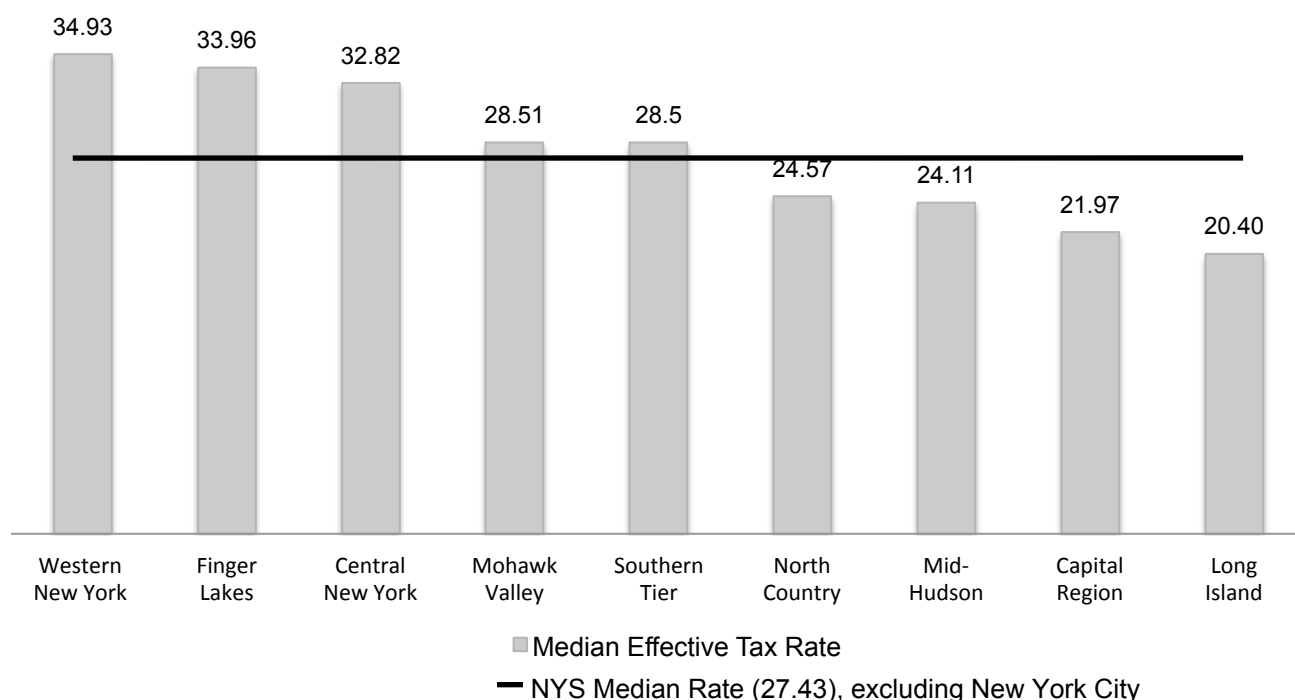


Property Taxes in New York Communities

Median Effective Tax Rate - per \$1,000



Top 20 Property Tax Rates - 2010 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
Capital Region					
1	Schenectady	Schenectady	Schenectady	\$39.57	\$4,060
2	Rensselaer	Rensselaer	Rensselaer	\$34.33	\$5,847
3	Albany	Albany	Albany	\$34.30	\$6,894
4	Washington	Whitehall	Whitehall	\$33.14	\$3,877
5	Rensselaer	Troy	Troy	\$32.92	\$4,250
6	Schenectady	Glenville	Scotia-Glenville	\$32.57	\$5,093
7	Schenectady	Rotterdam	Schenectady	\$32.15	\$5,028
8	Washington	Fort Edward	Fort Edward	\$32.09	\$3,755
9	Albany	Green Island	Green Island	\$31.32	\$6,295
10	Rensselaer	Hoosick	Hoosick Falls	\$31.16	\$5,307
11	Saratoga	Waterford	Waterford-Halfmoon	\$30.91	\$7,539
12	Washington	Greenwich	Greenwich	\$30.90	\$3,615
13	Rensselaer	Troy	Lansingburgh	\$30.56	\$3,945
14	Albany	Cohoes	Cohoes	\$30.55	\$4,130
15	Washington	Fort Edward	Schuylerville	\$30.51	\$3,570
16	Washington	Fort Edward	Hudson Falls	\$30.38	\$3,554
17	Washington	Granville	Granville	\$30.13	\$3,525
18	Rensselaer	North Greenbush	Wynantskill	\$30.11	\$5,128
19	Washington	Easton	Greenwich	\$30.09	\$3,521
20	Rensselaer	Schodack	Castleton-On-Hudson Schodack	\$30.02	\$5,113

Top 20 Property Tax Rates - 2010 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
Central New York						
1	Oswego	Fulton		Fulton	\$51.14	\$3,692
2	Oswego	Schroepfel	Phoenix	Phoenix	\$47.16	\$4,480
3	Onondaga	De Witt	East Syracuse	East Syracuse-Minoa	\$46.70	\$5,137
4	Cortland	Cuyler		Fabius-Pompey	\$45.37	\$5,081
5	Cortland	Cortland		Cortland	\$45.06	\$3,992
6	Onondaga	Geddes	Solvay	Solvay	\$44.52	\$4,897
7	Cortland	Cortlandville	McGraw	McGraw	\$44.33	\$4,965
8	Onondaga	De Witt	East Syracuse	Jamesville-Dewitt	\$44.30	\$4,873
9	Onondaga	Manlius	Manlius	Fayetteville-Manlius	\$43.09	\$4,740
10	Onondaga	Salina	Liverpool	Liverpool	\$42.57	\$4,683
11	Onondaga	Manlius	Minoa	East Syracuse-Minoa	\$42.46	\$4,671
12	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$42.15	\$4,637
13	Oswego	Palermo		Phoenix	\$41.70	\$3,962
14	Onondaga	Geddes		Westhill	\$41.53	\$4,568
15	Oswego	Minetto		Fulton	\$41.15	\$3,909
16	Cortland	Homer	Homer	Homer	\$41.00	\$4,592
17	Madison	Lenox	Canastota	Canastota	\$40.88	\$5,110
18	Cortland	Cortlandville	Homer	Homer	\$40.81	\$4,571
19	Oswego	Palermo		Fulton	\$40.70	\$3,867
20	Oswego	Oswego		Oswego	\$40.67	\$3,864
Finger Lakes						
1	Wayne	Lyons	Lyons	Lyons	\$52.33	\$5,903
2	Wayne	Galen	Clyde	Clyde-Savannah	\$52.30	\$5,899
3	Orleans	Shelby	Medina	Medina	\$51.45	\$3,968
4	Orleans	Ridgeway	Medina	Medina	\$51.09	\$3,940
5	Orleans	Murray	Holley	Holley	\$48.36	\$3,730
6	Livingston	Mount Morris	Mount Morris	Mount Morris	\$48.15	\$5,682
7	Monroe	E Rochester	East Rochester	East Rochester	\$47.09	\$5,886
8	Wayne	Palmyra	Palmyra	Palmyra-Macedon	\$46.27	\$5,219
9	Seneca	Seneca Falls	Seneca Falls	Seneca Falls	\$46.24	\$4,532
10	Genesee	Le Roy	Le Roy	Le Roy	\$45.71	\$4,480
11	Seneca	Waterloo	Waterloo	Waterloo	\$45.60	\$4,469
12	Monroe	Sweden	Brockport	Brockport	\$45.50	\$5,688
13	Monroe	Clarkson	Brockport	Brockport	\$45.46	\$5,683
14	Orleans	Gaines	Albion	Albion	\$45.43	\$3,504
15	Ontario	Geneva		Geneva	\$45.09	\$5,952
16	Orleans	Barre		Medina	\$44.77	\$3,453
17	Orleans	Barre		Holley	\$44.58	\$3,438
18	Wyoming	Warsaw	Warsaw	Warsaw	\$44.55	\$3,653
19	Orleans	Albion	Albion	Albion	\$44.48	\$3,431
20	Seneca	Waterloo	Fayette	Waterloo	\$43.93	\$4,305
Long Island						
1	Suffolk	Babylon		Babylon	\$26.35	\$8,827
2	Suffolk	Islip		Central Islip	\$25.73	\$8,620
3	Suffolk	Babylon	Amityville	Copiague	\$25.63	\$8,586
4	Suffolk	Babylon		Lindenhurst	\$25.16	\$8,429
5	Suffolk	Babylon		Wyandanch	\$25.08	\$8,402
6	Suffolk	Riverhead		Eastport-South Manor	\$24.69	\$8,271
7	Suffolk	Brookhaven		Bayport-Blue Point	\$24.53	\$8,218
8	Suffolk	Babylon		Deer Park	\$24.35	\$8,157
9	Suffolk	Babylon		Copiague	\$24.21	\$8,110
10	Suffolk	Islip		Bayport-Blue Point	\$24.19	\$8,104
11	Suffolk	Babylon	Amityville	Amityville	\$24.07	\$8,063
12	Suffolk	Babylon		Farmingdale	\$24.04	\$8,053

Top 20 Property Tax Rates - 2010 - By Region (con't.)

County ¹		City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
Long Island (con't.)						
13	Suffolk	Babylon		West Babylon	\$23.96	\$8,027
14	Suffolk	Babylon	Babylon	Babylon	\$23.90	\$8,007
15	Suffolk	Islip	Islandia	Central Islip	\$23.90	\$8,007
16	Suffolk	Babylon		North Babylon	\$23.59	\$7,903
17	Suffolk	Huntington		Commack	\$22.90	\$7,672
18	Suffolk	Brookhaven		William Floyd	\$22.84	\$7,651
19	Suffolk	Brookhaven		Center Moriches	\$22.78	\$7,631
20	Suffolk	Babylon		Amityville	\$22.65	\$7,588
Mid-Hudson						
1	Orange	Highlands		Haverstraw-Stony Point	\$44.35	\$11,309
2	Sullivan	Liberty	Liberty	Liberty	\$43.37	\$5,421
3	Orange	Tuxedo		Haverstraw-Stony Point	\$41.45	\$10,570
4	Orange	Woodbury		Haverstraw-Stony Point	\$40.87	\$10,422
5	Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$40.04	\$10,210
6	Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$39.44	\$16,368
7	Ulster	Wawarsing	Ellenville	Ellenville	\$38.66	\$8,273
8	Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$37.22	\$15,446
9	Sullivan	Liberty		Liberty	\$36.54	\$4,568
10	Sullivan	Fallsburg		Liberty	\$35.88	\$4,485
11	Rockland	Haverstraw		Haverstraw-Stony Point	\$35.65	\$14,795
12	Rockland	Ramapo		Ramapo	\$35.16	\$14,591
13	Dutchess	Poughkeepsie		Spackenkill	\$35.07	\$9,469
14	Sullivan	Fallsburg		Fallsburg	\$34.24	\$4,280
15	Sullivan	Fallsburg	Woodridge	Fallsburg	\$33.97	\$4,246
16	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$33.70	\$13,986
17	Westchester	Greenburgh		Hastings-On-Hudson	\$32.89	\$20,721
18	Rockland	Clarkstown	Spring Valley	East Ramapo	\$32.87	\$13,641
19	Sullivan	Rockland		Liberty	\$32.02	\$4,003
20	Sullivan	Thompson	Monticello	Monticello	\$31.84	\$3,980
Mohawk Valley						
1	Herkimer	Little Falls		Little Falls	\$48.02	\$3,352
2	Fulton	Gloversville		Gloversville	\$47.17	\$3,330
3	Montgomery	Palatine	Fort Plain	Fort Plain	\$45.93	\$4,191
4	Herkimer	Herkimer	Herkimer	Herkimer	\$45.62	\$3,967
5	Montgomery	Canajoharie	Fort Plain	Fort Plain	\$45.14	\$4,119
6	Montgomery	Minden	Fort Plain	Fort Plain	\$45.04	\$4,110
7	Montgomery	St. Johnsville	St. Johnsville	St. Johnsville	\$44.55	\$4,065
8	Fulton	Gloversville		Johnstown	\$42.44	\$2,996
9	Oneida	Rome		Oriskany	\$42.34	\$3,540
10	Oneida	Rome		Westmoreland	\$41.64	\$4,580
11	Fulton	Ephratah		Fort Plain	\$41.13	\$4,522
12	Montgomery	Canajoharie	Canajoharie	Canajoharie	\$40.45	\$3,691
13	Oneida	Utica		Utica	\$39.89	\$4,388
14	Fulton	Oppenheim	Dolgeville	Dolgeville	\$39.84	\$4,380
15	Oneida	Whitestown	Oriskany	Oriskany	\$39.74	\$4,371
16	Oneida	Rome		Rome	\$39.73	\$3,321
17	Montgomery	Minden		Fort Plain	\$39.62	\$3,615
18	Herkimer	Frankfort	Ilion	Ilion	\$38.82	\$3,376
19	Montgomery	Palatine		Fort Plain	\$38.27	\$3,492
20	Oneida	Rome		Sherrill	\$37.81	\$3,161
North Country						
1	St. Lawrence	Potsdam	Potsdam	Potsdam	\$49.89	\$4,041
2	St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$48.91	\$3,962

Top 20 Property Tax Rates - 2010 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
North Country (con't.)						
3	St. Lawrence	Ogdensburg		Ogdensburg	\$48.87	\$3,098
4	St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$48.44	\$3,924
5	St. Lawrence	Hermon	Hermon	Hermon-De Kalb	\$47.20	\$3,823
6	St. Lawrence	Madrid		Norwood-Norfolk	\$44.05	\$3,568
7	St. Lawrence	Massena	Massena	Massena	\$43.87	\$3,553
8	St. Lawrence	Oswegatchie	Heuvelton	Heuvelton	\$42.22	\$3,420
9	St. Lawrence	Ogdensburg		Lisbon	\$42.14	\$3,413
10	St. Lawrence	Louisville	Massena	Massena	\$41.42	\$3,355
11	St. Lawrence	Canton	Canton	Canton	\$39.82	\$3,225
12	St. Lawrence	Lawrence		Brasher Falls	\$39.67	\$3,213
13	St. Lawrence	Russell		Hermon-De Kalb	\$39.21	\$3,176
14	St. Lawrence	Madrid		Madrid-Waddington	\$38.33	\$3,105
15	Franklin	Malone	Malone	Malone	\$37.97	\$3,417
16	St. Lawrence	Norfolk		Norwood-Norfolk	\$37.92	\$3,072
17	St. Lawrence	Stockholm		Norwood-Norfolk	\$37.91	\$3,071
18	Lewis	Diana	Harrisville	Harrisville	\$37.46	\$4,308
19	St. Lawrence	Stockholm		Potsdam	\$37.23	\$3,016
20	St. Lawrence	Madrid		Lisbon	\$36.96	\$2,994
Southern Tier						
1	Broome	Binghamton		Binghamton	\$48.88	\$3,945
2	Steuben	Erwin	Painted Post	Corning	\$48.84	\$4,396
3	Broome	Union	Johnson City	Johnson City	\$46.40	\$4,918
4	Chemung	Elmira		Elmira	\$42.70	\$2,703
5	Broome	Union	Endicott	Union-Endicott	\$42.40	\$4,494
6	Steuben	Avoca	Avoca	Avoca	\$41.95	\$3,776
7	Chenango	Oxford	Oxford	Oxford	\$41.86	\$3,474
8	Chemung	Elmira	Elmira Heights	Elmira Heights	\$40.95	\$4,095
9	Steuben	Corning		Corning	\$40.89	\$3,680
10	Chemung	Horseheads	Elmira Heights	Elmira Heights	\$40.07	\$4,007
11	Steuben	West Union		Whitesville	\$39.50	\$3,555
12	Steuben	Hornby		Corning	\$39.39	\$3,545
13	Steuben	Greenwood		Andover	\$39.16	\$3,524
14	Steuben	Bradford		Corning	\$39.02	\$3,512
15	Schuyler	Montour	Montour Falls	Odessa-Montour	\$38.89	\$5,026
16	Steuben	Bath	Bath	Bath	\$38.80	\$3,492
17	Chenango	Norwich		Norwich	\$38.79	\$3,375
18	Tioga	Owego	Owego	Owego-Apalachin	\$38.44	\$4,709
19	Schuyler	Orange		Corning	\$38.43	\$4,966
20	Steuben	Erwin		Corning	\$38.16	\$3,434
Western New York						
1	Allegany	Wellsville	Wellsville	Wellsville	\$62.20	\$3,297
2	Allegany	Andover	Andover	Andover	\$59.97	\$3,178
3	Allegany	Alma		Scio	\$58.38	\$3,094
4	Allegany	Alma		Wellsville	\$58.38	\$3,094
5	Allegany	Alfred	Alfred	Alfred-Almond	\$58.18	\$3,084
6	Allegany	Wirt		Friendship	\$55.47	\$2,940
7	Allegany	Bolivar		Scio	\$54.78	\$2,903
8	Allegany	Wirt		Scio	\$54.70	\$2,899
9	Allegany	Belfast		Friendship	\$54.43	\$2,885
10	Allegany	Burns	Canaseraga		\$54.17	\$2,871
11	Allegany	Ward		Andover	\$54.17	\$2,871
12	Allegany	Friendship		Friendship	\$53.65	\$2,843
13	Allegany	Independence		Wellsville	\$52.94	\$2,806
14	Allegany	Friendship		Scio	\$52.88	\$2,803

Top 20 Property Tax Rates - 2010 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective	Tax on
				Tax Rate	Median Home ²
Per \$1,000					
Western New York (con't.)					
15	Allegany	Andover	Andover	\$52.76	\$2,796
16	Allegany	Independence	Andover	\$52.59	\$2,787
17	Allegany	Wirt	Richburg	\$52.38	\$2,776
18	Allegany	Bolivar	Bolivar	\$52.36	\$2,775
19	Allegany	Alma	Bolivar-Richburg	\$52.01	\$2,757
20	Allegany	Ward	Scio	\$51.73	\$2,742

¹ Nassau County and New York City impose different tax rates on different classes of property and are therefore excluded from calculations.

² Home with 2010 Median Sales Price for County, as reported by NYS Association of Realtors.

³ Localities in bold-faced type impose homestead and non-homestead rates. Schools may impose homestead/non-homestead rates in all or some of the municipalities in which the district is located. Effective rate shown is an average of homestead and non-homestead rates.

Bottom 20 Property Tax Rates - 2010 - By Region

County ¹	City or Town	Village (if any)	School District	Effective	Tax on
				Tax Rate	Median Home ²
Per \$1,000					
Capital Region					
1	Saratoga	Edinburg	Edinburg	\$7.15	\$1,744
2	Warren	Hague	Bolton	\$7.27	\$1,250
3	Warren	Bolton	Bolton	\$7.47	\$1,285
4	Saratoga	Day	Edinburg	\$7.93	\$1,934
5	Warren	Horicon	Bolton	\$8.48	\$1,459
6	Warren	Bolton	Lake George	\$8.64	\$1,486
7	Warren	Hague	North Warren	\$8.96	\$1,541
8	Warren	Horicon	North Warren	\$10.17	\$1,749
9	Warren	Lake George	Lake George	\$10.21	\$1,756
10	Warren	Queensbury	Lake George	\$10.33	\$1,777
11	Warren	Hague	Ticonderoga	\$10.72	\$1,844
12	Saratoga	Edinburg	Hadley-Luzerne	\$11.36	\$2,771
13	Warren	Chester	North Warren	\$11.50	\$1,978
14	Saratoga	Edinburg	Northville	\$11.51	\$2,807
15	Warren	Johnsburg	North Warren	\$11.66	\$2,006
16	Greene	Windham	Windham-Ashland-Jewett	\$12.00	\$1,920
17	Saratoga	Day	Hadley-Luzerne	\$12.14	\$2,961
18	Greene	Jewett	Windham-Ashland-Jewett	\$12.37	\$1,979
19	Warren	Chester	Schroon Lake	\$12.47	\$2,145
20	Warren	Thurman	North Warren	\$12.48	\$2,147
Central New York					
1	Onondaga	Skaneateles	Moravia	\$21.75	\$2,393
2	Onondaga	Skaneateles	Skaneateles	\$22.25	\$2,448
3	Cayuga	Niles	Moravia	\$22.30	\$2,381
4	Onondaga	Spafford	Skaneateles	\$22.74	\$2,501
5	Cayuga	Niles	Skaneateles	\$22.81	\$2,435
6	Madison	Hamilton	Brookfield	\$23.09	\$2,886
7	Madison	Cazenovia	Cazenovia	\$23.38	\$2,923
8	Cayuga	Ledyard	Southern Cayuga	\$23.47	\$2,505
9	Cayuga	Ledyard	Aurora	\$23.73	\$2,533
10	Cayuga	Sempronius	Moravia	\$23.74	\$2,534
11	Cayuga	Genoa	Southern Cayuga	\$23.78	\$2,539
12	Madison	Madison	Brookfield	\$23.80	\$2,975
13	Cayuga	Scipio	Southern Cayuga	\$23.85	\$2,546

Bottom 20 Property Tax Rates - 2010 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
Central New York (con't.)						
14	Cayuga	Sennett		Skaneateles	\$24.15	\$2,578
15	Madison	Eaton		Morrisville-Eaton	\$24.23	\$3,029
16	Cayuga	Fleming		Southern Cayuga	\$24.39	\$2,604
17	Madison	Brookfield		Edmeston	\$24.57	\$3,071
18	Madison	Nelson		Morrisville-Eaton	\$24.63	\$3,079
19	Onondaga	Marcellus		Skaneateles	\$24.69	\$2,716
20	Onondaga	Pompey		Cazenovia	\$24.71	\$2,718
Finger Lakes						
1	Ontario	Seneca		Penn Yan	\$15.26	\$2,014
2	Ontario	Geneva		Penn Yan	\$17.27	\$3,797
3	Wyoming	Pike	Pike	Letchworth	\$17.88	\$1,466
4	Ontario	Seneca		Gorham-Middlesex	\$18.85	\$2,488
5	Yates	Jerusalem		Penn Yan	\$19.35	\$2,108
6	Yates	Torrey		Penn Yan	\$20.02	\$2,181
7	Yates	Milo		Penn Yan	\$20.62	\$2,247
8	Yates	Barrington		Penn Yan	\$20.85	\$2,272
9	Ontario	Gorham		Gorham-Middlesex	\$20.99	\$2,771
10	Yates	Milo		Dundee	\$21.62	\$2,355
11	Ontario	South Bristol		Naples	\$21.70	\$2,864
12	Yates	Starkey		Dundee	\$21.80	\$2,375
13	Yates	Barrington		Dundee	\$21.85	\$2,381
14	Ontario	Canandaigua		Naples	\$22.10	\$2,917
15	Yates	Benton		Penn Yan	\$22.61	\$2,463
16	Wyoming	Sheldon		Yorkshire-Pioneer	\$22.78	\$1,868
17	Yates	Jerusalem		Gorham-Middlesex	\$22.95	\$2,500
18	Wyoming	Sheldon		Holland	\$23.32	\$1,912
19	Wyoming	Wethersfield		Yorkshire-Pioneer	\$23.36	\$1,916
20	Ontario	Hopewell		Gorham-Middlesex	\$23.37	\$3,085
Long Island						
1	Suffolk	Southampton	Sagaponack	Sagaponack	\$1.32	\$442
2	Suffolk	Southampton	Sagaponack	Wainscott	\$1.95	\$653
3	Suffolk	Southampton		Sagaponack	\$2.83	\$948
4	Suffolk	Southampton		Wainscott	\$3.46	\$1,159
5	Suffolk	Southampton		Bridgehampton	\$3.83	\$1,283
6	Suffolk	Southampton		Quogue	\$4.09	\$1,370
7	Suffolk	Southampton	Quogue	Quogue	\$4.16	\$1,394
8	Suffolk	East Hampton		Wainscott	\$4.17	\$1,397
9	Suffolk	Southampton	Southampton	Southampton	\$4.52	\$1,514
10	Suffolk	Southampton		Southampton	\$4.67	\$1,564
11	Suffolk	East Hampton		Amagansett	\$4.76	\$1,595
12	Suffolk	Shelter Island		Shelter Island	\$5.18	\$1,735
13	Suffolk	Southampton	West Hampton Dunes	Remsenburg-Speonk	\$5.24	\$1,755
14	Suffolk	Islip		Fire Island	\$5.31	\$1,779
15	Suffolk	Southampton	North Haven	Sag Harbor	\$5.62	\$1,883
16	Suffolk	East Hampton	East Hampton	East Hampton	\$6.11	\$2,047
17	Suffolk	Islip	Saltaire	Fire Island	\$6.22	\$2,084
18	Suffolk	Brookhaven		Fire Island	\$6.30	\$2,111
19	Suffolk	East Hampton		East Hampton	\$6.32	\$2,117
20	Suffolk	East Hampton		Montauk	\$6.35	\$2,127
Mid-Hudson						
1	Westchester	Eastchester	Bronxville	Bronxville	\$6.16	\$3,881
2	Westchester	Rye		Harrison	\$12.68	\$7,988
3	Putnam	Philipstown		Garrison	\$13.47	\$4,243

Bottom 20 Property Tax Rates - 2010 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
Mid-Hudson (con't.)					
4	Westchester	Mount Kisco	Bedford	\$13.77	\$8,675
5	Dutchess	Washington	Millbrook	\$13.96	\$3,769
6	Dutchess	Stanford	Millbrook	\$14.61	\$3,945
7	Dutchess	Stanford	Pine Plains	\$14.72	\$3,974
8	Putnam	Putnam Valley	Garrison	\$14.79	\$4,659
9	Dutchess	Clinton	Millbrook	\$14.80	\$3,996
10	Dutchess	Clinton	Pine Plains	\$14.91	\$4,026
11	Westchester	Mount Pleasant	Pocantico Hills	\$14.93	\$9,406
12	Dutchess	Milan	Pine Plains	\$15.15	\$4,091
13	Dutchess	Union Vale	Millbrook	\$15.16	\$4,093
14	Ulster	Hardenburgh	Margaretville	\$15.35	\$3,285
15	Ulster	Shandaken	Margaretville	\$15.36	\$3,287
16	Dutchess	North East	Copake-Taconic Hills	\$15.56	\$4,201
17	Orange	Warwick	Tuxedo	\$15.60	\$3,978
18	Dutchess	Washington	Northeast	\$15.61	\$4,215
19	Dutchess	Pleasant Valley	Millbrook	\$15.65	\$4,226
20	Westchester	Rye	Rye	\$15.68	\$9,878
Mohawk Valley³					
1	Hamilton	Arietta	Raquette Lake	\$5.13	NDR
2	Hamilton	Long Lake	Raquette Lake	\$5.66	NDR
3	Hamilton	Arietta	Piseco	\$7.02	NDR
4	Hamilton	Arietta	Long Lake	\$8.56	NDR
5	Hamilton	Morehouse	Piseco	\$8.76	NDR
6	Hamilton	Long Lake	Long Lake	\$9.08	NDR
7	Herkimer	Webb	Town Of Webb	\$9.94	\$864
8	Hamilton	Inlet	Inlet	\$10.06	NDR
9	Oneida	Forestport	Town Of Webb	\$10.39	\$1,143
10	Fulton	Northampton	Edinburg	\$12.53	\$1,378
11	Hamilton	Benson	Northville	\$12.97	NDR
12	Hamilton	Arietta	Wells	\$13.31	NDR
13	Hamilton	Lake Pleasant	Lake Pleasant	\$13.50	NDR
14	Hamilton	Indian Lake	Indian Lake	\$13.74	NDR
15	Hamilton	Wells	Wells	\$14.77	NDR
16	Hamilton	Lake Pleasant	Wells	\$15.35	NDR
17	Hamilton	Hope	Northville	\$15.73	NDR
18	Hamilton	Hope	Wells	\$15.81	NDR
19	Hamilton	Lake Pleasant	Speculator	\$16.62	NDR
20	Fulton	Mayfield	Northville	\$16.73	\$1,839
North Country					
1	Essex	North Elba	Lake Placid	\$10.12	\$1,490
2	Essex	Schroon	North Warren	\$10.76	\$1,584
3	Essex	Schroon	Schroon Lake	\$11.72	\$1,726
4	Jefferson	Orleans	Indian River	\$12.18	\$1,693
5	Essex	Minerva	North Warren	\$12.33	\$1,816
6	Jefferson	Alexandria	Indian River	\$12.33	\$1,714
7	Essex	North Elba	Saranac Lake	\$12.35	\$1,819
8	Jefferson	Pamelia	Indian River	\$12.47	\$1,733
9	Essex	Keene	Keene	\$12.78	\$1,882
10	Franklin	Santa Clara	Saranac Lake	\$12.85	\$1,157
11	Essex	Wilmington	Lake Placid	\$13.04	\$1,920
12	Franklin	Harriestown	Saranac Lake	\$13.33	\$1,200
13	Franklin	Brighton	Saranac Lake	\$13.48	\$1,213
14	Essex	North Elba	Lake Placid	\$13.53	\$1,992
15	Essex	North Hudson	Schroon Lake	\$14.01	\$2,063

Bottom 20 Property Tax Rates - 2010 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Tax on Median Home ²
North Country (con't.)						
16	Jefferson	Theresa		Indian River	\$14.06	\$1,954
17	Essex	St. Armand		Saranac Lake	\$14.37	\$2,116
18	Essex	Ticonderoga		Putnam	\$14.38	\$2,117
19	Jefferson	Le Ray		Indian River	\$14.69	\$2,042
20	Jefferson	Henderson		Belleville-Henderson	\$14.79	\$2,056
Southern Tier						
1	Otsego	Otsego		Cooperstown	\$11.10	\$1,326
2	Otsego	Otsego		Richfield Springs	\$12.08	\$1,444
3	Otsego	Middlefield		Cooperstown	\$12.38	\$1,479
4	Otsego	Otsego		Cherry Valley-Springfield	\$12.53	\$1,497
5	Delaware	Andes		Andes	\$13.21	\$1,453
6	Otsego	Otsego		Edmeston	\$13.38	\$1,599
7	Otsego	Middlefield		Cherry Valley-Springfield	\$13.86	\$1,656
8	Otsego	Springfield		Richfield Springs	\$14.03	\$1,677
9	Delaware	Andes		Margaretville	\$14.13	\$1,554
10	Otsego	Hartwick		Cooperstown	\$14.17	\$1,693
11	Delaware	Middletown		Andes	\$14.41	\$1,585
12	Otsego	Springfield		Cherry Valley-Springfield	\$14.50	\$1,733
13	Delaware	Hamden		Andes	\$14.84	\$1,632
14	Otsego	Richfield		Richfield Springs	\$15.32	\$1,831
15	Delaware	Middletown		Margaretville	\$15.33	\$1,686
16	Otsego	Roseboom		Cherry Valley-Springfield	\$15.57	\$1,861
17	Otsego	Otsego	Cooperstown	Cooperstown	\$15.74	\$1,881
18	Delaware	Middletown	Margaretville	Margaretville	\$15.74	\$1,731
19	Delaware	Delhi		Andes	\$15.75	\$1,733
20	Delaware	Bovina		Andes	\$15.78	\$1,736
Western New York						
1	Erie	Sardinia		Yorkshire-Pioneer	\$16.69	\$2,086
2	Erie	Sardinia		Holland	\$16.87	\$2,109
3	Chautauqua	Chautauqua		Chautauqua Lake	\$17.63	\$1,410
4	Chautauqua	Ellery		Chautauqua Lake	\$18.13	\$1,450
5	Chautauqua	Westfield		Chautauqua Lake	\$19.25	\$1,540
6	Erie	Wales		Holland	\$19.33	\$2,416
7	Chautauqua	North Harmony		Chautauqua Lake	\$19.74	\$1,579
8	Cattaraugus	Ellicottville		Ellicottville	\$20.33	\$1,484
9	Chautauqua	Portland		Chautauqua Lake	\$20.88	\$1,670
10	Erie	Concord		Holland	\$20.93	\$2,616
11	Erie	Elma		East Aurora	\$21.14	\$2,643
12	Erie	Colden		Holland	\$21.36	\$2,670
13	Erie	Sardinia		Springville-Griffith Institute	\$21.51	\$2,689
14	Cattaraugus	Great Valley		Ellicottville	\$21.72	\$1,586
15	Cattaraugus	Red House		Randolph	\$22.12	\$1,615
16	Chautauqua	Ellery		Bemus Point	\$22.15	\$1,772
17	Erie	Elma		Lancaster	\$22.19	\$2,774
18	Erie	Elma		Iroquois	\$22.24	\$2,780
19	Cattaraugus	Ellicottville	Ellicottville	Ellicottville	\$22.39	\$1,634
20	Erie	Aurora		Holland	\$22.43	\$2,804

¹ Nassau County and New York City impose different tax rates on different classes of property and are therefore excluded from calculations.

² Home with 2010 Median Sales Price for County, as reported by NYS Association of Realtors.

³ NYS Association of Realtors data did not include Median Sales Price for Hamilton County.

⁴ Localities in bold-faced type impose homestead and non-homestead rates. Schools may impose homestead/non-homestead rates in all or some of the municipalities in which the district is located. Effective rate shown is an average of homestead and non-homestead rates.

City Tax Rates - 2010

Rank	City	County ¹	School District	Effective Tax Rate per \$1,000	Tax on Median Home ²
1	Fulton	Oswego	Fulton	\$51.14	\$3,692
2	Binghamton	Broome	Binghamton	\$48.88	\$3,945
3	Ogdensburg	St. Lawrence	Ogdensburg	\$48.87	\$3,098
4	Little Falls	Herkimer	Little Falls	\$48.02	\$3,352
5	Jamestown	Chautauqua	Jamestown	\$47.47	\$2,957
6	Gloversville	Fulton	Gloversville	\$47.17	\$3,330
7	Lockport	Niagara	Lockport	\$45.35	\$3,633
8	Geneva	Ontario	Geneva	\$45.09	\$3,797
9	Cortland	Cortland	Cortland	\$45.06	\$3,992
10	Niagara Falls	Niagara	Niagara Falls	\$44.17	\$2,809
11	Batavia	Genesee	Batavia	\$43.70	\$3,911
12	Dunkirk	Chautauqua	Dunkirk	\$43.51	\$2,410
13	Elmira	Chemung	Elmira	\$42.70	\$2,703
14	Gloversville	Fulton	Johnstown	\$42.44	\$2,996
15	Rome	Oneida	Oriskany	\$42.34	\$3,540
16	Ogdensburg	St. Lawrence	Lisbon	\$42.14	\$2,672
17	Rome	Oneida	Westmoreland	\$41.64	\$3,481
18	North Tonawanda	Niagara	North Tonawanda	\$41.43	\$3,836
19	Corning	Steuben	Corning	\$40.89	\$3,283
20	Oswego	Oswego	Oswego	\$40.67	\$3,225
21	Utica	Oneida	Utica	\$39.89	\$3,231
22	Rome	Oneida	Rome	\$39.73	\$3,321
23	Schenectady	Schenectady	Schenectady	\$39.57	\$4,060
24	Lackawanna	Erie	Lackawanna	\$39.54	\$3,151
25	Tonawanda	Erie	Tonawanda	\$39.51	\$3,410
26	Salamanca	Cattaraugus	Salamanca	\$39.08	\$2,697
27	Norwich	Chenango	Norwich	\$38.79	\$3,375
28	Rome	Oneida	Sherrill	\$37.81	\$3,161
29	Rochester	Monroe	Rochester	\$37.49	\$2,692
30	Hornell	Steuben	Hornell	\$37.34	\$2,173
31	Olean	Cattaraugus	Olean	\$37.29	\$2,510
32	Plattsburgh	Clinton	Plattsburgh	\$36.66	\$5,004
33	Auburn	Cayuga	Auburn	\$36.23	\$3,101
34	Amsterdam	Montgomery	Amsterdam	\$35.80	\$3,082
35	Ithaca	Tompkins	Ithaca	\$34.43	\$5,684
36	Johnstown	Fulton	Fonda-Fultonville	\$34.36	\$2,972
37	Rensselaer	Rensselaer	Rensselaer	\$34.33	\$4,648
38	Albany	Albany	Albany	\$34.30	\$5,673
39	Johnstown	Fulton	Johnstown	\$33.84	\$2,927
40	Troy	Rensselaer	Troy	\$32.92	\$4,250
41	Syracuse	Onondaga	Syracuse	\$32.35	\$2,617
42	Oneida	Madison	Oneida	\$31.59	\$2,897
43	Sherrill	Oneida	Oneida	\$31.30	\$4,097
44	Oneida	Madison	Sherrill	\$31.28	\$2,868
45	Oneida	Madison	Stockbridge	\$31.14	\$2,856
46	Newburgh	Orange	Newburgh	\$30.88	\$6,747
47	Port Jervis	Orange	Port Jervis	\$30.60	\$5,823
48	Troy	Rensselaer	Lansingburgh	\$30.56	\$3,945
49	Cohoes	Albany	Cohoes	\$30.55	\$4,130
50	Mount Vernon	Westchester	Mount Vernon	\$30.12	\$12,762
51	Sherrill	Oneida	Sherrill	\$29.96	\$3,922
52	Canandaigua	Ontario	Canandaigua	\$29.36	\$3,805
53	Buffalo	Erie	Buffalo	\$28.57	\$1,863
54	Hudson	Columbia	Hudson	\$28.39	\$4,639
55	Kingston	Ulster	Kingston	\$28.29	\$5,522

City Tax Rates - 2010 (con't.)

Rank	City	County ¹	School District	Effective Tax Rate per \$1,000	Tax on Median Home ²
56	Middletown	Orange	Middletown	\$26.85	\$6,055
57	Mechanicville	Saratoga	Mechanicville	\$26.61	\$3,882
58	Peekskill	Westchester	Peekskill	\$26.27	\$8,976
59	Oneonta	Otsego	Oneonta	\$26.13	\$3,115
60	Glens Falls	Warren	Glens Falls	\$26.00	\$14,578
61	Watervliet	Albany	Watervliet	\$25.29	\$3,055
62	Peekskill	Westchester	Hendrick Hudson	\$23.89	\$8,163
63	New Rochelle	Westchester	New Rochelle	\$22.57	\$13,470
64	White Plains	Westchester	White Plains	\$22.30	\$11,471
65	Watertown	Jefferson	Watertown	\$22.20	\$2,242
66	Glens Falls	Warren	Glens Falls	\$21.86	\$3,030
67	Watertown	Jefferson	General Brown	\$21.80	\$2,202
68	Beacon	Dutchess	Beacon	\$21.65	\$6,387
69	Poughkeepsie	Dutchess	Poughkeepsie	\$21.28	\$5,626
70	Saratoga Springs	Saratoga	Saratoga Springs	\$18.81	\$5,133
71	Rye	Westchester	Rye Neck	\$18.68	\$11,768
72	Yonkers	Westchester	Yonkers	\$18.44	\$7,876
73	Rye	Westchester	Rye	\$15.68	\$9,878

¹ Nassau County and New York City impose different tax rates on different classes of property and are therefore excluded from these calculations.

² Home with 2010 Median Sales Price for city, except City of Rye which uses county data.

³ Localities in bold-faced type impose homestead and non-homestead rates. Schools may impose homestead/non-homestead rates in all or some of the municipalities in which the district is located. Effective rate shown is an average of homestead and non-homestead rates.

Median Home Sales Value - 2010

County		County	
Albany	\$201,000.00	Oneida	\$110,000.00
Allegany	\$53,000.00	Onondaga	\$132,000.00
Broome	\$106,000.00	Ontario	\$132,000.00
Cattaraugus	\$73,000.00	Orange	\$255,000.00
Cayuga	\$106,750.00	Orleans	\$77,128.00
Chautauqua	\$80,000.00	Oswego	\$95,000.00
Chemung	\$100,000.00	Otsego	\$119,500.00
Chenango	\$83,000.00	Putnam	\$315,000.00
Clinton	\$126,000.00	Rensselaer	\$170,315.00
Columbia	\$199,950.00	Rockland	\$415,000.00
Cortland	\$112,000.00	Saratoga	\$243,898.00
Delaware	\$110,000.00	Schenectady	\$156,382.00
Dutchess	\$270,000.00	Schoharie	\$131,000.00
Erie	\$125,000.00	Schuyler	\$129,230.00
Essex	\$147,250.00	Seneca	\$98,000.00
Franklin	\$90,000.00	St. Lawrence	\$81,000.00
Fulton	\$109,950.00	Steuben	\$90,000.00
Genesee	\$98,000.00	Suffolk	\$335,000.00
Greene	\$160,000.00	Sullivan	\$125,000.00
Hamilton ¹	---	Tioga	\$122,500.00
Herkimer	\$86,960.00	Tompkins	\$180,000.00
Jefferson	\$139,000.00	Ulster	\$214,000.00
Lewis	\$115,000.00	Warren	\$172,000.00
Livingston	\$118,000.00	Washington	\$117,000.00
Madison	\$125,000.00	Wayne	\$112,800.00
Monroe	\$125,000.00	Westchester	\$630,000.00
Montgomery	\$91,250.00	Wyoming	\$82,000.00
Nassau	\$425,000.00	Yates	\$108,950.00
Niagara	\$95,950.00		

Source: NYS Association of Realtors

¹ NYS Association of Realtors data did not include Median Sales Price for Hamilton County.

Median Home Sales Value - 2010

City		City	
Albany	\$165,400	Newburgh	\$218,500
Amsterdam	\$86,100	New Rochelle	\$596,800
Auburn	\$85,600	New York	\$501,000
Batavia	\$89,500	Niagara Falls	\$63,600
Beacon	\$295,000	North Tonawanda	\$92,600
Binghamton	\$80,700	Norwich	\$87,000
Buffalo	\$65,200	Ogdensburg	\$63,400
Canandaigua	\$129,600	Olean	\$67,300
Cohoes	\$135,200	Oneida	\$91,700
Corning	\$80,300	Oneonta	\$119,200
Cortland	\$88,600	Oswego	\$79,300
Dunkirk	\$55,400	Peekskill	\$341,700
Elmira	\$63,300	Plattsburgh	\$136,500
Fulton	\$72,200	Port Jervis	\$190,300
Geneva	\$84,200	Poughkeepsie	\$264,400
Glen Cove	\$560,700	Rensselaer	\$135,400
Glens Falls	\$138,600	Rochester	\$71,800
Gloversville	\$70,600	Rome	\$83,600
Hornell	\$58,200	Rye*	NDR
Hudson	\$163,400	Salamanca	\$69,000
Ithaca	\$165,100	Saratoga Springs	\$272,900
Jamestown	\$62,300	Schenectady	\$102,600
Johnstown	\$86,500	Sherrill	\$130,900
Kingston	\$195,200	Syracuse	\$80,900
Lackawanna	\$79,700	Tonawanda	\$86,300
Little Falls	\$69,800	Troy	\$129,100
Lockport	\$80,100	Utica	\$81,000
Long Beach	\$526,500	Watertown	\$101,000
Mechanicville	\$145,900	Watervliet	\$120,800
Middletown	\$225,500	White Plains	\$514,400
Mount Vernon	\$423,700	Yonkers	\$427,100

Source: U.S. Census Bureau

* Rye data was unavailable.