



SEE THROUGH NY

The Property Tax database calculates the combined property tax rate and total average property tax bill, including schools and local governments, in every New York locality. Use this database to calculate the "all-in" property tax bill in a given locality, or to compare property tax burdens among multiple localities. (2013 median home sales values for cities, towns and villages are available [here](#).)

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2015 Village Tax Rate Comparisons

Property Value

	Adams	Alexandria Bay	Dexter	Sackets Harbor
County	Jefferson	Jefferson	Jefferson	Jefferson
School District	South Jefferson	Alexandria Central	General Brown	Sackets Harbor
Town	Adams	Alexandria	Brownville	Hounsfield
Area	Upstate	Upstate	Upstate	Upstate
Region	North Country	North Country	North Country	North Country
⊕ Total Tax Rate	\$27.37	\$25.92	\$24.62	\$23.60
Calculated Taxes				

Source: Office of State Comptroller, with further calculations by the Empire Center for Public Policy

Notes:

- 1) The effective property tax rates presented in these databases are approximate, based on estimates by the Office of the State Comptroller and calculations by the Empire Center. The effective rates are most accurate as a comparative overall measure of tax burdens as a share of property values in different New York communities. However, because local property assessment procedures vary widely, the estimated tax levels for sample property values produced by our "Property Tax by Location" tool will not always match actual tax bills for properties of the same value in those communities. This is particularly true of localities whose assessments are significantly out of date, or which have an unofficial practice of over-assessing commercial property. In a few dozen cities and towns that have established preferential tax rates for owner-occupied homes – including Albany, Binghamton, Buffalo and Rochester – the local effective rate presented here is an average of "homestead" and "non-homestead" tax rates. In addition, estimated property tax bills do not reflect the impact of the state "STAR" tax break, which typically reduces the school district portion of property tax bills by 10-20 percent, or by more than 30 percent for qualified seniors.
- 2) Totals do not include independent fire district levies.
- 3) "NDR" means no data reported to state comptroller in this category.
- 4) "NA" means not applicable in this category.