



Property Taxes in New York Communities—2019

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.

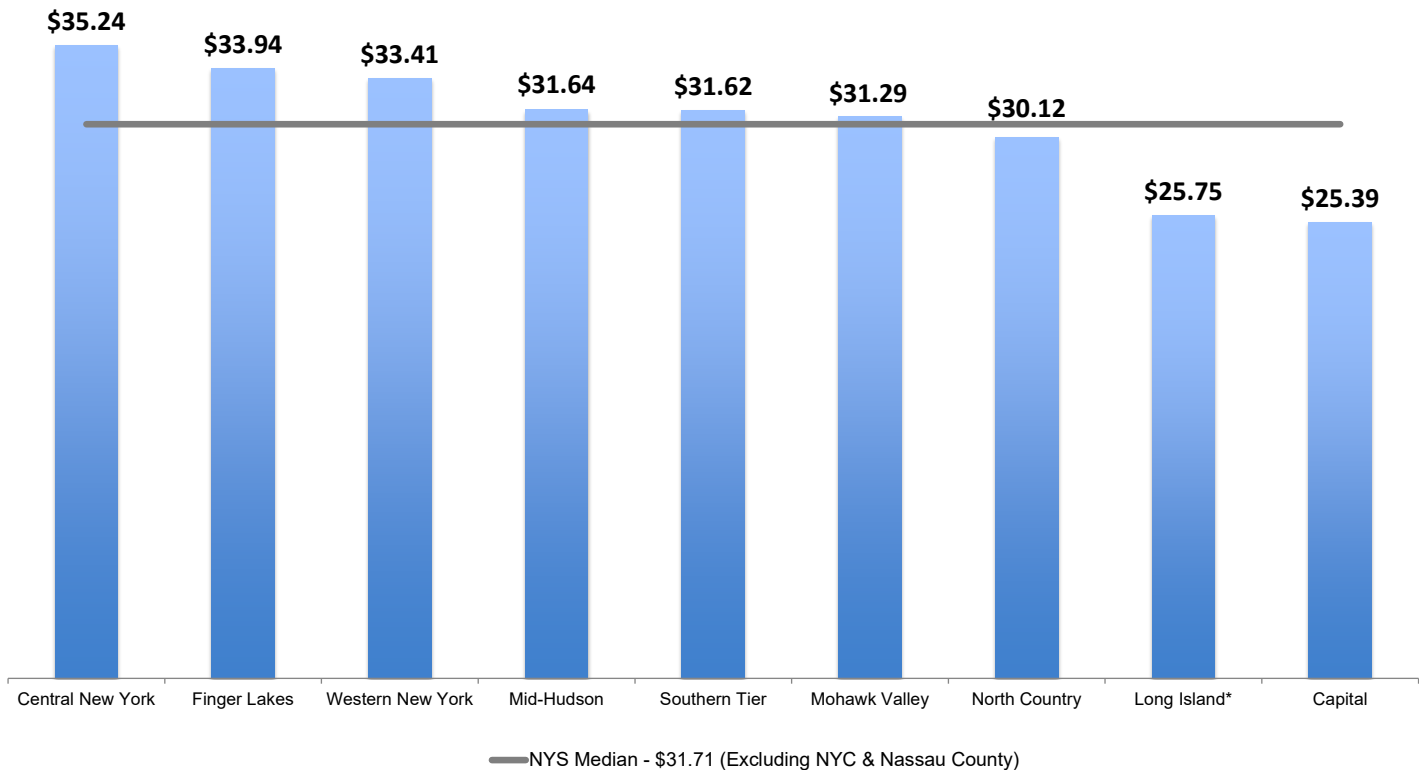
The “all-in” property tax bill is often a key factor in locational decisions by individuals and businesses. In addition, the tax data point to an inverse relationship between effective tax rates and property values, with high effective rates often correlating to low median home values.

This report uses the most recent data reported to the state Comptroller, reflecting taxes levied during each local government’s 2019 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 - 2019 - 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 - 2019 - 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	\$45.14	\$110,800	\$5,001
2	Washington	Fort Edward	Fort Edward	\$44.59	\$98,900	\$4,410
3	Schenectady	Glenville	Scotia-Glenville	\$43.06	\$138,600	\$5,968
4	Rensselaer	Troy	Troy	\$42.61	\$144,400	\$6,153
5	Washington	Whitehall	Whitehall	\$41.57	\$84,400	\$3,508
6	Rensselaer	Troy	Lansingburgh	\$40.92	\$144,400	\$5,910
7	Rensselaer	Schodack	Castleton-On-Hudson	\$40.85	\$165,500	\$6,760
8	Albany	Albany	Albany	\$39.37	\$171,900	\$6,768
9	Greene	Catskill	Catskill	\$39.04	\$176,600	\$6,895
10	Washington	Easton	Greenwich	\$38.72	\$164,800	\$6,382
11	Washington	Greenwich	Greenwich	\$38.55	\$164,800	\$6,354
12	Washington	Granville	Granville	\$38.52	\$101,700	\$3,918
13	Rensselaer	Hoosick	Hoosick Falls	\$38.04	\$112,400	\$4,276
14	Washington	White Creek	Cambridge	\$37.47	\$157,200	\$5,891
15	Washington	Cambridge	Cambridge	\$36.91	\$157,200	\$5,803
16	Rensselaer	Schodack	East Greenbush	\$36.31	\$165,600	\$6,012
17	Schenectady	Rotterdam	Schenectady	\$36.24	\$166,700	\$6,041
18	Washington	Fort Edward	Hudson Falls	\$35.78	\$98,900	\$3,539
19	Greene	Coxsackie	Coxsackie-Athens	\$35.75	\$155,500	\$5,560
20	Rensselaer	Schodack	Schodack	\$35.72	\$216,200	\$7,722

Top 20 Effective Property Tax Rates - 2019 - 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	\$56.43	\$78,200	\$4,413
2	Onondaga	Geddes	Solvay	Solvay	\$56.33	\$107,700	\$6,067
3	Onondaga	Salina	Liverpool	Liverpool	\$55.13	\$132,500	\$7,304
4	Oswego	Schroepfel	Phoenix	Phoenix	\$53.56	\$87,300	\$4,676
5	Onondaga	Dewitt	East Syracuse	East Syracuse-Minoa	\$50.08	\$99,800	\$4,998
6	Cortland	Cortlandville	Mcgraw	Mcgraw	\$48.80	\$96,300	\$4,699
7	Onondaga	Dewitt	East Syracuse	Jamesville-Dewitt	\$47.99	\$99,800	\$4,789
8	Cortland	Cortland		Cortland	\$47.78	\$98,200	\$4,692
9	Cortland	Cortlandville	Homer	Homer	\$47.58	\$120,900	\$5,752
10	Onondaga	Manlius	Minoa	East Syracuse-Minoa	\$47.48	\$136,900	\$6,500
11	Onondaga	Cicero	North Syracuse	North Syracuse	\$47.23	\$102,900	\$4,860
12	Oswego	Minetto		Fulton	\$47.23	\$118,500	\$5,596
13	Cortland	Cuyler		Fabius-Pompey	\$46.97	\$90,000	\$4,228
14	Madison	Lenox	Canastota	Canastota	\$46.57	\$113,300	\$5,277
15	Oswego	Palermo		Phoenix	\$46.37	\$94,300	\$4,373
16	Onondaga	Manlius	Manlius	Fayetteville-Manlius	\$46.37	\$198,400	\$9,199
17	Onondaga	Clay	North Syracuse	North Syracuse	\$45.92	\$102,900	\$4,726
18	Oswego	Palermo		Fulton	\$45.86	\$94,300	\$4,324
19	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$45.59	\$177,700	\$8,100
20	Onondaga	Camillus	Camillus	West Genesee	\$45.33	\$108,600	\$4,923
Finger Lakes							
1	Orleans	Shelby	Medina	Medina	\$54.69	\$71,300	\$3,900
2	Orleans	Murray	Holley	Holley	\$54.33	\$67,500	\$4,401
3	Orleans	Ridgeway	Medina	Medina	\$54.04	\$71,300	\$3,853
4	Livingston	Mount Morris	Mount Morris	Mount Morris	\$53.70	\$81,000	\$3,625
5	Monroe	East Rochester	East Rochester	East Rochester	\$50.62	\$97,300	\$4,925
6	Wayne	Palmyra	Palmyra	Palmyra-Macedon	\$50.36	\$99,900	\$5,031
7	Wyoming	Warsaw	Warsaw	Warsaw	\$50.30	\$83,200	\$5,317
8	Seneca	Seneca Falls	Waterloo	Waterloo	\$49.96	\$105,700	\$4,157
9	Monroe	Sweden	Brockport	Brockport	\$49.24	\$77,600	\$5,683
10	Monroe	Clarkson	Brockport	Brockport	\$48.86	\$77,600	\$5,639
11	Orleans	Gaines	Albion	Albion	\$47.81	\$115,400	\$3,710
12	Orleans	Albion	Albion	Albion	\$47.21	\$115,400	\$3,663
13	Wayne	Arcadia	Newark	Newark	\$47.01	\$84,400	\$4,042
14	Livingston	Nunda	Nunda	Dalton-Nunda	\$46.71	\$84,300	\$3,942
15	Monroe	Irondequoit		East Irondequoit	\$45.63	\$86,000	\$5,412
16	Wyoming	Castile	Perry	Perry	\$45.48	\$68,600	\$3,834
17	Orleans	Yates	Lyndonville	Lyndonville	\$45.20	\$93,700	\$3,950
18	Genesee	Le Roy	Le Roy	Le Roy	\$45.19	\$84,300	\$4,207
19	Wayne	Galen	Clyde	Clyde-Savannah	\$45.16	\$93,100	\$3,098
20	Ontario	Geneva		Geneva	\$44.96	\$118,600	\$4,213
Long Island							
1	Suffolk	Babylon	Amityville	Copiague	\$39.43	\$382,200	\$15,072
2	Suffolk	Islip	Islandia	Central Islip	\$37.67	\$305,300	\$11,501
3	Suffolk	Babylon	Amityville	Amityville	\$37.58	\$382,200	\$14,363
4	Suffolk	Brookhaven	Patchogue	Patchogue-Medford	\$36.58	\$352,200	\$10,979
5	Suffolk	Islip		Central Islip	\$36.57	\$300,100	\$12,881
6	Suffolk	Babylon	Babylon	Babylon	\$34.95	\$453,400	\$15,845
7	Suffolk	Riverhead		Eastport-South Manor	\$34.90	\$350,000	\$12,215
8	Suffolk	Babylon	Lindenhurst	Lindenhurst	\$34.49	\$503,400	\$12,015
9	Suffolk	Islip	Brightwaters	Bay Shore	\$34.46	\$193,300	\$17,349
10	Suffolk	Babylon	Babylon	West Babylon	\$34.03	\$520,600	\$15,431
11	Suffolk	Brookhaven	Shoreham	Shoreham-Wading River	\$33.34	\$348,400	\$16,571

Top 20 Effective Property Tax Rates - 2019 - 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
Long Island (con't.)							
12	Suffolk	Babylon	Babylon	North Babylon	\$32.22	\$453,400	\$14,607
13	Suffolk	Riverhead		Shoreham-Wading River	\$32.14	\$332,200	\$11,249
14	Suffolk	Islip		Bayport-Blue Point	\$32.10	\$332,200	\$11,306
15	Suffolk	Brookhaven	Babylon	Bayport-Blue Point	\$32.03	\$453,400	\$10,641
16	Suffolk	Brookhaven		William Floyd	\$31.90	\$352,200	\$10,597
17	Suffolk	Babylon		Lindenhurst	\$31.56	\$343,700	\$10,848
18	Suffolk	Brookhaven		Rocky Point	\$31.37	\$352,200	\$10,420
19	Suffolk	Babylon	Shoreham	Wyandanch	\$31.22	\$497,100	\$10,729
20	Suffolk	Islip		Bay Shore	\$31.11	\$352,200	\$10,957
Mid-Hudson							
1	Sullivan	Liberty	Liberty	Liberty	\$60.81	\$106,100	\$6,452
2	Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$59.00	\$248,100	\$14,637
3	Sullivan	Fallsburg	Woodridge	Fallsburg	\$57.40	\$123,600	\$5,666
4	Ulster	Wawarsing	Ellenville	Ellenville	\$57.24	\$98,700	\$7,075
5	Sullivan	Thompson	Monticello	Monticello	\$57.03	\$265,600	\$4,773
6	Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$54.95	\$83,700	\$14,595
7	Orange	Newburgh		Newburgh	\$51.54	\$498,600	\$8,809
8	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$51.38	\$170,900	\$25,616
9	Sullivan	Fallsburg		Liberty	\$47.37	\$305,300	\$7,394
10	Rockland	Haverstraw		Haverstraw-Stony Point	\$47.24	\$230,100	\$13,974
11	Sullivan	Fallsburg		Fallsburg	\$46.31	\$437,800	\$7,229
12	Orange	Port Jervis		Port Jervis	\$45.40	\$305,500	\$7,300
13	Dutchess	Poughkeepsie		Spackenkill	\$45.14	\$156,100	\$10,919
14	Rockland	Stony Point		Haverstraw-Stony Point	\$45.06	\$295,800	\$16,731
15	Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$44.02	\$156,100	\$13,440
16	Orange	Woodbury	Harriman	Monroe-Woodbury	\$43.49	\$160,800	\$7,672
17	Orange	Middletown		Middletown	\$43.14	\$278,600	\$7,994
18	Sullivan	Thompson		Liberty	\$43.09	\$234,800	\$6,101
19	Sullivan	Liberty		Liberty	\$43.05	\$371,300	\$5,626
20	Rockland	Clarkstown	Spring Valley	East Ramapo	\$43.01	\$241,900	\$11,983
Mohawk Valley							
1	Herkimer	Herkimer	Herkimer	Herkimer	\$55.34	\$81,900	\$4,533
2	Herkimer	Little Falls		Little Falls	\$55.09	\$75,100	\$4,138
3	Herkimer	Frankfort	Ilion	Central Valley At Ilion-Mohawk	\$52.01	\$68,700	\$4,046
4	Fulton	Gloversville		Gloversville	\$50.18	\$68,700	\$3,884
5	Herkimer	German Flatts	Ilion	Central Valley At Ilion-Mohawk	\$49.27	\$77,800	\$3,833
6	Montgomery	Minden	Fort Plain	Fort Plain	\$47.26	\$77,400	\$3,247
7	Montgomery	Palatine	Fort Plain	Fort Plain	\$47.17	\$68,700	\$3,241
8	Herkimer	Frankfort	Frankfort	Frankfort-Schuyler	\$46.18	\$77,800	\$4,124
9	Montgomery	St. Johnsville	St. Johnsville	Oppenheim-Ephratah-St. Johnsville	\$46.11	\$89,300	\$3,325
10	Montgomery	Canajoharie	Fort Plain	Fort Plain	\$46.07	\$86,300	\$3,165
11	Montgomery	Canajoharie	Canajoharie	Canajoharie	\$44.67	\$72,100	\$4,186
12	Oneida	Paris	Clayville	Sauquoit Valley	\$44.27	\$108,900	\$4,206
13	Fulton	Oppenheim	Dolgeville	Dolgeville	\$44.14	\$85,800	\$3,619
14	Montgomery	Amsterdam		Amsterdam	\$43.91	\$89,400	\$3,767
15	Schoharie	Cobleskill	Cobleskill	Cobleskill-Richmondville	\$43.68	\$93,700	\$5,997
16	Oneida	Utica		Utica	\$43.61	\$95,000	\$3,899
17	Schoharie	Richmondville	Richmondville	Cobleskill-Richmondville	\$43.02	\$77,400	\$5,795
18	Oneida	Rome		Westmoreland	\$42.93	\$92,300	\$4,074
19	Fulton	Gloversville		Johnstown	\$42.89	\$94,900	\$3,320
20	Schoharie	Sharon	Sharon Springs	Sharon Springs	\$42.77	\$94,900	\$4,657
North Country							
1	St. Lawrence	Ogdensburg		Ogdensburg	\$55.22	\$68,100	\$3,760
2	St. Lawrence	Potsdam	Potsdam	Potsdam	\$53.94	\$104,000	\$5,610

Top 20 Effective Property Tax Rates - 2019 - 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	
North Country (con't.)							
3	St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$49.54	\$76,000	\$3,765
4	St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$48.98	\$76,000	\$3,723
5	St. Lawrence	Massena	Massena	Massena	\$47.28	\$75,100	\$3,220
6	St. Lawrence	Ogdensburg	Lisbon	Lisbon	\$45.00	\$68,100	\$3,379
7	St. Lawrence	Louisville	Massena	Massena	\$44.67	\$82,200	\$3,672
8	Franklin	Malone	Malone	Malone	\$44.66	\$92,700	\$4,140
9	St. Lawrence	Madrid		Norwood-Norfolk	\$44.30	\$161,300	\$7,146
10	St. Lawrence	Canton	Canton	Canton	\$41.84	\$75,100	\$3,489
11	St. Lawrence	Oswegatchie	Heuvelton	Heuvelton	\$39.96	\$83,400	\$5,930
12	Clinton	Plattsburgh		Plattsburgh	\$39.38	\$82,500	\$3,532
13	St. Lawrence	Lisbon		Ogdensburg	\$39.27	\$89,700	\$2,898
14	St. Lawrence	Lawrence		Brasher Falls	\$39.26	\$73,800	\$3,239
15	St. Lawrence	Morristown	Morristown	Morristown	\$38.54	\$148,400	\$2,987
16	St. Lawrence	Stockholm		Norwood-Norfolk	\$38.26	\$77,500	\$3,007
17	St. Lawrence	Norfolk		Norwood-Norfolk	\$38.18	\$133,800	\$3,848
18	St. Lawrence	Oswegatchie		Ogdensburg	\$38.16	\$78,600	\$3,537
19	St. Lawrence	Madrid		Lisbon	\$37.86	\$67,000	\$2,536
20	St. Lawrence	Canton	Rensselaer Falls	Canton	\$37.70	\$100,800	\$3,909
Southern Tier							
1	Broome	Binghamton		Binghamton	\$59.30	\$87,500	\$5,189
2	Broome	Union	Endicott	Union-Endicott	\$55.69	\$89,800	\$5,001
3	Broome	Union	Johnson City	Johnson City	\$52.15	\$85,800	\$4,474
4	Chenango	Oxford	Oxford	Oxford	\$50.32	\$100,400	\$5,052
5	Chemung	Elmira		Elmira	\$49.85	\$72,800	\$3,629
6	Steuben	Erwin	Painted Post	Corning	\$49.38	\$129,900	\$6,415
7	Chemung	Elmira	Elmira Heights	Elmira Heights	\$47.64	\$86,100	\$3,973
8	Tioga	Owego	Owego	Owego-Apalachin	\$47.28	\$83,400	\$4,383
9	Chemung	Horseheads	Elmira Heights	Elmira Heights	\$47.19	\$83,400	\$3,936
10	Broome	Dickinson	Port Dickinson	Chenango Valley	\$45.50	\$110,200	\$5,015
11	Chenango	Norwich		Norwich	\$45.49	\$82,600	\$3,917
12	Steuben	Hornellsville	Almond	Alfred-Almond	\$44.45	\$69,200	\$3,076
13	Chenango	New Berlin	New Berlin	Unadilla Valley	\$44.30	\$85,800	\$3,659
14	Chenango	Bainbridge	Bainbridge	Bainbridge-Guilford	\$44.06	\$105,200	\$3,939
15	Chenango	Afton	Afton	Afton	\$43.98	\$92,700	\$4,077
16	Tioga	Candor	Candor	Candor	\$43.24	\$90,700	\$3,710
17	Steuben	Corning		Corning	\$43.00	\$89,400	\$4,523
18	Steuben	Corning	South Corning	Corning	\$42.72	\$78,500	\$3,875
19	Tompkins	Dryden	Dryden	Dryden	\$42.46	\$85,500	\$6,896
20	Tioga	Newark Valley		Maine-Endwell	\$42.33	\$145,300	\$4,402
Western New York							
1	Erie	Cheektowaga	Sloan	Cheektowaga-Sloan	\$59.65	\$74,900	\$4,468
2	Allegany	Wellsville	Wellsville	Wellsville	\$59.63	\$60,500	\$3,608
3	Allegany	Andover	Andover	Andover	\$59.14	\$114,200	\$3,525
4	Allegany	Alfred	Alfred	Alfred-Almond	\$57.08	\$59,600	\$6,518
5	Allegany	Almond	Almond	Alfred-Almond	\$55.20	\$69,200	\$3,820
6	Allegany	Burns	Canaseraga	Canaseraga	\$53.92	\$114,600	\$2,804
7	Allegany	Cuba	Cuba	Cuba-Rushford	\$51.97	\$64,700	\$3,477
8	Allegany	Alma		Scio	\$51.70	\$52,000	\$3,180
9	Chautauqua	Jamestown		Jamestown	\$51.66	\$66,900	\$3,301
10	Erie	Cheektowaga	Depew	Depew	\$51.57	\$61,500	\$5,910
11	Allegany	Alma		Wellsville	\$50.43	\$61,500	\$3,101
12	Allegany	Wirt	Richburg	Bolivar-Richburg	\$49.94	\$104,800	\$2,657
13	Allegany	Friendship		Scio	\$49.60	\$63,900	\$2,232
14	Cattaraugus	Olean		Olean	\$49.17	\$53,200	\$3,815
15	Cattaraugus	Portville	Portville	Portville	\$48.99	\$114,600	\$4,037

Top 20 Effective Property Tax Rates - 2019 - 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
Western New York (con't.)						
16	Erie	Cheektowaga	Cheektowaga-Sloan	\$48.96	\$45,000	\$5,131
17	Allegany	Bolivar	Bolivar-Richburg	\$48.56	\$77,800	\$3,142
18	Allegany	Friendship	Friendship	\$48.56	\$114,600	\$2,185
19	Erie	Cheektowaga	Depew	\$48.53	\$45,000	\$5,562
20	Allegany	Belfast	Friendship	\$48.47	\$77,600	\$3,771

Bottom 20 Effective Property Tax Rates - 2019 - 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	\$8.55	\$237,700	\$2,032
2	Warren	Hague	Bolton	\$9.24	\$343,500	\$3,175
3	Warren	Bolton	Bolton	\$9.26	\$329,200	\$3,049
4	Saratoga	Day	Edinburg	\$9.89	\$164,900	\$1,631
5	Warren	Horicon	Bolton	\$10.02	\$221,000	\$2,215
6	Warren	Hague	North Warren	\$10.91	\$343,500	\$3,746
7	Warren	Bolton	Lake George	\$10.96	\$329,200	\$3,607
8	Warren	Horicon	North Warren	\$11.69	\$221,000	\$2,583
9	Warren	Chester	North Warren	\$12.20	\$278,300	\$3,394
10	Warren	Queensbury	Lake George	\$12.42	\$223,900	\$2,780
11	Warren	Lake George	Lake George	\$12.57	\$254,900	\$3,203
12	Warren	Chester	Schroon Lake	\$13.80	\$278,300	\$3,840
13	Saratoga	Wilton	Saratoga Springs	\$13.94	\$271,500	\$3,785
14	Saratoga	Edinburg	Hadley-Luzerne	\$13.96	\$237,700	\$3,318
15	Saratoga	Wilton	Corinth	\$14.14	\$271,500	\$3,839
16	Warren	Warrensburg	North Warren	\$14.38	\$138,100	\$1,985
17	Warren	Thurman	North Warren	\$14.50	\$130,800	\$1,896
18	Warren	Johnsburg	North Warren	\$14.58	\$151,400	\$2,207
19	Saratoga	Malta	Saratoga Springs	\$14.72	\$249,200	\$3,669
20	Warren	Hague	Ticonderoga	\$14.78	\$343,500	\$5,078
Central New York						
1	Cayuga	Ledyard	Southern Cayuga	\$22.16	\$175,800	\$3,896
2	Onondaga	Skaneateles	Skaneateles	\$22.20	\$290,100	\$6,439
3	Cayuga	Ledyard	Union Springs	\$22.52	\$175,800	\$3,959
4	Cayuga	Genoa	Southern Cayuga	\$22.98	\$143,000	\$3,286
5	Onondaga	Spafford	Skaneateles	\$23.05	\$223,100	\$5,142
6	Cayuga	Niles	Skaneateles	\$23.36	\$168,900	\$3,945
7	Cayuga	Scipio	Southern Cayuga	\$23.38	\$135,300	\$3,163
8	Onondaga	Skaneateles	Moravia	\$23.48	\$290,100	\$6,811
9	Cayuga	Scipio	Union Springs	\$23.74	\$135,300	\$3,212
10	Cayuga	Sennett	Skaneateles	\$23.79	\$180,200	\$4,286
11	Cayuga	Aurelius	Union Springs	\$24.22	\$120,900	\$2,928
12	Cayuga	Conquest	Red Creek	\$24.59	\$93,100	\$2,290
13	Cayuga	Niles	Moravia	\$24.64	\$168,900	\$4,161
14	Cayuga	Springport	Union Springs	\$24.65	\$123,800	\$3,051
15	Cayuga	Fleming	Southern Cayuga	\$24.73	\$186,400	\$4,609
16	Cayuga	Ledyard	Aurora	\$24.98	\$197,500	\$4,933
17	Cayuga	Fleming	Union Springs	\$25.09	\$186,400	\$4,676
18	Madison	Cazenovia	Deruyter	\$25.72	\$261,200	\$6,719
19	Madison	De Ruyter	Deruyter	\$25.74	\$105,800	\$2,724
20	Cayuga	Owasco	Skaneateles	\$25.77	\$179,700	\$4,630

Bottom 20 Effective Property Tax Rates - 2019 - 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
Finger Lakes						
1 Ontario	Seneca		Penn Yan	\$16.31	\$138,300	\$2,255
2 Ontario	Geneva		Penn Yan	\$17.12	\$185,400	\$3,173
3 Yates	Jerusalem		Penn Yan	\$19.00	\$169,900	\$3,227
4 Ontario	Seneca		Gorham-Middlesex	\$19.65	\$138,300	\$2,718
5 Yates	Milo		Penn Yan	\$19.71	\$113,600	\$2,239
6 Yates	Torrey		Penn Yan	\$19.99	\$161,400	\$3,226
7 Ontario	Gorham		Gorham-Middlesex	\$20.31	\$174,800	\$3,550
8 Yates	Milo		Dundee	\$20.36	\$113,600	\$2,312
9 Yates	Barrington		Penn Yan	\$20.69	\$169,000	\$3,496
10 Yates	Starkey		Dundee	\$21.17	\$103,700	\$2,195
11 Yates	Barrington		Dundee	\$21.34	\$169,000	\$3,606
12 Yates	Benton		Penn Yan	\$21.98	\$157,000	\$3,450
13 Seneca	Covert		South Seneca	\$22.11	\$126,600	\$2,799
14 Yates	Jerusalem		Gorham-Middlesex	\$22.34	\$169,900	\$3,796
15 Yates	Jerusalem		Prattsburgh	\$22.80	\$169,900	\$3,874
16 Ontario	South Bristol		Honeoye	\$23.22	\$230,000	\$5,341
17 Wyoming	Eagle		Yorkshire-Pioneer	\$23.43	\$94,200	\$2,207
18 Ontario	Hopewell		Gorham-Middlesex	\$23.50	\$123,200	\$2,895
19 Ontario	South Bristol		Naples	\$23.88	\$230,000	\$5,492
20 Wyoming	Eagle		Letchworth	\$24.14	\$94,200	\$2,274
Long Island						
1 Suffolk	Southampton		Sagaponack	\$3.93	\$626,400	\$2,464
2 Suffolk	Southampton	Sagaponack	Sagaponack	\$3.99	\$993,500	\$7,989
3 Suffolk	Southampton		Wainscott	\$4.53	\$626,400	\$2,838
4 Suffolk	Southampton	Sagaponack	Wainscott	\$4.59	\$993,500	\$9,183
5 Suffolk	East Hampton		Wainscott	\$5.00	\$807,500	\$4,038
6 Suffolk	Southampton		Bridgehampton	\$5.47	\$626,400	\$3,429
7 Suffolk	Southampton		Quogue	\$5.65	\$626,400	\$3,538
8 Suffolk	Southampton		Southampton	\$5.87	\$626,400	\$3,678
9 Suffolk	East Hampton		Amagansett	\$5.96	\$807,500	\$4,815
10 Suffolk	East Hampton		Montauk	\$7.27	\$807,500	\$5,874
11 Suffolk	East Hampton		East Hampton	\$7.28	\$807,500	\$5,882
12 Suffolk	Southampton	Southampton	Southampton	\$7.60	\$1,195,700	\$9,088
13 Suffolk	Southampton	Quogue	Quogue	\$7.62	\$1,193,500	\$9,093
14 Suffolk	Brookhaven		Fire Island	\$7.78	\$332,200	\$2,585
15 Suffolk	Islip		Fire Island	\$7.85	\$352,200	\$2,766
16 Suffolk	Shelter Island		Shelter Island	\$7.86	\$785,600	\$6,173
17 Suffolk	Southampton		Sag Harbor	\$8.48	\$626,400	\$5,313
18 Suffolk	East Hampton		Sag Harbor	\$8.95	\$807,500	\$7,228
19 Suffolk	Southampton	North Haven	Sag Harbor	\$8.98	\$1,108,100	\$9,946
20 Suffolk	East Hampton	East Hampton	East Hampton	\$9.02	\$1,665,800	\$15,031
Mid-Hudson						
1 Putnam	Philipstown		Garrison	\$15.64	\$479,900	\$7,505
2 Westchester	Mount Pleasant		Pocantico Hills	\$16.02	\$629,000	\$10,078
3 Westchester	Rye		Rye	\$16.62	\$1,094,500	\$18,188
4 Westchester	Greenburgh		Pocantico Hills	\$16.73	\$552,200	\$9,240
5 Westchester	Rye		Harrison	\$16.81	\$558,900	\$9,393
6 Dutchess	Stanford		Northeast	\$17.36	\$299,900	\$5,205
7 Dutchess	North East		Taconic Hills	\$17.86	\$250,300	\$4,471
8 Dutchess	Washington		Northeast	\$18.03	\$385,400	\$6,947
9 Dutchess	Stanford		Pine Plains	\$18.07	\$299,900	\$5,418
10 Ulster	Marbletown		Onteora	\$18.22	\$266,800	\$4,861
11 Dutchess	Amenia		Northeast	\$18.56	\$247,500	\$4,593
12 Westchester	Mount Kisco		Bedford	\$18.64	\$402,500	\$7,504
13 Ulster	Hardenburgh		Margaretville	\$18.81	\$222,900	\$4,192

Bottom 20 Effective Property Tax Rates - 2019 - 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
Mid-Hudson (con't.)						
14	Ulster	Hurley	Onteora	\$18.81	\$235,000	\$4,420
15	Dutchess	Clinton	Pine Plains	\$18.88	\$80,500	\$1,520
16	Ulster	Shandaken	Margaretville	\$19.20	\$203,300	\$3,903
17	Dutchess	North East	Northeast	\$19.36	\$250,300	\$4,845
18	Ulster	Olive	Onteora	\$19.46	\$248,600	\$4,838
19	Westchester	Rye	Rye Neck	\$19.55	\$558,900	\$10,929
20	Westchester	Eastchester	Bronxville	\$19.71	\$606,400	\$11,952
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.15	\$183,300	\$1,128
2	Hamilton	Arietta	Piseco	\$7.29	\$183,300	\$1,335
3	Hamilton	Long Lake	Raquette Lake	\$7.61	\$250,000	\$1,904
4	Hamilton	Morehouse	Piseco	\$9.45	\$258,300	\$2,440
5	Hamilton	Arietta	Long Lake	\$10.22	\$183,300	\$1,874
6	Herkimer	Webb	Webb	\$11.23	\$267,300	\$3,001
7	Oneida	Forestport	Webb	\$11.44	\$124,300	\$1,421
8	Hamilton	Long Lake	Long Lake	\$11.68	\$250,000	\$2,921
9	Hamilton	Inlet	Inlet	\$13.72	\$307,700	\$4,220
10	Fulton	Northampton	Edinburg	\$15.09	\$161,500	\$2,437
11	Hamilton	Lake Pleasant	Lake Pleasant	\$15.49	\$191,700	\$2,969
12	Hamilton	Indian Lake	Indian Lake	\$15.85	\$124,100	\$1,967
13	Hamilton	Arietta	Wells	\$16.25	\$183,300	\$2,979
14	Hamilton	Benson	Northville	\$17.61	\$164,800	\$2,902
15	Hamilton	Lake Pleasant	Wells	\$17.92	\$191,700	\$3,436
16	Hamilton	Wells	Wells	\$18.38	\$158,700	\$2,917
17	Hamilton	Hope	Wells	\$19.35	\$113,100	\$2,189
18	Fulton	Johnstown	Wheelerville	\$19.94	\$114,900	\$2,291
19	Herkimer	Newport	Poland	\$20.12	\$110,000	\$2,213
20	Oneida	Lee	Camden	\$20.63	\$129,800	\$2,678
North Country						
1	Jefferson	Orleans	Indian River	\$11.93	\$145,300	\$1,734
2	Essex	North Elba	Lake Placid	\$12.17	\$194,200	\$2,364
3	Jefferson	Alexandria	Indian River	\$12.60	\$123,700	\$1,559
4	Jefferson	Pamelia	Indian River	\$12.67	\$169,400	\$2,147
5	Jefferson	Theresa	Indian River	\$13.20	\$132,600	\$1,751
6	Jefferson	Le Ray	Indian River	\$13.81	\$182,800	\$2,525
7	Essex	Schroon	North Warren	\$14.34	\$188,700	\$2,705
8	Essex	North Elba	Saranac Lake	\$14.95	\$194,200	\$2,903
9	Essex	Wilmington	Lake Placid	\$15.05	\$204,900	\$3,084
10	Essex	Minerva	North Warren	\$15.77	\$134,200	\$2,116
11	Essex	Schroon	Schroon Lake	\$15.94	\$188,700	\$3,008
12	Essex	Keene	Keene	\$16.09	\$235,900	\$3,797
13	Franklin	Santa Clara	Saranac Lake	\$16.49	\$283,300	\$4,671
14	Jefferson	Henderson	Belleville-Henderson	\$16.52	\$175,800	\$2,903
15	Jefferson	Orleans	Lafargeville	\$16.71	\$145,300	\$2,428
16	Essex	Ticonderoga	Putnam	\$16.77	\$120,700	\$2,025
17	Franklin	Brighton	Saranac Lake	\$17.11	\$178,300	\$3,050
18	Essex	North Hudson	Schroon Lake	\$17.17	\$131,700	\$2,261
19	Franklin	Harrietstown	Saranac Lake	\$17.33	\$171,900	\$2,979
20	Jefferson	Alexandria	Lafargeville	\$17.38	\$123,700	\$2,150
Southern Tier						
1	Otsego	Otsego	Richfield Springs	\$13.59	\$297,600	\$4,044
2	Otsego	Otsego	Cooperstown	\$14.64	\$297,600	\$4,357
3	Broome	Binghamton	South Mountain-Hickory	\$15.48	\$154,500	\$2,392

Bottom 20 Effective Property Tax Rates - 2019 - 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
Southern Tier (con't.)						
4	Otsego	Otsego	Edmeston	\$15.83	\$297,600	\$4,710
5	Otsego	Otsego	Cherry Valley-Springfield	\$15.86	\$297,600	\$4,721
6	Otsego	Springfield	Richfield Springs	\$15.92	\$157,500	\$2,507
7	Delaware	Andes	Andes	\$16.73	\$217,300	\$3,636
8	Delaware	Middletown	Andes	\$17.07	\$202,000	\$3,449
9	Otsego	Richfield	Richfield Springs	\$17.22	\$118,000	\$2,032
10	Otsego	Middlefield	Cooperstown	\$17.26	\$249,700	\$4,310
11	Delaware	Bovina	Andes	\$17.55	\$219,400	\$3,851
12	Delaware	Colchester	Downsville	\$17.59	\$121,200	\$2,132
13	Delaware	Hamden	Andes	\$18.06	\$161,200	\$2,912
14	Otsego	Springfield	Cherry Valley-Springfield	\$18.19	\$157,500	\$2,866
15	Delaware	Delhi	Andes	\$18.27	\$167,800	\$3,066
16	Delaware	Walton	Downsville	\$18.36	\$114,900	\$2,110
17	Otsego	Hartwick	Cooperstown	\$18.38	\$171,100	\$3,145
18	Otsego	Middlefield	Cherry Valley-Springfield	\$18.48	\$249,700	\$4,616
19	Delaware	Andes	Margaretville	\$18.52	\$217,300	\$4,024
20	Delaware	Andes	Downsville	\$18.57	\$217,300	\$4,036
Western New York						
1	Cattaraugus	Great Valley	Salamanca	\$14.11	\$118,200	\$1,667
2	Cattaraugus	Carrollton	Salamanca	\$18.06	\$67,300	\$1,215
3	Erie	Sardinia	Yorkshire-Pioneer	\$18.30	\$158,100	\$2,893
4	Erie	Sardinia	Holland	\$18.53	\$158,100	\$2,930
5	Chautauqua	Chautauqua	Chautauqua Lake	\$19.18	\$106,700	\$2,047
6	Cattaraugus	Salamanca	Salamanca	\$19.73	\$92,300	\$1,821
7	Chautauqua	Ellery	Chautauqua Lake	\$19.86	\$128,500	\$2,552
8	Cattaraugus	Little Valley	Salamanca	\$19.96	\$91,200	\$1,820
9	Erie	Buffalo	Buffalo	\$20.29	\$77,800	\$1,579
10	Chautauqua	Westfield	Chautauqua Lake	\$20.41	\$89,900	\$1,835
11	Erie	Wales	Holland	\$20.46	\$175,600	\$3,593
12	Chautauqua	North Harmony	Chautauqua Lake	\$20.72	\$124,000	\$2,569
13	Cattaraugus	Napoli	Salamanca	\$21.04	\$78,800	\$1,658
14	Chautauqua	Portland	Chautauqua Lake	\$21.39	\$84,200	\$1,801
15	Erie	Concord	Holland	\$21.43	\$137,700	\$2,951
16	Cattaraugus	Great Valley	Ellicottville	\$21.62	\$118,200	\$2,555
17	Erie	Colden	Holland	\$21.80	\$194,300	\$4,236
18	Erie	Elma	East Aurora	\$21.86	\$228,900	\$5,005
19	Erie	Aurora	Holland	\$21.92	\$201,100	\$4,408
20	Erie	Clarence	Clarence	\$22.00	\$271,300	\$5,968

Top 20 Property Tax Bills on Median-Value Homes - 2019 - 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	Niskayuna	Niskayuna	\$32.46	\$261,700	\$8,496
2	Schenectady	Niskayuna	South Colonie	\$29.43	\$275,000	\$8,092
3	Columbia	Clermont	Red Hook	\$29.95	\$261,700	\$7,838
4	Rensselaer	Schodack	Schodack	\$36.01	\$216,200	\$7,786
5	Albany	Bethlehem	Bethlehem	\$27.66	\$280,100	\$7,748
6	Albany	Bethlehem	Ravena-Coeymans-Selkirk	\$27.91	\$275,000	\$7,676
7	Columbia	Chatham	East Greenbush	\$28.64	\$262,900	\$7,530
8	Columbia	Taghkanic	Hudson	\$25.03	\$297,000	\$7,433

Top 20 Property Tax Bills on Median-Value Homes - 2019 - 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 (con't.)							
9	Albany	New Scotland		Greenville	\$23.42	\$308,000	\$7,214
10	Albany	Guelderland		Schalmont	\$27.06	\$262,900	\$7,115
11	Columbia	Canaan		Chatham	\$41.08	\$171,900	\$7,062
12	Rensselaer	Brunswick		Troy	\$28.57	\$247,000	\$7,057
13	Albany	Bethlehem		Guelderland	\$25.14	\$275,000	\$6,914
14	Greene	Catskill	Catskill	Catskill	\$39.04	\$176,600	\$6,895
15	Rensselaer	Schodack		Averill Park	\$31.69	\$216,200	\$6,852
16	Albany	Guelderland	Altamont	Guelderland	\$26.62	\$255,500	\$6,801
17	Schenectady	Duanesburg		Schoharie	\$32.50	\$209,200	\$6,798
18	Saratoga	Ballston		Burnt Hills-Ballston Lake	\$24.32	\$278,800	\$6,779
19	Columbia	Chatham		Kinderhook	\$25.75	\$262,900	\$6,770
20	Albany	Albany		Albany	\$39.37	\$171,900	\$6,768
Central New York							
1	Madison	Madison	Hamilton	Hamilton	\$43.99	\$226,600	\$9,968
2	Onondaga	Skaneateles		Jordan-Elbridge	\$33.77	\$290,100	\$9,797
3	Madison	Hamilton	Hamilton	Hamilton	\$42.08	\$226,600	\$9,536
4	Madison	Eaton	Hamilton	Hamilton	\$41.70	\$226,600	\$9,449
5	Madison	Cazenovia		Fabius-Pompey	\$36.16	\$261,200	\$9,446
6	Madison	Cazenovia		Fayetteville-Manlius	\$36.03	\$261,200	\$9,410
7	Onondaga	Skaneateles		Marcellus	\$31.86	\$290,100	\$9,244
8	Onondaga	Manlius	Manlius	Fayetteville-Manlius	\$46.37	\$198,400	\$9,199
9	Onondaga	Pompey		Fabius-Pompey	\$36.73	\$236,400	\$8,684
10	Onondaga	Pompey		Fayetteville-Manlius	\$36.60	\$236,400	\$8,651
11	Madison	Cazenovia		Chittenango	\$32.41	\$261,200	\$8,465
12	Onondaga	Skaneateles	Skaneateles	Skaneateles	\$25.84	\$322,600	\$8,335
13	Onondaga	Pompey		Jamesville-Dewitt	\$34.37	\$236,400	\$8,125
14	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$45.59	\$177,700	\$8,100
15	Madison	Cazenovia		Cazenovia	\$28.38	\$261,200	\$7,412
16	Onondaga	Salina	Liverpool	Liverpool	\$55.13	\$132,500	\$7,304
17	Onondaga	Spafford		Marcellus	\$32.71	\$223,100	\$7,298
18	Onondaga	Tully		Tully	\$36.30	\$200,400	\$7,275
19	Onondaga	Manlius		Fayetteville-Manlius	\$38.39	\$184,200	\$7,071
20	Onondaga	Manlius		East Syracuse-Minoa	\$38.25	\$184,200	\$7,046
Finger Lakes							
1	Monroe	Pittsford		East Rochester	\$38.73	\$270,400	\$10,473
2	Monroe	Pittsford		Pittsford	\$38.20	\$270,400	\$10,328
3	Monroe	Pittsford		Penfield	\$37.60	\$270,400	\$10,168
4	Monroe	Pittsford		Brighton	\$37.60	\$270,400	\$10,167
5	Monroe	Pittsford	Pittsford	Pittsford	\$41.99	\$236,700	\$9,939
6	Monroe	Mendon		Pittsford	\$37.30	\$250,300	\$9,335
7	Monroe	Pittsford		Rush-Henrietta	\$32.97	\$270,400	\$8,915
8	Monroe	Mendon		Honeoye Falls-Lima	\$35.60	\$250,300	\$8,912
9	Ontario	Victor		Pittsford	\$34.00	\$258,200	\$8,778
10	Ontario	Victor		Honeoye Falls-Lima	\$32.30	\$258,200	\$8,341
11	Ontario	Victor		East Bloomfield	\$30.37	\$258,200	\$7,842
12	Monroe	Perinton		East Rochester	\$38.27	\$196,600	\$7,524
13	Monroe	Perinton		Pittsford	\$37.74	\$196,600	\$7,419
14	Monroe	Penfield		Pittsford	\$38.06	\$193,800	\$7,375
15	Monroe	Brighton		Pittsford	\$41.17	\$178,300	\$7,340
16	Monroe	Perinton		Penfield	\$37.14	\$196,600	\$7,302
17	Monroe	Penfield		Penfield	\$37.46	\$193,800	\$7,260
18	Monroe	Brighton		Penfield	\$40.57	\$178,300	\$7,234
19	Monroe	Brighton		Brighton	\$40.57	\$178,300	\$7,234
20	Monroe	Perinton	Fairport	Fairport	\$41.55	\$173,500	\$7,208

Top 20 Property Tax Bills on Median-Value Homes - 2019 - 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
Long Island							
1	Suffolk	Huntington	Lloyd Harbor	Cold Spring Harbor	\$27.31	\$1,403,900	\$38,341
2	Suffolk	Brookhaven	Old Field	Three Village	\$30.64	\$1,081,100	\$33,127
3	Suffolk	Smithtown	Nissequogue	Smithtown	\$29.29	\$1,032,300	\$30,241
4	Suffolk	Huntington	Huntington Bay	Huntington	\$27.67	\$1,091,500	\$30,205
5	Suffolk	Huntington	Asharoken	Northport-East Northport	\$25.75	\$1,155,000	\$29,741
6	Suffolk	Smithtown	Head Of The Harbor	Smithtown	\$29.55	\$887,600	\$26,232
7	Suffolk	Islip	Saltaire	Fire Island	\$13.55	\$1,875,000	\$25,412
8	Suffolk	Southampton	West Hampton Dunes	Remsenburg-Speonk	\$12.38	\$660,400	\$24,758
9	Suffolk	East Hampton	Sag Harbor	Sag Harbor	\$11.96	2,000,000+	\$23,926
10	Suffolk	Southampton	Sag Harbor	Sag Harbor	\$11.49	2,000,000+	\$22,986
11	Suffolk	Brookhaven	Belle Terre	Port Jefferson	\$22.45	\$841,800	\$18,895
12	Suffolk	Brookhaven	Poquott	Three Village	\$30.75	\$564,400	\$17,357
13	Suffolk	Islip	Brightwaters	Bay Shore	\$34.46	\$503,400	\$17,349
14	Suffolk	Southampton		Eastport-South Manor	\$26.96	\$626,400	\$16,888
15	Suffolk	Brookhaven	Shoreham	Shoreham-Wading River	\$33.34	\$497,100	\$16,571
16	Suffolk	Huntington	Northport	Northport-East Northport	\$29.27	\$562,600	\$16,467
17	Suffolk	Babylon	Babylon	Babylon	\$34.95	\$453,400	\$15,845
18	Suffolk	Babylon	Babylon	West Babylon	\$34.03	\$453,400	\$15,431
19	Suffolk	Babylon	Amityville	Copiague	\$39.43	\$382,200	\$15,072
20	Suffolk	East Hampton	East Hampton	East Hampton	\$9.02	\$1,665,800	\$15,031
Mid-Hudson							
1	Orange	Tuxedo	Tuxedo Park	Tuxedo	\$30.46	\$1,088,000	\$33,138
2	Westchester	Scarsdale	Scarsdale	Scarsdale	\$22.30	\$1,337,800	\$29,833
3	Westchester	Mamaroneck	Larchmont	Mamaroneck	\$25.18	\$1,183,700	\$29,808
4	Westchester	New Castle		Ossining	\$32.87	\$884,500	\$29,072
5	Westchester	New Castle		Yorktown	\$31.02	\$884,500	\$27,436
6	Westchester	Pelham	Pelham Manor	Pelham	\$31.07	\$858,900	\$26,687
7	Westchester	North Castle		Valhalla	\$28.10	\$927,200	\$26,054
8	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$51.38	\$498,600	\$25,616
9	Westchester	Greenburgh	Irvington	Ardsley	\$37.87	\$670,200	\$25,380
10	Westchester	North Castle		Mount Pleasant	\$27.33	\$927,200	\$25,341
11	Westchester	New Castle		Chappaqua	\$28.60	\$884,500	\$25,297
12	Westchester	Ossining	Briarcliff Manor	Ossining	\$36.83	\$686,200	\$25,275
13	Westchester	Greenburgh	Irvington	Dobbs Ferry	\$37.47	\$670,200	\$25,109
14	Westchester	Greenburgh	Ardsley	Ardsley	\$39.88	\$620,200	\$24,735
15	Westchester	Pound Ridge		Katonah-Lewisboro	\$26.70	\$923,700	\$24,659
16	Westchester	Eastchester	Bronxville	Bronxville	\$22.88	\$1,077,200	\$24,650
17	Westchester	Rye		Rye Neck	\$22.16	\$1,094,500	\$24,253
18	Westchester	Mount Pleasant	Sleepy Hollow	Union Free Of The Tarrytowns	\$38.19	\$634,000	\$24,214
19	Westchester	Greenburgh	Irvington	Elmsford	\$35.41	\$670,200	\$23,729
20	Westchester	Greenburgh	Irvington	Irvington	\$34.87	\$670,200	\$23,368
Mohawk Valley							
1	Oneida	Kirkland	Clinton	Clinton	\$42.07	\$195,900	\$8,241
2	Oneida	Kirkland		Clinton	\$36.33	\$177,400	\$6,444
3	Schoharie	Schoharie	Schoharie	Schoharie	\$41.77	\$154,000	\$6,432
4	Oneida	Kirkland		New Hartford	\$36.17	\$177,400	\$6,416
5	Schoharie	Cobleskill	Cobleskill	Cobleskill-Richmondville	\$43.68	\$137,300	\$5,997
6	Schoharie	Jefferson		Cobleskill-Richmondville	\$35.91	\$166,000	\$5,962
7	Montgomery	Charleston		Schoharie	\$39.36	\$148,900	\$5,860
8	Herkimer	Webb		Adirondack	\$21.86	\$267,300	\$5,844
9	Oneida	Kirkland		Sherrill	\$32.93	\$177,400	\$5,842
10	Schoharie	Schoharie		Schoharie	\$36.19	\$161,200	\$5,833
11	Schoharie	Richmondville	Richmondville	Cobleskill-Richmondville	\$43.02	\$134,700	\$5,795
12	Schoharie	Schoharie		Middleburgh	\$35.93	\$161,200	\$5,792
13	Schoharie	Wright		Schoharie	\$35.65	\$160,500	\$5,721

Top 20 Property Tax Bills on Median-Value Homes - 2019 - 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
Mohawk Valley (con't.)						
14	Oneida	New Hartford	New Hartford	\$37.42	\$152,700	\$5,714
15	Schoharie	Wright	Middleburgh	\$35.39	\$160,500	\$5,680
16	Schoharie	Summit	Middleburgh	\$37.27	\$152,100	\$5,669
17	Herkimer	Webb	Poland	\$21.12	\$267,300	\$5,644
18	Oneida	Kirkland	Sauquoit Valley	\$31.77	\$177,400	\$5,636
19	Oneida	Paris	Clinton	\$36.46	\$154,500	\$5,632
20	Oneida	Paris	New Hartford	\$36.30	\$154,500	\$5,608
North Country						
1	St. Lawrence	Canton	Canton	\$44.30	\$161,300	\$7,146
2	Franklin	Santa Clara	Saint Regis Falls	\$24.13	\$283,300	\$6,836
3	Jefferson	Hounsfield	Sackets Harbor	\$23.86	\$251,000	\$5,990
4	Clinton	Plattsburgh	Plattsburgh	\$39.96	\$148,400	\$5,930
5	St. Lawrence	Potsdam	Potsdam	\$53.94	\$104,000	\$5,610
6	Essex	Keene	Ausable Valley	\$23.77	\$235,900	\$5,607
7	Essex	Wilmington	Ausable Valley	\$25.32	\$204,900	\$5,188
8	Jefferson	Hounsfield	Sackets Harbor	\$21.18	\$238,300	\$5,046
9	St. Lawrence	Pierrepont	Potsdam	\$37.39	\$133,800	\$5,003
10	Jefferson	Hounsfield	South Jefferson	\$20.87	\$238,300	\$4,974
11	Essex	St. Armand	Saranac Lake	\$30.02	\$163,100	\$4,896
12	Franklin	Harrietstown	Saranac Lake	\$29.55	\$163,100	\$4,819
13	St. Lawrence	Pierrepont	Canton	\$35.97	\$133,800	\$4,813
14	Clinton	Champlain	Rouses Point	\$32.21	\$149,300	\$4,809
15	Essex	Newcomb	Newcomb	\$30.24	\$158,800	\$4,801
16	Jefferson	Hounsfield	General Brown	\$19.77	\$238,300	\$4,711
17	Franklin	Santa Clara	Saranac Lake	\$16.49	\$283,300	\$4,671
18	Lewis	Denmark	Copenhagen	\$32.35	\$137,900	\$4,461
19	Clinton	Peru	Peru	\$29.77	\$149,000	\$4,435
20	Essex	North Elba	Saranac Lake	\$27.17	\$163,100	\$4,431
Southern Tier						
1	Tompkins	Ithaca	Cayuga Heights	\$35.56	\$367,900	\$13,082
2	Tompkins	Lansing	Lansing	\$29.73	\$334,600	\$9,948
3	Tompkins	Lansing	Lansing	\$25.99	\$334,600	\$8,697
4	Tompkins	Ithaca	Ithaca	\$34.21	\$233,100	\$7,974
5	Tompkins	Ithaca	Newfield	\$30.46	\$248,600	\$7,572
6	Tompkins	Ithaca	Ithaca	\$29.07	\$248,600	\$7,227
7	Tompkins	Ulysses	Trumansburg	\$33.84	\$205,600	\$6,957
8	Tompkins	Dryden	Dryden	\$42.46	\$162,400	\$6,896
9	Tompkins	Lansing	Lansing	\$28.33	\$239,000	\$6,770
10	Tompkins	Lansing	Groton	\$28.00	\$239,000	\$6,691
11	Steuben	Erwin	Painted Post	\$49.38	\$129,900	\$6,415
12	Tompkins	Danby	Candor	\$34.11	\$182,900	\$6,239
13	Otsego	Middlefield	Cooperstown	\$22.94	\$271,600	\$6,230
14	Broome	Binghamton	Susquehanna Valley	\$39.81	\$154,500	\$6,151
15	Broome	Vestal	Susquehanna Valley	\$41.22	\$145,300	\$5,989
16	Tompkins	Lansing	Ithaca	\$24.59	\$239,000	\$5,877
17	Delaware	Bovina	South Kortright	\$26.51	\$219,400	\$5,816
18	Tompkins	Dryden	Freeville	\$38.81	\$149,500	\$5,802
19	Tompkins	Caroline	Dryden	\$35.11	\$164,900	\$5,790
20	Tompkins	Dryden	Dryden	\$34.56	\$166,800	\$5,765
Western New York						
1	Erie	Orchard Park	Orchard Park	\$30.59	\$225,800	\$6,908
2	Erie	Clarence	Williamsville	\$25.22	\$271,300	\$6,842
3	Erie	West Seneca	Cheektowaga-Sloan	\$46.96	\$141,500	\$6,644
4	Erie	Cheektowaga	Williamsville	\$40.28	\$164,600	\$6,631
5	Erie	Orchard Park	Hamburg	\$28.92	\$228,100	\$6,596

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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.)						
6	Erie	Hamburg	Hamburg	\$41.01	\$159,500	\$6,541
7	Allegany	Alfred	Alfred-Almond	\$57.08	\$114,200	\$6,518
8	Erie	Orchard Park	Orchard Park	\$28.43	\$228,100	\$6,485
9	Erie	Orchard Park	West Seneca	\$27.72	\$228,100	\$6,323
10	Erie	Clarence	Akron	\$23.11	\$271,300	\$6,270
11	Cattaraugus	Ellicottville	West Valley	\$33.62	\$184,500	\$6,203
12	Niagara	Pendleton	Lockport	\$33.41	\$184,400	\$6,160
13	Erie	Amherst	Amherst	\$32.57	\$186,600	\$6,077
14	Erie	Clarence	Clarence	\$22.00	\$271,300	\$5,968
15	Niagara	Cambria	Lockport	\$37.17	\$159,500	\$5,928
16	Erie	Cheektowaga	Depew	\$51.57	\$114,600	\$5,910
17	Niagara	Wheatfield	Starpoint	\$29.77	\$197,000	\$5,865
18	Erie	Hamburg	Hamburg	\$36.70	\$159,500	\$5,854
19	Niagara	Cambria	Newfane	\$36.16	\$159,500	\$5,768
20	Erie	Lancaster	Depew	\$32.38	\$176,300	\$5,708

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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	Greene	Ashland	Windham-Ashland-Jewett	\$17.80	\$81,200	\$1,445
2	Saratoga	Day	Edinburg	\$9.89	\$164,900	\$1,631
3	Greene	Ashland	Gilboa-Conesville	\$21.76	\$81,200	\$1,767
4	Warren	Thurman	North Warren	\$14.50	\$130,800	\$1,896
5	Warren	Warrensburg	North Warren	\$14.38	\$138,100	\$1,985
6	Saratoga	Edinburg	Edinburg	\$8.55	\$237,700	\$2,032
7	Warren	Johnsburg	North Warren	\$14.58	\$151,400	\$2,207
8	Warren	Horicon	Bolton	\$10.02	\$221,000	\$2,215
9	Washington	Whitehall	Whitehall	\$22.78	\$98,200	\$2,237
10	Washington	Dresden	Putnam	\$15.43	\$158,200	\$2,442
11	Washington	Putnam	Putnam	\$16.10	\$153,900	\$2,478
12	Saratoga	Day	Hadley-Luzerne	\$15.30	\$164,900	\$2,522
13	Washington	Granville	Whitehall	\$21.72	\$116,900	\$2,539
14	Washington	Fort Ann	Lake George	\$16.92	\$151,000	\$2,555
15	Warren	Warrensburg	Hadley-Luzerne	\$18.55	\$138,100	\$2,561
16	Saratoga	Corinth	Corinth	\$17.25	\$148,900	\$2,568
17	Warren	Thurman	Johnsburg	\$19.68	\$130,800	\$2,575
18	Warren	Horicon	North Warren	\$11.69	\$221,000	\$2,583
19	Saratoga	Day	Corinth	\$16.04	\$164,900	\$2,645
20	Washington	Fort Edward	Hudson Falls	\$23.98	\$111,400	\$2,671
Central New York						
1	Madison	Brookfield	Edmeston	\$27.33	\$81,100	\$2,216
2	Cayuga	Conquest	Red Creek	\$24.59	\$93,100	\$2,290
3	Madison	Georgetown	Deruyter	\$29.03	\$79,400	\$2,305
4	Madison	Brookfield	Unadilla Valley	\$28.67	\$81,100	\$2,325
5	Madison	Georgetown	Sherburne-Earlville	\$30.27	\$79,400	\$2,404
6	Madison	Georgetown	Otselic Valley	\$30.99	\$79,400	\$2,460
7	Cayuga	Mentz	Port Byron	\$32.58	\$75,900	\$2,473
8	Onondaga	Syracuse	Syracuse	\$27.42	\$91,100	\$2,498
9	Madison	Georgetown	Cazenovia	\$31.69	\$79,400	\$2,516
10	Madison	Brookfield	Sherburne-Earlville	\$31.19	\$81,100	\$2,530

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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 (con't.)							
11	Madison	De Ruyter	De Ruyter	Deruyter	\$30.91	\$82,100	\$2,538
12	Cayuga	Sterling		Red Creek	\$25.87	\$99,000	\$2,561
13	Cayuga	Mentz		Weedsport	\$34.36	\$75,900	\$2,608
14	Cortland	Willet		Marathon	\$32.97	\$79,100	\$2,608
15	Madison	Brookfield		Brookfield	\$32.53	\$81,100	\$2,638
16	Cayuga	Conquest		Cato-Meridian	\$28.38	\$93,100	\$2,642
17	Madison	Brookfield		Mount Markham	\$32.84	\$81,100	\$2,663
18	Madison	Brookfield		Waterville	\$33.03	\$81,100	\$2,679
19	Madison	Brookfield		Hamilton	\$33.04	\$81,100	\$2,679
20	Oswego	Williamstown		Altmar-Parish-Williamstown	\$33.07	\$81,600	\$2,699
Finger Lakes							
1	Seneca	Lodi	Lodi	South Seneca	\$27.80	\$66,700	\$1,854
2	Seneca	Waterloo		Waterloo	\$26.97	\$77,800	\$2,098
3	Wayne	Wolcott		Red Creek	\$26.71	\$80,500	\$2,150
4	Yates	Starkey		Dundee	\$21.17	\$103,700	\$2,195
5	Wyoming	Eagle		Yorkshire-Pioneer	\$23.43	\$94,200	\$2,207
6	Wayne	Wolcott		North Rose-Wolcott	\$27.55	\$80,500	\$2,217
7	Yates	Milo		Penn Yan	\$19.71	\$113,600	\$2,239
8	Ontario	Seneca		Penn Yan	\$16.31	\$138,300	\$2,255
9	Seneca	Waterloo		Geneva	\$29.06	\$77,800	\$2,261
10	Livingston	North Dansville		Dansville	\$26.56	\$85,200	\$2,263
11	Wyoming	Eagle		Letchworth	\$24.14	\$94,200	\$2,274
12	Yates	Milo		Dundee	\$20.36	\$113,600	\$2,312
13	Wayne	Lyons		North Rose-Wolcott	\$28.65	\$81,000	\$2,320
14	Wayne	Butler		Red Creek	\$26.74	\$88,400	\$2,364
15	Seneca	Tyre		Waterloo	\$25.09	\$94,300	\$2,366
16	Wyoming	Wethersfield		Yorkshire-Pioneer	\$25.95	\$91,800	\$2,382
17	Seneca	Ovid		South Seneca	\$24.44	\$99,100	\$2,422
18	Wayne	Butler		North Rose-Wolcott	\$27.58	\$88,400	\$2,438
19	Seneca	Romulus		South Seneca	\$24.55	\$99,400	\$2,441
20	Wyoming	Wethersfield		Letchworth	\$26.66	\$91,800	\$2,447
Long Island							
1	Suffolk	Southampton		Sagaponack	\$3.93	\$626,400	\$2,464
2	Suffolk	Brookhaven		Fire Island	\$7.78	\$332,200	\$2,585
3	Suffolk	Islip		Fire Island	\$7.85	\$352,200	\$2,766
4	Suffolk	Southampton		Wainscott	\$4.53	\$626,400	\$2,838
5	Suffolk	Southampton		Bridgehampton	\$5.47	\$626,400	\$3,429
6	Suffolk	Southampton		Quogue	\$5.65	\$626,400	\$3,538
7	Suffolk	Southampton		Southampton	\$5.87	\$626,400	\$3,678
8	Suffolk	East Hampton		Wainscott	\$5.00	\$807,500	\$4,038
9	Suffolk	East Hampton		Amagansett	\$5.96	\$807,500	\$4,815
10	Suffolk	Southold		New Suffolk	\$9.03	\$544,400	\$4,918
11	Suffolk	Southold		Oysterponds	\$9.25	\$544,400	\$5,035
12	Suffolk	Southold		Fishers Island	\$9.29	\$544,400	\$5,059
13	Suffolk	Southampton		Sag Harbor	\$8.48	\$626,400	\$5,313
14	Suffolk	Southampton		Remsenburg-Speonk	\$9.25	\$626,400	\$5,797
15	Suffolk	East Hampton		Montauk	\$7.27	\$807,500	\$5,874
16	Suffolk	East Hampton		East Hampton	\$7.28	\$807,500	\$5,882
17	Suffolk	Shelter Island		Shelter Island	\$7.86	\$785,600	\$6,173
18	Suffolk	Southampton		Westhampton Beach	\$9.94	\$626,400	\$6,228
19	Suffolk	Brookhaven		Port Jefferson	\$18.89	\$332,200	\$6,276
20	Suffolk	Southampton		Tuckahoe	\$10.85	\$626,400	\$6,798
Mid-Hudson							
1	Dutchess	Clinton		Pine Plains	\$18.88	\$80,500	\$1,520

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	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.)							
2	Dutchess	Clinton		Millbrook	\$20.91	\$80,500	\$1,683
3	Dutchess	Clinton		Rhinebeck	\$21.38	\$80,500	\$1,721
4	Dutchess	Clinton		Hyde Park	\$28.84	\$80,500	\$2,322
5	Sullivan	Fremont		Sullivan West	\$26.57	\$93,500	\$2,484
6	Sullivan	Fremont		Roscoe	\$27.15	\$93,500	\$2,539
7	Ulster	Wawarsing		Rondout Valley	\$27.84	\$138,800	\$3,864
8	Ulster	Shandaken		Margaretville	\$19.20	\$203,300	\$3,903
9	Ulster	Wawarsing		Tri-Valley	\$28.98	\$138,800	\$4,023
10	Sullivan	Liberty		Sullivan West	\$30.88	\$130,700	\$4,036
11	Ulster	Hardenburgh		Margaretville	\$18.81	\$222,900	\$4,192
12	Orange	Deerpark		Eldred	\$24.48	\$171,600	\$4,201
13	Sullivan	Liberty		Livingston Manor	\$33.10	\$130,700	\$4,326
14	Ulster	Hurley		Onteora	\$18.81	\$235,000	\$4,420
15	Ulster	Shandaken		Onteora	\$21.87	\$203,300	\$4,446
16	Dutchess	North East		Taconic Hills	\$17.86	\$250,300	\$4,471
17	Ulster	Wawarsing		Ellenville	\$32.97	\$138,800	\$4,577
18	Dutchess	Amenia		Northeast	\$18.56	\$247,500	\$4,593
19	Sullivan	Liberty		Tri-Valley	\$35.15	\$130,700	\$4,595
20	Sullivan	Thompson	Monticello	Monticello	\$57.03	\$83,700	\$4,773
Mohawk Valley							
1	Hamilton	Arietta		Raquette Lake	\$6.15	\$183,300	\$1,128
2	Hamilton	Arietta		Piseco	\$7.29	\$183,300	\$1,335
3	Oneida	Forestport		Webb	\$11.44	\$124,300	\$1,421
4	Herkimer	Manheim		Dolgeville	\$21.42	\$80,800	\$1,731
5	Herkimer	Russia	Cold Brook	Poland	\$22.58	\$78,200	\$1,766
6	Herkimer	Manheim		Oppenheim-Ephratah-St. Johnsville	\$22.71	\$80,800	\$1,835
7	Herkimer	Manheim		Oppenheim-Ephratah-St. Johnsville	\$22.71	\$80,800	\$1,835
8	Hamilton	Arietta		Long Lake	\$10.22	\$183,300	\$1,874
9	Hamilton	Long Lake		Raquette Lake	\$7.61	\$250,000	\$1,904
10	Herkimer	Salisbury		Poland	\$22.34	\$86,800	\$1,939
11	Hamilton	Indian Lake		Indian Lake	\$15.85	\$124,100	\$1,967
12	Herkimer	Manheim		West Canada Valley	\$24.76	\$80,800	\$2,001
13	Herkimer	Salisbury		Dolgeville	\$23.06	\$86,800	\$2,002
14	Herkimer	Ohio		Poland	\$22.12	\$94,400	\$2,088
15	Herkimer	German Flatts		Van Hornesville-Owen D. Young	\$25.86	\$82,500	\$2,133
16	Herkimer	Columbia		Richfield Springs	\$21.16	\$100,900	\$2,135
17	Oneida	Ava		Adirondack	\$21.49	\$99,500	\$2,139
18	Herkimer	Ohio		Adirondack	\$22.86	\$94,400	\$2,158
19	Hamilton	Hope		Wells	\$19.35	\$113,100	\$2,189
20	Oneida	Florence		Camden	\$24.71	\$89,000	\$2,199
North Country							
1	St. Lawrence	Rossie		Indian River	\$17.45	\$85,600	\$1,494
2	Franklin	Bombay		Salmon River	\$20.27	\$74,400	\$1,508
3	St. Lawrence	Clare		Edwards-Knox	\$24.41	\$63,600	\$1,552
4	Jefferson	Alexandria		Indian River	\$12.60	\$123,700	\$1,559
5	Franklin	Chateaugay		Chateaugay	\$20.93	\$82,100	\$1,718
6	Franklin	Westville		Salmon River	\$21.85	\$78,800	\$1,722
7	St. Lawrence	Hammond		Alexandria	\$21.52	\$80,300	\$1,728
8	Jefferson	Orleans		Indian River	\$11.93	\$145,300	\$1,734
9	Jefferson	Theresa		Indian River	\$13.20	\$132,600	\$1,751
10	Clinton	Altona		Northern Adirondack	\$19.80	\$88,600	\$1,754
11	St. Lawrence	Hammond	Hammond	Hammond	\$28.90	\$61,800	\$1,786
12	Franklin	Brandon		Malone	\$30.08	\$60,000	\$1,805
13	Franklin	Brandon		Brushton-Moira	\$30.47	\$60,000	\$1,828

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North Country (con't.)						
14	Lewis	Martinsburg	Lowville	\$18.89	\$99,700	\$1,884
15	St. Lawrence	Edwards	Edwards-Knox	\$26.30	\$72,200	\$1,899
16	St. Lawrence	Hammond	Hammond	\$23.74	\$80,300	\$1,907
17	Franklin	Waverly	Saint Regis Falls	\$31.72	\$60,600	\$1,922
18	Franklin	Bangor	Salmon River	\$23.62	\$82,100	\$1,940
19	Lewis	Montague	Lowville	\$20.00	\$97,500	\$1,950
20	Franklin	Bellmont	Northern Adirondack	\$21.62	\$91,100	\$1,969
Southern Tier						
1	Steuben	Bath	Hammondsport	\$20.93	\$83,900	\$1,756
2	Otsego	Plainfield	Edmeston	\$19.69	\$90,500	\$1,782
3	Chenango	Pharsalia	Cincinnatus	\$30.49	\$61,200	\$1,866
4	Chenango	Pharsalia	Otselic Valley	\$30.52	\$61,200	\$1,868
5	Otsego	Unadilla	Gilbertsville-Mount Upton	\$19.91	\$93,900	\$1,870
6	Delaware	Sidney	Walton	\$22.52	\$85,200	\$1,919
7	Steuben	Bath	Avoca	\$23.12	\$83,900	\$1,940
8	Chenango	Pharsalia	Oxford	\$32.02	\$61,200	\$1,959
9	Chenango	Pharsalia	Norwich	\$32.62	\$61,200	\$1,996
10	Otsego	Richfield	Richfield Springs	\$17.22	\$118,000	\$2,032
11	Steuben	Woodhull	Jasper-Troupsburg	\$25.41	\$81,600	\$2,073
12	Delaware	Walton	Downsville	\$18.36	\$114,900	\$2,110
13	Delaware	Colchester	Downsville	\$17.59	\$121,200	\$2,132
14	Steuben	Bath	Bath	\$25.69	\$83,900	\$2,155
15	Otsego	Exeter	Richfield Springs	\$19.20	\$112,500	\$2,160
16	Otsego	Unadilla	Sidney	\$23.03	\$93,900	\$2,163
17	Tioga	Nichols	Nichols	\$25.18	\$85,900	\$2,163
18	Steuben	Cohocton	Avoca	\$27.61	\$78,800	\$2,176
19	Otsego	Pittsfield	Edmeston	\$21.28	\$102,500	\$2,181
20	Delaware	Tompkins	Downsville	\$20.26	\$107,900	\$2,187
Western New York						
1	Cattaraugus	Carrollton	Salamanca	\$18.06	\$67,300	\$1,215
2	Erie	Buffalo	Buffalo	\$20.29	\$77,800	\$1,579
3	Cattaraugus	Salamanca	Salamanca	\$24.60	\$65,700	\$1,616
4	Cattaraugus	Napoli	Salamanca	\$21.04	\$78,800	\$1,658
5	Cattaraugus	Great Valley	Salamanca	\$14.11	\$118,200	\$1,667
6	Chautauqua	Portland	Chautauqua Lake	\$21.39	\$84,200	\$1,801
7	Cattaraugus	Little Valley	Salamanca	\$19.96	\$91,200	\$1,820
8	Cattaraugus	Salamanca	Salamanca	\$19.73	\$92,300	\$1,821
9	Chautauqua	Westfield	Chautauqua Lake	\$20.41	\$89,900	\$1,835
10	Allegany	Friendship	Cuba-Rushford	\$41.06	\$45,000	\$1,848
11	Allegany	Friendship	Genesee Valley	\$41.81	\$45,000	\$1,882
12	Cattaraugus	Coldspring	Randolph	\$24.97	\$76,100	\$1,900
13	Cattaraugus	Hinsdale	Hinsdale	\$26.56	\$71,600	\$1,902
14	Allegany	Friendship	Bolivar-Richburg	\$42.27	\$45,000	\$1,902
15	Cattaraugus	Franklinville	Ellicottville	\$27.24	\$70,900	\$1,931
16	Cattaraugus	South Valley	Randolph	\$25.64	\$78,800	\$2,020
17	Chautauqua	Poland	Randolph	\$24.92	\$81,100	\$2,021
18	Chautauqua	Chautauqua	Chautauqua Lake	\$19.18	\$106,700	\$2,047
19	Allegany	Clarksville	Hinsdale	\$32.95	\$62,600	\$2,063
20	Cattaraugus	New Albion	Cattaraugus-Little Valley	\$30.99	\$68,800	\$2,132

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 2017 median sales value in city, town or village, as reported by U.S. Census Bureau; American Community Survey (ACS). Median sales values over \$2