

2024-2025 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2024 Equalization Rate	2024 Assessed Value	2024 Basic STAR Exemption Amount	2024 Maximum Basic STAR Savings	STAR Cap Applies	2024-2025 School Tax Rate	School	2025 County Tax Rate	County (includes Service Tax & Library)	2024 City/2025 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2024-2025 Village Tax Rate	Village	Total Tax
<b>BUFFALO</b>	\$150,000	61.50%	\$92,250	\$14,120											
<i>Buffalo SD</i>					\$170	N	4.604593	\$359.76	5.604583	\$517.02	6.573228	\$606.38			\$1,483.16
<b>LACKAWANNA</b>	\$150,000	76.00%	\$114,000	\$24,030											
<i>Lackawanna SD</i>					\$335	N	12.658937	\$1,138.92	4.671262	\$532.52	17.524432	\$1,997.79			\$3,669.23
<b>CITY OF TONAWANDA</b>	\$150,000	93.00%	\$139,500	\$33,860											
<i>Tonawanda City SD</i>					\$406	N	11.158454	\$1,178.78	3.951979	\$551.30	12.477014	\$1,740.54			\$3,470.62
<b>ALDEN</b>	\$150,000	62.00%	\$93,000	\$19,760											
<i>Alden SD</i>					\$409	N	18.717502	\$1,370.87	5.859051	\$544.89	1.792824	\$166.73			\$2,082.49
<i>Akron SD</i>					\$308	N	13.906112	\$1,018.48	5.859051	\$544.89	1.792824	\$166.73			\$1,730.10
<b>Vlg Alden</b>															
<i>Alden SD</i>					\$409	N	18.717502	\$1,370.87	5.859051	\$544.89	1.919761	\$178.54	7.330729	\$681.76	\$2,776.06
<b>AMHERST</b>	\$150,000	100.00%	\$150,000	\$34,750											
<i>Amherst SD</i>					\$512	N	12.985290	\$1,496.55	3.427948	\$514.19	2.984791	\$447.72			\$2,458.46
<i>Sweet Home SD</i>					\$363	N	9.665164	\$1,113.91	3.427948	\$514.19	2.984791	\$447.72			\$2,075.82
<i>Clarence SD</i>					\$392	N	10.064885	\$1,159.98	3.427948	\$514.19	2.984791	\$447.72			\$2,121.89
<i>Williamsville SD</i>					\$442	N	11.676239	\$1,345.69	3.427948	\$514.19	2.984791	\$447.72			\$2,307.60
<b>Vlg Williamsville</b>															
<i>Williamsville SD</i>					\$442	N	11.676239	\$1,345.69	3.427948	\$514.19	4.084964	\$612.74	5.361300	\$804.20	\$3,276.82
<b>AURORA</b>	\$150,000	23.00%	\$34,500	\$7,200											
<i>East Aurora SD</i>					\$385	N	50.048643	\$1,366.33	14.815357	\$511.13	8.319155	\$287.01			\$2,164.47
<i>Holland SD</i>					\$335	N	39.442871	\$1,076.79	14.815357	\$511.13	8.319155	\$287.01			\$1,874.93
<i>Iroquois SD</i>					\$363	N	46.683349	\$1,274.46	14.815357	\$511.13	8.319155	\$287.01			\$2,072.60
<i>Orchard Park SD</i>					\$417	N	52.412268	\$1,430.85	14.815357	\$511.13	8.319155	\$287.01			\$2,228.99
<i>Springville-Griffith SD</i>					\$453	N	55.402536	\$1,512.49	14.815357	\$511.13	8.319155	\$287.01			\$2,310.63
<b>Vlg East Aurora</b>															
<i>East Aurora SD</i>					\$385	N	50.048643	\$1,366.33	14.815357	\$511.13	4.110558	\$141.81	21.809712	\$752.44	\$2,771.71
<b>BOSTON</b>	\$150,000	52.00%	\$78,000	\$17,850											
<i>Hamburg SD</i>					\$447	N	24.860973	\$1,495.39	6.620837	\$516.43	1.694811	\$132.20			\$2,144.02
<i>Springville-Griffith SD</i>					\$455	N	24.504968	\$1,473.97	6.620837	\$516.43	1.694811	\$132.20			\$2,122.60
<i>Orchard Park SD</i>					\$418	N	23.182349	\$1,394.42	6.620837	\$516.43	1.694811	\$132.20			\$2,043.05
<i>Eden SD</i>					\$445	N	23.395555	\$1,407.24	6.620837	\$516.43	1.694811	\$132.20			\$2,055.87

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<b>BRANT</b>	\$150,000	53.00%	\$79,500	\$17,700											
<i>Lake Shore SD</i>					\$366	N	20.428326	\$1,262.47	6.605116	\$525.11	4.271084	\$339.55			\$2,127.13
<i>North Collins SD</i>					\$407	N	22.683493	\$1,401.84	6.605116	\$525.11	4.271084	\$339.55			\$2,266.50
<i>Silver Creek SD</i>					\$351	N	19.328809	\$1,194.52	6.605116	\$525.11	4.271084	\$339.55			\$2,059.18
<b>Vlg Farnham</b>															
<i>Lake Shore SD</i>					\$366	N	20.428326	\$1,262.47	6.605116	\$525.11	4.271084	\$339.55	10.150000	\$806.93	\$2,934.06
<b>CHEEKTOWAGA</b>	\$150,000	80.00%	\$120,000	\$27,300											
<i>Cheektowaga SD</i>					\$420	N	14.169337	\$1,313.50	4.390250	\$526.83	6.573131	\$788.78			\$2,629.11
<i>Maryvale SD</i>					\$430	N	14.430555	\$1,337.71	4.390250	\$526.83	6.573131	\$788.78			\$2,653.32
<i>Cleve-Hill SD</i>					\$524	N	17.567524	\$1,628.51	4.390250	\$526.83	6.573131	\$788.78			\$2,944.12
<i>Cheektowaga-Sloan SD</i>					\$579	N	19.452053	\$1,803.21	4.390250	\$526.83	6.573131	\$788.78			\$3,118.82
<i>Depew SD</i>					\$469	N	16.184191	\$1,500.27	4.390250	\$526.83	6.573131	\$788.78			\$2,815.88
<i>Lancaster SD</i>					\$370	N	13.023004	\$1,207.23	4.390250	\$526.83	6.573131	\$788.78			\$2,522.84
<i>Williamsville SD</i>					\$391	Y	14.571527	\$1,357.58	4.390250	\$526.83	6.573131	\$788.78			\$2,673.19
<i>West Seneca SD</i>					\$415	N	14.844729	\$1,376.11	4.390250	\$526.83	6.573131	\$788.78			\$2,691.72
<b>Vlg Depew</b>															
<i>Depew SD</i>					\$469	N	16.184191	\$1,500.27	4.390250	\$526.83	5.830220	\$699.63	8.846979	\$1,061.64	\$3,788.37
<i>Cheektowaga SD</i>					\$420	N	14.169337	\$1,313.50	4.390250	\$526.83	5.830220	\$699.63	8.846979	\$1,061.64	\$3,601.60
<i>Maryvale SD</i>					\$430	N	14.430555	\$1,337.71	4.390250	\$526.83	5.830220	\$699.63	8.846979	\$1,061.64	\$3,625.81
<i>Lancaster SD</i>					\$370	N	13.023004	\$1,207.23	4.390250	\$526.83	5.830220	\$699.63	8.846979	\$1,061.64	\$3,495.33
<b>Vlg Sloan</b>															
<i>Cheektowaga-Sloan SD</i>					\$579	N	19.452053	\$1,803.21	4.390250	\$526.83	6.488668	\$778.64	6.378604	\$765.43	\$3,874.11
<b>Vlg Williamsville</b>															
<i>Williamsville SD</i>					\$391	Y	14.571527	\$1,357.58	4.390250	\$526.83	6.488475	\$778.62	3.652700	\$438.32	\$3,101.35
<b>CLARENCE</b>	\$150,000	100.00%	\$150,000	\$33,600											
<i>Clarence SD</i>					\$369	N	10.064845	\$1,171.55	3.363953	\$504.59	1.373389	\$206.01			\$1,882.15
<i>Akron SD</i>					\$314	N	8.621790	\$1,003.58	3.363953	\$504.59	1.373389	\$206.01			\$1,714.18
<i>Williamsville SD</i>					\$415	N	11.672001	\$1,358.62	3.363953	\$504.59	1.373389	\$206.01			\$2,069.22
<b>COLDEN</b>	\$150,000	25.00%	\$37,500	\$8,400											
<i>Springville-Griffith SD</i>					\$444	N	50.970333	\$1,483.24	13.704636	\$513.92	5.641217	\$211.55			\$2,208.71
<i>Holland SD</i>					\$328	N	36.269506	\$1,055.44	13.704636	\$513.92	5.641217	\$211.55			\$1,780.91
<i>East Aurora SD</i>					\$377	Y	46.044752	\$1,349.68	13.704636	\$513.92	5.641217	\$211.55			\$2,075.15

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<b>COLLINS</b>	\$150,000	34.00%	\$51,000	\$11,210											
Springville-Griffith SD					\$478	N	37.478186	\$1,491.26	10.403246	\$530.57	3.598097	\$183.50			\$2,205.33
Gowanda SD					\$286	N	22.541932	\$896.94	10.403246	\$530.57	3.598097	\$183.50			\$1,611.01
North Collins SD					\$438	N	35.359563	\$1,406.96	10.403246	\$530.57	3.598097	\$183.50			\$2,121.03
<b>Vlg Gowanda</b>															
Gowanda SD					\$286	N	22.541932	\$896.94	10.403246	\$530.57	3.598097	\$183.50	23.550000	\$1,201.05	\$2,812.06
<b>CONCORD</b>	\$150,000	30.00%	\$45,000	\$9,600											
Springville-Griffith SD					\$436	N	42.475278	\$1,503.62	11.484880	\$516.82	5.953644	\$267.91			\$2,288.35
Eden SD					\$427	N	40.552294	\$1,435.55	11.484880	\$516.82	5.953644	\$267.91			\$2,220.28
North Collins SD					\$405	N	40.074171	\$1,418.63	11.484880	\$516.82	5.953644	\$267.91			\$2,203.36
Holland SD					\$322	N	30.224589	\$1,069.95	11.484880	\$516.82	5.953644	\$267.91			\$1,854.68
<b>Vlg Springville</b>															
Springville-Griffith SD					\$436	N	42.475278	\$1,503.62	11.484880	\$516.82	4.526341	\$203.69	20.016490	\$900.74	\$3,124.87
<b>EDEN</b>	\$150,000	37.00%	\$55,500	\$12,300											
Eden SD					\$450	N	32.880239	\$1,420.43	9.387429	\$521.00	7.062423	\$391.96			\$2,333.39
Frontier SD					\$340	N	26.509828	\$1,145.22	9.387429	\$521.00	7.062423	\$391.96			\$2,058.18
Hamburg SD					\$452	N	34.939745	\$1,509.40	9.387429	\$521.00	7.062423	\$391.96			\$2,422.36
Lake Shore SD					\$384	N	29.262196	\$1,264.13	9.387429	\$521.00	7.062423	\$391.96			\$2,177.09
North Collins SD					\$427	N	32.492578	\$1,403.68	9.387429	\$521.00	7.062423	\$391.96			\$2,316.64
<b>ELMA</b>	\$150,000	2.70%	\$4,050	\$860											
Iroquois SD					\$381	N	398.513945	\$1,271.26	125.029817	\$506.37	6.717341	\$27.21			\$1,804.84
Lancaster SD					\$386	N	389.310719	\$1,241.90	125.029817	\$506.37	6.717341	\$27.21			\$1,775.48
East Aurora SD					\$403	N	426.340296	\$1,360.03	125.029817	\$506.37	6.717341	\$27.21			\$1,893.61
Orchard Park SD					\$436	N	446.474875	\$1,424.25	125.029817	\$506.37	6.717341	\$27.21			\$1,957.83
<b>EVANS</b>	\$150,000	54.00%	\$81,000	\$17,400											
Lake Shore SD					\$384	N	20.050023	\$1,275.18	6.509781	\$527.29	11.002773	\$891.22			\$2,693.69
North Collins SD					\$427	N	22.263429	\$1,415.95	6.509781	\$527.29	11.002773	\$891.22			\$2,834.46
Eden SD					\$450	N	22.529053	\$1,432.85	6.509781	\$527.29	11.002773	\$891.22			\$2,851.36
<b>Vlg Angola</b>															
Lake Shore SD					\$384	N	20.050023	\$1,275.18	6.509781	\$527.29	10.372853	\$840.20	8.080000	\$654.48	\$3,297.15
<b>GRAND ISLAND</b>	\$150,000	73.00%	\$109,500	\$24,030											
Grand Island SD					\$471	N	17.720435	\$1,514.57	4.844004	\$530.42	2.374402	\$260.00			\$2,304.99

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<b>HAMBURG</b>	\$150,000	30.50%	\$45,750	\$9,880											
<i>Frontier SD</i>					\$350	N	32.159463	\$1,153.56	11.303870	\$517.15	12.129454	\$554.92			\$2,225.63
<i>Hamburg SD</i>					\$466	N	42.386869	\$1,520.42	11.303870	\$517.15	12.129454	\$554.92			\$2,592.49
<i>Orchard Park SD</i>					\$436	N	39.524005	\$1,417.73	11.303870	\$517.15	12.129454	\$554.92			\$2,489.80
<i>West Seneca SD</i>					\$429	N	38.936995	\$1,396.67	11.303870	\$517.15	12.129454	\$554.92			\$2,468.74
<b>Vlg Blasdell</b>															
<i>Frontier SD</i>					\$350	N	32.159463	\$1,153.56	11.303870	\$517.15	5.362053	\$245.31	22.360000	\$1,022.97	\$2,938.99
<b>Vlg Hamburg</b>															
<i>Frontier SD</i>					\$350	N	32.159463	\$1,153.56	11.303870	\$517.15	5.362045	\$245.31	22.936476	\$1,049.34	\$2,965.36
<i>Hamburg SD</i>					\$466	N	42.386869	\$1,520.42	11.303870	\$517.15	5.362045	\$245.31	22.936476	\$1,049.34	\$3,332.22
<b>HOLLAND</b>	\$150,000	50.00%	\$75,000	\$18,000											
<i>Holland SD</i>					\$324	Y	18.134869	\$1,036.12	6.947725	\$521.08	6.509522	\$488.21			\$2,045.41
<i>Pioneer SD</i>					\$278	Y	16.700176	\$974.51	6.947725	\$521.08	6.509522	\$488.21			\$1,983.80
<b>LANCASTER</b>	\$150,000	72.00%	\$108,000	\$23,760											
<i>Alden SD</i>					\$416	N	16.117849	\$1,357.77	4.789334	\$517.25	4.876096	\$526.62			\$2,401.64
<i>Clarence SD</i>					\$368	N	13.979187	\$1,177.61	4.789334	\$517.25	4.876096	\$526.62			\$2,221.48
<i>Iroquois SD</i>					\$397	N	15.169257	\$1,277.86	4.789334	\$517.25	4.876096	\$526.62			\$2,321.73
<i>Depew SD</i>					\$498	N	17.982434	\$1,514.84	4.789334	\$517.25	4.876096	\$526.62			\$2,558.71
<i>Lancaster SD</i>					\$392	N	14.432238	\$1,215.77	4.789334	\$517.25	4.876096	\$526.62			\$2,259.64
<b>Vlg Lancaster</b>															
<i>Depew SD</i>					\$498	N	17.982434	\$1,514.84	4.789334	\$517.25	3.430719	\$370.52	7.646853	\$825.86	\$3,228.47
<i>Lancaster SD</i>					\$392	N	14.432238	\$1,215.77	4.789334	\$517.25	3.430719	\$370.52	7.646853	\$825.86	\$2,929.40
<b>Vlg Depew</b>															
<i>Depew SD</i>					\$498	N	17.982434	\$1,514.84	4.789334	\$517.25	2.266861	\$244.82	10.734334	\$1,159.31	\$3,436.22
<i>Lancaster SD</i>					\$392	N	14.432238	\$1,215.77	4.789334	\$517.25	2.266861	\$244.82	10.734334	\$1,159.31	\$3,137.15
<b>MARILLA</b>	\$150,000	24.00%	\$36,000	\$8,010											
<i>Alden SD</i>					\$421	N	48.353548	\$1,353.42	14.215591	\$511.76	0.649656	\$23.39			\$1,888.57
<i>Iroquois SD</i>					\$396	N	44.894665	\$1,256.60	14.215591	\$511.76	0.649656	\$23.39			\$1,791.75
<b>NEWSTEAD</b>	\$150,000	100.00%	\$150,000	\$31,580											
<i>Alden SD</i>					\$415	N	11.604852	\$1,374.25	3.560800	\$534.12	1.418346	\$212.75			\$2,121.12
<i>Akron SD</i>					\$313	N	8.621790	\$1,020.99	3.560800	\$534.12	1.418346	\$212.75			\$1,767.86
<i>Clarence SD</i>					\$367	N	10.064807	\$1,191.87	3.560800	\$534.12	1.418346	\$212.75			\$1,938.74
<b>Vlg Akron</b>															
<i>Akron SD</i>					\$313	N	8.621790	\$1,020.99	3.560800	\$534.12	1.260260	\$189.04	4.800000	\$720.00	\$2,464.15

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<b>NORTH COLLINS</b>	\$150,000	52.00%	\$78,000	\$16,800											
<i>Eden SD</i>					\$423	N	23.395554	\$1,431.81	6.939110	\$541.25	6.608224	\$515.44			\$2,488.50
<i>Gowanda SD</i>					\$258	N	14.738956	\$902.02	6.939110	\$541.25	6.608224	\$515.44			\$1,958.71
<i>North Collins SD</i>					\$401	N	23.119714	\$1,414.93	6.939110	\$541.25	6.608224	\$515.44			\$2,471.62
<b>Vlg North Collins</b>															
<i>North Collins SD</i>					\$401	N	23.119714	\$1,414.93	6.939110	\$541.25	3.160234	\$246.50	13.302770	\$1,037.62	\$3,240.30
<b>ORCHARD PARK</b>	\$150,000	32.00%	\$48,000	\$10,410											
<i>Hamburg SD</i>					\$463	N	40.400958	\$1,518.67	10.637980	\$510.62	7.540976	\$361.97			\$2,391.26
<i>Orchard Park SD</i>					\$433	N	37.671318	\$1,416.06	10.637980	\$510.62	7.540976	\$361.97			\$2,288.65
<i>West Seneca SD</i>					\$425	N	37.111823	\$1,395.03	10.637980	\$510.62	7.540976	\$361.97			\$2,267.62
<b>Vlg Orchard Park</b>															
<i>Orchard Park SD</i>					\$433	N	37.671318	\$1,416.06	10.637980	\$510.62	8.097603	\$388.68	5.400000	\$259.20	\$2,574.56
<b>SARDINIA</b>	\$150,000	35.00%	\$52,500	\$11,750											
<i>Springville-Griffith SD</i>					\$463	N	36.407381	\$1,483.60	10.096767	\$530.08	0.000000	\$0.00			\$2,013.68
<i>Holland SD</i>					\$342	N	25.908081	\$1,055.75	10.096767	\$530.08	0.000000	\$0.00			\$1,585.83
<i>Pioneer SD</i>					\$295	N	23.857865	\$972.21	10.096767	\$530.08	0.000000	\$0.00			\$1,502.29
<b>TONAWANDA</b>	\$150,000	23.00%	\$34,500	\$7,840											
<i>Sweet Home SD</i>					\$353	N	42.218243	\$1,125.54	15.404260	\$531.45	20.077391	\$692.67			\$2,349.66
<i>Ken-Ton SD</i>					\$496	N	57.788125	\$1,540.63	15.404260	\$531.45	20.077391	\$692.67			\$2,764.75
<b>Vlg Kenmore</b>															
<i>Ken-Ton SD</i>					\$496	N	57.788125	\$1,540.63	15.404260	\$531.45	9.072094	\$312.99	38.174000	\$1,317.00	\$3,702.07
<b>WALES</b>	\$150,000	26.00%	\$39,000	\$8,540											
<i>Attica SD</i>					\$418	N	42.589196	\$1,297.27	13.025388	\$507.99	0.629163	\$24.54			\$1,829.80
<i>Holland SD</i>					\$347	N	34.874525	\$1,062.28	13.025388	\$507.99	0.629163	\$24.54			\$1,594.81
<i>Iroquois SD</i>					\$376	N	41.353791	\$1,259.64	13.025388	\$507.99	0.629163	\$24.54			\$1,792.17
<b>WEST SENECA</b>	\$150,000	25.00%	\$37,500	\$8,080											
<i>Cheektowaga-Sloan SD</i>					\$602	N	62.246571	\$1,831.29	13.959654	\$523.49	21.820735	\$818.28			\$3,173.06
<i>Orchard Park SD</i>					\$439	N	48.219286	\$1,418.61	13.959654	\$523.49	21.820735	\$818.28			\$2,760.38
<i>West Seneca SD</i>					\$432	N	47.503134	\$1,397.54	13.959654	\$523.49	21.820735	\$818.28			\$2,739.31