

Benchmarking New York

Property Taxes in New York Communities

New Yorkers pay some of the highest property taxes in the nation. However, property tax burdens within the Empire State differ widely.

Property owners outside New York City pay taxes to at least three different jurisdictions – counties, towns or cities, and school districts. Villages and special districts can also levy separate taxes. As a result, multiple combinations of property tax bills can be found in a single town.

This report, based on data collected annually by the Office of the State Comptroller, makes it possible to easily compare taxes in almost every locality¹ in New York State. Focusing on the effective tax rate allows taxpayers and government officials to establish performance goals and benchmarks for their communities.

A taxpayer's "all-in" property tax bill is often a key factor in where people choose to live and where businesses choose to locate.

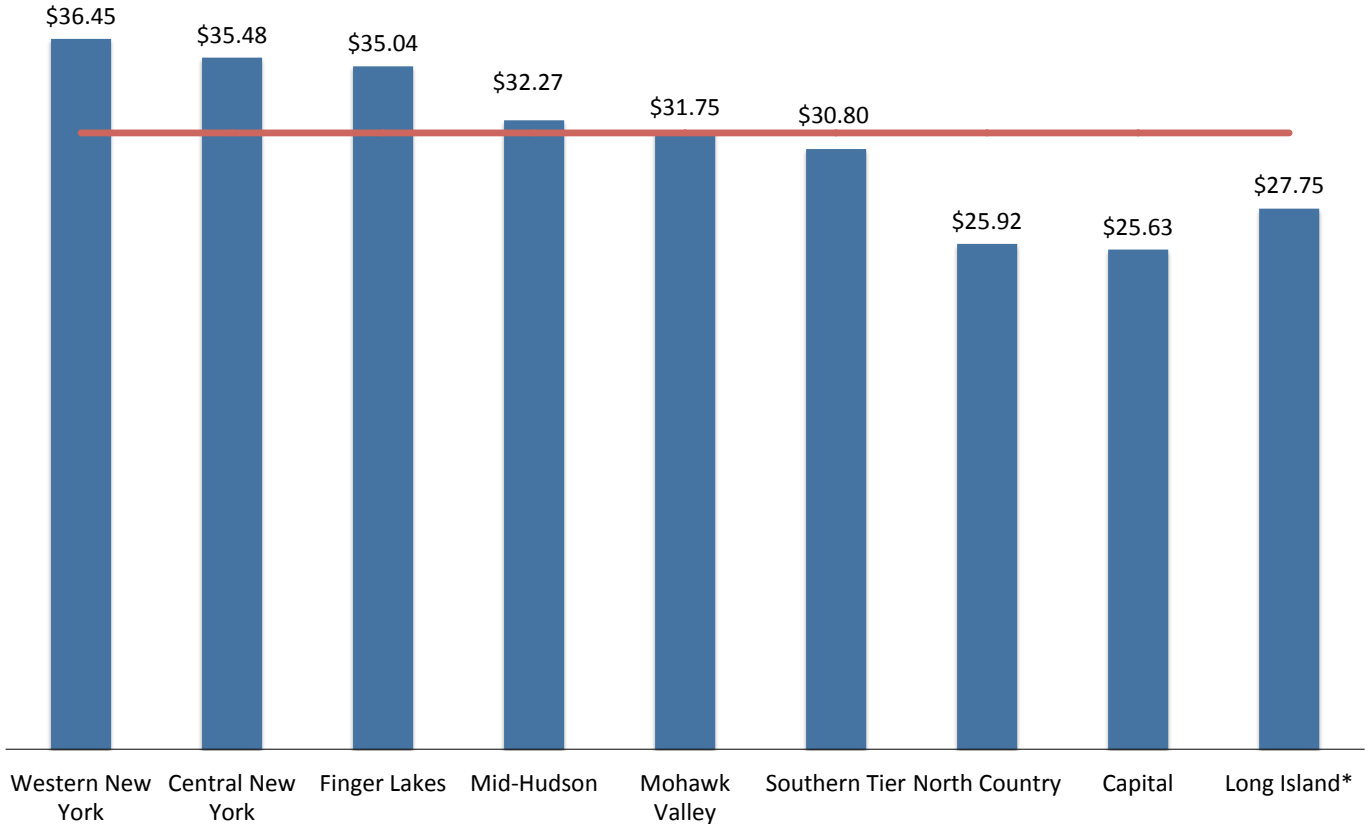
The "all-in" property tax bill is often a key factor in locational decisions by individuals and businesses. In addition, the tax data point to an inverse relationship between effective tax rates and property values, with high effective rates often correlating to low median home values.

This report uses the most recent data reported to the state Comptroller, reflecting taxes levied during each local government's 2014 fiscal year. The tables on the following pages list the top and bottom 20 effective property tax rates, by region, throughout New York, and the top and bottom 20 tax bills across each region based on a locality's effective property tax rate and median home value.

Complete statewide data can be searched and compared using the Empire Center's online Property Tax Calculator at SeeThroughNY.net/Benchmarking.

¹ Nassau County and New York City impose different tax rates on different classes of property and are excluded from calculations and rankings. In addition, taxes levied by independently governed fire districts are not included.

Median Effective Tax Rate - per \$1,000 - 2014 - By Region



* Suffolk County only. Nassau County, which has a four-class property tax rate structure, is not included in these rankings.

Top 20 Property Tax Rates - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Capital Region						
1	Schenectady	Schenectady	Schenectady	\$46.20	\$116,700	\$5,392
2	Albany	Albany	Albany	\$44.85	\$173,500	\$7,782
3	Schenectady	Glenville	Scotia-Glenville	\$43.39	\$147,400	\$6,396
4	Albany	Green Island	Green Island	\$41.14	\$123,600	\$5,085
5	Rensselaer	Rensselaer	Rensselaer	\$40.79	\$147,600	\$6,021
6	Rensselaer	Schodack	Castleton-On-Hudson	\$40.48	\$164,100	\$6,642
7	Washington	Whitehall	Whitehall	\$39.60	\$83,000	\$3,286
8	Saratoga	Waterford	Waterford	\$39.10	\$169,000	\$6,608
9	Rensselaer	Troy	Troy	\$38.31	\$142,900	\$5,474
10	Washington	Fort Edward	Fort Edward	\$37.39	\$100,400	\$3,754
11	Rensselaer	Troy	Lansingburgh	\$37.24	\$142,900	\$5,321
12	Washington	Easton	Greenwich	\$37.21	\$153,800	\$5,723
13	Washington	Greenwich	Greenwich	\$36.87	\$153,800	\$5,671
14	Greene	Catskill	Catskill	\$36.74	\$178,300	\$6,550
15	Schenectady	Rotterdam	Schenectady	\$36.67	\$166,400	\$6,102
16	Rensselaer	Hoosick	Hoosick Falls	\$35.69	\$121,700	\$4,343
17	Rensselaer	Schodack	Schodack	\$35.65	\$215,800	\$7,693
18	Washington	Granville	Granville	\$35.25	\$108,100	\$3,811
19	Rensselaer	Schodack	Nassau	\$35.24	\$158,100	\$5,571
20	Greene	Coxsackie	Coxsackie	\$35.24	\$165,700	\$5,839

Top 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Central New York						
1	Onondaga	Geddes	Solvay	\$57.80	\$102,300	\$5,913
2	Onondaga	De Witt	East Syracuse	\$55.87	\$89,500	\$5,000
3	Onondaga	Salina	Liverpool	\$54.85	\$122,100	\$6,697
4	Oswego	Fulton	Fulton	\$54.74	\$74,400	\$4,073
5	Onondaga	De Witt	East Syracuse	\$54.03	\$89,500	\$4,836
6	Oswego	Schroepfel	Phoenix	\$52.83	\$89,200	\$4,713
7	Onondaga	Manlius	Manlius	\$49.09	\$188,100	\$9,234
8	Oswego	Minetto	Fulton	\$48.67	\$114,600	\$5,578
9	Onondaga	Manlius	Minoa	\$48.55	\$132,800	\$6,448
10	Cortland	Cortlandville	Mcgraw	\$48.19	\$90,800	\$4,376
11	Cortland	Cortland	Cortland	\$48.10	\$91,400	\$4,397
12	Onondaga	Manlius	Fayetteville	\$47.91	\$171,800	\$8,231
13	Onondaga	Salina	Lyncourt	\$47.83	\$108,500	\$5,190
14	Cortland	Cuyler	Fabius-Pompey	\$47.28	\$86,300	\$4,081
15	Cortland	Cortlandville	Homer	\$46.77	\$113,800	\$5,322
16	Onondaga	Cicero	North Syracuse	\$46.74	\$98,200	\$4,589
17	Onondaga	Elbridge	Jordan	\$46.38	\$99,000	\$4,591
18	Onondaga	Clay	North Syracuse	\$46.32	\$98,200	\$4,549
19	Oswego	Palermo	Phoenix	\$46.00	\$93,500	\$4,301
20	Onondaga	Geddes	Westhill	\$45.37	\$126,700	\$5,749
Finger Lakes						
1	Orleans	Shelby	Medina	\$58.19	\$73,000	\$4,248
2	Orleans	Ridgeway	Medina	\$57.93	\$73,000	\$4,229
3	Wayne	Lyons	Lyons	\$56.78	\$64,400	\$3,657
4	Orleans	Murray	Holley	\$55.08	\$83,900	\$4,621
5	Wayne	Galen	Clyde	\$53.60	\$70,400	\$3,773
6	Livingston	Mount Morris	Mount Morris	\$53.36	\$68,500	\$3,655
7	Wayne	Palmyra	Palmyra	\$52.04	\$95,800	\$4,985
8	Orleans	Gaines	Albion	\$51.29	\$71,800	\$3,683
9	Monroe	Sweden	Brockport	\$50.63	\$112,600	\$5,701
10	Monroe	Clarkson	Brockport	\$50.61	\$112,600	\$5,698
11	Orleans	Albion	Albion	\$50.53	\$71,800	\$3,628
12	Seneca	Seneca Falls	Waterloo	\$49.81	\$79,800	\$3,975
13	Seneca	Waterloo	Waterloo	\$49.44	\$79,800	\$3,945
14	Monroe	East Rochester	East Rochester	\$49.35	\$95,300	\$4,703
15	Seneca	Fayette	Waterloo	\$49.24	\$79,800	\$3,929
16	Wyoming	Warsaw	Warsaw	\$48.89	\$90,900	\$4,444
17	Monroe	Irondequoit	East Irondequoit	\$47.38	\$116,000	\$5,496
18	Wayne	Arcadia	Newark	\$47.18	\$86,100	\$4,062
19	Wyoming	Perry	Perry	\$47.02	\$78,800	\$3,705
20	Livingston	Nunda	Nunda	\$46.19	\$82,700	\$3,820
Long Island						
1	Suffolk	Islip	Islandia	\$42.64	\$315,100	\$13,435
2	Suffolk	Babylon	Amityville	\$42.25	\$370,000	\$15,633
3	Suffolk	Babylon	Amityville	\$41.04	\$370,000	\$15,184
4	Suffolk	Islip	Central Islip	\$40.50	\$353,200	\$14,304
5	Suffolk	Babylon	Babylon	\$38.13	\$432,500	\$16,489
6	Suffolk	Brookhaven	Patchogue	\$37.67	\$291,000	\$10,962
7	Suffolk	Islip	Brightwaters	\$37.61	\$510,700	\$19,207
8	Suffolk	Riverhead	Eastport-South Manor	\$37.57	\$357,000	\$13,412
9	Suffolk	Babylon	Babylon	\$37.18	\$432,500	\$16,081
10	Suffolk	Babylon	Lindenhurst	\$37.06	\$347,100	\$12,862
11	Suffolk	Brookhaven	Mastic Beach	\$36.24	\$195,400	\$7,080
12	Suffolk	Brookhaven	Bayport-Blue Point	\$35.83	\$330,500	\$11,843
13	Suffolk	Babylon	Babylon	\$35.45	\$432,500	\$15,330

Top 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Long Island (con't.)						
14 Suffolk	Islip		Bayport-Blue Point	\$35.28	\$353,200	\$12,461
15 Suffolk	Babylon		Wyandanch	\$35.20	\$344,800	\$12,136
16 Suffolk	Islip		Sayville	\$35.18	\$353,200	\$12,424
17 Suffolk	Brookhaven		William Floyd	\$35.08	\$330,500	\$11,595
18 Suffolk	Babylon		Lindenhurst	\$34.71	\$344,800	\$11,967
19 Suffolk	Islip		Bay Shore	\$34.62	\$353,200	\$12,227
20 Suffolk	Babylon		Babylon	\$34.48	\$344,800	\$11,890
Mid-Hudson						
1 Sullivan	Liberty	Liberty	Liberty	\$63.42	\$119,600	\$7,585
2 Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$61.63	\$291,100	\$17,939
3 Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$58.34	\$279,100	\$16,283
4 Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$55.98	\$338,500	\$18,948
5 Sullivan	Fallsburg	Woodridge	Fallsburg	\$54.94	\$113,400	\$6,230
6 Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$54.38	\$485,100	\$26,379
7 Ulster	Wawarsing	Ellenville	Ellenville	\$53.29	\$160,200	\$8,538
8 Orange	Woodbury		Haverstraw-Stony Point	\$52.77	\$336,300	\$17,748
9 Orange	Newburgh		Newburgh	\$52.42	\$172,200	\$9,027
10 Rockland	Haverstraw		Haverstraw-Stony Point	\$51.95	\$313,700	\$16,296
11 Orange	Highlands		Haverstraw-Stony Point	\$50.21	\$233,900	\$11,744
12 Orange	Tuxedo		Haverstraw-Stony Point	\$50.13	\$425,600	\$21,335
13 Westchester	Mount Vernon		Mount Vernon	\$49.97	\$372,100	\$18,595
14 Rockland	Clarkstown	Spring Valley	East Ramapo	\$49.79	\$270,900	\$13,488
15 Sullivan	Thompson	Monticello	Monticello	\$49.51	\$128,100	\$6,343
16 Sullivan	Fallsburg		Liberty	\$48.41	\$149,600	\$7,242
17 Rockland	Ramapo	Suffern	Ramapo	\$48.36	\$306,700	\$14,833
18 Rockland	Ramapo	Spring Valley	East Ramapo	\$47.86	\$270,900	\$12,964
19 Sullivan	Liberty		Liberty	\$46.99	\$141,700	\$6,658
20 Orange	Woodbury	Harriman	Monroe-Woodbury	\$46.79	\$220,000	\$10,294
Mohawk Valley						
1 Fulton	Gloversville		Gloversville	\$54.02	\$77,100	\$4,165
2 Herkimer	Little Falls		Little Falls	\$53.30	\$76,000	\$4,051
3 Herkimer	Herkimer	Herkimer	Herkimer	\$52.34	\$82,100	\$4,297
4 Montgomery	Minden	Fort Plain	Fort Plain	\$51.18	\$71,700	\$3,670
5 Montgomery	Palatine	Fort Plain	Fort Plain	\$51.14	\$71,700	\$3,667
6 Montgomery	Canajoharie	Fort Plain	Fort Plain	\$50.75	\$71,700	\$3,639
7 Fulton	Gloversville		Johnstown	\$47.54	\$77,100	\$3,665
8 Montgomery	St. Johnsville	St. Johnsville	Oppenheim-Ephratah-St Johnsville	\$46.70	\$73,100	\$3,413
9 Herkimer	Frankfort	Ilion	Central Valley At Ilion-Mohawk	\$46.49	\$81,500	\$3,789
10 Montgomery	Palatine	Nelliston	Fort Plain	\$46.45	\$73,600	\$3,419
11 Fulton	Ephratah		Fort Plain	\$45.17	\$87,800	\$3,966
12 Oneida	Rome		Westmoreland	\$45.14	\$89,700	\$4,049
13 Oneida	Paris	Clayville	Sauquoit Valley	\$45.02	\$75,200	\$3,386
14 Montgomery	Canajoharie	Canajoharie	Canajoharie	\$44.96	\$98,100	\$4,410
15 Herkimer	German Flatts	Ilion	Central Valley At Ilion-Mohawk	\$44.77	\$81,500	\$3,649
16 Oneida	Utica		Utica	\$44.62	\$89,400	\$3,989
17 Fulton	Oppenheim	Dolgeville	Dolgeville	\$44.42	\$77,000	\$3,420
18 Oneida	Rome		Oriskany	\$44.39	\$89,700	\$3,981
19 Schoharie	Sharon	Sharon Springs	Sharon Springs	\$43.87	\$150,000	\$6,580
20 Montgomery	Amsterdam	Fort Johnson	Amsterdam	\$43.51	\$95,000	\$4,133
North Country						
1 St. Lawrence	Ogdensburg		Ogdensburg	\$51.36	\$68,900	\$3,538
2 St. Lawrence	Potsdam	Potsdam	Potsdam	\$49.88	\$100,900	\$5,033
3 St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$48.74	\$78,700	\$3,836
4 St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$47.49	\$78,700	\$3,738

Top 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
North Country (con't.)						
5	St. Lawrence	Madrid	Norwood-Norfolk	\$45.59	\$77,700	\$3,542
6	St. Lawrence	Massena	Massena	\$45.58	\$82,200	\$3,747
7	Franklin	Malone	Malone	\$44.25	\$79,700	\$3,527
8	Lewis	Lyonsdale	Port Leyden	\$44.24	\$80,700	\$3,570
9	St. Lawrence	Ogdensburg	Lisbon	\$43.81	\$68,900	\$3,019
10	Lewis	Leyden	Port Leyden	\$43.31	\$80,700	\$3,495
11	St. Lawrence	Louisville	Massena	\$42.98	\$82,200	\$3,533
12	St. Lawrence	Hermon	Hermon-De Kalb	\$42.86	\$71,600	\$3,069
13	St. Lawrence	Canton	Canton	\$42.08	\$154,400	\$6,497
14	St. Lawrence	Oswegatchie	Heuvelton	\$41.13	\$82,400	\$3,389
15	Essex	Moriah	Port Henry	\$40.58	\$100,600	\$4,083
16	Lewis	Diana	Harrisville	\$40.57	\$74,100	\$3,006
17	St. Lawrence	Madrid	Lisbon	\$38.98	\$77,700	\$3,029
18	St. Lawrence	Stockholm	Norwood-Norfolk	\$38.46	\$73,800	\$2,838
19	St. Lawrence	Morristown	Morristown	\$38.44	\$103,100	\$3,963
20	St. Lawrence	Lisbon	Ogdensburg	\$38.33	\$90,300	\$3,461
Southern Tier						
1	Broome	Binghamton	Binghamton	\$57.79	\$85,700	\$4,952
2	Broome	Union	Endicott	\$57.58	\$87,400	\$5,033
3	Steuben	Erwin	Painted Post	\$52.73	\$100,000	\$5,273
4	Broome	Union	Johnson City	\$52.65	\$85,700	\$4,512
5	Chenango	Oxford	Oxford	\$50.34	\$89,800	\$4,520
6	Chemung	Elmira	Elmira Heights	\$47.69	\$77,900	\$3,715
7	Tioga	Owego	Owego-Apalachin	\$47.65	\$97,100	\$4,627
8	Chemung	Elmira	Elmira	\$46.85	\$68,200	\$3,195
9	Chenango	Norwich	Norwich	\$45.94	\$83,400	\$3,832
10	Chemung	Horseheads	Elmira Heights	\$45.82	\$77,900	\$3,569
11	Steuben	Corning	Corning	\$44.90	\$97,700	\$4,387
12	Steuben	Corning	South Corning	\$44.38	\$89,900	\$3,989
13	Steuben	Hornellsville	Almond	\$43.89	\$65,800	\$2,888
14	Steuben	Bradford	Corning	\$43.60	\$81,700	\$3,562
15	Tompkins	Groton	Groton	\$43.42	\$108,200	\$4,698
16	Tioga	Candor	Candor	\$43.06	\$89,300	\$3,845
17	Chenango	New Berlin	New Berlin	\$42.72	\$81,100	\$3,465
18	Steuben	Greenwood	Andover	\$42.56	\$82,700	\$3,520
19	Schuyler	Orange	Corning	\$42.14	\$82,700	\$3,485
20	Tioga	Newark Valley	Maine-Endwell	\$42.10	\$101,900	\$4,290
Western New York						
1	Erie	Cheektowaga	Sloan	\$64.46	\$71,700	\$4,622
2	Allegany	Wellsville	Wellsville	\$63.71	\$66,100	\$4,211
3	Allegany	Alfred	Alfred-Almond	\$63.17	\$113,000	\$7,138
4	Allegany	Andover	Andover	\$63.09	\$57,000	\$3,596
5	Allegany	Bolivar	Bolivar	\$60.79	\$63,900	\$3,884
6	Allegany	Alma	Wellsville	\$57.79	\$54,700	\$3,161
7	Allegany	Wirt	Richburg	\$57.50	\$47,400	\$2,726
8	Allegany	Alma	Scio	\$57.43	\$54,700	\$3,141
9	Allegany	Almond	Almond	\$56.90	\$65,800	\$3,744
10	Allegany	Burns	Canaseraga	\$56.12	\$59,300	\$3,328
11	Allegany	Cuba	Cuba	\$55.28	\$68,400	\$3,781
12	Allegany	Bolivar	Richburg	\$55.05	\$47,400	\$2,609
13	Erie	Cheektowaga	Depew	\$54.18	\$107,100	\$5,803
14	Allegany	Ward	Andover	\$54.09	\$89,500	\$4,841
15	Erie	Tonawanda	Kenmore	\$53.99	\$107,700	\$5,815
16	Allegany	Belfast	Friendship	\$53.88	\$70,200	\$3,782
17	Erie	Cheektowaga	Cheektowaga-Sloan	\$53.84	\$97,500	\$5,250

Top 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Western New York (con't.)						
18	Allegany	Independence	Andover	\$52.51	\$65,200	\$3,424
19	Allegany	Wirt	Scio	\$52.36	\$48,800	\$2,555
20	Allegany	Friendship	Scio	\$52.29	\$47,500	\$2,484

Bottom 20 Property Tax Rates - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Capital Region						
1	Saratoga	Edinburg	Edinburg	\$9.19	\$219,400	\$2,016
2	Warren	Hague	Bolton	\$9.47	\$201,000	\$1,903
3	Warren	Bolton	Bolton	\$9.53	\$301,400	\$2,873
4	Saratoga	Day	Edinburg	\$9.94	\$166,100	\$1,651
5	Warren	Horicon	Bolton	\$10.26	\$219,400	\$2,251
6	Warren	Bolton	Lake George	\$10.92	\$301,400	\$3,290
7	Warren	Hague	North Warren	\$11.09	\$201,000	\$2,228
8	Warren	Horicon	North Warren	\$11.88	\$219,400	\$2,607
9	Warren	Chester	North Warren	\$12.37	\$296,600	\$3,668
10	Warren	Lake George	Lake George	\$12.64	\$250,200	\$3,162
11	Warren	Queensbury	Lake George	\$12.93	\$217,800	\$2,816
12	Warren	Johnsburg	North Warren	\$13.46	\$156,800	\$2,111
13	Warren	Chester	Schroon Lake	\$13.76	\$296,600	\$4,081
14	Saratoga	Edinburg	Hadley-Luzerne	\$13.87	\$219,400	\$3,042
15	Warren	Hague	Ticonderoga	\$14.14	\$201,000	\$2,843
16	Warren	Warrensburg	North Warren	\$14.28	\$145,400	\$2,077
17	Warren	Thurman	North Warren	\$14.46	\$133,600	\$1,932
18	Saratoga	Wilton	Corinth	\$14.55	\$250,000	\$3,637
19	Saratoga	Day	Hadley-Luzerne	\$14.62	\$166,100	\$2,428
20	Washington	Dresden	Putnam	\$14.86	\$163,100	\$2,423
Central New York						
1	Cayuga	Ledyard	Southern Cayuga	\$23.71	\$150,200	\$3,562
2	Cayuga	Niles	Skaneateles	\$24.18	\$164,800	\$3,985
3	Cayuga	Genoa	Southern Cayuga	\$24.58	\$111,600	\$2,743
4	Cayuga	Niles	Moravia	\$24.71	\$164,800	\$4,072
5	Onondaga	Spafford	Skaneateles	\$24.90	\$204,900	\$5,101
6	Cayuga	Sennett	Skaneateles	\$24.92	\$178,600	\$4,451
7	Cayuga	Ledyard	Union Springs	\$24.98	\$150,200	\$3,752
8	Onondaga	Skaneateles	Skaneateles	\$25.06	\$273,200	\$6,847
9	Cayuga	Scipio	Southern Cayuga	\$25.09	\$121,000	\$3,036
10	Madison	Hamilton	Brookfield	\$25.35	\$141,900	\$3,597
11	Onondaga	Skaneateles	Moravia	\$25.59	\$273,200	\$6,991
12	Cayuga	Ledyard	Aurora	\$25.71	\$169,400	\$4,356
13	Cayuga	Aurelius	Union Springs	\$25.88	\$119,700	\$3,098
14	Cayuga	Conquest	Red Creek	\$25.96	\$85,100	\$2,209
15	Madison	Brookfield	Edmeston	\$26.26	\$71,300	\$1,872
16	Cayuga	Moravia	Moravia	\$26.31	\$95,700	\$2,518
17	Cayuga	Sterling	Red Creek	\$26.35	\$86,400	\$2,277
18	Cayuga	Scipio	Union Springs	\$26.36	\$121,000	\$3,189
19	Cayuga	Fleming	Southern Cayuga	\$26.42	\$164,500	\$4,346
20	Cayuga	Owasco	Skaneateles	\$26.63	\$170,200	\$4,532
Finger Lakes						
1	Ontario	Seneca	Penn Yan	\$17.35	\$119,000	\$2,064
2	Ontario	Geneva	Penn Yan	\$18.13	\$168,400	\$3,053

Bottom 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Finger Lakes (con't.)						
3	Ontario	Seneca	Gorham-Middlesex	\$20.33	\$119,000	\$2,419
4	Ontario	Gorham	Gorham-Middlesex	\$20.99	\$161,800	\$3,396
5	Yates	Jerusalem	Penn Yan	\$21.10	\$159,500	\$3,365
6	Yates	Milo	Dundee	\$21.27	\$113,200	\$2,408
7	Yates	Milo	Penn Yan	\$21.70	\$113,200	\$2,456
8	Yates	Starkey	Dundee	\$21.86	\$97,400	\$2,129
9	Yates	Torrey	Penn Yan	\$21.91	\$165,000	\$3,615
10	Wyoming	Eagle	Yorkshire-Pioneer	\$22.24	\$84,100	\$1,870
11	Ontario	South Bristol	Naples	\$22.73	\$203,200	\$4,619
12	Yates	Barrington	Dundee	\$22.88	\$131,900	\$3,018
13	Ontario	South Bristol	Honeoye	\$23.11	\$203,200	\$4,696
14	Yates	Barrington	Penn Yan	\$23.31	\$131,900	\$3,074
15	Wyoming	Eagle	Letchworth	\$23.43	\$84,100	\$1,971
16	Ontario	Richmond	Naples	\$23.76	\$124,400	\$2,956
17	Ontario	Victor	Victor	\$23.94	\$234,700	\$5,620
18	Ontario	Canandaigua	Naples	\$23.97	\$203,600	\$4,880
19	Ontario	Hopewell	Gorham-Middlesex	\$24.02	\$113,200	\$2,720
20	Yates	Jerusalem	Gorham-Middlesex	\$24.08	\$159,500	\$3,840
Long Island						
1	Suffolk	Southampton	Sagaponack	\$4.70	\$589,100	\$2,769
2	Suffolk	Southampton	Sagaponack	\$4.77	1,000,000+	\$4,766
3	Suffolk	Southampton	Wainscott	\$5.45	\$589,100	\$3,211
4	Suffolk	Southampton	Sagaponack	\$5.52	1,000,000+	\$5,517
5	Suffolk	Southampton	Bridgehampton	\$5.88	\$589,100	\$3,467
6	Suffolk	East Hampton	Wainscott	\$6.19	\$835,200	\$5,167
7	Suffolk	Southampton	Quogue	\$6.37	\$589,100	\$3,750
8	Suffolk	Southampton	Southampton	\$6.78	\$589,100	\$3,995
9	Suffolk	East Hampton	Amagansett	\$7.17	\$835,200	\$5,986
10	Suffolk	Southampton	Quogue	\$8.43	\$924,100	\$7,792
11	Suffolk	Brookhaven	Fire Island	\$8.51	\$330,500	\$2,813
12	Suffolk	East Hampton	East Hampton	\$8.53	\$835,200	\$7,124
13	Suffolk	Islip	Fire Island	\$8.55	\$353,200	\$3,018
14	Suffolk	Southampton	Southampton	\$8.58	1,000,000+	\$8,583
15	Suffolk	Shelter Island	Shelter Island	\$8.63	\$716,600	\$6,181
16	Suffolk	East Hampton	Montauk	\$8.91	\$835,200	\$7,445
17	Suffolk	Southampton	Remsenburg-Speonk	\$9.77	\$589,100	\$5,753
18	Suffolk	Southampton	Sag Harbor	\$9.77	\$589,100	\$5,758
19	Suffolk	Southampton	North Haven	\$10.29	1,000,000+	\$10,295
20	Suffolk	East Hampton	Sag Harbor	\$10.42	\$835,200	\$8,706
Mid-Hudson						
1	Putnam	Philipstown	Garrison	\$15.65	\$461,100	\$7,217
2	Westchester	Mount Pleasant	Pocantico Hills	\$16.60	\$611,900	\$10,160
3	Westchester	Rye	Harrison	\$17.03	\$549,700	\$9,361
4	Dutchess	Washington	Northeast	\$17.67	\$409,900	\$7,241
5	Ulster	Hardenburgh	Margaretville	\$17.71	\$241,700	\$4,281
6	Westchester	Greenburgh	Pocantico Hills	\$17.85	\$537,100	\$9,588
7	Dutchess	Stanford	Northeast	\$18.02	\$278,900	\$5,026
8	Ulster	Shandaken	Margaretville	\$18.14	\$210,200	\$3,813
9	Westchester	Mount Kisco	Bedford	\$18.18	\$374,500	\$6,809
10	Dutchess	Amenia	Northeast	\$18.42	\$229,100	\$4,219
11	Dutchess	North East	Taconic Hills	\$18.48	\$287,100	\$5,306
12	Dutchess	North East	Northeast	\$18.72	\$287,100	\$5,373
13	Ulster	Marbletown	Onteora	\$18.80	\$271,900	\$5,112
14	Putnam	Putnam Valley	Garrison	\$18.80	\$377,800	\$7,103
15	Dutchess	Clinton	Pine Plains	\$18.86	\$81,400	\$1,535

Bottom 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Mid-Hudson (con't.)						
16	Westchester	Rye	Rye	\$19.04	1,000,000+	\$19,045
17	Dutchess	Stanford	Pine Plains	\$19.09	\$278,900	\$5,324
18	Dutchess	Washington	Millbrook	\$19.42	\$409,900	\$7,962
19	Dutchess	Clinton	Millbrook	\$19.54	\$81,400	\$1,591
20	Ulster	Hurley	Onteora	\$19.58	\$250,400	\$4,903
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.28	\$153,100	\$961
2	Hamilton	Long Lake	Raquette Lake	\$6.36	\$254,400	\$1,618
3	Hamilton	Arietta	Piseco	\$7.51	\$153,100	\$1,150
4	Hamilton	Morehouse	Piseco	\$9.41	\$153,100	\$1,440
5	Hamilton	Arietta	Long Lake	\$9.65	\$153,100	\$1,477
6	Hamilton	Long Lake	Long Lake	\$10.26	\$254,400	\$2,610
7	Herkimer	Webb	Webb	\$10.80	\$354,600	\$3,831
8	Oneida	Forestport	Webb	\$11.49	\$142,800	\$1,641
9	Hamilton	Inlet	Inlet	\$12.24	\$316,700	\$3,876
10	Hamilton	Lake Pleasant	Lake Pleasant	\$14.29	\$171,400	\$2,449
11	Hamilton	Indian Lake	Indian Lake	\$14.46	\$154,800	\$2,238
12	Hamilton	Arietta	Wells	\$15.28	\$153,100	\$2,340
13	Fulton	Northampton	Edinburg	\$15.44	\$163,000	\$2,516
14	Hamilton	Lake Pleasant	Wells	\$16.58	\$171,400	\$2,842
15	Hamilton	Wells	Wells	\$16.77	\$148,400	\$2,488
16	Hamilton	Benson	Northville	\$16.93	\$165,800	\$2,807
17	Hamilton	Hope	Wells	\$18.02	\$123,900	\$2,233
18	Fulton	Johnstown	Wheelerville	\$18.39	\$114,000	\$2,097
19	Hamilton	Hope	Northville	\$19.48	\$123,900	\$2,413
20	Fulton	Caroga	Wheelerville	\$19.98	\$136,600	\$2,729
North Country						
1	Jefferson	Orleans	Indian River	\$11.42	\$144,300	\$1,648
2	Essex	North Elba	Lake Placid	\$11.69	\$223,700	\$2,615
3	Jefferson	Alexandria	Indian River	\$12.23	\$115,900	\$1,417
4	Jefferson	Pamelia	Indian River	\$12.31	\$165,900	\$2,043
5	Jefferson	Theresa	Indian River	\$12.54	\$121,100	\$1,519
6	Essex	Schroon	North Warren	\$13.27	\$180,300	\$2,393
7	Jefferson	Le Ray	Indian River	\$13.60	\$159,900	\$2,175
8	Essex	Wilmington	Lake Placid	\$14.45	\$227,200	\$3,282
9	Essex	North Elba	Saranac Lake	\$14.50	\$223,700	\$3,245
10	Essex	Schroon	Schroon Lake	\$14.67	\$180,300	\$2,644
11	Essex	Minerva	North Warren	\$14.67	\$154,200	\$2,262
12	Jefferson	Henderson	Belleville-Henderson	\$14.77	\$164,900	\$2,435
13	Essex	Keene	Keene	\$14.90	\$220,400	\$3,283
14	Jefferson	Orleans	Lafargeville	\$15.18	\$144,300	\$2,191
15	Essex	North Hudson	Schroon Lake	\$15.52	\$137,500	\$2,134
16	Jefferson	Alexandria	Lafargeville	\$15.99	\$115,900	\$1,853
17	Jefferson	Pamelia	Lafargeville	\$16.07	\$165,900	\$2,666
18	Franklin	Santa Clara	Saranac Lake	\$16.22	\$286,100	\$4,641
19	Jefferson	Theresa	Lafargeville	\$16.30	\$121,100	\$1,974
20	Jefferson	Clayton	Lafargeville	\$16.39	\$154,700	\$2,536
Southern Tier						
1	Otsego	Otsego	Cooperstown	\$13.75	\$277,000	\$3,808
2	Otsego	Otsego	Richfield Springs	\$14.19	\$277,000	\$3,932
3	Otsego	Middlefield	Cooperstown	\$15.15	\$264,400	\$4,006
4	Otsego	Otsego	Edmeston	\$15.26	\$277,000	\$4,228
5	Otsego	Otsego	Cherry Valley-Springfield	\$15.27	\$277,000	\$4,230

Bottom 20 Property Tax Rates - 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Southern Tier (con't.)						
6	Delaware	Andes	Andes	\$15.70	\$188,300	\$2,957
7	Otsego	Springfield	Richfield Springs	\$15.85	\$159,900	\$2,534
8	Delaware	Middletown	Andes	\$16.08	\$198,300	\$3,188
9	Delaware	Delhi	Andes	\$16.52	\$172,900	\$2,855
10	Otsego	Middlefield	Cherry Valley-Springfield	\$16.78	\$264,400	\$4,436
11	Delaware	Andes	Margaretville	\$16.86	\$188,300	\$3,175
12	Delaware	Colchester	Downsville	\$16.90	\$131,400	\$2,221
13	Otsego	Springfield	Cherry Valley-Springfield	\$16.97	\$159,900	\$2,713
14	Delaware	Bovina	Andes	\$17.00	\$196,900	\$3,347
15	Delaware	Middletown	Margaretville	\$17.24	\$198,300	\$3,418
16	Delaware	Hamden	Andes	\$17.32	\$160,800	\$2,785
17	Delaware	Andes	Downsville	\$17.53	\$188,300	\$3,300
18	Otsego	Hartwick	Cooperstown	\$17.54	\$164,100	\$2,878
19	Broome	Binghamton	South Mountain-Hickory	\$17.63	\$135,200	\$2,384
20	Otsego	Richfield	Richfield Springs	\$17.68	\$114,900	\$2,031

Western New York

1	Erie	Sardinia	Yorkshire-Pioneer	\$18.53	\$153,500	\$2,844
2	Erie	Sardinia	Holland	\$20.10	\$153,500	\$3,085
3	Chautauqua	Chautauqua	Chautauqua Lake	\$20.17	\$116,700	\$2,354
4	Chautauqua	Ellery	Chautauqua Lake	\$20.41	\$114,800	\$2,343
5	Chautauqua	Westfield	Chautauqua Lake	\$20.54	\$88,900	\$1,826
6	Chautauqua	North Harmony	Chautauqua Lake	\$20.77	\$116,900	\$2,428
7	Chautauqua	Portland	Chautauqua Lake	\$21.57	\$84,200	\$1,816
8	Erie	Wales	Holland	\$22.15	\$158,100	\$3,502
9	Cattaraugus	Ellicottville	Ellicottville	\$22.20	\$176,400	\$3,916
10	Erie	Elma	East Aurora	\$22.71	\$198,600	\$4,511
11	Erie	Sardinia	Springville-Griffith Institute	\$23.03	\$153,500	\$3,535
12	Erie	Colden	Holland	\$23.17	\$197,400	\$4,574
13	Erie	Concord	Holland	\$23.20	\$131,900	\$3,060
14	Erie	Collins	Gowanda	\$23.32	\$86,400	\$2,015
15	Erie	Holland	Yorkshire-Pioneer	\$23.37	\$143,900	\$3,363
16	Erie	Aurora	Holland	\$23.76	\$189,800	\$4,509
17	Cattaraugus	Ellicottville	Ellicottville	\$24.10	\$222,800	\$5,369
18	Erie	Colden	East Aurora	\$24.19	\$197,400	\$4,775
19	Erie	Clarence	Clarence	\$24.19	\$242,500	\$5,867
20	Erie	Elma	Iroquois	\$24.21	\$198,600	\$4,808

Top 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Capital Region						
1	Schenectady	Niskayuna	Niskayuna	\$33.51	\$247,400	\$8,290
2	Albany	Bethlehem	Bethlehem	\$30.69	\$268,700	\$8,248
3	Albany	Guilderland	Altamont	\$31.16	\$250,900	\$7,818
4	Albany	Albany	Albany	\$44.85	\$173,500	\$7,782
5	Albany	Bethlehem	Guilderland	\$28.88	\$268,700	\$7,761
6	Schenectady	Niskayuna	South Colonie	\$31.19	\$247,400	\$7,717
7	Rensselaer	Schodack	Schodack	\$35.65	\$215,800	\$7,693
8	Columbia	Austerlitz	Chatham	\$23.04	\$322,100	\$7,421
9	Albany	Colonie	Menands	\$30.82	\$237,200	\$7,309
10	Albany	New Scotland	Bethlehem	\$29.67	\$242,400	\$7,193
11	Albany	Guilderland	Guilderland	\$28.71	\$249,900	\$7,175
12	Albany	Bethlehem	Ravena-Coeymans-Selkirk	\$26.59	\$268,700	\$7,146

Top 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home	
Capital Region (con't.)							
13	Saratoga	Waterford	Waterford-Halfmoon	\$34.43	\$206,800	\$7,119	
14	Schenectady	Duanesburg	Schoharie	\$33.31	\$213,300	\$7,105	
15	Columbia	Kinderhook	Kinderhook	\$26.54	\$266,800	\$7,080	
16	Albany	Guilderland	Voorheesville	\$28.00	\$249,900	\$6,997	
17	Albany	Colonie	Niskayuna	\$31.50	\$219,900	\$6,926	
18	Saratoga	Clifton Park	Niskayuna	\$25.00	\$276,200	\$6,906	
19	Saratoga	Clifton Park	Burnt Hills-Ballston Lake	\$24.96	\$276,200	\$6,894	
20	Saratoga	Halfmoon	Waterford-Halfmoon	\$30.18	\$228,400	\$6,894	
Central New York							
1	Onondaga	Skaneateles	Jordan-Elbridge	\$36.71	\$273,200	\$10,028	
2	Onondaga	Skaneateles	Marcellus	\$34.38	\$273,200	\$9,392	
3	Onondaga	Skaneateles	Skaneateles	\$28.64	\$326,600	\$9,354	
4	Onondaga	Manlius	Fayetteville-Manlius	\$49.09	\$188,100	\$9,234	
5	Madison	Madison	Hamilton	\$40.71	\$218,200	\$8,883	
6	Madison	Eaton	Hamilton	\$39.83	\$218,200	\$8,691	
7	Madison	Cazenovia	Fayetteville-Manlius	\$36.22	\$239,400	\$8,670	
8	Madison	Hamilton	Hamilton	\$39.02	\$218,200	\$8,514	
9	Madison	Cazenovia	Fabius-Pompey	\$35.32	\$239,400	\$8,456	
10	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$47.91	\$171,800	\$8,231
11	Onondaga	Pompey	Fayetteville-Manlius	\$38.46	\$210,300	\$8,088	
12	Onondaga	Pompey	Fabius-Pompey	\$37.56	\$210,300	\$7,899	
13	Madison	Cazenovia	Chittenango	\$32.63	\$239,400	\$7,812	
14	Onondaga	Marcellus	Onondaga	\$43.04	\$173,100	\$7,450	
15	Onondaga	Pompey	Jamesville-De Witt	\$35.03	\$210,300	\$7,367	
16	Onondaga	Manlius	Fayetteville-Manlius	\$41.19	\$173,200	\$7,134	
17	Onondaga	Onondaga	Onondaga	\$41.97	\$167,800	\$7,043	
18	Onondaga	Marcellus	Marcellus	\$45.11	\$156,000	\$7,037	
19	Onondaga	Lysander	Phoenix	\$38.45	\$182,700	\$7,025	
20	Onondaga	Onondaga	Westhill	\$41.85	\$167,800	\$7,023	
Finger Lakes							
1	Monroe	Pittsford	Brighton	\$39.17	\$259,500	\$10,164	
2	Monroe	Pittsford	Penfield	\$38.49	\$259,500	\$9,987	
3	Monroe	Pittsford	Pittsford	\$38.32	\$259,500	\$9,943	
4	Monroe	Pittsford	East Rochester	\$38.10	\$259,500	\$9,887	
5	Monroe	Pittsford	Pittsford	\$40.93	\$232,200	\$9,503	
6	Monroe	Mendon	Pittsford	\$37.96	\$249,700	\$9,479	
7	Monroe	Mendon	Honeoye Falls-Lima	\$35.42	\$249,700	\$8,845	
8	Monroe	Pittsford	Rush-Henrietta	\$32.83	\$259,500	\$8,520	
9	Ontario	Victor	Pittsford	\$33.99	\$234,700	\$7,977	
10	Monroe	Perinton	Penfield	\$38.89	\$193,000	\$7,507	
11	Monroe	Perinton	Pittsford	\$38.72	\$193,000	\$7,474	
12	Ontario	Victor	Honeoye Falls-Lima	\$31.79	\$234,700	\$7,462	
13	Monroe	Perinton	East Rochester	\$38.51	\$193,000	\$7,432	
14	Monroe	Perinton	Fairport	\$42.82	\$169,600	\$7,263	
15	Ontario	Victor	East Bloomfield	\$30.20	\$234,700	\$7,088	
16	Monroe	Perinton	Fairport	\$36.40	\$193,000	\$7,026	
17	Monroe	Penfield	Penfield	\$38.96	\$177,800	\$6,926	
18	Monroe	Penfield	Pittsford	\$38.79	\$177,800	\$6,896	
19	Monroe	Rush	Honeoye Falls-Lima	\$37.27	\$182,400	\$6,798	
20	Wayne	Walworth	Gananda	\$43.43	\$152,300	\$6,614	
Long Island							
1	Suffolk	Brookhaven	Old Field	\$32.44	1,000,000+	\$32,443	
2	Suffolk	Huntington	Huntington Bay	\$30.74	1,000,000+	\$30,741	
3	Suffolk	Huntington	Lloyd Harbor	\$28.77	1,000,000+	\$28,769	

Top 20 Property Tax Bills on Median Homes- 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Long Island (con't.)						
4 Suffolk	Smithtown	Nissequogue	Smithtown	\$30.43	\$936,300	\$28,489
5 Suffolk	Smithtown	Head Of The Harbor	Smithtown	\$30.67	\$894,200	\$27,428
6 Suffolk	Huntington	Asharoken	Northport-East Northport	\$27.24	1,000,000+	\$27,242
7 Suffolk	Brookhaven	Belle Terre	Port Jefferson	\$23.64	\$851,000	\$20,114
8 Suffolk	Islip	Brightwaters	Bay Shore	\$37.61	\$510,700	\$19,207
9 Suffolk	Brookhaven	Poquott	Three Village	\$31.55	\$584,700	\$18,449
10 Suffolk	Brookhaven	Shoreham	Shoreham-Wading River	\$32.36	\$568,300	\$18,391
11 Suffolk	Southampton		Eastport-South Manor	\$28.56	\$589,100	\$16,823
12 Suffolk	Babylon	Babylon	Babylon	\$38.13	\$432,500	\$16,489
13 Suffolk	Huntington	Northport	Northport-East Northport	\$30.62	\$538,200	\$16,481
14 Suffolk	Babylon	Babylon	West Babylon	\$37.18	\$432,500	\$16,081
15 Suffolk	Huntington		Syosset	\$31.92	\$499,200	\$15,933
16 Suffolk	Babylon	Amityville	Copiague	\$42.25	\$370,000	\$15,633
17 Suffolk	Babylon	Babylon	North Babylon	\$35.45	\$432,500	\$15,330
18 Suffolk	Babylon	Amityville	Amityville	\$41.04	\$370,000	\$15,184
19 Suffolk	Huntington		Commack	\$30.11	\$499,200	\$15,029
20 Suffolk	Huntington		Elwood	\$29.24	\$499,200	\$14,598
Mid-Hudson						
1 Westchester	New Castle		Ossining	\$34.90	\$856,300	\$29,887
2 Orange	Tuxedo	Tuxedo Park	Tuxedo	\$29.87	1,000,000+	\$29,871
3 Westchester	New Castle		Yorktown	\$34.35	\$856,300	\$29,411
4 Westchester	Greenburgh	Irvington	Dobbs Ferry	\$44.80	\$633,300	\$28,373
5 Rockland	Orangetown	Piermont	South Orangetown	\$40.71	\$675,400	\$27,492
6 Westchester	Greenburgh	Irvington	Ardsley	\$42.87	\$633,300	\$27,147
7 Westchester	Greenburgh	Hastings-On-Hudson	Hastings-On-Hudson	\$42.58	\$632,400	\$26,930
8 Westchester	Mamaroneck	Larchmont	Mamaroneck	\$26.77	1,000,000+	\$26,769
9 Westchester	Greenburgh	Ardsley	Ardsley	\$42.45	\$629,800	\$26,735
10 Westchester	Ossining	Briarcliff Manor	Ossining	\$39.22	\$675,400	\$26,488
11 Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$54.38	\$485,100	\$26,379
12 Rockland	Ramapo	Montebello	Ramapo	\$40.73	\$637,400	\$25,959
13 Westchester	Pound Ridge		Katonah-Lewisboro	\$28.86	\$896,700	\$25,876
14 Westchester	Greenburgh	Hastings-On-Hudson	Ardsley	\$40.63	\$632,400	\$25,694
15 Westchester	Mount Pleasant	Sleepy Hollow	Union Free Of The Tarrytowns	\$42.12	\$608,800	\$25,642
16 Westchester	Greenburgh	Irvington	Irvington	\$40.47	\$633,300	\$25,627
17 Westchester	Pelham	Pelham Manor	Pelham	\$33.26	\$770,000	\$25,609
18 Westchester	New Castle		Chappaqua	\$29.89	\$856,300	\$25,594
19 Westchester	North Castle		Valhalla	\$28.17	\$905,900	\$25,522
20 Westchester	Rye		Rye Neck	\$24.86	1,000,000+	\$24,857
Mohawk Valley						
1 Herkimer	Webb		Adirondack	\$22.24	\$354,600	\$7,885
2 Oneida	Kirkland	Clinton	Clinton	\$42.41	\$178,000	\$7,548
3 Herkimer	Webb		Poland	\$20.62	\$354,600	\$7,313
4 Schoharie	Cobleskill	Cobleskill	Cobleskill-Richmondville	\$41.64	\$158,500	\$6,600
5 Schoharie	Sharon	Sharon Springs	Sharon Springs	\$43.87	\$150,000	\$6,580
6 Oneida	Kirkland		Clinton	\$37.36	\$170,600	\$6,374
7 Schoharie	Schoharie	Schoharie	Schoharie	\$39.31	\$158,600	\$6,235
8 Oneida	Kirkland		New Hartford	\$36.16	\$170,600	\$6,169
9 Oneida	New Hartford	New Hartford	New Hartford	\$37.89	\$159,200	\$6,032
10 Oneida	Marcy		Oriskany	\$34.77	\$171,900	\$5,977
11 Schoharie	Richmondville	Richmondville	Cobleskill-Richmondville	\$40.75	\$142,000	\$5,787
12 Oneida	Marcy		Whitesboro	\$33.31	\$171,900	\$5,726
13 Montgomery	Charleston		Schoharie	\$40.01	\$141,100	\$5,646
14 Oneida	Kirkland		Sherrill	\$33.09	\$170,600	\$5,646
15 Schoharie	Schoharie		Schoharie	\$34.78	\$161,300	\$5,610
16 Schoharie	Seward		Sharon Springs	\$35.34	\$157,400	\$5,562
17 Oneida	Marcy		Holland Patent	\$32.33	\$171,900	\$5,557

Top 20 Property Tax Bills on Median Homes- 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Mohawk Valley (con't.)						
18	Oneida	Kirkland	Sauquoit Valley	\$32.24	\$170,600	\$5,500
19	Schoharie	Jefferson	Cobleskill-Richmondville	\$33.78	\$162,500	\$5,490
20	Schoharie	Richmondville	Cobleskill-Richmondville	\$34.95	\$157,000	\$5,486
North Country						
1	Franklin	Santa Clara	Saint Regis Falls	\$24.15	\$286,100	\$6,909
2	St. Lawrence	Canton	Canton	\$42.08	\$154,400	\$6,497
3	Essex	Wilmington	Ausable Valley	\$24.06	\$227,200	\$5,467
4	Clinton	Plattsburgh	Plattsburgh	\$36.66	\$143,000	\$5,242
5	St. Lawrence	Potsdam	Potsdam	\$49.88	\$100,900	\$5,033
6	Essex	Keene	Ausable Valley	\$22.52	\$220,400	\$4,962
7	Jefferson	Rutland	Carthage	\$27.87	\$175,200	\$4,883
8	Jefferson	Le Ray	Carthage	\$27.16	\$175,200	\$4,758
9	Franklin	Santa Clara	Saranac Lake	\$16.22	\$286,100	\$4,641
10	Essex	St. Armand	Saranac Lake	\$28.38	\$160,900	\$4,567
11	Franklin	Harrietstown	Saranac Lake	\$28.34	\$160,900	\$4,560
12	Jefferson	Hounsfield	Sackets Harbor	\$23.44	\$192,300	\$4,507
13	Clinton	Champlain	Rouses Point	\$31.46	\$140,600	\$4,423
14	Lewis	Montague	Lowville	\$20.16	\$216,700	\$4,369
15	St. Lawrence	Canton	Potsdam	\$35.62	\$121,200	\$4,317
16	Clinton	Peru	Peru	\$29.72	\$144,300	\$4,288
17	Essex	North Elba	Lake Placid	\$17.56	\$240,400	\$4,221
18	Essex	Newcomb	Newcomb	\$24.25	\$173,500	\$4,208
19	Essex	North Elba	Saranac Lake	\$26.12	\$160,900	\$4,203
20	Essex	Jay	Ausable Valley	\$25.92	\$160,100	\$4,150
Southern Tier						
1	Tompkins	Ithaca	Cayuga Heights	\$36.40	\$319,800	\$11,642
2	Tompkins	Lansing	Lansing	\$30.66	\$312,700	\$9,588
3	Tompkins	Lansing	Lansing	\$27.00	\$312,700	\$8,442
4	Tompkins	Ithaca	Ithaca	\$37.13	\$205,700	\$7,637
5	Tompkins	Ithaca	Newfield	\$31.72	\$234,000	\$7,423
6	Tompkins	Ithaca	Ithaca	\$30.18	\$234,000	\$7,063
7	Tompkins	Ulysses	Trumansburg	\$34.87	\$201,700	\$7,034
8	Tompkins	Lansing	Groton	\$30.97	\$226,800	\$7,023
9	Tompkins	Lansing	Lansing	\$29.66	\$226,800	\$6,727
10	Otsego	Middlefield	Cooperstown	\$20.93	\$297,700	\$6,229
11	Tompkins	Ulysses	Trumansburg	\$28.92	\$214,200	\$6,195
12	Tompkins	Dryden	Dryden	\$40.78	\$144,700	\$5,901
13	Tompkins	Lansing	Ithaca	\$25.99	\$226,800	\$5,895
14	Broome	Vestal	Susquehanna Valley	\$39.97	\$146,000	\$5,836
15	Otsego	Otsego	Cooperstown	\$19.52	\$297,700	\$5,811
16	Tompkins	Danby	Candor	\$34.84	\$165,400	\$5,762
17	Tompkins	Ulysses	Ithaca	\$26.63	\$214,200	\$5,705
18	Tompkins	Caroline	Dryden	\$36.12	\$156,000	\$5,635
19	Tioga	Owego	Maine-Endwell	\$41.65	\$134,300	\$5,594
20	Tioga	Owego	Union-Endicott	\$40.95	\$134,300	\$5,500
Western New York						
1	Erie	Cheektowaga	Williamsville	\$44.28	\$162,900	\$7,213
2	Allegany	Alfred	Alfred-Almond	\$63.17	\$113,000	\$7,138
3	Erie	Clarence	Williamsville	\$28.44	\$242,500	\$6,896
4	Erie	Orchard Park	Orchard Park	\$31.40	\$218,200	\$6,851
5	Cattaraugus	Ellicottville	West Valley	\$38.11	\$176,400	\$6,722
6	Erie	Hamburg	Hamburg	\$44.18	\$148,200	\$6,547
7	Niagara	Pendleton	Lockport	\$37.72	\$172,500	\$6,507
8	Erie	West Seneca	Cheektowaga-Sloan	\$49.75	\$129,100	\$6,423

Top 20 Property Tax Bills on Median Homes- 2014 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Western New York (con't)						
9	Erie	Amherst	Amherst	\$36.37	\$174,800	\$6,358
10	Erie	Clarence	Akron	\$25.50	\$242,500	\$6,183
11	Erie	Amherst	Williamsville	\$37.93	\$162,900	\$6,179
12	Niagara	Cambria	Lockport	\$41.94	\$147,100	\$6,170
13	Erie	Orchard Park	Hamburg	\$30.68	\$199,000	\$6,105
14	Niagara	Cambria	Newfane	\$41.41	\$147,100	\$6,092
15	Niagara	Wheatfield	Starpoint	\$33.82	\$178,100	\$6,024
16	Erie	Amherst	Williamsville	\$33.65	\$174,800	\$5,882
17	Erie	Clarence	Clarence	\$24.19	\$242,500	\$5,867
18	Erie	Orchard Park	Orchard Park	\$29.25	\$199,000	\$5,822
19	Erie	Amherst	Sweet Home	\$33.29	\$174,800	\$5,819
20	Erie	Tonawanda	Kenmore	\$53.99	\$107,700	\$5,815

Bottom 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Capital Region						
1	Greene	Ashland	Windham-Ashland-Jewett	\$15.98	\$64,800	\$1,035
2	Greene	Ashland	Gilboa-Conesville	\$18.75	\$64,800	\$1,215
3	Saratoga	Day	Edinburg	\$9.94	\$166,100	\$1,651
4	Warren	Hague	Bolton	\$9.47	\$201,000	\$1,903
5	Warren	Thurman	North Warren	\$14.46	\$133,600	\$1,932
6	Washington	Whitehall	Whitehall	\$21.47	\$91,100	\$1,956
7	Saratoga	Edinburg	Edinburg	\$9.19	\$219,400	\$2,016
8	Greene	Halcott	Margaretville	\$16.26	\$125,000	\$2,032
9	Warren	Warrensburg	North Warren	\$14.28	\$145,400	\$2,077
10	Warren	Johnsburg	North Warren	\$13.46	\$156,800	\$2,111
11	Warren	Hague	North Warren	\$11.09	\$201,000	\$2,228
12	Warren	Horicon	Bolton	\$10.26	\$219,400	\$2,251
13	Washington	Granville	Whitehall	\$20.37	\$114,300	\$2,328
14	Washington	Fort Edward	Hudson Falls	\$23.12	\$101,100	\$2,337
15	Saratoga	Corinth	Corinth	\$17.29	\$136,900	\$2,367
16	Washington	Fort Ann	Lake George	\$16.22	\$147,700	\$2,396
17	Washington	Dresden	Putnam	\$14.86	\$163,100	\$2,423
18	Saratoga	Day	Hadley-Luzerne	\$14.62	\$166,100	\$2,428
19	Washington	Whitehall	Granville	\$26.79	\$91,100	\$2,440
20	Warren	Thurman	Johnsburg	\$18.81	\$133,600	\$2,513
Central New York						
1	Madison	Brookfield	Edmeston	\$26.26	\$71,300	\$1,872
2	Madison	Brookfield	Unadilla Valley	\$28.92	\$71,300	\$2,062
3	Madison	Brookfield	Brookfield	\$29.60	\$71,300	\$2,110
4	Cayuga	Conquest	Red Creek	\$25.96	\$85,100	\$2,209
5	Madison	Brookfield	Sherburne-Earlville	\$31.64	\$71,300	\$2,256
6	Cayuga	Sterling	Red Creek	\$26.35	\$86,400	\$2,277
7	Madison	Brookfield	Hamilton	\$32.42	\$71,300	\$2,311
8	Madison	Brookfield	Mount Markham	\$32.84	\$71,300	\$2,342
9	Madison	Brookfield	Waterville	\$33.60	\$71,300	\$2,395
10	Oswego	Granby	Cato-Meridian	\$30.62	\$79,000	\$2,419
11	Oswego	Williamstown	Sandy Creek	\$33.09	\$73,500	\$2,432
12	Cayuga	Sempronius	Moravia	\$26.95	\$91,200	\$2,458
13	Cayuga	Moravia	Moravia	\$26.31	\$95,700	\$2,518
14	Cayuga	Conquest	Cato-Meridian	\$29.68	\$85,100	\$2,525

Bottom 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home	
Central New York (con't.)							
15	Oswego	Redfield	Sandy Creek	\$31.29	\$81,200	\$2,541	
16	Madison	Stockbridge	Morrisville-Eaton	\$29.47	\$88,100	\$2,596	
17	Cayuga	Sterling	Cato-Meridian	\$30.06	\$86,400	\$2,597	
18	Onondaga	Syracuse	Syracuse	\$29.76	\$87,800	\$2,613	
19	Cayuga	Sterling	Oswego	\$31.53	\$86,400	\$2,724	
20	Cayuga	Venice	Southern Cayuga	\$28.51	\$96,000	\$2,737	
Finger Lakes							
1	Seneca	Lodi	Lodi	South Seneca	\$32.06	\$56,700	\$1,818
2	Wyoming	Eagle	Yorkshire-Pioneer	\$22.24	\$84,100	\$1,870	
3	Wyoming	Eagle	Letchworth	\$23.43	\$84,100	\$1,971	
4	Wayne	Wolcott	Red Creek	\$24.77	\$79,600	\$1,972	
5	Ontario	Seneca	Penn Yan	\$17.35	\$119,000	\$2,064	
6	Yates	Starkey	Dundee	\$21.86	\$97,400	\$2,129	
7	Wayne	Wolcott	North Rose-Wolcott	\$26.95	\$79,600	\$2,145	
8	Wayne	Lyons	North Rose-Wolcott	\$30.02	\$71,600	\$2,149	
9	Wayne	Savannah	North Rose-Wolcott	\$30.39	\$71,900	\$2,185	
10	Wyoming	Wethersfield	Yorkshire-Pioneer	\$24.70	\$90,800	\$2,243	
11	Wayne	Butler	Red Creek	\$26.72	\$84,500	\$2,258	
12	Wyoming	Wethersfield	Letchworth	\$25.89	\$90,800	\$2,351	
13	Yates	Milo	Dundee	\$21.27	\$113,200	\$2,408	
14	Wayne	Sodus	North Rose-Wolcott	\$27.42	\$88,000	\$2,413	
15	Ontario	Seneca	Gorham-Middlesex	\$20.33	\$119,000	\$2,419	
16	Wyoming	Pike	Fillmore	\$32.90	\$74,200	\$2,441	
17	Wayne	Butler	North Rose-Wolcott	\$28.90	\$84,500	\$2,442	
18	Livingston	North Dansville	Dansville	\$29.19	\$83,800	\$2,446	
19	Yates	Milo	Penn Yan	\$21.70	\$113,200	\$2,456	
20	Seneca	Waterloo	Waterloo	\$31.84	\$78,000	\$2,483	
Long Island							
1	Suffolk	Southampton	Sagaponack	\$4.70	\$589,100	\$2,769	
2	Suffolk	Brookhaven	Fire Island	\$8.51	\$330,500	\$2,813	
3	Suffolk	Islip	Fire Island	\$8.55	\$353,200	\$3,018	
4	Suffolk	Southampton	Wainscott	\$5.45	\$589,100	\$3,211	
5	Suffolk	Southampton	Bridgehampton	\$5.88	\$589,100	\$3,467	
6	Suffolk	Southampton	Quogue	\$6.37	\$589,100	\$3,750	
7	Suffolk	Southampton	Southampton	\$6.78	\$589,100	\$3,995	
8	Suffolk	Southampton	Sagaponack	\$4.77	1,000,000+	\$4,766	
9	Suffolk	East Hampton	Wainscott	\$6.19	\$835,200	\$5,167	
10	Suffolk	Southampton	Sagaponack	\$5.52	1,000,000+	\$5,517	
11	Suffolk	Southold	Fishers Island	\$11.32	\$497,100	\$5,629	
12	Suffolk	Southold	Oysterponds	\$11.53	\$497,100	\$5,730	
13	Suffolk	Southold	New Suffolk	\$11.56	\$497,100	\$5,748	
14	Suffolk	Southampton	Remsenburg-Speonk	\$9.77	\$589,100	\$5,753	
15	Suffolk	Southampton	Sag Harbor	\$9.77	\$589,100	\$5,758	
16	Suffolk	East Hampton	Amagansett	\$7.17	\$835,200	\$5,986	
17	Suffolk	Shelter Island	Shelter Island	\$8.63	\$716,600	\$6,181	
18	Suffolk	Southampton	Westhampton Beach	\$10.87	\$589,100	\$6,404	
19	Suffolk	Brookhaven	Port Jefferson	\$20.78	\$330,500	\$6,867	
20	Suffolk	Southampton	Tuckahoe Common	\$11.72	\$589,100	\$6,905	
Mid-Hudson							
1	Dutchess	Clinton	Pine Plains	\$18.86	\$81,400	\$1,535	
2	Dutchess	Clinton	Millbrook	\$19.54	\$81,400	\$1,591	
3	Dutchess	Clinton	Rhinebeck	\$20.96	\$81,400	\$1,706	
4	Dutchess	Clinton	Hyde Park	\$28.10	\$81,400	\$2,288	
5	Sullivan	Fremont	Roscoe	\$25.94	\$88,500	\$2,296	
6	Sullivan	Fremont	Sullivan West	\$27.28	\$88,500	\$2,414	

Bottom 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home	
Mid-Hudson (con't.)							
7	Sullivan	Callicoon	Jeffersonville	Sullivan West	\$33.78	\$111,400	\$3,764
8	Ulster	Shandaken		Margaretville	\$18.14	\$210,200	\$3,813
9	Orange	Deerpark		Eldred	\$23.34	\$176,400	\$4,117
10	Dutchess	Amenia		Northeast	\$18.42	\$229,100	\$4,219
11	Sullivan	Rockland		Roscoe	\$28.71	\$148,800	\$4,271
12	Ulster	Hardenburgh		Margaretville	\$17.71	\$241,700	\$4,281
13	Sullivan	Rockland		Livingston Manor	\$30.17	\$148,800	\$4,489
14	Ulster	Shandaken		Onteora	\$21.61	\$210,200	\$4,541
15	Sullivan	Liberty		Livingston Manor	\$33.10	\$141,700	\$4,690
16	Sullivan	Neversink		Livingston Manor	\$27.85	\$169,700	\$4,727
17	Ulster	Wawarsing		Rondout Valley	\$28.54	\$166,400	\$4,749
18	Sullivan	Highland		Eldred	\$26.18	\$181,500	\$4,752
19	Sullivan	Liberty		Sullivan West	\$33.67	\$141,700	\$4,771
20	Ulster	Olive		Onteora	\$19.59	\$247,100	\$4,840
Mohawk Valley							
1	Hamilton	Arietta		Raquette Lake	\$6.28	\$153,100	\$961
2	Hamilton	Arietta		Piseco	\$7.51	\$153,100	\$1,150
3	Hamilton	Morehouse		Piseco	\$9.41	\$153,100	\$1,440
4	Hamilton	Arietta		Long Lake	\$9.65	\$153,100	\$1,477
5	Hamilton	Long Lake		Raquette Lake	\$6.36	\$254,400	\$1,618
6	Oneida	Forestport		Webb	\$11.49	\$142,800	\$1,641
7	Herkimer	Manheim		Dolgeville	\$20.83	\$79,100	\$1,647
8	Herkimer	Russia	Cold Brook	Poland	\$24.08	\$78,900	\$1,900
9	Herkimer	Salisbury		Poland	\$21.42	\$89,500	\$1,917
10	Herkimer	Salisbury		Dolgeville	\$21.46	\$89,500	\$1,921
11	Herkimer	Manheim		Oppenheim-Ephratah-St Johnsville	\$24.90	\$79,100	\$1,970
12	Herkimer	Manheim		Oppenheim-Ephratah-St Johnsville	\$24.90	\$79,100	\$1,970
13	Fulton	Stratford		Dolgeville	\$25.24	\$78,300	\$1,977
14	Oneida	Ava		Adirondack	\$23.18	\$86,300	\$2,000
15	Herkimer	Manheim		West Canada Valley	\$26.04	\$79,100	\$2,060
16	Herkimer	Columbia		Richfield Springs	\$21.34	\$97,700	\$2,085
17	Fulton	Johnstown		Wheelerville	\$18.39	\$114,000	\$2,097
18	Herkimer	Ohio		Poland	\$22.16	\$97,100	\$2,152
19	Herkimer	Norway		Poland	\$24.17	\$89,400	\$2,161
20	Herkimer	Fairfield		Dolgeville	\$21.80	\$99,600	\$2,171
North Country							
1	Jefferson	Alexandria		Indian River	\$12.23	\$115,900	\$1,417
2	Clinton	Clinton		Northern Adirondack	\$17.68	\$81,400	\$1,439
3	St. Lawrence	Rossie		Indian River	\$21.22	\$70,600	\$1,498
4	Jefferson	Theresa		Indian River	\$12.54	\$121,100	\$1,519
5	Franklin	Bombay		Salmon River	\$20.91	\$75,000	\$1,569
6	Franklin	Westville		Salmon River	\$22.30	\$71,500	\$1,594
7	Franklin	Brandon		Malone	\$28.80	\$56,800	\$1,636
8	Jefferson	Orleans		Indian River	\$11.42	\$144,300	\$1,648
9	Franklin	Brandon		Brushton-Moira	\$29.03	\$56,800	\$1,649
10	Clinton	Altona		Northern Adirondack	\$19.35	\$85,800	\$1,660
11	St. Lawrence	Hammond		Alexandria	\$20.04	\$84,200	\$1,687
12	St. Lawrence	Clare		Edwards-Knox	\$26.39	\$64,000	\$1,689
13	Clinton	Clinton		Chateaugay	\$20.99	\$81,400	\$1,708
14	Franklin	Bangor		Salmon River	\$24.01	\$74,400	\$1,786
15	Franklin	Waverly		Saint Regis Falls	\$33.65	\$53,100	\$1,787
16	Lewis	West Turin		Lowville	\$20.11	\$89,300	\$1,796
17	St. Lawrence	Gouverneur		Gouverneur	\$23.95	\$75,800	\$1,815
18	St. Lawrence	Fine		Edwards-Knox	\$27.50	\$66,400	\$1,826
19	Jefferson	Alexandria		Lafargeville	\$15.99	\$115,900	\$1,853
20	Jefferson	Theresa	Theresa	Indian River	\$16.63	\$111,600	\$1,856

Bottom 20 Property Tax Bills on Median-Value Homes - 2014 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	Median Home Value	Tax ² on Median Home
Southern Tier						
1	Steuben	Bath	Hammondsport	\$21.53	\$78,100	\$1,681
2	Delaware	Sidney	Walton	\$22.04	\$81,400	\$1,794
3	Chemung	Ashland	Waverly	\$27.99	\$64,800	\$1,814
4	Tioga	Nichols	Nichols	\$24.19	\$78,900	\$1,909
5	Otsego	Unadilla	Gilbertsville-Mount Upton	\$19.03	\$100,500	\$1,912
6	Tioga	Barton	Tioga	\$20.78	\$93,700	\$1,947
7	Delaware	Sidney	Franklin	\$24.45	\$81,400	\$1,990
8	Steuben	Bath	Avoca	\$25.60	\$78,100	\$1,999
9	Otsego	Richfield	Richfield Springs	\$17.68	\$114,900	\$2,031
10	Delaware	Walton	Downsville	\$17.71	\$114,800	\$2,033
11	Otsego	Pittsfield	Edmeston	\$20.16	\$101,200	\$2,040
12	Steuben	Woodhull	Jasper-Troupsburg	\$25.85	\$79,400	\$2,053
13	Delaware	Middletown	Fleischmanns	\$24.03	\$85,500	\$2,055
14	Steuben	Pulteney	Hammondsport	\$21.23	\$97,100	\$2,061
15	Tioga	Nichols	Tioga	\$21.49	\$96,300	\$2,070
16	Otsego	Plainfield	Edmeston	\$21.36	\$97,200	\$2,076
17	Chenango	Pharsalia	Cincinnatus	\$29.38	\$71,100	\$2,089
18	Otsego	Edmeston	Edmeston	\$20.43	\$103,200	\$2,108
19	Steuben	Canisteo	Jasper-Troupsburg	\$26.00	\$82,300	\$2,140
20	Steuben	Cameron	Jasper-Troupsburg	\$27.38	\$78,600	\$2,152
Western New York						
1	Allegany	Birdsall	Fillmore	\$37.54	\$47,700	\$1,790
2	Cattaraugus	Coldspring	Randolph	\$26.48	\$67,800	\$1,795
3	Cattaraugus	Franklinville	Ellicottville	\$26.96	\$66,900	\$1,804
4	Chautauqua	Portland	Chautauqua Lake	\$21.57	\$84,200	\$1,816
5	Chautauqua	Westfield	Chautauqua Lake	\$20.54	\$88,900	\$1,826
6	Erie	Buffalo	Buffalo	\$27.40	\$67,800	\$1,858
7	Allegany	Birdsall	Genesee Valley	\$39.66	\$47,700	\$1,892
8	Erie	Collins	Gowanda	\$23.32	\$86,400	\$2,015
9	Chautauqua	Poland	Randolph	\$26.56	\$77,700	\$2,064
10	Allegany	Birdsall	Canaseraga	\$43.82	\$47,700	\$2,090
11	Allegany	Friendship	Cuba-Rushford	\$44.01	\$47,500	\$2,091
12	Allegany	Friendship	Genesee Valley	\$44.36	\$47,500	\$2,107
13	Allegany	Birdsall	Arkport	\$44.41	\$47,700	\$2,119
14	Chautauqua	Sherman	Clymer	\$28.98	\$73,900	\$2,142
15	Chautauqua	Stockton	Chautauqua Lake	\$24.27	\$89,100	\$2,163
16	Allegany	Friendship	Bolivar-Richburg	\$47.15	\$47,500	\$2,239
17	Cattaraugus	Humphrey	Ellicottville	\$25.95	\$86,600	\$2,248
18	Cattaraugus	Carrollton	Salamanca	\$34.66	\$66,000	\$2,287
19	Chautauqua	Charlotte	Cassadaga Valley	\$33.90	\$67,800	\$2,299
20	Allegany	Wirt	Bolivar-Richburg	\$47.18	\$48,800	\$2,302

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

²Home with 2014 Median Sales Value in city, town or village, as reported by U.S. Census Bureau; American Community Survey (ACS). Median Sales value over \$1 Million are presented as \$1 Million + in ACS data, calculated in these rankings at a value of \$1 Million.

³Localities 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.