STAFF PAPER SERIES

County-Level Distribution of Land Values in the Twin Cities Metropolitan Area

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Abstract

These histograms show the distribution of lower-priced (under $30,000 per acre) property values in each of the seven Twin Cities (Minnesota) Metropolitan Area counties. They were generated from value estimates prepared annually by county assessors, contained in the October 2002 release of the MetroGIS Regional Parcel Data Set.
These histograms show the distribution of lower-priced (under $30,000 per acre) property values in the seven Twin Cities (Minnesota) Metropolitan Area counties. Each bar shows the proportion of all land in the county that has an estimated value within the range indicated. The charts also report the amount of over-$30,000 property that is not summarized. The values shown are for only the land portion of each property’s value; the ranges do not indicate the per-acre prices for which a property with structures might sell. For community-level estimates of property value, see the Property Taxes section of Minnesota Land Economics.

Value estimates are prepared annually by county assessors as a basis for property tax assessment. For Ramsey and Scott Counties, the estimates were set in 2001 for taxes payable in 2002. For the other five counties, the estimates were set in 2002 for taxes payable in 2003. Land in the Metropolitan Agricultural Preserves program is valued at its hypothetical "agricultural" value, not at its market value.

The distributions graphed here were compiled from parcel-level estimated values in the October 2002 release of the MetroGIS Regional Parcel Data Set. Many properties contain two or more parcels for assessment purposes. A per-acre value for each parcel was calculated by dividing the estimated land value by the calculated acreage within ArcView GIS. These results were exported to SAS for computation of a size-weighted frequency tabulation, then exported to Microsoft Excel for charting. Details are available from the author.

Click on individual charts to enlarge.

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Estimated Land Values, 2001-02
Twin Cities Metropolitan Area

1,175,683 acres shown here
492,877 acres over $30,000
Estimated Land Values, 2002
Anoka County

181,402 acres shown here
34,738 acres over $30,000

Proportion of all land

Estimated value (thousand dollars per acre)
Estimated Land Values, 2002
Carver County

203,897 acres shown here
14,546 acres over $30,000
Estimated Land Values, 2002
Dakota County

291,725 acres shown here
85,101 acres over $30,000
Estimated Land Values, 2002
Hennepin County

110,168 acres shown here
199,687 acres over $30,000

Proportion of all land

Estimated value (thousand dollars per acre)
Estimated Land Values, 2001
Ramsey County

7,018 acres shown here
82,859 acres over $30,000

Estimated value (thousand dollars per acre)
Estimated Land Values, 2001
Scott County

198,657 acres shown here
37,736 acres over $30,000
Estimated Land Values, 2002
Washington County

203,279 acres shown here
38,210 acres over $30,000

Proportion of all land

Estimated value
(thousand dollars per acre)