%	13
Nevada	\$1,445	23	\$283,400	0.51%	43	\$60,890	2.37%	29
New Hampshire	\$3,920	2	\$240,100	1.63%	5	\$66,840	5.86%	2
New Jersey	\$5,352	1	\$333,900	1.60%	6	\$79,234	6.75%	1
New Mexico	\$707	42	\$125,500	0.56%	40	\$45,435	1.56%	39
New York	\$3,076	4	\$258,900	1.19%	16	\$67,029	4.59%	7
North Carolina	\$966	37	\$127,600	0.76%	30	\$50,656	1.91%	36
North Dakota	\$1,326	28	\$88,600	1.50%	8	\$50,233	2.64%	24
Ohio	\$1,598	21	\$129,600	1.23%	15	\$54,522	2.93%	20
Oklahoma	\$635	45	\$89,100	0.71%	31	\$46,215	1.37%	42
Oregon	\$1,910	16	\$201,200	0.95%	22	\$55,588	3.44%	14
Pennsylvania	\$1,937	14	\$131,900	1.47%	9	\$54,282	3.57%	10
Rhode Island	\$3,071	5	\$281,300	1.09%	19	\$68,935	4.45%	8
South Carolina	\$642	44	\$113,100	0.57%	39	\$48,210	1.33%	43
South Dakota	\$1,404	25	\$101,700	1.38%	11	\$50,317	2.79%	22
Tennessee	\$794	40	\$114,000	0.70%	33	\$48,689	1.63%	38
Texas	\$1,926	15	\$106,000	1.82%	2	\$54,610	3.53%	12
Utah	\$1,130	33	\$167,200	0.68%	34	\$57,529	1.96%	34
Vermont	\$2,835	8	\$173,400	1.63%	4	\$55,892	5.07%	3
Virginia	\$1,418	24	\$212,300	0.67%	35	\$66,473	2.13%	30
Washington	\$2,250	11	\$227,700	0.99%	21	\$63,331	3.55%	11
West Virginia	\$389	48	\$84,400	0.46%	46	\$40,088	0.97%	48
Wisconsin	\$2,777	9	\$152,600	1.82%	1	\$57,975	4.79%	5
Wyoming	\$737	41	\$135,000	0.55%	41	\$52,829	1.40%	41
District of Columbia	\$1,444		\$384,400	0.38%		\$77,820	1.86%	

Published Feb. 7, 2007