

2025-2026 Real Property Tax Comparison

MUNICIPALITY	House Full Market Value	2025 Equalization Rate	2025 Assessed Value	2025 Basic STAR Exemption Amount	2025 Maximum Basic STAR Savings	STAR Cap Applies	2025-2026 School Tax Rate	School	2026 County Tax Rate	County (includes Service Tax & Library)	2025 City/ 2026 Town Tax Rate (includes Highway)	City/Town (includes Highway)	2025-2026 Village Tax Rate	Village	Total Tax
BUFFALO	\$150,000	100.00%	\$150,000	\$23,120											
<i>Buffalo SD</i>					\$158	N	2.484594	\$315.25	3.302305	\$495.35	4.030864	\$604.63			\$1,415.23
LACKAWANNA	\$150,000	64.00%	\$96,000	\$22,800											
<i>Lackawanna SD</i>					\$304	N	12.799092	\$936.89	5.298907	\$508.70	18.097213	\$1,737.33			\$3,182.92
CITY OF TONAWANDA	\$150,000	87.00%	\$130,500	\$30,140											
<i>Tonawanda City SD</i>					\$378	N	11.586730	\$1,162.84	4.032537	\$526.25	12.884991	\$1,681.49			\$3,370.58
ALDEN	\$150,000	56.95%	\$85,425	\$18,600											
<i>Alden SD</i>					\$370	N	19.402796	\$1,296.59	6.031269	\$515.22	1.733009	\$148.04			\$1,959.85
<i>Akron SD</i>					\$275	N	14.132182	\$944.38	6.031269	\$515.22	1.733009	\$148.04			\$1,607.64
<i>Vlg Alden</i>															
<i>Alden SD</i>					\$370	N	19.402796	\$1,296.59	6.031269	\$515.22	1.889516	\$161.41	7.550500	\$645.00	\$2,618.22
AMHERST	\$150,000	99.00%	\$148,500	\$30,930											
<i>Amherst SD</i>					\$451	N	13.396327	\$1,575.01	3.305045	\$490.80	3.075906	\$456.77			\$2,522.58
<i>Sweet Home SD</i>					\$336	N	9.687956	\$1,139.01	3.305045	\$490.80	3.075906	\$456.77			\$2,086.58
<i>Clarence SD</i>					\$350	N	10.210373	\$1,200.43	3.305045	\$490.80	3.075906	\$456.77			\$2,148.00
<i>Williamsville SD</i>					\$406	N	12.036247	\$1,415.10	3.305045	\$490.80	3.075906	\$456.77			\$2,362.67
<i>Vlg Williamsville</i>															
<i>Williamsville SD</i>					\$406	N	12.036247	\$1,415.10	3.305045	\$490.80	4.293593	\$637.60	3.191900	\$474.00	\$3,017.50
AURORA	\$150,000	20.00%	\$30,000	\$6,900											
<i>East Aurora SD</i>					\$360	N	51.308505	\$1,185.23	16.140755	\$484.22	8.437945	\$253.14			\$1,922.59
<i>Holland SD</i>					\$284	Y	44.900139	\$1,063.00	16.140755	\$484.22	8.437945	\$253.14			\$1,800.36
<i>Iroquois SD</i>					\$336	Y	53.543347	\$1,270.30	16.140755	\$484.22	8.437945	\$253.14			\$2,007.66
<i>Orchard Park SD</i>					\$377	Y	58.528484	\$1,378.85	16.140755	\$484.22	8.437945	\$253.14			\$2,116.21
<i>Springville-Griffith SD</i>					\$399	Y	58.913136	\$1,368.39	16.140755	\$484.22	8.437945	\$253.14			\$2,105.75
<i>Vlg East Aurora</i>															
<i>East Aurora SD</i>					\$360	N	51.308505	\$1,185.23	16.140755	\$484.22	4.229333	\$126.88	22.097845	\$662.94	\$2,459.27
BOSTON	\$150,000	50.00%	\$75,000	\$15,890											
<i>Hamburg SD</i>					\$444	N	25.354911	\$1,498.73	6.526198	\$489.46	1.694811	\$127.11			\$2,115.30
<i>Springville-Griffith SD</i>					\$437	N	23.565254	\$1,392.94	6.526198	\$489.46	1.694811	\$127.11			\$2,009.51
<i>Orchard Park SD</i>					\$414	N	23.411394	\$1,383.85	6.526198	\$489.46	1.694811	\$127.11			\$2,000.42
<i>Eden SD</i>					\$418	N	24.319597	\$1,437.53	6.526198	\$489.46	1.694811	\$127.11			\$2,054.10

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BRANT	\$150,000	48.00%	\$72,000	\$15,900											
Lake Shore SD					\$362	N	21.038226	\$1,180.24	7.053676	\$507.86	4.537140	\$326.67			\$2,014.77
North Collins SD					\$402	N	23.323694	\$1,308.46	7.053676	\$507.86	4.537140	\$326.67			\$2,142.99
Silver Creek SD					\$342	N	19.997807	\$1,121.88	7.053676	\$507.86	4.537140	\$326.67			\$1,956.41
Vlg Farnham															
Lake Shore SD					\$362	N	21.038226	\$1,180.24	7.053676	\$507.86	4.537140	\$326.67	10.130000	\$729.36	\$2,744.13
CHEEKTOWAGA	\$150,000	75.00%	\$112,500	\$24,300											
Cheektowaga SD					\$387	N	14.407755	\$1,270.76	4.407933	\$495.89	6.600962	\$742.61			\$2,509.26
Maryvale SD					\$394	N	14.727016	\$1,298.92	4.407933	\$495.89	6.600962	\$742.61			\$2,537.42
Cleve-Hill SD					\$480	N	17.922967	\$1,580.81	4.407933	\$495.89	6.600962	\$742.61			\$2,819.31
Cheektowaga-Sloan SD					\$531	N	19.529683	\$1,722.52	4.407933	\$495.89	6.600962	\$742.61			\$2,961.02
Depew SD					\$442	N	16.504456	\$1,455.69	4.407933	\$495.89	6.600962	\$742.61			\$2,694.19
Lancaster SD					\$356	N	12.506304	\$1,103.06	4.407933	\$495.89	6.600962	\$742.61			\$2,341.56
Williamsville SD					\$391	N	15.858836	\$1,398.75	4.407933	\$495.89	6.600962	\$742.61			\$2,637.25
West Seneca SD					\$405	N	15.435434	\$1,361.41	4.407933	\$495.89	6.600962	\$742.61			\$2,599.91
Vlg Depew															
Depew SD					\$442	N	16.504456	\$1,455.69	4.407933	\$495.89	5.717643	\$643.23	9.837525	\$1,106.72	\$3,701.53
Cheektowaga SD					\$387	N	14.407755	\$1,270.76	4.407933	\$495.89	5.717643	\$643.23	9.837525	\$1,106.72	\$3,516.60
Maryvale SD					\$394	N	14.727016	\$1,298.92	4.407933	\$495.89	5.717643	\$643.23	9.837525	\$1,106.72	\$3,544.76
Lancaster SD					\$356	N	12.506304	\$1,103.06	4.407933	\$495.89	5.717643	\$643.23	9.837525	\$1,106.72	\$3,348.90
Vlg Sloan															
Cheektowaga-Sloan SD					\$531	N	19.529683	\$1,722.52	4.407933	\$495.89	6.500702	\$731.33	6.631852	\$746.08	\$3,695.82
Vlg Williamsville															
Williamsville SD					\$391	N	15.858836	\$1,398.75	4.407933	\$495.89	6.500412	\$731.30	3.989800	\$448.85	\$3,074.79
CLARENCE	\$150,000	100.00%	\$150,000	\$30,000											
Clarence SD					\$338	N	10.108233	\$1,212.99	3.192906	\$478.94	1.382700	\$207.41			\$1,899.34
Akron SD					\$290	N	8.048278	\$965.79	3.192906	\$478.94	1.382700	\$207.41			\$1,652.14
Williamsville SD					\$392	N	11.911394	\$1,429.37	3.192906	\$478.94	1.382700	\$207.41			\$2,115.72
COLDEN	\$150,000	25.00%	\$37,500	\$7,500											
Springville-Griffith SD					\$428	N	47.130508	\$1,413.92	13.087330	\$490.77	5.668772	\$212.58			\$2,117.27
Holland SD					\$305	N	35.902498	\$1,077.07	13.087330	\$490.77	5.668772	\$212.58			\$1,780.42
East Aurora SD					\$377	N	41.046804	\$1,231.40	13.087330	\$490.77	5.668772	\$212.58			\$1,934.75

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COLLINS	\$150,000	28.00%	\$42,000	\$10,200											
Springville-Griffith SD					\$420	Y	42.080811	\$1,347.39	11.927132	\$500.94	3.768702	\$158.29			\$2,006.62
Gowanda SD					\$253	Y	25.566462	\$820.79	11.927132	\$500.94	3.768702	\$158.29			\$1,480.02
North Collins SD					\$396	Y	39.983477	\$1,283.31	11.927132	\$500.94	3.768702	\$158.29			\$1,942.54
Vlg Gowanda															
Gowanda SD					\$253	Y	25.566462	\$820.79	11.927132	\$500.94	3.768702	\$158.29	23.680000	\$994.56	\$2,474.58
CONCORD	\$150,000	26.00%	\$39,000	\$9,000											
Springville-Griffith SD					\$408	N	45.317796	\$1,359.53	12.539681	\$489.05	6.524729	\$254.46			\$2,103.04
Eden SD					\$389	Y	46.768455	\$1,434.97	12.539681	\$489.05	6.524729	\$254.46			\$2,178.48
North Collins SD					\$385	Y	43.059128	\$1,294.31	12.539681	\$489.05	6.524729	\$254.46			\$2,037.82
Holland SD					\$290	Y	34.521633	\$1,056.34	12.539681	\$489.05	6.524729	\$254.46			\$1,799.85
Vlg Springville															
Springville-Griffith SD					\$408	N	45.317796	\$1,359.53	12.539681	\$489.05	4.824726	\$188.16	20.601600	\$803.46	\$2,840.20
EDEN	\$150,000	37.00%	\$55,500	\$11,100											
Eden SD					\$404	N	32.864320	\$1,459.18	8.900302	\$493.97	7.365123	\$408.76			\$2,361.91
Frontier SD					\$326	N	25.463795	\$1,130.59	8.900302	\$493.97	7.365123	\$408.76			\$2,033.32
Hamburg SD					\$430	N	34.263394	\$1,521.29	8.900302	\$493.97	7.365123	\$408.76			\$2,424.02
Lake Shore SD					\$360	N	27.292834	\$1,211.80	8.900302	\$493.97	7.365123	\$408.76			\$2,114.53
North Collins SD					\$400	N	30.257762	\$1,343.44	8.900302	\$493.97	7.365123	\$408.76			\$2,246.17
ELMA	\$150,000	2.60%	\$3,900	\$810											
Iroquois SD					\$343	N	412.693200	\$1,275.22	122.997433	\$479.69	6.990002	\$27.26			\$1,782.17
Lancaster SD					\$335	N	364.217888	\$1,125.43	122.997433	\$479.69	6.990002	\$27.26			\$1,632.38
East Aurora SD					\$367	N	394.680807	\$1,219.56	122.997433	\$479.69	6.990002	\$27.26			\$1,726.51
Orchard Park SD					\$384	N	450.219109	\$1,391.18	122.997433	\$479.69	6.990002	\$27.26			\$1,898.13
EVANS	\$150,000	49.00%	\$73,500	\$16,200											
Lake Shore SD					\$349	N	20.608875	\$1,180.89	6.812323	\$500.71	11.251810	\$827.01			\$2,508.61
North Collins SD					\$387	N	22.847701	\$1,309.17	6.812323	\$500.71	11.251810	\$827.01			\$2,636.89
Eden SD					\$392	Y	24.815915	\$1,431.97	6.812323	\$500.71	11.251810	\$827.01			\$2,759.69
Vlg Angola															
Lake Shore SD					\$349	N	20.608875	\$1,180.89	6.812323	\$500.71	10.621512	\$780.68	8.090000	\$594.62	\$3,056.90
GRAND ISLAND	\$150,000	100.00%	\$150,000	\$33,140											
Grand Island SD					\$426	N	11.939356	\$1,395.23	3.387575	\$508.14	1.581520	\$237.23			\$2,140.60

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HAMBURG	\$150,000	29.00%	\$43,500	\$9,150											
<i>Frontier SD</i>					\$318	N	32.488290	\$1,115.97	11.321661	\$492.49	12.604717	\$548.31			\$2,156.77
<i>Hamburg SD</i>					\$419	N	43.716339	\$1,501.66	11.321661	\$492.49	12.604717	\$548.31			\$2,542.46
<i>Orchard Park SD</i>					\$391	N	40.364472	\$1,386.52	11.321661	\$492.49	12.604717	\$548.31			\$2,427.32
<i>West Seneca SD</i>					\$385	N	39.919225	\$1,371.23	11.321661	\$492.49	12.604717	\$548.31			\$2,412.03
Vlg Blasdell															
<i>Frontier SD</i>					\$318	N	32.488290	\$1,115.97	11.321661	\$492.49	5.580942	\$242.77	22.590000	\$982.67	\$2,833.90
Vlg Hamburg															
<i>Frontier SD</i>					\$318	N	32.488290	\$1,115.97	11.321661	\$492.49	5.580942	\$242.77	23.830152	\$1,036.61	\$2,887.84
<i>Hamburg SD</i>					\$419	N	43.716339	\$1,501.66	11.321661	\$492.49	5.580942	\$242.77	23.830152	\$1,036.61	\$3,273.53
HOLLAND	\$150,000	48.00%	\$72,000	\$16,020											
<i>Holland SD</i>					\$324	N	18.699336	\$1,046.79	6.798630	\$489.50	6.646297	\$478.53			\$2,014.82
<i>Pioneer SD</i>					\$278	N	17.252059	\$965.77	6.798630	\$489.50	6.646297	\$478.53			\$1,933.80
LANCASTER	\$150,000	64.00%	\$96,000	\$21,600											
<i>Alden SD</i>					\$383	N	17.265457	\$1,284.55	5.103023	\$489.89	4.891910	\$469.62			\$2,244.06
<i>Clarence SD</i>					\$332	Y	15.794379	\$1,184.26	5.103023	\$489.89	4.891910	\$469.62			\$2,143.77
<i>Iroquois SD</i>					\$360	Y	16.770016	\$1,249.92	5.103023	\$489.89	4.891910	\$469.62			\$2,209.43
<i>Depew SD</i>					\$427	N	19.341159	\$1,438.98	5.103023	\$489.89	4.891910	\$469.62			\$2,398.49
<i>Lancaster SD</i>					\$343	N	14.640908	\$1,089.28	5.103023	\$489.89	4.891910	\$469.62			\$2,048.79
Vlg Lancaster															
<i>Depew SD</i>					\$427	N	19.341159	\$1,438.98	5.103023	\$489.89	3.367300	\$323.26	7.646684	\$734.08	\$2,986.21
<i>Lancaster SD</i>					\$343	N	14.640908	\$1,089.28	5.103023	\$489.89	3.367300	\$323.26	7.646684	\$734.08	\$2,636.51
Vlg Depew															
<i>Depew SD</i>					\$427	N	19.341159	\$1,438.98	5.103023	\$489.89	2.136606	\$205.11	10.930584	\$1,049.34	\$3,183.32
<i>Lancaster SD</i>					\$343	N	14.640908	\$1,089.28	5.103023	\$489.89	2.136606	\$205.11	10.930584	\$1,049.34	\$2,833.62
MARILLA	\$150,000	24.00%	\$36,000	\$7,200											
<i>Alden SD</i>					\$387	N	46.041219	\$1,325.99	13.542857	\$487.54	0.648654	\$23.35			\$1,836.88
<i>Iroquois SD</i>					\$360	N	44.764034	\$1,289.20	13.542857	\$487.54	0.648654	\$23.35			\$1,800.09
NEWSTEAD	\$150,000	90.00%	\$135,000	\$30,000											
<i>Alden SD</i>					\$366	Y	12.277658	\$1,291.48	3.756901	\$507.18	1.433604	\$193.54			\$1,992.20
<i>Akron SD</i>					\$272	N	8.942531	\$938.97	3.756901	\$507.18	1.433604	\$193.54			\$1,639.69
<i>Clarence SD</i>					\$318	Y	11.231326	\$1,198.23	3.756901	\$507.18	1.433604	\$193.54			\$1,898.95
Vlg Akron															
<i>Akron SD</i>					\$272	N	8.942531	\$938.97	3.756901	\$507.18	1.433604	\$193.54	5.050000	\$681.75	\$2,321.44

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NORTH COLLINS	\$150,000	49.00%	\$73,500	\$15,600											
<i>Eden SD</i>					\$393	N	24.815915	\$1,436.84	7.042852	\$517.65	6.680846	\$491.04			\$2,445.53
<i>Gowanda SD</i>					\$248	N	14.609407	\$845.88	7.042852	\$517.65	6.680846	\$491.04			\$1,854.57
<i>North Collins SD</i>					\$388	N	22.847701	\$1,322.88	7.042852	\$517.65	6.680846	\$491.04			\$2,331.57
Vlg North Collins															
<i>North Collins SD</i>					\$388	N	22.847701	\$1,322.88	7.042852	\$517.65	3.255122	\$239.25	13.617500	\$1,000.89	\$3,080.67
ORCHARD PARK	\$150,000	30.00%	\$45,000	\$9,600											
<i>Hamburg SD</i>					\$421	N	42.259490	\$1,495.99	10.736245	\$483.13	7.920094	\$356.40			\$2,335.52
<i>Orchard Park SD</i>					\$392	N	39.018989	\$1,381.27	10.736245	\$483.13	7.920094	\$356.40			\$2,220.80
<i>West Seneca SD</i>					\$386	N	38.588585	\$1,366.04	10.736245	\$483.13	7.920094	\$356.40			\$2,205.57
Vlg Orchard Park															
<i>Orchard Park SD</i>					\$392	N	39.018989	\$1,381.27	10.736245	\$483.13	8.777802	\$395.00	5.600000	\$252.00	\$2,511.40
SARDINIA	\$150,000	33.00%	\$49,500	\$10,500											
<i>Springville-Griffith SD</i>					\$428	N	35.704930	\$1,392.49	10.356408	\$512.64	0.000000	\$0.00			\$1,905.13
<i>Holland SD</i>					\$304	N	27.198862	\$1,060.76	10.356408	\$512.64	0.000000	\$0.00			\$1,573.40
<i>Pioneer SD</i>					\$280	N	25.094392	\$978.68	10.356408	\$512.64	0.000000	\$0.00			\$1,491.32
TONAWANDA	\$150,000	21.00%	\$31,500	\$6,980											
<i>Sweet Home SD</i>					\$331	N	45.787477	\$1,122.71	16.118364	\$507.73	20.958697	\$660.20			\$2,290.64
<i>Ken-Ton SD</i>					\$453	N	59.156700	\$1,450.52	16.118364	\$507.73	20.958697	\$660.20			\$2,618.45
Vlg Kenmore															
<i>Ken-Ton SD</i>					\$453	N	59.156700	\$1,450.52	16.118364	\$507.73	9.282425	\$292.40	40.342600	\$1,270.79	\$3,521.44
WALES	\$150,000	26.00%	\$39,000	\$7,800											
<i>Attica SD</i>					\$364	N	42.122048	\$1,314.21	12.357276	\$481.93	0.668290	\$26.06			\$1,822.20
<i>Holland SD</i>					\$298	N	34.521633	\$1,077.07	12.357276	\$481.93	0.668290	\$26.06			\$1,585.06
<i>Iroquois SD</i>					\$353	N	41.246824	\$1,286.90	12.357276	\$481.93	0.668290	\$26.06			\$1,794.89
WEST SENECA	\$150,000	24.00%	\$36,000	\$7,500											
<i>Cheektowaga-Sloan SD</i>					\$503	N	61.030260	\$1,739.36	13.892897	\$500.14	22.150385	\$797.41			\$3,036.91
<i>Orchard Park SD</i>					\$390	N	48.773737	\$1,390.05	13.892897	\$500.14	22.150385	\$797.41			\$2,687.60
<i>West Seneca SD</i>					\$384	N	48.235731	\$1,374.72	13.892897	\$500.14	22.150385	\$797.41			\$2,672.27