

Benchmarking New York

Property Taxes in New York Communities—2015

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

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

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

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

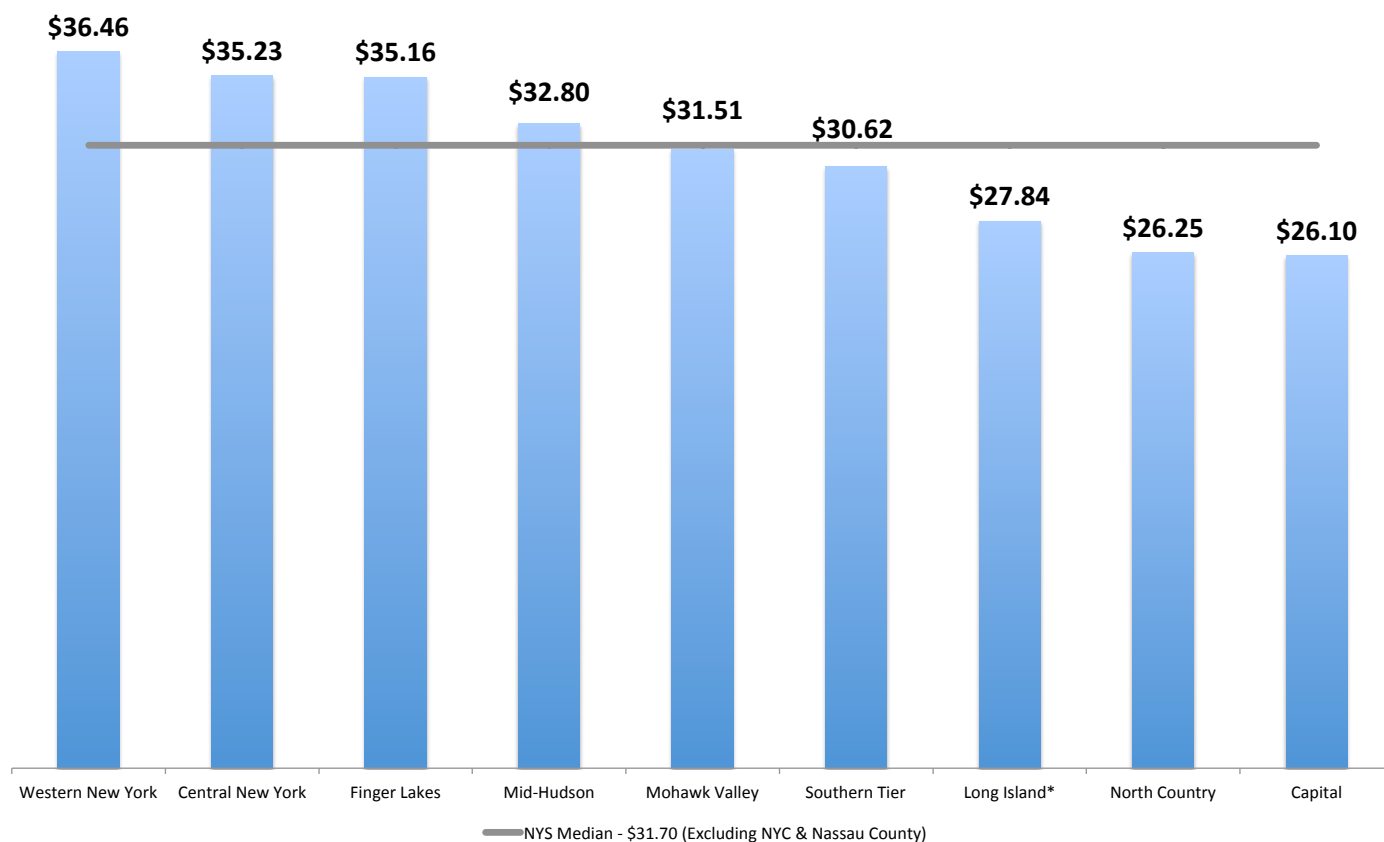
The “all-in” property tax bill is often a key factor in locational decisions by individuals and businesses. In addition, the tax data point to an inverse relationship between effective tax rates and property values, with high effective rates often correlating to low median home values.

This report uses the most recent data reported to the state Comptroller, reflecting taxes levied during each local government’s 2015 fiscal year. The tables on the following pages list the top and bottom 20 effective property tax rates, by region, throughout New York, and the top and bottom 20 tax bills across each region based on a locality’s effective property tax rate and median home value.

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

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

Median Effective Tax Rate - per \$1,000 - 2015 - By Region



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

Top 20 Effective Property Tax Rates - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Capital Region						
1	Schenectady	Schenectady	Schenectady	\$52.67	\$116,700	\$6,146
2	Schenectady	Glenville	Scotia-Glenville	\$44.91	\$147,400	\$6,620
3	Albany	Albany	Albany	\$44.44	\$173,500	\$7,711
4	Schenectady	Rotterdam	Schenectady	\$40.70	\$166,400	\$6,773
5	Saratoga	Waterford	Waterford-Halfmoon	\$40.49	\$169,000	\$6,843
6	Washington	Whitehall	Whitehall	\$40.34	\$83,000	\$3,348
7	Rensselaer	Schodack	Schodack	\$40.19	\$164,100	\$6,595
8	Rensselaer	Troy	Troy	\$39.46	\$142,900	\$5,639
9	Albany	Green Island	Green Island	\$38.65	\$123,600	\$4,777
10	Washington	Fort Edward	Fort Edward	\$38.62	\$100,400	\$3,877
11	Rensselaer	Troy	Lansingburgh	\$38.10	\$142,900	\$5,445
12	Washington	Easton	Greenwich	\$37.67	\$153,800	\$5,793
13	Washington	Greenwich	Greenwich	\$37.41	\$153,800	\$5,754
14	Rensselaer	Hoosick	Hoosick Falls	\$37.08	\$121,700	\$4,512
15	Greene	Catskill	Catskill	\$37.00	\$178,300	\$6,596
16	Washington	Granville	Granville	\$36.38	\$108,100	\$3,933
17	Schenectady	Duanesburg	Duanesburg	\$36.03	\$168,400	\$6,067
18	Columbia	Hudson	Hudson	\$35.96	\$175,600	\$6,314
19	Greene	Coxsackie	Coxsackie-Athens	\$35.68	\$165,700	\$5,912
20	Rensselaer	Schodack	East Greenbush	\$35.51	\$158,100	\$5,615

Top 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Central New York						
1	Onondaga	Geddes	Solvay	\$56.74	\$102,300	\$5,804
2	Oswego	Fulton	Fulton	\$56.19	\$74,400	\$4,180
3	Onondaga	Dewitt	East Syracuse	\$54.65	\$89,500	\$4,891
4	Oswego	Schroepfel	Phoenix	\$54.12	\$89,200	\$4,827
5	Onondaga	Salina	Liverpool	\$53.76	\$122,100	\$6,564
6	Onondaga	Dewitt	East Syracuse	\$53.02	\$89,500	\$4,745
7	Oswego	Minetto	Fulton	\$49.76	\$114,600	\$5,703
8	Cortland	Cortland	Cortland	\$48.36	\$91,400	\$4,420
9	Cortland	Cortlandville	Mcgraw	\$48.25	\$90,800	\$4,381
10	Onondaga	Manlius	Manlius	\$47.88	\$188,100	\$9,006
11	Onondaga	Manlius	Minoa	\$47.37	\$132,800	\$6,291
12	Cortland	Cuyler	Fabius-Pompey	\$47.20	\$86,300	\$4,074
13	Cortland	Cortlandville	Homer	\$47.11	\$113,800	\$5,362
14	Onondaga	Manlius	Fayetteville	\$46.59	\$171,800	\$8,005
15	Onondaga	Salina	Lyncourt	\$46.52	\$108,500	\$5,048
16	Oswego	Palermo	Fulton	\$46.04	\$93,500	\$4,305
17	Oswego	Mexico	Mexico	\$45.71	\$112,800	\$5,156
18	Oswego	Palermo	Phoenix	\$45.70	\$93,500	\$4,273
19	Onondaga	Elbridge	Jordan	\$45.21	\$99,000	\$4,476
20	Oswego	Hannibal	Hannibal	\$44.98	\$89,300	\$4,017
Finger Lakes						
1	Orleans	Shelby	Medina	\$57.48	\$73,000	\$4,196
2	Orleans	Ridgeway	Medina	\$57.15	\$73,000	\$4,172
3	Wayne	Lyons	Lyons	\$56.85	\$64,400	\$3,661
4	Livingston	Mount Morris	Mount Morris	\$53.61	\$68,500	\$3,672
5	Orleans	Murray	Holley	\$52.56	\$83,900	\$4,410
6	Wayne	Galen	Clyde	\$51.74	\$70,400	\$3,642
7	Wayne	Palmyra	Palmyra	\$51.01	\$95,800	\$4,887
8	Orleans	Gaines	Albion	\$50.98	\$71,800	\$3,660
9	Orleans	Albion	Albion	\$50.63	\$71,800	\$3,636
10	Wyoming	Warsaw	Warsaw	\$50.40	\$90,900	\$4,581
11	Seneca	Seneca Falls	Waterloo	\$50.23	\$79,800	\$4,009
12	Monroe	Sweden	Brockport	\$50.10	\$112,600	\$5,641
13	Monroe	Clarkson	Brockport	\$50.00	\$112,600	\$5,629
14	Monroe	East Rochester	East Rochester	\$49.75	\$95,300	\$4,741
15	Seneca	Waterloo	Waterloo	\$49.47	\$79,800	\$3,948
16	Seneca	Fayette	Waterloo	\$49.22	\$79,800	\$3,928
17	Monroe	Irondequoit	East Irondequoit	\$47.53	\$116,000	\$5,514
18	Wayne	Arcadia	Newark	\$47.43	\$86,100	\$4,083
19	Ontario	Geneva	Geneva	\$47.35	\$88,800	\$4,204
20	Wyoming	Perry	Perry	\$47.13	\$78,800	\$3,714
Long Island						
1	Suffolk	Babylon	Amityville	\$44.27	\$370,000	\$16,379
2	Suffolk	Babylon	Amityville	\$43.10	\$370,000	\$15,946
3	Suffolk	Islip	Central Islip	\$41.17	\$353,200	\$14,540
4	Suffolk	Babylon	Babylon	\$39.40	\$432,500	\$17,042
5	Suffolk	Babylon	West Babylon	\$38.69	\$432,500	\$16,735
6	Suffolk	Babylon	Lindenhurst	\$38.46	\$347,100	\$13,350
7	Suffolk	Islip	Brightwaters	\$38.44	\$510,700	\$19,630
8	Suffolk	Brookhaven	Patchogue	\$37.70	\$291,000	\$10,971
9	Suffolk	Riverhead	Eastport-South Manor	\$37.21	\$357,000	\$13,286
10	Suffolk	Babylon	Babylon	\$37.16	\$432,500	\$16,073
11	Suffolk	Brookhaven	Mastic Beach	\$36.89	\$195,400	\$7,208
12	Suffolk	Babylon	Wyandanch	\$36.54	\$344,800	\$12,600
13	Suffolk	Brookhaven	Bayport-Blue Point	\$36.47	\$330,500	\$12,052

Top 20 Effective Property Tax Rates - 2015 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Long Island (con't.)							
14	Suffolk	Islip		Bayport-Blue Point	\$35.97	\$353,200	\$12,703
15	Suffolk	Babylon		Lindenhurst	\$35.70	\$344,800	\$12,311
16	Suffolk	Brookhaven		William Floyd	\$35.70	\$330,500	\$11,798
17	Suffolk	Islip		Sayville	\$35.69	\$353,200	\$12,604
18	Suffolk	Babylon		Babylon	\$35.19	\$344,800	\$12,135
19	Suffolk	Islip		Bay Shore	\$35.05	\$353,200	\$12,378
20	Suffolk	Islip		Islip	\$34.97	\$353,200	\$12,350
Mid-Hudson							
1	Sullivan	Liberty	Liberty	Liberty	\$65.24	\$119,600	\$7,802
2	Rockland	Haverstraw	Haverstraw	Haverstraw-Stony Point	\$62.72	\$291,100	\$18,257
3	Sullivan	Fallsburg	Woodridge	Fallsburg	\$58.98	\$113,400	\$6,688
4	Rockland	Haverstraw	West Haverstraw	Haverstraw-Stony Point	\$58.61	\$279,100	\$16,357
5	Orange	Woodbury	Woodbury	Haverstraw-Stony Point	\$58.10	\$338,500	\$19,668
6	Orange	Newburgh		Marlboro	\$57.95	\$263,100	\$15,246
7	Ulster	Wawarsing	Ellenville	Ellenville	\$55.18	\$160,200	\$8,840
8	Orange	Woodbury		Haverstraw-Stony Point	\$54.88	\$336,300	\$18,456
9	Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$54.52	\$485,100	\$26,447
10	Orange	Newburgh		Newburgh	\$54.05	\$172,200	\$9,307
11	Sullivan	Thompson	Monticello	Monticello	\$53.62	\$128,100	\$6,869
12	Westchester	Mount Vernon		Mount Vernon	\$52.92	\$372,100	\$19,692
13	Orange	Highlands		Haverstraw-Stony Point	\$52.75	\$233,900	\$12,338
14	Orange	Tuxedo		Haverstraw-Stony Point	\$52.49	\$425,600	\$22,340
15	Rockland	Haverstraw		Haverstraw-Stony Point	\$51.56	\$313,700	\$16,173
16	Sullivan	Fallsburg		Liberty	\$50.80	\$149,600	\$7,600
17	Rockland	Clarkstown	Spring Valley	East Ramapo	\$50.65	\$270,900	\$13,721
18	Rockland	Ramapo	Spring Valley	East Ramapo	\$49.63	\$270,900	\$13,444
19	Rockland	Ramapo	Suffern	Ramapo	\$48.69	\$306,700	\$14,934
20	Sullivan	Liberty		Liberty	\$47.44	\$141,700	\$6,723
Mohawk Valley							
1	Herkimer	Little Falls		Little Falls	\$54.41	\$76,000	\$4,135
2	Herkimer	Herkimer	Herkimer	Herkimer	\$53.93	\$82,100	\$4,428
3	Montgomery	Minden	Fort Plain	Fort Plain	\$52.35	\$71,700	\$3,753
4	Fulton	Gloversville		Gloversville	\$51.94	\$77,100	\$4,005
5	Montgomery	Palatine	Fort Plain	Fort Plain	\$50.83	\$71,700	\$3,644
6	Montgomery	Canajoharie	Fort Plain	Fort Plain	\$50.51	\$71,700	\$3,622
7	Schoharie	Sharon	Sharon Springs	Sharon Springs	\$49.93	\$150,000	\$7,489
8	Herkimer	Frankfort	Ilion	Central Valley At Ilion-Mohawk	\$49.00	\$81,500	\$3,993
9	Oneida	Utica		Utica	\$46.87	\$89,400	\$4,191
10	Herkimer	German Flatts	Ilion	Central Valley At Ilion-Mohawk	\$46.49	\$81,500	\$3,789
11	Montgomery	Palatine	Nelliston	Fort Plain	\$45.99	\$73,600	\$3,385
12	Montgomery	St. Johnsville	St. Johnsville	Oppenheim-Ephratah-St. Johnsville	\$45.92	\$73,100	\$3,357
13	Oneida	Rome		Westmoreland	\$45.81	\$89,700	\$4,109
14	Fulton	Gloversville		Johnstown	\$45.66	\$77,100	\$3,520
15	Montgomery	Canajoharie	Canajoharie	Canajoharie	\$44.88	\$98,100	\$4,402
16	Oneida	Paris	Clayville	Sauquoit Valley	\$44.74	\$75,200	\$3,365
17	Fulton	Oppenheim	Dolgeville	Dolgeville	\$44.62	\$77,000	\$3,436
18	Fulton	Ephratah		Fort Plain	\$44.13	\$87,800	\$3,874
19	Oneida	Rome		Rome	\$43.49	\$89,700	\$3,901
20	Montgomery	Amsterdam	Fort Johnson	Amsterdam	\$42.79	\$95,000	\$4,065
North Country							
1	St. Lawrence	Ogdensburg		Ogdensburg	\$51.85	\$68,900	\$3,573
2	St. Lawrence	Potsdam	Potsdam	Potsdam	\$50.63	\$100,900	\$5,109
3	St. Lawrence	Norfolk	Norwood	Norwood-Norfolk	\$48.17	\$78,700	\$3,791
4	St. Lawrence	Potsdam	Norwood	Norwood-Norfolk	\$46.69	\$78,700	\$3,674

Top 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
North Country (con't.)						
5	St. Lawrence	Massena	Massena	\$46.49	\$82,200	\$3,822
6	Franklin	Malone	Malone	\$45.01	\$79,700	\$3,587
7	St. Lawrence	Madrid	Norwood-Norfolk	\$44.67	\$77,700	\$3,471
8	St. Lawrence	Ogdensburg	Lisbon	\$44.48	\$68,900	\$3,065
9	St. Lawrence	Hermon	Hermon-De Kalb	\$44.40	\$71,600	\$3,179
10	St. Lawrence	Louisville	Massena	\$43.53	\$82,200	\$3,579
11	St. Lawrence	Canton	Canton	\$42.68	\$154,400	\$6,589
12	Essex	Moriah	Port Henry	\$41.82	\$100,600	\$4,207
13	St. Lawrence	Oswegatchie	Heuvelton	\$41.70	\$82,400	\$3,436
14	Lewis	Diana	Harrisville	\$39.88	\$74,100	\$2,955
15	St. Lawrence	Lawrence	Brasher Falls	\$38.92	\$76,100	\$2,962
16	St. Lawrence	Morristown	Morristown	\$38.86	\$103,100	\$4,006
17	St. Lawrence	Pierrepont	Potsdam	\$38.61	\$98,400	\$3,799
18	Lewis	Lyonsdale	Port Leyden	\$38.55	\$80,700	\$3,111
19	St. Lawrence	Lisbon	Ogdensburg	\$38.37	\$90,300	\$3,465
20	St. Lawrence	Stockholm	Norwood-Norfolk	\$38.29	\$73,800	\$2,826
Southern Tier						
1	Broome	Binghamton	Binghamton	\$59.03	\$85,700	\$5,059
2	Broome	Union	Endicott	\$56.53	\$87,400	\$4,940
3	Broome	Union	Johnson City	\$52.14	\$85,700	\$4,468
4	Steuben	Erwin	Painted Post	\$49.71	\$100,000	\$4,971
5	Chenango	Oxford	Oxford	\$48.54	\$89,800	\$4,359
6	Tioga	Owego	Owego	\$47.52	\$97,100	\$4,615
7	Chemung	Elmira	Elmira Heights	\$46.19	\$77,900	\$3,598
8	Chemung	Elmira	Elmira	\$45.39	\$68,200	\$3,096
9	Chenango	Norwich	Norwich	\$44.59	\$83,400	\$3,719
10	Chemung	Horseheads	Elmira Heights	\$44.40	\$77,900	\$3,459
11	Steuben	Hornellsville	Almond	\$44.17	\$65,800	\$2,906
12	Broome	Dickinson	Port Dickinson	\$43.68	\$101,500	\$4,434
13	Chenango	New Berlin	New Berlin	\$42.88	\$81,100	\$3,478
14	Steuben	Greenwood	Andover	\$42.64	\$82,700	\$3,527
15	Tioga	Candor	Candor	\$42.59	\$89,300	\$3,803
16	Steuben	Corning	South Corning	\$42.42	\$89,900	\$3,813
17	Tompkins	Groton	Groton	\$42.41	\$108,200	\$4,589
18	Steuben	Bradford	Corning	\$41.94	\$81,700	\$3,426
19	Steuben	Bath	Bath	\$41.88	\$79,200	\$3,317
20	Steuben	Corning	Corning	\$41.76	\$97,700	\$4,080
Western New York						
1	Allegany	Wellsville	Wellsville	\$63.97	\$66,100	\$4,229
2	Erie	Cheektowaga	Sloan	\$63.67	\$71,700	\$4,565
3	Allegany	Alfred	Alfred-Almond	\$63.62	\$113,000	\$7,189
4	Allegany	Andover	Andover	\$62.36	\$57,000	\$3,555
5	Allegany	Bolivar	Bolivar	\$61.56	\$63,900	\$3,934
6	Allegany	Wirt	Richburg	\$58.34	\$47,400	\$2,766
7	Allegany	Almond	Almond	\$57.14	\$65,800	\$3,760
8	Allegany	Burns	Canaseraga	\$56.68	\$59,300	\$3,361
9	Allegany	Bolivar	Richburg	\$55.71	\$47,400	\$2,640
10	Allegany	Cuba	Cuba	\$55.41	\$68,400	\$3,790
11	Allegany	Alma	Wellsville	\$54.59	\$54,700	\$2,986
12	Allegany	Alma	Scio	\$54.46	\$54,700	\$2,979
13	Erie	Cheektowaga	Depew	\$54.38	\$107,100	\$5,824
14	Erie	Tonawanda	Kenmore	\$53.92	\$107,700	\$5,807
15	Allegany	Belfast	Friendship	\$53.16	\$70,200	\$3,732
16	Erie	Cheektowaga	Cheektowaga-Sloan	\$53.05	\$97,500	\$5,172
17	Allegany	Ward	Andover	\$52.61	\$89,500	\$4,709

Top 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Western New York (con't.)						
18	Allegany	Independence	Andover	\$52.47	\$65,200	\$3,421
19	Cattaraugus	Olean	Olean	\$52.46	\$70,700	\$3,709
20	Chautauqua	Cherry Creek	Cherry Creek	\$52.32	\$62,100	\$3,249

Bottom 20 Effective Property Tax Rates - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Capital Region						
1	Warren	Hague	Bolton	\$9.43	\$201,000	\$1,896
2	Warren	Bolton	Bolton	\$9.50	\$301,400	\$2,863
3	Saratoga	Edinburg	Edinburg	\$9.57	\$219,400	\$2,099
4	Warren	Horicon	Bolton	\$10.16	\$219,400	\$2,230
5	Saratoga	Day	Edinburg	\$10.37	\$166,100	\$1,723
6	Warren	Hague	North Warren	\$10.69	\$201,000	\$2,150
7	Warren	Bolton	Lake George	\$10.96	\$301,400	\$3,303
8	Warren	Horicon	North Warren	\$11.42	\$219,400	\$2,506
9	Warren	Chester	North Warren	\$11.87	\$296,600	\$3,522
10	Warren	Queensbury	Lake George	\$12.51	\$217,800	\$2,726
11	Warren	Lake George	Lake George	\$12.63	\$250,200	\$3,160
12	Warren	Johnsburg	North Warren	\$13.53	\$156,800	\$2,122
13	Warren	Chester	Schroon Lake	\$13.70	\$296,600	\$4,064
14	Warren	Warrensburg	North Warren	\$13.97	\$145,400	\$2,031
15	Warren	Hague	Ticonderoga	\$14.16	\$201,000	\$2,847
16	Warren	Thurman	North Warren	\$14.26	\$133,600	\$1,904
17	Saratoga	Edinburg	Hadley-Luzerne	\$14.45	\$219,400	\$3,169
18	Saratoga	Wilton	Corinth	\$14.75	\$250,000	\$3,688
19	Saratoga	Day	Hadley-Luzerne	\$15.25	\$166,100	\$2,533
20	Washington	Dresden	Putnam	\$15.27	\$163,100	\$2,490
Central New York						
1	Onondaga	Spafford	Skaneateles	\$23.35	\$204,900	\$4,785
2	Onondaga	Skaneateles	Skaneateles	\$23.48	\$273,200	\$6,415
3	Cayuga	Ledyard	Southern Cayuga	\$23.57	\$150,200	\$3,540
4	Onondaga	Skaneateles	Moravia	\$24.35	\$273,200	\$6,653
5	Cayuga	Niles	Skaneateles	\$24.41	\$164,800	\$4,023
6	Cayuga	Genoa	Southern Cayuga	\$24.51	\$111,600	\$2,735
7	Cayuga	Scipio	Southern Cayuga	\$24.75	\$121,000	\$2,995
8	Cayuga	Ledyard	Union Springs	\$24.78	\$150,200	\$3,722
9	Cayuga	Niles	Moravia	\$25.27	\$164,800	\$4,165
10	Cayuga	Sennett	Skaneateles	\$25.48	\$178,600	\$4,551
11	Cayuga	Ledyard	Aurora	\$25.72	\$169,400	\$4,357
12	Cayuga	Fleming	Southern Cayuga	\$25.96	\$164,500	\$4,270
13	Cayuga	Scipio	Union Springs	\$25.96	\$121,000	\$3,141
14	Cayuga	Conquest	Red Creek	\$26.36	\$85,100	\$2,243
15	Cayuga	Aurelius	Union Springs	\$26.45	\$119,700	\$3,167
16	Cayuga	Owasco	Skaneateles	\$26.55	\$170,200	\$4,519
17	Cayuga	Moravia	Moravia	\$26.92	\$95,700	\$2,576
18	Cayuga	Springport	Union Springs	\$26.96	\$124,600	\$3,359
19	Madison	Hamilton	Brookfield	\$27.01	\$141,900	\$3,832
20	Cayuga	Sterling	Red Creek	\$27.08	\$86,400	\$2,340
Finger Lakes						
1	Ontario	Seneca	Penn Yan	\$17.52	\$119,000	\$2,085
2	Ontario	Geneva	Penn Yan	\$18.31	\$168,400	\$3,084

Bottom 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Finger Lakes (con't.)						
3	Ontario	Seneca	Gorham-Middlesex	\$20.16	\$119,000	\$2,399
4	Ontario	Gorham	Gorham-Middlesex	\$20.81	\$161,800	\$3,367
5	Yates	Jerusalem	Penn Yan	\$21.24	\$159,500	\$3,387
6	Yates	Milo	Dundee	\$21.85	\$113,200	\$2,474
7	Yates	Milo	Penn Yan	\$21.93	\$113,200	\$2,483
8	Yates	Torrey	Penn Yan	\$22.36	\$165,000	\$3,689
9	Yates	Starkey	Dundee	\$22.44	\$97,400	\$2,185
10	Yates	Barrington	Dundee	\$23.55	\$131,900	\$3,106
11	Yates	Barrington	Penn Yan	\$23.63	\$131,900	\$3,117
12	Ontario	South Bristol	Honeoye	\$23.75	\$203,200	\$4,826
13	Yates	Jerusalem	Gorham-Middlesex	\$23.87	\$159,500	\$3,807
14	Wyoming	Eagle	Yorkshire-Pioneer	\$23.89	\$84,100	\$2,010
15	Ontario	South Bristol	Naples	\$23.98	\$203,200	\$4,873
16	Ontario	Hopewell	Gorham-Middlesex	\$23.98	\$113,200	\$2,715
17	Ontario	Richmond	Honeoye	\$24.08	\$124,400	\$2,995
18	Ontario	Victor	Victor	\$24.23	\$234,700	\$5,686
19	Ontario	Richmond	Naples	\$24.31	\$124,400	\$3,024
20	Ontario	Canandaigua	Naples	\$24.42	\$203,600	\$4,971
Long Island						
1	Suffolk	Southampton	Sagaponack	\$4.78	\$589,100	\$2,813
2	Suffolk	Southampton	Sagaponack	\$4.84	1,000,000+	\$4,841
3	Suffolk	Southampton	Wainscott	\$5.38	\$589,100	\$3,167
4	Suffolk	Southampton	Sagaponack	\$5.44	1,000,000+	\$5,441
5	Suffolk	Southampton	Bridgehampton	\$6.07	\$589,100	\$3,573
6	Suffolk	East Hampton	Wainscott	\$6.18	\$835,200	\$5,160
7	Suffolk	Southampton	Quogue	\$6.38	\$589,100	\$3,756
8	Suffolk	Southampton	Southampton	\$6.85	\$589,100	\$4,033
9	Suffolk	East Hampton	Amagansett	\$7.34	\$835,200	\$6,129
10	Suffolk	Southampton	Quogue	\$8.49	\$924,100	\$7,846
11	Suffolk	Brookhaven	Fire Island	\$8.66	\$330,500	\$2,861
12	Suffolk	Southampton	Southampton	\$8.71	1,000,000+	\$8,708
13	Suffolk	Shelter Island	Shelter Island	\$8.73	\$716,600	\$6,256
14	Suffolk	Islip	Fire Island	\$8.74	\$353,200	\$3,086
15	Suffolk	East Hampton	East Hampton	\$8.76	\$835,200	\$7,315
16	Suffolk	East Hampton	Montauk	\$9.07	\$835,200	\$7,574
17	Suffolk	Southampton	Sag Harbor	\$9.84	\$589,100	\$5,794
18	Suffolk	Southampton	Remsenburg-Speonk	\$9.97	\$589,100	\$5,871
19	Suffolk	Southampton	North Haven	\$10.39	1,000,000+	\$10,395
20	Suffolk	East Hampton	Sag Harbor	\$10.55	\$835,200	\$8,810
Mid-Hudson						
1	Putnam	Philipstown	Garrison	\$15.18	\$461,100	\$7,002
2	Westchester	Mount Pleasant	Pocantico Hills	\$17.28	\$611,900	\$10,575
3	Westchester	Rye	Harrison	\$17.34	\$549,700	\$9,533
4	Ulster	Hardenburgh	Margaretville	\$17.84	\$241,700	\$4,312
5	Dutchess	Washington	Northeast	\$18.10	\$409,900	\$7,419
6	Dutchess	Stanford	Northeast	\$18.29	\$278,900	\$5,100
7	Westchester	Greenburgh	Pocantico Hills	\$18.34	\$537,100	\$9,848
8	Ulster	Shandaken	Margaretville	\$18.34	\$210,200	\$3,854
9	Ulster	Marbletown	Onteora	\$18.36	\$271,900	\$4,992
10	Westchester	Rye	Rye	\$18.44	1,000,000+	\$18,443
11	Dutchess	North East	Taconic Hills	\$18.74	\$287,100	\$5,379
12	Dutchess	Stanford	Pine Plains	\$18.84	\$278,900	\$5,254
13	Putnam	Putnam Valley	Garrison	\$18.90	\$377,800	\$7,142
14	Ulster	Hurley	Onteora	\$18.94	\$250,400	\$4,742
15	Dutchess	Clinton	Pine Plains	\$19.01	\$81,400	\$1,547

Bottom 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Mid-Hudson (con't.)						
16	Dutchess	Amenia	Northeast	\$19.07	\$229,100	\$4,368
17	Ulster	Olive	Onteora	\$19.32	\$247,100	\$4,775
18	Dutchess	North East	Northeast	\$19.37	\$287,100	\$5,560
19	Westchester	Mount Kisco	Bedford	\$19.84	\$374,500	\$7,430
20	Dutchess	North East	Pine Plains	\$19.92	\$287,100	\$5,718
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.38	\$153,100	\$976
2	Hamilton	Long Lake	Raquette Lake	\$6.79	\$254,400	\$1,726
3	Hamilton	Arietta	Piseco	\$7.40	\$153,100	\$1,133
4	Hamilton	Morehouse	Piseco	\$9.45	\$153,100	\$1,447
5	Hamilton	Arietta	Long Lake	\$9.76	\$153,100	\$1,494
6	Hamilton	Long Lake	Long Lake	\$10.69	\$254,400	\$2,719
7	Herkimer	Webb	Webb	\$11.04	\$354,600	\$3,914
8	Oneida	Forestport	Webb	\$11.46	\$142,800	\$1,637
9	Hamilton	Inlet	Inlet	\$12.85	\$316,700	\$4,070
10	Hamilton	Lake Pleasant	Lake Pleasant	\$14.35	\$171,400	\$2,459
11	Hamilton	Indian Lake	Indian Lake	\$14.81	\$154,800	\$2,293
12	Hamilton	Arietta	Wells	\$15.35	\$153,100	\$2,350
13	Fulton	Northampton	Edinburg	\$15.59	\$163,000	\$2,542
14	Hamilton	Lake Pleasant	Wells	\$16.73	\$171,400	\$2,867
15	Hamilton	Wells	Wells	\$16.96	\$148,400	\$2,517
16	Hamilton	Benson	Northville	\$17.59	\$165,800	\$2,917
17	Hamilton	Hope	Wells	\$18.18	\$123,900	\$2,253
18	Fulton	Johnstown	Wheelerville	\$19.06	\$114,000	\$2,173
19	Hamilton	Lake Pleasant	Speculator	\$20.01	\$160,400	\$3,209
20	Hamilton	Hope	Northville	\$20.14	\$123,900	\$2,495
North Country						
1	Jefferson	Orleans	Indian River	\$11.24	\$144,300	\$1,622
2	Essex	North Elba	Lake Placid	\$11.88	\$223,700	\$2,658
3	Jefferson	Alexandria	Indian River	\$12.21	\$115,900	\$1,415
4	Jefferson	Pamelia	Indian River	\$12.40	\$165,900	\$2,056
5	Jefferson	Theresa	Indian River	\$12.67	\$121,100	\$1,534
6	Essex	Schroon	North Warren	\$13.25	\$180,300	\$2,389
7	Jefferson	Le Ray	Indian River	\$13.77	\$159,900	\$2,202
8	Essex	Wilmington	Lake Placid	\$14.35	\$227,200	\$3,261
9	Essex	Minerva	North Warren	\$14.65	\$154,200	\$2,259
10	Essex	North Elba	Saranac Lake	\$14.88	\$223,700	\$3,329
11	Jefferson	Henderson	Belleville-Henderson	\$14.89	\$164,900	\$2,455
12	Essex	Schroon	Schroon Lake	\$15.08	\$180,300	\$2,719
13	Essex	Keene	Keene	\$15.17	\$220,400	\$3,344
14	Jefferson	Orleans	Lafargeville	\$15.23	\$144,300	\$2,197
15	Essex	North Hudson	Schroon Lake	\$15.88	\$137,500	\$2,184
16	Jefferson	Alexandria	Lafargeville	\$16.20	\$115,900	\$1,877
17	Jefferson	Pamelia	Lafargeville	\$16.39	\$165,900	\$2,718
18	Jefferson	Watertown	Copenhagen	\$16.58	\$167,700	\$2,780
19	Jefferson	Theresa	Theresa	\$16.64	\$111,600	\$1,857
20	Jefferson	Theresa	Lafargeville	\$16.66	\$121,100	\$2,017
Southern Tier						
1	Otsego	Otsego	Richfield Springs	\$14.77	\$277,000	\$4,093
2	Otsego	Otsego	Cooperstown	\$14.78	\$277,000	\$4,095
3	Otsego	Otsego	Edmeston	\$15.76	\$277,000	\$4,367
4	Otsego	Otsego	Cherry Valley-Springfield	\$15.90	\$277,000	\$4,406
5	Delaware	Andes	Andes	\$16.20	\$188,300	\$3,050

Bottom 20 Effective Property Tax Rates - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate Per \$1,000	Median Home Value	Tax ³ on Median Home
Southern Tier (con't.)						
6	Otsego	Middlefield	Cooperstown	\$16.29	\$264,400	\$4,307
7	Delaware	Middletown	Andes	\$16.47	\$198,300	\$3,266
8	Otsego	Springfield	Richfield Springs	\$16.52	\$159,900	\$2,642
9	Delaware	Delhi	Andes	\$17.00	\$172,900	\$2,940
10	Delaware	Bovina	Andes	\$17.27	\$196,900	\$3,401
11	Delaware	Hamden	Andes	\$17.46	\$160,800	\$2,807
12	Delaware	Colchester	Downsville	\$17.47	\$131,400	\$2,296
13	Delaware	Andes	Margaretville	\$17.48	\$188,300	\$3,291
14	Otsego	Middlefield	Cherry Valley-Springfield	\$17.48	\$264,400	\$4,622
15	Otsego	Springfield	Cherry Valley-Springfield	\$17.65	\$159,900	\$2,822
16	Delaware	Middletown	Margaretville	\$17.75	\$198,300	\$3,520
17	Delaware	Andes	Downsville	\$18.22	\$188,300	\$3,430
18	Delaware	Walton	Downsville	\$18.25	\$114,800	\$2,095
19	Broome	Binghamton	South Mountain-Hickory	\$18.35	\$135,200	\$2,480
20	Otsego	Richfield	Richfield Springs	\$18.44	\$114,900	\$2,119
Western New York						
1	Erie	Sardinia	Yorkshire-Pioneer	\$18.50	\$153,500	\$2,839
2	Chautauqua	Chautauqua	Chautauqua Lake	\$19.77	\$116,700	\$2,307
3	Erie	Sardinia	Holland	\$19.97	\$153,500	\$3,065
4	Chautauqua	Ellery	Chautauqua Lake	\$20.48	\$114,800	\$2,351
5	Chautauqua	Westfield	Chautauqua Lake	\$20.89	\$88,900	\$1,858
6	Chautauqua	North Harmony	Chautauqua Lake	\$21.08	\$116,900	\$2,464
7	Erie	Wales	Holland	\$22.00	\$158,100	\$3,479
8	Chautauqua	Portland	Chautauqua Lake	\$22.01	\$84,200	\$1,853
9	Erie	Elma	East Aurora	\$22.35	\$198,600	\$4,439
10	Cattaraugus	Ellicottville	Ellicottville	\$22.59	\$176,400	\$3,985
11	Erie	Colden	Holland	\$22.84	\$197,400	\$4,510
12	Erie	Concord	Holland	\$23.05	\$131,900	\$3,040
13	Erie	Sardinia	Springville-Griffith Institute	\$23.23	\$153,500	\$3,565
14	Erie	Collins	Gowanda	\$23.28	\$86,400	\$2,012
15	Erie	Aurora	Holland	\$23.53	\$189,800	\$4,465
16	Erie	Elma	Iroquois	\$23.64	\$198,600	\$4,695
17	Erie	Colden	East Aurora	\$23.75	\$197,400	\$4,689
18	Chautauqua	Stockton	Chautauqua Lake	\$23.78	\$89,100	\$2,118
19	Erie	Holland	Yorkshire-Pioneer	\$23.78	\$143,900	\$3,422
20	Erie	Wales	Iroquois	\$24.20	\$158,100	\$3,827

Top 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Capital Region						
1	Schenectady	Niskayuna	Niskayuna	\$34.19	\$247,400	\$8,460
2	Albany	Bethlehem	Bethlehem	\$29.43	\$268,700	\$7,908
3	Schenectady	Niskayuna	South Colonie	\$31.43	\$247,400	\$7,777
4	Albany	Albany	Albany	\$44.44	\$173,500	\$7,711
5	Albany	Guilderland	Altamont	\$30.62	\$250,900	\$7,683
6	Albany	Bethlehem	Guilderland	\$28.12	\$268,700	\$7,556
7	Columbia	Austerlitz	Chatham	\$23.43	\$322,100	\$7,546
8	Rensselaer	Schodack	Schodack	\$34.95	\$215,800	\$7,541
9	Columbia	Chatham	East Greenbush	\$29.08	\$258,800	\$7,525
10	Schenectady	Duanesburg	Schoharie	\$34.49	\$213,300	\$7,356
11	Albany	Colonie	Menands	\$30.94	\$237,200	\$7,340
12	Saratoga	Waterford	Waterford-Halfmoon	\$35.48	\$206,800	\$7,337

Top 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home	
Capital Region (con't.)							
13	Columbia	Kinderhook	Kinderhook	\$27.27	\$266,800	\$7,275	
14	Albany	Bethlehem	Ravena-Coeymans-Selkirk	\$26.57	\$268,700	\$7,140	
15	Albany	Guilderland	Guilderland	\$28.05	\$249,900	\$7,009	
16	Saratoga	Halfmoon	Waterford-Halfmoon	\$30.58	\$228,400	\$6,984	
17	Albany	Guilderland	Voorheesville	\$27.90	\$249,900	\$6,972	
18	Albany	Colonie	Niskayuna	\$31.67	\$219,900	\$6,964	
19	Columbia	Chatham	Kinderhook	\$26.89	\$258,800	\$6,958	
20	Albany	New Scotland	Bethlehem	\$28.65	\$242,400	\$6,944	
Central New York							
1	Onondaga	Skaneateles	Jordan-Elbridge	\$35.45	\$273,200	\$9,685	
2	Madison	Madison	Hamilton	\$42.40	\$218,200	\$9,252	
3	Madison	Eaton	Hamilton	\$41.36	\$218,200	\$9,025	
4	Onondaga	Skaneateles	Marcellus	\$32.97	\$273,200	\$9,008	
5	Onondaga	Manlius	Fayetteville-Manlius	\$47.88	\$188,100	\$9,006	
6	Madison	Cazenovia	Fayetteville-Manlius	\$37.30	\$239,400	\$8,928	
7	Madison	Hamilton	Hamilton	\$40.61	\$218,200	\$8,860	
8	Onondaga	Skaneateles	Skaneateles	\$27.10	\$326,600	\$8,851	
9	Madison	Cazenovia	Fabius-Pompey	\$36.40	\$239,400	\$8,713	
10	Madison	Cazenovia	Chittenango	\$33.74	\$239,400	\$8,076	
11	Onondaga	Manlius	Fayetteville	Fayetteville-Manlius	\$46.59	\$171,800	\$8,005
12	Onondaga	Pompey	Fayetteville-Manlius	\$37.13	\$210,300	\$7,808	
13	Onondaga	Pompey	Fabius-Pompey	\$36.23	\$210,300	\$7,619	
14	Onondaga	Marcellus	Onondaga	\$41.46	\$173,100	\$7,177	
15	Onondaga	Pompey	Jamesville-Dewitt	\$34.04	\$210,300	\$7,158	
16	Onondaga	Manlius	Fayetteville-Manlius	\$39.88	\$173,200	\$6,907	
17	Onondaga	Marcellus	Marcellus	\$43.97	\$156,000	\$6,860	
18	Madison	Cazenovia	Cazenovia	\$33.43	\$205,200	\$6,859	
19	Madison	Cazenovia	Deruyter	\$28.47	\$239,400	\$6,815	
20	Onondaga	Onondaga	Westhill	\$40.30	\$167,800	\$6,762	
Finger Lakes							
1	Monroe	Pittsford	Brighton	\$38.79	\$259,500	\$10,065	
2	Monroe	Pittsford	East Rochester	\$38.31	\$259,500	\$9,941	
3	Monroe	Pittsford	Penfield	\$38.29	\$259,500	\$9,936	
4	Monroe	Pittsford	Pittsford	\$38.00	\$259,500	\$9,860	
5	Monroe	Pittsford	Pittsford	\$40.72	\$232,200	\$9,456	
6	Monroe	Mendon	Pittsford	\$37.43	\$249,700	\$9,345	
7	Monroe	Mendon	Honeoye Falls-Lima	\$35.12	\$249,700	\$8,768	
8	Monroe	Pittsford	Rush-Henrietta	\$32.52	\$259,500	\$8,438	
9	Ontario	Victor	Pittsford	\$34.19	\$234,700	\$8,024	
10	Ontario	Victor	Honeoye Falls-Lima	\$32.22	\$234,700	\$7,561	
11	Monroe	Perinton	East Rochester	\$38.16	\$193,000	\$7,364	
12	Monroe	Perinton	Penfield	\$38.14	\$193,000	\$7,361	
13	Monroe	Perinton	Pittsford	\$37.85	\$193,000	\$7,305	
14	Monroe	Perinton	Fairport	\$42.34	\$169,600	\$7,181	
15	Ontario	Victor	East Bloomfield	\$30.59	\$234,700	\$7,179	
16	Monroe	Perinton	Fairport	\$35.71	\$193,000	\$6,892	
17	Monroe	Penfield	Penfield	\$38.50	\$177,800	\$6,846	
18	Monroe	Penfield	Pittsford	\$38.21	\$177,800	\$6,794	
19	Monroe	Rush	Honeoye Falls-Lima	\$36.83	\$182,400	\$6,718	
20	Wayne	Walworth	Gananda	\$44.04	\$152,300	\$6,708	
Long Island							
1	Suffolk	Brookhaven	Old Field	\$33.05	1,000,000+	\$33,050	
2	Suffolk	Huntington	Huntington Bay	\$30.90	1,000,000+	\$30,907	
3	Suffolk	Huntington	Lloyd Harbor	\$29.34	1,000,000+	\$29,344	

Top 20 Property Tax Bills on Median Homes- 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Long Island (con't.)						
4 Suffolk	Smithtown	Nissequogue	Smithtown	\$30.56	\$936,300	\$28,613
5 Suffolk	Huntington	Asharoken	Northport-East Northport	\$27.55	1,000,000+	\$27,553
6 Suffolk	Smithtown	Head Of The Harbor	Smithtown	\$30.60	\$894,200	\$27,360
7 Suffolk	Brookhaven	Belle Terre	Port Jefferson	\$24.63	\$851,000	\$20,963
8 Suffolk	Islip	Brightwaters	Bay Shore	\$38.44	\$510,700	\$19,630
9 Suffolk	Brookhaven	Shoreham	Shoreham-Wading River	\$33.14	\$568,300	\$18,836
10 Suffolk	Brookhaven	Poquott	Three Village	\$32.02	\$584,700	\$18,723
11 Suffolk	Babylon	Babylon	Babylon	\$39.40	\$432,500	\$17,042
12 Suffolk	Southampton		Eastport-South Manor	\$28.83	\$589,100	\$16,981
13 Suffolk	Huntington	Northport	Northport-East Northport	\$31.20	\$538,200	\$16,789
14 Suffolk	Babylon	Babylon	West Babylon	\$38.69	\$432,500	\$16,735
15 Suffolk	Huntington		Syosset	\$33.18	\$499,200	\$16,565
16 Suffolk	Babylon	Amityville	Copiague	\$44.27	\$370,000	\$16,379
17 Suffolk	Babylon	Babylon	North Babylon	\$37.16	\$432,500	\$16,073
18 Suffolk	Babylon	Amityville	Amityville	\$43.10	\$370,000	\$15,946
19 Suffolk	Huntington		Elwood	\$29.58	\$499,200	\$14,768
20 Suffolk	Huntington		South Huntington	\$29.26	\$499,200	\$14,608
Mid-Hudson						
1 Orange	Tuxedo	Tuxedo Park	Tuxedo	\$31.51	1,000,000+	\$31,505
2 Westchester	New Castle		Ossining	\$36.19	\$856,300	\$30,989
3 Westchester	New Castle		Yorktown	\$35.24	\$856,300	\$30,176
4 Westchester	Greenburgh	Irvington	Dobbs Ferry	\$46.29	\$633,300	\$29,315
5 Westchester	Greenburgh	Ardsley	Ardsley	\$45.14	\$629,800	\$28,429
6 Westchester	Greenburgh	Irvington	Ardsley	\$44.45	\$633,300	\$28,150
7 Westchester	Greenburgh	Hastings-On-Hudson	Hastings-On-Hudson	\$44.08	\$632,400	\$27,875
8 Westchester	Ossining	Briarcliff Manor	Ossining	\$40.86	\$675,400	\$27,594
9 Westchester	Greenburgh	Hastings-On-Hudson	Ardsley	\$42.41	\$632,400	\$26,819
10 Westchester	Mount Pleasant	Sleepy Hollow	Union Free Of The Tarrytowns	\$43.93	\$608,800	\$26,744
11 Westchester	North Castle		Valhalla	\$29.50	\$905,900	\$26,726
12 Westchester	Greenburgh	Irvington	Irvington	\$41.98	\$633,300	\$26,586
13 Westchester	New Castle		Chappaqua	\$30.91	\$856,300	\$26,468
14 Rockland	Haverstraw	Pomona	Haverstraw-Stony Point	\$54.52	\$485,100	\$26,447
15 Westchester	Pound Ridge		Katonah-Lewisboro	\$29.18	\$896,700	\$26,162
16 Westchester	Pelham	Pelham Manor	Pelham	\$33.94	\$770,000	\$26,137
17 Westchester	Mamaroneck	Larchmont	Mamaroneck	\$25.93	1,000,000+	\$25,928
18 Rockland	Ramapo	Montebello	Ramapo	\$40.66	\$637,400	\$25,917
19 Westchester	Greenburgh	Dobbs Ferry	Dobbs Ferry	\$44.18	\$586,400	\$25,906
20 Westchester	Mount Pleasant	Briarcliff Manor	Briarcliff Manor	\$37.91	\$675,400	\$25,607
Mohawk Valley						
1 Herkimer	Webb		Adirondack	\$22.46	\$354,600	\$7,963
2 Schoharie	Sharon	Sharon Springs	Sharon Springs	\$49.93	\$150,000	\$7,489
3 Herkimer	Webb		Poland	\$20.94	\$354,600	\$7,424
4 Oneida	Kirkland	Clinton	Clinton	\$41.32	\$178,000	\$7,356
5 Schoharie	Cobleskill	Cobleskill	Cobleskill-Richmondville	\$41.57	\$158,500	\$6,589
6 Schoharie	Schoharie	Schoharie	Schoharie	\$40.76	\$158,600	\$6,465
7 Oneida	Kirkland		Clinton	\$36.05	\$170,600	\$6,150
8 Oneida	Kirkland		New Hartford	\$35.60	\$170,600	\$6,073
9 Oneida	New Hartford	New Hartford	New Hartford	\$37.56	\$159,200	\$5,980
10 Montgomery	Charleston		Schoharie	\$41.42	\$141,100	\$5,845
11 Schoharie	Schoharie		Schoharie	\$36.12	\$161,300	\$5,827
12 Schoharie	Richmondville	Richmondville	Cobleskill-Richmondville	\$40.99	\$142,000	\$5,821
13 Oneida	Marcy		Whitesboro	\$33.00	\$171,900	\$5,672
14 Schoharie	Seward		Sharon Springs	\$35.95	\$157,400	\$5,658
15 Schoharie	Jefferson		Cobleskill-Richmondville	\$34.54	\$162,500	\$5,612
16 Oneida	Marcy		Holland Patent	\$32.21	\$171,900	\$5,537
17 Schoharie	Richmondville		Cobleskill-Richmondville	\$35.15	\$157,000	\$5,519

Top 20 Property Tax Bills on Median Homes- 2015 - By Region (con't.)

	County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Mohawk Valley (con't.)							
18	Montgomery	Charleston		Duanesburg	\$38.61	\$141,100	\$5,448
19	Schoharie	Schoharie		Middleburgh	\$33.62	\$161,300	\$5,423
20	Schoharie	Schoharie		Duanesburg	\$33.47	\$161,300	\$5,399
North Country							
1	Franklin	Santa Clara		Saint Regis Falls	\$24.52	\$286,100	\$7,015
2	St. Lawrence	Canton	Canton	Canton	\$42.68	\$154,400	\$6,589
3	Essex	Wilmington		Ausable Valley	\$24.07	\$227,200	\$5,469
4	Clinton	Plattsburgh		Plattsburgh	\$36.67	\$143,000	\$5,244
5	St. Lawrence	Potsdam	Potsdam	Potsdam	\$50.63	\$100,900	\$5,109
6	Essex	Keene		Ausable Valley	\$22.72	\$220,400	\$5,008
7	Franklin	Santa Clara		Saranac Lake	\$16.69	\$286,100	\$4,775
8	Franklin	Harrietstown	Saranac Lake	Saranac Lake	\$29.49	\$160,900	\$4,745
9	Essex	St. Armand	Saranac Lake	Saranac Lake	\$29.32	\$160,900	\$4,717
10	Essex	Newcomb		Newcomb	\$27.01	\$173,500	\$4,685
11	Jefferson	Hounsfield	Sackets Harbor	Sackets Harbor	\$23.60	\$192,300	\$4,539
12	Clinton	Champlain	Rouses Point	Northeastern Clinton	\$31.62	\$140,600	\$4,445
13	Jefferson	Rutland	Black River	Carthage	\$25.19	\$175,200	\$4,413
14	St. Lawrence	Canton		Potsdam	\$36.20	\$121,200	\$4,388
15	Lewis	Montague		Lowville	\$20.08	\$216,700	\$4,352
16	Jefferson	Le Ray	Black River	Carthage	\$24.72	\$175,200	\$4,331
17	Clinton	Peru		Peru	\$29.98	\$144,300	\$4,326
18	Essex	North Elba	Saranac Lake	Saranac Lake	\$26.85	\$160,900	\$4,321
19	Essex	North Elba	Lake Placid	Lake Placid	\$17.67	\$240,400	\$4,248
20	Essex	Jay		Ausable Valley	\$26.32	\$160,100	\$4,213
Southern Tier							
1	Tompkins	Ithaca	Cayuga Heights	Ithaca	\$36.93	\$319,800	\$11,810
2	Tompkins	Lansing	Lansing	Lansing	\$30.57	\$312,700	\$9,560
3	Tompkins	Lansing	Lansing	Ithaca	\$27.35	\$312,700	\$8,553
4	Tompkins	Ithaca		Ithaca	\$37.31	\$205,700	\$7,675
5	Tompkins	Ithaca		Newfield	\$31.41	\$234,000	\$7,350
6	Tompkins	Ithaca		Ithaca	\$30.59	\$234,000	\$7,158
7	Tompkins	Ulysses	Trumansburg	Trumansburg	\$34.64	\$201,700	\$6,986
8	Tompkins	Lansing		Groton	\$30.12	\$226,800	\$6,831
9	Tompkins	Lansing		Lansing	\$29.59	\$226,800	\$6,711
10	Otsego	Middlefield	Cooperstown	Cooperstown	\$21.88	\$297,700	\$6,513
11	Broome	Vestal		Susquehanna Valley	\$41.70	\$146,000	\$6,088
12	Otsego	Otsego	Cooperstown	Cooperstown	\$20.37	\$297,700	\$6,065
13	Tompkins	Ulysses		Trumansburg	\$28.27	\$214,200	\$6,055
14	Tompkins	Lansing		Ithaca	\$26.37	\$226,800	\$5,981
15	Tompkins	Dryden	Dryden	Dryden	\$41.11	\$144,700	\$5,948
16	Tompkins	Ulysses		Ithaca	\$27.15	\$214,200	\$5,815
17	Tompkins	Danby		Candor	\$34.23	\$165,400	\$5,661
18	Tompkins	Caroline		Dryden	\$36.22	\$156,000	\$5,651
19	Otsego	Middlefield		Milford	\$20.93	\$264,400	\$5,534
20	Broome	Binghamton		Susquehanna Valley	\$40.61	\$135,200	\$5,490
Western New York							
1	Allegany	Alfred	Alfred	Alfred-Almond	\$63.62	\$113,000	\$7,189
2	Erie	Cheektowaga	Williamsville	Williamsville	\$43.81	\$162,900	\$7,136
3	Erie	Orchard Park	Orchard Park	Orchard Park	\$31.70	\$218,200	\$6,917
4	Erie	Clarence		Williamsville	\$28.45	\$242,500	\$6,899
5	Cattaraugus	Ellicottville		West Valley	\$37.89	\$176,400	\$6,684
6	Niagara	Pendleton		Lockport	\$37.91	\$172,500	\$6,539
7	Erie	Hamburg	Hamburg	Hamburg	\$43.90	\$148,200	\$6,506
8	Erie	West Seneca		Cheektowaga-Sloan	\$49.67	\$129,100	\$6,413

Top 20 Property Tax Bills on Median Homes - 2015 - By Region (con't.)

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Western New York (con't)						
9	Erie	Amherst	Amherst	\$36.43	\$174,800	\$6,367
10	Niagara	Cambria	Lockport	\$42.39	\$147,100	\$6,236
11	Erie	Clarence	Akron	\$25.51	\$242,500	\$6,186
12	Erie	Orchard Park	Hamburg	\$31.07	\$199,000	\$6,184
13	Erie	Amherst	Williamsville	\$37.95	\$162,900	\$6,181
14	Niagara	Cambria	Newfane	\$41.99	\$147,100	\$6,177
15	Niagara	Wheatfield	Starpoint	\$33.63	\$178,100	\$5,990
16	Erie	Clarence	Clarence	\$24.28	\$242,500	\$5,887
17	Erie	Orchard Park	Orchard Park	\$29.55	\$199,000	\$5,881
18	Erie	Amherst	Sweet Home	\$33.42	\$174,800	\$5,841
19	Erie	Amherst	Williamsville	\$33.42	\$174,800	\$5,841
20	Erie	Cheektowaga	Depew	\$54.38	\$107,100	\$5,824

Bottom 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Capital Region						
1	Greene	Ashland	Windham-Ashland-Jewett	\$16.71	\$64,800	\$1,083
2	Greene	Ashland	Gilboa-Conesville	\$19.15	\$64,800	\$1,241
3	Saratoga	Day	Edinburg	\$10.37	\$166,100	\$1,723
4	Warren	Hague	Bolton	\$9.43	\$201,000	\$1,896
5	Warren	Thurman	North Warren	\$14.26	\$133,600	\$1,904
6	Washington	Whitehall	Whitehall	\$21.87	\$91,100	\$1,993
7	Warren	Warrensburg	North Warren	\$13.97	\$145,400	\$2,031
8	Saratoga	Edinburg	Edinburg	\$9.57	\$219,400	\$2,099
9	Greene	Halcott	Margaretville	\$16.95	\$125,000	\$2,118
10	Warren	Johnsburg	North Warren	\$13.53	\$156,800	\$2,122
11	Warren	Hague	North Warren	\$10.69	\$201,000	\$2,150
12	Warren	Horicon	Bolton	\$10.16	\$219,400	\$2,230
13	Washington	Granville	Whitehall	\$20.82	\$114,300	\$2,379
14	Washington	Fort Edward	Hudson Falls	\$23.58	\$101,100	\$2,384
15	Saratoga	Corinth	Corinth	\$17.45	\$136,900	\$2,389
16	Washington	Fort Ann	Lake George	\$16.52	\$147,700	\$2,439
17	Washington	Dresden	Putnam	\$15.27	\$163,100	\$2,490
18	Warren	Horicon	North Warren	\$11.42	\$219,400	\$2,506
19	Washington	Whitehall	Granville	\$27.72	\$91,100	\$2,526
20	Saratoga	Day	Hadley-Luzerne	\$15.25	\$166,100	\$2,533
Central New York						
1	Madison	Brookfield	Edmeston	\$27.34	\$71,300	\$1,950
2	Madison	Brookfield	Unadilla Valley	\$29.39	\$71,300	\$2,096
3	Madison	Brookfield	Brookfield	\$31.18	\$71,300	\$2,223
4	Madison	Brookfield	Sherburne-Earlville	\$31.44	\$71,300	\$2,242
5	Cayuga	Conquest	Red Creek	\$26.36	\$85,100	\$2,243
6	Cayuga	Sterling	Red Creek	\$27.08	\$86,400	\$2,340
7	Madison	Brookfield	Hamilton	\$33.01	\$71,300	\$2,354
8	Madison	Brookfield	Mount Markham	\$33.47	\$71,300	\$2,387
9	Madison	Brookfield	Waterville	\$33.92	\$71,300	\$2,419
10	Oswego	Granby	Cato-Meridian	\$30.78	\$79,000	\$2,431
11	Oswego	Williamstown	Sandy Creek	\$33.26	\$73,500	\$2,444
12	Onondaga	Syracuse	Syracuse	\$27.98	\$87,800	\$2,457
13	Cayuga	Sempronius	Moravia	\$27.47	\$91,200	\$2,505
14	Cayuga	Conquest	Cato-Meridian	\$29.85	\$85,100	\$2,540

Bottom 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home	
Central New York (con't.)							
15	Oswego	Redfield	Sandy Creek	\$31.41	\$81,200	\$2,551	
16	Oswego	Williamstown	Altmar-Parish-Williamstown	\$35.04	\$73,500	\$2,575	
17	Cayuga	Moravia	Moravia	\$26.92	\$95,700	\$2,576	
18	Cayuga	Sterling	Cato-Meridian	\$30.57	\$86,400	\$2,642	
19	Madison	Stockbridge	Morrisville-Eaton	\$30.39	\$88,100	\$2,678	
20	Cayuga	Venice	Southern Cayuga	\$28.37	\$96,000	\$2,724	
Finger Lakes							
1	Seneca	Lodi	Lodi	South Seneca	\$31.14	\$56,700	\$1,765
2	Wayne	Wolcott	Red Creek	\$25.05	\$79,600	\$1,994	
3	Wyoming	Eagle	Yorkshire-Pioneer	\$23.89	\$84,100	\$2,010	
4	Ontario	Seneca	Penn Yan	\$17.52	\$119,000	\$2,085	
5	Wyoming	Eagle	Letchworth	\$24.94	\$84,100	\$2,098	
6	Wayne	Lyons	North Rose-Wolcott	\$29.86	\$71,600	\$2,138	
7	Wayne	Savannah	North Rose-Wolcott	\$29.93	\$71,900	\$2,152	
8	Wayne	Wolcott	North Rose-Wolcott	\$27.06	\$79,600	\$2,154	
9	Yates	Starkey	Dundee	\$22.44	\$97,400	\$2,185	
10	Wayne	Butler	Red Creek	\$26.76	\$84,500	\$2,261	
11	Wayne	Sodus	North Rose-Wolcott	\$27.19	\$88,000	\$2,393	
12	Wyoming	Wethersfield	Yorkshire-Pioneer	\$26.40	\$90,800	\$2,397	
13	Ontario	Seneca	Gorham-Middlesex	\$20.16	\$119,000	\$2,399	
14	Livingston	North Dansville	Dansville	\$28.78	\$83,800	\$2,412	
15	Wayne	Butler	North Rose-Wolcott	\$28.77	\$84,500	\$2,431	
16	Wyoming	Pike	Fillmore	\$32.79	\$74,200	\$2,433	
17	Seneca	Waterloo	Waterloo	\$31.40	\$78,000	\$2,449	
18	Yates	Milo	Dundee	\$21.85	\$113,200	\$2,474	
19	Yates	Milo	Penn Yan	\$21.93	\$113,200	\$2,483	
20	Wyoming	Wethersfield	Letchworth	\$27.45	\$90,800	\$2,493	
Long Island							
1	Suffolk	Southampton	Sagaponack	\$4.78	\$589,100	\$2,813	
2	Suffolk	Brookhaven	Fire Island	\$8.66	\$330,500	\$2,861	
3	Suffolk	Islip	Fire Island	\$8.74	\$353,200	\$3,086	
4	Suffolk	Southampton	Wainscott	\$5.38	\$589,100	\$3,167	
5	Suffolk	Southampton	Bridgehampton	\$6.07	\$589,100	\$3,573	
6	Suffolk	Southampton	Quogue	\$6.38	\$589,100	\$3,756	
7	Suffolk	Southampton	Southampton	\$6.85	\$589,100	\$4,033	
8	Suffolk	Southampton	Sagaponack	\$4.84	1,000,000+	\$4,841	
9	Suffolk	East Hampton	Wainscott	\$6.18	\$835,200	\$5,160	
10	Suffolk	Southold	Fishers Island	\$10.91	\$497,100	\$5,425	
11	Suffolk	Southampton	Sagaponack	\$5.44	1,000,000+	\$5,441	
12	Suffolk	Southold	Oysterponds	\$11.14	\$497,100	\$5,539	
13	Suffolk	Southold	New Suffolk	\$11.15	\$497,100	\$5,544	
14	Suffolk	Southampton	Sag Harbor	\$9.84	\$589,100	\$5,794	
15	Suffolk	Southampton	Remsenburg-Speonk	\$9.97	\$589,100	\$5,871	
16	Suffolk	East Hampton	Amagansett	\$7.34	\$835,200	\$6,129	
17	Suffolk	Shelter Island	Shelter Island	\$8.73	\$716,600	\$6,256	
18	Suffolk	Southampton	Westhampton Beach	\$11.00	\$589,100	\$6,478	
19	Suffolk	Brookhaven	Port Jefferson	\$21.10	\$330,500	\$6,972	
20	Suffolk	Southampton	Tuckahoe Common	\$11.85	\$589,100	\$6,978	
Mid-Hudson							
1	Dutchess	Clinton	Pine Plains	\$19.01	\$81,400	\$1,547	
2	Dutchess	Clinton	Millbrook	\$20.29	\$81,400	\$1,652	
3	Dutchess	Clinton	Rhinebeck	\$21.43	\$81,400	\$1,744	
4	Sullivan	Fremont	Roscoe	\$26.71	\$88,500	\$2,364	
5	Dutchess	Clinton	Hyde Park	\$29.10	\$81,400	\$2,369	
6	Sullivan	Fremont	Sullivan West	\$27.60	\$88,500	\$2,443	

Bottom 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Mid-Hudson (con't.)						
7	Ulster	Shandaken	Margaretville	\$18.34	\$210,200	\$3,854
8	Sullivan	Callicoon	Jeffersonville	\$34.71	\$111,400	\$3,867
9	Orange	Deerpark	Eldred	\$24.00	\$176,400	\$4,234
10	Ulster	Hardenburgh	Margaretville	\$17.84	\$241,700	\$4,312
11	Dutchess	Amenia	Northeast	\$19.07	\$229,100	\$4,368
12	Sullivan	Rockland	Roscoe	\$30.06	\$148,800	\$4,473
13	Ulster	Shandaken	Onteora	\$21.54	\$210,200	\$4,527
14	Sullivan	Rockland	Livingston Manor	\$31.69	\$148,800	\$4,715
15	Sullivan	Liberty	Livingston Manor	\$33.29	\$141,700	\$4,718
16	Ulster	Hurley	Onteora	\$18.94	\$250,400	\$4,742
17	Sullivan	Liberty	Sullivan West	\$33.48	\$141,700	\$4,745
18	Ulster	Wawarsing	Rondout Valley	\$28.68	\$166,400	\$4,773
19	Ulster	Olive	Onteora	\$19.32	\$247,100	\$4,775
20	Sullivan	Neversink	Livingston Manor	\$28.73	\$169,700	\$4,875
Mohawk Valley						
1	Hamilton	Arietta	Raquette Lake	\$6.38	\$153,100	\$976
2	Hamilton	Arietta	Piseco	\$7.40	\$153,100	\$1,133
3	Hamilton	Morehouse	Piseco	\$9.45	\$153,100	\$1,447
4	Hamilton	Arietta	Long Lake	\$9.76	\$153,100	\$1,494
5	Oneida	Forestport	Webb	\$11.46	\$142,800	\$1,637
6	Herkimer	Manheim	Dolgeville	\$21.27	\$79,100	\$1,683
7	Hamilton	Long Lake	Raquette Lake	\$6.79	\$254,400	\$1,726
8	Herkimer	Russia	Cold Brook	\$24.35	\$78,900	\$1,921
9	Herkimer	Salisbury	Poland	\$21.74	\$89,500	\$1,946
10	Herkimer	Manheim	Oppenheim-Ephratah-St. Johnsville	\$24.61	\$79,100	\$1,947
11	Herkimer	Manheim	Oppenheim-Ephratah-St. Johnsville	\$24.61	\$79,100	\$1,947
12	Herkimer	Salisbury	Dolgeville	\$21.92	\$89,500	\$1,962
13	Oneida	Ava	Adirondack	\$22.98	\$86,300	\$1,984
14	Fulton	Stratford	Dolgeville	\$25.34	\$78,300	\$1,984
15	Herkimer	Manheim	West Canada Valley	\$26.33	\$79,100	\$2,083
16	Herkimer	Columbia	Richfield Springs	\$22.03	\$97,700	\$2,152
17	Fulton	Johnstown	Wheelerville	\$19.06	\$114,000	\$2,173
18	Herkimer	Fairfield	Dolgeville	\$21.85	\$99,600	\$2,176
19	Herkimer	Ohio	Poland	\$22.42	\$97,100	\$2,177
20	Herkimer	Norway	Poland	\$24.35	\$89,400	\$2,177
North Country						
1	St. Lawrence	Rossie	Indian River	\$18.04	\$70,600	\$1,273
2	Jefferson	Alexandria	Indian River	\$12.21	\$115,900	\$1,415
3	Clinton	Clinton	Northern Adirondack	\$18.10	\$81,400	\$1,473
4	Jefferson	Theresa	Indian River	\$12.67	\$121,100	\$1,534
5	Franklin	Bombay	Salmon River	\$21.33	\$75,000	\$1,600
6	Franklin	Westville	Salmon River	\$22.64	\$71,500	\$1,619
7	Jefferson	Orleans	Indian River	\$11.24	\$144,300	\$1,622
8	St. Lawrence	Clare	Edwards-Knox	\$25.90	\$64,000	\$1,658
9	Franklin	Brandon	Malone	\$29.95	\$56,800	\$1,701
10	Franklin	Brandon	Brushton-Moira	\$30.03	\$56,800	\$1,705
11	Clinton	Altona	Northern Adirondack	\$19.93	\$85,800	\$1,710
12	St. Lawrence	Hammond	Alexandria	\$20.49	\$84,200	\$1,725
13	Clinton	Clinton	Chateaugay	\$21.47	\$81,400	\$1,748
14	Franklin	Waverly	Saint Regis Falls	\$33.52	\$53,100	\$1,780
15	Lewis	West Turin	Lowville	\$20.14	\$89,300	\$1,799
16	Franklin	Bangor	Salmon River	\$24.38	\$74,400	\$1,814
17	St. Lawrence	Fine	Edwards-Knox	\$27.32	\$66,400	\$1,814
18	St. Lawrence	Rossie	Gouverneur	\$26.00	\$70,600	\$1,835
19	St. Lawrence	Gouverneur	Gouverneur	\$24.36	\$75,800	\$1,846
20	Jefferson	Theresa	Theresa	\$16.64	\$111,600	\$1,857

Bottom 20 Property Tax Bills on Median-Value Homes - 2015 - By Region

County ¹	City or Town	Village (if any)	School District	Tax Rate ² Per \$1,000	Median Home Value	Tax ³ on Median Home
Southern Tier						
1	Steuben	Bath	Hammondsport	\$21.64	\$78,100	\$1,690
2	Chemung	Ashland	Waverly	\$26.09	\$64,800	\$1,691
3	Delaware	Sidney	Walton	\$22.74	\$81,400	\$1,851
4	Tioga	Nichols	Nichols	\$23.48	\$78,900	\$1,852
5	Tioga	Barton	Tioga	\$20.18	\$93,700	\$1,891
6	Steuben	Bath	Avoca	\$24.70	\$78,100	\$1,929
7	Tioga	Nichols	Tioga	\$20.69	\$96,300	\$1,992
8	Otsego	Unadilla	Gilbertsville-Mount Upton	\$20.06	\$100,500	\$2,016
9	Steuben	Woodhull	Jasper-Troupsburg	\$25.43	\$79,400	\$2,019
10	Otsego	Plainfield	Edmeston	\$21.07	\$97,200	\$2,048
11	Steuben	Pulteney	Hammondsport	\$21.10	\$97,100	\$2,049
12	Delaware	Sidney	Franklin	\$25.18	\$81,400	\$2,050
13	Chenango	Pharsalia	Cincinnatus	\$29.10	\$71,100	\$2,069
14	Chemung	Ashland	Elmira	\$32.07	\$64,800	\$2,078
15	Steuben	Cohocton	Avoca	\$25.72	\$80,900	\$2,080
16	Delaware	Walton	Downsville	\$18.25	\$114,800	\$2,095
17	Otsego	Richfield	Richfield Springs	\$18.44	\$114,900	\$2,119
18	Chenango	Pharsalia	Otselic Valley	\$29.82	\$71,100	\$2,120
19	Otsego	Pittsfield	Edmeston	\$20.98	\$101,200	\$2,123
20	Steuben	Avoca	Avoca	\$27.57	\$77,700	\$2,142
Western New York						
1	Cattaraugus	Coldspring	Randolph	\$25.58	\$67,800	\$1,735
2	Allegany	Birdsall	Fillmore	\$37.65	\$47,700	\$1,796
3	Erie	Buffalo	Buffalo	\$26.63	\$67,800	\$1,805
4	Cattaraugus	Franklinville	Ellicottville	\$27.49	\$66,900	\$1,839
5	Chautauqua	Portland	Chautauqua Lake	\$22.01	\$84,200	\$1,853
6	Chautauqua	Westfield	Chautauqua Lake	\$20.89	\$88,900	\$1,858
7	Cattaraugus	Carrollton	Salamanca	\$28.86	\$66,000	\$1,905
8	Allegany	Birdsall	Genesee Valley	\$40.10	\$47,700	\$1,913
9	Erie	Collins	Gowanda	\$23.28	\$86,400	\$2,012
10	Chautauqua	Poland	Randolph	\$25.91	\$77,700	\$2,013
11	Allegany	Friendship	Cuba-Rushford	\$44.02	\$47,500	\$2,091
12	Allegany	Birdsall	Canaseraga	\$43.96	\$47,700	\$2,097
13	Allegany	Birdsall	Arkport	\$44.23	\$47,700	\$2,110
14	Chautauqua	Stockton	Chautauqua Lake	\$23.78	\$89,100	\$2,118
15	Allegany	Friendship	Genesee Valley	\$44.81	\$47,500	\$2,128
16	Chautauqua	Sherman	Clymer	\$29.06	\$73,900	\$2,148
17	Allegany	Friendship	Bolivar-Richburg	\$47.49	\$47,500	\$2,256
18	Cattaraugus	Humphrey	Ellicottville	\$26.38	\$86,600	\$2,284
19	Chautauqua	Chautauqua	Chautauqua Lake	\$19.77	\$116,700	\$2,307
20	Chautauqua	Charlotte	Cassadaga Valley	\$34.06	\$67,800	\$2,309

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

²Effective tax rate

³Home with 2015 Median Sales Value in city, town or village, as reported by U.S. Census Bureau; American Community Survey (ACS). Median Sales value over \$1 Million are presented as \$1 Million + in ACS data, calculated in these rankings at a value of \$1 Million.

⁴Localities 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.