

2020-2021 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2020 Equalization Rate	2020 Assessed Value	2020 Basic STAR Exemption Amount	2020 Maximum Basic STAR Savings	STAR Cap Applies	2020-2021 School Tax Rate	School	2021 County Tax Rate	County (includes Service Tax & Library)	2020 City/2021 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2020-2021 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	90.00%	\$135,000	\$22,510											
<i>Buffalo SD</i>					\$252	N	4.746466	\$533.93	5.040571	\$680.48	5.238570	\$707.21			\$1,921.62
LACKAWANNA	\$150,000	100.00%	\$150,000	\$35,040											
<i>Lackawanna SD</i>					\$335	Y	12.830127	\$1,589.52	4.685937	\$702.89	17.151989	\$2,572.80			\$4,865.21
CITY OF TONAWANDA	\$150,000	92.00%	\$138,000	\$28,500											
<i>Tonawanda City SD</i>					\$473	N	16.307099	\$1,785.63	5.227177	\$721.35	18.548018	\$2,559.63			\$5,066.61
ALDEN	\$150,000	81.60%	\$122,400	\$26,400											
<i>Alden SD</i>					\$501	N	18.167651	\$1,744.09	5.747414	\$703.48	1.765009	\$216.04			\$2,663.61
<i>Akron SD</i>					\$442	N	16.506841	\$1,584.66	5.747414	\$703.48	1.765009	\$216.04			\$2,504.18
Vlg Alden															
<i>Alden SD</i>					\$501	N	18.167651	\$1,744.09	5.747414	\$703.48	1.744284	\$213.50	6.477461	\$792.84	\$3,453.91
AMHERST	\$150,000	91.00%	\$136,500	\$28,500											
<i>Amherst SD</i>					\$588	Y	20.718879	\$2,240.13	4.969032	\$678.27	4.303619	\$587.44			\$3,505.84
<i>Sweet Home SD</i>					\$397	Y	14.028790	\$1,517.93	4.969032	\$678.27	4.303619	\$587.44			\$2,783.64
<i>Clarence SD</i>					\$408	N	14.098981	\$1,522.69	4.969032	\$678.27	4.303619	\$587.44			\$2,788.40
<i>Williamsville SD</i>					\$504	N	17.583635	\$1,899.03	4.969032	\$678.27	4.303619	\$587.44			\$3,164.74
Vlg Williamsville															
<i>Williamsville SD</i>					\$504	N	17.583635	\$1,899.03	4.969032	\$678.27	5.778056	\$788.70	4.955500	\$676.43	\$4,042.43
AURORA	\$150,000	30.25%	\$45,375	\$9,750											
<i>East Aurora SD</i>					\$447	Y	45.992160	\$1,639.89	14.837499	\$673.25	7.809404	\$354.35			\$2,667.49
<i>Holland SD</i>					\$389	Y	40.860327	\$1,465.04	14.837499	\$673.25	7.809404	\$354.35			\$2,492.64
<i>Iroquois SD</i>					\$451	N	45.804705	\$1,631.79	14.837499	\$673.25	7.809404	\$354.35			\$2,659.39
<i>Orchard Park SD</i>					\$538	Y	56.970026	\$2,047.01	14.837499	\$673.25	7.809404	\$354.35			\$3,074.61
<i>Springville-Griffith SD</i>					\$500	N	51.101924	\$1,820.51	14.837499	\$673.25	7.809404	\$354.35			\$2,848.11
Vlg East Aurora															
<i>East Aurora SD</i>					\$447	Y	45.992160	\$1,639.89	14.837499	\$673.25	3.630005	\$164.71	19.056109	\$864.67	\$3,342.52
BOSTON	\$150,000	78.00%	\$117,000	\$23,700											
<i>Hamburg SD</i>					\$566	N	22.231069	\$2,074.16	5.864761	\$686.18	1.775183	\$207.70			\$2,968.04
<i>Springville-Griffith SD</i>					\$512	N	19.818375	\$1,849.05	5.864761	\$686.18	1.775183	\$207.70			\$2,742.93
<i>Orchard Park SD</i>					\$551	N	22.094145	\$2,061.38	5.864761	\$686.18	1.775183	\$207.70			\$2,955.26
<i>Eden SD</i>					\$557	N	21.830902	\$2,036.82	5.864761	\$686.18	1.775183	\$207.70			\$2,930.70

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BRANT	\$150,000	73.00%	\$109,500	\$22,800											
Lake Shore SD					\$466	N	19.696844	\$1,707.72	6.318103	\$691.83	4.027040	\$440.96			\$2,840.51
North Collins SD					\$510	N	20.710799	\$1,795.63	6.318103	\$691.83	4.027040	\$440.96			\$2,928.42
Silver Creek SD					\$503	Y	22.495742	\$1,960.28	6.318103	\$691.83	4.027040	\$440.96			\$3,093.07
Vlg Farnham															
Lake Shore SD					\$466	N	19.696844	\$1,707.72	6.318103	\$691.83	4.027040	\$440.96	10.150000	\$1,111.43	\$3,951.94
CHEEKTOWAGA	\$150,000	83.00%	\$124,500	\$25,500											
Cheektowaga SD					\$504	N	19.169125	\$1,897.74	5.601493	\$697.39	10.073724	\$1,254.18			\$3,849.31
Maryvale SD					\$527	N	20.048786	\$1,984.83	5.601493	\$697.39	10.073724	\$1,254.18			\$3,936.40
Cleve-Hill SD					\$768	N	28.760250	\$2,847.26	5.601493	\$697.39	10.073724	\$1,254.18			\$4,798.83
Cheektowaga-Sloan SD					\$922	N	33.223031	\$3,289.08	5.601493	\$697.39	10.073724	\$1,254.18			\$5,240.65
Depew SD					\$606	N	21.759189	\$2,154.16	5.601493	\$697.39	10.073724	\$1,254.18			\$4,105.73
Lancaster SD					\$454	N	17.112941	\$1,694.18	5.601493	\$697.39	10.073724	\$1,254.18			\$3,645.75
Williamsville SD					\$513	N	19.224949	\$1,903.27	5.601493	\$697.39	10.073724	\$1,254.18			\$3,854.84
West Seneca SD					\$533	N	19.841547	\$1,964.31	5.601493	\$697.39	10.073724	\$1,254.18			\$3,915.88
Vlg Depew															
Depew SD					\$606	N	21.759189	\$2,154.16	5.601493	\$697.39	8.107342	\$1,009.36	12.570781	\$1,565.06	\$5,425.97
Cheektowaga SD					\$504	N	19.169125	\$1,897.74	5.601493	\$697.39	8.107342	\$1,009.36	12.570781	\$1,565.06	\$5,169.55
Maryvale SD					\$527	N	20.048786	\$1,984.83	5.601493	\$697.39	8.107342	\$1,009.36	12.570781	\$1,565.06	\$5,256.64
Lancaster SD					\$454	N	17.112941	\$1,694.18	5.601493	\$697.39	8.107342	\$1,009.36	12.570781	\$1,565.06	\$4,965.99
Vlg Sloan															
Cheektowaga-Sloan SD					\$922	N	33.223031	\$3,289.08	5.601493	\$697.39	9.133122	\$1,137.07	10.956080	\$1,364.03	\$6,487.57
Vlg Williamsville															
Williamsville SD					\$513	N	19.224949	\$1,903.27	5.601493	\$697.39	9.132740	\$1,137.03	5.538500	\$689.54	\$4,427.23
CLARENCE	\$150,000	92.00%	\$138,000	\$30,000											
Clarence SD					\$412	Y	13.945813	\$1,512.52	4.860808	\$670.79	1.856715	\$256.23			\$2,439.54
Akron SD					\$414	Y	14.640851	\$1,606.44	4.860808	\$670.79	1.856715	\$256.23			\$2,533.46
Williamsville SD					\$493	Y	17.354857	\$1,901.97	4.860808	\$670.79	1.856715	\$256.23			\$2,828.99
COLDEN	\$150,000	35.00%	\$52,500	\$11,100											
Springville-Griffith SD					\$512	N	44.166663	\$1,828.50	13.006667	\$682.85	5.122301	\$268.92			\$2,780.27
Holland SD					\$394	N	35.451518	\$1,467.69	13.006667	\$682.85	5.122301	\$268.92			\$2,419.46
East Aurora SD					\$440	Y	39.750367	\$1,646.89	13.006667	\$682.85	5.122301	\$268.92			\$2,598.66

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COLLINS	\$150,000	52.00%	\$78,000	\$16,200											
Springville-Griffith SD					\$490	N	29.727562	\$1,837.16	9.095779	\$709.47	4.681251	\$365.14			\$2,911.77
Gowanda SD					\$375	N	22.290086	\$1,377.53	9.095779	\$709.47	4.681251	\$365.14			\$2,452.14
North Collins SD					\$497	N	29.074775	\$1,796.82	9.095779	\$709.47	4.681251	\$365.14			\$2,871.43
Vlg Gowanda															
Gowanda SD					\$375	N	22.290086	\$1,377.53	9.095779	\$709.47	3.956902	\$308.64	21.010000	\$1,638.78	\$4,034.42
CONCORD	\$150,000	36.00%	\$54,000	\$12,000											
Springville-Griffith SD					\$500	Y	42.939811	\$1,818.75	12.695285	\$685.55	5.030137	\$271.63			\$2,775.93
Eden SD					\$544	Y	47.300286	\$2,010.22	12.695285	\$685.55	5.030137	\$271.63			\$2,967.40
North Collins SD					\$505	N	41.996899	\$1,763.87	12.695285	\$685.55	5.030137	\$271.63			\$2,721.05
Holland SD					\$389	Y	32.767391	\$1,380.44	12.695285	\$685.55	5.030137	\$271.63			\$2,337.62
Vlg Springville															
Springville-Griffith SD					\$500	Y	42.939811	\$1,818.75	12.695285	\$685.55	3.497299	\$188.85	17.995010	\$971.73	\$3,664.88
EDEN	\$150,000	53.00%	\$79,500	\$17,100											
Eden SD					\$556	N	32.128497	\$2,004.82	8.627143	\$685.86	6.825834	\$542.65			\$3,233.33
Frontier SD					\$422	Y	24.878391	\$1,555.83	8.627143	\$685.86	6.825834	\$542.65			\$2,784.34
Hamburg SD					\$551	Y	32.717422	\$2,050.04	8.627143	\$685.86	6.825834	\$542.65			\$3,278.55
Lake Shore SD					\$469	N	27.129615	\$1,692.89	8.627143	\$685.86	6.825834	\$542.65			\$2,921.40
North Collins SD					\$515	N	28.526184	\$1,780.03	8.627143	\$685.86	6.825834	\$542.65			\$3,008.54
ELMA	\$150,000	3.67%	\$5,505	\$1,230											
Iroquois SD					\$458	Y	378.901702	\$1,627.85	122.971936	\$676.96	5.937718	\$32.69			\$2,337.50
Lancaster SD					\$422	Y	392.320641	\$1,737.73	122.971936	\$676.96	5.937718	\$32.69			\$2,447.38
East Aurora SD					\$433	Y	379.090696	\$1,653.89	122.971936	\$676.96	5.937718	\$32.69			\$2,363.54
Orchard Park SD					\$527	Y	469.575824	\$2,058.01	122.971936	\$676.96	5.937718	\$32.69			\$2,767.66
EVANS	\$150,000	77.00%	\$115,500	\$24,600											
Lake Shore SD					\$474	N	18.673631	\$1,697.43	6.019001	\$695.19	10.360327	\$1,196.62			\$3,589.24
North Collins SD					\$505	N	19.634915	\$1,784.81	6.019001	\$695.19	10.360327	\$1,196.62			\$3,676.62
Eden SD					\$544	Y	22.114420	\$2,010.22	6.019001	\$695.19	10.360327	\$1,196.62			\$3,902.03
Vlg Angola															
Lake Shore SD					\$474	N	18.673631	\$1,697.43	6.019001	\$695.19	9.625716	\$1,111.77	7.180000	\$829.29	\$4,333.68
GRAND ISLAND	\$150,000	85.00%	\$127,500	\$26,400											
Grand Island SD					\$548	N	19.777864	\$1,999.54	5.457747	\$695.86	2.970806	\$378.78			\$3,074.18

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HAMBURG	\$150,000	44.50%	\$66,750	\$14,100											
Frontier SD					\$434	N	29.621483	\$1,559.57	10.304110	\$687.80	11.296039	\$754.01			\$3,001.38
Hamburg SD					\$566	N	38.966818	\$2,051.60	10.304110	\$687.80	11.296039	\$754.01			\$3,493.41
Orchard Park SD					\$557	N	38.726815	\$2,038.97	10.304110	\$687.80	11.296039	\$754.01			\$3,480.78
West Seneca SD					\$526	N	37.007352	\$1,948.44	10.304110	\$687.80	11.296039	\$754.01			\$3,390.25
Vlg Blasdell															
Frontier SD					\$434	N	29.621483	\$1,559.57	10.304110	\$687.80	5.178768	\$345.68	21.200000	\$1,415.10	\$4,008.15
Vlg Hamburg															
Frontier SD					\$434	N	29.621483	\$1,559.57	10.304110	\$687.80	5.178768	\$345.68	21.695250	\$1,448.16	\$4,041.21
Hamburg SD					\$566	N	38.966818	\$2,051.60	10.304110	\$687.80	5.178768	\$345.68	21.695250	\$1,448.16	\$4,533.24
HOLLAND	\$150,000	75.00%	\$112,500	\$24,000											
Holland SD					\$389	Y	16.277314	\$1,442.20	6.116965	\$688.16	5.837205	\$656.69			\$2,787.05
Pioneer SD					\$348	Y	14.719379	\$1,307.93	6.116965	\$688.16	5.837205	\$656.69			\$2,652.78
LANCASTER	\$150,000	100.00%	\$150,000	\$30,000											
Alden SD					\$506	N	14.824803	\$1,778.98	4.537853	\$680.68	4.676744	\$701.51			\$3,161.17
Clarence SD					\$426	N	12.830340	\$1,539.64	4.537853	\$680.68	4.676744	\$701.51			\$2,921.83
Iroquois SD					\$474	N	14.106234	\$1,692.75	4.537853	\$680.68	4.676744	\$701.51			\$3,074.94
Depew SD					\$633	N	18.060127	\$2,167.22	4.537853	\$680.68	4.676744	\$701.51			\$3,549.41
Lancaster SD					\$473	N	14.147622	\$1,697.71	4.537853	\$680.68	4.676744	\$701.51			\$3,079.90
Vlg Lancaster															
Depew SD					\$633	N	18.060127	\$2,167.22	4.537853	\$680.68	3.278672	\$491.80	10.503515	\$1,575.53	\$4,915.23
Lancaster SD					\$473	N	14.147622	\$1,697.71	4.537853	\$680.68	3.278672	\$491.80	10.503515	\$1,575.53	\$4,445.72
Vlg Depew															
Depew SD					\$633	N	18.060127	\$2,167.22	4.537853	\$680.68	2.072691	\$310.90	13.876836	\$2,081.53	\$5,240.33
Lancaster SD					\$473	N	14.147622	\$1,697.71	4.537853	\$680.68	2.072691	\$310.90	13.876836	\$2,081.53	\$4,770.82
MARILLA	\$150,000	34.00%	\$51,000	\$11,400											
Alden SD					\$469	Y	43.602362	\$1,754.72	13.320194	\$679.33	0.653253	\$33.32			\$2,467.37
Iroquois SD					\$455	Y	40.958569	\$1,633.89	13.320194	\$679.33	0.653253	\$33.32			\$2,346.54
NEWSTEAD	\$150,000	100.00%	\$150,000	\$31,930											
Alden SD					\$491	N	14.824803	\$1,750.36	4.630643	\$694.60	1.843428	\$276.51			\$2,721.47
Akron SD					\$434	N	13.469583	\$1,590.35	4.630643	\$694.60	1.843428	\$276.51			\$2,561.46
Clarence SD					\$421	N	12.830073	\$1,514.85	4.630643	\$694.60	1.843428	\$276.51			\$2,485.96
Vlg Akron															
Akron SD					\$434	N	13.469583	\$1,590.35	4.630643	\$694.60	1.354425	\$203.16	7.418900	\$1,112.84	\$3,600.95

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NORTH COLLINS	\$150,000	71.00%	\$106,500	\$24,000											
<i>Eden SD</i>					\$537	Y	23.983244	\$2,017.22	6.482485	\$690.38	6.186322	\$658.84			\$3,366.44
<i>Gowanda SD</i>					\$375	Y	16.325133	\$1,363.63	6.482485	\$690.38	6.186322	\$658.84			\$2,712.85
<i>North Collins SD</i>					\$497	Y	21.294202	\$1,770.83	6.482485	\$690.38	6.186322	\$658.84			\$3,120.05
Vlg North Collins															
<i>North Collins SD</i>					\$497	Y	21.294202	\$1,770.83	6.482485	\$690.38	3.218144	\$342.73	13.230000	\$1,409.00	\$4,212.94
ORCHARD PARK	\$150,000	46.50%	\$69,750	\$14,550											
<i>Hamburg SD</i>					\$554	N	37.290825	\$2,058.45	9.684906	\$675.52	7.771520	\$542.06			\$3,276.03
<i>Orchard Park SD</i>					\$549	N	37.061146	\$2,045.78	9.684906	\$675.52	7.771520	\$542.06			\$3,263.36
<i>West Seneca SD</i>					\$515	Y	35.415638	\$1,955.24	9.684906	\$675.52	7.771520	\$542.06			\$3,172.82
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$549	N	37.061146	\$2,045.78	9.684906	\$675.52	8.143131	\$567.98	4.340000	\$302.72	\$3,592.00
SARDINIA	\$150,000	48.00%	\$72,000	\$15,300											
<i>Springville-Griffith SD</i>					\$497	N	32.204859	\$1,826.02	9.577454	\$689.58	0.000000	\$0.00			\$2,515.60
<i>Holland SD</i>					\$394	N	24.428113	\$1,385.07	9.577454	\$689.58	0.000000	\$0.00			\$2,074.65
<i>Pioneer SD</i>					\$362	N	22.999494	\$1,304.07	9.577454	\$689.58	0.000000	\$0.00			\$1,993.65
TONAWANDA	\$150,000	33.00%	\$49,500	\$10,500											
<i>Sweet Home SD</i>					\$417	N	38.942769	\$1,518.77	14.113034	\$698.60	17.561074	\$869.27			\$3,086.64
<i>Ken-Ton SD</i>					\$573	N	53.151278	\$2,072.90	14.113034	\$698.60	17.561074	\$869.27			\$3,640.77
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$573	N	53.151278	\$2,072.90	14.113034	\$698.60	6.716214	\$332.45	32.877400	\$1,627.43	\$4,731.38
WALES	\$150,000	36.00%	\$54,000	\$12,000											
<i>Attica SD</i>					\$462	Y	41.389793	\$1,773.05	12.670656	\$684.22	0.669455	\$36.15			\$2,493.42
<i>Holland SD</i>					\$389	N	31.963987	\$1,342.49	12.670656	\$684.22	0.669455	\$36.15			\$2,062.86
<i>Iroquois SD</i>					\$452	Y	38.605536	\$1,632.70	12.670656	\$684.22	0.669455	\$36.15			\$2,353.07
WEST SENECA	\$150,000	36.00%	\$54,000	\$11,100											
<i>Cheektowaga-Sloan SD</i>					\$888	N	76.597543	\$3,286.03	12.870886	\$695.03	21.888533	\$1,181.98			\$5,163.04
<i>Orchard Park SD</i>					\$546	N	47.870646	\$2,053.65	12.870886	\$695.03	21.888533	\$1,181.98			\$3,930.66
<i>West Seneca SD</i>					\$521	N	45.746342	\$1,962.52	12.870886	\$695.03	21.888533	\$1,181.98			\$3,839.53