

# 2020 CERTIFIED TOTALS

Property Count: 1,523

STI - Tioga School District  
ARB Approved Totals

8/18/2020 11:19:50AM

Land			Value			
Homesite:			28,706,258			
Non Homesite:			67,073,723			
Ag Market:			175,142,732			
Timber Market:			0	<b>Total Land</b>	(+)	
					270,922,713	
Improvement			Value			
Homesite:			91,336,663			
Non Homesite:			30,752,472	<b>Total Improvements</b>	(+)	
					122,089,135	
Non Real	Count			Value		
Personal Property:	120		9,222,911			
Mineral Property:	89		1,367,023			
Autos:	4		86,500	<b>Total Non Real</b>	(+)	
					10,676,434	
				<b>Market Value</b>	=	
					403,688,282	
Ag	Non Exempt			Exempt		
Total Productivity Market:	175,084,884		57,848			
Ag Use:	1,748,092		105	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	173,336,792		57,743		230,351,490	
				<b>Homestead Cap</b>	(-)	
					4,208,495	
				<b>Assessed Value</b>	=	
					226,142,995	
				<b>Total Exemptions Amount</b>	(-)	
				<b>(Breakdown on Next Page)</b>	76,108,156	
				<b>Net Taxable</b>	=	
					150,034,839	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,907,524	1,374,044	9,380.31	9,422.84	15			
OV65	24,469,565	19,399,810	174,592.55	176,909.53	133			
<b>Total</b>	<b>26,377,089</b>	<b>20,773,854</b>	<b>183,972.86</b>	<b>186,332.37</b>	<b>148</b>	<b>Freeze Taxable</b>	(-)	
<b>Tax Rate</b>	1.420000							20,773,854
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	234,121	199,121	134,656	64,465	1			
<b>Total</b>	<b>234,121</b>	<b>199,121</b>	<b>134,656</b>	<b>64,465</b>	<b>1</b>	<b>Transfer Adjustment</b>	(-)	
							64,465	
						<b>Freeze Adjusted Taxable</b>	=	
							129,196,520	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 2,018,563.44 = 129,196,520 \* (1.420000 / 100) + 183,972.86

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

**2020 CERTIFIED TOTALS**

Property Count: 1,523

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11:19:56AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	16	0	160,000	160,000
DV1	2	0	17,000	17,000
DV3	1	0	10,000	10,000
DV4	8	0	48,000	48,000
DV4S	1	0	12,000	12,000
DVHS	5	0	508,587	508,587
DVHSS	1	0	106,230	106,230
EX-XV	123	0	63,293,548	63,293,548
EX366	41	0	7,689	7,689
HS	445	0	10,423,084	10,423,084
OV65	158	0	1,471,642	1,471,642
OV65S	1	0	10,000	10,000
PPV	1	9,000	0	9,000
SO	2	31,376	0	31,376
	<b>Totals</b>	<b>40,376</b>	<b>76,067,780</b>	<b>76,108,156</b>

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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)

14.24 = 1,003 \* (1.420000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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**Exemption Breakdown**

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	Totals			

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STI - Tioga School District  
Grand Totals

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Land			Value			
Homesite:			28,706,258			
Non Homesite:			67,073,723			
Ag Market:			175,552,335			
Timber Market:			0	<b>Total Land</b>	(+)	
					271,332,316	
Improvement			Value			
Homesite:			91,336,663			
Non Homesite:			30,752,472	<b>Total Improvements</b>	(+)	
					122,089,135	
Non Real	Count			Value		
Personal Property:	120		9,222,911			
Mineral Property:	89		1,367,023			
Autos:	4		86,500	<b>Total Non Real</b>	(+)	
					10,676,434	
				<b>Market Value</b>	=	
					404,097,885	
Ag	Non Exempt			Exempt		
Total Productivity Market:	175,494,487		57,848			
Ag Use:	1,749,095		105	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	173,745,392		57,743		230,352,493	
				<b>Homestead Cap</b>	(-)	
					4,208,495	
				<b>Assessed Value</b>	=	
					226,143,998	
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	
					76,108,156	
				<b>Net Taxable</b>	=	
					150,035,842	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,907,524	1,374,044	9,380.31	9,422.84	15			
OV65	24,469,565	19,399,810	174,592.55	176,909.53	133			
<b>Total</b>	<b>26,377,089</b>	<b>20,773,854</b>	<b>183,972.86</b>	<b>186,332.37</b>	<b>148</b>	<b>Freeze Taxable</b>	(-)	
<b>Tax Rate</b>	1.420000							20,773,854
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<b>Total</b>	<b>234,121</b>	<b>199,121</b>	<b>134,656</b>	<b>64,465</b>	<b>1</b>	<b>Transfer Adjustment</b>	(-)	
							64,465	
						<b>Freeze Adjusted Taxable</b>	=	
							129,197,523	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 2,018,577.69 = 129,197,523 \* (1.420000 / 100) + 183,972.86

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

**2020 CERTIFIED TOTALS**

Property Count: 1,524

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Grand Totals

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**Exemption Breakdown**

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EX366	41	0	7,689	7,689
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OV65	158	0	1,471,642	1,471,642
OV65S	1	0	10,000	10,000
PPV	1	9,000	0	9,000
SO	2	31,376	0	31,376
<b>Totals</b>		<b>40,376</b>	<b>76,067,780</b>	<b>76,108,156</b>

**2020 CERTIFIED TOTALS**

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	528		\$3,605,246	\$94,584,297	\$80,818,024
B	MULTIFAMILY RESIDENCE	10		\$895,116	\$4,075,390	\$4,075,390
C1	VACANT LOTS AND LAND TRACTS	69		\$0	\$3,507,053	\$3,507,053
D1	QUALIFIED OPEN-SPACE LAND	497	15,780.4470	\$0	\$175,084,884	\$1,744,682
D2	IMPROVEMENTS ON QUALIFIED OP	169		\$2,281	\$4,605,578	\$4,596,988
E	RURAL LAND, NON QUALIFIED OPE	190	371.0792	\$2,324,444	\$36,978,603	\$33,777,857
F1	COMMERCIAL REAL PROPERTY	43		\$855,946	\$9,563,066	\$9,563,066
G1	OIL AND GAS	61		\$0	\$1,362,118	\$1,362,118
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$1,654,799	\$1,654,799
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$141,466	\$141,466
J5	RAILROAD	2		\$0	\$2,968,438	\$2,968,438
J7	CABLE TELEVISION COMPANY	1		\$0	\$17,273	\$17,273
L1	COMMERCIAL PERSONAL PROPE	92		\$250,000	\$3,488,381	\$3,488,381
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$561,160	\$561,160
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$34,480	\$245,616	\$218,221
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	165		\$0	\$63,310,237	\$0
	<b>Totals</b>		16,151.5262	\$8,828,341	\$403,688,282	\$150,034,839

# 2020 CERTIFIED TOTALS

Property Count: 1

STI - Tioga School District  
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



**2020 CERTIFIED TOTALS**

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	528		\$3,605,246	\$94,584,297	\$80,818,024
B	MULTIFAMILY RESIDENCE	10		\$895,116	\$4,075,390	\$4,075,390
C1	VACANT LOTS AND LAND TRACTS	69		\$0	\$3,507,053	\$3,507,053
D1	QUALIFIED OPEN-SPACE LAND	498	15,796.1190	\$0	\$175,494,487	\$1,745,685
D2	IMPROVEMENTS ON QUALIFIED OP	169		\$2,281	\$4,605,578	\$4,596,988
E	RURAL LAND, NON QUALIFIED OPE	190	371.0792	\$2,324,444	\$36,978,603	\$33,777,857
F1	COMMERCIAL REAL PROPERTY	43		\$855,946	\$9,563,066	\$9,563,066
G1	OIL AND GAS	61		\$0	\$1,362,118	\$1,362,118
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$1,654,799	\$1,654,799
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$141,466	\$141,466
J5	RAILROAD	2		\$0	\$2,968,438	\$2,968,438
J7	CABLE TELEVISION COMPANY	1		\$0	\$17,273	\$17,273
L1	COMMERCIAL PERSONAL PROPE	92		\$250,000	\$3,488,381	\$3,488,381
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$561,160	\$561,160
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$34,480	\$245,616	\$218,221
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	165		\$0	\$63,310,237	\$0
	<b>Totals</b>		16,167.1982	\$8,828,341	\$404,097,885	\$150,035,842

**2020 CERTIFIED TOTALS**

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ARB Approved 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	478		\$3,593,266	\$91,043,460	\$77,975,099
A2	REAL-RESIDENTIAL MOBILE HOMES	32		\$1,077	\$2,345,020	\$1,650,583
A3	REAL-RESIDENTIAL SINGLE FAMILY 8	1		\$3,984	\$34,468	\$34,468
A4	REAL-OTHER IMPROVEMENTS WITH	19		\$6,919	\$1,161,349	\$1,157,874
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	43		\$0	\$1,718,551	\$1,718,551
C1C	REAL-VAC PLATTED LOTS - COMMER	26		\$0	\$1,788,502	\$1,788,502
D1	REAL-ACREAGE WITH AG	497	15,780.4470	\$0	\$175,084,884	\$1,744,682
D2	FARM & RANCH IMPS ON AG QUALIF	169		\$2,281	\$4,605,578	\$4,596,988
E	REAL-NON QUAL OPEN SPACE LAND	190		\$1,883,181	\$36,594,843	\$33,417,640
E2	REAL-FARM & RANCH - HOMESTEAD	1		\$441,263	\$383,760	\$360,217
F1	COMMERCIAL REAL PROPERTY	43		\$855,946	\$9,563,066	\$9,563,066
G1	OIL & GAS	61		\$0	\$1,362,118	\$1,362,118
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$506,885	\$506,885
J3	ELECTRIC COMPANY (INCLUDING CO	6		\$0	\$1,654,799	\$1,654,799
J4	TELEPHONE COMPANY (INCLUDING C	4		\$0	\$141,466	\$141,466
J5	RAILROAD	2		\$0	\$2,968,438	\$2,968,438
J7	CABLE TELEVISION COMPANY	1		\$0	\$17,273	\$17,273
L1	COMMERCIAL PERSONAL PROPER	92		\$250,000	\$3,488,381	\$3,488,381
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$561,160	\$561,160
M1	TANGIBLE OTHER PERSONAL, MOBI	7		\$34,480	\$245,616	\$218,221
O1	RESIDENTIAL INVENTORY	9		\$860,828	\$1,029,827	\$1,029,827
S		2		\$0	\$3,211	\$3,211
X	TOTALLY EXEMPT PROPERTY	165		\$0	\$63,310,237	\$0
	<b>Totals</b>		15,780.4470	\$8,828,341	\$403,688,282	\$150,034,839

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Under ARB Review Totals

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## 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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A3	REAL-RESIDENTIAL SINGLE FAMILY &	1		\$3,984	\$34,468	\$34,468
A4	REAL-OTHER IMPROVEMENTS WITH	19		\$6,919	\$1,161,349	\$1,157,874
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	43		\$0	\$1,718,551	\$1,718,551
C1C	REAL-VAC PLATTED LOTS - COMMER	26		\$0	\$1,788,502	\$1,788,502
D1	REAL-ACREAGE WITH AG	498	15,796.1190	\$0	\$175,494,487	\$1,745,685
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E	REAL-NON QUAL OPEN SPACE LAND	190		\$1,883,181	\$36,594,843	\$33,417,640
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J3	ELECTRIC COMPANY (INCLUDING CO	6		\$0	\$1,654,799	\$1,654,799
J4	TELEPHONE COMPANY (INCLUDING C	4		\$0	\$141,466	\$141,466
J5	RAILROAD	2		\$0	\$2,968,438	\$2,968,438
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Effective Rate Assumption

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## New Value

TOTAL NEW VALUE MARKET:	<b>\$8,828,341</b>
TOTAL NEW VALUE TAXABLE:	<b>\$8,725,327</b>

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	6	2019 Market Value	\$10,815
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$10,815</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$10,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
HS	HOMESTEAD	31	\$655,490
OV65	OVER 65	13	\$106,406
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>46</b>	<b>\$781,896</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$792,711</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			

**TOTAL EXEMPTIONS VALUE LOSS \$792,711**

## New Ag / Timber Exemptions

## New Annexations

## New Deannexations

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
444	\$206,486	\$32,910	\$173,576
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
349	\$198,493	\$33,858	\$164,635

**2020 CERTIFIED TOTALS**

STI - Tioga School District  
**Lower Value Used**

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