

2021-2022 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2021 Equalization Rate	2021 Assessed Value	2021 Basic STAR Exemption Amount	2021 Maximum Basic STAR Savings	STAR Cap Applies	2021-2022 School Tax Rate	School	2022 County Tax Rate	County (includes Service Tax & Library)	2021 City/2022 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2021-2022 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	88.50%	\$132,750	\$20,030											
<i>Buffalo SD</i>					\$225	N	4.696199	\$529.36	5.028271	\$667.50	5.179859	\$687.63			\$1,884.49
LACKAWANNA	\$150,000	99.00%	\$148,500	\$31,190											
<i>Lackawanna SD</i>					\$335	Y	12.757613	\$1,559.51	4.634277	\$688.19	16.750000	\$2,487.38			\$4,735.08
CITY OF TONAWANDA	\$150,000	86.00%	\$129,000	\$27,600											
<i>Tonawanda City SD</i>					\$465	N	16.714132	\$1,694.81	5.441318	\$701.93	19.644441	\$2,534.13			\$4,930.87
ALDEN	\$150,000	80.50%	\$120,750	\$24,480											
<i>Alden SD</i>					\$480	N	18.203108	\$1,752.41	5.729096	\$691.79	1.957956	\$236.42			\$2,680.62
<i>Akron SD</i>					\$436	N	16.416999	\$1,580.46	5.729096	\$691.79	1.957956	\$236.42			\$2,508.67
Vlg Alden															
<i>Alden SD</i>					\$480	N	18.203108	\$1,752.41	5.729096	\$691.79	1.863521	\$225.02	6.516030	\$786.81	\$3,456.03
AMHERST	\$150,000	88.00%	\$132,000	\$27,300											
<i>Amherst SD</i>					\$588	N	21.350436	\$2,235.39	5.035788	\$664.72	3.921850	\$517.68			\$3,417.79
<i>Sweet Home SD</i>					\$397	Y	14.723202	\$1,546.46	5.035788	\$664.72	3.921850	\$517.68			\$2,728.86
<i>Clarence SD</i>					\$402	N	14.396783	\$1,507.34	5.035788	\$664.72	3.921850	\$517.68			\$2,689.74
<i>Williamsville SD</i>					\$501	N	17.835436	\$1,867.37	5.035788	\$664.72	3.921850	\$517.68			\$3,049.77
Vlg Williamsville															
<i>Williamsville SD</i>					\$501	N	17.835436	\$1,867.37	5.035788	\$664.72	5.724383	\$755.62	4.932000	\$651.02	\$3,938.73
AURORA	\$150,000	29.00%	\$43,500	\$9,080											
<i>East Aurora SD</i>					\$447	N	47.186687	\$1,624.17	15.167132	\$659.77	8.023496	\$349.02			\$2,632.96
<i>Holland SD</i>					\$389	N	40.186988	\$1,383.24	15.167132	\$659.77	8.023496	\$349.02			\$2,392.03
<i>Iroquois SD</i>					\$447	N	47.259909	\$1,626.69	15.167132	\$659.77	8.023496	\$349.02			\$2,635.48
<i>Orchard Park SD</i>					\$538	N	56.092407	\$1,930.70	15.167132	\$659.77	8.023496	\$349.02			\$2,939.49
<i>Springville-Griffith SD</i>					\$498	N	53.006034	\$1,824.47	15.167132	\$659.77	8.023496	\$349.02			\$2,833.26
Vlg East Aurora															
<i>East Aurora SD</i>					\$447	N	47.186687	\$1,624.17	15.167132	\$659.77	3.762051	\$163.65	20.516434	\$892.46	\$3,340.05
BOSTON	\$150,000	73.00%	\$109,500	\$23,400											
<i>Hamburg SD</i>					\$527	N	22.357633	\$1,924.99	6.133391	\$671.61	1.736911	\$190.19			\$2,786.79
<i>Springville-Griffith SD</i>					\$470	Y	21.057192	\$1,835.76	6.133391	\$671.61	1.736911	\$190.19			\$2,697.56
<i>Orchard Park SD</i>					\$524	N	22.283285	\$1,918.59	6.133391	\$671.61	1.736911	\$190.19			\$2,780.39
<i>Eden SD</i>					\$517	Y	22.141547	\$1,907.50	6.133391	\$671.61	1.736911	\$190.19			\$2,769.30

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BRANT	\$150,000	68.00%	\$102,000	\$21,900											
<i>Lake Shore SD</i>					\$449	N	20.385111	\$1,632.85	6.683564	\$681.72	4.102090	\$418.41			\$2,732.98
<i>North Collins SD</i>					\$472	N	21.192265	\$1,697.50	6.683564	\$681.72	4.102090	\$418.41			\$2,797.63
<i>Silver Creek SD</i>					\$503	N	21.713479	\$1,739.25	6.683564	\$681.72	4.102090	\$418.41			\$2,839.38
Vlg Farnham															
<i>Lake Shore SD</i>					\$449	N	20.385111	\$1,632.85	6.683564	\$681.72	4.102090	\$418.41	10.150000	\$1,035.30	\$3,768.28
CHEEKTOWAGA	\$150,000	100.00%	\$150,000	\$34,810											
<i>Cheektowaga SD</i>					\$489	Y	14.609856	\$1,702.48	4.530632	\$679.59	7.085792	\$1,062.87			\$3,444.94
<i>Maryvale SD</i>					\$511	Y	14.919403	\$1,726.91	4.530632	\$679.59	7.085792	\$1,062.87			\$3,469.37
<i>Cleve-Hill SD</i>					\$733	N	19.039365	\$2,193.14	4.530632	\$679.59	7.085792	\$1,062.87			\$3,935.60
<i>Cheektowaga-Sloan SD</i>					\$847	N	21.422346	\$2,467.64	4.530632	\$679.59	7.085792	\$1,062.87			\$4,210.10
<i>Depew SD</i>					\$555	Y	16.905454	\$1,980.82	4.530632	\$679.59	7.085792	\$1,062.87			\$3,723.28
<i>Lancaster SD</i>					\$436	Y	14.001901	\$1,664.29	4.530632	\$679.59	7.085792	\$1,062.87			\$3,406.75
<i>Williamsville SD</i>					\$490	Y	15.659310	\$1,858.90	4.530632	\$679.59	7.085792	\$1,062.87			\$3,601.36
<i>West Seneca SD</i>					\$506	Y	15.531495	\$1,823.72	4.530632	\$679.59	7.085792	\$1,062.87			\$3,566.18
Vlg Depew															
<i>Depew SD</i>					\$555	Y	16.905454	\$1,980.82	4.530632	\$679.59	5.860148	\$879.02	12.592769	\$1,888.92	\$5,428.35
<i>Cheektowaga SD</i>					\$489	Y	14.609856	\$1,702.48	4.530632	\$679.59	5.860148	\$879.02	12.592769	\$1,888.92	\$5,150.01
<i>Maryvale SD</i>					\$511	Y	14.919403	\$1,726.91	4.530632	\$679.59	5.860148	\$879.02	12.592769	\$1,888.92	\$5,174.44
<i>Lancaster SD</i>					\$436	Y	14.001901	\$1,664.29	4.530632	\$679.59	5.860148	\$879.02	12.592769	\$1,888.92	\$5,111.82
Vlg Sloan															
<i>Cheektowaga-Sloan SD</i>					\$847	N	21.422346	\$2,467.64	4.530632	\$679.59	6.578274	\$986.74	10.990177	\$1,648.53	\$5,782.50
Vlg Williamsville															
<i>Williamsville SD</i>					\$490	Y	15.659310	\$1,858.90	4.530632	\$679.59	6.578112	\$986.72	5.407400	\$811.11	\$4,336.32
CLARENCE	\$150,000	100.00%	\$150,000	\$30,000											
<i>Clarence SD</i>					\$412	N	12.669235	\$1,520.31	4.370098	\$655.51	1.685448	\$252.82			\$2,428.64
<i>Akron SD</i>					\$414	N	13.215685	\$1,585.88	4.370098	\$655.51	1.685448	\$252.82			\$2,494.21
<i>Williamsville SD</i>					\$493	N	15.676553	\$1,881.19	4.370098	\$655.51	1.685448	\$252.82			\$2,789.52
COLDEN	\$150,000	34.00%	\$51,000	\$10,500											
<i>Springville-Griffith SD</i>					\$490	N	45.211029	\$1,831.05	13.080457	\$667.10	5.268356	\$268.69			\$2,766.84
<i>Holland SD</i>					\$394	N	34.259519	\$1,387.51	13.080457	\$667.10	5.268356	\$268.69			\$2,323.30
<i>East Aurora SD</i>					\$440	N	40.247469	\$1,630.02	13.080457	\$667.10	5.268356	\$268.69			\$2,565.81

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COLLINS	\$150,000	46.00%	\$69,000	\$15,600											
Springville-Griffith SD					\$482	Y	33.416847	\$1,823.76	10.022369	\$691.54	3.958612	\$273.14			\$2,788.44
Gowanda SD					\$361	Y	24.824234	\$1,351.87	10.022369	\$691.54	3.958612	\$273.14			\$2,316.55
North Collins SD					\$471	Y	31.327697	\$1,690.61	10.022369	\$691.54	3.958612	\$273.14			\$2,655.29
Vlg Gowanda															
Gowanda SD					\$361	Y	24.824234	\$1,351.87	10.022369	\$691.54	3.958612	\$273.14	21.300000	\$1,469.70	\$3,786.25
CONCORD	\$150,000	36.00%	\$54,000	\$10,800											
Springville-Griffith SD					\$500	N	42.699305	\$1,844.61	12.435887	\$671.54	5.030379	\$271.64			\$2,787.79
Eden SD					\$544	N	44.898137	\$1,939.60	12.435887	\$671.54	5.030379	\$271.64			\$2,882.78
North Collins SD					\$504	N	40.029835	\$1,729.29	12.435887	\$671.54	5.030379	\$271.64			\$2,672.47
Holland SD					\$389	N	32.356213	\$1,397.79	12.435887	\$671.54	5.030379	\$271.64			\$2,340.97
Vlg Springville															
Springville-Griffith SD					\$500	N	42.699305	\$1,844.61	12.435887	\$671.54	3.751831	\$202.60	18.351030	\$990.96	\$3,709.71
EDEN	\$150,000	51.00%	\$76,500	\$15,900											
Eden SD					\$549	N	31.692802	\$1,920.58	8.781198	\$671.76	6.734905	\$515.22			\$3,107.56
Frontier SD					\$422	N	24.281155	\$1,471.44	8.781198	\$671.76	6.734905	\$515.22			\$2,658.42
Hamburg SD					\$551	N	32.002102	\$1,939.33	8.781198	\$671.76	6.734905	\$515.22			\$3,126.31
Lake Shore SD					\$464	N	27.180147	\$1,647.12	8.781198	\$671.76	6.734905	\$515.22			\$2,834.10
North Collins SD					\$488	N	28.256366	\$1,712.34	8.781198	\$671.76	6.734905	\$515.22			\$2,899.32
ELMA	\$150,000	3.61%	\$5,415	\$1,100											
Iroquois SD					\$458	N	380.808574	\$1,643.19	122.328018	\$662.41	5.889359	\$31.89			\$2,337.49
Lancaster SD					\$422	Y	392.111917	\$1,701.29	122.328018	\$662.41	5.889359	\$31.89			\$2,395.59
East Aurora SD					\$433	N	379.062031	\$1,635.65	122.328018	\$662.41	5.889359	\$31.89			\$2,329.95
Orchard Park SD					\$527	N	450.603821	\$1,944.36	122.328018	\$662.41	5.889359	\$31.89			\$2,638.66
EVANS	\$150,000	73.00%	\$109,500	\$23,100											
Lake Shore SD					\$459	N	18.988870	\$1,640.64	6.208681	\$679.85	10.357988	\$1,134.20			\$3,454.69
North Collins SD					\$483	N	19.740739	\$1,705.60	6.208681	\$679.85	10.357988	\$1,134.20			\$3,519.65
Eden SD					\$544	N	22.141547	\$1,913.03	6.208681	\$679.85	10.357988	\$1,134.20			\$3,727.08
Vlg Angola															
Lake Shore SD					\$459	N	18.988870	\$1,640.64	6.208681	\$679.85	9.624023	\$1,053.83	7.180000	\$786.21	\$4,160.53
GRAND ISLAND	\$150,000	100.00%	\$150,000	\$31,970											
Grand Island SD					\$522	N	16.196801	\$1,911.71	4.535616	\$680.34	2.401563	\$360.23			\$2,952.28

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HAMBURG	\$150,000	41.00%	\$61,500	\$13,350											
Frontier SD					\$418	N	30.190324	\$1,453.66	10.911333	\$671.05	11.439628	\$703.54			\$2,828.25
Hamburg SD					\$549	N	39.807493	\$1,916.73	10.911333	\$671.05	11.439628	\$703.54			\$3,291.32
Orchard Park SD					\$546	N	39.675117	\$1,910.36	10.911333	\$671.05	11.439628	\$703.54			\$3,284.95
West Seneca SD					\$522	N	37.881340	\$1,823.99	10.911333	\$671.05	11.439628	\$703.54			\$3,198.58
Vlg Blasdell															
Frontier SD					\$418	N	30.190324	\$1,453.66	10.911333	\$671.05	5.244892	\$322.56	21.480000	\$1,321.02	\$3,768.29
Vlg Hamburg															
Frontier SD					\$418	N	30.190324	\$1,453.66	10.911333	\$671.05	5.244892	\$322.56	21.904433	\$1,347.12	\$3,794.39
Hamburg SD					\$549	N	39.807493	\$1,916.73	10.911333	\$671.05	5.244892	\$322.56	21.904433	\$1,347.12	\$4,257.46
HOLLAND	\$150,000	70.00%	\$105,000	\$22,500											
Holland SD					\$389	N	16.640560	\$1,372.85	6.411468	\$673.20	5.986553	\$628.59			\$2,674.64
Pioneer SD					\$348	N	14.567257	\$1,201.80	6.411468	\$673.20	5.986553	\$628.59			\$2,503.59
LANCASTER	\$150,000	100.00%	\$150,000	\$30,000											
Alden SD					\$445	N	14.653502	\$1,758.42	4.457370	\$668.61	4.711701	\$706.76			\$3,133.79
Clarence SD					\$385	N	12.669436	\$1,520.33	4.457370	\$668.61	4.711701	\$706.76			\$2,895.70
Iroquois SD					\$423	N	13.945602	\$1,673.47	4.457370	\$668.61	4.711701	\$706.76			\$3,048.84
Depew SD					\$542	N	16.905455	\$2,028.65	4.457370	\$668.61	4.711701	\$706.76			\$3,404.02
Lancaster SD					\$424	N	13.984090	\$1,678.09	4.457370	\$668.61	4.711701	\$706.76			\$3,053.46
Vlg Lancaster															
Depew SD					\$542	N	16.905455	\$2,028.65	4.457370	\$668.61	3.285144	\$492.77	7.588281	\$1,138.24	\$4,328.27
Lancaster SD					\$424	N	13.984090	\$1,678.09	4.457370	\$668.61	3.285144	\$492.77	7.588281	\$1,138.24	\$3,977.71
Vlg Depew															
Depew SD					\$542	N	16.905455	\$2,028.65	4.457370	\$668.61	2.047618	\$307.14	10.451998	\$1,567.80	\$4,572.20
Lancaster SD					\$424	N	13.984090	\$1,678.09	4.457370	\$668.61	2.047618	\$307.14	10.451998	\$1,567.80	\$4,221.64
MARILLA	\$150,000	32.00%	\$48,000	\$10,200											
Alden SD					\$469	N	45.792195	\$1,730.94	13.835673	\$664.11	0.654165	\$31.40			\$2,426.45
Iroquois SD					\$455	N	43.018631	\$1,626.10	13.835673	\$664.11	0.654165	\$31.40			\$2,321.61
NEWSTEAD	\$150,000	100.00%	\$150,000	\$30,000											
Alden SD					\$473	N	14.653502	\$1,758.42	4.555876	\$683.38	1.909255	\$286.39			\$2,728.19
Akron SD					\$430	N	13.215685	\$1,585.88	4.555876	\$683.38	1.909255	\$286.39			\$2,555.65
Clarence SD					\$410	N	12.669169	\$1,520.30	4.555876	\$683.38	1.909255	\$286.39			\$2,490.07
Vlg Akron															
Akron SD					\$430	N	13.215685	\$1,585.88	4.555876	\$683.38	1.378018	\$206.70	5.986300	\$897.95	\$3,373.91

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NORTH COLLINS	\$150,000	66.00%	\$99,000	\$21,360											
<i>Eden SD</i>					\$537	N	24.489892	\$1,901.40	6.858595	\$679.00	6.225959	\$616.37			\$3,196.77
<i>Gowanda SD</i>					\$375	N	17.301739	\$1,343.31	6.858595	\$679.00	6.225959	\$616.37			\$2,638.68
<i>North Collins SD</i>					\$497	N	21.834455	\$1,695.23	6.858595	\$679.00	6.225959	\$616.37			\$2,990.60
Vlg North Collins															
<i>North Collins SD</i>					\$497	N	21.834455	\$1,695.23	6.858595	\$679.00	3.239412	\$320.70	13.250000	\$1,311.75	\$4,006.68
ORCHARD PARK	\$150,000	43.00%	\$64,500	\$13,950											
<i>Hamburg SD</i>					\$543	N	37.955981	\$1,918.67	10.253434	\$661.35	7.740528	\$499.26			\$3,079.28
<i>Orchard Park SD</i>					\$539	N	37.829763	\$1,912.29	10.253434	\$661.35	7.740528	\$499.26			\$3,072.90
<i>West Seneca SD</i>					\$515	N	36.119417	\$1,825.84	10.253434	\$661.35	7.740528	\$499.26			\$2,986.45
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$539	N	37.829763	\$1,912.29	10.253434	\$661.35	8.015934	\$517.03	4.420000	\$285.09	\$3,375.76
SARDINIA	\$150,000	47.00%	\$70,500	\$14,400											
<i>Springville-Griffith SD</i>					\$493	N	32.705851	\$1,834.80	9.552498	\$673.45	0.000000	\$0.00			\$2,508.25
<i>Holland SD</i>					\$374	N	24.784769	\$1,390.43	9.552498	\$673.45	0.000000	\$0.00			\$2,063.88
<i>Pioneer SD</i>					\$352	N	21.696347	\$1,217.17	9.552498	\$673.45	0.000000	\$0.00			\$1,890.62
TONAWANDA	\$150,000	33.00%	\$49,500	\$9,900											
<i>Sweet Home SD</i>					\$409	N	39.477763	\$1,563.32	13.835046	\$684.83	17.694013	\$875.85			\$3,124.00
<i>Ken-Ton SD</i>					\$558	N	54.296969	\$2,150.16	13.835046	\$684.83	17.694013	\$875.85			\$3,710.84
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$558	N	54.296969	\$2,150.16	13.835046	\$684.83	7.116471	\$352.27	33.662100	\$1,666.27	\$4,853.53
WALES	\$150,000	35.00%	\$52,500	\$10,800											
<i>Attica SD</i>					\$462	N	40.698449	\$1,697.13	12.708427	\$667.19	0.667300	\$35.03			\$2,399.35
<i>Holland SD</i>					\$384	N	33.280676	\$1,387.80	12.708427	\$667.19	0.667300	\$35.03			\$2,090.02
<i>Iroquois SD</i>					\$452	N	39.251821	\$1,636.80	12.708427	\$667.19	0.667300	\$35.03			\$2,339.02
WEST SENECA	\$150,000	34.00%	\$51,000	\$10,800											
<i>Cheektowaga-Sloan SD</i>					\$850	N	63.006899	\$2,532.88	13.336654	\$680.17	21.888394	\$1,116.31			\$4,329.36
<i>Orchard Park SD</i>					\$531	N	47.843523	\$1,923.31	13.336654	\$680.17	21.888394	\$1,116.31			\$3,719.79
<i>West Seneca SD</i>					\$508	N	45.681571	\$1,836.40	13.336654	\$680.17	21.888394	\$1,116.31			\$3,632.88