

# 2020 CERTIFIED TOTALS

Property Count: 738

CTI - City of Tioga  
ARB Approved Totals

8/18/2020 10:57:41AM

Land		Value			
Homesite:		19,407,011			
Non Homesite:		10,321,369			
Ag Market:		4,805,170			
Timber Market:		0		<b>Total Land</b>	(+) 34,533,550
Improvement		Value			
Homesite:		52,095,851			
Non Homesite:		21,324,474		<b>Total Improvements</b>	(+) 73,420,325
Non Real		Count	Value		
Personal Property:	81	4,284,866			
Mineral Property:	0	0			
Autos:	1	675		<b>Total Non Real</b>	(+) 4,285,541
				<b>Market Value</b>	= 112,239,416
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,747,322	57,848			
Ag Use:	29,527	105		<b>Productivity Loss</b>	(-) 4,717,795
Timber Use:	0	0		<b>Appraised Value</b>	= 107,521,621
Productivity Loss:	4,717,795	57,743		<b>Homestead Cap</b>	(-) 2,852,174
				<b>Assessed Value</b>	= 104,669,447
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 10,082,390
				<b>Net Taxable</b>	= 94,587,057

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,283,180	1,283,180	3,714.63	3,714.63	11			
OV65	13,151,390	12,313,338	42,263.40	43,343.91	81			
<b>Total</b>	<b>14,434,570</b>	<b>13,596,518</b>	<b>45,978.03</b>	<b>47,058.54</b>	<b>92</b>	<b>Freeze Taxable</b>	(-) 13,596,518	
<b>Tax Rate</b>	0.525469							
						<b>Freeze Adjusted Taxable</b>	= 80,990,539	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 471,558.21 = 80,990,539 \* (0.525469 / 100) + 45,978.03

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

**2020 CERTIFIED TOTALS**

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	12	0	0	0
DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4	5	0	24,000	24,000
DVHS	5	0	649,926	649,926
DVHSS	1	0	141,230	141,230
EX-XV	27	0	9,226,358	9,226,358
EX366	11	0	2,980	2,980
OV65	97	0	0	0
OV65S	1	0	0	0
SO	1	22,896	0	22,896
<b>Totals</b>		<b>22,896</b>	<b>10,059,494</b>	<b>10,082,390</b>

# 2020 CERTIFIED TOTALS

Property Count: 1

CTI - City of Tioga  
Under ARB Review Totals

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Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		409,603			
Timber Market:		0	<b>Total Land</b>	(+) 409,603	
Improvement		Value			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+) 0	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 409,603	
Ag		Non Exempt	Exempt		
Total Productivity Market:	409,603		0		
Ag Use:	1,003		0	<b>Productivity Loss</b>	(-) 408,600
Timber Use:	0		0	<b>Appraised Value</b>	= 1,003
Productivity Loss:	408,600		0	<b>Homestead Cap</b>	(-) 0
				<b>Assessed Value</b>	= 1,003
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 0
				<b>Net Taxable</b>	= 1,003

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

5.27 = 1,003 \* (0.525469 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2020 CERTIFIED TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

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Grand Totals

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Land		Value			
Homesite:		19,407,011			
Non Homesite:		10,321,369			
Ag Market:		5,214,773			
Timber Market:		0		<b>Total Land</b>	(+) 34,943,153
Improvement		Value			
Homesite:		52,095,851			
Non Homesite:		21,324,474		<b>Total Improvements</b>	(+) 73,420,325
Non Real		Count	Value		
Personal Property:	81	4,284,866			
Mineral Property:	0	0			
Autos:	1	675		<b>Total Non Real</b>	(+) 4,285,541
				<b>Market Value</b>	= 112,649,019
Ag	Non Exempt	Exempt			
Total Productivity Market:	5,156,925	57,848			
Ag Use:	30,530	105		<b>Productivity Loss</b>	(-) 5,126,395
Timber Use:	0	0		<b>Appraised Value</b>	= 107,522,624
Productivity Loss:	5,126,395	57,743		<b>Homestead Cap</b>	(-) 2,852,174
				<b>Assessed Value</b>	= 104,670,450
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 10,082,390
				<b>Net Taxable</b>	= 94,588,060

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,283,180	1,283,180	3,714.63	3,714.63	11			
OV65	13,151,390	12,313,338	42,263.40	43,343.91	81			
<b>Total</b>	<b>14,434,570</b>	<b>13,596,518</b>	<b>45,978.03</b>	<b>47,058.54</b>	<b>92</b>	<b>Freeze Taxable</b>	(-) 13,596,518	
<b>Tax Rate</b>	0.525469							
						<b>Freeze Adjusted Taxable</b>	= 80,991,542	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 471,563.48 = 80,991,542 \* (0.525469 / 100) + 45,978.03

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

**2020 CERTIFIED TOTALS**

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
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DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4	5	0	24,000	24,000
DVHS	5	0	649,926	649,926
DVHSS	1	0	141,230	141,230
EX-XV	27	0	9,226,358	9,226,358
EX366	11	0	2,980	2,980
OV65	97	0	0	0
OV65S	1	0	0	0
SO	1	22,896	0	22,896
<b>Totals</b>		<b>22,896</b>	<b>10,059,494</b>	<b>10,082,390</b>

**2020 CERTIFIED TOTALS**

Property Count: 738

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	442		\$2,941,524	\$74,697,191	\$70,991,965
B	MULTIFAMILY RESIDENCE	10		\$895,116	\$4,075,390	\$4,075,390
C1	VACANT LOTS AND LAND TRACTS	63		\$0	\$3,152,232	\$3,152,232
D1	QUALIFIED OPEN-SPACE LAND	69	404.9766	\$0	\$4,747,322	\$29,527
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$815,129	\$815,129
E	RURAL LAND, NON QUALIFIED OPE	14	42.5790	\$4,998	\$2,030,453	\$2,030,453
F1	COMMERCIAL REAL PROPERTY	36		\$814,676	\$8,135,987	\$8,135,987
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$691,861	\$691,861
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$91,403	\$91,403
J5	RAILROAD	1		\$0	\$551,780	\$551,780
L1	COMMERCIAL PERSONAL PROPE	60		\$250,000	\$1,991,837	\$1,991,837
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$489,570	\$489,570
O	RESIDENTIAL INVENTORY	9		\$860,828	\$1,029,827	\$1,029,827
S	SPECIAL INVENTORY TAX	2		\$0	\$3,211	\$3,211
X	TOTALLY EXEMPT PROPERTY	38		\$0	\$9,229,338	\$0
	<b>Totals</b>		447.5556	\$5,767,142	\$112,239,416	\$94,587,057

**2020 CERTIFIED TOTALS**

Property Count: 1

CTI - City of Tioga  
Under ARB Review Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	1	15.6720	\$0	\$409,603	\$1,003
		<b>Totals</b>	15.6720	\$0	\$409,603	\$1,003



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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	442		\$2,941,524	\$74,697,191	\$70,991,965
B	MULTIFAMILY RESIDENCE	10		\$895,116	\$4,075,390	\$4,075,390
C1	VACANT LOTS AND LAND TRACTS	63		\$0	\$3,152,232	\$3,152,232
D1	QUALIFIED OPEN-SPACE LAND	70	420.6486	\$0	\$5,156,925	\$30,530
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$815,129	\$815,129
E	RURAL LAND, NON QUALIFIED OPE	14	42.5790	\$4,998	\$2,030,453	\$2,030,453
F1	COMMERCIAL REAL PROPERTY	36		\$814,676	\$8,135,987	\$8,135,987
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$691,861	\$691,861
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$91,403	\$91,403
J5	RAILROAD	1		\$0	\$551,780	\$551,780
L1	COMMERCIAL PERSONAL PROPE	60		\$250,000	\$1,991,837	\$1,991,837
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$489,570	\$489,570
O	RESIDENTIAL INVENTORY	9		\$860,828	\$1,029,827	\$1,029,827
S	SPECIAL INVENTORY TAX	2		\$0	\$3,211	\$3,211
X	TOTALLY EXEMPT PROPERTY	38		\$0	\$9,229,338	\$0
	<b>Totals</b>		463.2276	\$5,767,142	\$112,649,019	\$94,588,060

**2020 CERTIFIED TOTALS**

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	417		\$2,937,409	\$73,289,736	\$69,757,318
A2	REAL-RESIDENTIAL MOBILE HOMES	11		\$0	\$716,520	\$545,155
A4	REAL-OTHER IMPROVEMENTS WITH	14		\$4,115	\$690,935	\$689,492
B1	REAL-RESIDENTIAL DUPLEXES	9		\$895,116	\$3,662,783	\$3,662,783
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$412,607	\$412,607
C1	REAL-VAC PLATTED LOTS-RESIDENT	38		\$0	\$1,494,410	\$1,494,410
C1C	REAL-VAC PLATTED LOTS - COMMER	25		\$0	\$1,657,822	\$1,657,822
D1	REAL-ACREAGE WITH AG	69	404.9766	\$0	\$4,747,322	\$29,527
D2	FARM & RANCH IMPS ON AG QUALIF	4		\$0	\$815,129	\$815,129
E	REAL-NON QUAL OPEN SPACE LAND	14		\$4,998	\$2,030,453	\$2,030,453
F1	COMMERCIAL REAL PROPERTY	36		\$814,676	\$8,135,987	\$8,135,987
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING CO	3		\$0	\$691,861	\$691,861
J4	TELEPHONE COMPANY (INCLUDING C	2		\$0	\$91,403	\$91,403
J5	RAILROAD	1		\$0	\$551,780	\$551,780
L1	COMMERCIAL PERSONAL PROPER	60		\$250,000	\$1,991,837	\$1,991,837
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$489,570	\$489,570
O1	RESIDENTIAL INVENTORY	9		\$860,828	\$1,029,827	\$1,029,827
S		2		\$0	\$3,211	\$3,211
X	TOTALLY EXEMPT PROPERTY	38		\$0	\$9,229,338	\$0
	<b>Totals</b>		404.9766	\$5,767,142	\$112,239,416	\$94,587,057

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Under ARB Review Totals

8/18/2020 10:57:47AM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	1	15.6720	\$0	\$409,603	\$1,003
		<b>Totals</b>	15.6720	\$0	\$409,603	\$1,003

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Grand Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	417		\$2,937,409	\$73,289,736	\$69,757,318
A2	REAL-RESIDENTIAL MOBILE HOMES	11		\$0	\$716,520	\$545,155
A4	REAL-OTHER IMPROVEMENTS WITH	14		\$4,115	\$690,935	\$689,492
B1	REAL-RESIDENTIAL DUPLEXES	9		\$895,116	\$3,662,783	\$3,662,783
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$412,607	\$412,607
C1	REAL-VAC PLATTED LOTS-RESIDENT	38		\$0	\$1,494,410	\$1,494,410
C1C	REAL-VAC PLATTED LOTS - COMMER	25		\$0	\$1,657,822	\$1,657,822
D1	REAL-ACREAGE WITH AG	70	420.6486	\$0	\$5,156,925	\$30,530
D2	FARM & RANCH IMPS ON AG QUALIF	4		\$0	\$815,129	\$815,129
E	REAL-NON QUAL OPEN SPACE LAND	14		\$4,998	\$2,030,453	\$2,030,453
F1	COMMERCIAL REAL PROPERTY	36		\$814,676	\$8,135,987	\$8,135,987
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING CO	3		\$0	\$691,861	\$691,861
J4	TELEPHONE COMPANY (INCLUDING C	2		\$0	\$91,403	\$91,403
J5	RAILROAD	1		\$0	\$551,780	\$551,780
L1	COMMERCIAL PERSONAL PROPER	60		\$250,000	\$1,991,837	\$1,991,837
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$489,570	\$489,570
O1	RESIDENTIAL INVENTORY	9		\$860,828	\$1,029,827	\$1,029,827
S		2		\$0	\$3,211	\$3,211
X	TOTALLY EXEMPT PROPERTY	38		\$0	\$9,229,338	\$0
	<b>Totals</b>		420.6486	\$5,767,142	\$112,649,019	\$94,588,060

# 2020 CERTIFIED TOTALS

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Effective Rate Assumption

8/18/2020 10:57:47AM

## New Value

TOTAL NEW VALUE MARKET: **\$5,767,142**  
TOTAL NEW VALUE TAXABLE: **\$5,767,142**

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2019 Market Value	\$1,602
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$1,602</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV3	Disabled Veterans 50% - 69%	1	\$10,000
OV65	OVER 65	9	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>11</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$10,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$11,602</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$11,602</b>

## New Ag / Timber Exemptions

## New Annexations

Count	Market Value	Taxable Value
2	\$795,308	\$5,838

## New Deannexations

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
294	\$182,857	\$9,701	\$173,156
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
293	\$183,244	\$9,734	\$173,510

**2020 CERTIFIED TOTALS**

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

Count of Protested Properties	Total Market Value	Total Value Used
1	\$409,603.00	\$1,003