

2019-2020 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2019 Equalization Rate	2019 Assessed Value	2019 Basic STAR Exemption Amount	2019 Maximum Basic STAR Savings	STAR Cap Applies	2019-2020 School Tax Rate	School	2020 County Tax Rate	County (includes Service Tax & Library)	2019 City/2020 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2019-2020 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	64.00%	\$96,000	\$13,670											
<i>Buffalo SD</i>					\$268	N	8.773021	\$722.28	7.599289	\$729.53	9.695342	\$930.75			\$2,382.56
LACKAWANNA	\$150,000	75.00%	\$112,500	\$23,700											
<i>Lackawanna SD</i>					\$330	Y	14.768765	\$1,331.49	6.704460	\$754.25	18.576582	\$2,089.87			\$4,175.61
CITY OF TONAWANDA	\$150,000	95.00%	\$142,500	\$30,000											
<i>Tonawanda City SD</i>					\$484	N	15.766429	\$1,773.72	5.332856	\$759.93	18.265300	\$2,602.81			\$5,136.46
ALDEN	\$150,000	88.00%	\$132,000	\$28,200											
<i>Alden SD</i>					\$509	N	17.765919	\$1,844.10	5.666248	\$747.94	1.624487	\$214.43			\$2,806.47
<i>Akron SD</i>					\$453	N	15.686549	\$1,628.26	5.666248	\$747.94	1.624487	\$214.43			\$2,590.63
Vlg Alden															
<i>Alden SD</i>					\$509	N	17.765919	\$1,844.10	5.666248	\$747.94	1.687537	\$222.75	6.392636	\$843.83	\$3,658.62
AMHERST	\$150,000	95.00%	\$142,500	\$30,000											
<i>Amherst SD</i>					\$588	Y	20.326610	\$2,308.54	5.060449	\$721.11	3.881594	\$553.13			\$3,582.78
<i>Sweet Home SD</i>					\$397	Y	13.762095	\$1,564.10	5.060449	\$721.11	3.881594	\$553.13			\$2,838.34
<i>Clarence SD</i>					\$408	Y	14.454559	\$1,651.77	5.060449	\$721.11	3.881594	\$553.13			\$2,926.01
<i>Williamsville SD</i>					\$504	Y	17.339026	\$1,966.81	5.060449	\$721.11	3.881594	\$553.13			\$3,241.05
Vlg Williamsville															
<i>Williamsville SD</i>					\$504	Y	17.339026	\$1,966.81	5.060449	\$721.11	5.330997	\$759.67	4.202000	\$598.79	\$4,046.38
AURORA	\$150,000	32.50%	\$48,750	\$10,500											
<i>East Aurora SD</i>					\$447	Y	44.377158	\$1,716.39	14.702174	\$716.73	7.576900	\$369.37			\$2,802.49
<i>Holland SD</i>					\$389	Y	37.549984	\$1,441.56	14.702174	\$716.73	7.576900	\$369.37			\$2,527.66
<i>Iroquois SD</i>					\$451	Y	46.877894	\$1,834.30	14.702174	\$716.73	7.576900	\$369.37			\$2,920.40
<i>Orchard Park SD</i>					\$538	Y	54.078784	\$2,098.34	14.702174	\$716.73	7.576900	\$369.37			\$3,184.44
<i>Springville-Griffith SD</i>					\$500	Y	50.272710	\$1,950.79	14.702174	\$716.73	7.576900	\$369.37			\$3,036.89
Vlg East Aurora															
<i>East Aurora SD</i>					\$447	Y	44.377158	\$1,716.39	14.702174	\$716.73	3.416679	\$166.56	18.159324	\$885.27	\$3,484.95
BOSTON	\$150,000	79.00%	\$118,500	\$25,500											
<i>Hamburg SD</i>					\$566	Y	22.456476	\$2,095.09	6.169676	\$731.11	1.719174	\$203.72			\$3,029.92
<i>Springville-Griffith SD</i>					\$512	Y	20.681811	\$1,938.79	6.169676	\$731.11	1.719174	\$203.72			\$2,873.62
<i>Orchard Park SD</i>					\$551	Y	22.247601	\$2,085.34	6.169676	\$731.11	1.719174	\$203.72			\$3,020.17
<i>Eden SD</i>					\$557	Y	22.676992	\$2,130.22	6.169676	\$731.11	1.719174	\$203.72			\$3,065.05

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BRANT	\$150,000	76.00%	\$114,000	\$23,400											
Lake Shore SD					\$480	N	19.893434	\$1,802.35	6.434586	\$733.54	4.025739	\$458.93			\$2,994.82
North Collins SD					\$511	N	21.805838	\$1,975.61	6.434586	\$733.54	4.025739	\$458.93			\$3,168.08
Silver Creek SD					\$503	Y	22.166616	\$2,023.99	6.434586	\$733.54	4.025739	\$458.93			\$3,216.46
Vlg Farnham															
Lake Shore SD					\$480	N	19.893434	\$1,802.35	6.434586	\$733.54	4.025739	\$458.93	10.150000	\$1,157.10	\$4,151.92
CHEEKTOWAGA	\$150,000	85.00%	\$127,500	\$27,900											
Cheektowaga SD					\$519	N	18.073373	\$1,800.11	5.802582	\$739.83	9.603148	\$1,224.40			\$3,764.34
Maryvale SD					\$552	N	18.900362	\$1,882.48	5.802582	\$739.83	9.603148	\$1,224.40			\$3,846.71
Cleve-Hill SD					\$807	N	27.519372	\$2,740.93	5.802582	\$739.83	9.603148	\$1,224.40			\$4,705.16
Cheektowaga-Sloan SD					\$973	N	33.034045	\$3,290.19	5.802582	\$739.83	9.603148	\$1,224.40			\$5,254.42
Depew SD					\$650	N	21.716763	\$2,162.99	5.802582	\$739.83	9.603148	\$1,224.40			\$4,127.22
Lancaster SD					\$480	N	16.281784	\$1,621.67	5.802582	\$739.83	9.603148	\$1,224.40			\$3,585.90
Williamsville SD					\$513	Y	19.332000	\$1,951.83	5.802582	\$739.83	9.603148	\$1,224.40			\$3,916.06
West Seneca SD					\$533	Y	19.397086	\$1,940.13	5.802582	\$739.83	9.603148	\$1,224.40			\$3,904.36
Vlg Depew															
Depew SD					\$650	N	21.716763	\$2,162.99	5.802582	\$739.83	7.796959	\$994.11	12.279315	\$1,565.61	\$5,462.54
Cheektowaga SD					\$519	N	18.073373	\$1,800.11	5.802582	\$739.83	7.796959	\$994.11	12.279315	\$1,565.61	\$5,099.66
Maryvale SD					\$552	N	18.900362	\$1,882.48	5.802582	\$739.83	7.796959	\$994.11	12.279315	\$1,565.61	\$5,182.03
Lancaster SD					\$480	N	16.281784	\$1,621.67	5.802582	\$739.83	7.796959	\$994.11	12.279315	\$1,565.61	\$4,921.22
Vlg Sloan															
Cheektowaga-Sloan SD					\$973	N	33.034045	\$3,290.19	5.802582	\$739.83	8.807390	\$1,122.94	10.745703	\$1,370.08	\$6,523.04
Vlg Williamsville															
Williamsville SD					\$513	Y	19.332000	\$1,951.83	5.802582	\$739.83	8.807702	\$1,122.98	4.518300	\$576.08	\$4,390.72
CLARENCE	\$150,000	100.00%	\$150,000	\$30,000											
Clarence SD					\$441	N	13.731919	\$1,647.83	4.766815	\$715.02	1.856715	\$278.51			\$2,641.36
Akron SD					\$453	N	13.804163	\$1,656.50	4.766815	\$715.02	1.856715	\$278.51			\$2,650.03
Williamsville SD					\$513	N	16.449295	\$1,973.92	4.766815	\$715.02	1.856715	\$278.51			\$2,967.45
COLDEN	\$150,000	37.00%	\$55,500	\$12,000											
Springville-Griffith SD					\$512	Y	44.158462	\$1,938.79	13.158667	\$730.31	5.152635	\$285.97			\$2,955.07
Holland SD					\$398	N	32.838833	\$1,428.49	13.158667	\$730.31	5.152635	\$285.97			\$2,444.77
East Aurora SD					\$440	Y	38.979936	\$1,723.39	13.158667	\$730.31	5.152635	\$285.97			\$2,739.67

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COLLINS	\$150,000	54.00%	\$81,000	\$16,200											
Springville-Griffith SD					\$519	N	30.256724	\$1,960.64	9.259171	\$749.99	4.668864	\$378.18			\$3,088.81
Gowanda SD					\$391	N	23.118131	\$1,498.05	9.259171	\$749.99	4.668864	\$378.18			\$2,626.22
North Collins SD					\$524	N	30.689697	\$1,988.69	9.259171	\$749.99	4.668864	\$378.18			\$3,116.86
Vlg Gowanda															
Gowanda SD					\$391	N	23.118131	\$1,498.05	9.259171	\$749.99	3.944855	\$319.53	21.090000	\$1,708.29	\$4,275.86
CONCORD	\$150,000	40.00%	\$60,000	\$12,300											
Springville-Griffith SD					\$500	Y	40.846577	\$1,950.79	12.144525	\$728.67	4.990494	\$299.43			\$2,978.89
Eden SD					\$544	Y	44.787059	\$2,143.22	12.144525	\$728.67	4.990494	\$299.43			\$3,171.32
North Collins SD					\$505	Y	41.431093	\$1,980.87	12.144525	\$728.67	4.990494	\$299.43			\$3,008.97
Holland SD					\$389	Y	32.037885	\$1,533.27	12.144525	\$728.67	4.990494	\$299.43			\$2,561.37
Vlg Springville															
Springville-Griffith SD					\$500	Y	40.846577	\$1,950.79	12.144525	\$728.67	3.365930	\$201.96	17.757290	\$1,065.44	\$3,946.86
EDEN	\$150,000	57.00%	\$85,500	\$17,700											
Eden SD					\$581	N	31.429515	\$2,130.92	8.546027	\$730.69	6.574733	\$562.14			\$3,423.75
Frontier SD					\$445	N	23.853092	\$1,617.24	8.546027	\$730.69	6.574733	\$562.14			\$2,910.07
Hamburg SD					\$572	N	31.123888	\$2,110.20	8.546027	\$730.69	6.574733	\$562.14			\$3,403.03
Lake Shore SD					\$487	N	26.524579	\$1,798.37	8.546027	\$730.69	6.574733	\$562.14			\$3,091.20
North Collins SD					\$539	N	29.074441	\$1,971.25	8.546027	\$730.69	6.574733	\$562.14			\$3,264.08
ELMA	\$150,000	4.10%	\$6,150	\$1,230											
Iroquois SD					\$471	N	372.684916	\$1,833.61	117.145823	\$720.45	5.837011	\$35.90			\$2,589.96
Lancaster SD					\$484	N	342.723398	\$1,686.20	117.145823	\$720.45	5.837011	\$35.90			\$2,442.55
East Aurora SD					\$442	N	351.770153	\$1,730.71	117.145823	\$720.45	5.837011	\$35.90			\$2,487.06
Orchard Park SD					\$560	N	428.673285	\$2,109.07	117.145823	\$720.45	5.837011	\$35.90			\$2,865.42
EVANS	\$150,000	82.00%	\$123,000	\$26,100											
Lake Shore SD					\$474	Y	18.437817	\$1,793.85	6.014123	\$739.74	10.358587	\$1,274.11			\$3,807.70
North Collins SD					\$505	Y	20.210289	\$1,980.87	6.014123	\$739.74	10.358587	\$1,274.11			\$3,994.72
Eden SD					\$544	Y	21.847346	\$2,143.22	6.014123	\$739.74	10.358587	\$1,274.11			\$4,157.07
Vlg Angola															
Lake Shore SD					\$474	Y	18.437817	\$1,793.85	6.014123	\$739.74	9.622463	\$1,183.56	6.980000	\$858.54	\$4,575.69
GRAND ISLAND	\$150,000	88.00%	\$132,000	\$27,900											
Grand Island SD					\$581	N	19.647135	\$2,045.27	5.589100	\$737.76	2.918247	\$385.21			\$3,168.24

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HAMBURG	\$150,000	47.00%	\$70,500	\$15,000											
Frontier SD					\$440	N	28.916936	\$1,604.89	10.394877	\$732.84	11.074109	\$780.72			\$3,118.45
Hamburg SD					\$574	N	37.745992	\$2,094.90	10.394877	\$732.84	11.074109	\$780.72			\$3,608.46
Orchard Park SD					\$557	Y	37.394904	\$2,079.34	10.394877	\$732.84	11.074109	\$780.72			\$3,592.90
West Seneca SD					\$538	N	35.079393	\$1,946.91	10.394877	\$732.84	11.074109	\$780.72			\$3,460.47
Vlg Blasdell															
Frontier SD					\$440	N	28.916936	\$1,604.89	10.394877	\$732.84	5.171685	\$364.60	20.840000	\$1,469.22	\$4,171.55
Vlg Hamburg															
Frontier SD					\$440	N	28.916936	\$1,604.89	10.394877	\$732.84	5.171685	\$364.60	21.319296	\$1,503.01	\$4,205.34
Hamburg SD					\$574	N	37.745992	\$2,094.90	10.394877	\$732.84	5.171685	\$364.60	21.319296	\$1,503.01	\$4,695.35
HOLLAND	\$150,000	80.00%	\$120,000	\$25,500											
Holland SD					\$389	Y	15.453673	\$1,465.44	6.148758	\$737.85	5.767097	\$692.05			\$2,895.34
Pioneer SD					\$348	Y	14.774194	\$1,424.90	6.148758	\$737.85	5.767097	\$692.05			\$2,854.80
LANCASTER	\$150,000	77.00%	\$115,500	\$26,400											
Alden SD					\$506	Y	20.303908	\$1,839.10	6.270336	\$724.22	5.969823	\$689.51			\$3,252.83
Clarence SD					\$426	Y	17.834042	\$1,633.83	6.270336	\$724.22	5.969823	\$689.51			\$3,047.56
Iroquois SD					\$474	Y	20.211617	\$1,860.44	6.270336	\$724.22	5.969823	\$689.51			\$3,274.17
Depew SD					\$633	N	23.973050	\$2,136.00	6.270336	\$724.22	5.969823	\$689.51			\$3,549.73
Lancaster SD					\$477	N	17.916488	\$1,596.36	6.270336	\$724.22	5.969823	\$689.51			\$3,010.09
Vlg Lancaster															
Depew SD					\$633	N	23.973050	\$2,136.00	6.270336	\$724.22	4.156993	\$480.13	10.400179	\$1,201.22	\$4,541.57
Lancaster SD					\$477	N	17.916488	\$1,596.36	6.270336	\$724.22	4.156993	\$480.13	10.400179	\$1,201.22	\$4,001.93
Vlg Depew															
Depew SD					\$633	N	23.973050	\$2,136.00	6.270336	\$724.22	2.784745	\$321.64	12.977003	\$1,498.84	\$4,680.70
Lancaster SD					\$477	N	17.916488	\$1,596.36	6.270336	\$724.22	2.784745	\$321.64	12.977003	\$1,498.84	\$4,141.06
MARILLA	\$150,000	38.00%	\$57,000	\$11,400											
Alden SD					\$487	N	41.142128	\$1,876.08	12.674813	\$722.46	0.656380	\$37.41			\$2,635.95
Iroquois SD					\$455	Y	40.266699	\$1,840.20	12.674813	\$722.46	0.656380	\$37.41			\$2,600.07
NEWSTEAD	\$150,000	85.00%	\$127,500	\$26,700											
Alden SD					\$500	N	18.392952	\$1,854.01	5.759453	\$734.33	1.998884	\$254.86			\$2,843.20
Akron SD					\$444	N	16.240192	\$1,637.01	5.759453	\$734.33	1.998884	\$254.86			\$2,626.20
Clarence SD					\$421	Y	16.155095	\$1,638.77	5.759453	\$734.33	1.998884	\$254.86			\$2,627.96
Vlg Akron															
Akron SD					\$444	N	16.240192	\$1,637.01	5.759453	\$734.33	1.642131	\$209.37	7.268900	\$926.78	\$3,507.49

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NORTH COLLINS	\$150,000	80.00%	\$120,000	\$24,000											
<i>Eden SD</i>					\$564	N	22.393529	\$2,149.78	6.152046	\$738.25	6.105003	\$732.60			\$3,620.63
<i>Gowanda SD</i>					\$391	N	15.604739	\$1,498.05	6.152046	\$738.25	6.105003	\$732.60			\$2,968.90
<i>North Collins SD</i>					\$524	N	20.715546	\$1,988.69	6.152046	\$738.25	6.105003	\$732.60			\$3,459.54
Vlg North Collins															
<i>North Collins SD</i>					\$524	N	20.715546	\$1,988.69	6.152046	\$738.25	3.140733	\$376.89	13.100000	\$1,572.00	\$4,675.83
ORCHARD PARK	\$150,000	48.50%	\$72,750	\$15,150											
<i>Hamburg SD</i>					\$569	N	36.578590	\$2,106.93	9.889456	\$719.46	7.471847	\$543.58			\$3,369.97
<i>Orchard Park SD</i>					\$554	N	36.238360	\$2,087.33	9.889456	\$719.46	7.471847	\$543.58			\$3,350.37
<i>West Seneca SD</i>					\$532	N	33.994463	\$1,958.08	9.889456	\$719.46	7.471847	\$543.58			\$3,221.12
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$554	N	36.238360	\$2,087.33	9.889456	\$719.46	7.788804	\$566.64	4.220000	\$307.01	\$3,680.44
SARDINIA	\$150,000	51.00%	\$76,500	\$15,600											
<i>Springville-Griffith SD</i>					\$497	Y	32.036531	\$1,953.79	9.619491	\$735.89	0.000000	\$0.00			\$2,689.68
<i>Holland SD</i>					\$394	Y	25.261971	\$1,538.54	9.619491	\$735.89	0.000000	\$0.00			\$2,274.43
<i>Pioneer SD</i>					\$362	N	23.175676	\$1,411.40	9.619491	\$735.89	0.000000	\$0.00			\$2,147.29
TONAWANDA	\$150,000	35.00%	\$52,500	\$11,100											
<i>Sweet Home SD</i>					\$418	N	37.563140	\$1,555.11	14.161786	\$743.49	17.374914	\$912.18			\$3,210.78
<i>Ken-Ton SD</i>					\$598	N	51.600260	\$2,136.25	14.161786	\$743.49	17.374914	\$912.18			\$3,791.92
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$598	N	51.600260	\$2,136.25	14.161786	\$743.49	6.690095	\$351.23	32.340900	\$1,697.90	\$4,928.87
WALES	\$150,000	40.00%	\$60,000	\$12,000											
<i>Attica SD</i>					\$474	N	38.510866	\$1,848.52	12.115434	\$726.93	0.672670	\$40.36			\$2,615.81
<i>Holland SD</i>					\$389	Y	32.838833	\$1,581.33	12.115434	\$726.93	0.672670	\$40.36			\$2,348.62
<i>Iroquois SD</i>					\$452	Y	38.183663	\$1,839.02	12.115434	\$726.93	0.672670	\$40.36			\$2,606.31
WEST SENECA	\$150,000	37.00%	\$55,500	\$11,700											
<i>Cheektowaga-Sloan SD</i>					\$928	N	75.889022	\$3,323.94	13.323589	\$739.46	21.888529	\$1,214.81			\$5,278.21
<i>Orchard Park SD</i>					\$546	Y	47.501634	\$2,090.34	13.323589	\$739.46	21.888529	\$1,214.81			\$4,044.61
<i>West Seneca SD</i>					\$530	N	44.561431	\$1,951.79	13.323589	\$739.46	21.888529	\$1,214.81			\$3,906.06