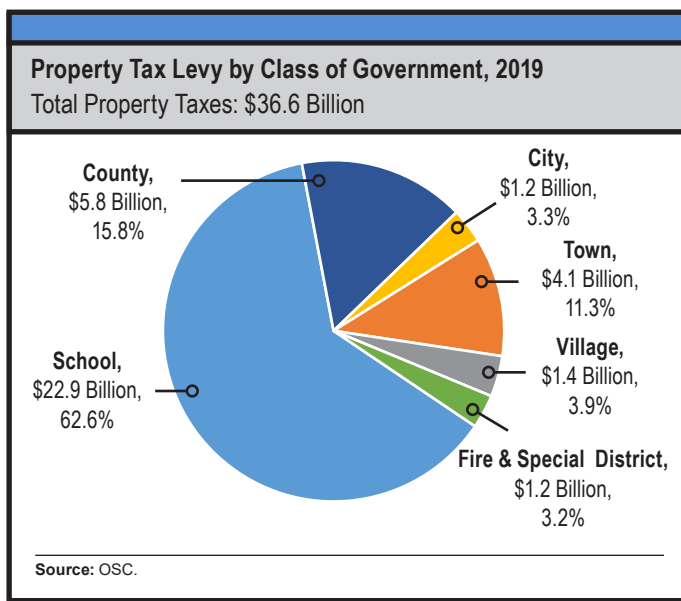


Property Taxes in New York State

There are over 3,700 taxing jurisdictions with independent authority to levy property taxes in New York State. Property taxes are an important revenue source for local governments—constituting 43 percent of revenues in 2018. The property tax is also a frequently discussed and often controversial topic among taxpayers, particularly in parts of the State where taxes are high or have increased rapidly.

The Office of the State Comptroller (OSC) collects property tax levy and assessed value data from local governments statewide and makes this information available online. These detailed tables show tax levies, property values and tax rates for each city, county, town, village and school district in the State. This data can be used to compare the tax burden of specific communities, evaluate regional and statewide trends, and inform property tax policy discussions at the State and local levels.

This report, using the newly released 2019 data, summarizes property tax results and trends in the State. New York City is excluded.



To view detailed local government property tax data, visit our Real Property Tax Levy Webpage:
<https://www.osc.state.ny.us/localgov/orptbook/index.htm>

For information about your local government's compliance with the Property Tax Cap, visit
<https://www.openbookny.com>

- In 2019, local governments levied a total of \$36.6 billion in property taxes—an increase of 2.4 percent over 2018. School districts alone levied nearly \$23 billion in 2019, amounting to 63 percent of all property taxes levied. Counties levied nearly \$6 billion, accounting for nearly 16 percent of property taxes.

- Annual tax levy increases have slowed significantly since 2005 and dipped below 2 percent in 2015, where they remained until 2019.

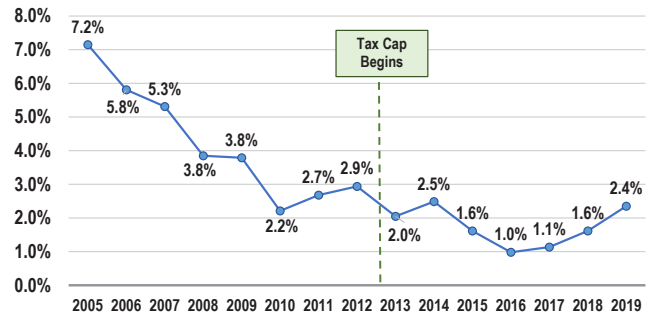
- The State's Property Tax Cap was implemented in 2012 (and made permanent in the 2019-20 State Budget), generally limiting levy increases to the lesser of 2 percent or the rate of inflation, with some exceptions.

- From 2017 to 2019, property taxes increased the most in cities (6.1 percent), towns (4.4 percent) and school districts (4.0 percent). Village levies grew the least.

- Tax rates represent total taxes levied per \$1,000 of taxable full value, a measure of the property tax burden. Tax rates are highest among school districts. City tax rates are twice as high as those in villages and nearly three times higher than those in towns. Most taxpayers are responsible for paying multiple tax bills, depending on the taxing districts in which they reside.

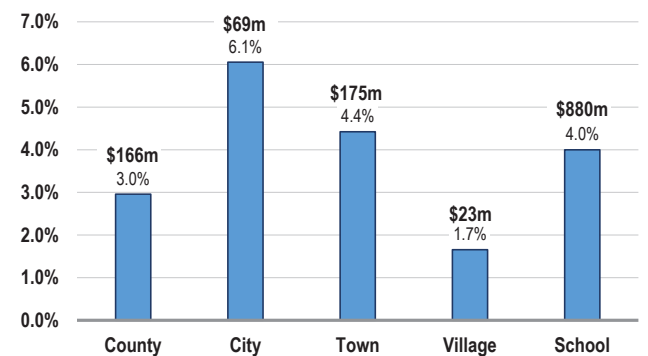
- Property values are another important aspect of the property tax, as they can impact the ability of local governments to raise revenue and also reflect the general health of the underlying local economy.

Year-Over-Year Percentage Change in Tax Levy, 2005-2019
Counties, Cities, Towns, Villages, Fire Districts, Special Districts and School Districts



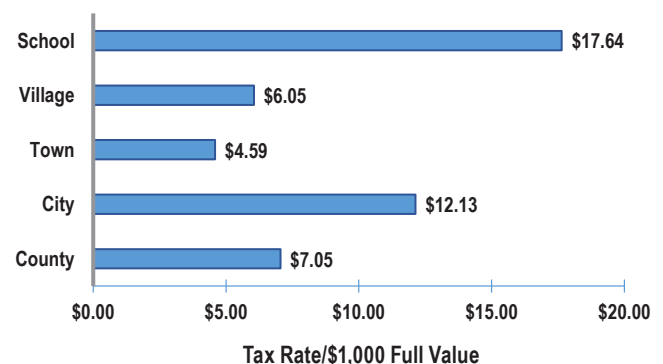
Source: OSC.

Percentage Change in Levy by Class of Local Government, 2017-2019



Source: OSC.

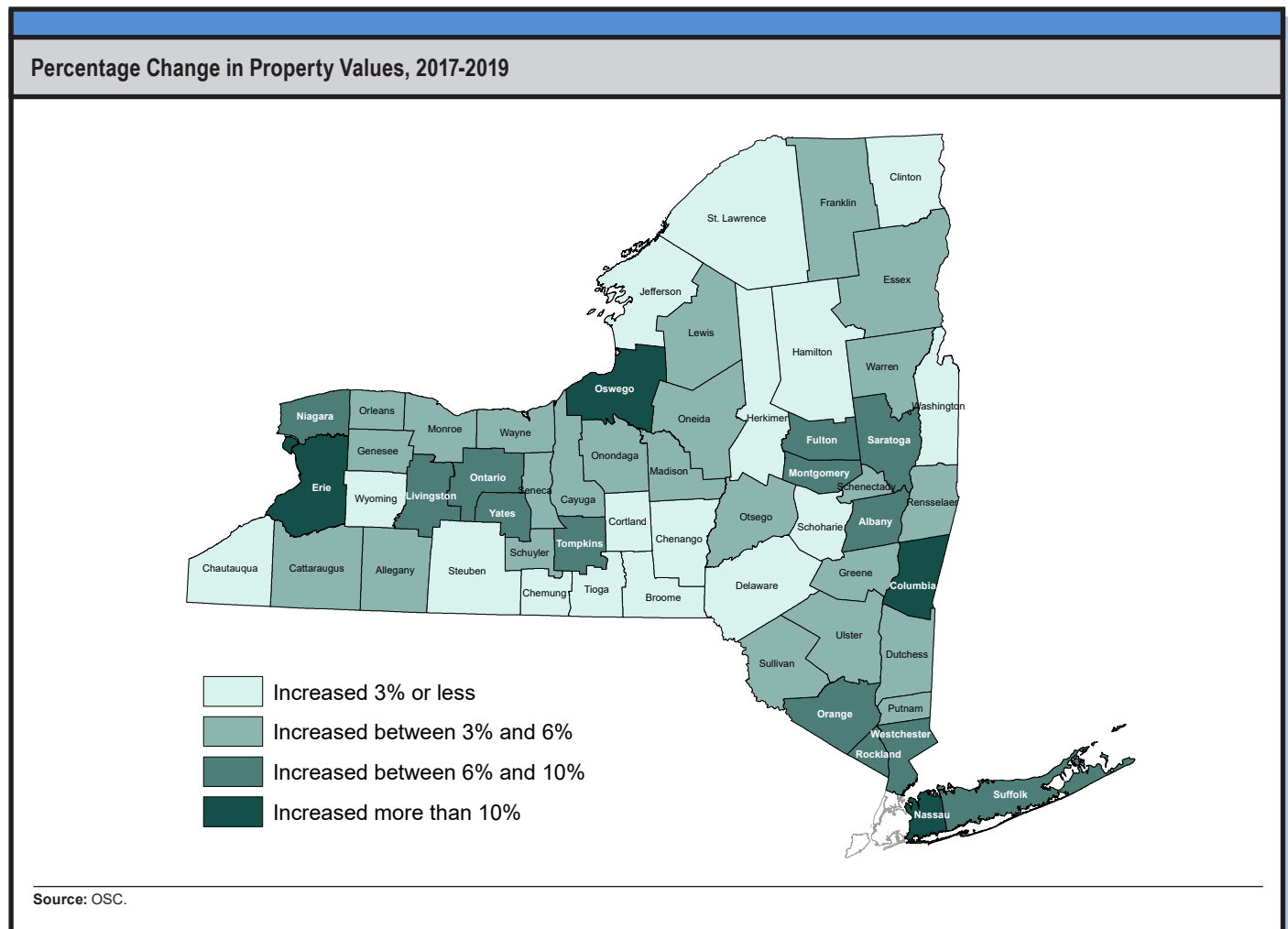
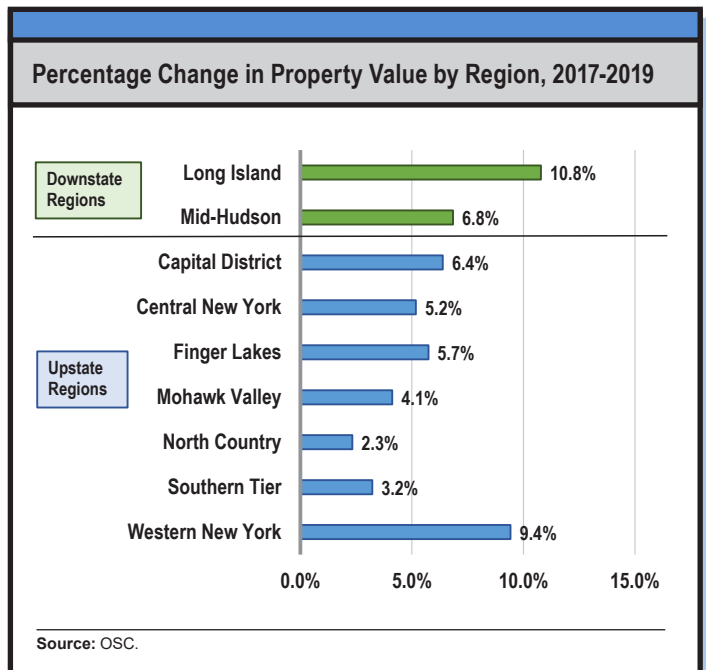
Median Tax Rate by Class of Local Government, 2019



Source: OSC.

- From 2017 to 2019, the Long Island and Western New York regions saw the strongest growth in property values.
- Four counties (Erie, Oswego, Columbia and Nassau) saw property value growth in excess of 10 percent in the past two years.

This report shows how recent property tax patterns vary both regionally and by class of government. Property taxation remains an important issue for local governments and taxpayers alike and, as such, OSC will continue to closely monitor and report on critical trends.



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