

# 2018 CERTIFIED TOTALS

Property Count: 703

CTI - City of Tioga  
ARB Approved Totals

12/5/2018 11:49:27AM

Land		Value			
Homesite:		10,441,899			
Non Homesite:		5,657,212			
Ag Market:		3,630,734			
Timber Market:		0		<b>Total Land</b>	(+) 19,729,845
Improvement		Value			
Homesite:		44,928,499			
Non Homesite:		11,419,961		<b>Total Improvements</b>	(+) 56,348,460
Non Real		Count	Value		
Personal Property:		68	3,614,784		
Mineral Property:		0	0		
Autos:		12	38,275	<b>Total Non Real</b>	(+) 3,653,059
				<b>Market Value</b>	= 79,731,364
Ag		Non Exempt	Exempt		
Total Productivity Market:		3,598,332	32,402		
Ag Use:		22,177	116	<b>Productivity Loss</b>	(-) 3,576,155
Timber Use:		0	0	<b>Appraised Value</b>	= 76,155,209
Productivity Loss:		3,576,155	32,286	<b>Homestead Cap</b>	(-) 2,774,618
				<b>Assessed Value</b>	= 73,380,591
				<b>Total Exemptions Amount</b>	(-) 2,751,671
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 70,628,920

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	907,038	907,038	2,832.41	2,832.41	9		
OV65	10,005,005	9,431,399	36,489.75	37,040.30	74		
<b>Total</b>	<b>10,912,043</b>	<b>10,338,437</b>	<b>39,322.16</b>	<b>39,872.71</b>	<b>83</b>	<b>Freeze Taxable</b>	(-) 10,338,437
<b>Tax Rate</b>	<b>0.537071</b>						
						<b>Freeze Adjusted Taxable</b>	= 60,290,483

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 363,124.86 = 60,290,483 \* (0.537071 / 100) + 39,322.16

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
ARB Approved Totals

12/5/2018

11:49:32AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	10	0	0	0
DV1	1	0	5,000	5,000
DV4	6	0	24,000	24,000
DVHS	4	0	681,979	681,979
DVHSS	1	0	116,719	116,719
EX-XV	28	0	1,922,120	1,922,120
EX366	9	0	1,853	1,853
OV65	81	0	0	0
OV65S	1	0	0	0
<b>Totals</b>		<b>0</b>	<b>2,751,671</b>	<b>2,751,671</b>

# 2018 CERTIFIED TOTALS

Property Count: 703

CTI - City of Tioga  
Grand Totals

12/5/2018 11:49:27AM

Land		Value			
Homesite:		10,441,899			
Non Homesite:		5,657,212			
Ag Market:		3,630,734			
Timber Market:		0		<b>Total Land</b>	(+) 19,729,845
Improvement		Value			
Homesite:		44,928,499			
Non Homesite:		11,419,961		<b>Total Improvements</b>	(+) 56,348,460
Non Real		Count	Value		
Personal Property:	68	3,614,784			
Mineral Property:	0	0			
Autos:	12	38,275		<b>Total Non Real</b>	(+) 3,653,059
				<b>Market Value</b>	= 79,731,364
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,598,332	32,402			
Ag Use:	22,177	116		<b>Productivity Loss</b>	(-) 3,576,155
Timber Use:	0	0		<b>Appraised Value</b>	= 76,155,209
Productivity Loss:	3,576,155	32,286		<b>Homestead Cap</b>	(-) 2,774,618
				<b>Assessed Value</b>	= 73,380,591
				<b>Total Exemptions Amount</b>	(-) 2,751,671
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 70,628,920

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	907,038	907,038	2,832.41	2,832.41	9		
OV65	10,005,005	9,431,399	36,489.75	37,040.30	74		
<b>Total</b>	<b>10,912,043</b>	<b>10,338,437</b>	<b>39,322.16</b>	<b>39,872.71</b>	<b>83</b>	<b>Freeze Taxable</b>	(-) 10,338,437
<b>Tax Rate</b>	<b>0.537071</b>						
						<b>Freeze Adjusted Taxable</b>	= 60,290,483

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 363,124.86 = 60,290,483 \* (0.537071 / 100) + 39,322.16

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
Grand Totals

12/5/2018

11:49:32AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	10	0	0	0
DV1	1	0	5,000	5,000
DV4	6	0	24,000	24,000
DVHS	4	0	681,979	681,979
DVHSS	1	0	116,719	116,719
EX-XV	28	0	1,922,120	1,922,120
EX366	9	0	1,853	1,853
OV65	81	0	0	0
OV65S	1	0	0	0
<b>Totals</b>		<b>0</b>	<b>2,751,671</b>	<b>2,751,671</b>

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
ARB Approved Totals

12/5/2018 11:49:32AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	413		\$1,776,282	\$57,346,162
B	MULTIFAMILY RESIDENCE	6		\$0	\$1,901,098
C1	VACANT LOTS AND LAND TRACTS	74		\$0	\$2,075,310
D1	QUALIFIED OPEN-SPACE LAND	64	265.3806	\$0	\$3,598,332
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	4		\$0	\$1,047,826
E	RURAL LAND, NON QUALIFIED OPEN SPA	14	46.1910	\$0	\$2,078,042
F1	COMMERCIAL REAL PROPERTY	33		\$717,693	\$5,971,955
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$392,353
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3		\$0	\$791,088
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$144,989
J5	RAILROAD	1		\$0	\$504,904
L1	COMMERCIAL PERSONAL PROPERTY	61		\$0	\$1,357,449
L2	INDUSTRIAL AND MANUFACTURING PERS	3		\$0	\$482,422
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$9,880
O	RESIDENTIAL INVENTORY	6		\$0	\$101,727
S	SPECIAL INVENTORY TAX	1		\$0	\$3,854
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$1,923,973
		<b>Totals</b>	311.5716	\$2,493,975	\$79,731,364

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
Grand Totals

12/5/2018

11:49:32AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	413		\$1,776,282	\$57,346,162
B	MULTIFAMILY RESIDENCE	6		\$0	\$1,901,098
C1	VACANT LOTS AND LAND TRACTS	74		\$0	\$2,075,310
D1	QUALIFIED OPEN-SPACE LAND	64	265.3806	\$0	\$3,598,332
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	4		\$0	\$1,047,826
E	RURAL LAND, NON QUALIFIED OPEN SPA	14	46.1910	\$0	\$2,078,042
F1	COMMERCIAL REAL PROPERTY	33		\$717,693	\$5,971,955
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$392,353
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3		\$0	\$791,088
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$144,989
J5	RAILROAD	1		\$0	\$504,904
L1	COMMERCIAL PERSONAL PROPERTY	61		\$0	\$1,357,449
L2	INDUSTRIAL AND MANUFACTURING PERS	3		\$0	\$482,422
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$9,880
O	RESIDENTIAL INVENTORY	6		\$0	\$101,727
S	SPECIAL INVENTORY TAX	1		\$0	\$3,854
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$1,923,973
		<b>Totals</b>	311.5716	\$2,493,975	\$79,731,364

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
ARB Approved Totals

12/5/2018 11:49:32AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	392		\$1,776,282	\$56,547,008
A2	REAL-RESIDENTIAL MOBILE HOMES	13		\$0	\$533,067
A4	REAL-OTHER IMPROVEMENTS WITH OR V	10		\$0	\$266,087
B1	REAL-RESIDENTIAL DUPLEXES	5		\$0	\$1,558,984
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$342,114
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	49		\$0	\$1,346,608
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	25		\$0	\$728,702
D1	REAL-ACREAGE WITH AG	64	265.3806	\$0	\$3,598,332
D2	FARM & RANCH IMPS ON AG QUALIFIED L	4		\$0	\$1,047,826
E	REAL-NON QUAL OPEN SPACE LAND & R	14		\$0	\$2,078,042
F1	COMMERCIAL REAL PROPERTY	33		\$717,693	\$5,971,955
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$392,353
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3		\$0	\$791,088
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$144,989
J5	RAILROAD	1		\$0	\$504,904
L1	COMMERCIAL PERSONAL PROPERTY	61		\$0	\$1,357,449
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$482,422
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$9,880
O1	RESIDENTIAL INVENTORY	6		\$0	\$101,727
S		1		\$0	\$3,854
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$1,923,973
	<b>Totals</b>		265.3806	\$2,493,975	\$79,731,364

**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
Grand Totals

12/5/2018

11:49:32AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	392		\$1,776,282	\$56,547,008
A2	REAL-RESIDENTIAL MOBILE HOMES	13		\$0	\$533,067
A4	REAL-OTHER IMPROVEMENTS WITH OR V	10		\$0	\$266,087
B1	REAL-RESIDENTIAL DUPLEXES	5		\$0	\$1,558,984
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$342,114
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	49		\$0	\$1,346,608
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	25		\$0	\$728,702
D1	REAL-ACREAGE WITH AG	64	265.3806	\$0	\$3,598,332
D2	FARM & RANCH IMPS ON AG QUALIFIED L	4		\$0	\$1,047,826
E	REAL-NON QUAL OPEN SPACE LAND & R	14		\$0	\$2,078,042
F1	COMMERCIAL REAL PROPERTY	33		\$717,693	\$5,971,955
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$392,353
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	3		\$0	\$791,088
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$144,989
J5	RAILROAD	1		\$0	\$504,904
L1	COMMERCIAL PERSONAL PROPERTY	61		\$0	\$1,357,449
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$482,422
M1	TANGIBLE OTHER PERSONAL, MOBILE H	1		\$0	\$9,880
O1	RESIDENTIAL INVENTORY	6		\$0	\$101,727
S		1		\$0	\$3,854
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$1,923,973
	<b>Totals</b>		265.3806	\$2,493,975	\$79,731,364



**2018 CERTIFIED TOTALS**

Property Count: 703

CTI - City of Tioga  
Effective Rate Assumption

12/5/2018 11:49:32AM

**New Value**

TOTAL NEW VALUE MARKET: **\$2,493,975**  
TOTAL NEW VALUE TAXABLE: **\$2,493,975**

**New Exemptions**

Exemption	Description	Count		Exemption Amount
EX366	HOUSE BILL 366	3	2017 Market Value	\$1,042
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$1,042</b>

Exemption	Description	Count		Exemption Amount
OV65	OVER 65	8		\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>				<b>\$0</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>				<b>\$1,042</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption	Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>				
<b>TOTAL EXEMPTIONS VALUE LOSS</b>				<b>\$1,042</b>

**New Ag / Timber Exemptions**

2017 Market Value \$266,275  
2018 Ag/Timber Use \$1,743  
Count: 50  
**NEW AG / TIMBER VALUE LOSS \$264,532**

**New Annexations**

Count	Market Value	Taxable Value
1	\$120,827	\$0

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
261	\$152,882	\$10,631	\$142,251
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
259	\$153,489	\$10,618	\$142,871

**2018 CERTIFIED TOTALS**

CTI - City of Tioga  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------