



Property Taxes in New York Communities—2017

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.

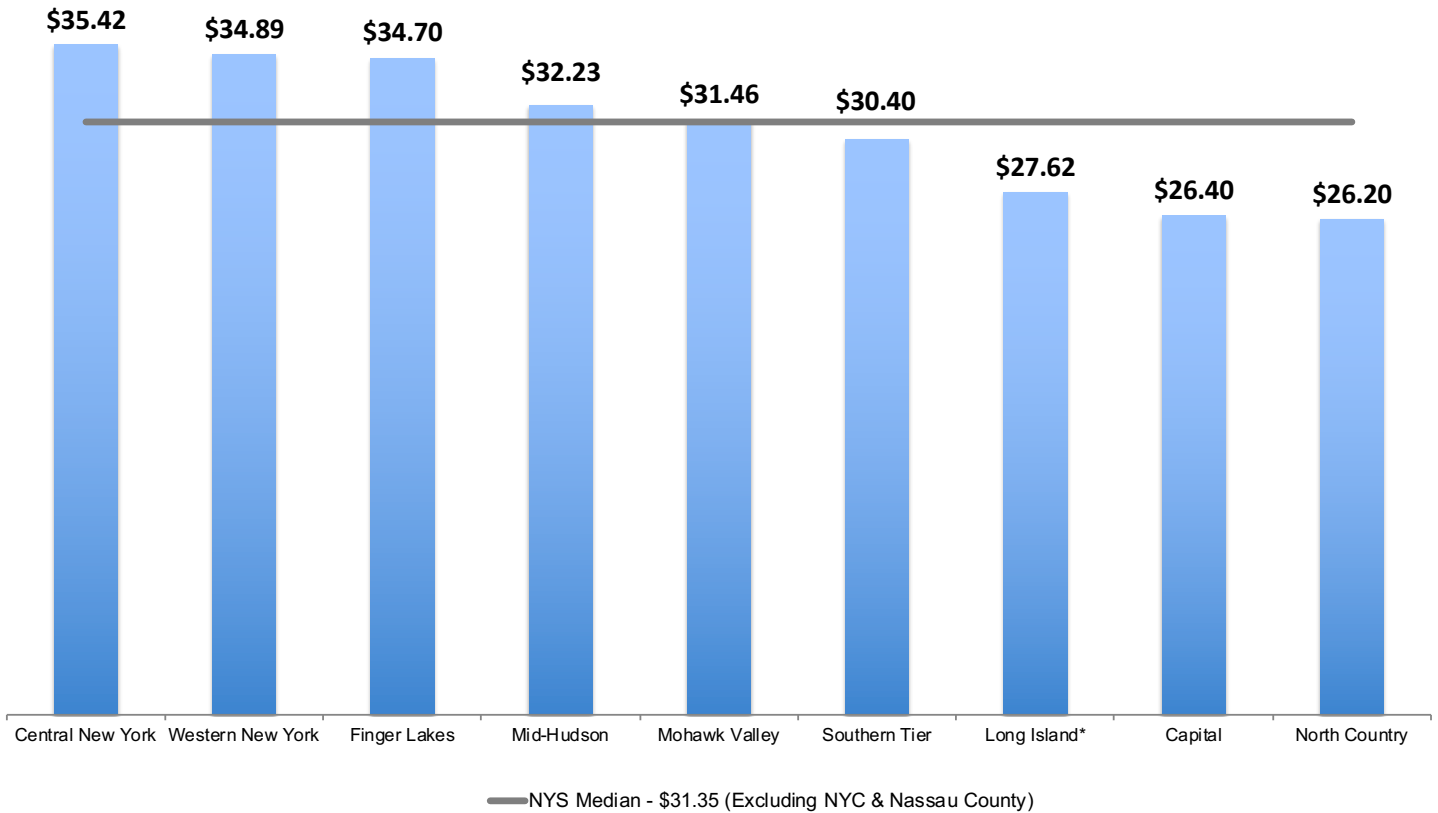
The “all-in” property tax bill is often a key factor in locational decisions by individuals and businesses. In addition, the tax data point to an inverse relationship between effective tax rates and property values, with high effective rates often correlating to low median home values.

This report uses the most recent data reported to the state Comptroller, reflecting taxes levied during each local government’s 2017 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 - 2017 - By Region



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

Top 20 Effective Property Tax Rates - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³	
Capital Region							
1	Schenectady	Schenectady	Schenectady	\$51.50	\$112,900	\$5,814	
2	Schenectady	Glenville	Scotia-Glenville	\$43.63	\$137,400	\$5,995	
3	Rensselaer	Troy	Troy	\$42.21	\$144,300	\$6,090	
4	Washington	Whitehall	Whitehall	\$40.92	\$82,400	\$3,372	
5	Schenectady	Rotterdam	Schenectady	\$40.77	\$166,400	\$6,785	
6	Albany	Albany	Albany	\$40.70	\$172,700	\$7,029	
7	Rensselaer	Troy	Lansingburgh	\$40.56	\$144,300	\$5,852	
8	Rensselaer	Schodack	Castleton-On-Hudson	\$40.44	\$164,800	\$6,665	
9	Washington	Fort Edward	Fort Edward	\$39.16	\$99,300	\$3,889	
10	Greene	Catskill	Catskill	\$39.14	\$171,700	\$6,720	
11	Rensselaer	Rensselaer	Rensselaer	\$39.09	\$129,800	\$5,074	
12	Washington	Easton	Greenwich	\$38.38	\$148,900	\$5,715	
13	Washington	Greenwich	Greenwich	\$38.22	\$148,900	\$5,691	
14	Washington	Granville	Granville	\$37.77	\$102,400	\$3,867	
15	Rensselaer	Hoosick	Hoosick Falls	\$37.66	\$106,800	\$4,022	
16	Greene	Coxsackie	Coxsackie	\$37.64	\$152,200	\$5,728	
17	Washington	White Creek	Cambridge	\$37.16	\$149,000	\$5,536	
18	Washington	Cambridge	Cambridge	\$36.45	\$149,000	\$5,431	
19	Rensselaer	Schodack	Nassau	East Greenbush	\$36.23	\$163,900	\$5,939
20	Saratoga	Waterford	Waterford	Waterford-Halfmoon	\$35.66	\$159,000	\$5,669

Top 20 Effective Property Tax Rates - 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
Central New York						
1	Oswego	Fulton	Fulton	\$57.67	\$77,000	\$4,440
2	Onondaga	Geddes	Solvay	\$57.03	\$108,800	\$6,204
3	Oswego	Schroepfel	Phoenix	\$55.08	\$91,400	\$5,034
4	Onondaga	Salina	Liverpool	\$54.70	\$128,900	\$7,051
5	Onondaga	Dewitt	East Syracuse	\$51.91	\$93,000	\$4,828
6	Onondaga	Dewitt	East Syracuse	\$50.60	\$93,000	\$4,706
7	Oswego	Minetto	Fulton	\$49.75	\$115,500	\$5,746
8	Cortland	Cortland	Cortland	\$48.39	\$96,200	\$4,655
9	Cortland	Cortlandville	Mcgraw	\$48.34	\$91,200	\$4,409
10	Onondaga	Manlius	Fayetteville-Manlius	\$47.85	\$190,400	\$9,111
11	Cortland	Cortlandville	Homer	\$47.26	\$113,600	\$5,368
12	Onondaga	Manlius	Minoa	\$47.24	\$132,500	\$6,259
13	Cortland	Cuyler	Fabius-Pompey	\$47.15	\$86,700	\$4,088
14	Oswego	Mexico	Mexico	\$46.93	\$109,100	\$5,120
15	Oswego	Palermo	Fulton	\$46.72	\$92,600	\$4,326
16	Onondaga	Manlius	Fayetteville	\$46.61	\$171,000	\$7,970
17	Oswego	Palermo	Phoenix	\$46.57	\$92,600	\$4,312
18	Onondaga	Salina	Lyncourt	\$46.26	\$109,200	\$5,052
19	Onondaga	Cicero	North Syracuse	\$46.06	\$106,200	\$4,892
20	Oswego	Oswego	Oswego	\$45.88	\$84,100	\$3,858
Finger Lakes						
1	Orleans	Shelby	Medina	\$57.33	\$72,300	\$4,145
2	Orleans	Ridgeway	Medina	\$56.50	\$72,300	\$4,085
3	Livingston	Mount Morris	Mount Morris	\$54.67	\$66,800	\$3,652
4	Orleans	Murray	Holley	\$53.99	\$81,200	\$4,384
5	Wayne	Palmyra	Palmyra	\$51.12	\$90,400	\$4,621
6	Monroe	East Rochester	East Rochester	\$50.60	\$96,700	\$4,893
7	Monroe	Sweden	Brockport	\$49.71	\$111,100	\$5,523
8	Monroe	Clarkson	Brockport	\$49.48	\$111,100	\$5,497
9	Orleans	Gaines	Albion	\$49.37	\$72,500	\$3,579
10	Orleans	Albion	Albion	\$49.26	\$72,500	\$3,571
11	Wyoming	Warsaw	Warsaw	\$48.58	\$96,300	\$4,678
12	Monroe	Irondequoit	East Irondequoit	\$48.27	\$118,000	\$5,695
13	Seneca	Seneca Falls	Waterloo	\$48.03	\$86,000	\$4,130
14	Wayne	Galen	Clyde	\$47.86	\$70,300	\$3,364
15	Wayne	Arcadia	Newark	\$47.57	\$85,200	\$4,053
16	Livingston	Nunda	Nunda	\$47.46	\$83,100	\$3,944
17	Wyoming	Perry	Perry	\$46.97	\$77,700	\$3,650
18	Ontario	Geneva	Geneva	\$46.71	\$91,000	\$4,251
19	Wyoming	Castile	Perry	\$46.69	\$77,700	\$3,628
20	Genesee	Le Roy	Le Roy	\$46.25	\$90,900	\$4,204
Long Island						
1	Suffolk	Babylon	Amityville	\$43.13	\$378,500	\$16,324
2	Suffolk	Islip	Islandia	\$42.48	\$310,200	\$13,176
3	Suffolk	Babylon	Amityville	\$42.33	\$378,500	\$16,022
4	Suffolk	Islip	Central Islip	\$40.93	\$350,100	\$14,331
5	Suffolk	Babylon	Babylon	\$38.41	\$440,400	\$16,915
6	Suffolk	Brookhaven	Patchogue	\$38.26	\$297,700	\$11,390
7	Suffolk	Babylon	Lindenhurst	\$37.84	\$345,700	\$13,081
8	Suffolk	Islip	Brightwaters	\$37.79	\$503,900	\$19,043
9	Suffolk	Babylon	Babylon	\$37.51	\$440,400	\$16,517
10	Suffolk	Riverhead	Eastport-South Manor	\$37.00	\$356,700	\$13,196
11	Suffolk	Brookhaven	Mastic Beach	\$36.70	\$189,200	\$6,943
12	Suffolk	Babylon	Babylon	\$35.96	\$440,400	\$15,839
13	Suffolk	Brookhaven	William Floyd	\$35.46	\$328,300	\$11,642

Top 20 Effective Property Tax Rates - 2017 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
Long Island (con't.)							
14	Suffolk	Babylon		Wyandanch	\$35.45	\$341,300	\$12,099
15	Suffolk	Brookhaven		Bayport-Blue Point	\$35.43	\$328,300	\$11,633
16	Suffolk	Islip		Islip	\$35.31	\$350,100	\$12,361
17	Suffolk	Islip		Bayport-Blue Point	\$35.12	\$350,100	\$12,295
18	Suffolk	Huntington		Syosset	\$34.95	\$506,400	\$17,699
19	Suffolk	Babylon		Lindenhurst	\$34.88	\$341,300	\$11,903
20	Suffolk	Islip		Sayville	\$34.48	\$350,100	\$12,071
Mid-Hudson							
1	Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$63.66	\$257,900	\$16,418
2	Sullivan	Liberty	Liberty	Liberty	\$62.95	\$104,700	\$6,590
3	Ulster	Wawarsing	Ellenville	Ellenville	\$59.78	\$131,000	\$7,832
4	Sullivan	Fallsburg	Woodridge	Fallsburg	\$59.46	\$121,600	\$7,230
5	Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$58.95	\$264,600	\$15,598
6	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$56.02	\$490,900	\$27,500
7	Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$55.34	\$307,000	\$16,988
8	Sullivan	Thompson	Monticello	Monticello	\$54.51	\$83,700	\$4,563
9	Orange	Newburgh		Newburgh	\$54.50	\$165,900	\$9,041
10	Orange	Woodbury		Haverstraw-Stony Point	\$52.42	\$305,800	\$16,031
11	Orange	Highlands		Haverstraw-Stony Point	\$52.33	\$226,900	\$11,875
12	Orange	Tuxedo		Haverstraw-Stony Point	\$51.96	\$446,800	\$23,218
13	Rockland	Haverstraw		Haverstraw-Stony Point	\$51.49	\$299,000	\$15,397
14	Sullivan	Fallsburg		Liberty	\$49.08	\$156,700	\$7,691
15	Rockland	Clarkstown	Spring Valley	East Ramapo	\$48.48	\$255,300	\$12,376
16	Sullivan	Fallsburg		Fallsburg	\$48.07	\$156,700	\$7,533
17	Orange	Port Jervis		Port Jervis	\$47.88	\$157,600	\$7,547
18	Rockland	Ramapo	Spring Valley	East Ramapo	\$47.49	\$255,300	\$12,123
19	Rockland	Ramapo	Suffern	Suffern	\$47.19	\$309,200	\$14,591
20	Rockland	Stony Point		Haverstraw-Stony Point	\$46.95	\$372,000	\$17,466
Mohawk Valley							
1	Herkimer	Herkimer	Herkimer	Herkimer	\$54.56	\$86,200	\$4,703
2	Herkimer	Little Falls		Little Falls	\$54.26	\$79,500	\$4,314
3	Montgomery	Minden	Fort Plain	Fort Plain	\$51.85	\$67,500	\$3,500
4	Fulton	Gloversville		Gloversville	\$51.38	\$76,500	\$3,931
5	Herkimer	Frankfort	Ilion	Central Valley At Ilion-Mohawk	\$50.78	\$81,300	\$4,129
6	Montgomery	Canajoharie	Fort Plain	Fort Plain	\$50.26	\$67,500	\$3,393
7	Montgomery	Palatine	Fort Plain	Fort Plain	\$50.20	\$67,500	\$3,389
8	Herkimer	German Flatts	Ilion	Central Valley At Ilion-Mohawk	\$47.91	\$81,300	\$3,895
9	Schoharie	Sharon	Sharon Springs	Sharon Springs	\$46.23	\$107,100	\$4,951
10	Montgomery	Canajoharie	Canajoharie	Canajoharie	\$45.19	\$95,100	\$4,297
11	Montgomery	St. Johnsville	St. Johnsville	Oppenheim-Ephratah-St. Johnsville	\$45.06	\$72,000	\$3,244
12	Herkimer	Frankfort	Frankfort	Frankfort-Schuyler	\$44.89	\$87,300	\$3,919
13	Montgomery	Amsterdam		Amsterdam	\$44.73	\$86,500	\$3,870
14	Fulton	Oppenheim	Dolgeville	Dolgeville	\$44.61	\$80,900	\$3,609
15	Montgomery	Palatine	Nelliston	Fort Plain	\$44.60	\$81,800	\$3,648
16	Oneida	Paris	Clayville	Sauquoit Valley	\$44.56	\$84,600	\$3,770
17	Oneida	Utica		Utica	\$43.92	\$89,300	\$3,922
18	Oneida	Rome		Rome	\$43.90	\$94,100	\$4,131
19	Fulton	Gloversville		Johnstown	\$43.55	\$76,500	\$3,332
20	Fulton	Ephratah		Fort Plain	\$43.29	\$88,800	\$3,844
North Country							
1	St. Lawrence	Ogdensburg		Ogdensburg	\$54.96	\$68,000	\$3,737
2	St. Lawrence	Potsdam	Potsdam	Potsdam	\$53.61	\$108,700	\$5,828
3	St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$48.16	\$75,800	\$3,650
4	St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$47.39	\$75,800	\$3,592

Top 20 Effective Property Tax Rates - 2017 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
North Country (con't.)							
5	St. Lawrence	Massena	Massena	Massena	\$47.29	\$74,200	\$3,509
6	St. Lawrence	Ogdensburg		Lisbon	\$46.89	\$68,000	\$3,189
7	Franklin	Malone	Malone	Malone	\$44.63	\$82,800	\$3,695
8	St. Lawrence	Louisville	Massena	Massena	\$44.05	\$74,200	\$3,268
9	St. Lawrence	Canton	Canton	Canton	\$43.86	\$163,700	\$7,179
10	St. Lawrence	Madrid		Norwood-Norfolk	\$43.73	\$90,500	\$3,958
11	Essex	Moriah	Port Henry	Moriah	\$43.57	\$96,000	\$4,182
12	St. Lawrence	Hermon	Hermon	Hermon-De Kalb	\$42.13	\$74,800	\$3,151
13	St. Lawrence	Oswegatchie	Heuvelton	Heuvelton	\$41.81	\$84,000	\$3,512
14	St. Lawrence	Morristown	Morristown	Morristown	\$39.32	\$97,100	\$3,818
15	St. Lawrence	Lisbon		Ogdensburg	\$39.18	\$101,700	\$3,985
16	St. Lawrence	Pierrepont		Potsdam	\$38.33	\$122,200	\$4,684
17	Clinton	Plattsburgh		Plattsburgh	\$38.28	\$148,600	\$5,688
18	St. Lawrence	Stockholm		Norwood-Norfolk	\$38.16	\$77,100	\$2,942
19	St. Lawrence	Lawrence		Brasher Falls	\$38.08	\$70,500	\$2,685
20	St. Lawrence	Oswegatchie		Ogdensburg	\$38.05	\$97,200	\$3,699
Southern Tier							
1	Broome	Binghamton		Binghamton	\$61.70	\$87,500	\$5,399
2	Broome	Union	Endicott	Union-Endicott	\$53.89	\$92,100	\$4,964
3	Broome	Union	Johnson City	Johnson City	\$50.27	\$84,500	\$4,248
4	Chenango	Oxford	Oxford	Oxford	\$50.06	\$95,400	\$4,776
5	Steuben	Erwin	Painted Post	Coming	\$48.94	\$104,900	\$5,134
6	Chemung	Elmira		Elmira	\$46.97	\$70,300	\$3,302
7	Tioga	Owego	Owego	Owego-Apalachin	\$46.90	\$92,800	\$4,353
8	Chenango	Norwich		Norwich	\$45.84	\$86,600	\$3,970
9	Chemung	Elmira	Elmira Heights	Elmira Heights	\$45.83	\$78,900	\$3,616
10	Chemung	Horseheads	Elmira Heights	Elmira Heights	\$45.82	\$78,900	\$3,615
11	Chenango	New Berlin	New Berlin	Unadilla Valley	\$44.88	\$79,800	\$3,582
12	Broome	Dickinson	Port Dickinson	Chenango Valley	\$44.82	\$108,400	\$4,859
13	Steuben	Hornellsville	Almond	Alfred-Almond	\$44.05	\$63,500	\$2,797
14	Tioga	Candor	Candor	Candor	\$43.34	\$88,000	\$3,814
15	Chenango	Afton	Afton	Afton	\$42.65	\$89,300	\$3,808
16	Steuben	Coming	South Coming	Coming	\$42.39	\$88,900	\$3,768
17	Steuben	Coming		Coming	\$42.25	\$105,100	\$4,441
18	Chenango	Sherburne	Earlville	Sherburne-Earlville	\$42.23	\$83,900	\$3,543
19	Chenango	Bainbridge	Bainbridge	Bainbridge-Guilford	\$42.10	\$88,800	\$3,738
20	Steuben	Bath	Bath	Bath	\$41.84	\$78,700	\$3,293
Western New York							
1	Allegany	Wellsville	Wellsville	Wellsville	\$63.01	\$64,600	\$4,071
2	Erie	Cheektowaga	Sloan	Cheektowaga-Sloan	\$62.79	\$75,700	\$4,753
3	Allegany	Alfred	Alfred	Alfred-Almond	\$61.78	\$116,700	\$7,210
4	Allegany	Bolivar	Bolivar	Bolivar-Richburg	\$56.73	\$62,500	\$3,546
5	Allegany	Andover	Andover	Andover	\$56.42	\$57,600	\$3,250
6	Allegany	Almond	Almond	Alfred-Almond	\$55.98	\$63,500	\$3,555
7	Allegany	Burns	Canaseraga	Canaseraga	\$55.07	\$57,100	\$3,145
8	Allegany	Cuba	Cuba	Cuba-Rushford	\$53.83	\$66,500	\$3,579
9	Erie	Cheektowaga	Depew	Depew	\$53.52	\$112,300	\$6,010
10	Allegany	Alma		Wellsville	\$53.49	\$54,300	\$2,905
11	Allegany	Wirt	Richburg	Bolivar-Richburg	\$52.44	\$53,000	\$2,779
12	Allegany	Alma		Scio	\$52.12	\$54,300	\$2,830
13	Erie	Cheektowaga		Cheektowaga-Sloan	\$51.90	\$100,600	\$5,221
14	Chautauqua	Jamestown		Jamestown	\$51.79	\$64,700	\$3,351
15	Allegany	Belfast		Friendship	\$51.25	\$74,300	\$3,808
16	Allegany	Friendship		Friendship	\$51.20	\$44,500	\$2,278
17	Allegany	Bolivar	Richburg	Bolivar-Richburg	\$50.62	\$53,000	\$2,683

Top 20 Effective Property Tax Rates - 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³	
Western New York (con't.)							
18	Erie	Tonawanda	Kenmore	Kenmore-Tonawanda	\$50.40	\$114,500	\$5,771
19	Erie	Cheektowaga	Depew	Cheektowaga-Maryvale	\$50.35	\$112,300	\$5,655
20	Cattaraugus	Olean		Olean	\$50.27	\$72,200	\$3,629

Bottom 20 Effective Property Tax Rates - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³	
Capital Region							
1	Saratoga	Edinburg	Edinburg	\$9.01	\$224,400	\$2,022	
2	Warren	Hague	Bolton	\$9.14	\$351,300	\$3,213	
3	Warren	Bolton	Bolton	\$9.18	\$316,200	\$2,904	
4	Warren	Horicon	Bolton	\$9.91	\$247,200	\$2,449	
5	Saratoga	Day	Edinburg	\$10.47	\$162,200	\$1,698	
6	Warren	Hague	North Warren	\$10.74	\$351,300	\$3,775	
7	Warren	Bolton	Lake George	\$10.97	\$316,200	\$3,468	
8	Warren	Horicon	North Warren	\$11.50	\$247,200	\$2,844	
9	Warren	Chester	North Warren	\$11.97	\$289,500	\$3,467	
10	Warren	Queensbury	Lake George	\$12.53	\$219,400	\$2,749	
11	Warren	Lake George	Lake George	\$12.59	\$250,800	\$3,157	
12	Warren	Chester	Schroon Lake	\$13.92	\$289,500	\$4,030	
13	Warren	Johnsburg	North Warren	\$13.97	\$157,400	\$2,200	
14	Warren	Warrensburg	North Warren	\$14.09	\$139,100	\$1,961	
15	Saratoga	Wilton	Corinth	\$14.12	\$258,300	\$3,647	
16	Warren	Hague	Ticonderoga	\$14.29	\$351,300	\$5,021	
17	Warren	Thurman	North Warren	\$14.33	\$142,200	\$2,038	
18	Saratoga	Edinburg	Hadley-Luzerne	\$14.52	\$224,400	\$3,258	
19	Washington	Dresden	Putnam	\$14.97	\$157,900	\$2,364	
20	Saratoga	Wilton	Saratoga Springs	\$15.03	\$258,300	\$3,883	
Central New York							
1	Cayuga	Ledyard	Southern Cayuga	\$22.59	\$172,100	\$3,888	
2	Cayuga	Ledyard	Union Springs	\$23.19	\$172,100	\$3,990	
3	Onondaga	Spafford	Skaneateles	\$23.41	\$216,000	\$5,057	
4	Cayuga	Genoa	Southern Cayuga	\$23.45	\$123,100	\$2,887	
5	Cayuga	Scipio	Southern Cayuga	\$23.74	\$137,300	\$3,259	
6	Cayuga	Niles	Skaneateles	\$23.76	\$172,000	\$4,087	
7	Onondaga	Skaneateles	Moravia	\$23.76	\$272,400	\$6,472	
8	Cayuga	Niles	Moravia	\$24.18	\$172,000	\$4,159	
9	Cayuga	Scipio	Union Springs	\$24.33	\$137,300	\$3,341	
10	Cayuga	Sennett	Skaneateles	\$24.89	\$181,100	\$4,508	
11	Cayuga	Fleming	Southern Cayuga	\$24.97	\$174,700	\$4,362	
12	Cayuga	Ledyard	Aurora	Southern Cayuga	\$25.04	\$170,800	\$4,277
13	Cayuga	Aurelius	Union Springs	\$25.07	\$124,700	\$3,127	
14	Onondaga	Skaneateles	Skaneateles	\$25.26	\$272,400	\$6,880	
15	Cayuga	Springport	Union Springs	\$25.27	\$119,400	\$3,018	
16	Cayuga	Conquest	Red Creek	\$25.29	\$91,200	\$2,307	
17	Cayuga	Fleming	Union Springs	\$25.52	\$174,700	\$4,458	
18	Cayuga	Owasco	Skaneateles	\$26.02	\$181,400	\$4,720	
19	Onondaga	Lysander	Cato-Meridian	\$26.23	\$174,500	\$4,577	
20	Cayuga	Moravia	Moravia	\$26.39	\$110,900	\$2,926	
Finger Lakes							
1	Ontario	Seneca	Penn Yan	\$16.98	\$132,900	\$2,256	
2	Ontario	Geneva	Penn Yan	\$17.79	\$180,000	\$3,201	

Bottom 20 Effective Property Tax Rates - 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
Finger Lakes (con't.)						
3	Yates	Jerusalem	Penn Yan	\$20.16	\$153,500	\$3,095
4	Ontario	Seneca	Gorham-Middlesex	\$20.21	\$132,900	\$2,686
5	Yates	Milo	Dundee	\$20.64	\$115,300	\$2,380
6	Yates	Milo	Penn Yan	\$20.76	\$115,300	\$2,394
7	Ontario	Gorham	Gorham-Middlesex	\$20.91	\$176,400	\$3,689
8	Yates	Torrey	Penn Yan	\$20.95	\$158,300	\$3,317
9	Yates	Starkey	Dundee	\$21.56	\$110,700	\$2,386
10	Seneca	Covert	South Seneca	\$21.83	\$116,500	\$2,543
11	Yates	Barrington	Penn Yan	\$22.24	\$138,600	\$3,083
12	Yates	Barrington	Dundee	\$22.45	\$138,600	\$3,111
13	Yates	Benton	Penn Yan	\$22.99	\$159,100	\$3,658
14	Yates	Jerusalem	Gorham-Middlesex	\$23.40	\$153,500	\$3,593
15	Seneca	Romulus	South Seneca	\$23.47	\$100,000	\$2,347
16	Ontario	South Bristol	Honeoye	\$23.60	\$217,900	\$5,142
17	Ontario	South Bristol	Naples	\$23.67	\$217,900	\$5,159
18	Yates	Jerusalem	Prattsburgh	\$23.82	\$153,500	\$3,656
19	Wyoming	Eagle	Yorkshire-Pioneer	\$23.85	\$92,900	\$2,216
20	Wyoming	Eagle	Letchworth	\$23.86	\$92,900	\$2,217
Long Island						
1	Suffolk	Southampton	Sagaponack	\$4.46	\$612,100	\$2,731
2	Suffolk	Southampton	Sagaponack	\$4.52	2,000,000+	\$9,049
3	Suffolk	Southampton	Wainscott	\$4.85	\$612,100	\$2,972
4	Suffolk	Southampton	Sagaponack	\$4.92	2,000,000+	\$9,835
5	Suffolk	East Hampton	Wainscott	\$5.35	\$817,600	\$4,377
6	Suffolk	Southampton	Bridgehampton	\$5.80	\$612,100	\$3,550
7	Suffolk	Southampton	Quogue	\$6.09	\$612,100	\$3,726
8	Suffolk	Southold	Fishers Island	\$6.29	\$535,400	\$3,368
9	Suffolk	East Hampton	Amagansett	\$6.33	\$817,600	\$5,177
10	Suffolk	Southampton	Southampton	\$6.39	\$612,100	\$3,913
11	Suffolk	East Hampton	East Hampton	\$7.53	\$817,600	\$6,156
12	Suffolk	East Hampton	Montauk	\$7.74	\$817,600	\$6,328
13	Suffolk	Southampton	Quogue	\$8.18	\$1,078,100	\$8,817
14	Suffolk	Brookhaven	Fire Island	\$8.23	\$328,300	\$2,702
15	Suffolk	Southampton	Southampton	\$8.25	\$1,165,500	\$9,612
16	Suffolk	Shelter Island	Shelter Island	\$8.38	\$748,600	\$6,272
17	Suffolk	Islip	Fire Island	\$8.55	\$350,100	\$2,994
18	Suffolk	East Hampton	East Hampton	\$9.23	\$1,634,900	\$15,085
19	Suffolk	Southampton	Sag Harbor	\$9.25	\$612,100	\$5,663
20	Suffolk	Southampton	Remsenburg-Speonk	\$9.63	\$612,100	\$5,897
Mid-Hudson						
1	Putnam	Philipstown	Garrison	\$15.18	\$446,100	\$6,773
2	Westchester	Mount Pleasant	Pocantico Hills	\$16.28	\$614,500	\$10,003
3	Westchester	Rye	Harrison	\$16.32	\$532,000	\$8,683
4	Westchester	Greenburgh	Pocantico Hills	\$16.93	\$539,600	\$9,134
5	Westchester	Rye	Rye	\$17.08	\$1,107,000	\$18,906
6	Dutchess	Stanford	Northeast	\$17.82	\$290,400	\$5,175
7	Dutchess	Washington	Northeast	\$17.97	\$392,100	\$7,047
8	Ulster	Hardenburgh	Margaretville	\$18.13	\$225,000	\$4,080
9	Westchester	Mount Kisco	Bedford	\$18.17	\$405,000	\$7,358
10	Ulster	Marbletown	Onteora	\$18.22	\$262,200	\$4,776
11	Dutchess	North East	Taconic Hills	\$18.33	\$280,500	\$5,142
12	Dutchess	Stanford	Pine Plains	\$18.43	\$290,400	\$5,352
13	Ulster	Shandaken	Margaretville	\$18.56	\$213,000	\$3,954
14	Dutchess	Amenia	Northeast	\$18.86	\$245,000	\$4,621
15	Ulster	Hurley	Onteora	\$18.89	\$239,400	\$4,521

Bottom 20 Effective Property Tax Rates - 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
Mid-Hudson (con't.)						
16	Dutchess	Clinton	Pine Plains	\$18.98	\$75,300	\$1,429
17	Dutchess	North East	Northeast	\$19.37	\$280,500	\$5,434
18	Ulster	Olive	Onteora	\$19.41	\$253,600	\$4,922
19	Putnam	Putnam Valley	Garrison	\$19.46	\$377,000	\$7,338
20	Westchester	Eastchester	Bronxville	\$19.92	\$598,500	\$11,921
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.06	\$166,700	\$1,010
2	Hamilton	Long Lake	Raquette Lake	\$7.26	\$262,500	\$1,906
3	Hamilton	Arietta	Piseco	\$7.57	\$166,700	\$1,263
4	Hamilton	Morehouse	Piseco	\$9.60	\$162,500	\$1,561
5	Hamilton	Arietta	Long Lake	\$10.15	\$166,700	\$1,692
6	Herkimer	Webb	Webb	\$11.32	\$285,500	\$3,232
7	Oneida	Forestport	Webb	\$11.33	\$123,100	\$1,395
8	Hamilton	Long Lake	Long Lake	\$11.35	\$262,500	\$2,980
9	Herkimer	Warren	Cherry Valley-Springfield	\$12.12	\$106,900	\$1,296
10	Hamilton	Inlet	Inlet	\$13.31	\$280,600	\$3,735
11	Hamilton	Lake Pleasant	Lake Pleasant	\$14.88	\$173,800	\$2,586
12	Hamilton	Indian Lake	Indian Lake	\$15.38	\$124,400	\$1,913
13	Fulton	Northampton	Edinburg	\$15.39	\$163,000	\$2,508
14	Hamilton	Arietta	Wells	\$15.84	\$166,700	\$2,641
15	Hamilton	Lake Pleasant	Wells	\$17.28	\$173,800	\$3,004
16	Hamilton	Wells	Wells	\$17.83	\$154,900	\$2,762
17	Hamilton	Benson	Northville	\$18.25	\$170,500	\$3,112
18	Hamilton	Hope	Wells	\$18.74	\$124,200	\$2,328
19	Fulton	Johnstown	Wheelerville	\$19.40	\$117,600	\$2,281
20	Oneida	Lee	Camden	\$20.56	\$125,300	\$2,577
North Country						
1	Jefferson	Orleans	Indian River	\$11.74	\$142,900	\$1,678
2	Essex	North Elba	Lake Placid	\$12.38	\$207,500	\$2,568
3	Jefferson	Pamelia	Indian River	\$12.40	\$161,800	\$2,006
4	Jefferson	Alexandria	Indian River	\$12.41	\$127,600	\$1,583
5	Jefferson	Theresa	Indian River	\$12.86	\$127,700	\$1,643
6	Essex	Schroon	North Warren	\$13.59	\$174,700	\$2,375
7	Jefferson	Le Ray	Indian River	\$13.86	\$170,900	\$2,369
8	Essex	Wilmington	Lake Placid	\$14.86	\$207,300	\$3,080
9	Essex	Keene	Keene	\$15.19	\$245,800	\$3,734
10	Essex	North Elba	Saranac Lake	\$15.34	\$207,500	\$3,182
11	Essex	Minerva	North Warren	\$15.40	\$154,000	\$2,372
12	Essex	Schroon	Schroon Lake	\$15.54	\$174,700	\$2,715
13	Jefferson	Henderson	Belleville-Henderson	\$15.57	\$174,700	\$2,719
14	Essex	Ticonderoga	Putnam	\$16.11	\$117,200	\$1,888
15	Jefferson	Orleans	Lafargeville	\$16.28	\$142,900	\$2,326
16	Jefferson	Alexandria	Lafargeville	\$16.94	\$127,600	\$2,161
17	Franklin	Santa Clara	Saranac Lake	\$16.95	\$309,400	\$5,243
18	Jefferson	Watertown	Copenhagen	\$16.96	\$162,600	\$2,758
19	Jefferson	Pamelia	Lafargeville	\$16.97	\$161,800	\$2,745
20	Essex	North Hudson	Schroon Lake	\$17.10	\$129,200	\$2,210
Southern Tier						
1	Otsego	Otsego	Richfield Springs	\$13.53	\$284,600	\$3,851
2	Otsego	Otsego	Cooperstown	\$14.36	\$284,600	\$4,088
3	Otsego	Springfield	Richfield Springs	\$15.43	\$162,800	\$2,512
4	Otsego	Otsego	Edmeston	\$15.64	\$284,600	\$4,450
5	Otsego	Otsego	Cherry Valley-Springfield	\$16.34	\$284,600	\$4,649

Bottom 20 Effective Property Tax Rates - 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax on Median Home ³
Southern Tier (con't.)						
6	Delaware	Andes	Andes	\$16.35	\$233,800	\$3,823
7	Delaware	Middletown	Andes	\$16.64	\$195,600	\$3,255
8	Broome	Binghamton	South Mountain-Hickory	\$16.86	\$147,400	\$2,485
9	Otsego	Middlefield	Cooperstown	\$16.91	\$250,000	\$4,228
10	Delaware	Bovina	Andes	\$17.28	\$215,000	\$3,716
11	Otsego	Richfield	Richfield Springs	\$17.32	\$119,000	\$2,061
12	Delaware	Colchester	Downsville	\$17.40	\$118,800	\$2,067
13	Delaware	Hamden	Andes	\$17.65	\$163,200	\$2,881
14	Delaware	Delhi	Andes	\$17.76	\$171,300	\$3,043
15	Delaware	Andes	Margaretville	\$17.99	\$233,800	\$4,207
16	Delaware	Walton	Downsville	\$18.16	\$113,700	\$2,065
17	Otsego	Springfield	Cherry Valley-Springfield	\$18.23	\$162,800	\$2,967
18	Delaware	Andes	Downsville	\$18.28	\$233,800	\$4,274
19	Delaware	Middletown	Margaretville	\$18.28	\$195,600	\$3,576
20	Otsego	Hartwick	Cooperstown	\$18.79	\$175,700	\$3,301
Western New York						
1	Erie	Sardinia	Yorkshire-Pioneer	\$17.97	\$152,800	\$2,746
2	Chautauqua	Chautauqua	Chautauqua Lake	\$18.83	\$110,900	\$2,088
3	Erie	Sardinia	Holland	\$19.15	\$152,800	\$2,926
4	Chautauqua	Ellery	Chautauqua Lake	\$19.54	\$122,400	\$2,391
5	Chautauqua	Westfield	Chautauqua Lake	\$19.96	\$88,500	\$1,766
6	Chautauqua	North Harmony	Chautauqua Lake	\$20.25	\$122,300	\$2,476
7	Erie	Wales	Holland	\$21.03	\$168,100	\$3,535
8	Chautauqua	Portland	Chautauqua Lake	\$21.18	\$81,700	\$1,730
9	Cattaraugus	Carrollton	Salamanca	\$21.58	\$67,500	\$1,456
10	Erie	Elma	East Aurora	\$21.70	\$221,900	\$4,816
11	Erie	Concord	Holland	\$22.19	\$134,000	\$2,974
12	Erie	Colden	Holland	\$22.22	\$186,900	\$4,153
13	Cattaraugus	Ellicottville	Ellicottville	\$22.55	\$184,200	\$4,154
14	Erie	Aurora	Holland	\$22.60	\$197,800	\$4,470
15	Erie	Sardinia	Springville-Griffith Institute	\$22.70	\$152,800	\$3,468
16	Chautauqua	Stockton	Chautauqua Lake	\$22.73	\$93,100	\$2,116
17	Erie	Elma	Iroquois	\$22.73	\$221,900	\$5,044
18	Erie	Buffalo	Buffalo	\$22.79	\$72,600	\$1,655
19	Cattaraugus	Great Valley	Salamanca	\$23.03	\$114,600	\$2,639
20	Erie	Wales	Iroquois	\$23.03	\$168,100	\$3,872

Top 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Capital Region						
1	Schenectady	Niskayuna	Niskayuna	\$32.50	\$260,900	\$8,480
2	Columbia	Taghkanic	Hudson	\$26.11	\$316,100	\$8,253
3	Schenectady	Niskayuna	South Colonie	\$30.87	\$260,900	\$8,054
4	Albany	Bethlehem	Bethlehem	\$29.47	\$270,300	\$7,965
5	Rensselaer	Schodack	Schodack	\$35.42	\$217,700	\$7,710
6	Columbia	Taghkanic	Germantown	\$24.04	\$316,100	\$7,600
7	Albany	Bethlehem	Guilderland	\$27.97	\$270,300	\$7,560
8	Albany	Guilderland	Altamont	\$30.11	\$243,000	\$7,316
9	Albany	Bethlehem	Ravena-Coeymans-Selkirk	\$26.91	\$270,300	\$7,275
10	Columbia	Clermont	Red Hook	\$27.54	\$262,100	\$7,219
11	Columbia	Chatham	East Greenbush	\$28.78	\$246,700	\$7,101
12	Albany	New Scotland	Bethlehem	\$28.68	\$245,400	\$7,037

Top 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³	
Capital Region (con't.)							
13	Albany	Albany	Albany	\$40.70	\$172,700	\$7,029	
14	Albany	Guiderland	Voorheesville	\$27.74	\$251,500	\$6,978	
15	Albany	Guiderland	Guiderland	\$27.70	\$251,500	\$6,967	
16	Albany	New Scotland	Greenville	\$28.27	\$245,400	\$6,937	
17	Columbia	Austerlitz	Chatham	\$23.58	\$293,900	\$6,931	
18	Rensselaer	Schodack	Averill Park	\$31.67	\$217,700	\$6,895	
19	Schenectady	Duanesburg	Schoharie	\$34.43	\$199,700	\$6,875	
20	Rensselaer	North Greenbush	Wynantskill	\$32.60	\$209,900	\$6,842	
Central New York							
1	Madison	Madison	Hamilton	\$44.63	\$233,800	\$10,434	
2	Madison	Cazenovia	Fayetteville-Manlius	\$37.67	\$267,900	\$10,092	
3	Madison	Eaton	Hamilton	\$42.52	\$233,800	\$9,941	
4	Madison	Hamilton	Hamilton	\$42.43	\$233,800	\$9,920	
5	Madison	Cazenovia	Fabius-Pompey	\$36.40	\$267,900	\$9,752	
6	Onondaga	Skaneateles	Jordan-Elbridge	\$35.19	\$272,400	\$9,585	
7	Onondaga	Skaneateles	Skaneateles	\$28.91	\$318,800	\$9,215	
8	Onondaga	Manlius	Manlius	\$47.85	\$190,400	\$9,111	
9	Madison	Cazenovia	Chittenango	\$33.60	\$267,900	\$9,000	
10	Onondaga	Skaneateles	Marcellus	\$32.97	\$272,400	\$8,980	
11	Onondaga	Pompey	Fayetteville-Manlius	\$37.39	\$237,100	\$8,866	
12	Onondaga	Pompey	Fabius-Pompey	\$36.12	\$237,100	\$8,564	
13	Onondaga	Pompey	Jamesville-Dewitt	\$34.18	\$237,100	\$8,103	
14	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$46.61	\$171,000	\$7,970
15	Madison	Cazenovia	Deruyter	\$28.85	\$267,900	\$7,730	
16	Madison	Cazenovia	Cazenovia	\$28.08	\$267,900	\$7,522	
17	Madison	Cazenovia	Cazenovia	\$33.88	\$217,700	\$7,375	
18	Onondaga	Spafford	Marcellus	\$33.04	\$216,000	\$7,136	
19	Onondaga	Marcellus	Onondaga	\$41.23	\$171,600	\$7,075	
20	Onondaga	Salina	Liverpool	\$54.70	\$128,900	\$7,051	
Finger Lakes							
1	Monroe	Pittsford	East Rochester	\$39.18	\$263,900	\$10,341	
2	Monroe	Pittsford	Pittsford	\$38.76	\$263,900	\$10,228	
3	Monroe	Pittsford	Penfield	\$38.73	\$263,900	\$10,221	
4	Monroe	Pittsford	Brighton	\$38.69	\$263,900	\$10,210	
5	Monroe	Pittsford	Pittsford	\$42.18	\$238,600	\$10,064	
6	Monroe	Mendon	Pittsford	\$37.72	\$246,900	\$9,312	
7	Ontario	Victor	Pittsford	\$35.25	\$249,800	\$8,806	
8	Monroe	Mendon	Honeoye Falls-Lima	\$35.32	\$246,900	\$8,719	
9	Monroe	Pittsford	Rush-Henrietta	\$32.93	\$263,900	\$8,690	
10	Ontario	Victor	Honeoye Falls-Lima	\$33.13	\$249,800	\$8,275	
11	Ontario	Victor	East Bloomfield	\$30.77	\$249,800	\$7,687	
12	Monroe	Perinton	East Rochester	\$38.55	\$193,700	\$7,468	
13	Monroe	Perinton	Pittsford	\$38.13	\$193,700	\$7,385	
14	Monroe	Perinton	Penfield	\$38.10	\$193,700	\$7,380	
15	Monroe	Penfield	Pittsford	\$38.54	\$186,900	\$7,203	
16	Monroe	Perinton	Fairport	\$42.95	\$167,600	\$7,199	
17	Monroe	Penfield	Penfield	\$38.51	\$186,900	\$7,198	
18	Monroe	Perinton	Fairport	\$36.13	\$193,700	\$6,999	
19	Monroe	Brighton	Pittsford	\$41.70	\$164,400	\$6,855	
20	Monroe	Brighton	Penfield	\$41.67	\$164,400	\$6,851	
Long Island							
1	Suffolk	Huntington	Lloyd Harbor	\$28.77	\$1,373,400	\$39,508	
2	Suffolk	Brookhaven	Old Field	\$33.02	\$1,107,400	\$36,567	
3	Suffolk	Huntington	Huntington Bay	\$30.04	\$1,072,200	\$32,209	

Top 20 Property Tax Bills on Median Homes- 2017 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Long Island (con't.)							
4	Suffolk	Huntington	Asharoken	Northport-East Northport	\$26.83	\$1,146,700	\$30,764
5	Suffolk	Smithtown	Nissequogue	Smithtown	\$29.72	\$966,900	\$28,733
6	Suffolk	Smithtown	Head Of The Harbor	Smithtown	\$29.88	\$894,300	\$26,722
7	Suffolk	Southampton	West Hampton Dunes	Remsenburg-Speonk	\$12.58	2,000,000+	\$25,158
8	Suffolk	Brookhaven	Belle Terre	Port Jefferson	\$24.27	\$858,100	\$20,830
9	Suffolk	Islip	Brightwaters	Bay Shore	\$37.79	\$503,900	\$19,043
10	Suffolk	Brookhaven	Poquott	Three Village	\$31.96	\$572,000	\$18,280
11	Suffolk	Huntington		Syosset	\$34.95	\$506,400	\$17,699
12	Suffolk	Islip	Ocean Beach	Fire Island	\$19.70	\$895,800	\$17,644
13	Suffolk	Southampton		Eastport-South Manor	\$28.35	\$612,100	\$17,354
14	Suffolk	Huntington	Northport	Northport-East Northport	\$30.73	\$554,600	\$17,043
15	Suffolk	Babylon	Babylon	Babylon	\$38.41	\$440,400	\$16,915
16	Suffolk	Babylon	Babylon	West Babylon	\$37.51	\$440,400	\$16,517
17	Suffolk	Babylon	Amityville	Copiague	\$43.13	\$378,500	\$16,324
18	Suffolk	Brookhaven	Shoreham	Shoreham-Wading River	\$33.70	\$484,000	\$16,313
19	Suffolk	Babylon	Amityville	Amityville	\$42.33	\$378,500	\$16,022
20	Suffolk	Babylon	Babylon	North Babylon	\$35.96	\$440,400	\$15,839
Mid-Hudson							
1	Orange	Tuxedo	Tuxedo Park	Tuxedo	\$31.55	\$1,103,400	\$34,808
2	Rockland	Orangetown	Grand View-On-Hudson	South Orangetown	\$37.60	\$910,200	\$34,226
3	Westchester	New Castle		Ossining	\$34.34	\$895,900	\$30,769
4	Westchester	Scarsdale	Scarsdale	Scarsdale	\$23.22	\$1,318,500	\$30,621
5	Westchester	New Castle		Yorktown	\$33.06	\$895,900	\$29,614
6	Westchester	Pelham	Pelham Manor	Pelham	\$32.46	\$854,700	\$27,746
7	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$56.02	\$490,900	\$27,500
8	Westchester	Greenburgh	Irvington	Dobbs Ferry	\$42.02	\$648,300	\$27,240
9	Westchester	Mamaroneck	Larchmont	Mamaroneck	\$25.44	\$1,060,700	\$26,981
10	Westchester	Greenburgh	Irvington	Ardsley	\$40.53	\$648,300	\$26,273
11	Westchester	Ossining	Briarcliff Manor	Ossining	\$38.50	\$678,100	\$26,104
12	Westchester	New Castle		Chappaqua	\$28.99	\$895,900	\$25,975
13	Westchester	North Castle		Valhalla	\$28.08	\$920,600	\$25,849
14	Westchester	Greenburgh	Ardsley	Ardsley	\$41.31	\$616,000	\$25,444
15	Westchester	Rye		Rye Neck	\$22.76	\$1,107,000	\$25,199
16	Westchester	Greenburgh	Irvington	Irvington	\$38.59	\$648,300	\$25,020
17	Westchester	Greenburgh	Dobbs Ferry	Dobbs Ferry	\$40.05	\$618,200	\$24,760
18	Westchester	Greenburgh	Hastings-On-Hudson	Hastings-On-Hudson	\$39.29	\$627,100	\$24,637
19	Westchester	North Castle		Mount Pleasant	\$26.62	\$920,600	\$24,507
20	Westchester	Mount Pleasant	Sleepy Hollow	Union Free Of The Tarrytowns	\$40.83	\$595,800	\$24,329
Mohawk Valley							
1	Oneida	Kirkland	Clinton	Clinton	\$42.15	\$183,200	\$7,721
2	Schoharie	Schoharie	Schoharie	Schoharie	\$42.82	\$155,200	\$6,646
3	Oneida	Kirkland		Clinton	\$37.16	\$172,800	\$6,421
4	Herkimer	Webb		Adirondack	\$22.14	\$285,500	\$6,320
5	Oneida	Kirkland		New Hartford	\$35.38	\$172,800	\$6,114
6	Herkimer	Webb		Poland	\$21.36	\$285,500	\$6,098
7	Schoharie	Wright		Schoharie	\$37.70	\$160,200	\$6,039
8	Schoharie	Schoharie		Schoharie	\$37.50	\$160,200	\$6,007
9	Schoharie	Jefferson		Cobleskill-Richmondville	\$36.04	\$164,700	\$5,936
10	Schoharie	Cobleskill	Cobleskill	Cobleskill-Richmondville	\$43.29	\$136,600	\$5,913
11	Oneida	Paris		Clinton	\$37.79	\$154,800	\$5,849
12	Schoharie	Summit		Middleburgh	\$37.44	\$156,100	\$5,844
13	Schoharie	Wright		Middleburgh	\$35.86	\$160,200	\$5,744
14	Schoharie	Broome		Middleburgh	\$38.57	\$148,600	\$5,731
15	Schoharie	Schoharie		Middleburgh	\$35.65	\$160,200	\$5,711
16	Oneida	New Hartford	New Hartford	New Hartford	\$36.74	\$154,700	\$5,684
17	Schoharie	Summit		Cobleskill-Richmondville	\$36.27	\$156,100	\$5,662

Top 20 Property Tax Bills on Median Homes- 2017 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Mohawk Valley (con't.)							
18	Schoharie	Richmondville		Cobleskill-Richmondville	\$36.82	\$153,500	\$5,652
19	Montgomery	Charleston		Schoharie	\$41.41	\$135,600	\$5,615
20	Oneida	Kirkland		Sherrill	\$32.42	\$172,800	\$5,601
North Country							
1	Franklin	Santa Clara		Saint Regis Falls	\$24.49	\$309,400	\$7,579
2	St. Lawrence	Canton	Canton	Canton	\$43.86	\$163,700	\$7,179
3	St. Lawrence	Potsdam	Potsdam	Potsdam	\$53.61	\$108,700	\$5,828
4	Essex	Keene		Ausable Valley	\$23.50	\$245,800	\$5,775
5	Clinton	Plattsburgh		Plattsburgh	\$38.28	\$148,600	\$5,688
6	Franklin	Santa Clara		Saranac Lake	\$16.95	\$309,400	\$5,243
7	Essex	Wilmington		Ausable Valley	\$24.99	\$207,300	\$5,181
8	Jefferson	Hounsfield	Sackets Harbor	Sackets Harbor	\$24.89	\$198,700	\$4,946
9	Essex	Newcomb		Newcomb	\$28.34	\$171,100	\$4,849
10	St. Lawrence	Pierrepont		Potsdam	\$38.33	\$122,200	\$4,684
11	Clinton	Champlain	Rouses Point	Northeastern Clinton	\$31.70	\$142,700	\$4,523
12	Franklin	Harriestown	Saranac Lake	Saranac Lake	\$30.08	\$148,500	\$4,466
13	Essex	St. Armand	Saranac Lake	Saranac Lake	\$30.00	\$148,500	\$4,455
14	Clinton	Peru		Peru	\$29.78	\$147,600	\$4,396
15	Essex	Jay		Ausable Valley	\$27.34	\$159,600	\$4,364
16	St. Lawrence	Pierrepont		Canton	\$35.65	\$122,200	\$4,356
17	St. Lawrence	Canton		Potsdam	\$36.38	\$117,700	\$4,282
18	Essex	Moriah	Port Henry	Moriah	\$43.57	\$96,000	\$4,182
19	Clinton	Saranac	Dannemora	Saranac	\$37.46	\$110,800	\$4,151
20	Jefferson	Hounsfield		Sackets Harbor	\$22.09	\$186,800	\$4,127
Southern Tier							
1	Tompkins	Ithaca	Cayuga Heights	Ithaca	\$36.64	\$331,000	\$12,128
2	Tompkins	Lansing	Lansing	Lansing	\$29.92	\$337,600	\$10,103
3	Tompkins	Lansing	Lansing	Ithaca	\$26.91	\$337,600	\$9,084
4	Tompkins	Ithaca		Ithaca	\$35.90	\$219,100	\$7,866
5	Tompkins	Ithaca		Newfield	\$30.54	\$245,600	\$7,500
6	Tompkins	Ithaca		Ithaca	\$30.18	\$245,600	\$7,412
7	Tompkins	Lansing		Groton	\$29.04	\$251,600	\$7,307
8	Tompkins	Lansing		Lansing	\$28.81	\$251,600	\$7,248
9	Tompkins	Ulysses	Trumansburg	Trumansburg	\$34.15	\$203,500	\$6,949
10	Tompkins	Lansing		Ithaca	\$25.79	\$251,600	\$6,489
11	Tompkins	Dryden	Dryden	Dryden	\$39.96	\$156,500	\$6,253
12	Broome	Vestal		Susquehanna Valley	\$41.56	\$147,700	\$6,139
13	Otsego	Middlefield	Cooperstown	Cooperstown	\$22.62	\$271,000	\$6,131
14	Delaware	Andes		Livingston Manor	\$25.87	\$233,800	\$6,049
15	Tompkins	Danby		Candor	\$34.56	\$174,600	\$6,034
16	Tompkins	Caroline		Dryden	\$35.99	\$165,600	\$5,959
17	Broome	Binghamton		Susquehanna Valley	\$40.39	\$147,400	\$5,954
18	Tompkins	Caroline		Candor	\$35.77	\$165,600	\$5,924
19	Tompkins	Lansing		Moravia	\$23.13	\$251,600	\$5,820
20	Tompkins	Ulysses		Trumansburg	\$27.17	\$210,200	\$5,710
Western New York							
1	Allegany	Alfred	Alfred	Alfred-Almond	\$61.78	\$116,700	\$7,210
2	Erie	Orchard Park	Orchard Park	Orchard Park	\$30.85	\$227,300	\$7,013
3	Erie	Cheektowaga	Williamsville	Williamsville	\$42.65	\$164,000	\$6,994
4	Erie	Clarence		Williamsville	\$26.36	\$253,600	\$6,684
5	Erie	West Seneca		Cheektowaga-Sloan	\$48.44	\$137,700	\$6,670
6	Erie	Orchard Park		Hamburg	\$29.76	\$223,700	\$6,658
7	Erie	Hamburg	Hamburg	Hamburg	\$42.56	\$151,300	\$6,440
8	Erie	Orchard Park		Orchard Park	\$28.65	\$223,700	\$6,409

Top 20 Property Tax Bills on Median Homes- 2017 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Western New York (con't)						
9	Cattaraugus	Ellicottville	West Valley	\$34.78	\$184,200	\$6,406
10	Niagara	Pendleton	Lockport	\$35.22	\$179,400	\$6,318
11	Erie	Clarence	Akron	\$24.63	\$253,600	\$6,245
12	Erie	Orchard Park	West Seneca	\$27.77	\$223,700	\$6,213
13	Niagara	Cambria	Lockport	\$39.31	\$157,500	\$6,192
14	Niagara	Cambria	Newfane	\$39.28	\$157,500	\$6,186
15	Erie	Amherst	Amherst	\$33.82	\$182,200	\$6,163
16	Erie	Cheektowaga	Depew	\$53.52	\$112,300	\$6,010
17	Erie	Amherst	Williamsville	\$36.27	\$164,000	\$5,948
18	Erie	Clarence	Clarence	\$23.36	\$253,600	\$5,923
19	Erie	Lancaster	Depew	\$34.10	\$172,000	\$5,865
20	Niagara	Wheatfield	Starpoint	\$31.39	\$186,400	\$5,851

Bottom 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Capital Region						
1	Greene	Ashland	Windham-Ashland-Jewett	\$17.38	\$77,600	\$1,349
2	Greene	Ashland	Gilboa-Conesville	\$20.12	\$77,600	\$1,561
3	Saratoga	Day	Edinburg	\$10.47	\$162,200	\$1,698
4	Warren	Warrensburg	North Warren	\$14.09	\$139,100	\$1,961
5	Saratoga	Edinburg	Edinburg	\$9.01	\$224,400	\$2,022
6	Warren	Thurman	North Warren	\$14.33	\$142,200	\$2,038
7	Washington	Whitehall	Whitehall	\$22.14	\$92,300	\$2,043
8	Warren	Johnsburg	North Warren	\$13.97	\$157,400	\$2,200
9	Saratoga	Corinth	Corinth	\$16.79	\$140,500	\$2,359
10	Washington	Dresden	Putnam	\$14.97	\$157,900	\$2,364
11	Warren	Horicon	Bolton	\$9.91	\$247,200	\$2,449
12	Washington	Fort Ann	Lake George	\$16.72	\$147,700	\$2,469
13	Washington	Granville	Whitehall	\$21.11	\$119,400	\$2,520
14	Saratoga	Day	Hadley-Luzerne	\$15.98	\$162,200	\$2,592
15	Washington	Whitehall	Granville	\$28.09	\$92,300	\$2,593
16	Warren	Warrensburg	Hadley-Luzerne	\$18.80	\$139,100	\$2,615
17	Saratoga	Day	Corinth	\$16.19	\$162,200	\$2,626
18	Washington	Putnam	Putnam	\$15.59	\$169,400	\$2,640
19	Albany	Green Island	Green Island	\$22.37	\$118,200	\$2,644
20	Washington	Fort Edward	Hudson Falls	\$23.89	\$114,300	\$2,731
Central New York						
1	Madison	Brookfield	Edmeston	\$27.33	\$77,500	\$2,118
2	Madison	Brookfield	Unadilla Valley	\$29.73	\$77,500	\$2,304
3	Cayuga	Conquest	Red Creek	\$25.29	\$91,200	\$2,307
4	Madison	Brookfield	Sherburne-Earlville	\$31.98	\$77,500	\$2,479
5	Madison	Brookfield	Brookfield	\$31.99	\$77,500	\$2,479
6	Onondaga	Syracuse	Syracuse	\$27.83	\$89,900	\$2,502
7	Cayuga	Mentz	Port Byron	\$32.57	\$78,400	\$2,553
8	Madison	Brookfield	Waterville	\$33.06	\$77,500	\$2,562
9	Madison	Brookfield	Mount Markham	\$33.20	\$77,500	\$2,573
10	Oswego	Orwell	Sandy Creek	\$30.58	\$85,000	\$2,599
11	Cayuga	Sterling	Red Creek	\$26.42	\$98,600	\$2,605
12	Cortland	Willet	Marathon	\$33.08	\$78,800	\$2,607
13	Cayuga	Mentz	Weedsport	\$33.29	\$78,400	\$2,610
14	Madison	Brookfield	Hamilton	\$33.90	\$77,500	\$2,627

Bottom 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³	
Central New York (con't.)							
15	Cayuga	Conquest	Cato-Meridian	\$28.83	\$91,200	\$2,629	
16	Cayuga	Sempronius	Moravia	\$26.55	\$99,100	\$2,631	
17	Oswego	Granby	Cato-Meridian	\$30.43	\$89,000	\$2,708	
18	Oswego	Orwell	Altmar-Parish-Williamstown	\$32.01	\$85,000	\$2,721	
19	Cortland	Willet	Cincinnatus	\$35.40	\$78,800	\$2,789	
20	Madison	Stockbridge	Morrisville-Eaton	\$30.78	\$91,700	\$2,823	
Finger Lakes							
1	Seneca	Lodi	Lodi	South Seneca	\$27.37	\$59,900	\$1,640
2	Wayne	Wolcott	Red Creek	\$24.62	\$78,700	\$1,938	
3	Wayne	Wolcott	North Rose-Wolcott	\$26.91	\$78,700	\$2,118	
4	Wyoming	Eagle	Yorkshire-Pioneer	\$23.85	\$92,900	\$2,216	
5	Wyoming	Eagle	Letchworth	\$23.86	\$92,900	\$2,217	
6	Wayne	Lyons	North Rose-Wolcott	\$29.19	\$77,200	\$2,254	
7	Ontario	Seneca	Penn Yan	\$16.98	\$132,900	\$2,256	
8	Seneca	Waterloo	Waterloo	\$28.68	\$78,900	\$2,263	
9	Wayne	Butler	Red Creek	\$25.71	\$90,300	\$2,322	
10	Seneca	Romulus	South Seneca	\$23.47	\$100,000	\$2,347	
11	Seneca	Ovid	South Seneca	\$23.99	\$98,100	\$2,353	
12	Wayne	Savannah	North Rose-Wolcott	\$29.79	\$79,500	\$2,368	
13	Yates	Milo	Dundee	\$20.64	\$115,300	\$2,380	
14	Wyoming	Pike	Fillmore	\$31.68	\$75,300	\$2,385	
15	Yates	Starkey	Dundee	\$21.56	\$110,700	\$2,386	
16	Seneca	Waterloo	Geneva	\$30.25	\$78,900	\$2,386	
17	Yates	Milo	Penn Yan	\$20.76	\$115,300	\$2,394	
18	Wyoming	Wethersfield	Yorkshire-Pioneer	\$26.21	\$92,100	\$2,414	
19	Wyoming	Gainesville	Letchworth	\$30.00	\$80,700	\$2,421	
20	Wyoming	Wethersfield	Letchworth	\$26.31	\$92,100	\$2,423	
Long Island							
1	Suffolk	Brookhaven	Fire Island	\$8.23	\$328,300	\$2,702	
2	Suffolk	Southampton	Sagaponack	\$4.46	\$612,100	\$2,731	
3	Suffolk	Southampton	Wainscott	\$4.85	\$612,100	\$2,972	
4	Suffolk	Islip	Fire Island	\$8.55	\$350,100	\$2,994	
5	Suffolk	Southold	Fishers Island	\$6.29	\$535,400	\$3,368	
6	Suffolk	Southampton	Bridgehampton	\$5.80	\$612,100	\$3,550	
7	Suffolk	Southampton	Quogue	\$6.09	\$612,100	\$3,726	
8	Suffolk	Southampton	Southampton	\$6.39	\$612,100	\$3,913	
9	Suffolk	East Hampton	Wainscott	\$5.35	\$817,600	\$4,377	
10	Suffolk	East Hampton	Amagansett	\$6.33	\$817,600	\$5,177	
11	Suffolk	Southampton	Sag Harbor	\$9.25	\$612,100	\$5,663	
12	Suffolk	Southold	New Suffolk	\$10.73	\$535,400	\$5,746	
13	Suffolk	Southold	Oysterponds	\$10.74	\$535,400	\$5,751	
14	Suffolk	Southampton	Remsenburg-Speonk	\$9.63	\$612,100	\$5,897	
15	Suffolk	East Hampton	East Hampton	\$7.53	\$817,600	\$6,156	
16	Suffolk	Shelter Island	Shelter Island	\$8.38	\$748,600	\$6,272	
17	Suffolk	East Hampton	Montauk	\$7.74	\$817,600	\$6,328	
18	Suffolk	Southampton	Westhampton Beach	\$10.74	\$612,100	\$6,574	
19	Suffolk	Brookhaven	Port Jefferson	\$20.41	\$328,300	\$6,702	
20	Suffolk	Brookhaven	Mastic Beach	William Floyd	\$36.70	\$189,200	\$6,943
Mid-Hudson							
1	Dutchess	Clinton	Pine Plains	\$18.98	\$75,300	\$1,429	
2	Dutchess	Clinton	Millbrook	\$20.48	\$75,300	\$1,543	
3	Dutchess	Clinton	Rhinebeck	\$21.56	\$75,300	\$1,623	
4	Dutchess	Clinton	Hyde Park	\$28.76	\$75,300	\$2,166	
5	Sullivan	Fremont	Roscoe	\$25.78	\$89,400	\$2,305	
6	Sullivan	Fremont	Sullivan West	\$26.66	\$89,400	\$2,383	

Bottom 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Mid-Hudson (con't.)						
7	Sullivan	Liberty	Sullivan West	\$30.63	\$124,000	\$3,798
8	Ulster	Shandaken	Margaretville	\$18.56	\$213,000	\$3,954
9	Ulster	Hardenburgh	Margaretville	\$18.13	\$225,000	\$4,080
10	Sullivan	Liberty	Livingston Manor	\$33.40	\$124,000	\$4,142
11	Orange	Deerpark	Eldred	\$24.59	\$174,900	\$4,302
12	Ulster	Wawarsing	Rondout Valley	\$29.01	\$150,100	\$4,355
13	Sullivan	Liberty	Tri-Valley	\$35.28	\$124,000	\$4,374
14	Sullivan	Rockland	Roscoe	\$30.25	\$145,800	\$4,411
15	Ulster	Wawarsing	Tri-Valley	\$29.43	\$150,100	\$4,417
16	Ulster	Hurley	Onteora	\$18.89	\$239,400	\$4,521
17	Ulster	Shandaken	Onteora	\$21.42	\$213,000	\$4,562
18	Sullivan	Thompson	Monticello	\$54.51	\$83,700	\$4,563
19	Dutchess	Amenia	Northeast	\$18.86	\$245,000	\$4,621
20	Sullivan	Thompson	Monticello	\$33.68	\$140,300	\$4,725
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.06	\$166,700	\$1,010
2	Hamilton	Arietta	Piseco	\$7.57	\$166,700	\$1,263
3	Herkimer	Warren	Cherry Valley-Springfield	\$12.12	\$106,900	\$1,296
4	Oneida	Forestport	Webb	\$11.33	\$123,100	\$1,395
5	Hamilton	Morehouse	Piseco	\$9.60	\$162,500	\$1,561
6	Hamilton	Arietta	Long Lake	\$10.15	\$166,700	\$1,692
7	Herkimer	Russia	Cold Brook	\$24.34	\$73,500	\$1,789
8	Herkimer	Manheim	Dolgeville	\$21.90	\$82,000	\$1,796
9	Oneida	Ava	Adirondack	\$21.91	\$86,800	\$1,901
10	Hamilton	Long Lake	Raquette Lake	\$7.26	\$262,500	\$1,906
11	Hamilton	Indian Lake	Indian Lake	\$15.38	\$124,400	\$1,913
12	Herkimer	Salisbury	Poland	\$22.50	\$85,800	\$1,930
13	Herkimer	Manheim	Oppenheim-Ephratah-St Johnsville	\$23.93	\$82,000	\$1,963
14	Herkimer	Manheim	Oppenheim-Ephratah-St Johnsville	\$23.93	\$82,000	\$1,963
15	Herkimer	Salisbury	Dolgeville	\$22.98	\$85,800	\$1,972
16	Oneida	Florence	Camden	\$24.47	\$85,900	\$2,102
17	Herkimer	Columbia	Richfield Springs	\$21.13	\$101,800	\$2,151
18	Herkimer	Manheim	West Canada Valley	\$26.29	\$82,000	\$2,156
19	Herkimer	Ohio	Poland	\$22.83	\$96,400	\$2,201
20	Herkimer	German Flatts	Van Hornesville-Owen D. Young	\$26.22	\$84,100	\$2,205
North Country						
1	St. Lawrence	Rossie	Indian River	\$17.51	\$82,500	\$1,445
2	Franklin	Bombay	Salmon River	\$20.07	\$73,200	\$1,469
3	Jefferson	Alexandria	Indian River	\$12.41	\$127,600	\$1,583
4	St. Lawrence	Clare	Edwards-Knox	\$25.35	\$63,600	\$1,612
5	Jefferson	Theresa	Indian River	\$12.86	\$127,700	\$1,643
6	Jefferson	Orleans	Indian River	\$11.74	\$142,900	\$1,678
7	St. Lawrence	Hammond	Alexandria	\$21.34	\$79,600	\$1,698
8	Franklin	Westville	Salmon River	\$21.93	\$78,500	\$1,721
9	Franklin	Bangor	Salmon River	\$23.61	\$74,700	\$1,764
10	Clinton	Altona	Northern Adirondack	\$20.01	\$88,700	\$1,775
11	Franklin	Brandon	Brushton-Moira	\$29.12	\$61,600	\$1,794
12	St. Lawrence	Hammond	Hammond	\$28.84	\$63,300	\$1,826
13	Franklin	Brandon	Malone	\$29.78	\$61,600	\$1,834
14	Franklin	Chateaugay	Chateaugay	\$21.81	\$84,200	\$1,837
15	St. Lawrence	Hammond	Hammond	\$23.51	\$79,600	\$1,872
16	Essex	Ticonderoga	Putnam	\$16.11	\$117,200	\$1,888
17	Lewis	Montague	Lowville	\$19.88	\$95,000	\$1,889
18	Lewis	West Turin	Lowville	\$19.39	\$98,300	\$1,906
19	Jefferson	Theresa	Theresa	\$17.16	\$113,000	\$1,939
20	Franklin	Waverly	Saint Regis Falls	\$33.24	\$58,800	\$1,955

Bottom 20 Property Tax Bills on Median-Value Homes - 2017 - By Region

	County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax on Median Home ³
Southern Tier							
1	Chenango	Pharsalia		Cincinnatus	\$29.64	\$57,500	\$1,704
2	Chenango	Pharsalia		Otselic Valley	\$30.06	\$57,500	\$1,729
3	Steuben	Bath		Hammondsport	\$21.73	\$83,400	\$1,812
4	Delaware	Sidney		Walton	\$21.97	\$83,100	\$1,826
5	Chenango	Pharsalia		Oxford	\$32.09	\$57,500	\$1,845
6	Otsego	Plainfield		Edmeston	\$20.03	\$95,500	\$1,913
7	Chenango	Pharsalia		Norwich	\$33.30	\$57,500	\$1,915
8	Otsego	Unadilla		Gilbertsville-Mount Upton	\$19.82	\$99,300	\$1,968
9	Otsego	Pittsfield		Edmeston	\$21.05	\$94,000	\$1,979
10	Steuben	Cohocton		Avoca	\$25.90	\$77,500	\$2,008
11	Steuben	Bath		Avoca	\$24.23	\$83,400	\$2,021
12	Otsego	Richfield		Richfield Springs	\$17.32	\$119,000	\$2,061
13	Delaware	Walton		Downsville	\$18.16	\$113,700	\$2,065
14	Delaware	Colchester		Downsville	\$17.40	\$118,800	\$2,067
15	Chemung	Ashland		Waverly	\$26.76	\$77,600	\$2,076
16	Steuben	Woodhull		Jasper-Troupsburg	\$25.63	\$83,400	\$2,138
17	Steuben	Cameron		Jasper-Troupsburg	\$28.13	\$76,000	\$2,138
18	Tioga	Barton		Tioga	\$22.99	\$93,500	\$2,150
19	Delaware	Sidney		Franklin	\$26.01	\$83,100	\$2,161
20	Steuben	Avoca		Avoca	\$27.11	\$80,200	\$2,174
Western New York							
1	Cattaraugus	Carrollton		Salamanca	\$21.58	\$67,500	\$1,456
2	Erie	Buffalo		Buffalo	\$22.79	\$72,600	\$1,655
3	Chautauqua	Portland		Chautauqua Lake	\$21.18	\$81,700	\$1,730
4	Chautauqua	Westfield		Chautauqua Lake	\$19.96	\$88,500	\$1,766
5	Cattaraugus	Coldspring		Randolph	\$24.45	\$72,300	\$1,768
6	Cattaraugus	Salamanca		Salamanca	\$28.30	\$63,500	\$1,797
7	Cattaraugus	Franklinville		Ellicottville	\$27.26	\$67,300	\$1,835
8	Allegany	Friendship		Cuba-Rushford	\$42.42	\$44,500	\$1,888
9	Chautauqua	Poland		Randolph	\$24.75	\$76,900	\$1,903
10	Cattaraugus	Hinsdale		Hinsdale	\$26.20	\$73,800	\$1,933
11	Allegany	Friendship		Genesee Valley	\$43.46	\$44,500	\$1,934
12	Allegany	Friendship		Bolivar-Richburg	\$44.46	\$44,500	\$1,978
13	Allegany	Clarksville		Hinsdale	\$34.41	\$60,600	\$2,085
14	Chautauqua	Chautauqua		Chautauqua Lake	\$18.83	\$110,900	\$2,088
15	Chautauqua	Stockton		Chautauqua Lake	\$22.73	\$93,100	\$2,116
16	Cattaraugus	Little Valley		Salamanca	\$24.48	\$87,200	\$2,134
17	Chautauqua	Sherman		Clymer	\$27.16	\$78,700	\$2,137
18	Cattaraugus	Salamanca		Salamanca	\$24.35	\$88,400	\$2,152
19	Cattaraugus	Napoli		Salamanca	\$26.16	\$82,300	\$2,153
20	Cattaraugus	South Valley		Randolph	\$25.45	\$84,700	\$2,156

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.

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

²Effective tax rate

³Home with 2016 median sales value in city, town or village, as reported by U.S. Census Bureau; American Community Survey (ACS). Median sales values over \$2 million are presented as \$2 million+ in ACS data, calculated in these rankings at a value of \$2 million.