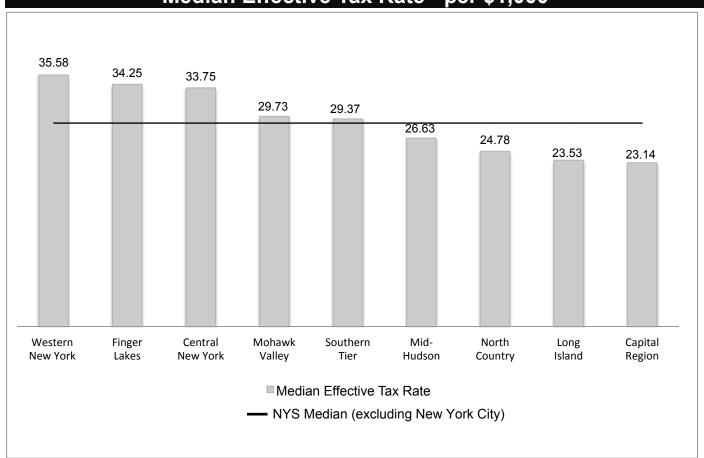
Property Taxes in New York Communities - 2011





Top 20 Property Tax Rates - 2011 - By Region

	O	City on Town	Village	Calcard District	Effective Tax Rate	County Median	Tax on Median
	County ¹	City or Town	(if any)	School District	Per \$1,000	Home	Home ²
Cap	oital Region						
1	Schenectady	Schenectady		Schenectady	\$40.75	\$159,900	\$6,516
2	Albany	Albany		Albany	\$36.40	\$195,000	\$7,098
3	Rensselaer	Rensselaer		Rensselaer	\$35.57	\$165,000	\$5,869
4	Washington	Whitehall	Whitehall	Whitehall	\$34.89	\$124,500	\$4,344
5	Rensselaer	Troy		Troy	\$33.74	\$165,000	\$5,567
6	Schenectady	Rotterdam		Schenectady	\$33.38	\$159,900	\$5,337
7	Schenectady	Glenville	Scotia	Scotia-Glenville	\$32.97	\$159,900	\$5,272
8	Washington	Fort Edward	Fort Edward	Fort Edward	\$32.61	\$124,500	\$4,060
9	Rensselaer	Hoosick	Hoosick Falls	Hoosick Falls	\$32.53	\$165,000	\$5,367
10	Greene	Catskill	Catskill	Catskill	\$32.28	\$157,000	\$5,068
11	Albany	Green Island	Green Island	Green Island	\$32.27	\$195,000	\$6,293
12	Saratoga	Waterford	Waterford	Waterford-Halfmoon	\$32.00	\$245,000	\$7,840
13	Schenectady	Rotterdam		Schalmont	\$31.91	\$159,900	\$5,102
14	Rensselaer	Troy		Lansingburgh	\$31.41	\$165,000	\$5,183
15	Rensselaer	Schodack	Castleton-on-Hudson	Schodack	\$31.34	\$165,000	\$5,171
16	Washington	Greenwich	Greenwich	Greenwich	\$31.16	\$124,500	\$3,879
17	Rensselaer	North Greenbush		Wynantskill	\$30.92	\$165,000	\$5,102
18	Saratoga	Waterford		Waterford-Halfmoon	\$30.86	\$245,000	\$7,561
19	Washington	Fort Edward		Schuylerville	\$30.84	\$124,500	\$3,840
20	Washington	Fort Edward	Fort Edward	Hudson Falls	\$30.69	\$124,500	\$3,821

Empire Center for New York State Policy | Page 1

Top 20 Property Tax Rates - 2011 - By Region (con't.)

					Effective Tax Rate	County Median	Tax on Median
	County ¹	City or Town	Village (if any)	School District	Per \$1,000	Home	Home ²
Cer	ntral New Yo	ork					
1	Oswego	Fulton		Fulton	\$51.15	\$95,000	\$4,859
2	Oswego	Schroeppel	Phoenix	Phoenix	\$47.82	\$95,000	\$4,543
3	Onondaga	De Witt	East Syracuse	East Syracuse-Minoa	\$47.67	\$130,000	\$6,197
4	Cortland	Cuyler		Fabius-Pompey	\$46.07	\$110,000	\$5,068
5	Onondaga	De Witt	East Syracuse	Jamesville-Dewitt	\$45.21	\$130,000	\$5,877
6	Cortland	Cortland		Cortland	\$45.03	\$110,000	\$4,953
7	Cortland	Cortlandville	Mcgraw	McGraw	\$44.33	\$110,000	\$4,876
8	Onondaga	La Fayette		Onondaga	\$43.93	\$130,000	\$5,711
9	Onondaga	Geddes	Solvay	Solvay	\$43.22	\$130,000	\$5,619
10	Onondaga	Geddes	•	Westhill	\$42.69	\$130,000	\$5,550
11	Onondaga	Manlius	Manlius	Fayetteville-Manlius	\$42.11	\$130,000	\$5,474
12	Oswego	Palermo		Phoenix	\$42.04	\$95,000	\$3,994
13	Oswego	Hastings		Phoenix	\$41.94	\$95,000	\$3,984
14	•	Minetto		Fulton	\$41.88	\$95,000	\$3,979
15	Onondaga	Salina		Lyncourt	\$41.68	\$130,000	\$5,418
16	Onondaga	Manlius	Minoa	East Syracuse-Minoa	\$41.65	\$130,000	\$5,415
17	Onondaga	Salina	Liverpool	Liverpool	\$41.62	\$130,000	\$5,411
18	Onondaga	Otisco	· · ·	Onondaga	\$41.53	\$130,000	\$5,399
19	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$41.45	\$130,000	\$5,389
20	Cortland	Cortlandville	Homer	Homer	\$41.36	\$110,000	\$4,550
		Contamo	Tiomor	11011101	Ψ11.00	Ψ110,000	ψ1,000
1	ger Lakes Orleans	Shelby	Medina	Medina	\$53.17	\$77,000	\$4,094
2	Orleans	•	Medina	Medina			
		Ridgeway			\$52.61	\$77,000	\$4,051
3	Wayne	Galen	Clyde	Clyde-Savannah	\$52.60	\$110,000	\$5,786
4	Wayne	Lyons	Lyons Mount Marris	Lyons	\$52.57	\$110,000	\$5,783
5	Livingston	Mount Morris	Mount Morris	Mount Morris	\$49.69	\$120,387	\$5,982
6	Orleans	Murray	Holley	Holley	\$49.26	\$77,000	\$3,793
7	Monroe	East Rochester	East Rochester	East Rochester	\$47.46	\$125,000	\$5,933
8	Monroe	Sweden	Brockport	Brockport	\$46.76	\$125,000	\$5,845
9	Ontario	Geneva	Dunalimont	Geneva	\$46.60	\$146,000	\$6,804
10	Monroe	Clarkson	Brockport	Brockport	\$46.59	\$125,000	\$5,824
11	Wayne	Palmyra	Palmyra	Palmyra-Macedon	\$46.53	\$110,000	\$5,118
12		Barre	A.11.1	Medina	\$46.35	\$77,000	\$3,569
13	Orleans	Gaines	Albion	Albion	\$46.27	\$77,000	\$3,563
	Genesee	Le Roy	Le Roy	Le Roy	\$45.91	\$97,250	\$4,465
	Orleans	Barre		Holley	\$45.76	\$77,000	\$3,524
	Orleans	Albion	Albion	Albion	\$45.32	\$77,000	\$3,490
	Seneca	Waterloo	Waterloo	Waterloo	\$45.19	\$113,000	\$5,106
	Seneca	Seneca Falls	Seneca Falls	Seneca Falls	\$44.91	\$113,000	\$5,075
	Monroe	Irondequoit		East Irondequoit	\$44.69	\$125,000	\$5,586
20	Wyoming	Warsaw	Warsaw	Warsaw	\$44.26	\$87,500	\$3,873
Lor	ng Island						
1		Islip		Central Islip	\$31.08	\$319,600	\$9,933
2	Suffolk	Babylon		Babylon	\$30.12	\$319,600	\$9,626
3	Suffolk	Babylon	Amityville	Copiague	\$29.94	\$319,600	\$9,569
4	Suffolk	Riverhead	,	Eastport-South Manor	\$29.70	\$319,600	\$9,492
5	Suffolk	Brookhaven		Bayport-Blue Point	\$29.30	\$319,600	\$9,364
6	Suffolk	Babylon		Wyandanch	\$29.25	\$319,600	\$9,348
7	Suffolk	Babylon		Lindenhurst	\$29.20	\$319,600	\$9,332
8	Suffolk	Islip	Islandia	Central Islip	\$29.00	\$319,600	\$9,268
9	Suffolk	Babylon	Amityville	Amityville	\$28.46	\$319,600	\$9,096
	Suffolk	Babylon	7-tillity ville	Deer Park	\$28.05	\$319,600	\$8,965
11	Suffolk	Babylon		West Babylon	\$28.02	\$319,600	\$8,955
	Suffolk	Babylon		Copiague	\$27.84	\$319,600	\$8,898
14	Julion	DavyiOII		Copiague	φ∠1.04	ψυ 13,000	ψυ,υθο

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	County Median Home	Tax Medi Hom
or	ng Island (co		image (ii aii)	2000. 2.0000	1 01 41,000		
	Suffolk	Islip		Bayport-Blue Point	\$27.63	\$319,600	\$8,8
	Suffolk	Riverhead		Shoreham-Wading River	\$27.55	\$319,600	\$8,8
	Suffolk	Babylon		Farmingdale	\$27.28	\$319,600	\$8,7
	Suffolk	Brookhaven		William Floyd	\$27.23	\$319,600	\$8,7
		Babylon		North Bablyon	\$27.15	\$319,600	\$8,6
	Suffolk	Islip		Sayville	\$26.72	\$319,600	\$8,5
9	Suffolk	Babylon		Amityville	\$26.36	\$319,600	\$8,4
	Suffolk	Brookhaven		Center Moriches	\$26.32	\$319,600	\$8,4
		Diodkilaveli		Ochter Monories	Ψ20.02	φο 10,000	ΨΟ,¬
	I-Hudson	l liablanda		Hayaratrayy Otany Daint	¢47.40	#04E 000	C44
1	Orange	Highlands	I the senter.	Haverstraw-Stony Point	\$47.48	\$245,000	\$11,0
2	Sullivan	Liberty	Liberty	Liberty	\$46.35	\$115,000	\$5,3
}	Orange	Tuxedo		Haverstraw-Stony Point	\$45.52	\$245,000	\$11,
	Orange	Woodbury	\\\a_adb	Haverstraw Stony Point	\$45.21	\$245,000	\$11,
5	Orange	Woodbury	Woodbury	Haverstraw Stony Point	\$44.44	\$245,000	\$10,
) ,	Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$44.44	\$390,000	\$17,
,	Rockland	Haverstraw	West Haverstraw	Haverstraw Stony Point	\$42.04	\$390,000	\$16,
}	Rockland	Haverstraw	Ella accilla	Haverstraw-Stony Point	\$41.20	\$390,000	\$16,
)	Ulster	Wawarsing	Ellenville	Ellenville	\$40.37	\$200,000	\$8,0
	Rockland	Ramapo		Ramapo	\$39.60	\$390,000	\$15,
1	Orange	Newburgh		Newburgh	\$39.53	\$245,000	\$9,6
2		Liberty		Liberty	\$39.48	\$115,000	\$4,5
3	Dutchess	Poughkeepsie		Spackenkill	\$39.25	\$250,000	\$9,8
4	Sullivan	Fallsburg	I love material	Liberty	\$38.74	\$115,000	\$4,4
5	Rockland	Pomona	Haverstraw	Haverstraw-Stony Point	\$38.48	\$390,000	\$15,
	Sullivan	Fallsburg	Woodridge	Fallsburg	\$36.30	\$115,000	\$4,
7	Sullivan	Fallsburg		Fallsburg	\$36.21	\$115,000	\$4,
	Rockland	Stony Point Haverstraw		Haverstraw-Stony Point	\$35.41	\$390,000 \$390,000	\$13,
9	Rockland		Coning Valley	Ramapo	\$35.21		\$13,
	Rockland	Clarkstown	Spring Valley	East Ramapo	\$34.97	\$390,000	\$13,
	hawk Valley						
		Gloversville		Gloversville	\$50.60	\$105,900	\$5,
2	Herkimer	Little Falls		Little Falls	\$49.28	\$88,500	\$4,3
3	Montgomery	Palatine	Fort Plain	Fort Plain	\$48.87	\$88,100	\$4,3
	Montgomery	Canajoharie	Fort Plain	Fort Plain	\$47.98	\$88,100	\$4,2
,	Montgomery	Minden	Fort Plain	Fort Plain	\$47.61	\$88,100	\$4,
;	Montgomery	St. Johnsville	St. Johnsville	Saint Johnsville	\$46.58	\$88,100	\$4,
7	Herkimer	Herkimer	Herkimer	Herkimer	\$46.04	\$88,500	\$4,0
3	Fulton	Gloversville		Johnstown	\$45.75	\$105,900	\$4,8
)	Montgomery	Palatine	Nelliston	Fort Plain	\$44.14	\$88,100	\$3,8
	Fulton	Ephratah		Fort Plain	\$43.84	\$105,900	\$4,6
1	Oneida	Rome		Oriskany	\$42.68	\$110,000	\$4,6
	Oneida	Rome		Westmoreland	\$41.68	\$110,000	\$4,5
3	Montgomery	Canajoharie	Canajoharie	Canajoharie	\$41.55	\$88,100	\$3,6
4	Montgomery	Minden		Fort Plain	\$41.11	\$88,100	\$3,6
5	Oneida	Whitestown	Oriskany	Oriskany	\$40.72	\$110,000	\$4,4
	Fulton	Oppenheim	Dolgeville	Dolgeville	\$40.44	\$105,900	\$4,2
7	Montgomery	Palatine		Fort Plain	\$40.26	\$88,100	\$3,
		Rome		Rome	\$40.19	\$110,000	\$4,4
9	Montgomery	Amsterdam		Amsterdam	\$39.95	\$88,100	\$3,5
)	Montgomery	Canajoharie		Fort Plain	\$39.72	\$88,100	\$

Potsdam

Potsdam

Ogdensburg

\$49.55

\$49.47

\$78,500

\$78,500

\$3,890

\$3,883

North Country

1 St. Lawrence

2 St. Lawrence

Potsdam

Ogdensburg

Top 20 Property Tax Rates - 2011 - By Region (con't.) Effective County Tax on Tax Rate Median Median City or Town Village (if any) School District Por \$1,000 Home Home²

North County City or Town Village (If any) School District Per \$1,000 Home Home						Effective	County	lax on
North Country (cont'd)						Tax Rate	Median	Median
3 St. Lawrence		County ¹	City or Town	Village (if any)	School District	Per \$1,000	Home	Home ²
3 St. Lawrence	No	rth Country	(cont'd)					
4 St. Lawrence Potadird Norwood-Norfolk \$48.4 d. \$76,500 \$3,830 6 St. Lawrence Hermon Hermon Hermon Hermon \$45,10 \$76,500 \$3,845 7 St. Lawrence Hermon Hermon Hermon \$44,40 \$76,500 \$3,445 8 St. Lawrence Ogdensburg Lisbon \$42,61 \$76,500 \$3,445 8 St. Lawrence Oswegatchie Heuvelton Heuvelton \$40,04 \$76,500 \$3,241 10 St. Lawrence Camton Canton Canton \$39,90 \$76,500 \$3,214 11 St. Lawrence Camton Canton Brasher Falls \$39,90 \$76,500 \$3,132 12 St. Lawrence Madrid Lisbon \$38,88 \$76,500 \$3,037 15 St. Lawrence Russell Hermon-DeKalb \$38,30 \$76,500 \$3,007 17 Franklin Malone Malone Malone \$38,20 \$77,500 \$3,000 17 Franklin Malone Malone Malone \$31,500				Norwood	Norwood-Norfolk	\$48.80	\$78.500	\$3.831
5 St Lawrence Madrid Norwood-Norfolk \$45,10 \$76,500 \$3,540 7 St Lawrence Hermon Hermon Hermon \$44,40 \$76,500 \$3,481 7 St Lawrence Massena Massena \$43,84 \$76,500 \$3,441 9 St Lawrence Cuderon Lisbon \$42,61 \$76,500 \$3,244 1 St Lawrence Cuderon Canton \$40,94 \$76,500 \$3,244 11 St Lawrence Canton Canton \$39,90 \$76,500 \$3,212 13 St Lawrence Canton Canton Brasher Falls \$39,64 \$76,500 \$3,132 13 St Lawrence Russell Hermon-DeKalb \$38,89 \$76,500 \$3,037 15 St Lawrence Russell Hermon-DeKalb \$38,30 \$76,500 \$3,007 16 St Lawrence Russell Hermon-DeKalb \$38,30 \$76,500 \$3,007 17 St Lawrence Russell Hermon-DeKalb \$38,30 \$76,500 \$3,007 18 St Lawrence Russ	4		Potsdam	Norwood	Norwood-Norfolk			
6 St. Lawrence Hermon Hermon - DeKalb \$44.40 \$76,500 \$3,485 7 St. Lawrence Ogdensburg Lisbon \$42.61 \$76,500 \$3,441 8 St. Lawrence Cousville Massena Massena \$43,28 \$76,500 \$3,345 9 St. Lawrence Canton Canton Canton \$40,29 \$77,500 \$3,345 11 St. Lawrence Canton Canton Canton \$39,90 \$78,500 \$3,112 12 St. Lawrence Lawrence Lawrence Lawrence Brasher Falls \$39,90 \$78,500 \$3,007 15 St. Lawrence Lawrence Lawrence Lawrence \$30,007 \$3,007 15 St. Lawrence Kandid Lisbon \$38,80 \$76,500 \$3,007 15 St. Lawrence Kandid Malone Malone \$38,20 \$76,500 \$3,000 17 Franklin Malone Malone Malone \$38,20 \$77,500 \$3,000 18 St. Lawrence Lawrence Lawrence Malone	5		Madrid		Norwood-Norfolk			
7 St. Lawrence Massena Massena Massena \$42,61 \$78,500 \$3,345 9 St. Lawrence Louisville Massena Massena \$41,32 \$78,500 \$3,345 9 St. Lawrence Louisville Massena Massena \$41,32 \$78,500 \$3,214 11 St. Lawrence Canton Canton Canton \$39,90 \$78,500 \$3,112 12 St. Lawrence Lawrence Brasher Falls \$9,984 \$78,500 \$3,017 14 St. Lawrence Madrid Madrid-Waddington \$38,63 \$78,500 \$3,007 15 St. Lawrence Madrid Lisbon \$38,50 \$78,500 \$3,007 16 St. Lawrence Malone Malone Malone \$38,26 \$78,500 \$3,007 16 St. Lawrence Lisbon Malone Malone Malone \$39,26 \$78,500 \$3,007 17 Franklin Malone Malone Malone Malone \$37,97 \$78,500 \$2,967 20 St. Lawrence Stockholm	6		Hermon	Hermon	Hermon-DeKalb			
8 St. Lawrence Ogdensburg Lisbon \$42.61 \$78,500 \$3.244 19 St. Lawrence Cowegatchie Heuvelton Heuvelton \$40,94 \$78,500 \$3.244 11 St. Lawrence Canton Canton Canton \$39,90 \$78,500 \$3,132 12 St. Lawrence Lawrence Brasher Falls \$9,84 \$78,500 \$3,112 13 St. Lawrence Madrid Madrid-Waddington \$38,69 \$78,500 \$3,012 15 St. Lawrence Madrid Lisbon \$38,58 \$78,500 \$3,029 15 St. Lawrence Russell Hermon-DeKalb \$38,30 \$78,500 \$3,003 17 Franklin Malone Malone \$38,13 \$86,750 \$3,003 17 Franklin Malone Malone \$38,13 \$86,750 \$3,003 18 St. Lawrence Stockholm Norwood-Norfolk \$37,67 \$78,500 \$2,981 19 St. Lawrence Stockholm Norwood-Norfolk \$37,67 \$78,500 \$2,941 20 Steuben	7	St. Lawrence		Massena	Massena			
10 St. Lawrence	8	St. Lawrence	Ogdensburg		Lisbon	\$42.61	\$78,500	\$3,345
11 St. Lawrence Canton Canton Canton Sag. 90 \$78,500 \$3,132 22 St. Lawrence Madrid Madrid-Waddington Sag. 869 \$78,500 \$3,037 33 St. Lawrence Madrid Lisbon Sag. 869 \$78,500 \$3,037 43 St. Lawrence Madrid Lisbon Sag. 869 \$78,500 \$3,037 45 St. Lawrence Madrid Lisbon Sag. 869 \$78,500 \$3,037 46 St. Lawrence Norfolk Norwood-Norfolk Sag. 86,750 \$3,007 47 Franklin Malone Malone Malone Sag. 13 \$86,750 \$3,007 48 St. Lawrence Lisbon Ogdensburg Sag. 797 \$78,500 \$2,981 49 St. Lawrence Stockholm Norwood-Norfolk Sag. 767 \$78,500 \$2,981 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,981 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,981 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,981 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,981 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,941 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,941 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,941 50 St. Lawrence Stockholm Potsdam Sag. 767 \$78,500 \$2,941 51 Steuben Erwin Painted Post Corning Sag. 74 Sag. 900 62 Broome Binghamton Binghamton Sag. 24 Sag. 900 \$4,905 73 Broome Union Endicott Union-Endicott S44,44 Sag. 967,990 Sag. 779 74 Steuben Avoca Avoca Avoca Sag. 24 Sag. 900 Sag. 979 75 Steuben Avoca Avoca Avoca Sag. 95 Sag. 95 Sag. 95 75 Steuben Avoca Avoca Avoca Sag. 95 Sag. 95 Sag. 95 75 Steuben Bath Bath Bath Sag. 96 Sag. 96 Sag. 96 Sag. 96 76 Steuben Bath Bath Bath Sag. 96 Sag. 97 Sag. 96 Sag. 97 Sag. 97 Sag. 97 Sag. 97 Sag. 97 S	9	St. Lawrence	Louisville	Massena	Massena	\$41.32	\$78,500	\$3,244
12 St. Lawrence Brasher Falls \$39,64 \$78,500 \$3,112 3 St. Lawrence Madrid Madrid-Waddington \$38,69 \$78,500 \$3,037 4 St. Lawrence Madrid Lisbon \$38,58 \$78,500 \$3,029 5 St. Lawrence Russell Hermon-DeKalb \$38,30 \$78,500 \$3,029 6 St. Lawrence Russell Hermon-DeKalb \$38,30 \$78,500 \$3,029 7 Franklin Malone Malone Malone \$38,13 \$86,750 \$3,003 7 Franklin Malone Malone Malone \$38,13 \$86,750 \$3,003 8 St. Lawrence Stockholm Ogdensburg \$37,97 \$78,500 \$2,981 9 St. Lawrence Stockholm Norwood-Norfolk \$37,67 \$78,500 \$2,981 9 St. Lawrence Stockholm Potsdam \$37,46 \$78,500 \$2,981 9 St. Lawrence Stockholm Potsdam \$37,46 \$78,500 \$2,981 9 St. Lawrence Stockholm Potsdam \$37,46 \$78,500 \$2,941 1 Steuben Erwin Painted Post Corning \$52,74 \$33,000 \$4,905 2 Broome Binghamton Binghamton \$52,34 \$110,000 \$4,905 3 Broome Union Endicott Union-Endicott \$44,44 \$110,000 \$4,898 4 Chenango Oxford Oxford Oxford Oxford \$42,90 \$87,990 \$3,774 5 Steuben Corning Corning \$42,50 \$33,000 \$4,978 5 Steuben Corning Corning \$42,50 \$33,000 \$3,953 8 Broome Union Johnson City Johnson City \$41,69 \$110,000 \$4,586 9 Steuben Bath Bath \$41,61 \$39,300 \$3,839 8 Broome Union Johnson City Johnson City \$41,69 \$110,000 \$4,586 9 Steuben Garenwood Andover \$40,36 \$39,300 \$3,657 10 Chenango Norwich Norwich S41,617 \$38,300 \$3,873 13 Chemung Elmira Elmira Heights Elmira Heights \$40,25 \$105,000 \$4,122 14 Steuben Greenwood Andover \$40,36 \$39,300 \$3,774 15 Chemung Horseheads Elmira Heights Elmira Heights \$39,300 \$3,774 16 Steuben Grappel Corning \$39,300 \$3,774 17 Schuyler Orange Corning \$39,300 \$3,774 18 Steuben Erwin Corning \$39,300 \$3,774 19 Steuben Erwin Corning \$39,300 \$3,774 10 Chenango Horseheads Elmira Heights Elmira Heights \$40,25 \$105,000 \$4,122 19 St	10	St. Lawrence	Oswegatchie	Heuvelton	Heuvelton	\$40.94	\$78,500	
13 St. Lawrence Madrid Lisbon \$38.69 \$78.500 \$3.029 15 St. Lawrence Russell Hermon-DeKalb \$38.30 \$78.500 \$3.007 16 St. Lawrence Norfolk Norwood-Norfolk \$38.26 \$78.500 \$3.007 17 Franklin Malone Malone Malone Malone \$38.13 \$86.750 \$3.008 18 St. Lawrence Lisbon Ogdensburg \$37.97 \$778.500 \$2.981 19 St. Lawrence Stockholm Norwood-Norfolk \$37.67 \$78.500 \$2.981 19 St. Lawrence Stockholm Norwood-Norfolk \$37.46 \$78.500 \$2.991 19 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.991 20 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.991 31 Steuben Erwin Painted Post Corning \$52.74 \$93.000 \$4.905 2 Broome Binghamton Binghamton \$52.34 \$110.000 \$5.757 3 Broome Union Endicott Union-Endicott 44.44 \$110.000 \$5.757 4 Chenango Oxford Oxford Oxford \$42.90 \$87.980 \$3.774 5 Chemung Elmira Elmira \$42.65 \$93.000 \$3.993 7 Steuben Avoca Avoca Avoca \$42.25 \$93.000 \$3.993 8 Broome Union Johnson City Johnson City \$41.69 \$91.000 \$3.993 9 Steuben Bath Bath Bath \$41.61 \$93.000 \$3.870 10 Chenango Norwich Norwich \$41.47 \$115.861 \$4.804 11 Steuben Greenwood Owego Owego-Apalachin \$41.47 \$115.861 \$4.804 12 Steuben Greenwood Elmira Elmira Heights Elmira Heights Say 92 \$93.000 \$3.773 13 Chemung Elmira Elmira Heights Elmira Heights Say 92 \$93.000 \$3.657 15 Chemung Elmira Elmira Heights Elmira Heights Say 92 \$93.000 \$3.657 15 Chemung Horseheads Elmira Heights Elmira Heights Say 92 \$93.000 \$3.678 16 Steuben Greenwood Androver \$40.3 \$93.000 \$3.673 17 Schuyler Orange Corning \$39.300 \$3.673 18 Steuben Erwin Corning \$39.27 \$93.000 \$3.673 19 Steuben Erwin Corning \$39.300 \$3.673 19 Steuben Erwin Corning \$39.300 \$3.673 10 Allegany Alma Scio \$57	11	St. Lawrence	Canton	Canton	Canton	\$39.90	\$78,500	\$3,132
14 St. Lawrence Madrid Lisbon S38.58 S78.500 S3.029 15 St. Lawrence Nurfolk Norwood-Norfolk S38.26 S78.500 S3.007 16 St. Lawrence Norfolk Norwood-Norfolk S38.26 S78.500 S3.007 17 Franklim Malone Malone Malone S38.13 S86.750 S3.008 18 St. Lawrence Stockholm Ogdensburg S37.97 S78.500 S2.981 19 St. Lawrence Stockholm Potsam S37.46 S78.500 S2.981 19 Steuben Envin Painted Post Corning S52.74 S93.000 S4.905 10 St. Lawrence Stockholm Potsam S52.74 S93.000 S4.905 10 St. Lawrence Stockholm Potsam S52.74 S93.000 S4.905 10 Steuben Envin Painted Post Corning S52.74 S93.000 S4.905 10 Steuben Envin Painted Post Union-Endicott S44.44 S110.000 S4.888 10 Chenango Oxford Oxford Oxford Oxford S42.90 S87.980 S4.774 10 Steuben Corning S42.50 S105.000 S4.784 11 Steuben Avoca Avoca Avoca S42.35 S93.000 S3.993 12 Steuben Corning S42.50 S93.000 S3.993 13 Chenung Emira Elmira Elmira S44.61 S93.000 S3.875 17 Tioga Owego Owego Owego-Apalachin S41.61 S93.000 S3.767 18 Steuben Greenwood Andover S40.36 S93.000 S3.767 19 Steuben Bradford Corning S49.25 S93.000 S3.767 17 Schuyler Orange Elmira Heights Elmira Heights S40.25 S93.000 S3.761 18 Steuben Bradford Elmira Heights Elmira Heights S40.25 S93.000 S3.761 19 Steuben Bradford Corning S49.28 S49.000 S4.781 10 Steuben Bradford Corning S49.28 S49.000 S4.781 11 Steuben Bradford Corning S49.28 S49.000 S4.781 18 Steuben Bradford Corning S49.28 S49.000 S4.781 19 Steuben Erwin Corning S49.28 S49.000 S3.657 19 Steuben	12	St. Lawrence	Lawrence		Brasher Falls	\$39.64	\$78,500	\$3,112
15 St. Lawrence Norfolk Norwood-Norfolk \$38.30 \$78.500 \$3.007 17 Franklin Malone Malone Malone Malone \$38.13 \$86,750 \$3.308 18 St. Lawrence Lisbon Ogdensburg \$37.97 \$78.500 \$2.981 19 St. Lawrence Stockholm Norwood-Norfolk \$37.67 \$78.500 \$2.981 19 St. Lawrence Stockholm Norwood-Norfolk \$37.67 \$78.500 \$2.981 19 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.981 19 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.981 10 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.941 10 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.941 10 St. Lawrence Stockholm Potsdam \$37.46 \$78.500 \$2.941 11 Steuben Erwin Painted Post Corning \$52.74 \$93.000 \$4.905 12 Broome Binghamton Binghamton \$52.34 \$110.000 \$5.757 13 Broome Union Endicott Union-Endicott \$44.44 \$110.000 \$5.757 13 Broome Union Endicott Union-Endicott \$44.44 \$110.000 \$5.757 15 Chemung Elmira Elmira \$42.65 \$105.000 \$4.478 16 Steuben Corning Corning \$42.50 \$93.000 \$3.953 17 Steuben Avoca Avoca Avoca Avoca \$42.35 \$93.000 \$3.953 18 Broome Union Johnson City Johnson City \$41.69 \$110.000 \$4.586 19 Steuben Bath Bath Bath \$41.61 \$93.000 \$3.876 10 Chenango Norwich Norwich Norwich \$41.57 \$87.980 \$3.657 11 Tioga Owego Owego Owego-Apalachin \$41.47 \$115.851 \$4.804 12 Steuben Greenwood Andover \$40.36 \$93.000 \$3.753 13 Chemung Elmira Elmira Heights Elmira Heights \$39.92 \$93.000 \$3.753 16 Steuben Greenwood Andover \$40.36 \$93.000 \$3.753 17 Schuyler Orange Corning \$39.92 \$93.000 \$3.761 18 Steuben Bardord Corning \$39.92 \$93.000 \$3.761 19 Steuben Erwin Corning \$39.92 \$93.000 \$3.607 Western New York Allegany Alma Melisville \$56.65 \$62.750 \$3.680 Allegany Alma Melisville \$	13	St. Lawrence	Madrid		Madrid-Waddington	\$38.69	\$78,500	\$3,037
18 St. Lawrence Norfolik	14	St. Lawrence	Madrid		Lisbon	\$38.58	\$78,500	\$3,029
17 Franklin Malone Malone Malone S38.13 \$86.750 \$3.308 18 St. Lawrence Lisbon Ogdensburg \$37.97 \$78,500 \$2.981 19 St. Lawrence Stockholm Norwood-Norfolk \$37.67 \$78,500 \$2.991 20 St. Lawrence Stockholm Potsdam \$37.46 \$78,500 \$2.941 27 Steuben Erwin Painted Post Corning \$52.74 \$93,000 \$4.905 2 Broome Binghamton Binghamton \$52.34 \$110,000 \$5.757 3 Broome Binghamton Binghamton \$52.34 \$110,000 \$5.757 3 Broome Union Endicott Union-Endicott \$44.44 \$110,000 \$4.888 4 Chenango Oxford Oxford Oxford Oxford \$42.90 \$87,980 \$3.774 5 Chemung Elmira Elmira \$42.65 \$105,000 \$4.478 6 Steuben Corning Corning \$42.55 \$93,000 \$3.933 7 Steuben Avoca Avoca Avoca \$42.35 \$93,000 \$3.933 8 Broome Union Johnson City Johnson City Steuben Avoca \$44.61 \$93,000 \$3.870 9 Steuben Bath Bath Bath Bath \$41.61 \$93,000 \$3.870 10 Chenango Norwich Norwich \$41.47 \$115,881 \$4.804 12 Steuben Greenwood Andover \$40.36 \$93,000 \$3.751 13 Chemung Elmira Elmira Heights Elmira Heights Elmira Heights S39.92 \$93,000 \$3.774 15 Chemung Horseheads Elmira Heights Elmira Heights Elmira Heights S39.92 \$93,000 \$3.774 15 Chemung Horseheads Elmira Heights Elmira Heights Elmira Heights S39.00 \$3.774 15 Schuyler Orange Corning \$39.38 \$41.250 \$5.562 18 Steuben Bradford Corning \$39.38 \$41.250 \$5.562 19 Steuben Erwin Corning \$39.38 \$41.250 \$5.562 10 Steuben Erwin Corning \$39.38 \$41.250 \$5.562 20 Steuben Erwin Corning \$39.38 \$41.250 \$5.562 3 Allegany Alma Kellswille Kellswille	15	St. Lawrence	Russell		Hermon-DeKalb	\$38.30	\$78,500	\$3,007
18 St. Lawrence Lisbon Norwood-Norfolk \$37.97 \$78,500 \$2.981	16	St. Lawrence	Norfolk		Norwood-Norfolk	\$38.26	\$78,500	\$3,003
19 St. Lawrence Stockholm Potsdam St. Cayrence St. Cayrence Stockholm Potsdam St. Cayrence St. Cayrenc	17	Franklin	Malone	Malone	Malone	\$38.13	\$86,750	\$3,308
Potsdam	18	St. Lawrence	Lisbon		Ogdensburg	\$37.97	\$78,500	\$2,981
Steuben	19	St. Lawrence	Stockholm		Norwood-Norfolk	\$37.67	\$78,500	\$2,957
1 Steuben Erwin Painted Post Corning \$52.74 \$93,000 \$4,905 2 Broome Binghamton Binghamton \$52.34 \$1110,000 \$5,757 3 Broome Union Endicott Union-Endicott \$44.44 \$110,000 \$4,587 4 Chenango Oxford Oxford \$42.90 \$87,980 \$3,774 5 Chemung Elmira Elmira \$42.65 \$105,000 \$4,478 6 Steuben Corning Corning \$42.55 \$93,000 \$3,953 7 Steuben Avoca Avoca \$42.35 \$93,000 \$3,939 8 Broome Union Johnson City Johnson City \$41.61 \$93,000 \$3,939 9 Steuben Bath Bath Bath \$41.61 \$93,000 \$3,870 10 Chenango Norwich Norwich \$41.57 \$87,980 \$3,657 11 Tioga Owego	20	St. Lawrence	Stockholm		Potsdam	\$37.46	\$78,500	\$2,941
Broome	Soi	uthern Tier						
Broome	1	Steuben	Erwin	Painted Post	Corning	\$52.74	\$93,000	\$4,905
4 Chenango Oxford Oxford Stord \$3,774 5 Chemung Elmira Elmira \$42,65 \$105,000 \$4,478 6 Steuben Corning \$42,50 \$93,000 \$3,953 7 Steuben Avoca Avoca \$42,35 \$93,000 \$3,939 8 Broome Union Johnson City \$41,69 \$110,000 \$4,586 9 Steuben Bath Bath \$41,61 \$93,000 \$3,870 10 Chenango Norwich Norwich \$41,57 \$87,980 \$3,657 11 Tioga Owego Owego Owego-Apalachin \$41,47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40,36 \$93,000 \$3,753 13 Chemung Elmira Elmira Heights \$40,25 \$105,000 \$4,226 14 Steuben Hornby Corning \$39,20 \$105,000 \$4,192 16 Steuben Bradford Corning \$39,90 \$3,753 17 Schuyler Orage<	2	Broome	Binghamton		Binghamton	\$52.34	\$110,000	\$5,757
5 Chemung Elmira \$42,65 \$105,000 \$4,478 6 Steuben Corning \$42,50 \$93,000 \$3,953 7 Steuben Avoca \$42,35 \$93,000 \$3,939 8 Broome Union Johnson City Johnson City \$41,69 \$110,000 \$4,586 9 Steuben Bath Bath Bath \$30,000 \$3,367 10 Chenango Norwich \$41,67 \$87,980 \$3,657 11 Tioga Owego Owego Owego-Apalachin \$41,47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40,36 \$93,000 \$3,753 31 Chemung Elmira Elmira Heights \$40,25 \$105,000 \$4,226 14 Steuben Hornby Corning \$40,23 \$93,000 \$3,741 15 Chemung Horseheads Elmira Heights Elmira Heights \$39,92 \$105,000 \$4,192	3	Broome	Union	Endicott	Union-Endicott	\$44.44	\$110,000	\$4,888
6 Steuben Corning Corning \$42.50 \$93,000 \$3,953 7 Steuben Avoca Avoca Avoca \$42.35 \$93,000 \$3,939 8 Broome Union Johnson City \$41.69 \$110,000 \$4,566 9 Steuben Bath Bath Bath \$41.61 \$93,000 \$3,870 10 Chenango Norwich Norwich \$41.57 \$87,980 \$3,657 11 Tioga Owego Owego Owego-Apalachin \$41.47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40.36 \$93,000 \$3,753 13 Chemung Elmira Elmira Heights Elmira Heights \$40.25 \$105,000 \$4,226 14 Steuben Hornby Corning \$30,22 \$105,000 \$4,192 15 Chemung Horseheads Elmira Heights Elmira Heights \$39,92 \$93,000 \$3,713 17 Schuyler Orange Corning \$39,38 \$141,250 \$5,562 18 Ste	4	Chenango	Oxford	Oxford	Oxford	\$42.90	\$87,980	\$3,774
7 Steuben Avoca Avoca Johnson City Johnson City \$41.69 \$110,000 \$4,586 8 Broome Union Johnson City Johnson City \$41.69 \$110,000 \$4,586 9 Steuben Bath Bath Bath Bath \$41.67 \$87,980 \$3,657 10 Chenango Norwich Norwich \$41.57 \$87,980 \$3,657 11 Tioga Owego Owego Owego-Apalachin \$41.47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40.36 \$93,000 \$3,753 13 Chemung Elmira Elmira Heights Elmira Heights \$40.23 \$93,000 \$3,741 15 Chemung Horseheads Elmira Heights Elmira Heights \$39.92 \$105,000 \$4,192 16 Steuben Bradford Corning \$39.92 \$93,000 \$3,713 17 Schuyler Orange Corning \$39.92 \$93,000 \$3,713 17 Steuben Bradford Corning \$39.92 \$93,000 \$3,652 <td< td=""><td>5</td><td>Chemung</td><td>Elmira</td><td></td><td>Elmira</td><td>\$42.65</td><td>\$105,000</td><td>\$4,478</td></td<>	5	Chemung	Elmira		Elmira	\$42.65	\$105,000	\$4,478
8 Broome Union Johnson City Johnson City \$41.69 \$110,000 \$4,586 9 Steuben Bath Bath Bath \$41.61 \$93,000 \$3,870 10 Chenango Norwich Norwich \$41.57 \$87,980 \$3,657 11 Tioga Owego Owego-Apalachin \$41.47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40.36 \$93,000 \$3,753 13 Chemung Elmira Elmira Heights \$105,000 \$4,226 14 Steuben Hornby Corning \$40.23 \$93,000 \$3,713 15 Chemung Horseheads Elmira Heights Elmira Heights \$39.92 \$105,000 \$4,192 16 Steuben Bradford Corning \$39.38 \$141,250 \$5,562 17 Schuyler Orange Corning \$39.38 \$141,250 \$5,662 18 Steuben West Union <	6	Steuben	Corning		Corning	\$42.50	\$93,000	\$3,953
9 Steuben Bath Bath Bath \$41.61 \$93,000 \$3,870 10 Chenango Norwich Norwich \$41.57 \$87,990 \$3,657 11 Tioga Owego Owego-Apalachin \$41.47 \$115,851 \$4,804 12 Steuben Greenwood Andover \$40.36 \$93,000 \$3,753 13 Chemung Elmira Elmira Heights Elmira Heights \$40.25 \$105,000 \$4,226 14 Steuben Hornby Corning \$40.23 \$93,000 \$3,741 15 Chemung Horseheads Elmira Heights Elmira Heights \$39.92 \$105,000 \$4,192 16 Steuben Bradford Corning \$39.92 \$93,000 \$3,713 17 Schuyler Orange Corning \$39.38 \$141,250 \$5,562 18 Steuben West Union Whitesville \$39.27 \$93,000 \$3,652 19 Steuben Erwin Corning \$39.18 \$93,000 \$3,652 20 Steuben Campbell	7	Steuben	Avoca	Avoca	Avoca	\$42.35	\$93,000	\$3,939
10 Chenango Norwich	8	Broome	Union	Johnson City	Johnson City	\$41.69	\$110,000	\$4,586
11 Tioga	9	Steuben	Bath	Bath	Bath	\$41.61	\$93,000	\$3,870
12 Steuben Greenwood Andover \$40.36 \$93,000 \$3,753 \$13 Chemung Elmira Elmira Heights Elmira Heights \$40.25 \$105,000 \$4,226 \$40.25 \$105,000 \$4,226 \$40.25 \$105,000 \$4,226 \$40.25 \$40.23 \$93,000 \$3,741 \$40.23 \$93,000 \$3,741 \$40.25 \$40.23 \$93,000 \$3,741 \$40.25 \$40.25 \$40.25 \$40.25 \$40.25 \$40.20 \$40	10	Chenango	Norwich		Norwich	\$41.57	\$87,980	\$3,657
13 Chemung Elmira Elmira Heights Elmira Heights S40.25 \$105,000 \$4,226 14 Steuben Hornby Corning \$40.23 \$93,000 \$3,741 15 Chemung Horseheads Elmira Heights Elmira Heights \$39.92 \$105,000 \$4,192 16 Steuben Bradford Corning \$39.92 \$93,000 \$3,713 17 Schuyler Orange Corning \$39.38 \$141,250 \$5,562 18 Steuben West Union Whitesville \$39.27 \$93,000 \$3,652 19 Steuben Erwin Corning \$39.18 \$93,000 \$3,664 20 Steuben Campbell Corning \$38.78 \$93,000 \$3,667 Western New York 1 Allegany Wellsville Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,688 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,475 8 Allegany Bolivar Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Wirt Friendship \$55.24 \$62,750 \$3,475 10 Allegany Wirt Scio \$55.31 \$62,750 \$3,423 11 Allegany Independence Andover \$58.01 \$62,750 \$3,340 12 Allegany Independence Andover \$55.372 \$62,750 \$3,341	11	Tioga	Owego	Owego	Owego-Apalachin	\$41.47	\$115,851	\$4,804
Steuben	12	Steuben	Greenwood		Andover	\$40.36	\$93,000	\$3,753
15 Chemung	13	Chemung	Elmira	Elmira Heights	Elmira Heights	\$40.25	\$105,000	\$4,226
16 Steuben Bradford Corning \$39.92 \$93,000 \$3,713 17 Schuyler Orange Corning \$39.38 \$141,250 \$5,562 18 Steuben West Union Whitesville \$39.27 \$93,000 \$3,652 19 Steuben Erwin Corning \$39.18 \$93,000 \$3,644 20 Steuben Campbell Corning \$38.78 \$93,000 \$3,667 Western New York 1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,930 3 Allegany Andover Andover Andover \$58.40 \$62,750 \$3,680 4 Allegany Alfred Alfred Alfred Alfred Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,475 8 Allegany Boliv	14	Steuben	Hornby		Corning	\$40.23	\$93,000	\$3,741
17 Schuyler Orange Corning \$39.38 \$141,250 \$5,562 18 Steuben West Union Whitesville \$39.27 \$93,000 \$3,652 19 Steuben Erwin Corning \$39.18 \$93,000 \$3,644 20 Steuben Campbell Corning \$38.78 \$93,000 \$3,607 Western New York 1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,680 3 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,665 4 Allegany Alma Scio \$57.81 \$62,750 \$3,628 5 Allegany Alma Scio \$57.81 \$62,750 \$3,423 6 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,471 8 Allegany Bolivar Friendship	15	Chemung	Horseheads	Elmira Heights	Elmira Heights	\$39.92	\$105,000	\$4,192
18 Steuben West Union Whitesville \$39.27 \$93,000 \$3,652 19 Steuben Erwin Corning \$39.18 \$93,000 \$3,644 20 Steuben Campbell Corning \$38.78 \$93,000 \$3,607 Western New York 1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.31 \$62,750 \$3,471 8 Allegany Wirt Friendship \$55.24 \$62,750 \$3,471 9 Allegany Wirt Friendship	16	Steuben	Bradford		Corning	\$39.92	\$93,000	\$3,713
19 Steuben Erwin Campbell Corning \$39.18 \$93,000 \$3,644 20 Steuben Campbell Corning \$38.78 \$93,000 \$3,607 Western New York 1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,659 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,468 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Bolivar-Richburg \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Independence	17	Schuyler	Orange		Corning	\$39.38	\$141,250	\$5,562
Western New York Wellsville Wellsville \$38.78 \$93,000 \$3,607 1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,423 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 <td>18</td> <td>Steuben</td> <td>West Union</td> <td></td> <td>Whitesville</td> <td>\$39.27</td> <td></td> <td></td>	18	Steuben	West Union		Whitesville	\$39.27		
Western New York Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Bolivar-Richburg \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 <td>19</td> <td>Steuben</td> <td>Erwin</td> <td></td> <td>Corning</td> <td>\$39.18</td> <td>\$93,000</td> <td>\$3,644</td>	19	Steuben	Erwin		Corning	\$39.18	\$93,000	\$3,644
1 Allegany Wellsville Wellsville \$62.63 \$62,750 \$3,930 2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,389 12 Allegany Independence Andover \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	20	Steuben	Campbell		Corning	\$38.78	\$93,000	\$3,607
2 Allegany Alma Wellsville \$58.65 \$62,750 \$3,680 3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23	We	stern New Y	ork					
3 Allegany Andover Andover \$58.40 \$62,750 \$3,665 4 Allegany Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	1			Wellsville		\$62.63		
4 Allegany Alfred Alfred Alfred-Almond \$58.31 \$62,750 \$3,659 5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	2	Allegany	Alma		Wellsville			
5 Allegany Alma Scio \$57.81 \$62,750 \$3,628 6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	3	Allegany	Andover	Andover	Andover	\$58.40	\$62,750	\$3,665
6 Allegany Belfast Friendship \$55.48 \$62,750 \$3,481 7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	4	Allegany	Alfred	Alfred	Alfred-Almond	\$58.31	\$62,750	\$3,659
7 Allegany Bolivar Bolivar-Richburg \$55.38 \$62,750 \$3,475 8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	5	Allegany	Alma		Scio	\$57.81	\$62,750	\$3,628
8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	6	Allegany	Belfast		Friendship		\$62,750	\$3,481
8 Allegany Bolivar Scio \$55.31 \$62,750 \$3,471 9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	7	Allegany	Bolivar	Bolivar	Bolivar-Richburg	\$55.38	\$62,750	
9 Allegany Wirt Friendship \$55.24 \$62,750 \$3,466 10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	8		Bolivar			\$55.31	\$62,750	\$3,471
10 Allegany Wirt Scio \$54.55 \$62,750 \$3,423 11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	9		Wirt		Friendship			
11 Allegany Independence Andover \$54.01 \$62,750 \$3,389 12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340			Wirt		•			
12 Allegany Independence Wellsville \$53.72 \$62,750 \$3,371 13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340	11							
13 Allegany Wirt Richburg Bolivar-Richburg \$53.23 \$62,750 \$3,340			•					
				Richburg				
	14		Friendship					

Top 20 Property Tax Rates - 2011 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	County Median Home	Tax on Median Home ²		
We	Western New York (cont'd)								
15	Allegany	Scio		Wellsville	\$52.82	\$62,750	\$3,314		
16	Allegany	Burns	Canaseraga	Canaseraga	\$52.76	\$62,750	\$3,311		
17	Erie	Cheektowaga	Sloan	Cheektowaga-Sloan	\$52.75	\$124,000	\$6,541		
18	Allegany	Ward		Andover	\$52.63	\$62,750	\$3,303		
19	Allegany	Friendship		Scio	\$52.38	\$62,750	\$3,287		
20	Allegany	Alma		Bolivar-Richburg	\$52.04	\$62,750	\$3,266		

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

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

2 3	County ¹ pital Region Saratoga	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home	Median Home ²
1 2 3	Saratoga	•			F E1 \$ 1,000	Home	Home
2							
3		Edinburg		Edinburg	\$7.70	\$245,000	\$1,887
	Warren	Hague		Bolton	\$7.91	NDR	NDR
4	Warren	Bolton		Bolton	\$8.40	NDR	NDR
	Saratoga	Day		Edinburg	\$8.49	\$245,000	\$2,080
5	Warren	Hague		North Warren	\$9.15	NDR	NDR
6	Warren	Horicon		Bolton	\$9.15	NDR	NDR
7	Warren	Bolton		Lake George	\$9.42	NDR	NDR
8	Warren	Horicon		North Warren	\$10.39	NDR	NDR
9	Warren	Queensbury		Lake George	\$11.41	NDR	NDR
10	Warren	Hague		Ticonderoga	\$11.42	NDR	NDR
11	Warren	Lake George		Lake George	\$11.43	NDR	NDR
12	Warren	Chester		North Warren	\$11.74	NDR	NDR
13	Warren	Johnsburg		North Warren	\$11.86	NDR	NDR
14	Saratoga	Edinburg		Hadley-Luzerne	\$12.37	\$245,000	\$3,031
	Saratoga	Edinburg		Northville	\$12.42	\$245,000	\$3,043
	Warren	Chester		Schroon Lake	\$12.71	NDR	NDR
	Warren	Thurman		North Warren	\$12.73	NDR	NDR
	Washington	Dresden		Putnam	\$12.78	\$124,500	\$1,591
	Saratoga	Day		Hadley-Luzerne	\$13.17	\$245,000	\$3,227
	Greene	Windham		Windham-Ashland-Jewett	\$13.32	\$157,000	\$2,091
Cen	ntral New Yo	ork					
1	Onondaga	Skaneateles		Moravia	\$21.36	\$130,000	\$2,777
2	Onondaga	Skaneateles		Skaneateles	\$22.14	\$130,000	\$2,878
	Cayuga	Niles		Moravia	\$22.15	\$110,000	\$2,437
	Onondaga	Spafford		Skaneateles	\$22.35	\$130,000	\$2,906
	Cayuga	Niles		Skaneateles	\$22.93	\$110,000	\$2,522
	Madison	Hamilton		Brookfield	\$23.08	\$137,250	\$3,168
	Cayuga	Sempronius		Moravia	\$23.59	\$110,000	\$2,595
	Madison	Madison		Brookfield	\$23.63	\$137,250	\$3,243
	Cayuga	Ledyard		Southern Cayuga	\$24.03	\$110,000	\$2,643
	Cayuga	Sennett		Skaneateles	\$24.06	\$110,000	\$2,647
	Cayuga	Ledyard	Aurora	Southern Cayuga	\$24.24	\$110,000	\$2,666
	Cayuga	Genoa	nuivia	Southern Cayuga	\$24.25	\$110,000	\$2,668
	Onondaga	Skaneateles	Skaneateles	Skaneateles	\$24.25 \$24.27	\$110,000	\$3,155

² Home with 2011 Median Sales Price for County, as reported by NYS Association of Realtors.

Bottom 20 Property Tax Rates - 2011 - By Region (con't.) Effective County Tax on

					Effective	County	Tax on
					Tax Rate	Median	Median
	County ¹	City or Town	Village (if any)	School District	Per \$1,000	Home	Home ²
<u></u>			·		1 01 4 1,000		
	ntral New Yo			Southorn Covingo	\$24.65	¢110 000	¢2 712
	Cayuga	Scipio		Southern Cayuga	\$24.65	\$110,000	\$2,712
	Cayuga	Moravia		Moravia	\$24.83	\$110,000	\$2,731
	Cayuga	Conquest		Red Creek	\$25.06	\$110,000	\$2,757
	Madison	Cazenovia		Cazenovia	\$25.07	\$137,250	\$3,441
18	Cayuga Madison	Ledyard		Union Springs	\$25.09	\$110,000	\$2,760
		Nelson		Morrisville-Eaton	\$25.11 \$25.12	\$137,250 \$137,250	\$3,446
20	Madison	Eaton		Morrisville-Eaton	Φ25.12	\$137,250	\$3,448
	ger Lakes	_					
1	Ontario	Seneca		Penn Yan	\$16.43	\$146,000	\$2,399
2	Ontario	Geneva		Penn Yan	\$17.57	\$146,000	\$2,565
3	Yates	Jerusalem		Penn Yan	\$19.70	\$118,000	\$2,325
4	Ontario	Seneca		Gorham-Middlesex	\$19.77	\$146,000	\$2,886
5	Yates	Torrey		Penn Yan	\$20.74	\$118,000	\$2,447
6	Yates	Milo		Penn Yan	\$20.97	\$118,000	\$2,474
7	Ontario	Gorham		Gorham-Middlesex	\$21.05	\$146,000	\$3,073
8	Yates	Barrington		Penn Yan	\$21.26	\$118,000	\$2,509
9	Ontario	South Bristol		Naples	\$21.78	\$146,000	\$3,180
10	Yates	Milo		Dundee	\$21.94	\$118,000	\$2,589
11	Yates	Starkey		Dundee	\$22.19	\$118,000	\$2,618
12	Yates	Barrington		Dundee	\$22.22	\$118,000	\$2,622
13	Wyoming	Sheldon		Yorkshire-Pioneer	\$22.77	\$87,500	\$1,992
14	Yates	Jerusalem		Gorham-Middlesex	\$23.03	\$118,000	\$2,718
15	Yates	Benton		Penn Yan	\$23.16	\$118,000	\$2,733
16	Ontario	Canandaigua		Naples	\$23.18	\$146,000	\$3,384
17	Wyoming	Wethersfield		Yorkshire-Pioneer	\$23.22	\$87,500	\$2,032
18	Ontario	Richmond		Naples	\$23.35	\$146,000	\$3,409
19	Ontario	South Bristol		Honeoye	\$23.36	\$146,000	\$3,411
20	Yates	Jerusalem		Prattsburg	\$23.43	\$118,000	\$2,765
	ng Island						
1	Suffolk	Southampton	Sagaponack	Sagaponack	\$1.24	\$319,600	\$396
2	Suffolk	Southampton	Sagaponack	Wainscott	\$2.07	\$319,600	\$662
3	Suffolk	Southampton		Sagaponack	\$2.74	\$319,600	\$876
4	Suffolk	Southampton		Wainscott	\$3.57	\$319,600	\$1,141
5	Suffolk	Southampton		Bridgehampton	\$3.81	\$319,600	\$1,218
6	Suffolk	East Hampton		Wainscott	\$4.01	\$319,600	\$1,282
7	Suffolk	Southampton		Quogue	\$4.17	\$319,600	\$1,333
8	Suffolk	Southampton	Quogue	Quogue	\$4.40	\$319,600	\$1,406
9	Suffolk	Southampton		Southampton	\$4.62	\$319,600	\$1,477
10	Suffolk	Southampton	Southampton	Southampton	\$4.62	\$319,600	\$1,477
11	Suffolk	East Hampton		Amagansett	\$4.83	\$319,600	\$1,544
12	Suffolk	Southampton	West Hampton Dunes	Remsenburg-Speonk	\$5.41	\$319,600	\$1,729
13	Suffolk	Shelter Island		Shelter Island	\$5.69	\$319,600	\$1,819
14	Suffolk	Islip		Fire Island	\$5.98	\$319,600	\$1,911
	Suffolk	East Hampton		East Hampton	\$6.01	\$319,600	\$1,921
	Suffolk	Southampton	North Haven	Sag Harbor	\$6.15	\$319,600	\$1,966
17	Suffolk	East Hampton	East Hampton	East Hampton	\$6.24	\$319,600	\$1,994
18	Suffolk	East Hampton		Montauk	\$6.69	\$319,600	\$2,138
	Suffolk	Islip	Saltaire	Fire Island	\$6.73	\$319,600	\$2,151
	Suffolk	Southampton		Remsenburg-Speonk	\$6.99	\$319,600	\$2,234
Mic	l-Hudson						
1	Westchester	Bronxville	Eastchester	Bronxville	\$6.74	\$600,000	\$4,044
2	Westchester	Rye		Harrison	\$12.99	\$600,000	\$7,794
3	Westchester	Mount Kisco		Bedford	\$14.38	\$600,000	\$8,628

Bottom 20 Property Tax Rates - 2011 - By Region (con't.) **Effective** County Tax on **Tax Rate** Median Median County¹ City or Town Village (if any) **School District** Per \$1,000 Home Home² Mid-Hudson (cont'd) Garrison \$325,000 \$4,729 4 Putnam Philipstown \$14.55 5 Westchester Mount Pleasant Pocantico Hills \$15.12 \$600,000 \$9,072 6 **Dutchess** Washington Millbrook \$15.99 \$250,000 \$3,998 7 Putnam Putnam Valley Garrison \$16.11 \$325,000 \$5,236 8 Westchester Rye Rye \$16.27 \$600,000 \$9,762 9 Orange Warwick Tuxedo \$16.45 \$245,000 \$4,030 10 Dutchess Washington Northeast \$16.68 \$250,000 \$4,170 Westchester Scarsdale Scarsdale \$16.78 \$600,000 \$10,068 12 Dutchess Stanford Millbrook \$16.80 \$250,000 \$4,200 Westchester North Castle \$16.86 \$600,000 \$10,116 Harrison \$4,235 14 **Dutchess** North East Copake-Taconic Hills \$16.94 \$250,000 Pound Ridge \$10,200 Westchester Bedford \$17.00 \$600,000 16 **Dutchess** Clinton Millbrook \$17.01 \$250,000 \$4,253 Shandaken Margaretville \$200,000 \$3,414 17 Ulster \$17.07 18 Ulster Hardenburgh Margaretville \$17.09 \$200,000 \$3,418 Rye Neck \$600,000 19 Westchester \$17.17 \$10,302 Rye 20 Dutchess Stanford Pine Plains \$250,000 \$17.23 \$4,308 Mohawk Valley³ Hamilton Arietta Raquette Lake \$5.24 **NDR NDR** 2 Hamilton Long Lake Raquette Lake **NDR** \$5.73 NDR 3 Hamilton Arietta Piseco \$7.55 **NDR NDR** 4 Hamilton Arietta Long Lake \$8.24 **NDR NDR** 5 Hamilton Long Lake Long Lake \$8.73 **NDR NDR** 6 Hamilton Morehouse Piseco \$9.32 **NDR NDR** Town of Webb 7 Herkimer Webb \$10.28 \$88,500 \$910 8 Oneida Forestport Town of Webb \$10.93 \$110,000 \$1,202 9 Hamilton Inlet Inlet **NDR NDR** \$11.01 10 Hamilton Indian Lake Indian Lake \$13.45 **NDR NDR** Hamilton Wells **NDR** Arietta \$13.83 **NDR** 11 12 Hamilton Lake Pleasant Lake Pleasant **NDR** \$13.88 NDR Fulton Northampton Edinburg 13 \$14.11 \$105,900 \$1,494 14 Hamilton Benson Northville \$14.31 **NDR NDR** Wells **NDR** 15 Hamilton Wells \$15.62 **NDR** Hamilton Lake Pleasant Wells **NDR NDR** 16 \$15.93 Wells 17 Hamilton Hope \$16.44 NDR **NDR** Northville **NDR** 18 Hamilton Hope \$16.82 NDR 19 Hamilton Lake Pleasant Spectacular Lake Pleasant \$17.33 **NDR NDR** 20 Fulton Wheelerville \$1,943 Johnstown \$18.35 \$105,900 **North Country** Essex North Elba Lake Placid \$10.72 \$166,350 \$1,783 2 Essex Schroon **North Warren** \$11.16 \$166,350 \$1,856 3 Jefferson Alexandria Indian River \$12.05 \$146,900 \$1,770 Essex Schroon Lake \$12.13 \$166,350 \$2,018 Schroon 5 Jefferson Pamelia Indian River \$12.15 \$146,900 \$1,785 \$146,900 \$1,797 6 **Jefferson** Orleans Indian River \$12.23 7 Essex Minerva North Warren \$12.54 \$166,350 \$2,086 8 Essex North Elba Saranac Lake \$13.08 \$166,350 \$2,176 Essex 9 Keene Keene \$13.34 \$166,350 \$2,219 10 Essex North Hudson Schroon Lake \$13.35 \$166,350 \$2,221 11 Jefferson Theresa Indian River \$13.62 \$146,900 \$2,001 12 Essex Wilmington Lake Placid \$13.68 \$166,350 \$2,276

Lake Placid

Putnam

Saranac Lake

\$14.17

\$14.18

\$14.63

\$166,350

\$86,750

\$166,350

\$2,357

\$1,230

\$2,434

Lake Placid

13 Essex

15 Essex

14 Franklin

North Elba

Santa Clara

Ticonderoga

Bottom 20 Property Tax Rates - 2011 - By Region (con't.) Effective County

					Effective	County	Tax on
					Tax Rate	Median	Median
	County ¹	City or Town	Village (if any)	School District	Per \$1,000	Home	Home ²
No	rth Country	(cont'd)					
16	Jefferson	Le Ray		Indian River	\$14.71	\$146,900	\$2,161
17	Franklin	Brighton		Saranac Lake	\$14.83	\$86,750	\$1,287
18	Franklin	Harrietstown		Saranac Lake	\$14.85	\$86,750	\$1,288
19	Essex	St. Armand		Saranac Lake	\$15.05	\$166,350	\$2,504
20	Jefferson	Alexandria		Lafargeville	\$15.40	\$146,900	\$2,262
Soi	uthern Tier						
1	Otsego	Otsego		Cooperstown	\$12.37	\$115,000	\$1,423
2	Otsego	Otsego		Richfield Springs	\$13.09	\$115,000	\$1,505
3	Otsego	Middlefield		Cooperstown	\$13.15	\$115,000	\$1,512
4	Otsego	Otsego		Cherry Valley-Springfield	\$13.57	\$115,000	\$1,561
5	Otsego	Middlefield		Cherry Valley-Springfield	\$14.42	\$115,000	\$1,658
6	Otsego	Springfield		Richfield Springs	\$14.53	\$115,000	\$1,671
7	Delaware	Andes		Andes	\$14.54	\$100,000	\$1,454
8	Otsego	Otsego		Edmeston	\$14.72	\$115,000	\$1,693
9	Otsego	Hartwick		Cooperstown	\$14.98	\$115,000	\$1,723
10	Otsego	Springfield		Cherry Valley-Springfield	\$15.04	\$115,000	\$1,730
11	Delaware	Hamden		Andes	\$15.82	\$100,000	\$1,582
12	Delaware	Andes		Margaretville	\$15.85	\$100,000	\$1,585
13	Broome	Binghamton		South Mountain-Hickory	\$15.86	\$110,000	\$1,745
14	Delaware	Middletown		Andes	\$15.93	\$100,000	\$1,593
15	Otsego	Otsego	Cooperstown	Cooperstown	\$16.35	\$115,000	\$1,880
16	Otsego	Richfield		Richfield Springs	\$16.37	\$115,000	\$1,883
17	Otsego	Unadilla		Gilbertsville - Mount Upton	\$16.50	\$115,000	\$1,898
18	Delaware	Bovina		Andes	\$16.57	\$100,000	\$1,657
19	Otsego	Roseboom		Cherry Valley-Springfield	\$16.74	\$115,000	\$1,925
20	Delaware	Delhi		Andes	\$17.03	\$100,000	\$1,703
We	stern New Y	ork					
1	Erie	Sardinia		Yorkshire-Pioneer	\$16.39	\$124,000	\$2,032
2	Erie	Sardinia		Holland	\$18.27	\$124,000	\$2,265
3	Chautauqua	Chautauqua		Chautauqua Lake	\$18.40	\$81,120	\$1,493
4	Chautauqua	Ellery		Chautauqua Lake	\$19.15	\$81,120	\$1,553
5	Chautauqua	Westfield		Chautauqua Lake	\$19.99	\$81,120	\$1,622
6	Chautauqua	North Harmony		Chautauqua Lake	\$20.31	\$81,120	\$1,648
7	Erie	Wales		Holland	\$20.69	\$124,000	\$2,566
8	Erie	Elma		East Aurora	\$21.25	\$124,000	\$2,635
9	Chautauqua	Portland		Chautauqua Lake	\$21.26	\$81,120	\$1,725
10	Erie	Sardinia		Springville-Griffith Institute	\$21.48	\$124,000	\$2,664
11	Cattaraugus	Red House		Randolph	\$21.55	\$75,000	\$1,616
12	Cattaraugus	Ellicottville		Ellicottville	\$21.74	\$75,000	\$1,631
13	Erie	Elma		Lancaster	\$22.15	\$124,000	\$2,747
14	Erie	Elma		Iroquois	\$22.25	\$124,000	\$2,759
	Erie	Holland		Yorkshire-Pioneer	\$22.28	\$124,000	\$2,763
16	Erie	Concord		Holland	\$22.29	\$124,000	\$2,764
17	Cattaraugus	Great Valley		Ellicottville	\$22.39	\$75,000	\$1,679
	Cattaraugus	Ellicottville	Ellicottville	Ellicottville	\$22.72	\$75,000	\$1,704
19	Erie	Colden		Holland	\$22.75	\$124,000	\$2,821
20	Erie	Wales		Iroquois	\$22.87	\$124,000	\$2,836

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

² Home with 2011 Median Sales Price for County, as reported by NYS Association of Realtors.

³ NYS Association of Realtors data did not include Median Sales Price for Hamilton and Warren Counties.

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

City Tax Rates - 2011

				Effective	City	Tax on
				Tax Rate	Median	Median
Rank	City	County ¹	School District	per \$1,000	Home	Home ²
1	Binghamton	Broome	Binghamton	52.34	\$80,700	\$4,224
2	Fulton	Oswego	Fulton	51.15	\$72,200	\$3,693
3	Gloversville	Fulton	Gloversville	50.60	\$70,600	\$3,572
4	Olean	Cattaraugus	Olean	50.25	\$67,300	\$3,382
5	Ogdensburg	St. Lawrence	Ogdensburg	49.47	\$63,400	\$3,136
6	Jamestown	Chautauqua	Jamestown	49.44	\$62,300	\$3,080
7	Little Falls	Herkimer	Little Falls	49.28	\$69,800	\$3,440
8	Geneva	Ontario	Geneva	46.60	\$84,200	\$3,924
9	Lockport	Niagara	Lockport	46.30	\$80,100	\$3,709
10	Niagara Falls	~	Niagara Falls	46.11	\$63,600	\$2,933
11		Niagara Fulton				
	Gloversville		Johnstown	45.75	\$70,600	\$3,230
12	Cortland	Cortland	Cortland	45.03	\$88,600	\$3,990
13	Dunkirk	Chautauqua	Dunkirk	44.58	\$55,400	\$2,470
14	Batavia	Genesee	Batavia	43.78	\$89,500	\$3,918
15	Rome	Oneida	Oriskany	42.68	\$83,600	\$3,568
16	Elmira	Chemung	Elmira	42.65	\$63,300	\$2,700
17	Ogdensburg	St. Lawrence	Lisbon	42.61	\$63,400	\$2,701
18	Corning	Steuben	Corning	42.50	\$80,300	\$3,413
19	North Tonawanda	Niagara	North Tonawanda	42.21	\$92,600	\$3,909
20	Rome	Oneida	Westmoreland	41.68	\$83,600	\$3,484
21	Norwich	Chenango	Norwich	41.57	\$87,000	\$3,617
22	Lackawanna	Erie	Lackawanna	41.17	\$79,700	\$3,281
23	Schenectady	Schenectady	Schenectady	40.75	\$102,600	\$4,181
24	Rome	Oneida	Rome	40.19	\$83,600	\$3,360
25	Oswego	Oswego	Oswego	39.99	\$79,300	\$3,171
26	Amsterdam	Montgomery	Amsterdam	39.95	\$86,100	\$3,440
27	Salamanca	Cattaraugus	Salamanca	39.55	\$69,000	\$2,729
28	Newburgh	Orange	Newburgh	39.53	\$218,500	\$8,637
29	Tonawanda	Erie	Tonawanda	39.19	\$86,300	\$3,382
30	Utica	Oneida	Utica	38.99	\$81,000	\$3,158
31	Rome	Oneida	Sherrill	38.44	\$83,600	\$3,214
32	Hornell	Steuben	Hornell	37.73	\$58,200	\$2,196
33	Rochester	Monroe	Rochester	37.59	\$71,800	\$2,699
34	Plattsburgh	Clinton	Plattsburgh	37.30	\$136,500	\$5,091
35	Albany	Albany	Albany	36.40	\$165,400	\$6,021
36	Auburn	Cayuga	Auburn	35.91	\$85,600	\$3,074
37	Johnstown	Fulton	Fonda-Fultonville	35.87	\$86,500	\$3,103
38	Ithaca	Tompkins	Ithaca	35.76	\$165,100	\$5,904
39	Johnstown	Fulton	Johnstown	35.61	\$86,500	\$3,080
40	Rensselaer	Rensselaer	Rensselaer	35.57	\$135,400	\$4,816
41	Mount Vernon	Westchester	Mount Vernon	34.34	\$423,700	\$14,550
42 43	Troy Port Jorgis	Rensselaer	Troy	33.74	\$129,100 \$100,300	\$4,356 \$6.383
	Port Jervis	Orange	Port Jervis	33.54	\$190,300	\$6,383
44	Oneida	Madison	Oneida	32.72	\$91,700	\$3,000
45	Syracuse	Onondaga	Syracuse	32.72	\$80,900	\$2,647
46	Middletown	Orange	Middletown	32.33	\$225,500	\$7,290
47	Oneida	Madison	Stockbridge	31.76	\$91,700	\$2,912
48	Sherrill	Oneida	Oneida	31.70	\$130,900	\$4,150
49	Oneida	Madison	Sherrill	31.57	\$91,700	\$2,895
50	Troy	Rensselaer	Lansingburgh	31.41	\$129,100	\$4,055
51	Sherrill	Oneida	Sherrill	30.51	\$130,900	\$3,994
52	Canandaigua	Ontario	Canandaigua	30.43	\$129,600	\$3,944
53	Kingston	Ulster	Kingston	30.39	\$195,200	\$5,932
	I local acade	Columbia	Hudson	30.16	#162 400	\$4,928
54 55	Hudson Cohoes	Albany	Cohoes	30.03	\$163,400 \$135,200	\$4,060

City Tax Rates - 2011 (con't.)

				Effective	City	Tax on
				Tax Rate	Median	Median
Rank	City	County ¹	School District	per \$1,000	Home	Home ²
56	Oneonta	Otsego	Oneonta	\$28.68	\$119,200	\$3,419
57	Peekskill	Westchester	Peekskill	\$28.38	\$341,700	\$9,697
58	Glens Falls	Warren	Glens Falls	\$28.35	\$138,600	\$3,929
59	Buffalo	Erie	Buffalo	\$27.90	\$65,200	\$1,819
60	Mechanicville	Saratoga	Mechanicville	\$27.53	\$145,900	\$4,017
61	Peekskill	Westchester	Hendrick Hudson	\$26.02	\$341,700	\$8,891
62	White Plains	Westchester	White Plains	\$25.78	\$514,400	\$13,261
63	New Rochelle	Westchester	New Rochelle	\$25.39	\$596,800	\$15,153
64	Watervliet	Albany	Watervliet	\$25.24	\$120,800	\$3,049
65	Beacon	Dutchess	Beacon	\$24.98	\$295,000	\$7,369
66	Long Beach	Nassau	Long Beach	\$23.98	\$526,500	\$12,625
67	Glens Falls	Warren	Glens Falls	\$23.71	\$138,600	\$3,286
68	Glen Cove	Nassau	Glen Cove	\$23.63	\$560,700	\$13,249
69	Poughkeepsie	Dutchess	Poughkeepsie	\$23.40	\$264,400	\$6,187
70	Watertown	Jefferson	Watertown	\$22.64	\$101,000	\$2,287
71	Watertown	Jefferson	General Brown	\$22.10	\$101,000	\$2,232
72	Yonkers	Westchester	Yonkers	\$21.17	\$427,100	\$9,042
73	Rye	Westchester	Rye Neck	\$19.56	\$630,000	\$12,323
74	Saratoga Springs	Saratoga	Saratoga Springs	\$19.49	\$272,900	\$5,319
75	Rye	Westchester	Rye	\$16.27	\$630,000	\$10,250

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

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

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

Median Home Sales Value - 2011

County		County	
Albany	\$195,000	Oneida	\$110,000
Allegany	\$62,750	Onondaga	\$130,000
Broome	\$110,000	Ontario	\$146,000
Cattaraugus	\$75,000	Orange	\$245,000
Cayuga	\$110,000	Orleans	\$77,000
Chautauqua	\$81,120	Oswego	\$95,000
Chemung	\$105,000	Otsego	\$115,000
Chenango	\$87,980	Putnam	\$325,000
Clinton	\$130,000	Rensselaer	\$165,000
Columbia	\$201,200	Rockland	\$390,000
Cortland	\$110,000	Saratoga	\$245,000
Delaware	\$100,000	Schenectady	\$159,900
Dutchess	\$250,000	Schoharie	\$111,500
Erie	\$124,000	Schuyler	\$141,250
Essex	\$166,350	Seneca	\$113,000
Franklin	\$86,750	St. Lawrence	\$78,500
Fulton	\$105,900	Steuben	\$93,000
Genesee	\$97,250	Suffolk	\$319,600
Greene	\$157,000	Sullivan	\$115,000
Hamilton	NDR	Tioga	\$115,851
Herkimer	\$88,500	Tompkins	\$185,000
Jefferson	\$146,900	Ulster	\$200,000
Lewis	\$108,000	Warren	NDR
Livingston	\$120,387	Washington	\$124,500
Madison	\$137,250	Wayne	\$110,000
Monroe	\$125,000	Westchester	\$600,000
Montgomery	\$88,100	Wyoming	\$87,500
Nassau	\$415,000	Yates	\$118,000
Niagara	\$97,000		

Source: NYS Association of Realtors

¹ NYS Association of Realtors data did not include Median Sales Price for Hamilton and Warren Counties.

Median Home Sales Value - 2010

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