



Q Search

Credit Cards

Loans

Banking

Companies

Tools

Login Sign Up

WalletNews

Blog

Studies & Statistics

Calculators

Ad Disclosure

2021's Property Taxes by State

John S Kiernan, Managing Editor • Feb 23, 2021



Depending on where you live, property taxes can be a small inconvenience or a major burden. The average American household spends \$2,471 on property taxes for their homes each year, according to the U.S. Census Bureau, and residents of the 27 states with vehicle property taxes shell out another \$442. Considering these figures and the [massive amount of debt](#) in America, it should come as no surprise that more than \$14 billion in property taxes go unpaid each year, according to the National Tax Lien Association.

And though property taxes might appear to be a non-issue for the [36 percent](#) of renter households, that couldn't be further from the truth. We all pay property taxes, whether directly or indirectly, as they impact the rent we pay as well as the finances of state and local governments.

But which states have the largest property tax load, and what should residents keep in mind when it comes to meeting and minimizing their tax obligations? In search of answers, we analyzed the 50 states and the District of Columbia in terms of real-estate and vehicle property taxes. We also asked a panel of property-tax experts for practical and political insight.

Table of Contents

- [➔ Real-Estate Tax Ranking](#)
- [➔ Vehicle Property Tax Ranking](#)
- [➔ Ask the Experts](#)
- [➔ Methodology](#)

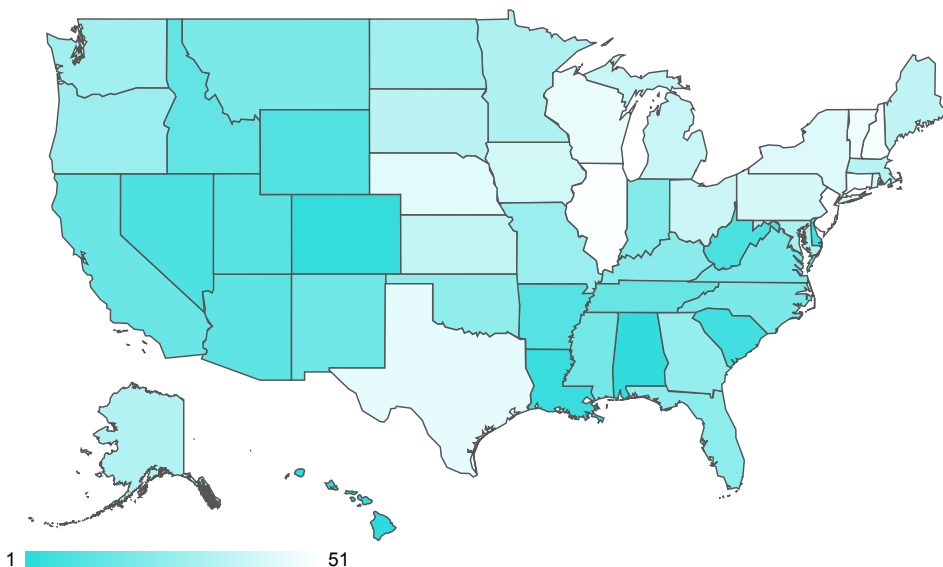
Related Content

[Best & Worst Cities for First-Time Home Buyers](#)[Best Real-Estate Markets](#)[States with the Highest & Lowest Tax Rates](#)[Corporate Tax Rate Report](#)[Best Places to Flip Houses](#)[2020's Tax Burden by State](#)

Best Offers

[Best Credit Cards](#)[Best Checking Accounts](#)[Best Savings Accounts](#)[Best Travel Credit Cards](#)[GET YOUR FREE CREDIT SCORE & REPORT](#)

Real-Estate Tax Ranking



[EMBED ON YOUR WEBSITE](#)

Real-Estate Property Tax Rates by State

Rank (1=Lowest) ↕	State	Effective Real- Estate Tax Rate ↕	Annual Taxes on \$217.5K Home* ↕	State Median Home Value ↕	Annual Taxes on Home Priced at State Median Value ↕
1	Hawaii	0.28%	\$606	\$615,300	\$1,715
2	Alabama	0.41%	\$895	\$142,700	\$587
3	Colorado	0.51%	\$1,113	\$343,300	\$1,756
4	Louisiana	0.55%	\$1,187	\$163,100	\$890
5	District of Columbia	0.56%	\$1,221	\$601,500	\$3,378
6	South Carolina	0.57%	\$1,238	\$162,300	\$924
6	Delaware	0.57%	\$1,240	\$251,100	\$1,431

Join WalletHub

- + 100% FREE
- + Unlimited Credit Reports
- + Unlimited Credit Scores
- + Credit Monitoring Protection
- + Credit Improvement Tips
- + Automatically Finds Savings

[SIGN UP FOR FREE](#)

No Credit Card Needed

Free Credit Report

Free Credit Monitoring

Credit Score Data

Credit Score Range

Popular Content

Credit Cards for Bad Credit

Student Credit Cards

0% APR Credit Cards

No Foreign Transaction Fee Credit Cards

Business Credit Cards

Chase Sapphire Preferred

Capital One Venture

Citi Double Cash

Capital One Quicksilver

American Express Blue Cash

8	West Virginia	0.58%	\$1,269	\$119,600	\$698
9	Nevada	0.60%	\$1,310	\$267,900	\$1,614
10	Wyoming	0.61%	\$1,319	\$220,500	\$1,337
11	Arkansas	0.62%	\$1,358	\$127,800	\$798
12	Utah	0.63%	\$1,362	\$279,100	\$1,748
13	Arizona	0.66%	\$1,446	\$225,500	\$1,499
14	Idaho	0.69%	\$1,492	\$212,300	\$1,456
15	Tennessee	0.71%	\$1,548	\$167,200	\$1,190
16	California	0.76%	\$1,644	\$505,000	\$3,818
17	New Mexico	0.80%	\$1,740	\$171,400	\$1,371
18	Mississippi	0.81%	\$1,751	\$119,000	\$958
19	Virginia	0.82%	\$1,779	\$273,100	\$2,234
20	Montana	0.84%	\$1,818	\$230,600	\$1,928
20	North Carolina	0.84%	\$1,833	\$172,500	\$1,454
22	Indiana	0.85%	\$1,853	\$141,700	\$1,207
23	Kentucky	0.86%	\$1,866	\$141,000	\$1,210
24	Florida	0.89%	\$1,934	\$215,300	\$1,914
25	Oklahoma	0.90%	\$1,952	\$136,800	\$1,228
26	Georgia	0.92%	\$2,006	\$176,000	\$1,623
27	Missouri	0.97%	\$2,111	\$157,200	\$1,526
27	Oregon	0.97%	\$2,116	\$312,200	\$3,037
29	North Dakota	0.98%	\$2,138	\$193,900	\$1,906
29	Washington	0.98%	\$2,134	\$339,000	\$3,326
31	Maryland	1.09%	\$2,370	\$314,800	\$3,430
32	Minnesota	1.12%	\$2,429	\$223,900	\$2,500
33	Alaska	1.19%	\$2,599	\$270,400	\$3,231
34	Massachusetts	1.23%	\$2,667	\$381,600	\$4,679
35	South Dakota	1.31%	\$2,857	\$167,100	\$2,195
36	Maine	1.36%	\$2,953	\$190,400	\$2,585
37	Kansas	1.41%	\$3,060	\$151,900	\$2,137

Contact us to interview one of our experts

38	Michigan	1.54%	\$3,343	\$154,900	\$2,381
39	Ohio	1.56%	\$3,390	\$145,700	\$2,271
40	Iowa	1.57%	\$3,407	\$147,800	\$2,315
41	Pennsylvania	1.58%	\$3,442	\$180,200	\$2,852
42	Rhode Island	1.63%	\$3,548	\$261,900	\$4,272
43	New York	1.72%	\$3,749	\$313,700	\$5,407
44	Nebraska	1.73%	\$3,754	\$155,800	\$2,689
45	Texas	1.80%	\$3,907	\$172,500	\$3,099
46	Wisconsin	1.85%	\$4,027	\$180,600	\$3,344
47	Vermont	1.90%	\$4,135	\$227,700	\$4,329
48	Connecticut	2.14%	\$4,658	\$275,400	\$5,898
49	New Hampshire	2.18%	\$4,738	\$261,700	\$5,701
50	Illinois	2.27%	\$4,942	\$194,500	\$4,419
51	New Jersey	2.49%	\$5,419	\$335,600	\$8,362

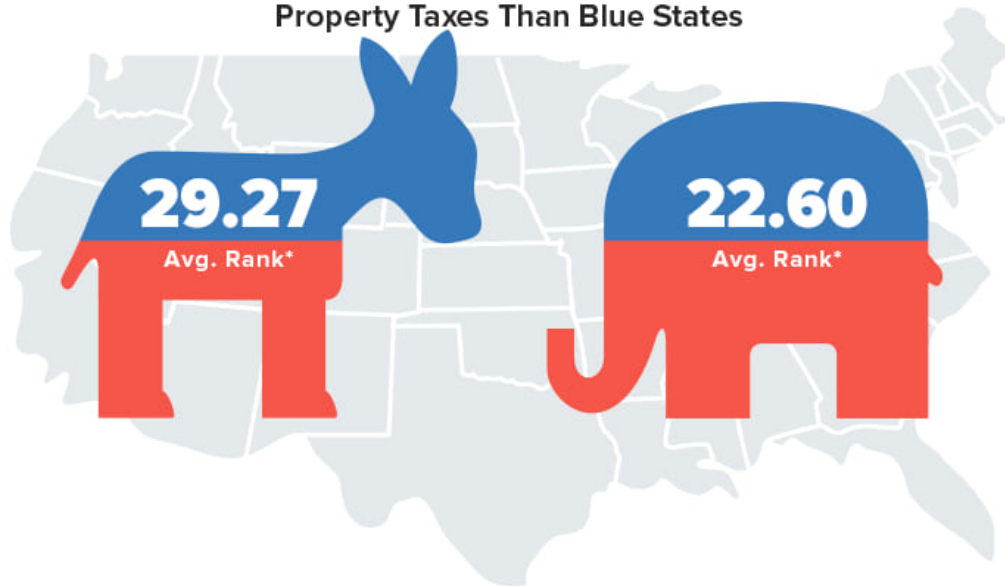
*\$217,500 is the median home value in the U.S. as of 2019, the year of the most recent available data.

Changes to Real Estate Tax Rates Over Time

[EMBED ON YOUR WEBSITE](#)

Red vs. Blue States

Red States Impose Lower Real Estate Property Taxes Than Blue States

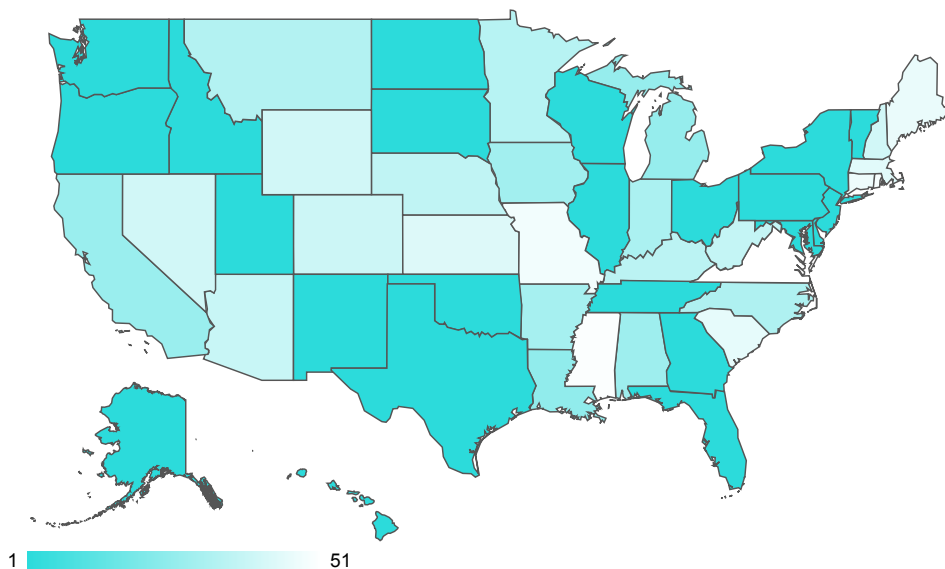


* The smaller the number, the lower the taxes in that state are.



States are designated as Red or Blue based on how they voted in the 2020 presidential election.

Vehicle Property Tax Ranking



[EMBED ON YOUR WEBSITE](#)

Vehicle Property Tax Rates by State

Rank (1=Lowest) ↕	State	Effective Vehicle Tax Rate ↕	Annual Taxes on \$25K Car* ↕
1	Hawaii	0.00%	\$0
1	District of Columbia	0.00%	\$0
1	Delaware	0.00%	\$0
1	Utah	0.00%	\$0
1	Tennessee	0.00%	\$0
1	Idaho	0.00%	\$0
1	New Mexico	0.00%	\$0
1	Oklahoma	0.00%	\$0
1	Georgia	0.00%	\$0
1	Florida	0.00%	\$0
1	North Dakota	0.00%	\$0
1	Washington	0.00%	\$0
1	Oregon	0.00%	\$0
1	Maryland	0.00%	\$0
1	Alaska	0.00%	\$0
1	South Dakota	0.00%	\$0
1	Ohio	0.00%	\$0
1	Pennsylvania	0.00%	\$0
1	New York	0.00%	\$0
1	Texas	0.00%	\$0
1	Vermont	0.00%	\$0
1	Wisconsin	0.00%	\$0
1	Illinois	0.00%	\$0

1	New Jersey	0.00%	\$0
25	Louisiana	0.10%	\$25
26	Michigan	0.59%	\$148
27	California	0.65%	\$162
28	Alabama	0.69%	\$172
29	Iowa	1.00%	\$250
30	Arkansas	1.01%	\$253
31	Indiana	1.20%	\$300
32	North Carolina	1.21%	\$302
33	Montana	1.25%	\$311
34	Minnesota	1.29%	\$321
35	Kentucky	1.45%	\$361
36	Nebraska	1.59%	\$398
37	West Virginia	1.66%	\$416
38	Arizona	1.68%	\$419
39	Colorado	1.79%	\$446
40	Wyoming	1.80%	\$449
40	Nevada	1.80%	\$449
40	New Hampshire	1.80%	\$449
43	Kansas	1.94%	\$486
44	Massachusetts	2.25%	\$562
45	South Carolina	2.38%	\$593
46	Maine	2.40%	\$599
47	Connecticut	2.61%	\$651
48	Missouri	2.63%	\$656
49	Rhode Island	3.44%	\$859
50	Mississippi	3.50%	\$875
51	Virginia	4.05%	\$1,012

*\$24,970 is the value of a Toyota Camry LE four-door Sedan (as of February 2021), the

highest-selling car of 2020.

Ask the Experts

Property taxes are an extremely important issue since they impact all of our lives. But how should we incorporate them into our financial decision making? And how should policy makers across the U.S. approach them as well? For answers to those questions and more, we consulted a panel of tax and public-policy experts. You can check out their bios and responses to key questions below.

1. Do people consider property taxes when deciding where to move? Should they?
2. Should nonprofits pay property taxes?
3. Should local tax policy be adjusted to rely more or less on property taxes versus other forms of taxation?
4. Should more types of property be subject to property taxes? If yes, what types?
5. Should certain groups of people be exempt from property taxes or be taxed at a lower rate?



Mark Skidmore

Morris Chair in State and Local Government Finance and Policy, Department of Agricultural, Food, and Resource Economics; Professor, Department of Economics – Michigan State University

[READ MORE >](#)



Daniel N. Shaviro

Wayne Perry Professor of Taxation, School of Law – New York University

[READ MORE >](#)



Stephanie Leiser

Lecturer in Public Policy, Ford School – University of Michigan

[READ MORE >](#)

**Stephen Mullin**

President and Principal,
Econsult Solutions; Adjunct
Instructor, Public Policy,
College of Arts and Sciences
– Drexel University

[READ MORE >](#)

**Natasha N. Varyani**

Associate Professor of Law –
New England Law | Boston

[READ MORE >](#)

**Jeffrey Evans Stake**

Robert A. Lucas Chair and
Professor of Law – Indiana
University Maurer School of
Law

[READ MORE >](#)

[More Experts >](#)

Methodology

In order to determine the states with the highest and lowest property taxes, WalletHub compared the 50 states and the District of Columbia by using U.S. Census Bureau data to determine real-estate property tax rates and applying assumptions based on national auto-sales data to determine vehicle property tax rates.

For real-estate property tax rates, we divided the “median real-estate tax payment” by the “median home price” in each state. We then used the resulting rates to obtain the dollar amount paid as real-estate tax on a house worth \$217,500, the median value for a home in the U.S. as of 2019 according to the Census Bureau.

For vehicle property tax rates, we examined data for cities and counties making up at least 50 percent of a given state’s population and extrapolated this to the state level using weighted averages based on population size. For each state, we assumed all residents own the same vehicle: a Toyota Camry LE four-door sedan — 2020’s highest-selling car — valued at \$24,970, as of February 2021.

Please note that Georgia formerly imposed vehicle property tax but replaced it in 2013 with a one-time tax imposed on a vehicle’s fair market value (FMV).

Sources: Data used to create this ranking were collected from the U.S. Census Bureau and each state’s Department of Motor Vehicles.

Videos for News Use:

- [YouTube \(for web embedding National\)](#)
- [Raw video file \(for editing into clips\)](#)

Questions & Answers



Have a question? Ask the WalletHub community...

Ask your Question

0 **what is my property tax?**

Upvotes [Reply](#) 0 0

0 **new york has a star program for seniors and veterans . what other states if any have a tax brake for seniors and veterans**

Upvotes [Reply](#) 0 0

Was this article helpful?

< [PREVIOUS ARTICLE](#)

Auto Insurance Claims

[NEXT ARTICLE](#) >

Best No Credit Check Loans

Disclaimer: Editorial and user-generated content is not provided or commissioned by financial institutions. Opinions expressed here are the author's alone and have not been approved or otherwise endorsed by any financial institution, including those that are WalletHub advertising partners. Our content is intended for informational purposes only, and we encourage everyone to respect our [content guidelines](#). Please keep in mind that it is not a financial institution's responsibility to ensure all posts and questions are answered.

Ad Disclosure: Certain offers that appear on this site originate from paying advertisers, and this will be noted on an offer's details page using the designation "Sponsored", where applicable. Advertising may impact how and

where products appear on this site (including, for example, the order in which they appear). At WalletHub we try to present a wide array of offers, but our offers do not represent all financial services companies or products.

About

[About Us](#)
[Media](#)
[Jobs](#)
[Contact Us](#)
[Studies & Reports](#)
[Businesses](#)

Help & Legal

[FAQ](#)
[Feedback](#)
[Guidelines](#)
[Privacy](#)
[Terms](#)
[Accessibility](#)
[Do Not Sell My](#)
[Personal Information](#)

Credit Card Rates

[0% APR](#)
[Balance Transfer](#)
[Low Interest](#)
[Best Rates](#)

Credit Card Rewards

[Cash Back](#)
[Gas](#)
[Airline](#)
[Hotel](#)
[All Rewards](#)

Credit Card Types

[Business](#)
[Student](#)
[Editors Best](#)
[Store Cards](#)
[Charge Cards](#)
[Smart Chip](#)
[No Foreign Fee](#)
[Credit Card Deals](#)
[No Annual Fee](#)
[Secured Cards](#)
[Unsecured Cards](#)

Cards by Credit Score

[Excellent Credit](#)
[Good Credit](#)
[Fair Credit](#)
[Bad Credit](#)
[No Credit](#)

Credit Tools

[Free Credit Score](#)
[Free Credit Report](#)
[Free Credit Monitoring](#)
[WalletLiteracy Score](#)
[Credit Score Range](#)

Financial Directories

[WalletHub Awards](#)
[Nearby Providers](#)
[Popular Products](#)
[Popular Searches](#)
[Banks](#)
[Credit Unions](#)
[Mortgage Brokers](#)
[Real Estate Agents](#)
[Insurance Agents](#)
[Insurance Companies](#)
[Attorneys](#)

© 2021 Evolution Finance, Inc. All Rights Reserved.