

"MORE NEIGHBORHOOD" FOR THE MONEY!

On a cost basis, Moorhead compares similarly to our metropolitan neighbors. On a value basis, you'll discover Moorhead has an advantage. Homebuyers tell us flood protection, schools, parks, and neighborhoods set Moorhead

apart. Don't forget to check with your lender or Realtor for details on new construction incentives, down payment assistance, and mortgage options available for eligible buyers.

Income Level	Home Price	Home Location	State Income Tax	Federal Income Tax	Total Income Tax	Real Estate Tax	Total House Payment	MN Homestead Credit Refund	Total Cost	Property Tax Rebate - New Construction Only	Total Cost With New Construction
Homeowner Profile: Single, No Dependents											
\$50,000	\$160,000	MHD	\$2,207	\$4,804	\$7,011	\$1,827	\$8,250	(\$538)	\$16,550	(\$1,512)	\$15,038
	160,000	FGO	446	5,033	5,479	2,062	8,250	\$0	15,791	(1,649)	14,142
	160,000	WF	446	5,026	5,472	2,107	8,250	\$0	15,829	(1,686)	14,143
100,000	225,000	MHD	5,488	15,365	20,853	2,741	11,601	(\$121)	35,074	(2,292)	32,782
	225,000	FGO	1,472	16,330	17,802	2,899	11,601	\$0	32,302	(1,933)	30,369
	225,000	WF	1,470	16,314	17,784	2,963	11,601	\$0	32,348	(1,975)	30,373
175,000	350,000	MHD	10,848	32,643	43,491	4,499	18,046	\$0	66,036	(3,794)	62,242
	350,000	FGO	3,135	34,799	37,934	4,510	18,046	\$0	60,490	(1,933)	58,557
	350,000	WF	3,133	34,772	37,905	4,609	18,046	\$0	60,560	(1,975)	58,585
Homeowner Profile: Head of Household, Family of 2											
\$50,000	\$160,000	MHD	\$1,810	\$4,077	\$5,887	\$1,827	\$8,250	(\$610)	\$15,354	(\$1,512)	\$13,842
	160,000	FGO	399	4,254	4,653	2,062	8,250	\$0	14,965	(1,649)	13,316
	160,000	WF	398	4,247	4,645	2,107	8,250	\$0	15,002	(1,686)	13,316
100,000	225,000	MHD	5,093	13,033	18,126	2,741	11,601	(\$261)	32,207	(2,292)	29,915
	225,000	FGO	1,256	13,953	15,209	2,899	11,601	\$0	29,709	(1,933)	27,776
	225,000	WF	1,254	13,937	15,191	2,963	11,601	\$0	29,755	(1,975)	27,780
175,000	350,000	MHD	10,113	30,729	40,842	4,499	18,046	\$0	63,387	(3,794)	59,593
	350,000	FGO	2,817	31,193	34,010	4,510	18,046	\$0	56,566	(1,933)	54,633
	350,000	WF	2,815	31,166	33,981	4,609	18,046	\$0	56,636	(1,975)	54,661
Homeowner Profile: Married, Family of 4											
\$50,000	\$160,000	MHD	\$1,166	\$2,363	\$3,529	\$1,827	\$8,250	(\$676)	\$12,930	(\$1,512)	\$11,418
	160,000	FGO	266	2,363	2,629	2,062	8,250	\$0	12,941	(1,649)	11,292
	160,000	WF	266	2,363	2,629	2,107	8,250	\$0	12,986	(1,686)	11,300
100,000	225,000	MHD	4,440	9,178	13,618	2,741	11,601	(\$412)	27,548	(2,292)	25,256
	225,000	FGO	954	9,677	10,631	2,899	11,601	\$0	25,131	(1,933)	23,198
	225,000	WF	952	9,667	10,619	2,963	11,601	\$0	25,183	(1,975)	23,208
175,000	350,000	MHD	9,253	24,387	33,640	4,499	18,046	\$0	56,185	(3,794)	52,391
	350,000	FGO	2,473	26,080	28,553	4,510	18,046	\$0	51,109	(1,933)	49,176
	350,000	WF	2,470	26,055	28,525	4,609	18,046	\$0	51,180	(1,975)	49,205

This independent cost-of-living comparison analyzes important economic variables between Moorhead, Fargo, and West Fargo properties. Additional factors such as land costs, flood plain status and special assessments for new construction should be considered. Additional categories of comparison are available [here](#).

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FINANCIAL FACTS:

SPECIAL ASSESSMENTS:

Moorhead has an advantage in the marketplace right now in that some of the main infrastructure lines were installed when costs were lower.

Special assessments in Moorhead currently range from approximately \$1.08 - \$4.46/square foot, based on the size of lot, location, and the timing of infrastructure installation. Individual lots and subdivisions will vary.

The mean of 30 lots sampled in 12 subdivisions is just under \$30,000.

FLOOD PROTECTION:

Most Moorhead homes do not require flood insurance.

Flood insurance is required on federally insured mortgages for properties in the 100-year flood plain.

Annual flood insurance policies range from a low of \$315 to \$3443 or more, depending upon elevation and property value.

Moorhead has invested more than \$100 million in flood control since 2009, removing most homes from the 100-year flood plain and providing protection to adjacent neighborhoods.

PROPERTY TAX REBATE:

Make Moorhead Home Property Tax Rebate — 2 years rebate of property taxes paid on full property value of newly constructed homes

OTHER PERKS:

- First & New Program - \$5000 no-interest deferred loan on special assessments for first time buyers of newly constructed homes
- Welcome Home Pass – all-access recreation pass (including season golf pass) for buyers (first owner) of newly constructed homes.