

2023-2024 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2023 Equalization Rate	2023 Assessed Value	2023 Basic STAR Exemption Amount	2023 Maximum Basic STAR Savings	STAR Cap Applies	2023-2024 School Tax Rate	School	2024 County Tax Rate	County (includes Service Tax & Library)	2023 City/2024 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2023-2024 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	70.00%	\$105,000	\$15,870											
<i>Buffalo SD</i>					\$183	N	4.749202	\$423.30	5.066581	\$531.99	5.981892	\$628.10			\$1,583.39
LACKAWANNA	\$150,000	79.00%	\$118,500	\$27,000											
<i>Lackawanna SD</i>					\$335	Y	12.499346	\$1,146.17	4.635927	\$549.36	16.750000	\$1,984.88			\$3,680.41
CITY OF TONAWANDA	\$150,000	100.00%	\$150,000	\$38,040											
<i>Tonawanda City SD</i>					\$433	N	10.684311	\$1,196.22	3.778106	\$566.72	19.452966	\$2,917.94			\$4,680.88
ALDEN	\$150,000	63.50%	\$95,250	\$22,200											
<i>Alden SD</i>					\$446	N	18.421942	\$1,345.72	5.927460	\$564.59	1.879479	\$179.02			\$2,089.33
<i>Akron SD</i>					\$332	N	13.884986	\$1,014.30	5.927460	\$564.59	1.879479	\$179.02			\$1,757.91
Vlg Alden															
<i>Alden SD</i>					\$446	N	18.421942	\$1,345.72	5.927460	\$564.59	1.928030	\$183.64	7.046230	\$671.15	\$2,765.10
AMHERST	\$150,000	62.00%	\$93,000	\$23,500											
<i>Amherst SD</i>					\$565	N	21.798615	\$1,515.00	5.675607	\$527.83	4.836955	\$449.84			\$2,492.67
<i>Sweet Home SD</i>					\$397	N	15.467392	\$1,074.98	5.675607	\$527.83	4.836955	\$449.84			\$2,052.65
<i>Clarence SD</i>					\$393	N	16.690266	\$1,159.97	5.675607	\$527.83	4.836955	\$449.84			\$2,137.64
<i>Williamsville SD</i>					\$487	N	18.802428	\$1,306.77	5.675607	\$527.83	4.836955	\$449.84			\$2,284.44
Vlg Williamsville															
<i>Williamsville SD</i>					\$487	N	18.802428	\$1,306.77	5.675607	\$527.83	6.745574	\$627.34	4.992500	\$464.30	\$2,926.24
AURORA	\$150,000	24.00%	\$36,000	\$7,950											
<i>East Aurora SD</i>					\$418	N	48.443559	\$1,358.84	14.615576	\$526.16	8.278824	\$298.04			\$2,183.04
<i>Holland SD</i>					\$354	N	42.163823	\$1,182.70	14.615576	\$526.16	8.278824	\$298.04			\$2,006.90
<i>Iroquois SD</i>					\$414	N	45.678465	\$1,281.28	14.615576	\$526.16	8.278824	\$298.04			\$2,105.48
<i>Orchard Park SD</i>					\$477	N	52.396041	\$1,469.71	14.615576	\$526.16	8.278824	\$298.04			\$2,293.91
<i>Springville-Griffith SD</i>					\$475	N	57.029577	\$1,599.68	14.615576	\$526.16	8.278824	\$298.04			\$2,423.88
Vlg East Aurora															
<i>East Aurora SD</i>					\$418	N	48.443559	\$1,358.84	14.615576	\$526.16	4.023626	\$144.85	21.534277	\$775.23	\$2,805.08
BOSTON	\$150,000	59.50%	\$89,250	\$19,800											
<i>Hamburg SD</i>					\$497	N	22.591181	\$1,568.96	5.963913	\$532.28	1.694811	\$151.26			\$2,252.50
<i>Springville-Griffith SD</i>					\$470	N	23.003527	\$1,597.59	5.963913	\$532.28	1.694811	\$151.26			\$2,281.13
<i>Orchard Park SD</i>					\$482	N	21.134538	\$1,467.79	5.963913	\$532.28	1.694811	\$151.26			\$2,151.33
<i>Eden SD</i>					\$489	N	22.491536	\$1,562.04	5.963913	\$532.28	1.694811	\$151.26			\$2,245.58

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BRANT	\$150,000	59.00%	\$88,500	\$18,900											
<i>Lake Shore SD</i>					\$407	N	19.345711	\$1,346.46	6.149378	\$544.22	4.131491	\$365.64			\$2,256.32
<i>North Collins SD</i>					\$429	N	21.518096	\$1,497.66	6.149378	\$544.22	4.131491	\$365.64			\$2,407.52
<i>Silver Creek SD</i>					\$435	N	18.559786	\$1,291.76	6.149378	\$544.22	4.131491	\$365.64			\$2,201.62
Vlg Farnham															
<i>Lake Shore SD</i>					\$407	N	19.345711	\$1,346.46	6.149378	\$544.22	4.131491	\$365.64	10.150000	\$898.28	\$3,154.60
CHEEKTOWAGA	\$150,000	91.00%	\$136,500	\$30,540											
<i>Cheektowaga SD</i>					\$458	N	13.748590	\$1,456.80	3.995698	\$545.41	6.347888	\$866.49			\$2,868.70
<i>Maryvale SD</i>					\$475	N	14.090116	\$1,492.99	3.995698	\$545.41	6.347888	\$866.49			\$2,904.89
<i>Cleve-Hill SD</i>					\$579	N	17.163710	\$1,818.67	3.995698	\$545.41	6.347888	\$866.49			\$3,230.57
<i>Cheektowaga-Sloan SD</i>					\$652	N	18.957329	\$2,008.72	3.995698	\$545.41	6.347888	\$866.49			\$3,420.62
<i>Depew SD</i>					\$527	N	15.357529	\$1,627.28	3.995698	\$545.41	6.347888	\$866.49			\$3,039.18
<i>Lancaster SD</i>					\$427	N	12.127295	\$1,285.01	3.995698	\$545.41	6.347888	\$866.49			\$2,696.91
<i>Williamsville SD</i>					\$468	N	12.787046	\$1,354.92	3.995698	\$545.41	6.347888	\$866.49			\$2,766.82
<i>West Seneca SD</i>					\$477	N	13.578221	\$1,438.75	3.995698	\$545.41	6.347888	\$866.49			\$2,850.65
Vlg Depew															
<i>Depew SD</i>					\$527	N	15.357529	\$1,627.28	3.995698	\$545.41	5.557488	\$758.60	8.953147	\$1,222.10	\$4,153.39
<i>Cheektowaga SD</i>					\$458	N	13.748590	\$1,456.80	3.995698	\$545.41	5.557488	\$758.60	8.953147	\$1,222.10	\$3,982.91
<i>Maryvale SD</i>					\$475	N	14.090116	\$1,492.99	3.995698	\$545.41	5.557488	\$758.60	8.953147	\$1,222.10	\$4,019.10
<i>Lancaster SD</i>					\$427	N	12.127295	\$1,285.01	3.995698	\$545.41	5.557488	\$758.60	8.953147	\$1,222.10	\$3,811.12
Vlg Sloan															
<i>Cheektowaga-Sloan SD</i>					\$652	N	18.957329	\$2,008.72	3.995698	\$545.41	6.213034	\$848.08	6.266920	\$855.43	\$4,257.64
Vlg Williamsville															
<i>Williamsville SD</i>					\$468	N	12.787046	\$1,354.92	3.995698	\$545.41	6.213174	\$848.10	3.694500	\$504.30	\$3,252.73
CLARENCE	\$150,000	80.00%	\$120,000	\$28,500											
<i>Clarence SD</i>					\$380	N	12.934852	\$1,183.54	4.328873	\$519.46	1.745474	\$209.46			\$1,912.46
<i>Akron SD</i>					\$321	N	11.021207	\$1,008.44	4.328873	\$519.46	1.745474	\$209.46			\$1,737.36
<i>Williamsville SD</i>					\$431	N	14.559530	\$1,332.20	4.328873	\$519.46	1.745474	\$209.46			\$2,061.12
COLDEN	\$150,000	28.00%	\$42,000	\$9,080											
<i>Springville-Griffith SD</i>					\$475	N	48.882495	\$1,609.21	12.603252	\$529.34	5.526286	\$232.10			\$2,370.65
<i>Holland SD</i>					\$360	N	36.122420	\$1,189.15	12.603252	\$529.34	5.526286	\$232.10			\$1,950.59
<i>East Aurora SD</i>					\$423	N	41.523051	\$1,366.94	12.603252	\$529.34	5.526286	\$232.10			\$2,128.38

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COLLINS	\$150,000	36.00%	\$54,000	\$12,600											
Springville-Griffith SD					\$478	Y	38.019718	\$1,575.06	10.383485	\$560.71	3.609243	\$194.90			\$2,330.67
Gowanda SD					\$324	N	22.674009	\$938.70	10.383485	\$560.71	3.609243	\$194.90			\$1,694.31
North Collins SD					\$438	Y	35.265767	\$1,466.35	10.383485	\$560.71	3.609243	\$194.90			\$2,221.96
Vlg Gowanda															
Gowanda SD					\$324	N	22.674009	\$938.70	10.383485	\$560.71	3.609243	\$194.90	22.550000	\$1,217.70	\$2,912.01
CONCORD	\$150,000	32.00%	\$48,000	\$10,200											
Springville-Griffith SD					\$459	N	42.772183	\$1,616.79	11.061305	\$530.94	5.508254	\$264.40			\$2,412.13
Eden SD					\$468	N	41.820200	\$1,580.80	11.061305	\$530.94	5.508254	\$264.40			\$2,376.14
North Collins SD					\$421	N	39.673989	\$1,499.68	11.061305	\$530.94	5.508254	\$264.40			\$2,295.02
Holland SD					\$342	N	31.607117	\$1,194.75	11.061305	\$530.94	5.508254	\$264.40			\$1,990.09
Vlg Springville															
Springville-Griffith SD					\$459	N	42.772183	\$1,616.79	11.061305	\$530.94	4.100163	\$196.81	19.250870	\$924.04	\$3,268.58
EDEN	\$150,000	41.00%	\$61,500	\$13,800											
Eden SD					\$491	N	32.640156	\$1,556.94	8.686681	\$534.23	6.906049	\$424.72			\$2,515.89
Frontier SD					\$380	N	24.604342	\$1,173.63	8.686681	\$534.23	6.906049	\$424.72			\$2,132.58
Hamburg SD					\$498	N	32.784762	\$1,563.83	8.686681	\$534.23	6.906049	\$424.72			\$2,522.78
Lake Shore SD					\$418	N	27.838950	\$1,327.92	8.686681	\$534.23	6.906049	\$424.72			\$2,286.87
North Collins SD					\$440	N	30.965061	\$1,477.03	8.686681	\$534.23	6.906049	\$424.72			\$2,435.98
ELMA	\$150,000	2.80%	\$4,200	\$970											
Iroquois SD					\$419	N	392.470507	\$1,267.68	124.582818	\$523.25	6.583255	\$27.65			\$1,818.58
Lancaster SD					\$422	N	398.039781	\$1,285.67	124.582818	\$523.25	6.583255	\$27.65			\$1,836.57
East Aurora SD					\$417	N	415.230507	\$1,341.19	124.582818	\$523.25	6.583255	\$27.65			\$1,892.09
Orchard Park SD					\$487	N	449.108923	\$1,450.62	124.582818	\$523.25	6.583255	\$27.65			\$2,001.52
EVANS	\$150,000	58.00%	\$87,000	\$19,500											
Lake Shore SD					\$424	N	19.679257	\$1,328.35	6.199789	\$539.38	10.606127	\$922.73			\$2,790.46
North Collins SD					\$446	N	21.889096	\$1,477.51	6.199789	\$539.38	10.606127	\$922.73			\$2,939.62
Eden SD					\$497	N	23.073214	\$1,557.44	6.199789	\$539.38	10.606127	\$922.73			\$3,019.55
Vlg Angola															
Lake Shore SD					\$424	N	19.679257	\$1,328.35	6.199789	\$539.38	9.993016	\$869.39	7.880000	\$685.56	\$3,422.68
GRAND ISLAND	\$150,000	76.00%	\$114,000	\$27,000											
Grand Island SD					\$509	N	17.441529	\$1,517.41	4.798952	\$547.08	2.396322	\$273.18			\$2,337.67

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HAMBURG	\$150,000	32.00%	\$48,000	\$11,100											
Frontier SD					\$380	N	31.524313	\$1,163.25	11.099834	\$532.79	11.722347	\$562.67			\$2,258.71
Hamburg SD					\$498	N	42.006421	\$1,550.04	11.099834	\$532.79	11.722347	\$562.67			\$2,645.50
Orchard Park SD					\$483	N	39.297031	\$1,450.06	11.099834	\$532.79	11.722347	\$562.67			\$2,545.52
West Seneca SD					\$462	N	38.613065	\$1,424.82	11.099834	\$532.79	11.722347	\$562.67			\$2,520.28
Vlg Blasdell															
Frontier SD					\$380	N	31.524313	\$1,163.25	11.099834	\$532.79	5.407534	\$259.56	21.920000	\$1,052.16	\$3,007.76
Vlg Hamburg															
Frontier SD					\$380	N	31.524313	\$1,163.25	11.099834	\$532.79	5.407528	\$259.56	22.335509	\$1,072.10	\$3,027.70
Hamburg SD					\$498	N	42.006421	\$1,550.04	11.099834	\$532.79	5.407528	\$259.56	22.335509	\$1,072.10	\$3,414.49
HOLLAND	\$150,000	60.00%	\$90,000	\$19,200											
Holland SD					\$353	N	16.857238	\$1,193.49	6.013001	\$541.17	6.414012	\$577.26			\$2,311.92
Pioneer SD					\$304	N	14.500368	\$1,026.63	6.013001	\$541.17	6.414012	\$577.26			\$2,145.06
LANCASTER	\$150,000	75.00%	\$112,500	\$26,700											
Alden SD					\$440	N	15.597244	\$1,338.24	4.715493	\$530.49	4.750795	\$534.46			\$2,403.19
Clarence SD					\$380	N	13.797400	\$1,183.82	4.715493	\$530.49	4.750795	\$534.46			\$2,248.77
Iroquois SD					\$418	N	14.873713	\$1,276.16	4.715493	\$530.49	4.750795	\$534.46			\$2,341.11
Depew SD					\$507	N	18.633802	\$1,598.78	4.715493	\$530.49	4.750795	\$534.46			\$2,663.73
Lancaster SD					\$420	N	14.678492	\$1,259.41	4.715493	\$530.49	4.750795	\$534.46			\$2,324.36
Vlg Lancaster															
Depew SD					\$507	N	18.633802	\$1,598.78	4.715493	\$530.49	3.454790	\$388.66	7.646423	\$860.22	\$3,378.15
Lancaster SD					\$420	N	14.678492	\$1,259.41	4.715493	\$530.49	3.454790	\$388.66	7.646423	\$860.22	\$3,038.78
Vlg Depew															
Depew SD					\$507	N	18.633802	\$1,598.78	4.715493	\$530.49	2.278741	\$256.36	10.290973	\$1,157.73	\$3,543.36
Lancaster SD					\$420	N	14.678492	\$1,259.41	4.715493	\$530.49	2.278741	\$256.36	10.290973	\$1,157.73	\$3,203.99
MARILLA	\$150,000	25.00%	\$37,500	\$9,000											
Alden SD					\$437	N	46.791733	\$1,333.56	13.935577	\$522.58	0.648863	\$24.33			\$1,880.47
Iroquois SD					\$406	N	44.030484	\$1,254.87	13.935577	\$522.58	0.648863	\$24.33			\$1,801.78
NEWSTEAD	\$150,000	100.00%	\$150,000	\$35,480											
Alden SD					\$440	N	11.697933	\$1,339.65	3.639645	\$545.95	1.359437	\$203.92			\$2,089.52
Akron SD					\$355	N	8.816966	\$1,009.72	3.639645	\$545.95	1.359437	\$203.92			\$1,759.59
Clarence SD					\$380	N	10.347834	\$1,185.03	3.639645	\$545.95	1.359437	\$203.92			\$1,934.90
Vlg Akron															
Akron SD					\$355	N	8.816966	\$1,009.72	3.639645	\$545.95	1.070167	\$160.53	6.080000	\$912.00	\$2,628.20

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NORTH COLLINS	\$150,000	56.00%	\$84,000	\$17,700											
<i>Eden SD</i>					\$495	N	23.897257	\$1,584.39	6.543965	\$549.69	6.398996	\$537.52			\$2,671.60
<i>Gowanda SD</i>					\$329	N	14.576149	\$966.40	6.543965	\$549.69	6.398996	\$537.52			\$2,053.61
<i>North Collins SD</i>					\$444	N	22.670851	\$1,503.08	6.543965	\$549.69	6.398996	\$537.52			\$2,590.29
Vlg North Collins															
<i>North Collins SD</i>					\$444	N	22.670851	\$1,503.08	6.543965	\$549.69	3.309076	\$277.96	13.183200	\$1,107.39	\$3,438.12
ORCHARD PARK	\$150,000	34.00%	\$51,000	\$11,700											
<i>Hamburg SD</i>					\$495	N	39.536409	\$1,553.78	10.319007	\$526.27	7.552900	\$385.20			\$2,465.25
<i>Orchard Park SD</i>					\$480	N	36.985441	\$1,453.53	10.319007	\$526.27	7.552900	\$385.20			\$2,365.00
<i>West Seneca SD</i>					\$460	N	36.341709	\$1,428.23	10.319007	\$526.27	7.552900	\$385.20			\$2,339.70
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$480	N	36.985441	\$1,453.53	10.319007	\$526.27	7.744747	\$394.98	4.750000	\$242.25	\$2,617.03
SARDINIA	\$150,000	39.00%	\$58,500	\$13,200											
<i>Springville-Griffith SD</i>					\$463	Y	35.095124	\$1,590.06	9.380602	\$548.77	0.000000	\$0.00			\$2,138.83
<i>Holland SD</i>					\$345	N	25.935341	\$1,174.87	9.380602	\$548.77	0.000000	\$0.00			\$1,723.64
<i>Pioneer SD</i>					\$297	N	22.325787	\$1,011.36	9.380602	\$548.77	0.000000	\$0.00			\$1,560.13
TONAWANDA	\$150,000	24.00%	\$36,000	\$8,810											
<i>Sweet Home SD</i>					\$391	N	40.112314	\$1,090.65	15.214797	\$547.73	18.086049	\$651.10			\$2,289.48
<i>Ken-Ton SD</i>					\$538	N	56.243863	\$1,529.27	15.214797	\$547.73	18.086049	\$651.10			\$2,728.10
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$538	N	56.243863	\$1,529.27	15.214797	\$547.73	7.700972	\$277.23	36.205300	\$1,303.39	\$3,657.62
WALES	\$150,000	28.00%	\$42,000	\$9,600											
<i>Attica SD</i>					\$435	N	43.537316	\$1,410.61	12.498684	\$524.94	0.655839	\$27.55			\$1,963.10
<i>Holland SD</i>					\$353	N	36.122420	\$1,170.37	12.498684	\$524.94	0.655839	\$27.55			\$1,722.86
<i>Iroquois SD</i>					\$415	N	39.203327	\$1,270.19	12.498684	\$524.94	0.655839	\$27.55			\$1,822.68
WEST SENECA	\$150,000	26.00%	\$39,000	\$9,080											
<i>Cheektowaga-Sloan SD</i>					\$646	N	66.350650	\$1,985.21	13.792104	\$537.89	21.855551	\$852.37			\$3,375.47
<i>Orchard Park SD</i>					\$494	N	48.365576	\$1,447.10	13.792104	\$537.89	21.855551	\$852.37			\$2,837.36
<i>West Seneca SD</i>					\$473	N	47.523773	\$1,421.91	13.792104	\$537.89	21.855551	\$852.37			\$2,812.17