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PROPERTY TAXES

The national average annual property tax collection was \$968 per person in 2002-2003, up 18% from \$822 five years earlier, according to the latest figures available from the Tax Foundation, a research organization in Washington. The median home price nationwide rose to \$170,000 in 2003 from \$128,400 in 1998, according to the National Association of Realtors. (It hit \$188,000 in the first quarter of 2005, the NAR said.)

The most expensive states for property taxes were in the Northeast, with New Jersey topping out at \$1,872 per person in 2002-2003. The cheapest state was Alabama at \$329 per person.

Per capita property-tax burdens by state

State	Tax per capita	Rank	State	Tax per capita	Rank
All States	\$968	NA	All States	\$968	NA
Alabama	\$329	1	Montana	\$937	29
Alaska	\$1,295	41	Nebraska	\$1,012	36
Arizona	\$782	18	Nevada	\$786	19
Arkansas	\$371	2	New Hampshire	\$1,703	48
California	\$864	21	New Jersey	\$1,872	50
Colorado	\$925	26	New Mexico	\$408	3
Connecticut	\$1,733	49	New York	\$1,402	46
Delaware	\$496	8	North Carolina	\$653	13
Florida	\$944	30	North Dakota	\$840	20
Georgia	\$777	17	Ohio	\$933	28
Hawaii	\$496	7	Oklahoma	\$425	4
Idaho	\$714	15	Oregon	\$892	24
Illinois	\$1,261	40	Pennsylvania	\$885	23
Indiana	\$971	32	Rhode Island	\$1,369	44
Iowa	\$980	34	South Carolina	\$754	16
Kansas	\$931	27	South Dakota	\$879	22
Kentucky	\$483	6	Tennessee	\$596	11
Louisiana	\$434	5	Texas	\$1,128	38
Maine	\$1,477	47	Utah	\$612	12
Maryland	\$993	35	Vermont	\$1,337	42
Massachusetts	\$1,358	43	Virginia	\$921	25
Michigan	\$975	33	Washington	\$954	31
Minnesota	\$1,038	37	West Virginia	\$499	9
Mississippi	\$574	10	Wisconsin	\$1,189	39
Missouri	\$684	14	Wyoming	\$1,387	45

Source: The Tax Foundation

Above information is believed to be accurate but is not guaranteed