

2022-2023 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2022 Equalization Rate	2022 Assessed Value	2022 Basic STAR Exemption Amount	2022 Maximum Basic STAR Savings	STAR Cap Applies	2022-2023 School Tax Rate	School	2023 County Tax Rate	County (includes Service Tax & Library)	2022 City/2023 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2022-2023 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	78.00%	\$117,000	\$17,830											
<i>Buffalo SD</i>					\$198	N	4.721393	\$468.22	5.196888	\$608.04	5.552385	\$649.63			\$1,725.89
LACKAWANNA	\$150,000	90.00%	\$135,000	\$29,700											
<i>Lackawanna SD</i>					\$335	Y	12.544486	\$1,358.51	4.655082	\$628.44	16.750000	\$2,261.25			\$4,248.20
CITY OF TONAWANDA	\$150,000	78.00%	\$117,000	\$25,800											
<i>Tonawanda City SD</i>					\$461	N	16.796688	\$1,531.86	5.480419	\$641.21	18.720543	\$2,190.30			\$4,363.37
ALDEN	\$150,000	74.00%	\$111,000	\$24,150											
<i>Alden SD</i>					\$446	Y	18.470177	\$1,604.19	5.674663	\$629.89	2.011055	\$223.23			\$2,457.31
<i>Akron SD</i>					\$402	N	13.739141	\$1,193.24	5.674663	\$629.89	2.011055	\$223.23			\$2,046.36
Vlg Alden															
<i>Alden SD</i>					\$446	Y	18.470177	\$1,604.19	5.674663	\$629.89	1.936696	\$214.97	6.749983	\$749.25	\$3,198.30
AMHERST	\$150,000	74.00%	\$111,000	\$26,400											
<i>Amherst SD</i>					\$583	N	21.388953	\$1,809.51	5.444659	\$604.36	3.895090	\$432.35			\$2,846.22
<i>Sweet Home SD</i>					\$397	Y	15.681495	\$1,343.65	5.444659	\$604.36	3.895090	\$432.35			\$2,380.36
<i>Clarence SD</i>					\$393	Y	16.365118	\$1,423.53	5.444659	\$604.36	3.895090	\$432.35			\$2,460.24
<i>Williamsville SD</i>					\$487	Y	18.452226	\$1,561.20	5.444659	\$604.36	3.895090	\$432.35			\$2,597.91
Vlg Williamsville															
<i>Williamsville SD</i>					\$487	Y	18.452226	\$1,561.20	5.444659	\$604.36	5.679826	\$630.46	5.148700	\$571.51	\$3,367.53
AURORA	\$150,000	26.50%	\$39,750	\$8,700											
<i>East Aurora SD</i>					\$428	N	47.990697	\$1,490.11	15.117870	\$600.94	8.200290	\$325.96			\$2,417.01
<i>Holland SD</i>					\$365	N	40.657662	\$1,262.42	15.117870	\$600.94	8.200290	\$325.96			\$2,189.32
<i>Iroquois SD</i>					\$429	N	47.633231	\$1,479.01	15.117870	\$600.94	8.200290	\$325.96			\$2,405.91
<i>Orchard Park SD</i>					\$509	N	54.802093	\$1,701.60	15.117870	\$600.94	8.200290	\$325.96			\$2,628.50
<i>Springville-Griffith SD</i>					\$481	N	54.559684	\$1,694.08	15.117870	\$600.94	8.200290	\$325.96			\$2,620.98
Vlg East Aurora															
<i>East Aurora SD</i>					\$428	N	47.990697	\$1,490.11	15.117870	\$600.94	3.904825	\$155.22	20.918937	\$831.53	\$3,077.80
BOSTON	\$150,000	66.00%	\$99,000	\$21,900											
<i>Hamburg SD</i>					\$523	N	22.695945	\$1,749.86	6.180326	\$611.85	1.736911	\$171.95			\$2,533.66
<i>Springville-Griffith SD</i>					\$470	Y	21.906540	\$1,698.75	6.180326	\$611.85	1.736911	\$171.95			\$2,482.55
<i>Orchard Park SD</i>					\$521	N	22.003871	\$1,696.50	6.180326	\$611.85	1.736911	\$171.95			\$2,480.30
<i>Eden SD</i>					\$517	N	22.345127	\$1,722.81	6.180326	\$611.85	1.736911	\$171.95			\$2,506.61

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BRANT	\$150,000	63.00%	\$94,500	\$20,400											
<i>Lake Shore SD</i>					\$446	N	19.954235	\$1,478.61	6.575287	\$621.36	4.108429	\$388.25			\$2,488.22
<i>North Collins SD</i>					\$464	N	21.021021	\$1,557.66	6.575287	\$621.36	4.108429	\$388.25			\$2,567.27
<i>Silver Creek SD</i>					\$476	N	21.307587	\$1,578.89	6.575287	\$621.36	4.108429	\$388.25			\$2,588.50
Vlg Farnham															
<i>Lake Shore SD</i>					\$446	N	19.954235	\$1,478.61	6.575287	\$621.36	4.108429	\$388.25	10.150000	\$959.18	\$3,447.40
CHEEKTOWAGA	\$150,000	100.00%	\$150,000	\$34,310											
<i>Cheektowaga SD</i>					\$489	N	13.344276	\$1,543.80	4.118748	\$617.81	6.240903	\$936.14			\$3,097.75
<i>Maryvale SD</i>					\$511	N	13.854579	\$1,602.84	4.118748	\$617.81	6.240903	\$936.14			\$3,156.79
<i>Cleve-Hill SD</i>					\$663	N	16.876845	\$1,952.48	4.118748	\$617.81	6.240903	\$936.14			\$3,506.43
<i>Cheektowaga-Sloan SD</i>					\$746	N	19.004262	\$2,198.60	4.118748	\$617.81	6.240903	\$936.14			\$3,752.55
<i>Depew SD</i>					\$555	N	15.356249	\$1,776.56	4.118748	\$617.81	6.240903	\$936.14			\$3,330.51
<i>Lancaster SD</i>					\$436	N	12.451590	\$1,440.52	4.118748	\$617.81	6.240903	\$936.14			\$2,994.47
<i>Williamsville SD</i>					\$490	N	13.626941	\$1,576.50	4.118748	\$617.81	6.240903	\$936.14			\$3,130.45
<i>West Seneca SD</i>					\$506	N	13.911770	\$1,609.45	4.118748	\$617.81	6.240903	\$936.14			\$3,163.40
Vlg Depew															
<i>Depew SD</i>					\$555	N	15.356249	\$1,776.56	4.118748	\$617.81	5.460825	\$819.12	9.527645	\$1,429.15	\$4,642.64
<i>Cheektowaga SD</i>					\$489	N	13.344276	\$1,543.80	4.118748	\$617.81	5.460825	\$819.12	9.527645	\$1,429.15	\$4,409.88
<i>Maryvale SD</i>					\$511	N	13.854579	\$1,602.84	4.118748	\$617.81	5.460825	\$819.12	9.527645	\$1,429.15	\$4,468.92
<i>Lancaster SD</i>					\$436	N	12.451590	\$1,440.52	4.118748	\$617.81	5.460825	\$819.12	9.527645	\$1,429.15	\$4,306.60
Vlg Sloan															
<i>Cheektowaga-Sloan SD</i>					\$746	N	19.004262	\$2,198.60	4.118748	\$617.81	6.107253	\$916.09	7.011623	\$1,051.74	\$4,784.24
Vlg Williamsville															
<i>Williamsville SD</i>					\$490	N	13.626941	\$1,576.50	4.118748	\$617.81	6.107284	\$916.09	4.530800	\$679.62	\$3,790.02
CLARENCE	\$150,000	95.00%	\$142,500	\$30,000											
<i>Clarence SD</i>					\$380	Y	12.747465	\$1,436.51	4.194937	\$597.78	1.716096	\$244.54			\$2,278.83
<i>Akron SD</i>					\$396	N	10.702067	\$1,203.98	4.194937	\$597.78	1.716096	\$244.54			\$2,046.30
<i>Williamsville SD</i>					\$470	N	14.359157	\$1,615.41	4.194937	\$597.78	1.716096	\$244.54			\$2,457.73
COLDEN	\$150,000	30.00%	\$45,000	\$10,200											
<i>Springville-Griffith SD</i>					\$475	Y	48.194387	\$1,693.75	13.473858	\$606.32	5.267628	\$237.04			\$2,537.11
<i>Holland SD</i>					\$360	Y	35.895919	\$1,255.32	13.473858	\$606.32	5.267628	\$237.04			\$2,098.68
<i>East Aurora SD</i>					\$423	Y	42.391782	\$1,484.63	13.473858	\$606.32	5.267628	\$237.04			\$2,327.99

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COLLINS	\$150,000	42.00%	\$63,000	\$13,880											
Springville-Griffith SD					\$482	N	34.424562	\$1,690.93	10.032003	\$632.02	3.958656	\$249.40			\$2,572.35
Gowanda SD					\$361	N	23.345257	\$1,146.72	10.032003	\$632.02	3.958656	\$249.40			\$2,028.14
North Collins SD					\$471	N	31.531532	\$1,548.83	10.032003	\$632.02	3.958656	\$249.40			\$2,430.25
Vlg Gowanda															
Gowanda SD					\$361	N	23.345257	\$1,146.72	10.032003	\$632.02	3.958656	\$249.40	22.080000	\$1,391.04	\$3,419.18
CONCORD	\$150,000	34.00%	\$51,000	\$10,800											
Springville-Griffith SD					\$461	N	42.524459	\$1,709.48	11.947182	\$609.31	5.006763	\$255.34			\$2,574.13
Eden SD					\$485	N	43.375836	\$1,743.71	11.947182	\$609.31	5.006763	\$255.34			\$2,608.36
North Collins SD					\$432	N	38.950716	\$1,565.82	11.947182	\$609.31	5.006763	\$255.34			\$2,430.47
Holland SD					\$349	N	31.672870	\$1,273.25	11.947182	\$609.31	5.006763	\$255.34			\$2,137.90
Vlg Springville															
Springville-Griffith SD					\$461	N	42.524459	\$1,709.48	11.947182	\$609.31	3.769909	\$192.27	18.774950	\$957.52	\$3,468.58
EDEN	\$150,000	46.00%	\$69,000	\$15,300											
Eden SD					\$504	N	32.060400	\$1,721.64	8.856086	\$611.07	6.762429	\$466.61			\$2,799.32
Frontier SD					\$386	N	24.849172	\$1,334.40	8.856086	\$611.07	6.762429	\$466.61			\$2,412.08
Hamburg SD					\$509	N	32.563747	\$1,748.67	8.856086	\$611.07	6.762429	\$466.61			\$2,826.35
Lake Shore SD					\$432	N	27.328627	\$1,467.55	8.856086	\$611.07	6.762429	\$466.61			\$2,545.23
North Collins SD					\$449	N	28.789664	\$1,546.00	8.856086	\$611.07	6.762429	\$466.61			\$2,623.68
ELMA	\$150,000	3.22%	\$4,830	\$1,080											
Iroquois SD					\$419	Y	393.148317	\$1,479.91	124.783232	\$602.70	6.320862	\$30.53			\$2,113.14
Lancaster SD					\$422	Y	391.326411	\$1,468.11	124.783232	\$602.70	6.320862	\$30.53			\$2,101.34
East Aurora SD					\$417	Y	394.954490	\$1,490.63	124.783232	\$602.70	6.320862	\$30.53			\$2,123.86
Orchard Park SD					\$496	N	451.011011	\$1,691.29	124.783232	\$602.70	6.320862	\$30.53			\$2,324.52
EVANS	\$150,000	65.00%	\$97,500	\$21,900											
Lake Shore SD					\$439	N	19.340259	\$1,462.12	6.342939	\$618.44	10.609948	\$1,034.47			\$3,115.03
North Collins SD					\$456	N	20.374221	\$1,540.29	6.342939	\$618.44	10.609948	\$1,034.47			\$3,193.20
Eden SD					\$511	N	22.688899	\$1,715.28	6.342939	\$618.44	10.609948	\$1,034.47			\$3,368.19
Vlg Angola															
Lake Shore SD					\$439	N	19.340259	\$1,462.12	6.342939	\$618.44	9.993016	\$974.32	7.380000	\$719.55	\$3,774.43
GRAND ISLAND	\$150,000	90.00%	\$135,000	\$30,000											
Grand Island SD					\$518	N	16.956704	\$1,780.45	4.587102	\$619.26	2.409745	\$325.32			\$2,725.03

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HAMBURG	\$150,000	37.00%	\$55,500	\$12,300											
Frontier SD					\$403	N	30.885462	\$1,334.25	10.996149	\$610.29	11.439297	\$634.88			\$2,579.42
Hamburg SD					\$531	N	40.484659	\$1,748.94	10.996149	\$610.29	11.439297	\$634.88			\$2,994.11
Orchard Park SD					\$530	N	39.250147	\$1,695.61	10.996149	\$610.29	11.439297	\$634.88			\$2,940.78
West Seneca SD					\$506	N	37.599378	\$1,624.29	10.996149	\$610.29	11.439297	\$634.88			\$2,869.46
Vlg Blasdell															
Frontier SD					\$403	N	30.885462	\$1,334.25	10.996149	\$610.29	5.199163	\$288.55	21.700000	\$1,204.35	\$3,437.44
Vlg Hamburg															
Frontier SD					\$403	N	30.885462	\$1,334.25	10.996149	\$610.29	5.199163	\$288.55	21.904332	\$1,215.69	\$3,448.78
Hamburg SD					\$531	N	40.484659	\$1,748.94	10.996149	\$610.29	5.199163	\$288.55	21.904332	\$1,215.69	\$3,863.47
HOLLAND	\$150,000	64.00%	\$96,000	\$21,000											
Holland SD					\$374	N	16.826323	\$1,261.97	6.394990	\$613.92	6.363055	\$610.85			\$2,486.74
Pioneer SD					\$328	N	14.463262	\$1,084.74	6.394990	\$613.92	6.363055	\$610.85			\$2,309.51
LANCASTER	\$150,000	87.00%	\$130,500	\$30,000											
Alden SD					\$440	Y	15.710265	\$1,610.19	4.664775	\$608.75	4.822196	\$629.30			\$2,848.24
Clarence SD					\$380	Y	13.919872	\$1,436.54	4.664775	\$608.75	4.822196	\$629.30			\$2,674.59
Iroquois SD					\$418	Y	14.772489	\$1,509.81	4.664775	\$608.75	4.822196	\$629.30			\$2,747.86
Depew SD					\$507	Y	17.650860	\$1,796.44	4.664775	\$608.75	4.822196	\$629.30			\$3,034.49
Lancaster SD					\$420	Y	14.318670	\$1,448.59	4.664775	\$608.75	4.822196	\$629.30			\$2,686.64
Vlg Lancaster															
Depew SD					\$507	Y	17.650860	\$1,796.44	4.664775	\$608.75	3.409135	\$444.89	7.646788	\$997.91	\$3,847.99
Lancaster SD					\$420	Y	14.318670	\$1,448.59	4.664775	\$608.75	3.409135	\$444.89	7.646788	\$997.91	\$3,500.14
Vlg Depew															
Depew SD					\$507	Y	17.650860	\$1,796.44	4.664775	\$608.75	2.211079	\$288.55	9.527645	\$1,243.36	\$3,937.10
Lancaster SD					\$420	Y	14.318670	\$1,448.59	4.664775	\$608.75	2.211079	\$288.55	9.527645	\$1,243.36	\$3,589.25
MARILLA	\$150,000	30.00%	\$45,000	\$9,600											
Alden SD					\$467	N	45.559769	\$1,612.82	13.436394	\$604.64	0.651137	\$29.30			\$2,246.76
Iroquois SD					\$439	N	42.255113	\$1,495.83	13.436394	\$604.64	0.651137	\$29.30			\$2,129.77
NEWSTEAD	\$150,000	86.00%	\$129,000	\$30,000											
Alden SD					\$440	Y	15.892943	\$1,610.19	4.798232	\$618.97	1.810853	\$233.60			\$2,462.76
Akron SD					\$396	N	11.822051	\$1,170.38	4.798232	\$618.97	1.810853	\$233.60			\$2,022.95
Clarence SD					\$380	Y	14.081436	\$1,436.51	4.798232	\$618.97	1.810853	\$233.60			\$2,289.08
Vlg Akron															
Akron SD					\$396	N	11.822051	\$1,170.38	4.798232	\$618.97	1.366126	\$176.23	5.986300	\$772.23	\$2,737.81

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NORTH COLLINS	\$150,000	59.00%	\$88,500	\$19,800											
<i>Eden SD</i>					\$523	N	24.996244	\$1,717.24	6.979954	\$617.73	6.278190	\$555.62			\$2,890.59
<i>Gowanda SD</i>					\$370	N	16.618658	\$1,141.70	6.979954	\$617.73	6.278190	\$555.62			\$2,315.05
<i>North Collins SD</i>					\$466	N	22.446175	\$1,542.05	6.979954	\$617.73	6.278190	\$555.62			\$2,715.40
Vlg North Collins															
<i>North Collins SD</i>					\$466	N	22.446175	\$1,542.05	6.979954	\$617.73	3.231518	\$285.99	13.183200	\$1,166.71	\$3,612.48
ORCHARD PARK	\$150,000	39.00%	\$58,500	\$12,900											
<i>Hamburg SD</i>					\$529	N	38.408522	\$1,751.43	10.300919	\$602.60	7.896703	\$461.96			\$2,815.99
<i>Orchard Park SD</i>					\$528	N	37.237319	\$1,698.02	10.300919	\$602.60	7.896703	\$461.96			\$2,762.58
<i>West Seneca SD</i>					\$504	N	35.671205	\$1,626.61	10.300919	\$602.60	7.896703	\$461.96			\$2,691.17
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$528	N	37.237319	\$1,698.02	10.300919	\$602.60	8.044965	\$470.63	4.520000	\$264.42	\$3,035.67
SARDINIA	\$150,000	44.00%	\$66,000	\$14,100											
<i>Springville-Griffith SD</i>					\$471	N	32.859810	\$1,705.42	9.394413	\$620.03	0.000000	\$0.00			\$2,325.45
<i>Holland SD</i>					\$357	N	24.475714	\$1,270.29	9.394413	\$620.03	0.000000	\$0.00			\$1,890.32
<i>Pioneer SD</i>					\$312	N	21.037892	\$1,091.87	9.394413	\$620.03	0.000000	\$0.00			\$1,711.90
TONAWANDA	\$150,000	29.00%	\$43,500	\$9,900											
<i>Sweet Home SD</i>					\$391	Y	40.253688	\$1,360.04	14.331801	\$623.43	17.962627	\$781.37			\$2,764.84
<i>Ken-Ton SD</i>					\$538	Y	54.703368	\$1,841.60	14.331801	\$623.43	17.962627	\$781.37			\$3,246.40
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$538	Y	54.703368	\$1,841.60	14.331801	\$623.43	7.489542	\$325.80	34.404800	\$1,496.61	\$4,287.44
WALES	\$150,000	32.00%	\$48,000	\$10,500											
<i>Attica SD</i>					\$440	N	41.399264	\$1,552.47	12.609629	\$605.26	0.662538	\$31.80			\$2,189.53
<i>Holland SD</i>					\$359	N	33.652425	\$1,261.97	12.609629	\$605.26	0.662538	\$31.80			\$1,899.03
<i>Iroquois SD</i>					\$424	N	39.510445	\$1,481.64	12.609629	\$605.26	0.662538	\$31.80			\$2,118.70
WEST SENECA	\$150,000	30.00%	\$45,000	\$10,200											
<i>Cheektowaga-Sloan SD</i>					\$680	N	63.347539	\$2,204.49	13.719485	\$617.38	21.888236	\$984.97			\$3,806.84
<i>Orchard Park SD</i>					\$517	N	48.408515	\$1,684.62	13.719485	\$617.38	21.888236	\$984.97			\$3,286.97
<i>West Seneca SD</i>					\$493	N	46.372566	\$1,613.77	13.719485	\$617.38	21.888236	\$984.97			\$3,216.12