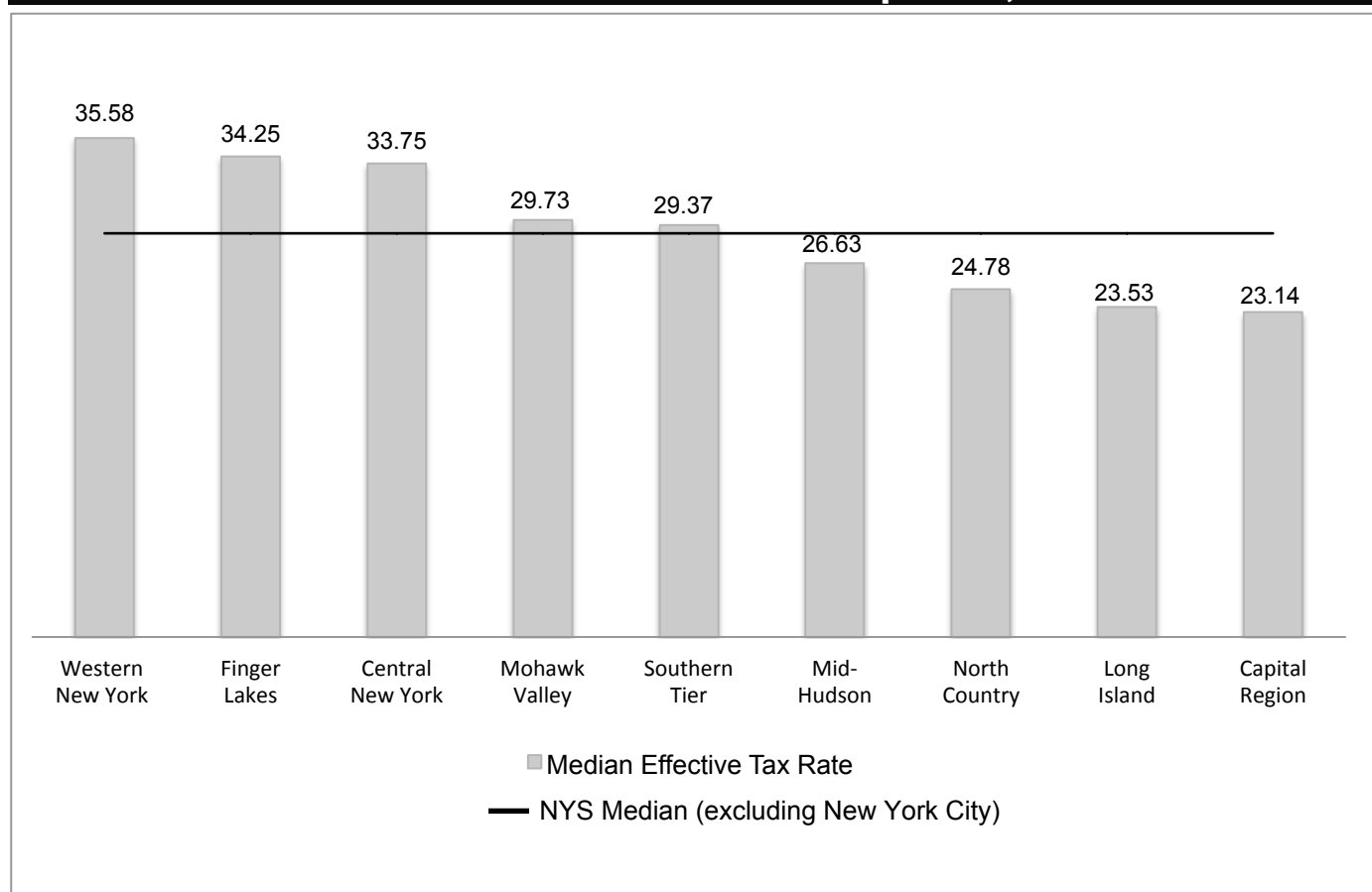


Property Taxes in New York Communities - 2011

Median Effective Tax Rate - per \$1,000



Top 20 Property Tax Rates - 2011 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	County Median Home	Tax on Median Home ²
Capital 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	\$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-Glenville	\$32.97	\$159,900	\$5,272
8	Washington	Fort Edward	Fort Edward	\$32.61	\$124,500	\$4,060
9	Rensselaer	Hoosick	Hoosick Falls	\$32.53	\$165,000	\$5,367
10	Greene	Catskill	Catskill	\$32.28	\$157,000	\$5,068
11	Albany	Green Island	Green Island	\$32.27	\$195,000	\$6,293
12	Saratoga	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	\$31.34	\$165,000	\$5,171
16	Washington	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	Hudson Falls	\$30.69	\$124,500	\$3,821

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
Central New York						
1	Oswego	Fulton	Fulton	\$51.15	\$95,000	\$4,859
2	Oswego	Schroepfel	Phoenix	\$47.82	\$95,000	\$4,543
3	Onondaga	De Witt	East Syracuse	\$47.67	\$130,000	\$6,197
4	Cortland	Cuyler	Fabius-Pompey	\$46.07	\$110,000	\$5,068
5	Onondaga	De Witt	East Syracuse	\$45.21	\$130,000	\$5,877
6	Cortland	Cortland	Cortland	\$45.03	\$110,000	\$4,953
7	Cortland	Cortlandville	Mcgraw	\$44.33	\$110,000	\$4,876
8	Onondaga	La Fayette	Onondaga	\$43.93	\$130,000	\$5,711
9	Onondaga	Geddes	Solvay	\$43.22	\$130,000	\$5,619
10	Onondaga	Geddes	Westhill	\$42.69	\$130,000	\$5,550
11	Onondaga	Manlius	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	Oswego	Minetto	Fulton	\$41.88	\$95,000	\$3,979
15	Onondaga	Salina	Lyncourt	\$41.68	\$130,000	\$5,418
16	Onondaga	Manlius	Minoa	\$41.65	\$130,000	\$5,415
17	Onondaga	Salina	Liverpool	\$41.62	\$130,000	\$5,411
18	Onondaga	Otisco	Onondaga	\$41.53	\$130,000	\$5,399
19	Onondaga	Manlius	Fayetteville	\$41.45	\$130,000	\$5,389
20	Cortland	Cortlandville	Homer	\$41.36	\$110,000	\$4,550
Finger Lakes						
1	Orleans	Shelby	Medina	\$53.17	\$77,000	\$4,094
2	Orleans	Ridgeway	Medina	\$52.61	\$77,000	\$4,051
3	Wayne	Galen	Clyde	\$52.60	\$110,000	\$5,786
4	Wayne	Lyons	Lyons	\$52.57	\$110,000	\$5,783
5	Livingston	Mount Morris	Mount Morris	\$49.69	\$120,387	\$5,982
6	Orleans	Murray	Holley	\$49.26	\$77,000	\$3,793
7	Monroe	East Rochester	East Rochester	\$47.46	\$125,000	\$5,933
8	Monroe	Sweden	Brockport	\$46.76	\$125,000	\$5,845
9	Ontario	Geneva	Geneva	\$46.60	\$146,000	\$6,804
10	Monroe	Clarkson	Brockport	\$46.59	\$125,000	\$5,824
11	Wayne	Palmyra	Palmyra	\$46.53	\$110,000	\$5,118
12	Orleans	Barre	Medina	\$46.35	\$77,000	\$3,569
13	Orleans	Gaines	Albion	\$46.27	\$77,000	\$3,563
14	Genesee	Le Roy	Le Roy	\$45.91	\$97,250	\$4,465
15	Orleans	Barre	Holley	\$45.76	\$77,000	\$3,524
16	Orleans	Albion	Albion	\$45.32	\$77,000	\$3,490
17	Seneca	Waterloo	Waterloo	\$45.19	\$113,000	\$5,106
18	Seneca	Seneca Falls	Seneca Falls	\$44.91	\$113,000	\$5,075
19	Monroe	Irondequoit	East Irondequoit	\$44.69	\$125,000	\$5,586
20	Wyoming	Warsaw	Warsaw	\$44.26	\$87,500	\$3,873
Long Island						
1	Suffolk	Islip	Central Islip	\$31.08	\$319,600	\$9,933
2	Suffolk	Babylon	Babylon	\$30.12	\$319,600	\$9,626
3	Suffolk	Babylon	Amityville	\$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	\$29.00	\$319,600	\$9,268
9	Suffolk	Babylon	Amityville	\$28.46	\$319,600	\$9,096
10	Suffolk	Babylon	Deer Park	\$28.05	\$319,600	\$8,965
11	Suffolk	Babylon	West Babylon	\$28.02	\$319,600	\$8,955
12	Suffolk	Babylon	Copiague	\$27.84	\$319,600	\$8,898

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
Long Island (cont'd)						
13 Suffolk	Islip		Bayport-Blue Point	\$27.63	\$319,600	\$8,831
14 Suffolk	Riverhead		Shoreham-Wading River	\$27.55	\$319,600	\$8,805
15 Suffolk	Babylon		Farmingdale	\$27.28	\$319,600	\$8,719
16 Suffolk	Brookhaven		William Floyd	\$27.23	\$319,600	\$8,703
17 Suffolk	Babylon		North Babylon	\$27.15	\$319,600	\$8,677
18 Suffolk	Islip		Sayville	\$26.72	\$319,600	\$8,540
19 Suffolk	Babylon		Amityville	\$26.36	\$319,600	\$8,425
20 Suffolk	Brookhaven		Center Moriches	\$26.32	\$319,600	\$8,412
Mid-Hudson						
1 Orange	Highlands		Haverstraw-Stony Point	\$47.48	\$245,000	\$11,633
2 Sullivan	Liberty	Liberty	Liberty	\$46.35	\$115,000	\$5,330
3 Orange	Tuxedo		Haverstraw-Stony Point	\$45.52	\$245,000	\$11,152
4 Orange	Woodbury		Haverstraw-Stony Point	\$45.21	\$245,000	\$11,076
5 Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$44.44	\$245,000	\$10,888
6 Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$44.44	\$390,000	\$17,332
7 Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$42.04	\$390,000	\$16,396
8 Rockland	Haverstraw		Haverstraw-Stony Point	\$41.20	\$390,000	\$16,068
9 Ulster	Wawarsing	Ellenville	Ellenville	\$40.37	\$200,000	\$8,074
10 Rockland	Ramapo		Ramapo	\$39.60	\$390,000	\$15,444
11 Orange	Newburgh		Newburgh	\$39.53	\$245,000	\$9,685
12 Sullivan	Liberty		Liberty	\$39.48	\$115,000	\$4,540
13 Dutchess	Poughkeepsie		Spackenkill	\$39.25	\$250,000	\$9,813
14 Sullivan	Fallsburg		Liberty	\$38.74	\$115,000	\$4,455
15 Rockland	Pomona	Haverstraw	Haverstraw-Stony Point	\$38.48	\$390,000	\$15,007
16 Sullivan	Fallsburg	Woodridge	Fallsburg	\$36.30	\$115,000	\$4,175
17 Sullivan	Fallsburg		Fallsburg	\$36.21	\$115,000	\$4,164
18 Rockland	Stony Point		Haverstraw-Stony Point	\$35.41	\$390,000	\$13,810
19 Rockland	Haverstraw		Ramapo	\$35.21	\$390,000	\$13,732
20 Rockland	Clarkstown	Spring Valley	East Ramapo	\$34.97	\$390,000	\$13,638
Mohawk Valley						
1 Fulton	Gloversville		Gloversville	\$50.60	\$105,900	\$5,359
2 Herkimer	Little Falls		Little Falls	\$49.28	\$88,500	\$4,361
3 Montgomery	Palatine	Fort Plain	Fort Plain	\$48.87	\$88,100	\$4,305
4 Montgomery	Canajoharie	Fort Plain	Fort Plain	\$47.98	\$88,100	\$4,227
5 Montgomery	Minden	Fort Plain	Fort Plain	\$47.61	\$88,100	\$4,194
6 Montgomery	St. Johnsville	St. Johnsville	Saint Johnsville	\$46.58	\$88,100	\$4,104
7 Herkimer	Herkimer	Herkimer	Herkimer	\$46.04	\$88,500	\$4,075
8 Fulton	Gloversville		Johnstown	\$45.75	\$105,900	\$4,845
9 Montgomery	Palatine	Nelliston	Fort Plain	\$44.14	\$88,100	\$3,889
10 Fulton	Ephratah		Fort Plain	\$43.84	\$105,900	\$4,643
11 Oneida	Rome		Oriskany	\$42.68	\$110,000	\$4,695
12 Oneida	Rome		Westmoreland	\$41.68	\$110,000	\$4,585
13 Montgomery	Canajoharie	Canajoharie	Canajoharie	\$41.55	\$88,100	\$3,661
14 Montgomery	Minden		Fort Plain	\$41.11	\$88,100	\$3,622
15 Oneida	Whitestown	Oriskany	Oriskany	\$40.72	\$110,000	\$4,479
16 Fulton	Oppenheim	Dolgeville	Dolgeville	\$40.44	\$105,900	\$4,283
17 Montgomery	Palatine		Fort Plain	\$40.26	\$88,100	\$3,547
18 Oneida	Rome		Rome	\$40.19	\$110,000	\$4,421
19 Montgomery	Amsterdam		Amsterdam	\$39.95	\$88,100	\$3,520
20 Montgomery	Canajoharie		Fort Plain	\$39.72	\$88,100	\$3,499
North Country						
1 St. Lawrence	Potsdam	Potsdam	Potsdam	\$49.55	\$78,500	\$3,890
2 St. Lawrence	Ogdensburg		Ogdensburg	\$49.47	\$78,500	\$3,883

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
North Country (cont'd)							
3	St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$48.80	\$78,500	\$3,831
4	St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$48.44	\$78,500	\$3,803
5	St. Lawrence	Madrid		Norwood-Norfolk	\$45.10	\$78,500	\$3,540
6	St. Lawrence	Hermon	Hermon	Hermon-DeKalb	\$44.40	\$78,500	\$3,485
7	St. Lawrence	Massena	Massena	Massena	\$43.84	\$78,500	\$3,441
8	St. Lawrence	Ogdensburg		Lisbon	\$42.61	\$78,500	\$3,345
9	St. Lawrence	Louisville	Massena	Massena	\$41.32	\$78,500	\$3,244
10	St. Lawrence	Oswegatchie	Heuvelton	Heuvelton	\$40.94	\$78,500	\$3,214
11	St. Lawrence	Canton	Canton	Canton	\$39.90	\$78,500	\$3,132
12	St. Lawrence	Lawrence		Brasher Falls	\$39.64	\$78,500	\$3,112
13	St. Lawrence	Madrid		Madrid-Waddington	\$38.69	\$78,500	\$3,037
14	St. Lawrence	Madrid		Lisbon	\$38.58	\$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	\$3,003
17	Franklin	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	\$2,957
20	St. Lawrence	Stockholm		Potsdam	\$37.46	\$78,500	\$2,941
Southern Tier							
1	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	\$4,888
4	Chenango	Oxford	Oxford	Oxford	\$42.90	\$87,980	\$3,774
5	Chemung	Elmira		Elmira	\$42.65	\$105,000	\$4,478
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	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	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	\$3,644
20	Steuben	Campbell		Corning	\$38.78	\$93,000	\$3,607
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	\$3,628
6	Allegany	Belfast		Friendship	\$55.48	\$62,750	\$3,481
7	Allegany	Bolivar	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
14	Allegany	Friendship		Friendship	\$53.07	\$62,750	\$3,330

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
Western New York (cont'd)						
15	Allegany	Scio	Wellsville	\$52.82	\$62,750	\$3,314
16	Allegany	Burns	Canaseraga	\$52.76	\$62,750	\$3,311
17	Erie	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.

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

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

Bottom 20 Property Tax Rates - 2011 - By Region

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	County Median Home	Tax on Median Home ²
Capital Region³						
1	Saratoga	Edinburg	Edinburg	\$7.70	\$245,000	\$1,887
2	Warren	Hague	Bolton	\$7.91	NDR	NDR
3	Warren	Bolton	Bolton	\$8.40	NDR	NDR
4	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
15	Saratoga	Edinburg	Northville	\$12.42	\$245,000	\$3,043
16	Warren	Chester	Schroon Lake	\$12.71	NDR	NDR
17	Warren	Thurman	North Warren	\$12.73	NDR	NDR
18	Washington	Dresden	Putnam	\$12.78	\$124,500	\$1,591
19	Saratoga	Day	Hadley-Luzerne	\$13.17	\$245,000	\$3,227
20	Greene	Windham	Windham-Ashland-Jewett	\$13.32	\$157,000	\$2,091

Central New York

1	Onondaga	Skaneateles	Moravia	\$21.36	\$130,000	\$2,777
2	Onondaga	Skaneateles	Skaneateles	\$22.14	\$130,000	\$2,878
3	Cayuga	Niles	Moravia	\$22.15	\$110,000	\$2,437
4	Onondaga	Spafford	Skaneateles	\$22.35	\$130,000	\$2,906
5	Cayuga	Niles	Skaneateles	\$22.93	\$110,000	\$2,522
6	Madison	Hamilton	Brookfield	\$23.08	\$137,250	\$3,168
7	Cayuga	Sempronius	Moravia	\$23.59	\$110,000	\$2,595
8	Madison	Madison	Brookfield	\$23.63	\$137,250	\$3,243
9	Cayuga	Ledyard	Southern Cayuga	\$24.03	\$110,000	\$2,643
10	Cayuga	Sennett	Skaneateles	\$24.06	\$110,000	\$2,647
11	Cayuga	Ledyard	Aurora	\$24.24	\$110,000	\$2,666
12	Cayuga	Genoa	Southern Cayuga	\$24.25	\$110,000	\$2,668
13	Onondaga	Skaneateles	Skaneateles	\$24.27	\$130,000	\$3,155

Bottom 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
Central New York (cont'd)						
14	Cayuga	Scipio	Southern Cayuga	\$24.65	\$110,000	\$2,712
15	Cayuga	Moravia	Moravia	\$24.83	\$110,000	\$2,731
16	Cayuga	Conquest	Red Creek	\$25.06	\$110,000	\$2,757
17	Madison	Cazenovia	Cazenovia	\$25.07	\$137,250	\$3,441
18	Cayuga	Ledyard	Union Springs	\$25.09	\$110,000	\$2,760
19	Madison	Nelson	Morrisville-Eaton	\$25.11	\$137,250	\$3,446
20	Madison	Eaton	Morrisville-Eaton	\$25.12	\$137,250	\$3,448
Finger 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
Long Island						
1	Suffolk	Southampton	Sagaponack	\$1.24	\$319,600	\$396
2	Suffolk	Southampton	Sagaponack	\$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	\$4.40	\$319,600	\$1,406
9	Suffolk	Southampton	Southampton	\$4.62	\$319,600	\$1,477
10	Suffolk	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	\$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
15	Suffolk	East Hampton	East Hampton	\$6.01	\$319,600	\$1,921
16	Suffolk	Southampton	North Haven	\$6.15	\$319,600	\$1,966
17	Suffolk	East Hampton	East Hampton	\$6.24	\$319,600	\$1,994
18	Suffolk	East Hampton	Montauk	\$6.69	\$319,600	\$2,138
19	Suffolk	Islip	Saltaire	\$6.73	\$319,600	\$2,151
20	Suffolk	Southampton	Remsenburg-Speonk	\$6.99	\$319,600	\$2,234
Mid-Hudson						
1	Westchester	Bronxville	Eastchester	\$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.)

County ¹	City or Town	Village (if any)	School District	Effective Tax Rate Per \$1,000	County Median Home	Tax on Median Home ²
Mid-Hudson (cont'd)						
4	Putnam	Philipstown	Garrison	\$14.55	\$325,000	\$4,729
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
11	Westchester	Scarsdale	Scarsdale	\$16.78	\$600,000	\$10,068
12	Dutchess	Stanford	Millbrook	\$16.80	\$250,000	\$4,200
13	Westchester	North Castle	Harrison	\$16.86	\$600,000	\$10,116
14	Dutchess	North East	Copake-Taconic Hills	\$16.94	\$250,000	\$4,235
15	Westchester	Pound Ridge	Bedford	\$17.00	\$600,000	\$10,200
16	Dutchess	Clinton	Millbrook	\$17.01	\$250,000	\$4,253
17	Ulster	Shandaken	Margaretville	\$17.07	\$200,000	\$3,414
18	Ulster	Hardenburgh	Margaretville	\$17.09	\$200,000	\$3,418
19	Westchester	Rye	Rye Neck	\$17.17	\$600,000	\$10,302
20	Dutchess	Stanford	Pine Plains	\$17.23	\$250,000	\$4,308
Mohawk Valley³						
1	Hamilton	Arietta	Raquette Lake	\$5.24	NDR	NDR
2	Hamilton	Long Lake	Raquette Lake	\$5.73	NDR	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
7	Herkimer	Webb	Town of Webb	\$10.28	\$88,500	\$910
8	Oneida	Forestport	Town of Webb	\$10.93	\$110,000	\$1,202
9	Hamilton	Inlet	Inlet	\$11.01	NDR	NDR
10	Hamilton	Indian Lake	Indian Lake	\$13.45	NDR	NDR
11	Hamilton	Arietta	Wells	\$13.83	NDR	NDR
12	Hamilton	Lake Pleasant	Lake Pleasant	\$13.88	NDR	NDR
13	Fulton	Northampton	Edinburg	\$14.11	\$105,900	\$1,494
14	Hamilton	Benson	Northville	\$14.31	NDR	NDR
15	Hamilton	Wells	Wells	\$15.62	NDR	NDR
16	Hamilton	Lake Pleasant	Wells	\$15.93	NDR	NDR
17	Hamilton	Hope	Wells	\$16.44	NDR	NDR
18	Hamilton	Hope	Northville	\$16.82	NDR	NDR
19	Hamilton	Lake Pleasant	Spectacular	\$17.33	NDR	NDR
20	Fulton	Johnstown	Wheelerville	\$18.35	\$105,900	\$1,943
North Country						
1	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
4	Essex	Schroon	Schroon Lake	\$12.13	\$166,350	\$2,018
5	Jefferson	Pamelia	Indian River	\$12.15	\$146,900	\$1,785
6	Jefferson	Orleans	Indian River	\$12.23	\$146,900	\$1,797
7	Essex	Minerva	North Warren	\$12.54	\$166,350	\$2,086
8	Essex	North Elba	Saranac Lake	\$13.08	\$166,350	\$2,176
9	Essex	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
13	Essex	North Elba	Lake Placid	\$14.17	\$166,350	\$2,357
14	Franklin	Santa Clara	Saranac Lake	\$14.18	\$86,750	\$1,230
15	Essex	Ticonderoga	Putnam	\$14.63	\$166,350	\$2,434

Bottom 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
North 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
Southern 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	\$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
Western New York						
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
15	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
18	Cattaraugus	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 municipalities in which the district is located. Effective rate shown is an average of homestead and non-homestead rates.

City Tax Rates - 2011

Rank	City	County ¹	School District	Effective Tax Rate per \$1,000	City Median Home	Tax on Median 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	Niagara Falls	46.11	\$63,600	\$2,933
11	Gloversville	Fulton	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	Troy	Rensselaer	Troy	33.74	\$129,100	\$4,356
43	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
54	Hudson	Columbia	Hudson	30.16	\$163,400	\$4,928
55	Cohoes	Albany	Cohoes	30.03	\$135,200	\$4,060

City Tax Rates - 2011 (con't.)

Rank	City	County ¹	School District	Effective Tax Rate per \$1,000	City Median Home	Tax on Median 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 municipalities 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

Source: U.S. Census Bureau

* Rye data was unavailable.