

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
T A X A B L E SECTION OF THE ROLL - 1
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 1
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-8	263 Cady Ave			170.07-1-8	*****
AARL Properties LLC	220 2 Family Res		Village Tax	ACCT 00000000223	BILL 1
Lounsberry Ryan	Tioga 493603	2,325		25,325	274.97
1645 Marshland Rd	DEED DATE 02/16/2021	25,325			
Apalachin, NY 13732	FRNT 133.65 DPTH 149.00				
	ACRES 0.47				
	EAST-0879359 NRTH-0735249				
	DEED BOOK 20210 PG-784				
	FULL MARKET VALUE	137,636			
TOTAL TAX ---					274.97**
				DATE #1	06/30/25
				AMT DUE	274.97

159.19-2-11	37 S Main St			159.19-2-11	*****
Amato Michael	220 2 Family Res		Village Tax	ACCT 00000000104	BILL 2
228 Amato Hill Ln	Tioga 493603	1,375		7,000	76.00
Rome, PA 18837	DEED DATE 03/19/02	7,000			
	FRNT 37.00 DPTH 125.00				
	EAST-0878879 NRTH-0736499				
	DEED BOOK 690 PG-303				
	FULL MARKET VALUE	38,043			
TOTAL TAX ---					76.00**
				DATE #1	06/30/25
				AMT DUE	76.00

159.19-2-12	47 S Main St			159.19-2-12	*****
Amato Michael	210 1 Family Res		Village Tax	ACCT 00000000103	BILL 3
228 Amato Hill Ln	Tioga 493603	1,550		12,000	130.29
Rome, PA 18837	DEED DATE 10/02/2008	12,000			
	FRNT 45.00 DPTH 128.50				
	EAST-0878829 NRTH-0736459				
	DEED BOOK 16148 PG-2001				
	FULL MARKET VALUE	65,217			
TOTAL TAX ---					130.29**
				DATE #1	06/30/25
				AMT DUE	130.29

170.07-2-23.10	95 Dean St			170.07-2-23.10	*****
Arnold Samuel Thomas Howar	210 1 Family Res		Village Tax	ACCT 00000000155	BILL 4
549 Clark St	Tioga 493603	1,800		20,214	219.48
Waverly, NY 14892	DEED DATE 11/15/2023	20,214			
	FRNT 66.00 DPTH 302.52				
	ACRES 0.46				
	EAST-0879979 NRTH-0734969				
	DEED BOOK 20230 PG-4233				
	FULL MARKET VALUE	109,859			
TOTAL TAX ---					219.48**
				DATE #1	06/30/25
				AMT DUE	219.48

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OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-2	179 S Main St			170.07-1-2	*****
Atkinson David H	210 1 Family Res		Village Tax	ACCT 00000000195	BILL 5
Atkinson Mary Jo	Tioga 493603	1,500		20,475	222.31
PO Box 95	FRNT 49.50 DPTH 132.00	20,475			
Nichols, NY 13812	EAST-0878909 NRTH-0735769				
	DEED BOOK 446 PG-0017				
	FULL MARKET VALUE	111,277			
TOTAL TAX ---					222.31**
				DATE #1	06/30/25
				AMT DUE	222.31

159.19-1-15.20	35 N Main St			159.19-1-15.20	*****
B's American Pride Tavern	421 Restaurant		Village Tax	ACCT 00000000728	BILL 6
206 Ross Hill Rd Lot 3	Tioga 493603	1,500		55,000	597.17
Barton, NY 13734	DEED DATE 11/04/2016	55,000			
	FRNT 120.00 DPTH 105.00				
	EAST-0879043 NRTH-0736917				
	DEED BOOK 20160 PG-4692				
	FULL MARKET VALUE	298,913			
TOTAL TAX ---					597.17**
				DATE #1	06/30/25
				AMT DUE	597.17

170.07-1-5	205 Cady Ave			170.07-1-5	*****
Babcock Jeffrey A Jr	210 1 Family Res		Village Tax	ACCT 00000000065	BILL 7
Babcock Carrie A	Tioga 493603	1,950		20,000	217.15
205 Cady Ave	DEED DATE 02/12/2007	20,000			
Nichols, NY 13812	FRNT 94.75 DPTH 165.00				
	EAST-0879339 NRTH-0735559				
	DEED BOOK 14146 PG-5001				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15

170.07-1-23	243 S Main St			170.07-1-23	*****
Bahl William P	210 1 Family Res		Village Tax	ACCT 00000000033	BILL 8
Bahl Nancy C	Tioga 493603	1,900		28,000	304.02
243 S Main St	DEED DATE 06-03-94	28,000			
Nichols, NY 13812	FRNT 90.00 DPTH 135.00				
	EAST-0878929 NRTH-0735419				
	DEED BOOK 556 PG-236				
	FULL MARKET VALUE	152,174			
TOTAL TAX ---					304.02**
				DATE #1	06/30/25
				AMT DUE	304.02

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OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-2-33	S Main St		Village Tax	170.07-2-33	ACCT 0000000010	BILL 9
Ball Robert C	120 Field crops	1,500			1,500	16.29
Ball Benjamin D	Tioga 493603	1,500				
721 S Main St	ACRES 18.50					
Nichols, NY 13812	EAST-0880269 NRTH-0734649					
	DEED BOOK 20240 PG-3719					
	FULL MARKET VALUE	8,152				
PRIOR OWNER ON 3/01/2024						
Ball Emory						
TOTAL TAX ---						16.29**
						DATE #1 06/30/25
						AMT DUE 16.29

159.18-2-29	143 Bliven St		Village Tax	159.18-2-29	ACCT 00000000176	BILL 10
Bendock Carla	210 1 Family Res	1,500			16,500	179.15
143 Bliven St	Tioga 493603	16,500				
PO Box 34	DEED DATE 02/09/2016					
Nichols, NY 13812	FRNT 50.00 DPTH 178.00					
	EAST-0878079 NRTH-0736059					
	DEED BOOK 20160 PG-500					
	FULL MARKET VALUE	89,674				
TOTAL TAX ---						179.15**
						DATE #1 06/30/25
						AMT DUE 179.15

159.18-1-13	309 W River Rd		Village Tax	159.18-1-13	ACCT 00000000215	BILL 11
Birosh Jonney Lee	210 1 Family Res	1,550			14,000	152.01
3136 E River Rd	Tioga 493603	14,000				
Nichols, NY 13812	DEED DATE 02/12/02					
	FRNT 45.00 DPTH 280.00					
	BANK 500					
	EAST-0877409 NRTH-0737189					
	DEED BOOK 689 PG-1					
	FULL MARKET VALUE	76,087				
TOTAL TAX ---						152.01**
						DATE #1 06/30/25
						AMT DUE 152.01

159.19-2-30	88 Kirby St		Village Tax	159.19-2-30	ACCT 00000000016	BILL 12
Birosh Jonney Lee	210 1 Family Res	1,800			22,000	238.87
3136 E River Rd	Tioga 493603	22,000				
Nichols, NY 13812	DEED DATE 01/03/2022					
	FRNT 66.00 DPTH 215.82					
	ACRES 0.33					
	EAST-0878539 NRTH-0736129					
	DEED BOOK 20220 PG-7					
	FULL MARKET VALUE	119,565				
TOTAL TAX ---						238.87**
						DATE #1 06/30/25
						AMT DUE 238.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT
***** 159.19-3-25 *****					
159.19-3-25	82 S Main St			ACCT 00000000077	BILL 13
Blair Becky Jo	220 2 Family Res		Village Tax	33,400	362.65
82 S Main St	Tioga 493603	2,400			
Nichols, NY 13812	Deed Date 12/01/2017	33,400			
	FRNT 132.00 DPTH 201.94				
	BANK 500				
	EAST-0879119 NRTH-0736299				
	DEED BOOK 20170 PG-5245				
	FULL MARKET VALUE	181,522			
TOTAL TAX ---					362.65**
				DATE #1	06/30/25
				AMT DUE	362.65
***** 170.07-1-19 *****					
170.07-1-19	185 S Main St			ACCT 00000000030	BILL 14
Bleiler Dustin J	484 1 use sm bld		Village Tax	5,000	54.29
185 S Main St	Tioga 493603	1,325			
Nichols, NY 13812	Deed Date 09/23/2016	5,000			
	FRNT 33.00 DPTH 131.05				
	BANK 77				
	EAST-0878909 NRTH-0735729				
	DEED BOOK 20160 PG-3969				
	FULL MARKET VALUE	27,174			
TOTAL TAX ---					54.29**
				DATE #1	06/30/25
				AMT DUE	54.29
***** 170.07-1-14 *****					
170.07-1-14	266 S Main St			ACCT 00000000017	BILL 15
Bleiler Michael	220 2 Family Res		Village Tax	15,800	171.55
266 S Main St	Tioga 493603	1,675			
Nichols, NY 13812	DEED DATE 01/22/2020	15,800			
	FRNT 56.10 DPTH 210.00				
	ACRES 0.26				
	EAST-0879169 NRTH-0735319				
	DEED BOOK 20200 PG-285				
	FULL MARKET VALUE	85,870			
TOTAL TAX ---					171.55**
				DATE #1	06/30/25
				AMT DUE	171.55
***** 159.18-2-21 *****					
159.18-2-21	204 W River Rd			ACCT 00000000052	BILL 16
Bond Cynthia J	210 1 Family Res		Village Tax	24,000	260.58
204 W River Rd	Tioga 493603	2,450			
Nichols, NY 13812	DEED DATE 09/14/2023	24,000			
	FRNT 120.00 DPTH 350.00				
	ACRES 0.93 BANK 500				
	EAST-0877899 NRTH-0736659				
	DEED BOOK 20230 PG-3409				
	FULL MARKET VALUE	130,435			
TOTAL TAX ---					260.58**
				DATE #1	06/30/25
				AMT DUE	260.58

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

159.18-2-13	372 W River Rd			159.18-2-13	*****
Bostwick Randall	210 1 Family Res		Village Tax	ACCT 00000000217	BILL 17
Living Trust July 6, 2023	Tioga 493603	1,925		17,000	184.58
372 W River Rd	DEED DATE 08/03/2023	17,000			
Nichols, NY 13812	FRNT 65.00 DPTH 245.00				
	ACRES 0.50				
	EAST-0877009 NRTH-0736999				
	DEED BOOK 20230 PG-2793				
	FULL MARKET VALUE	92,391			
TOTAL TAX ---					184.58**
				DATE #1	06/30/25
				AMT DUE	184.58

170.07-2-18	124 Dean St			170.07-2-18	*****
Bowen Bret	270 Mfg housing		Village Tax	ACCT 00000000019	BILL 18
6260 W River Rd	Tioga 493603	1,775		8,000	86.86
Nichols, NY 13812	DEED DATE 01/23/02	8,000			
	FRNT 66.00 DPTH 132.00				
	EAST-0880099 NRTH-0735229				
	DEED BOOK 687 PG-106				
	FULL MARKET VALUE	43,478			
TOTAL TAX ---					86.86**
				DATE #1	06/30/25
				AMT DUE	86.86

170.07-2-19	124 Dean St			170.07-2-19	*****
Bowen Bret	312 Vac w/imprv		Village Tax	ACCT 00000001008	BILL 19
6260 W River Rd	Tioga 493603	600		1,250	13.57
Nichols, NY 13812	DEED DATE 01/23/02	1,250			
	FRNT 100.00 DPTH 65.00				
	EAST-0880159 NRTH-0735189				
	DEED BOOK 687 PG-106				
	FULL MARKET VALUE	6,793			
TOTAL TAX ---					13.57**
				DATE #1	06/30/25
				AMT DUE	13.57

170.07-1-7	245 Cady Ave			170.07-1-7	*****
Boyer Wayne M	210 1 Family Res		VET WAR CT 41121	ACCT 00000000020	BILL 20
Ciampoli Tamara	Tioga 493603	1,525	Village Tax	2,520	185.91
245 Cady Ave	Deed Date 07/17/2012	19,642			
PO Box 235	FRNT 52.97 DPTH 164.34				
Nichols, NY 13812	ACRES 0.20				
	EAST-0879349 NRTH-0735349				
	DEED BOOK 20063 PG-9001				
	FULL MARKET VALUE	106,750			
TOTAL TAX ---					185.91**
				DATE #1	06/30/25
				AMT DUE	185.91

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-18	198 S Main St		Village Tax	170.07-1-18 ACCT 00000000072	BILL 21
Brown Drew D	210 1 Family Res			22,500	244.30
198 S Main St	Tioga 493603	2,175			
Nichols, NY 13812	DEED DATE 07/29/2015	22,500			
	FRNT 118.00 DPTH 198.00				
	BANK 500				
	EAST-0879149 NRTH-0735649				
	DEED BOOK 15000 PG-2863				
	FULL MARKET VALUE	122,283			
TOTAL TAX ---					244.30**
				DATE #1	06/30/25
				AMT DUE	244.30

170.07-1-28	26 Taylor St		Village Tax	170.07-1-28 ACCT 00000000021	BILL 22
Budine George I	210 1 Family Res			24,425	265.20
Budine Jonathan R	Tioga 493603	3,425			
183 Swift Rd	Deed Date 07/20/2009	24,425			
Binghamotn, NY 13905	FRNT 242.00 DPTH 162.50				
	EAST-0878949 NRTH-0734959				
	DEED BOOK 17019 PG-7001				
PRIOR OWNER ON 3/01/2024	FULL MARKET VALUE	132,745			
Budine Elinor B					
TOTAL TAX ---					265.20**
				DATE #1	06/30/25
				AMT DUE	265.20

159.19-3-7	107 E River Rd		Village Tax	159.19-3-7 ACCT 00000000123	BILL 23
Burgert Kimberly	210 1 Family Res			15,000	162.87
1956 E River Rd	Tioga 493603	2,625			
Nichols, NY 13812	Deed Date 12/27/2023	15,000			
	FRNT 162.30 DPTH 100.00				
	ACRES 0.37				
	EAST-0879589 NRTH-0736539				
	DEED BOOK 20230 PG-4699				
	FULL MARKET VALUE	81,522			
TOTAL TAX ---					162.87**
				DATE #1	06/30/25
				AMT DUE	162.87

159.18-2-15	320 W River Rd		Village Tax	159.18-2-15 ACCT 00000000165	BILL 24
Burlingame Kamilah	210 1 Family Res			19,500	211.73
320 W River Rd	Tioga 493603	1,975			
Nichols, NY 13812	Deed Date 10/07/2015	19,500			
	FRNT 81.00 DPTH 243.01				
	BANK 77				
	EAST-0877249 NRTH-0736889				
	DEED BOOK 15000 PG-4010				
	FULL MARKET VALUE	105,978			
TOTAL TAX ---					211.73**
				DATE #1	06/30/25
				AMT DUE	211.73

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-9 *****						
159.19-1-9	90 E River Rd				ACCT 00000000210	BILL 25
Byers Michael T	210 1 Family Res		Village Tax		25,000	271.44
Engelbert Kristopher	Tioga 493603	2,500				
90 E River Rd	DEED DATE 06/01/2022	25,000				
Nichols, NY 13812	ACRES 1.55					
	EAST-0879510 NRTH-0736870					
	DEED BOOK 20220 PG-2484					
	FULL MARKET VALUE	135,870				
TOTAL TAX ---						271.44**
						DATE #1 06/30/25
						AMT DUE 271.44
***** 159.18-2-12 *****						
159.18-2-12	388 W River Rd				ACCT 00000000125	BILL 26
Campbell Robin L	210 1 Family Res		Village Tax		17,500	190.01
Middleton David A	Tioga 493603	1,575				
684 Coryell Rd	Deed Date 08/12/2022	17,500				
Nichols, NY 13812	FRNT 60.00 DPTH 190.00					
	ACRES 0.30					
	EAST-0876939 NRTH-0737059					
	DEED BOOK 20220 PG-3646					
	FULL MARKET VALUE	95,109				
TOTAL TAX ---						190.01**
						DATE #1 06/30/25
						AMT DUE 190.01
***** 170.07-2-5 *****						
170.07-2-5	198 Cady Ave				ACCT 00000000124	BILL 27
Campfield Christopher	210 1 Family Res		Village Tax		13,317	144.59
198 Cady Ave	Tioga 493603	1,800				
Nichols, NY 13812	DEED DATE 04/30/2015	13,317				
	FRNT 66.00 DPTH 264.00					
	EAST-0879619 NRTH-0735609					
	DEED BOOK 15000 PG-1564					
	FULL MARKET VALUE	72,375				
TOTAL TAX ---						144.59**
						DATE #1 06/30/25
						AMT DUE 144.59
***** 159.18-2-25 *****						
159.18-2-25	73 Bliven St				ACCT 00000000028	BILL 28
Cass William R	210 1 Family Res		Village Tax		14,500	157.44
Cass Linda J	Tioga 493603	2,325				
PO Box 224	FRNT 132.00 DPTH 181.50	14,500				
Nichols, NY 13812-0224	ACRES 0.50					
	EAST-0878059 NRTH-0736459					
	DEED BOOK 462 PG-0077					
	FULL MARKET VALUE	78,804				
TOTAL TAX ---						157.44**
						DATE #1 06/30/25
						AMT DUE 157.44

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***** 159.19-2-38 *****					
159.19-2-38	121 Kirby St			ACCT 00000000027	BILL 29
Cass William R	210 1 Family Res		Village Tax	45,000	488.60
Cass Linda J	Tioga 493603	3,000			
PO Box 224	FRNT 126.06 DPTH 225.06	45,000			
Nichols, NY 13812-0224	EAST-0878319 NRTH-0736349				
	DEED BOOK 462 PG-0079				
	FULL MARKET VALUE	244,565			
TOTAL TAX ---					488.60**
				DATE #1	06/30/25
				AMT DUE	488.60
***** 170.06-1-9 *****					
170.06-1-9	85 Walnut St			ACCT 00000000184	BILL 30
Chamberlain Summer J	210 1 Family Res		Village Tax	29,500	320.30
85 Walnut St	Tioga 493603	2,150			
Nichols, NY 13812	DEED DATE 02/21/2023	29,500			
	FRNT 114.00 DPTH 204.00				
	ACRES 0.52 BANK 500				
	EAST-0878589 NRTH-0735339				
	DEED BOOK 20230 PG-666				
	FULL MARKET VALUE	160,326			
TOTAL TAX ---					320.30**
				DATE #1	06/30/25
				AMT DUE	320.30
***** 170.07-2-2 *****					
170.07-2-2	142 Cady Ave			ACCT 00000000173	BILL 31
Chambers Kathleen M	210 1 Family Res		Village Tax	22,104	240.00
Chambers Charles P	Tioga 493603	1,875			
142 Cady Ave	DEED DATE 04-24-95	22,104			
Nichols, NY 13812	FRNT 74.25 DPTH 264.00				
	EAST-0879599 NRTH-0735899				
	DEED BOOK 568 PG-110				
	FULL MARKET VALUE	120,130			
TOTAL TAX ---					240.00**
				DATE #1	06/30/25
				AMT DUE	240.00
***** 159.19-3-11 *****					
159.19-3-11	55 Cady Ave			ACCT 00000000060	BILL 32
Cheely Jeremy	210 1 Family Res		Village Tax	18,500	200.87
55 Cady Ave	Tioga 493603	1,500			
Nichols, NY 13812	DEED DATE 11/02/2023	18,500			
	FRNT 50.00 DPTH 159.06				
	ACRES 0.18 BANK 500				
	EAST-0879299 NRTH-0736349				
	DEED BOOK 20230 PG-4068				
	FULL MARKET VALUE	100,543			
TOTAL TAX ---					200.87**
				DATE #1	06/30/25
				AMT DUE	200.87

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-1-16 *****					
159.18-1-16	205 W River Rd			ACCT 00000000181	BILL 33
Clark Brandon	210 1 Family Res		Village Tax	22,500	244.30
Clark Chatney	Tioga 493603	2,050			
205 W River Rd	DEED DATE 09/28/2020	22,500			
Nichols, NY 13812	FRNT 174.17 DPTH 145.00				
	ACRES 0.50 BANK 500				
	EAST-0877879 NRTH-0736959				
	DEED BOOK 20200 PG-3723				
	FULL MARKET VALUE	122,283			
TOTAL TAX ---					244.30**
				DATE #1	06/30/25
				AMT DUE	244.30
***** 170.07-2-10 *****					
170.07-2-10	272 Cady Ave			ACCT 00000000098	BILL 34
Cofone Daniel A	210 1 Family Res		Village Tax	22,000	238.87
272 Cady Ave	Tioga 493603	1,000			
Nichols, NY 13812	DEED DATE 11/24/95	22,000			
	FRNT 66.00 DPTH 145.00				
	EAST-0879579 NRTH-0735219				
	DEED BOOK 576 PG-185				
	FULL MARKET VALUE	119,565			
TOTAL TAX ---					238.87**
				DATE #1	06/30/25
				AMT DUE	238.87
***** 170.07-1-11 *****					
170.07-1-11	302 S Main St			ACCT 00000000038	BILL 35
Cole Carl J	210 1 Family Res		Village Tax	15,600	169.38
302 S Main St	Tioga 493603	1,750			
Nichols, NY 13812-2610	FRNT 75.00 DPTH 133.75	15,600			
	EAST-0879139 NRTH-0735129				
	DEED BOOK 467 PG-0178				
	FULL MARKET VALUE	84,783			
TOTAL TAX ---					169.38**
				DATE #1	06/30/25
				AMT DUE	169.38
***** 159.19-2-16 *****					
159.19-2-16	119 S Main St			ACCT 00000000040	BILL 36
Cole Jan B	210 1 Family Res		Village Tax	25,000	271.44
Cole Debra	Tioga 493603	1,625			
119 S Main St	DEED DATE 07/13/2022	25,000			
Nichols, NY 13812	FRNT 52.00 DPTH 256.08				
	EAST-0878834 NRTH-0736062				
	DEED BOOK 20220 PG-3180				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
				DATE #1	06/30/25
				AMT DUE	271.44

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-1-3.10 *****					
543 W River Rd				ACCT 00000000778	BILL 37
159.18-1-3.10	483 Converted Re		Village Tax	30,500	331.16
Cole Marcus	Tioga 493603	2,650			
Soprano Margaret	DEED DATE 04/30/2009	30,500			
PO Box 158	FRNT 160.16 DPTH 134.71				
Nichols, NY 13812	EAST-0876219 NRTH-0737559				
	DEED BOOK 16758 PG-2001				
	FULL MARKET VALUE	165,761			
TOTAL TAX ---					331.16**
				DATE #1	06/30/25
				AMT DUE	331.16
***** 159.19-1-4 *****					
E River Rd				ACCT 00000000107	BILL 38
159.19-1-4	311 Res vac land		Village Tax	400	4.34
Cole Marcus	Tioga 493603	400			
PO Box 158	DEED DATE 01/30/97	400			
Nichols, NY 13812	FRNT 199.00 DPTH 176.00				
	EAST-0879439 NRTH-0737199				
	DEED BOOK 592 PG-289				
	FULL MARKET VALUE	2,174			
TOTAL TAX ---					4.34**
				DATE #1	06/30/25
				AMT DUE	4.34
***** 159.19-2-18 *****					
151 S Main St				ACCT 00000000089	BILL 39
159.19-2-18	210 1 Family Res		Village Tax	7,500	81.43
Cole Marcus	Tioga 493603	1,525			
PO Box 158	DEED DATE 10/24/2006	7,500			
Nichols, NY 13812	FRNT 53.00 DPTH 130.00				
	EAST-0878901 NRTH-0735897				
	DEED BOOK 13777 PG-1001				
	FULL MARKET VALUE	40,761			
TOTAL TAX ---					81.43**
				DATE #1	06/30/25
				AMT DUE	81.43
***** 159.19-1-3.10 *****					
1 N Main St				ACCT 00000000097	BILL 40
159.19-1-3.10	449 Other Storag		Village Tax	5,600	60.80
Cole Marcus J	Tioga 493603	1,000			
PO Box 158	DEED DATE 09/24/97	5,600			
Nichols, NY 13812	ACRES 1.43				
	EAST-0879042 NRTH-0737208				
	DEED BOOK 602 PG-153				
	FULL MARKET VALUE	30,435			
TOTAL TAX ---					60.80**
				DATE #1	06/30/25
				AMT DUE	60.80

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-1-22 *****					
159.19-1-22	95 W River Rd			ACCT 00000000235	BILL 41
Cole Marcus J	210 1 Family Res		Village Tax	18,300	198.70
1304 Coryell Rd	Tioga 493603	1,500			
Nichols, NY 13812	DEED DATE 03/01/2016	18,300			
	FRNT 78.37 DPTH 250.05				
	EAST-0878469 NRTH-0736929				
	DEED BOOK 20160 PG-818				
	FULL MARKET VALUE	99,457			
TOTAL TAX ---					198.70**
					DATE #1 06/30/25
					AMT DUE 198.70
***** 159.19-1-23 *****					
159.19-1-23	101 W River Rd			ACCT 00000000087	BILL 42
Cole Marcus J	210 1 Family Res		Village Tax	13,000	141.15
1304 Coryell Rd	Tioga 493603	2,000			
Nichols, NY 13812	DEED DATE 01/02/2014	13,000			
	FRNT 82.00 DPTH 244.00				
	EAST-0878389 NRTH-0736939				
	DEED BOOK 14000 PG-1				
	FULL MARKET VALUE	70,652			
TOTAL TAX ---					141.15**
					DATE #1 06/30/25
					AMT DUE 141.15
***** 170.07-1-30 *****					
170.07-1-30	373 S Main St			ACCT 00000000067	BILL 43
Cole Roger M	210 1 Family Res		Village Tax	22,400	243.21
373 S Main St	Tioga 493603	1,950			
Nichols, NY 13812	DEED DATE 02/25/2021	22,400			
	FRNT 103.73 DPTH 195.00				
	ACRES 0.70				
	EAST-0878979 NRTH-0734709				
	DEED BOOK 20210 PG-1004				
	FULL MARKET VALUE	121,739			
TOTAL TAX ---					243.21**
					DATE #1 06/30/25
					AMT DUE 243.21
***** 159.19-3-3 *****					
159.19-3-3	41 E River Rd			ACCT 00000000147	BILL 44
Community Bank Na	461 Bank		Village Tax	70,000	760.04
Accounts Payable	Tioga 493603	1,770			
5790 Widewaters Pkwy	FRNT 77.00 DPTH 132.00	70,000			
Dewitt, NY 13214	EAST-0879159 NRTH-0736579				
	DEED BOOK 258 PG-0435				
	FULL MARKET VALUE	380,435			
TOTAL TAX ---					760.04**
					DATE #1 06/30/25
					AMT DUE 760.04

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-28 *****					
159.19-3-28	S Main St			ACCT 00000000171	BILL 45
Community Bank Na	438 Parking lot		Village Tax	4,100	44.52
Accounts Payable	Tioga 493603	4,100			
5790 Widewaters Pkwy	FRNT 65.00 DPTH 78.19	4,100			
Dewitt, NY 13214	EAST-0879169 NRTH-0736479				
	DEED BOOK 448 PG-0232				
	FULL MARKET VALUE	22,283			
TOTAL TAX ---					44.52**
				DATE #1	06/30/25
				AMT DUE	44.52
***** 170.07-1-25 *****					
273 S Main St	471 Funeral home		Village Tax	ACCT 00000000200	BILL 46
170.07-1-25	Tioga 493603	1,700		80,000	868.62
Cooley Lifetime Trust No 1	DEED DATE 08/05/2015	80,000			
Cooley David M	FRNT 71.00 DPTH 135.00				
644 Prentice Hill Rd	EAST-0878929 NRTH-0735259				
Newark Valley, NY 13811	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	434,783			
TOTAL TAX ---					868.62**
				DATE #1	06/30/25
				AMT DUE	868.62
***** 170.07-1-26 *****					
287 S Main St	330 Vacant comm		Village Tax	ACCT 00000000059	BILL 47
170.07-1-26	Tioga 493603	4,000		4,000	43.43
Cooley Lifetime Trust No 1	DEED DATE 08/05/2015	4,000			
Cooley David M	FRNT 49.20 DPTH 90.00				
644 Prentice Hill Rd	EAST-0878959 NRTH-0735199				
Newark Valley, NY 13811	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	21,739			
TOTAL TAX ---					43.43**
				DATE #1	06/30/25
				AMT DUE	43.43
***** 170.07-1-27 *****					
S Main St	311 Res vac land		Village Tax	ACCT 00000000039	BILL 48
170.07-1-27	Tioga 493603	800		800	8.69
Cooley Lifetime Trust No 1	DEED DATE 08/05/2015	800			
Cooley David M	FRNT 45.00 DPTH 68.00				
644 Prentice Hill Rd	EAST-0878949 NRTH-0735089				
Newark Valley, NY 13811	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	4,348			
TOTAL TAX ---					8.69**
				DATE #1	06/30/25
				AMT DUE	8.69

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-38	39 Taylor St			170.07-1-38	*****
Cooley Lifetime Trust No 1	311 Res vac land		Village Tax	ACCT 00000000152	BILL 49
Cooley David M	Tioga 493603	2,300		2,300	24.97
644 Prentice Hill Rd	DEED DATE 08/05/2015	2,300			
Newark Valley, NY 13811	FRNT 130.00 DPTH 142.00				
	EAST-0878799 NRTH-0735219				
	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	12,500			
TOTAL TAX ---					24.97**
				DATE #1	06/30/25
				AMT DUE	24.97

159.18-1-9	367 W River Rd			159.18-1-9	*****
Corbin Dorothy M	210 1 Family Res		Village Tax	ACCT 00000000047	BILL 50
Corbin Duane	Tioga 493603	1,725		19,446	211.14
367 W River Rd	Deed Date 10/13/2020	19,446			
PO Box 111	FRNT 60.00 DPTH 234.00				
Nichols, NY 13812	ACRES 0.30				
	EAST-0877129 NRTH-0737269				
	DEED BOOK 20200 PG-4005				
	FULL MARKET VALUE	105,685			
TOTAL TAX ---					211.14**
				DATE #1	06/30/25
				AMT DUE	211.14

159.19-1-20	67 W River Rd			159.19-1-20	*****
County of Tioga	210 1 Family Res		Village Tax	ACCT 00000000088	BILL 51
56 Main St	Tioga 493603	2,050		15,800	171.55
Owego, NY 13827	Deed Date 09/03/2010	15,800			
	FRNT 87.00 DPTH 302.00				
	EAST-0878619 NRTH-0736939				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20240 PG-3229				
Arnold Ray J	FULL MARKET VALUE	85,870			
TOTAL TAX ---					171.55**
				DATE #1	06/30/25
				AMT DUE	171.55

170.07-2-4	178 Cady Ave			170.07-2-4	*****
Crispell Ryan Wayne	210 1 Family Res		Village Tax	ACCT 00000000075	BILL 52
178 Cady Ave	Tioga 493603	2,375		24,000	260.58
Nichols, NY 13812	DEED DATE 01/04/2018	24,000			
	FRNT 115.00 DPTH 297.00				
	BANK 77				
	EAST-0879629 NRTH-0735699				
	DEED BOOK 20180 PG-49				
	FULL MARKET VALUE	130,435			
TOTAL TAX ---					260.58**
				DATE #1	06/30/25
				AMT DUE	260.58

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-42.20	38 Walnut St			170.07-1-42.20	*****
Delmage John H	210 1 Family Res		Village Tax	ACCT 00000000751	BILL 53
Delmage Jillian M	Tioga 493603	2,675		32,000	347.45
38 Walnut St	DEED DATE 05/15/2008	32,000			
Nichols, NY 13812	FRNT 170.00 DPTH 132.00				
	EAST-0878779 NRTH-0735609				
	DEED BOOK 15693 PG-2001				
	FULL MARKET VALUE	173,913			
TOTAL TAX ---					347.45**
				DATE #1	06/30/25
				AMT DUE	347.45

170.07-1-4	173 Cady Ave			170.07-1-4	*****
DiMarco Daniel P	210 1 Family Res		Village Tax	ACCT 00000000091	BILL 54
DiMarco Christie M	Tioga 493603	2,650		40,000	434.31
173 Cady Ave	DEED DATE 03/20/2024	40,000			
Nichols, NY 13812	FRNT 164.50 DPTH 165.00				
	ACRES 0.63 BANK 500				
	EAST-0879329 NRTH-0735689				
	DEED BOOK 20240 PG-945				
	FULL MARKET VALUE	217,391			
TOTAL TAX ---					434.31**
				DATE #1	06/30/25
				AMT DUE	434.31

170.07-1-31	401 S Main St			170.07-1-31	*****
DLJ Mortgage Capital, Inc	210 1 Family Res		Village Tax	ACCT 00000000116	BILL 55
3217 S Decker Lake Dr	Tioga 493603	3,500		43,500	472.31
Salt Lake City, UT 84119	Deed Date 11/03/2010	43,500			
	ACRES 1.49 BANK 500				
	EAST-0879049 NRTH-0734569				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20240 PG-1675				
Pruitt William R	FULL MARKET VALUE	236,413			
TOTAL TAX ---					472.31**
				DATE #1	06/30/25
				AMT DUE	472.31

170.07-1-12	286 S Main St			170.07-1-12	*****
Dunbar Rentals, LLC	411 Apartment		Village Tax	ACCT 00000000045	BILL 56
685 W Clinton St	Tioga 493603	1,700		32,000	347.45
Elmira, NY 14905	DEED DATE 01/10/2008	32,000			
	FRNT 70.00 DPTH 132.62				
	ACRES 0.21				
	EAST-0879136 NRTH-0735204				
	DEED BOOK 15256 PG-9001				
	FULL MARKET VALUE	173,913			
TOTAL TAX ---					347.45**
				DATE #1	06/30/25
				AMT DUE	347.45

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-13 *****						
170.07-1-13	S Main St		Village Tax		170.07-1-13	18.19
Dunbar Rentals, LLC	438 Parking lot				ACCT 00000000004	BILL 57
685 W Clinton St	Tioga 493603	1,675			1,675	
Elmira, NY 14905	DEED DATE 01/10/2008	1,675				
	FRNT 57.00 DPTH 214.50					
	EAST-0879189 NRTH-0735259					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	9,103				
TOTAL TAX ---						18.19**
						DATE #1 06/30/25
						AMT DUE 18.19
***** 170.07-2-17 *****						
170.07-2-17	110 Dean St		VET WAR CT 41121		170.07-2-17	182.19
Dutton Jay Henry	210 1 Family Res				ACCT 00000000061	BILL 58
Dutton Carol E	Tioga 493603	1,650	Village Tax		2,520	
110 Dean St	DEED DATE 12/13/2023	19,300				
Nichols, NY 13812	FRNT 99.00 DPTH 132.00					
	ACRES 0.30					
	EAST-0880029 NRTH-0735219					
	DEED BOOK 20230 PG-4551					
	FULL MARKET VALUE	104,891				
TOTAL TAX ---						182.19**
						DATE #1 06/30/25
						AMT DUE 182.19
***** 159.19-2-15 *****						
159.19-2-15	109 S Main St		Village Tax		159.19-2-15	378.66
Duvall Isaac James	210 1 Family Res				ACCT 00000000006	BILL 59
109 S Main St	Tioga 493603	1,875			34,875	
Nichols, NY 13812	DEED DATE 07/05/2019	34,875				
	FRNT 73.33 DPTH 253.00					
	ACRES 0.42 BANK 500					
	EAST-0878839 NRTH-0736129					
	DEED BOOK 20190 PG-2579					
	FULL MARKET VALUE	189,538				
TOTAL TAX ---						378.66**
						DATE #1 06/30/25
						AMT DUE 378.66
***** 170.07-1-24 *****						
170.07-1-24	263 S Main St		Village Tax		170.07-1-24	363.73
Dydynski Theodore	210 1 Family Res				ACCT 00000000201	BILL 60
Cooley Jody M	Tioga 493603	1,750			33,500	
263 S Main St	DEED DATE 01/23/2007	33,500				
PO Box 72	FRNT 75.00 DPTH 133.00					
Nichols, NY 13812	EAST-0878929 NRTH-0735339					
	DEED BOOK 14076 PG-4001					
	FULL MARKET VALUE	182,065				
TOTAL TAX ---						363.73**
						DATE #1 06/30/25
						AMT DUE 363.73

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-23 *****					
159.19-2-23	190 Bliven St		Village Tax	ACCT 00000000172	BILL 61
Eastwood Valoree	210 1 Family Res			20,000	217.15
190 Bliven St	Tioga 493603	1,700			
Nichols, NY 13812	DEED DATE 08/24/98	20,000			
	AKA Valoree Anderson				
	FRNT 70.00 DPTH 162.50				
	BANK 500				
	EAST-0878309 NRTH-0735839				
	DEED BOOK 614 PG-189				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15
***** 159.19-3-8 *****					
159.19-3-8	42 Cady Ave		Village Tax	ACCT 00000000139	BILL 62
Eichelsderfer Edith	220 2 Family Res			23,100	250.81
Eichelsderfer Robert C	Tioga 493603	2,125			
42 Cady Ave Apt 1	Deed Date 03/27/2013	23,100			
Nichols, NY 13812	FRNT 93.00 DPTH 222.42				
	EAST-0879559 NRTH-0736419				
	DEED BOOK 20785 PG-7001				
	FULL MARKET VALUE	125,543			
TOTAL TAX ---					250.81**
				DATE #1	06/30/25
				AMT DUE	250.81
***** 170.07-1-1 *****					
170.07-1-1	34 Howell St		Village Tax	ACCT 00000000025	BILL 63
Ellis Glenn H	210 1 Family Res			20,000	217.15
Ellis Audra S	Tioga 493603	2,325			
34 Howell St	DEED DATE 05/29/03	20,000			
Nichols, NY 13812	FRNT 132.00 DPTH 82.50				
	BANK 500				
	EAST-0878779 NRTH-0735739				
	DEED BOOK 720 PG-141				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15
***** 170.07-1-42.10 *****					
170.07-1-42.10	Howell St		Village Tax	ACCT 00000000153	BILL 64
Ellis Glenn H	311 Res vac land			200	2.17
Ellis Audra S	Tioga 493603	200			
34 Howell St	DEED DATE 05/29/03	200			
Nichols, NY 13812	FRNT 58.00 DPTH 49.00				
	BANK 500				
	EAST-0878819 NRTH-0735679				
	DEED BOOK 720 PG-141				
	FULL MARKET VALUE	1,087			
TOTAL TAX ---					2.17**
				DATE #1	06/30/25
				AMT DUE	2.17

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT

159.18-2-27	99 Bliven St			159.18-2-27	*****
Emen Katherine Kay	210 1 Family Res		Village Tax	ACCT 0000000009	BILL 65
99 Bliven St	Tioga 493603	1,700		18,000	195.44
Nichols, NY 13812	Deed Date 09/05/2023	18,000			
	FRNT 70.00 DPTH 178.00				
	ACRES 0.30 BANK 500				
	EAST-0878059 NRTH-0736319				
	DEED BOOK 20230 PG-3257				
	FULL MARKET VALUE	97,826			
TOTAL TAX ---					195.44**
				DATE #1	06/30/25
				AMT DUE	195.44

159.18-1-15.10	263 W River Rd			159.18-1-15.10	*****
Engelbert Farms Organic, LLC	485 >luse sm bld		Village Tax	ACCT 00000000050	BILL 66
182 Sunnyside Rd	Tioga 493603	5,100		35,000	380.02
Nichols, NY 13812	DEED DATE 06/06/2018	35,000			
	FRNT 259.00 DPTH 316.00				
	ACRES 2.50				
	EAST-0877709 NRTH-0737079				
	DEED BOOK 20180 PG-2385				
	FULL MARKET VALUE	190,217			
TOTAL TAX ---					380.02**
				DATE #1	06/30/25
				AMT DUE	380.02

159.18-1-7	431 W River Rd			159.18-1-7	*****
Englebert Joseph	210 1 Family Res		Village Tax	ACCT 00000000166	BILL 67
Teribury Erin R	Tioga 493603	2,650		26,000	282.30
28 Yantz Rd	DEED DATE 04/04/03	26,000			
Barton, NY 13734	FRNT 165.00 DPTH 197.00				
	EAST-0876819 NRTH-0737379				
	DEED BOOK 20240 PG-3806				
PRIOR OWNER ON 3/01/2024	FULL MARKET VALUE	141,304			
James Robin A					
TOTAL TAX ---					282.30**
				DATE #1	06/30/25
				AMT DUE	282.30

159.18-1-6	457 W River Rd			159.18-1-6	*****
Forrest Jarrett	210 1 Family Res		Village Tax	ACCT 00000000022	BILL 68
457 W River Rd	Tioga 493603	1,975		22,000	238.87
Nichols, NY 13812	DEED DATE 06/23/2023	22,000			
	FRNT 93.00 DPTH 172.00				
	ACRES 0.37 BANK 500				
	EAST-0876679 NRTH-0737425				
	DEED BOOK 20230 PG-2288				
	FULL MARKET VALUE	119,565			
TOTAL TAX ---					238.87**
				DATE #1	06/30/25
				AMT DUE	238.87

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-25 *****						
159.19-2-25	148 Bliven St				ACCT 00000000177	BILL 69
Fox Raymond A	210 1 Family Res		Village Tax		39,000	423.45
Fox Melissa R	Tioga 493603	1,750				
148 Bliven St	DEED DATE 06/25/2014	39,000				
Nichols, NY 13812	FRNT 75.00 DPTH 159.07					
	BANK 77					
	EAST-0878309 NRTH-0736049					
	DEED BOOK 14000 PG-2658					
	FULL MARKET VALUE	211,957				
TOTAL TAX ---						423.45**
						DATE #1 06/30/25
						AMT DUE 423.45
***** 159.18-2-1.20 *****						
159.18-2-1.20	W River Rd				ACCT 00000001009	BILL 70
Friedrichsen Paul	105 Vac farmland		Village Tax		6,000	65.15
Friedrichsen Lucinda A	Tioga 493603	6,000				
686 West River Rd	DEED 556/295	6,000				
Nichols, NY 13812-2114	ACRES 39.80					
	EAST-0876393 NRTH-0737296					
	DEED BOOK 405 PG-0442					
	FULL MARKET VALUE	32,609				
TOTAL TAX ---						65.15**
						DATE #1 06/30/25
						AMT DUE 65.15
***** 170.07-2-7 *****						
170.07-2-7	228 Cady Ave				ACCT 00000000228	BILL 71
Friend Ronald S	210 1 Family Res		Village Tax		16,269	176.64
228 Cady Ave	Tioga 493603	2,000				
Nichols, NY 13812	DEED DATE 01/14/2022	16,269				
	FRNT 82.50 DPTH 330.00					
	ACRES 0.63					
	EAST-0879649 NRTH-0735449					
	DEED BOOK 20220 PG-264					
	FULL MARKET VALUE	88,418				
TOTAL TAX ---						176.64**
						DATE #1 06/30/25
						AMT DUE 176.64
***** 159.18-2-3 *****						
159.18-2-3	125 Johnson St				ACCT 00000000146	BILL 72
Fulbrook Charlotte B	449 Other Storag		Village Tax		29,000	314.87
c/o Jenny Fulbrook	Tioga 493603	3,500				
80 Charter Rd	Deed Date 09/20/2019	29,000				
Acton, MA 01720	ACRES 1.80					
	EAST-0876629 NRTH-0736519					
	DEED BOOK 20190 PG-3746					
	FULL MARKET VALUE	157,609				
TOTAL TAX ---						314.87**
						DATE #1 06/30/25
						AMT DUE 314.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.06-1-8 *****						
170.06-1-8	69 Walnut St		Village Tax	ACCT 00000000183	BILL 73	273.61
Gatto Nicholas F J	210 1 Family Res			25,200		
Gatto Rosalie L	Tioga 493603	1,800				
69 Walnut St	DEED DATE 09/29/2005	25,200				
Nichols, NY 13812	FRNT 80.00 DPTH 198.00					
	EAST-0878579 NRTH-0735439					
	DEED BOOK 12491 PG-3002					
	FULL MARKET VALUE	136,957				
TOTAL TAX ---						273.61**
						DATE #1 06/30/25
						AMT DUE 273.61
***** 170.07-2-28.1 *****						
170.07-2-28.1	81 Platt St		Village Tax	ACCT 00000001006	BILL 74	238.87
Greenwalt Seth W	210 1 Family Res			22,000		
Greenwalt Elisha J	Tioga 493603	1,950				
81 Platt St	Deed Date 05/19/2021	22,000				
Nichols, NY 13812	FRNT 91.55 DPTH 200.00					
	ACRES 0.38 BANK 500					
	EAST-0879489 NRTH-0734969					
	DEED BOOK 20210 PG-2500					
	FULL MARKET VALUE	119,565				
TOTAL TAX ---						238.87**
						DATE #1 06/30/25
						AMT DUE 238.87
***** 159.18-2-8 *****						
159.18-2-8	76 Johnson St		Village Tax	ACCT 00000000180	BILL 75	251.14
Hall Harold	210 1 Family Res			23,130		
Purtell Sue	Tioga 493603	2,150				
76 Johnson St	DEED DATE 06/15/1993	23,130				
Nichols, NY 13812	FRNT 88.00 DPTH 216.15					
	BANK 500					
	EAST-0876839 NRTH-0736879					
	DEED BOOK 541 PG-247					
	FULL MARKET VALUE	125,707				
TOTAL TAX ---						251.14**
						DATE #1 06/30/25
						AMT DUE 251.14
***** 159.19-2-17.1 *****						
159.19-2-17.1	131 S Main St		Village Tax	ACCT 00000000134	BILL 76	296.42
Harrington Jacques B	210 1 Family Res			27,300		
Harrington Jennifer L	Tioga 493603	3,000				
131 S Main St	DEED DATE 06/29/2023	27,300				
Nichols, NY 13812	FRNT 112.56 DPTH 254.50					
	ACRES 0.65 BANK 500					
	EAST-0878839 NRTH-0735979					
	DEED BOOK 20230 PG-2354					
	FULL MARKET VALUE	148,370				
TOTAL TAX ---						296.42**
						DATE #1 06/30/25
						AMT DUE 296.42

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT

170.07-2-3	162 Cady Ave			170.07-2-3	*****
Hartl Virginia C	210 1 Family Res		Village Tax	ACCT 00000000056	BILL 77
Hartl Matthew D	Tioga 493603	2,375		23,000	249.73
162 Cady Ave	DEED DATE 03/24/2022	23,000			
Nichols, NY 13812	FRNT 115.50 DPTH 330.00				
	ACRES 0.88				
	EAST-0879619 NRTH-0735809				
	DEED BOOK 20220 PG-1361				
	FULL MARKET VALUE	125,000			
TOTAL TAX ---					249.73**
				DATE #1	06/30/25
				AMT DUE	249.73

159.19-1-21	87 W River Rd			159.19-1-21	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 00000000110	BILL 78
34 Roki Blvd	Tioga 493603	1,875		13,500	146.58
Nichols, NY 13812	DEED DATE 09/19/2023	13,500			
	FRNT 72.00 DPTH 270.00				
	ACRES 0.43				
	EAST-0878539 NRTH-0736919				
	DEED BOOK 20230 PG-3479				
	FULL MARKET VALUE	73,370			
TOTAL TAX ---					146.58**
				DATE #1	06/30/25
				AMT DUE	146.58

159.19-2-19	161 S Main St			159.19-2-19	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 00000000163	BILL 79
34 Roki Blvd	Tioga 493603	1,500		20,625	223.94
Nichols, NY 13812	DEED DATE 09/19/2023	20,625			
	FRNT 40.22 DPTH 130.00				
	ACRES 0.12				
	EAST-0878899 NRTH-0735859				
	DEED BOOK 20230 PG-3483				
	FULL MARKET VALUE	112,092			
TOTAL TAX ---					223.94**
				DATE #1	06/30/25
				AMT DUE	223.94

159.19-2-20	43 Howell St			159.19-2-20	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 00000000213	BILL 80
34 Roki Blvd	Tioga 493603	2,400		15,000	162.87
Nichols, NY 13812	Deed Date 09/19/2023	15,000			
	FRNT 140.00 DPTH 91.00				
	ACRES 0.25				
	EAST-0878769 NRTH-0735879				
	DEED BOOK 20230 PG-3484				
	FULL MARKET VALUE	81,522			
TOTAL TAX ---					162.87**
				DATE #1	06/30/25
				AMT DUE	162.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT
***** 159.19-3-13 *****					
159.19-3-13	85 Cady Ave			ACCT 00000000196	BILL 81
Hazard David	281 Multiple res		Village Tax	30,000	325.73
34 Roki Blvd	Tioga 493603	1,825			
Nichols, NY 13812	Deed Date 09/19/2023	30,000			
	FRNT 82.50 DPTH 165.00				
	ACRES 0.31				
	EAST-0879309 NRTH-0736189				
	DEED BOOK 20230 PG-3480				
	FULL MARKET VALUE	163,043			
TOTAL TAX ---					325.73**
					DATE #1 06/30/25
					AMT DUE 325.73
***** 170.07-2-24 *****					
170.07-2-24	81 Dean St			ACCT 00000000011	BILL 82
Hazard David	210 1 Family Res		Village Tax	25,000	271.44
34 Roki Blvd	Tioga 493603	1,800			
Nichols, NY 13812	Deed Date 09/19/2023	25,000			
	FRNT 60.00 DPTH 283.00				
	ACRES 0.43				
	EAST-0879922 NRTH-0734962				
	DEED BOOK 20230 PG-3481				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
					DATE #1 06/30/25
					AMT DUE 271.44
***** 170.07-1-36 *****					
170.07-1-36	34 Ro-Ki Blvd			ACCT 00000000086	BILL 83
Hazard David W	210 1 Family Res		Village Tax	22,175	240.77
34 Ro-Ki Blvd	Tioga 493603	2,175			
Nichols, NY 13812	DEED DATE 11-17-93	22,175			
	FRNT 198.00 DPTH 102.00				
	EAST-0878769 NRTH-0734889				
	DEED BOOK 548 PG-293				
	FULL MARKET VALUE	120,516			
TOTAL TAX ---					240.77**
					DATE #1 06/30/25
					AMT DUE 240.77
***** 170.07-2-12 *****					
170.07-2-12	42 Dean St			ACCT 00000000049	BILL 84
Hill Allen M Jr	210 1 Family Res		Village Tax	22,800	247.56
Hill Ann E	Tioga 493603	1,900			
42 Dean St	FRNT 90.86 DPTH 131.76	22,800			
Nichols, NY 13812	EAST-0879689 NRTH-0735199				
	DEED BOOK 447 PG-236				
	FULL MARKET VALUE	123,913			
TOTAL TAX ---					247.56**
					DATE #1 06/30/25
					AMT DUE 247.56

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-1-4 *****						
159.18-1-4	491 W River Rd				ACCT 00000000069	BILL 85
HILST/DERMIT, LLP	464 Office bldg.		Village Tax		53,000	575.46
4527 E 91st St	Tioga 493603	3,000				
Tulsa, OK 74137	DEED DATE 06/23/2020	53,000				
	FRNT 90.18 DPTH 152.00					
	ACRES 0.31					
	EAST-0876509 NRTH-0737479					
	DEED BOOK 20200 PG-2245					
	FULL MARKET VALUE	288,043				
TOTAL TAX ---						575.46**
						DATE #1 06/30/25
						AMT DUE 575.46
***** 170.07-1-10 *****						
170.07-1-10	44 Platt St		AGED S 41804		ACCT 00000000145	BILL 86
Hirtz Edward J	210 1 Family Res					4,839
44 Platt St	Tioga 493603	1,825	Village Tax		8,986	97.57
Nichols, NY 13812	DEED DATE 05/23/01	13,825				
	FRNT 82.50 DPTH 82.50					
	EAST-0879239 NRTH-0735139					
	DEED BOOK 668 PG-349					
	FULL MARKET VALUE	75,136				
TOTAL TAX ---						97.57**
						DATE #1 06/30/25
						AMT DUE 97.57
***** 159.19-3-9 *****						
159.19-3-9	60 Cady Ave		Village Tax		ACCT 00000000012	BILL 87
Hoffman Heather M	210 1 Family Res				24,000	260.58
60 Cady Ave	Tioga 493603	2,000				
Nichols, NY 13812	Deed Date 10/13/2020	24,000				
	FRNT 92.50 DPTH 223.00					
	ACRES 0.48 BANK 500					
	EAST-0879559 NRTH-0736339					
	DEED BOOK 20200 PG-3999					
	FULL MARKET VALUE	130,435				
TOTAL TAX ---						260.58**
						DATE #1 06/30/25
						AMT DUE 260.58
***** 159.18-2-19 *****						
159.18-2-19	218 W River Rd		Village Tax		ACCT 00000000199	BILL 88
Hoffman Timothy P	210 1 Family Res				24,912	270.49
Hoffman Wendy J	Tioga 493603	3,000				
218 W River Rd	DEED DATE 04/12/2019	24,912				
Nichols, NY 13812	ACRES 1.57 BANK 77					
	EAST-0877737 NRTH-0736677					
	DEED BOOK 20190 PG-1438					
	FULL MARKET VALUE	135,391				
TOTAL TAX ---						270.49**
						DATE #1 06/30/25
						AMT DUE 270.49

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-39	74 Walnut St			170.07-1-39	*****
Hoose Michael B	210 1 Family Res		Village Tax	ACCT 00000000186	BILL 89
Hoose Sandra S	Tioga 493603	2,675		23,663	256.93
74 Walnut St	DEED DATE 01-12-94	23,663			
Nichols, NY 13812	FRNT 167.98 DPTH 131.06				
	EAST-0878789 NRTH-0735369				
	DEED BOOK 552 PG-48				
	FULL MARKET VALUE	128,603			
TOTAL TAX ---					256.93**
					DATE #1 06/30/25
					AMT DUE 256.93

159.19-2-31	76 Kirby St			159.19-2-31	*****
Houseknecht Earl B	210 1 Family Res		Village Tax	ACCT 00000000018	BILL 90
76 Kirby St	Tioga 493603	1,800		13,200	143.32
Nichols, NY 13812	DEED DATE 10/07/02	13,200			
	FRNT 66.00 DPTH 213.84				
	EAST-0878599 NRTH-0736129				
	DEED BOOK 713 PG-150				
	FULL MARKET VALUE	71,739			
TOTAL TAX ---					143.32**
					DATE #1 06/30/25
					AMT DUE 143.32

159.18-1-5	475 W River Rd			159.18-1-5	*****
Hulings Zachary	210 1 Family Res		Village Tax	ACCT 00000000234	BILL 91
475 W River Rd	Tioga 493603	1,750		13,927	151.22
Nichols, NY 13812	Deed Date 04/28/2023	13,927			
	FRNT 87.49 DPTH 164.00				
	BANK 77				
PRIOR OWNER ON 3/01/2024	EAST-0876589 NRTH-0737449				
Seeley Brandon	DEED BOOK 20240 PG-1668				
	FULL MARKET VALUE	75,690			
TOTAL TAX ---					151.22**
					DATE #1 06/30/25
					AMT DUE 151.22

159.19-3-6	24 Cady Ave			159.19-3-6	*****
Hunt Jefferson Jay	210 1 Family Res		Village Tax	ACCT 00000000128	BILL 92
Hunt Jennifer Renee	Tioga 493603	1,650		27,000	293.16
24 Cady Ave	DEED DATE 12/13/02	27,000			
Nichols, NY 13812	FRNT 140.00 DPTH 142.42				
	EAST-0879479 NRTH-0736519				
	DEED BOOK 709 PG-326				
	FULL MARKET VALUE	146,739			
TOTAL TAX ---					293.16**
					DATE #1 06/30/25
					AMT DUE 293.16

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

159.19-1-3.40	92 N Main St			159.19-1-3.40	*****
Jacobson Rental Properties	210 1 Family Res		Village Tax	ACCT 00000001365	BILL 93
355 State Route 34	Tioga 493603	450		10,250	111.29
Waverly, NY 14892	DEED DATE 06/24/99	10,250			
	FRNT 98.00 DPTH 77.00				
	EAST-0878959 NRTH-0737239				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20240 PG-1372				
Jacobson Kenneth	FULL MARKET VALUE	55,707			
TOTAL TAX ---					111.29**
				DATE #1	06/30/25
				AMT DUE	111.29

170.07-2-32	17 Platt St			170.07-2-32	*****
James Danielle	210 1 Family Res		Village Tax	ACCT 00000000057	BILL 94
17 Platt St	Tioga 493603	1,675		18,500	200.87
Nichols, NY 13812	Deed Date 12/14/2023	18,500			
	FRNT 94.30 DPTH 264.00				
	ACRES 0.30				
	EAST-0879139 NRTH-0734939				
	DEED BOOK 20230 PG-4572				
	FULL MARKET VALUE	100,543			
TOTAL TAX ---					200.87**
				DATE #1	06/30/25
				AMT DUE	200.87

159.18-2-17	280 W River Rd			159.18-2-17	*****
James Richard A	210 1 Family Res		Village Tax	ACCT 00000000002	BILL 95
280 W River Rd	Tioga 493603	1,775		12,575	136.54
Nichols, NY 13812	DEED DATE 08/11/00	12,575			
	FRNT 64.00 DPTH 304.00				
	EAST-0877479 NRTH-0736799				
	DEED BOOK 651 PG-303				
	FULL MARKET VALUE	68,342			
TOTAL TAX ---					136.54**
				DATE #1	06/30/25
				AMT DUE	136.54

159.19-3-5	65 E River Rd			159.19-3-5	*****
JMF River Rd Property, LLC	452 Nbh shop ctr		Village Tax	ACCT 00000000083	BILL 96
EMP River Rd Property, LLC	Tioga 493603	2,175		230,000	2,497.27
404 Yale Ave	Deed Date 10/07/2020	230,000			
Morton, PA 19070	FRNT 98.70 DPTH 240.00				
	ACRES 0.70				
	EAST-0879299 NRTH-0736479				
	DEED BOOK 20200 PG-3908				
	FULL MARKET VALUE	1250,000			
TOTAL TAX ---					2,497.27**
				DATE #1	06/30/25
				AMT DUE	2,497.27

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-1-33 *****					
170.07-1-33	Ro-Ki Blvd		Village Tax	200	2.17
Johnson Albert E	311 Res vac land				
Kelsey Deborah L	Tioga 493603	200			
132 Ro-Ki Blvd	DEED DATE 06-05-86	200			
Nichols, NY 13812	FRNT 40.00 DPTH 340.00				
	EAST-0878779 NRTH-0734429				
	DEED BOOK 421 PG-0332				
	FULL MARKET VALUE	1,087			
TOTAL TAX ---					2.17**
				DATE #1	06/30/25
				AMT DUE	2.17
***** 170.07-1-17 *****					
170.07-1-17	218 S Main St		Village Tax	25,600	277.96
JTWhitmore Properties, LLC	220 2 Family Res				
891 Straits Corners Rd	Tioga 493603	1,600			
Candor, NY 13743	DEED DATE 11/20/2019	25,600			
	FRNT 61.53 DPTH 198.00				
	ACRES 0.28 BANK 8				
	EAST-0879154 NRTH-0735549				
	DEED BOOK 20190 PG-4721				
	FULL MARKET VALUE	139,130			
TOTAL TAX ---					277.96**
				DATE #1	06/30/25
				AMT DUE	277.96
***** 170.07-1-20 *****					
170.07-1-20	201 S Main St		Village Tax	16,000	173.72
Kelley Michael S	210 1 Family Res				
Kelley Kelly	Tioga 493603	1,900			
PO Box 35	DEED DATE 11/15/2019	16,000			
Rome, PA 18837	FRNT 102.00 DPTH 136.00				
	ACRES 0.30				
	EAST-0878919 NRTH-0735659				
	DEED BOOK 20190 PG-4665				
	FULL MARKET VALUE	86,957			
TOTAL TAX ---					173.72**
				DATE #1	06/30/25
				AMT DUE	173.72
***** 170.06-1-5 *****					
170.06-1-5	98 Howell St		Village Tax	3,500	38.00
Kelsey Deborah L	210 1 Family Res				
132 Ro-Ki Blvd	Tioga 493603	1,725			
Nichols, NY 13812	DEED DATE 09/29/2006	3,500			
	FRNT 73.50 DPTH 132.00				
	EAST-0878459 NRTH-0735699				
	DEED BOOK 13694 PG-8001				
	FULL MARKET VALUE	19,022			
TOTAL TAX ---					38.00**
				DATE #1	06/30/25
				AMT DUE	38.00

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-31 *****					
159.18-2-31	163 Bliven St			ACCT 00000000230	BILL 101
Kelsey Dustin	210 1 Family Res		Village Tax	10,650	115.63
93 King Cross Rd	Tioga 493603	1,650			
Owego, NY 13827	DEED DATE 05/11/2022	10,650			
	FRNT 66.00 DPTH 178.00				
	ACRES 0.25				
	EAST-0878077 NRTH-0735959				
	DEED BOOK 20220 PG-2139				
	FULL MARKET VALUE	57,880			
TOTAL TAX ---					115.63**
				DATE #1	06/30/25
				AMT DUE	115.63
***** 159.19-2-7 *****					
159.19-2-7	28 W River Rd			ACCT 00000000167	BILL 102
Kelsey Henry S	411 Apartment		Village Tax	25,200	273.61
PO Box 68	Tioga 493603	2,200			
Nichols, NY 13812	FRNT 119.00 DPTH 196.00	25,200			
	EAST-0878779 NRTH-0736609				
	DEED BOOK 466 PG-0337				
	FULL MARKET VALUE	136,957			
TOTAL TAX ---					273.61**
				DATE #1	06/30/25
				AMT DUE	273.61
***** 170.06-1-12 *****					
170.06-1-12	27 Ro-Ki Blvd			ACCT 00000000138	BILL 103
Kie Ricky	210 1 Family Res		Village Tax	29,425	319.49
Kie Jill	Tioga 493603	2,425			
27 Ro-Ki Blvd	DEED DATE 08/31/2018	29,425			
Nichols, NY 13812	FRNT 74.06 DPTH 350.00				
	ACRES 1.15 BANK 500				
	EAST-0878509 NRTH-0735059				
	DEED BOOK 20180 PG-3769				
	FULL MARKET VALUE	159,918			
TOTAL TAX ---					319.49**
				DATE #1	06/30/25
				AMT DUE	319.49
***** 170.07-2-11 *****					
170.07-2-11	284 Cady Ave			ACCT 00000000120	BILL 104
Kithcart Bryant M	220 2 Family Res		Village Tax	23,400	254.07
284 Cady Ave	Tioga 493603	1,750			
Nichols, NY 13812	DEED DATE 05/28/2021	23,400			
	FRNT 66.00 DPTH 145.00				
	ACRES 0.22 BANK 8				
	EAST-0879579 NRTH-0735149				
	DEED BOOK 20210 PG-2655				
	FULL MARKET VALUE	127,174			
TOTAL TAX ---					254.07**
				DATE #1	06/30/25
				AMT DUE	254.07

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-2-8	242 Cady Ave			170.07-2-8	*****
Kithcart Kari	210 1 Family Res		Village Tax	ACCT 00000000133	BILL 105
Caciola Donna	Tioga 493603	1,975		24,000	260.58
242 Cady Ave	Deed Date 11/12/2020	24,000			
Nichols, NY 13812	FRNT 82.50 DPTH 415.00				
	ACRES 0.79 BANK 500				
	EAST-0879669 NRTH-0735369				
	DEED BOOK 20200 PG-4533				
	FULL MARKET VALUE	130,435			
TOTAL TAX ---					260.58**
				DATE #1	06/30/25
				AMT DUE	260.58

159.19-3-24	96 S Main St			159.19-3-24	*****
Knight Michael	210 1 Family Res		Village Tax	ACCT 00000000015	BILL 106
Knight Shari	Tioga 493603	1,675		27,770	301.52
96 S Main St	DEED DATE 08/23/04	27,770			
Nichols, NY 13812	FRNT 67.58 DPTH 200.25				
	BANK 500				
	EAST-0879119 NRTH-0736189				
	DEED BOOK 11244 PG-8001				
	FULL MARKET VALUE	150,924			
TOTAL TAX ---					301.52**
				DATE #1	06/30/25
				AMT DUE	301.52

159.19-1-24.10	155 W River Rd			159.19-1-24.10	*****
Koehn John	484 1 use sm bld		Village Tax	ACCT 00000000090	BILL 107
Koehn Barbara	Tioga 493603	3,000		15,000	162.87
175 W River Rd	DEED DATE 02/08/2006	15,000			
Nichols, NY 13812	FRNT 56.18 DPTH 244.04				
	EAST-0878149 NRTH-0736967				
	DEED BOOK 12907 PG-9001				
	FULL MARKET VALUE	81,522			
TOTAL TAX ---					162.87**
				DATE #1	06/30/25
				AMT DUE	162.87

159.19-1-3.20	Main St			159.19-1-3.20	*****
Koehn John K	312 Vac w/imprv		Village Tax	ACCT 00000000530	BILL 108
Koehn Barbara J	Tioga 493603	1,000		5,000	54.29
175 West River Rd	DEED DATE 01/06/1994	5,000			
Nichols, NY 13812	FRNT 185.96 DPTH 51.18				
	EAST-0879130 NRTH-0737138				
	DEED BOOK 551 PG-305				
	FULL MARKET VALUE	27,174			
TOTAL TAX ---					54.29**
				DATE #1	06/30/25
				AMT DUE	54.29

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-1-3.30 *****					
159.19-1-3.30	Main St		Village Tax	159.19-1-3.30	10.86
Koehn John K	312 Vac w/imprv			ACCT 00000001366	BILL 109
Koehn Barbara J	Tioga 493603	500		1,000	10.86
175 West River Rd	DEED DATE 04/16/99	1,000			
Nichols, NY 13812	FRNT 50.00 DPTH 70.00				
	EAST-0879009 NRTH-0737139				
	DEED BOOK 623 PG-189				
	FULL MARKET VALUE	5,435			
TOTAL TAX ---					10.86**
					DATE #1 06/30/25
					AMT DUE 10.86
***** 159.19-1-25 *****					
159.19-1-25	175 W River Rd		Village Tax	159.19-1-25	505.15
Koehn John K	210 1 Family Res			ACCT 00000000100	BILL 110
Koehn Barbara J	Tioga 493603	2,925		46,525	505.15
175 West River Rd	DEED 08-19-93	46,525			
Nichols, NY 13812	FRNT 161.00 DPTH 246.79				
	EAST-0878029 NRTH-0736999				
	DEED BOOK 544 PG-331				
	FULL MARKET VALUE	252,853			
TOTAL TAX ---					505.15**
					DATE #1 06/30/25
					AMT DUE 505.15
***** 170.06-1-4 *****					
170.06-1-4	120 Howell St		Village Tax	170.06-1-4	204.12
Kouterick Natalie	210 1 Family Res			ACCT 00000000221	BILL 111
120 Howell St	Tioga 493603	1,800		18,800	204.12
Nichols, NY 13812	DEED DATE 04/22/2022	18,800			
	FRNT 80.00 DPTH 132.00				
	ACRES 0.24 BANK 8				
	EAST-0878379 NRTH-0735699				
	DEED BOOK 20220 PG-1829				
	FULL MARKET VALUE	102,174			
TOTAL TAX ---					204.12**
					DATE #1 06/30/25
					AMT DUE 204.12
***** 159.19-3-17 *****					
159.19-3-17	145 Cady Ave		Village Tax	159.19-3-17	271.44
Krapf Christopher H	210 1 Family Res			ACCT 00000000197	BILL 112
145 Cady Ave	Tioga 493603	2,275		25,000	271.44
Nichols, NY 13812	DEED DATE 05/10/2011	25,000			
	FRNT 118.00 DPTH 163.00				
	EAST-0879319 NRTH-0735869				
	DEED BOOK 18874 PG-1001				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
					DATE #1 06/30/25
					AMT DUE 271.44

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-1-32	S Main St			170.07-1-32	*****
LaBarre Charles F	311 Res vac land		Village Tax	ACCT 0000000084	BILL 113
445 S Main St	Tioga 493603	800		800	8.69
Nichols, NY 13812	DEED DATE 10/28/2010	800			
	FRNT 60.00 DPTH 137.00				
	BANK 500				
	EAST-0879229 NRTH-0734439				
	DEED BOOK 18347 PG-5001				
	FULL MARKET VALUE	4,348			
TOTAL TAX ---					8.69**
				DATE #1	06/30/25
				AMT DUE	8.69

159.19-2-14.20	91 S Main St			159.19-2-14.20	*****
Lane James P	220 2 Family Res		Village Tax	ACCT 00000001189	BILL 114
103 Bradford St	Tioga 493603	1,825		20,000	217.15
Sayre, PA 18840	Deed Date 02/11/2022	20,000			
	FRNT 82.91 DPTH 150.00				
	ACRES 0.29				
	EAST-0878879 NRTH-0736199				
	DEED BOOK 20220 PG-724				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15

159.19-3-19	160 S Main St			159.19-3-19	*****
Lantz Wendy S	210 1 Family Res		Village Tax	ACCT 000000001135	BILL 115
113 Coleman Ln	Tioga 493603	1,950		12,600	136.81
Athens, PA 18810	Deed Date 10/05/2011	12,600			
	FRNT 95.00 DPTH 182.00				
	BANK 500				
PRIOR OWNER ON 3/01/2024	EAST-0879139 NRTH-0735849				
Eschenburg Daniel E	DEED BOOK 20240 PG-1266				
	FULL MARKET VALUE	68,478			
TOTAL TAX ---					136.81**
				DATE #1	06/30/25
				AMT DUE	136.81

159.19-3-12	67 Cady Ave			159.19-3-12	*****
MacCoy John M	210 1 Family Res		Village Tax	ACCT 00000000119	BILL 116
PO Box 24	Tioga 493603	2,000		16,500	179.15
Wellsburg, NY 14894	DEED DATE 02-02-94	16,500			
	FRNT 98.00 DPTH 159.00				
	EAST-0879309 NRTH-0736279				
	DEED BOOK 552 PG-298				
	FULL MARKET VALUE	89,674			
TOTAL TAX ---					179.15**
				DATE #1	06/30/25
				AMT DUE	179.15

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-15 *****					
159.19-3-15	115 Cady Ave		Village Tax	25,000	271.44
MacDonald Evan C	210 1 Family Res	1,750			
115 Cady Ave	Tioga 493603	25,000			
Nichols, NY 13812	DEED DATE 11/25/2013				
	FRNT 75.50 DPTH 162.00				
	BANK 500				
	EAST-0879319 NRTH-0736029				
	DEED BOOK 21482 PG-2001				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
				DATE #1	06/30/25
				AMT DUE	271.44
***** 159.19-2-26 *****					
159.19-2-26	136 Bliven St		Village Tax	20,750	225.30
MacLellan Linda M	210 1 Family Res	1,750			
136 Bliven St	Tioga 493603	20,750			
Nichols, NY 13812	DEED DATE 02/08/2023				
	FRNT 75.00 DPTH 159.06				
	ACRES 0.28 BANK 500				
	EAST-0878289 NRTH-0736119				
	DEED BOOK 20230 PG-484				
	FULL MARKET VALUE	112,772			
TOTAL TAX ---					225.30**
				DATE #1	06/30/25
				AMT DUE	225.30
***** 159.19-1-2 *****					
159.19-1-2	82 N Main St		Village Tax	11,000	119.43
Macumber Leon L	210 1 Family Res	1,500			
Macumber Dorothy L	Tioga 493603	11,000			
82 N Main St	DEED DATE 06-05-90				
Nichols, NY 13812	FRNT 155.00 DPTH 80.54				
	EAST-0878577 NRTH-0737212				
	DEED BOOK 493 PG-9				
	FULL MARKET VALUE	59,783			
TOTAL TAX ---					119.43**
				DATE #1	06/30/25
				AMT DUE	119.43
***** 159.18-1-2 *****					
159.18-1-2	563 W River Rd		Village Tax	31,675	343.92
Marcotte Kimberly J	210 1 Family Res	1,675			
Callahan James E	Tioga 493603	31,675			
563 W River Rd	DEED DATE 01/11/2017				
Nichols, NY 13812	FRNT 68.00 DPTH 118.00				
	EAST-0876109 NRTH-0737599				
	DEED BOOK 20170 PG-153				
	FULL MARKET VALUE	172,147			
TOTAL TAX ---					343.92**
				DATE #1	06/30/25
				AMT DUE	343.92

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-22 *****					
159.19-3-22	118 S Main St		Village Tax	25,500	276.87
Markoff Jason	210 1 Family Res	2,100			
Gleason Amanda	Tioga 493603	25,500			
118 S Main St	DEED DATE 09/25/2023				
Nichols, NY 13812	FRNT 110.00 DPTH 200.00				
	ACRES 0.51 BANK 500				
	EAST-0879119 NRTH-0736069				
	DEED BOOK 20230 PG-3536				
	FULL MARKET VALUE	138,587			
TOTAL TAX ---					276.87**
				DATE #1	06/30/25
				AMT DUE	276.87
***** 170.06-1-14 *****					
170.06-1-14	Ro-Ki Blvd		Village Tax	1,000	10.86
Martz Gordon A	311 Res vac land	1,000			
Martz Gilbert A	Tioga 493603	1,000			
63 Ro-Ki Blvd	DEED DATE 03/20/2006				
Nichols, NY 13812	FRNT 33.00 DPTH 165.00				
	BANK 8				
	EAST-0878561 NRTH-0734852				
	DEED BOOK 13040 PG-8001				
	FULL MARKET VALUE	5,435			
TOTAL TAX ---					10.86**
				DATE #1	06/30/25
				AMT DUE	10.86
***** 170.06-1-15 *****					
170.06-1-15	63 Ro-Ki Blvd		Village Tax	20,325	220.68
Martz Gordon A	210 1 Family Res	2,325			
Martz Marilyn J	Tioga 493603	20,325			
63 Ro-Ki Blvd	DEED DATE 03/20/2006				
Nichols, NY 13812	FRNT 132.00 DPTH 165.00				
	BANK 8				
	EAST-0878531 NRTH-0734775				
	DEED BOOK 13040 PG-8001				
	FULL MARKET VALUE	110,462			
TOTAL TAX ---					220.68**
				DATE #1	06/30/25
				AMT DUE	220.68
***** 159.18-2-24 *****					
159.18-2-24	51 Bliven St		Village Tax	12,000	130.29
McCabe Paul	210 1 Family Res	2,000			
McCabe Lisa	Tioga 493603	12,000			
51 Bliven St	DEED DATE 07/23/2021				
Nichols, NY 13812	FRNT 111.72 DPTH 178.00				
	ACRES 0.43 BANK 77				
	EAST-0878049 NRTH-0736579				
	DEED BOOK 20210 PG-3460				
	FULL MARKET VALUE	65,217			
TOTAL TAX ---					130.29**
				DATE #1	06/30/25
				AMT DUE	130.29

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-28 *****					
159.19-2-28	108 Kirby St			ACCT 00000000118	BILL 125
McCoy Dawn Marie	210 1 Family Res		Village Tax	16,650	180.78
371 Cole Hill Rd	Tioga 493603	1,650			
Nichols, NY 13812	DEED DATE 02/09/2009	16,650			
	FRNT 66.00 DPTH 218.79				
	EAST-0878399 NRTH-0736119				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20250 PG-538				
McCoy Glenn C	FULL MARKET VALUE	90,489			
TOTAL TAX ---					180.78**
				DATE #1	06/30/25
				AMT DUE	180.78
***** 159.19-3-23 *****					
159.19-3-23	108 S Main St			ACCT 00000000169	BILL 126
Middleton Robert W	411 Apartment		Village Tax	31,650	343.65
Middleton Sherry H	Tioga 493603	1,400			
58 Walnut St	Deed Date 12/07/2014	31,650			
Nichols, NY 13812	FRNT 41.00 DPTH 198.00				
	EAST-0879129 NRTH-0736139				
	DEED BOOK 14000 PG-5450				
	FULL MARKET VALUE	172,011			
TOTAL TAX ---					343.65**
				DATE #1	06/30/25
				AMT DUE	343.65
***** 159.19-3-26 *****					
159.19-3-26	64 S Main St			ACCT 00000000208	BILL 127
Middleton Robert W	220 2 Family Res		Village Tax	15,210	165.15
Middleton Sherry H	Tioga 493603	1,450			
58 Walnut St	DEED DATE 03-03-95	15,210			
Nichols, NY 13812	FRNT 46.00 DPTH 200.00				
	EAST-0879119 NRTH-0736379				
	DEED BOOK 566 PG-325				
	FULL MARKET VALUE	82,663			
TOTAL TAX ---					165.15**
				DATE #1	06/30/25
				AMT DUE	165.15
***** 159.19-3-30 *****					
159.19-3-30	38 S Main St			ACCT 00000000073	BILL 128
Middleton Robert W	484 1 use sm bld		Village Tax	22,000	238.87
Middleton Sherry H	Tioga 493603	4,000			
58 Walnut St	DEED DATE 06-15-90	22,000			
Nichols, NY 13812	DEED 622/51				
	FRNT 142.13 DPTH 200.18				
	EAST-0879082 NRTH-0736473				
	DEED BOOK 493 PG-158				
	FULL MARKET VALUE	119,565			
TOTAL TAX ---					238.87**
				DATE #1	06/30/25
				AMT DUE	238.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-32 *****					
159.19-3-32	30 S Main St			ACCT 00000000041	BILL 129
Middleton Robert W	220 2 Family Res		Village Tax	9,200	99.89
Middleton Sherry H	Tioga 493603	1,250			
58 Walnut St	DEED DATE 03-03-95	9,200			
Nichols, NY 13812	FRNT 25.00 DPTH 52.50				
	EAST-0879029 NRTH-0736559				
	DEED BOOK 566 PG-326				
	FULL MARKET VALUE	50,000			
TOTAL TAX ---					99.89**
				DATE #1	06/30/25
				AMT DUE	99.89
***** 170.07-1-40 *****					
170.07-1-40	58 Walnut St			ACCT 00000000031	BILL 130
Middleton Robert W	210 1 Family Res		Village Tax	23,600	256.24
Middleton Sherry H	Tioga 493603	1,825			
58 Walnut St	DEED DATE 02/13/01	23,600			
Nichols, NY 13812	DEED 609/347				
	FRNT 82.00 DPTH 130.00				
	EAST-0878789 NRTH-0735489				
	DEED BOOK 663 PG-155				
	FULL MARKET VALUE	128,261			
TOTAL TAX ---					256.24**
				DATE #1	06/30/25
				AMT DUE	256.24
***** 159.18-2-30 *****					
159.18-2-30	153 Bliven St			ACCT 00000000129	BILL 131
Milller Dennis M	210 1 Family Res		VET COM CT 41131	4,200	
Miller Liam R	Tioga 493603	1,500	Village Tax	13,300	144.41
153 Bliven St	DEED DATE 04/18/2023	17,500			
Nichols, NY 13812	FRNT 50.00 DPTH 178.00				
	ACRES 0.20				
	EAST-0878089 NRTH-0736009				
	DEED BOOK 20230 PG-1341				
	FULL MARKET VALUE	95,109			
TOTAL TAX ---					144.41**
				DATE #1	06/30/25
				AMT DUE	144.41
***** 159.19-2-29 *****					
159.19-2-29	98 Kirby St			ACCT 00000000130	BILL 132
Mills Timothy F	210 1 Family Res		Village Tax	17,556	190.62
Mills Nancy G	Tioga 493603	1,800			
98 Kirby St	FRNT 66.00 DPTH 216.81	17,556			
Nichols, NY 13812-2133	EAST-0878469 NRTH-0736119				
	DEED BOOK 392 PG-0860				
	FULL MARKET VALUE	95,413			
TOTAL TAX ---					190.62**
				DATE #1	06/30/25
				AMT DUE	190.62

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-14 *****					
159.18-2-14	346 W River Rd		Village Tax	21,450	232.90
Morgan Tamara Marie	210 1 Family Res	3,225			
Stilwell Shane	Tioga 493603	21,450			
346 West River Rd	DEED DATE 08/25/03				
Nichols, NY 13812	FRNT 180.10 DPTH 297.90				
	BANK 132				
	EAST-0877139 NRTH-0736949				
	DEED BOOK 725 PG-239				
	FULL MARKET VALUE	116,576			
TOTAL TAX ---					232.90**
				DATE #1	06/30/25
				AMT DUE	232.90
***** 159.18-2-1.11 *****					
159.18-2-1.11	500 W River Rd		Village Tax	31,000	336.59
Mosher Dirk L	210 1 Family Res	3,000			
Mosher Lisa K	Tioga 493603	31,000			
500 W River Rd	DEED DATE 10/30/2006				
Nichols, NY 13812	FRNT 170.00 DPTH 170.00				
	ACRES 0.70 BANK 500				
	EAST-0876426 NRTH-0737288				
	DEED BOOK 13800 PG-4001				
	FULL MARKET VALUE	168,478			
TOTAL TAX ---					336.59**
				DATE #1	06/30/25
				AMT DUE	336.59
***** 159.18-2-1.12 *****					
159.18-2-1.12	W River Rd		Village Tax	6,000	65.15
Mosher Lisa K	312 Vac w/imprv	1,000			
500 W River Rd	Tioga 493603	6,000			
Nichols, NY 13812	DEED DATE 03/07/2018				
	FRNT 100.00 DPTH 170.00				
	ACRES 0.31				
	EAST-0876209 NRTH-0736099				
	DEED BOOK 20180 PG-939				
	FULL MARKET VALUE	32,609			
TOTAL TAX ---					65.15**
				DATE #1	06/30/25
				AMT DUE	65.15
***** 159.19-2-6 *****					
159.19-2-6	42 W River Rd		Village Tax	14,000	152.01
Murphy Patrick K	210 1 Family Res	1,500			
Murphy Gail F	Tioga 493603	14,000			
42 W River Rd	DEED DATE 04/09/02				
Nichols, NY 13812	FRNT 50.00 DPTH 196.00				
	EAST-0878709 NRTH-0736609				
	DEED BOOK 692 PG-162				
	FULL MARKET VALUE	76,087			
TOTAL TAX ---					152.01**
				DATE #1	06/30/25
				AMT DUE	152.01

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VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-1-11 *****					
159.19-1-11	Edsall St		Village Tax	ACCT 0000000142	BILL 137
Mushock John	330 Vacant comm			800	8.69
57 N Main St	Tioga 493603	800			
Nichols, NY 13812	DEED DATE 06/24/2016	800			
	FRNT 80.00 DPTH 95.00				
	EAST-0879410 NRTH-0736990				
	DEED BOOK 20160 PG-2524				
	FULL MARKET VALUE	4,348			
TOTAL TAX ---					8.69**
				DATE #1	06/30/25
				AMT DUE	8.69
***** 159.19-1-12.20 *****					
159.19-1-12.20	57 N Main St		Village Tax	ACCT 00000001362	BILL 138
Mushock John	425 Bar			52,500	570.03
57 N Main St	Tioga 493603	1,000			
Nichols, NY 13812	DEED DATE 06/24/2016	52,500			
	ACRES 1.58				
	EAST-0879210 NRTH-0737050				
	DEED BOOK 20160 PG-2524				
	FULL MARKET VALUE	285,326			
TOTAL TAX ---					570.03**
				DATE #1	06/30/25
				AMT DUE	570.03
***** 170.07-2-27 *****					
170.07-2-27	15 Dean St		Village Tax	ACCT 00000000224	BILL 139
Myers Bryant R	210 1 Family Res			28,000	304.02
Stephens Kimberly A	Tioga 493603	2,725			
15 Dean St	Deed Date 08/04/2017	28,000			
Nichols, NY 13812	FRNT 143.00 DPTH 283.00				
	BANK 8				
	EAST-0879599 NRTH-0734939				
	DEED BOOK 20170 PG-3318				
	FULL MARKET VALUE	152,174			
TOTAL TAX ---					304.02**
				DATE #1	06/30/25
				AMT DUE	304.02
***** 170.07-2-25 *****					
170.07-2-25	69 Dean St		Village Tax	ACCT 00000000112	BILL 140
Nagle Shelby	210 1 Family Res			25,800	280.13
Hull Christopher R II	Tioga 493603	1,800			
69 Dean St	Deed Date 01/20/2022	25,800			
Nichols, NY 13812	FRNT 66.00 DPTH 292.00				
	ACRES 0.40 BANK 500				
	EAST-0879851 NRTH-0734952				
	DEED BOOK 20240 PG-2510				
PRIOR OWNER ON 3/01/2024	FULL MARKET VALUE	140,217			
Sessaman Timothy					
TOTAL TAX ---					280.13**
				DATE #1	06/30/25
				AMT DUE	280.13

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-23 *****					
159.18-2-23	162 W River Rd		Village Tax	ACCT 00000000026	BILL 141
Naik Brown	210 1 Family Res			20,000	217.15
Naik Alice M	Tioga 493603	1,900			
PO Box 511	FRNT 90.55 DPTH 181.22	20,000			
New Berlin, NY 13411-0511	EAST-0878079 NRTH-0736719				
	DEED BOOK 429 PG-0200				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15
***** 159.19-3-16 *****					
159.19-3-16	129 Cady Ave		Village Tax	ACCT 00000000078	BILL 142
Naik Brown	210 1 Family Res			18,500	200.87
Naik Alice M	Tioga 493603	1,600			
PO Box 511	FRNT 60.03 DPTH 163.76	18,500			
New Berlin, NY 13411-0511	EAST-0879319 NRTH-0735959				
	DEED BOOK 410 PG-0598				
	FULL MARKET VALUE	100,543			
TOTAL TAX ---					200.87**
				DATE #1	06/30/25
				AMT DUE	200.87
***** 170.07-1-3 *****					
170.07-1-3	186 S Main St		Village Tax	ACCT 00000000164	BILL 143
Nichols Boyd	220 2 Family Res			23,675	257.06
186 S Main St	Tioga 493603	1,675			
Nichols, NY 13812	DEED DATE 02/09/06	23,675			
	FRNT 56.76 DPTH 203.08				
	EAST-0879149 NRTH-0735726				
	DEED BOOK 12911 PG-1002				
	FULL MARKET VALUE	128,668			
TOTAL TAX ---					257.06**
				DATE #1	06/30/25
				AMT DUE	257.06
***** 159.18-2-22 *****					
159.18-2-22	178 W River Rd		Village Tax	ACCT 00000000034	BILL 144
Nichols Gregory L	210 1 Family Res			26,500	287.73
Nichols Patty	Tioga 493603	2,075			
178 W River Rd	FRNT 90.00 DPTH 206.50	26,500			
Nichols, NY 13812	BANK 500				
	EAST-0877989 NRTH-0736709				
	DEED BOOK 508 PG-102				
	FULL MARKET VALUE	144,022			
TOTAL TAX ---					287.73**
				DATE #1	06/30/25
				AMT DUE	287.73

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

159.19-3-10.20	84 Cady Ave			159.19-3-10.20	*****
Nichols Housing Develop	633 Aged - home		Village Tax	ACCT 00000001340	BILL 145
Fund Company, Inc	Tioga 493603	5,000		60,000	651.46
9 Sheldon Guile Blvd	ACRES 1.00	60,000			
Owego, NY 13827	EAST-0879609 NRTH-0736229				
	DEED BOOK 615 PG-64				
	FULL MARKET VALUE	326,087			
TOTAL TAX ---					651.46**
				DATE #1	06/30/25
				AMT DUE	651.46

170.07-2-6	212 Cady Ave			170.07-2-6	*****
Noe Jeffrey A	210 1 Family Res		Village Tax	ACCT 00000000227	BILL 146
Noe Brandy N	Tioga 493603	2,000		24,627	267.39
212 Cady Ave	Deed Date 06/29/2015	24,627			
Nichols, NY 13812-2547	FRNT 82.50 DPTH 280.50				
	BANK 500				
	EAST-0879639 NRTH-0735529				
	DEED BOOK 15000 PG-2423				
	FULL MARKET VALUE	133,842			
TOTAL TAX ---					267.39**
				DATE #1	06/30/25
				AMT DUE	267.39

170.07-2-26	43 Dean St			170.07-2-26	*****
O'Brien Kevin	220 2 Family Res		Village Tax	ACCT 00000000140	BILL 147
O'Brien Suzanne K	Tioga 493603	2,625		20,000	217.15
43 Dean St	DEED DATE 08/27/99	20,000			
Nichols, NY 13812	FRNT 136.00 DPTH 283.00				
	EAST-0879739 NRTH-0734949				
	DEED BOOK 630 PG-226				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15

170.07-1-16	238 S Main St			170.07-1-16	*****
Olive Edward J	210 1 Family Res		Village Tax	ACCT 00000000001	BILL 148
Olive Jody E	Tioga 493603	2,175		26,000	282.30
238 S Main St	DEED DATE 12/06/95	26,000			
Nichols, NY 13812-2601	FRNT 118.00 DPTH 198.00				
	EAST-0879159 NRTH-0735469				
	DEED BOOK 576 PG-318				
	FULL MARKET VALUE	141,304			
TOTAL TAX ---					282.30**
				DATE #1	06/30/25
				AMT DUE	282.30

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-14 *****					
159.19-3-14	101 Cady Ave		Village Tax	28,900	313.79
Pelotte Lesley	210 1 Family Res	1,825			
Fay Brenda J	Tioga 493603	28,900			
101 Cady Ave	DEED DATE 01/18/00				
Nichols, NY 13812	FRNT 82.50 DPTH 160.38				
	BANK 500				
	EAST-0879309 NRTH-0736109				
	DEED BOOK 638 PG-208				
	FULL MARKET VALUE	157,065			
TOTAL TAX ---					313.79**
				DATE #1	06/30/25
				AMT DUE	313.79
***** 159.18-2-7 *****					
159.18-2-7	90 Johnson St		Village Tax	17,200	186.75
Pfeiffer James W	210 1 Family Res	2,500			
Pfeiffer Pamela	Tioga 493603	17,200			
90 Johnson St	Deed Date 03/27/2017				
Nichols, NY 13812	AKA Pamela Rifanburg				
	FRNT 150.00 DPTH 122.00				
	EAST-0876779 NRTH-0736769				
	DEED BOOK 20170 PG-1273				
	FULL MARKET VALUE	93,478			
TOTAL TAX ---					186.75**
				DATE #1	06/30/25
				AMT DUE	186.75
***** 159.19-2-36 *****					
159.19-2-36	99 Kirby St		Village Tax	30,000	325.73
Pierson James E	210 1 Family Res	2,325			
Pierson Marcia	Tioga 493603	30,000			
99 Kirby St	FRNT 132.00 DPTH 201.96				
Nichols, NY 13812	EAST-0878499 NRTH-0736369				
	DEED BOOK 391 PG-0730				
	FULL MARKET VALUE	163,043			
TOTAL TAX ---					325.73**
				DATE #1	06/30/25
				AMT DUE	325.73
***** 170.07-2-13 *****					
170.07-2-13	58 Dean St		Village Tax	16,500	179.15
Pierson Jeffrey E	210 1 Family Res	1,650			
Pierson Marie A	Tioga 493603	16,500			
58 Dean St	DEED DATE 07/24/01				
Nichols, NY 13812	FRNT 66.00 DPTH 132.00				
	BANK 500				
	EAST-0879759 NRTH-0735209				
	DEED BOOK 673 PG-327				
	FULL MARKET VALUE	89,674			
TOTAL TAX ---					179.15**
				DATE #1	06/30/25
				AMT DUE	179.15

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-2-29.1	61 Platt St			170.07-2-29.1	*****
PoloTraverso Jose A	210 1 Family Res		Village Tax	ACCT 00000000122	BILL 153
PoloTraverso Caroline E	Tioga 493603	2,500		32,761	355.71
61 Platt St	DEED DATE 09/28/2006	32,761			
Nichols, NY 13812	FRNT 107.00 DPTH 274.00				
	ACRES 0.90 BANK 8				
	EAST-0879399 NRTH-0734909				
	DEED BOOK 13689 PG-3002				
	FULL MARKET VALUE	178,049			
TOTAL TAX ---					355.71**
				DATE #1	06/30/25
				AMT DUE	355.71

159.19-3-33	24 S Main St			159.19-3-33	*****
Preshur Associates, Inc	481 Att row bldg		Village Tax	ACCT 00000000081	BILL 154
PO Box 167	Tioga 493603	1,250		20,000	217.15
Nichols, NY 13812	DEED DATE 12/22/82	20,000			
	AGREEMENT 622/53				
	FRNT 24.67 DPTH 91.50				
	EAST-0879089 NRTH-0736569				
	DEED BOOK 400 PG-57				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15

159.19-3-34	20 S Main St			159.19-3-34	*****
Preshur Associates, Inc	481 Att row bldg		Village Tax	ACCT 00000000158	BILL 155
PO Box 167	Tioga 493603	1,150		8,000	86.86
Nichols, NY 13812	DEED DATE 12/22/82	8,000			
	FRNT 16.42 DPTH 96.00				
	EAST-0879049 NRTH-0736605				
	DEED BOOK 400 PG-59				
	FULL MARKET VALUE	43,478			
TOTAL TAX ---					86.86**
				DATE #1	06/30/25
				AMT DUE	86.86

170.07-1-6	235 Cady Ave			170.07-1-6	*****
Rankin Jonathan	210 1 Family Res		VET WAR CT 41121	ACCT 00000000082	BILL 156
Rankin Emily	Tioga 493603	2,350	Village Tax	2,520	396.09
235 Cady Ave	FRNT 134.00 DPTH 163.35	39,000			
PO Box 339	EAST-0879339 NRTH-0735439				
Nichols, NY 13812-0339	DEED BOOK 388 PG-0226				
	FULL MARKET VALUE	211,957			
TOTAL TAX ---					396.09**
				DATE #1	06/30/25
				AMT DUE	396.09

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-4 *****					
159.19-2-4	64 W River Rd		Village Tax	16,000	173.72
Relyea LeRoy	220 2 Family Res	2,000			
Relyea Susan A	Tioga 493603	16,000			
64 W River Rd	DEED DATE 09/16/2010				
PO Box 268	AKA Reylea				
Nichols, NY 13812	FRNT 83.00 DPTH 264.00				
	EAST-0878589 NRTH-0736599				
	DEED BOOK 18228 PG-6001				
	FULL MARKET VALUE	86,957			
TOTAL TAX ---					173.72**
				DATE #1	06/30/25
				AMT DUE	173.72
***** 159.19-1-10.10 *****					
159.19-1-10.10	76 E River Rd		Village Tax	25,000	271.44
Relyea Megan	210 1 Family Res	2,000			
76 E River Rd	Tioga 493603	25,000			
Nichols, NY 13905	Deed Date 12/21/2023				
	FRNT 81.05 DPTH 335.00				
	ACRES 0.63 BANK 500				
	EAST-0879359 NRTH-0736829				
	DEED BOOK 20230 PG-4656				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
				DATE #1	06/30/25
				AMT DUE	271.44
***** 159.19-2-22 *****					
159.19-2-22	107 Howell St		Village Tax	14,000	152.01
Reynolds Donald	210 1 Family Res	1,775			
Reynolds Betty	Tioga 493603	14,000			
107 Howell St	FRNT 77.00 DPTH 140.00				
PO Box 163	EAST-0878419 NRTH-0735879				
Nichols, NY 13812	DEED BOOK 303 PG-0104				
	FULL MARKET VALUE	76,087			
TOTAL TAX ---					152.01**
				DATE #1	06/30/25
				AMT DUE	152.01
***** 159.18-1-11 *****					
159.18-1-11	335 W River Rd		Village Tax	18,018	195.63
Richter Dorothy K L	210 1 Family Res	3,150			
335 W River Rd	Tioga 493603	18,018			
Nichols, NY 13812	DEED DATE 09/04/97				
	FRNT 105.00 DPTH 264.00				
	EAST-0877269 NRTH-0737209				
	DEED BOOK 601 PG-176				
	FULL MARKET VALUE	97,924			
TOTAL TAX ---					195.63**
				DATE #1	06/30/25
				AMT DUE	195.63

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-6 *****						
468 W River Rd	210 1 Family Res		VET WAR CT 41121	ACCT 00000000106	BILL 161	
159.18-2-6	Tioga 493603	3,325	Village Tax	15,980	2,520	173.51
Roberts Richard M	DEED DATE 10/24/96	18,500				
Roberts Pamela S	ACRES 2.70					
468 W River Rd	EAST-0876599 NRTH-0737009					
Nichols, NY 13812	DEED BOOK 589 PG-162					
	FULL MARKET VALUE	100,543				
TOTAL TAX ---						173.51**
						DATE #1 06/30/25
						AMT DUE 173.51
***** 159.18-1-3.20 *****						
509 W River Rd	210 1 Family Res		Village Tax	ACCT 00000000175	BILL 162	
159.18-1-3.20	Tioga 493603	2,800		18,600	201.95	
Rogers Estelle M	Deed Date 11/17/2006	18,600				
509 W River Rd	FRNT 180.00 DPTH 148.00					
Nichols, NY 13812	EAST-0876379 NRTH-0737509					
	DEED BOOK 13865 PG-1001					
	FULL MARKET VALUE	101,087				
TOTAL TAX ---						201.95**
						DATE #1 06/30/25
						AMT DUE 201.95
***** 159.19-2-35 *****						
73 Kirby St	210 1 Family Res		Village Tax	ACCT 00000000204	BILL 163	
159.19-2-35	Tioga 493603	1,650		20,000	217.15	
Rogers Scott A	DEED DATE 06/16/2010	20,000				
Rogers Shannon J	FRNT 66.00 DPTH 179.00					
73 Kirby St	BANK 500					
Nichols, NY 13812	EAST-0878589 NRTH-0736379					
	DEED BOOK 17962 PG-7001					
	FULL MARKET VALUE	108,696				
TOTAL TAX ---						217.15**
						DATE #1 06/30/25
						AMT DUE 217.15
***** 159.19-2-24 *****						
178 Bliven St	210 1 Family Res		Village Tax	ACCT 00000000191	BILL 164	
159.19-2-24	Tioga 493603	2,650		28,650	311.07	
Rowe Larry	Deed Date 11/25/2019	28,650				
Rowe Betty	FRNT 133.00 DPTH 235.00					
178 Bliven St	ACRES 0.56					
Nichols, NY 13812	EAST-0878319 NRTH-0735939					
	DEED BOOK 20190 PG-4763					
	FULL MARKET VALUE	155,707				
TOTAL TAX ---						311.07**
						DATE #1 06/30/25
						AMT DUE 311.07

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT
***** 159.19-1-16 *****					
58 N Main St	443 Feed sales		Village Tax	ACCT 00000000144	BILL 165
159.19-1-16	443 Feed sales			5,500	59.72
Russell Aaron S	Tioga 493603	500			
Hottle Lynn R	DEED DATE 11/28/00	5,500			
182 Chimney Rock Ln	FRNT 50.00 DPTH 282.00				
Rome, PA 18837	EAST-0878796 NRTH-0737020				
	DEED BOOK 20250 PG-399				
PRIOR OWNER ON 3/01/2024	FULL MARKET VALUE	29,891			
Visscher Howard					
TOTAL TAX ---					59.72**
				DATE #1	06/30/25
				AMT DUE	59.72
***** 159.19-1-17 *****					
44 N Main St	443 Feed sales		Village Tax	ACCT 00000000143	BILL 166
159.19-1-17	443 Feed sales			7,000	76.00
Russell Aaron S	Tioga 493603	1,000			
Hottle Lynn R	DEED DATE 11/28/00	7,000			
182 Chimney Rock Ln	FRNT 104.00 DPTH 117.00				
Rome, PA 18837	EAST-0878879 NRTH-0736930				
	DEED BOOK 20250 PG-399				
PRIOR OWNER ON 3/01/2024	FULL MARKET VALUE	38,043			
Visscher Howard					
TOTAL TAX ---					76.00**
				DATE #1	06/30/25
				AMT DUE	76.00
***** 159.18-1-10 *****					
355 W River Rd	210 1 Family Res		Village Tax	ACCT 00000000102	BILL 167
159.18-1-10	210 1 Family Res			22,110	240.06
Salisbury Timothy R	Tioga 493603	2,300			
Salisbury Jessie A	DEED DATE 08/04/2011	22,110			
355 W River Rd	FRNT 70.00 DPTH 249.00				
Nichols, NY 13812	BANK 500				
	EAST-0877189 NRTH-0737259				
	DEED BOOK 19091 PG-9001				
	FULL MARKET VALUE	120,163			
TOTAL TAX ---					240.06**
				DATE #1	06/30/25
				AMT DUE	240.06
***** 170.07-1-29 *****					
363 S Main St	210 1 Family Res		Village Tax	ACCT 00000000094	BILL 168
170.07-1-29	210 1 Family Res			15,075	163.68
Savacool Christopher C	Tioga 493603	2,075			
Savacool Amanda A	DEED DATE 08/26/2010	15,075			
363 S Main St	FRNT 82.00 DPTH 162.00				
Nichols, NY 13812	ACRES 1.00				
	EAST-0878859 NRTH-0734779				
	DEED BOOK 18173 PG-3001				
	FULL MARKET VALUE	81,929			
TOTAL TAX ---					163.68**
				DATE #1	06/30/25
				AMT DUE	163.68

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-2-40	56 Bliven St			159.19-2-40	ACCT 00000000185	BILL 169
Schneider Thelma	210 1 Family Res		VET WAR CT 41121		2,520	
Schneider Charles P	Tioga 493603	1,650	Village Tax		16,180	175.68
56 Bliven St	FRNT 55.00 DPTH 230.00	18,700				
Nichols, NY 13812	EAST-0878309 NRTH-0736529					
	DEED BOOK 290 PG-0113					
	FULL MARKET VALUE	101,630				
TOTAL TAX ---						175.68**
						DATE #1 06/30/25
						AMT DUE 175.68

159.18-2-28	133 Bliven St			159.18-2-28	ACCT 00000000076	BILL 170
Schultheis William A II	210 1 Family Res		Village Tax		22,400	243.21
Schultheis Annemarie	Tioga 493603	2,400				
133 Bliven St	Deed Date 05/16/2012	22,400				
Nichols, NY 13812-0076	FRNT 141.50 DPTH 179.50					
	EAST-0878069 NRTH-0736159					
	DEED BOOK 19873 PG-2001					
	FULL MARKET VALUE	121,739				
TOTAL TAX ---						243.21**
						DATE #1 06/30/25
						AMT DUE 243.21

159.18-1-12	317 W River Rd			159.18-1-12	ACCT 00000000174	BILL 171
Sechrist Raymond	210 1 Family Res		Village Tax		16,255	176.49
317 W River Rd	Tioga 493603	1,900				
Nichols, NY 13812	FRNT 74.25 DPTH 273.00	16,255				
	EAST-0877349 NRTH-0737209					
	DEED BOOK 444 PG-0227					
	FULL MARKET VALUE	88,342				
TOTAL TAX ---						176.49**
						DATE #1 06/30/25
						AMT DUE 176.49

159.18-1-1	589 W River Rd			159.18-1-1	ACCT 00000000046	BILL 172
Seeley James F	210 1 Family Res		Village Tax		25,550	277.41
589 W River Rd	Tioga 493603	3,050				
Nichols, NY 13812-2534	DEED DATE 11/03/2006	25,550				
	FRNT 206.00 DPTH 103.00					
	EAST-0875989 NRTH-0737639					
	DEED BOOK 13815 PG-7001					
	FULL MARKET VALUE	138,859				
TOTAL TAX ---						277.41**
						DATE #1 06/30/25
						AMT DUE 277.41

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-11 *****						
159.18-2-11	404 W River Rd		Village Tax		26,367	286.28
Shanahan Thomas	210 1 Family Res	1,975				
Shanahan Lorri	Tioga 493603	26,367				
404 West River Rd	DEED DATE 10/23/01					
Nichols, NY 13812	FRNT 96.00 DPTH 162.16					
	BANK 500					
	EAST-0876869 NRTH-0737119					
	DEED BOOK 681 PG-37					
	FULL MARKET VALUE	143,299				
TOTAL TAX ---						286.28**
						DATE #1 06/30/25
						AMT DUE 286.28
***** 159.18-2-9 *****						
159.18-2-9	60 Johnson St		Village Tax		18,000	195.44
Shay Eric	210 1 Family Res	2,050				
Shay Elizabeth	Tioga 493603	18,000				
60 Johnson St	DEED DATE 02/12/2018					
Nichols, NY 13812	FRNT 87.99 DPTH 229.75					
	BANK 500					
	EAST-0876839 NRTH-0736959					
	DEED BOOK 20180 PG-724					
	FULL MARKET VALUE	97,826				
TOTAL TAX ---						195.44**
						DATE #1 06/30/25
						AMT DUE 195.44
***** 170.06-1-7 *****						
170.06-1-7	49 Walnut St		Village Tax		22,600	245.38
Shipman Matthew W	210 1 Family Res	3,000				
Shipman Kimberly D	Tioga 493603	22,600				
49 Walnut St	DEED DATE 10/25/2019					
Nichols, NY 13812	FRNT 162.50 DPTH 663.00					
	ACRES 3.53					
	EAST-0878369 NRTH-0735499					
	DEED BOOK 20190 PG-4297					
	FULL MARKET VALUE	122,826				
TOTAL TAX ---						245.38**
						DATE #1 06/30/25
						AMT DUE 245.38
***** 170.07-2-14 *****						
170.07-2-14	70 Dean St		Village Tax		23,650	256.78
Short Elizabeth M	210 1 Family Res	1,650				
70 Dean St	Tioga 493603	23,650				
Nichols, NY 13812-2553	DEED DATE 09/18/2009					
	FRNT 66.00 DPTH 132.00					
	BANK 500					
	EAST-0879909 NRTH-0735319					
	DEED BOOK 17212 PG-6002					
	FULL MARKET VALUE	128,533				
TOTAL TAX ---						256.78**
						DATE #1 06/30/25
						AMT DUE 256.78

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT
***** 170.07-1-9 *****					
170.07-1-9	64 Platt St			ACCT 00000000206	BILL 177
Shumin Caitlyn R	210 1 Family Res		Village Tax	18,000	195.44
Shumin Lynn M	Tioga 493603	1,825			
270 Ro-ki Blvd	DEED DATE 10/22/2019	18,000			
Nichols, NY 13812	FRNT 149.26 DPTH 83.00				
	ACRES 0.28 BANK 500				
	EAST-0879359 NRTH-0735139				
	DEED BOOK 20190 PG-4224				
	FULL MARKET VALUE	97,826			
TOTAL TAX ---					195.44**
				DATE #1	06/30/25
				AMT DUE	195.44
***** 170.06-1-10 *****					
170.06-1-10	109 Walnut St			ACCT 00000000211	BILL 178
Slater William J	210 1 Family Res		VET COM CT 41131		
109 Walnut St	Tioga 493603	2,575	VET DIS CT 41141	4,200	
Nichols, NY 13812	DEED DATE 12/31/2019	30,000	Village Tax	8,400	188.92
	FRNT 198.52 DPTH 200.00				
	ACRES 0.60 BANK 500				
	EAST-0878599 NRTH-0735219				
	DEED BOOK 20190 PG-5245				
	FULL MARKET VALUE	163,043			
TOTAL TAX ---					188.92**
				DATE #1	06/30/25
				AMT DUE	188.92
***** 159.19-2-32 *****					
159.19-2-32	62 Kirby St			ACCT 00000000132	BILL 179
Smith Matthew A	411 Apartment		Village Tax	19,600	212.81
292 Orwell Hill Rd	Tioga 493603	1,800			
Rome, PA 18837	Deed Date 01/26/2015	19,600			
	FRNT 66.00 DPTH 211.86				
	EAST-0878669 NRTH-0736139				
	DEED BOOK 15000 PG-317				
	FULL MARKET VALUE	106,522			
TOTAL TAX ---					212.81**
				DATE #1	06/30/25
				AMT DUE	212.81
***** 159.19-1-18 *****					
159.19-1-18	14 N Main St			ACCT 00000000108	BILL 180
Spatola Jeremy	423 Snack bar		Village Tax	22,275	241.86
Spatola Erica	Tioga 493603	2,275			
1036 Babcock Hill Rd	DEED DATE 05/07/04	22,275			
Rome, PA 18837	FRNT 118.03 DPTH 135.00				
	EAST-0878889 NRTH-0736819				
	DEED BOOK 20240 PG-4232				
	FULL MARKET VALUE	121,060			
PRIOR OWNER ON 3/01/2024					
MacDonald Richard C					
TOTAL TAX ---					241.86**
				DATE #1	06/30/25
				AMT DUE	241.86

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-10.11 *****					
159.19-3-10.11	106 Cady Ave		Village Tax	26,796	290.94
Stack Dale II	210 1 Family Res	493603			
106 Cady Ave	Tioga	1,000			
Nichols, NY 13812	DEED DATE 08/01/2017	26,796			
	FRNT 114.28 DPTH 337.60				
	BANK 500				
	EAST-0879789 NRTH-0736119				
	DEED BOOK 20170 PG-3249				
	FULL MARKET VALUE	145,630			
TOTAL TAX ---					290.94**
				DATE #1	06/30/25
				AMT DUE	290.94
***** 159.18-1-8 *****					
159.18-1-8	399 W River Rd		Village Tax	28,900	313.79
Stack Douglas	210 1 Family Res	493603			
Noldy-Stack Alexandra N	Tioga	3,900			
399 W River Rd	DEED DATE 10/09/2020	28,900			
Nichols, NY 13812	FRNT 242.00 DPTH 214.00				
	ACRES 1.10 BANK 500				
	EAST-0876999 NRTH-0737299				
	DEED BOOK 20200 PG-3984				
	FULL MARKET VALUE	157,065			
TOTAL TAX ---					313.79**
				DATE #1	06/30/25
				AMT DUE	313.79
***** 170.07-2-30 *****					
170.07-2-30	43 Platt St		Village Tax	22,792	247.47
Steele David	210 1 Family Res	493603			
Steele Kara	Tioga	2,200			
43 Platt St	DEED DATE 08/14/2009	22,792			
Nichols, NY 13812	FRNT 100.00 DPTH 270.60				
	EAST-0879292 NRTH-0734918				
	DEED BOOK 17111 PG-3001				
	FULL MARKET VALUE	123,870			
TOTAL TAX ---					247.47**
				DATE #1	06/30/25
				AMT DUE	247.47
***** 170.07-1-22 *****					
170.07-1-22	227 S Main St		Village Tax	18,580	201.74
Steele Ezra	210 1 Family Res	493603			
Whitley Kristin	Tioga	1,750			
227 S Main St	Deed Date 06/12/2023	18,580			
Nichols, NY 13812	FRNT 74.01 DPTH 133.00				
	ACRES 0.22 BANK 8				
	EAST-0878929 NRTH-0735499				
	DEED BOOK 20230 PG-2087				
	FULL MARKET VALUE	100,978			
TOTAL TAX ---					201.74**
				DATE #1	06/30/25
				AMT DUE	201.74

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-2-39	72 Bliven St				159.19-2-39	*****
Steele Kenneth	210 1 Family Res		Village Tax		ACCT 00000000113	BILL 185
Spiegel Jessica	Tioga 493603	2,250			22,776	247.29
PO Box 238	DEED DATE 06/18/99	22,776				
Nichols, NY 13812	FRNT 105.50 DPTH 226.79					
	BANK 77					
	EAST-0878309 NRTH-0736459					
	DEED BOOK 626 PG-148					
	FULL MARKET VALUE	123,783				
TOTAL TAX ---						247.29**
						DATE #1 06/30/25
						AMT DUE 247.29

170.07-2-31	29 Platt St				170.07-2-31	*****
Steele Sandra	210 1 Family Res		AGED V 41807		ACCT 00000000111	BILL 186
29 Platt St	Tioga 493603	1,600	Village Tax		7,700	155.27
Nichols, NY 13812	DEED DATE 04/01/2010	22,000				
	FRNT 61.00 DPTH 265.00					
	EAST-0879209 NRTH-0734901					
	DEED BOOK 17742 PG-5001					
	FULL MARKET VALUE	119,565				
TOTAL TAX ---						155.27**
						DATE #1 06/30/25
						AMT DUE 155.27

159.19-3-20	150 S Main St				159.19-3-20	*****
Steeval Deming, LLC	411 Apartment		Village Tax		ACCT 00000000066	BILL 187
109 Taylor Ave	Tioga 493603	1,400			8,000	86.86
Nichols, NY 13812	Deed Date 12/05/2018	8,000				
	FRNT 40.00 DPTH 90.00					
	EAST-0879079 NRTH-0735919					
	DEED BOOK 20180 PG-5176					
	FULL MARKET VALUE	43,478				
TOTAL TAX ---						86.86**
						DATE #1 06/30/25
						AMT DUE 86.86

159.18-1-14	299 W River Rd				159.18-1-14	*****
Stowell Jeremiah T	210 1 Family Res		Village Tax		ACCT 00000000008	BILL 188
299 W River Rd	Tioga 493603	2,300			18,305	198.75
Nichols, NY 13812	DEED DATE 06/03/2005	18,305				
	FRNT 109.44 DPTH 307.00					
	BANK 500					
	EAST-0877459 NRTH-0737159					
	DEED BOOK 12111 PG-4001					
	FULL MARKET VALUE	99,484				
TOTAL TAX ---						198.75**
						DATE #1 06/30/25
						AMT DUE 198.75

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		TAX AMOUNT
***** 159.18-2-26 *****					
159.18-2-26	85 Bliven St			ACCT 00000000214	BILL 189
Stroble Tyler	210 1 Family Res		Village Tax	20,000	217.15
Stroble Brooke	Tioga 493603	1,450			
85 Bliven St	Deed Date 04/11/2024	20,000			
Nichols, NY 13812	FRNT 45.00 DPTH 178.00				
	ACRES 0.18				
	EAST-0878059 NRTH-0736379				
	DEED BOOK 20240 PG-1212				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15
***** 170.07-1-15 *****					
170.07-1-15	256 S Main St			ACCT 00000000238	BILL 190
Strong Philip	210 1 Family Res		Village Tax	17,000	184.58
256 S Main St	Tioga 493603	1,650			
Nichols, NY 13812	DEED DATE 09/16/2016	17,000			
	FRNT 64.00 DPTH 198.00				
	BANK 8				
	EAST-0879159 NRTH-0735379				
	DEED BOOK 20160 PG-4274				
	FULL MARKET VALUE	92,391			
TOTAL TAX ---					184.58**
				DATE #1	06/30/25
				AMT DUE	184.58
***** 159.18-2-18 *****					
159.18-2-18	270 W River Rd			ACCT 00000000053	BILL 191
Swagler Angela J	210 1 Family Res		Village Tax	18,724	203.30
22 Village Trl	Tioga 493603	2,950			
Honeoye Falls, NY 14472-1034	Deed Date 01/30/2017	18,724			
	ACRES 1.00				
	EAST-0877599 NRTH-0736779				
	DEED BOOK 20170 PG-404				
	FULL MARKET VALUE	101,761			
TOTAL TAX ---					203.30**
				DATE #1	06/30/25
				AMT DUE	203.30
***** 159.18-2-32 *****					
159.18-2-32	177 Bliven St			ACCT 00000000044	BILL 192
Tappan Danelle J	210 1 Family Res		Village Tax	21,000	228.01
177 Bliven St	Tioga 493603	1,650			
Nichols, NY 13812	DEED DATE 05/04/2022	21,000			
	FRNT 66.00 DPTH 178.00				
	ACRES 0.27 BANK 77				
	EAST-0878089 NRTH-0735899				
	DEED BOOK 20220 PG-2091				
	FULL MARKET VALUE	114,130			
TOTAL TAX ---					228.01**
				DATE #1	06/30/25
				AMT DUE	228.01

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.06-1-3	134 Howell St			170.06-1-3	*****
Thetga Ray E Jr	210 1 Family Res		Village Tax	ACCT 00000000233	BILL 193
Thetga Cindy L	Tioga 493603	1,775		20,000	217.15
134 Howell St	Deed Date 08/13/2009	20,000			
Nichols, NY 13812	FRNT 78.00 DPTH 132.00				
	EAST-0878309 NRTH-0735689				
	DEED BOOK 17106 PG-5001				
	FULL MARKET VALUE	108,696			
TOTAL TAX ---					217.15**
				DATE #1	06/30/25
				AMT DUE	217.15

159.18-2-10	418 W River Rd			159.18-2-10	*****
Timchack Gary	210 1 Family Res		Village Tax	ACCT 00000000205	BILL 194
304 W River Rd	Tioga 493603	2,350		32,300	350.70
Nichols, NY 13812	DEED DATE 01/10/2019	32,300			
	FRNT 113.00 DPTH 235.00				
	ACRES 0.50				
	EAST-0876779 NRTH-0737129				
	DEED BOOK 20190 PG-121				
	FULL MARKET VALUE	175,543			
TOTAL TAX ---					350.70**
				DATE #1	06/30/25
				AMT DUE	350.70

159.19-1-19	35 W River Rd			159.19-1-19	*****
Timchack Gary	210 1 Family Res		Village Tax	ACCT 00000000126	BILL 195
304 W River Rd	Tioga 493603	2,975		50,000	542.89
Nichols, NY 13812	Deed Date 09/26/2007	50,000			
	FRNT 165.00 DPTH 252.00				
	EAST-0878749 NRTH-0736889				
	DEED BOOK 14914 PG-4002				
	FULL MARKET VALUE	271,739			
TOTAL TAX ---					542.89**
				DATE #1	06/30/25
				AMT DUE	542.89

159.19-2-1	138 W River Rd			159.19-2-1	*****
Timchack Gary	230 3 Family Res		Village Tax	ACCT 00000000236	BILL 196
304 W River Rd	Tioga 493603	2,450		30,000	325.73
Nichols, NY 13812	DEED DATE 12/09/2019	30,000			
	FRNT 144.95 DPTH 148.00				
	ACRES 0.50				
	EAST-0878259 NRTH-0736699				
	DEED BOOK 20190 PG-4916				
	FULL MARKET VALUE	163,043			
TOTAL TAX ---					325.73**
				DATE #1	06/30/25
				AMT DUE	325.73

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-16 *****					
304 W River Rd	210 1 Family Res		Village Tax	ACCT 00000000192	BILL 197
159.18-2-16	210 1 Family Res			22,300	242.13
Timchack Gary S	Tioga 493603	2,600			
Vandervort Tammy L	DEED DATE 12/07/98	22,300			
304 W River Rd	FRNT 160.00 DPTH 198.16				
Nichols, NY 13812	EAST-0877379 NRTH-0736889				
	DEED BOOK 618 PG-114				
	FULL MARKET VALUE	121,196			
TOTAL TAX ---					242.13**
				DATE #1	06/30/25
				AMT DUE	242.13
***** 170.07-2-1 *****					
128 Cady Ave	210 1 Family Res		Village Tax	ACCT 00000000096	BILL 198
170.07-2-1	210 1 Family Res			40,500	439.74
Trivelpiece Chad	Tioga 493603	2,500			
Sutton Alexa	Deed Date 08/05/2021	40,500			
128 Cady Ave	FRNT 110.92 DPTH 325.00				
Nichols, NY 13812	ACRES 0.77 BANK 500				
	EAST-0879599 NRTH-0735999				
	DEED BOOK 20210 PG-3747				
	FULL MARKET VALUE	220,109			
TOTAL TAX ---					439.74**
				DATE #1	06/30/25
				AMT DUE	439.74
***** 159.19-2-9 *****					
23 S Main St	482 Det row bldg		Village Tax	ACCT 00000000042	BILL 199
159.19-2-9	482 Det row bldg			25,000	271.44
Uettwiller Sallie A	Tioga 493603	1,350			
107 Acme Rd	DEED DATE 05/04/2009	25,000			
Waverly, NY 14892	FRNT 35.00 DPTH 133.35				
	EAST-0878879 NRTH-0736579				
	DEED BOOK 16765 PG-2001				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
				DATE #1	06/30/25
				AMT DUE	271.44
***** 159.19-2-10 *****					
31 S Main St	482 Det row bldg		Village Tax	ACCT 00000000043	BILL 200
159.19-2-10	482 Det row bldg			10,000	108.58
Uettwiller Sallie A	Tioga 493603	1,375			
107 Acme Rd	DEED DATE 05/04/2009	10,000			
Waverly, NY 14892	FRNT 38.06 DPTH 133.10				
	EAST-0878873 NRTH-0736540				
	DEED BOOK 16765 PG-2001				
	FULL MARKET VALUE	54,348			
TOTAL TAX ---					108.58**
				DATE #1	06/30/25
				AMT DUE	108.58

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-1 *****					
159.19-3-1	12 S Main St		Village Tax	ACCT 00000000029	BILL 201
United Water Management Serv	330 Vacant comm			2,525	27.42
% Altus Group US Inc	Tioga 493603	2,525			
PO Box 71970	DEED DATE 12/07/2007	2,525			
Phoenix, AZ 85050	FRNT 51.11 DPTH 103.71				
	EAST-0879039 NRTH-0736629				
	DEED BOOK 15157 PG-4001				
	FULL MARKET VALUE	13,723			
TOTAL TAX ---					27.42**
				DATE #1	06/30/25
				AMT DUE	27.42
***** 159.19-2-8 *****					
159.19-2-8	10 W River Rd		Village Tax	ACCT 00000000193	BILL 202
Upstate Fire & Safety LLC	484 1 use sm bld			9,000	97.72
16 S Main St	Tioga 493603	1,750			
Nichols, NY 13812	DEED DATE 06/16/2009	9,000			
	FRNT 76.77 DPTH 76.10				
	EAST-0878899 NRTH-0736629				
	DEED BOOK 16906 PG-6001				
	FULL MARKET VALUE	48,913			
TOTAL TAX ---					97.72**
				DATE #1	06/30/25
				AMT DUE	97.72
***** 170.07-2-15 *****					
170.07-2-15	84 Dean St		Village Tax	ACCT 00000000023	BILL 203
Vanderpool Steven	210 1 Family Res			14,650	159.07
Vanderpool Teri	Tioga 493603	1,650			
84 Dean St	FRNT 66.00 DPTH 132.00	14,650			
Nichols, NY 13812	EAST-0879899 NRTH-0735219				
	DEED BOOK 420 PG-0176				
	FULL MARKET VALUE	79,620			
TOTAL TAX ---					159.07**
				DATE #1	06/30/25
				AMT DUE	159.07
***** 170.07-2-23.20 *****					
170.07-2-23.20	107 Dean St		Village Tax	ACCT 00000000956	BILL 204
VanDusen Robert	210 1 Family Res			28,431	308.70
VanDusen Lucille	Tioga 493603	1,800			
107 Dean St	Deed Date 04/14/2009	28,431			
Nichols, NY 13812	FRNT 65.98 DPTH 302.52				
	BANK 500				
	EAST-0880049 NRTH-0734959				
	DEED BOOK 16703 PG-6001				
	FULL MARKET VALUE	154,516			
TOTAL TAX ---					308.70**
				DATE #1	06/30/25
				AMT DUE	308.70

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.06-1-6	15 Walnut St			170.06-1-6	*****
Vestel William S	210 1 Family Res		VET COM CT 41131	ACCT 00000000187	BILL 205
Vestal Kevin	Tioga 493603	2,325	Village Tax	4,200	
15 Walnut St	FRNT 165.00 DPTH 132.00	30,500		26,300	285.56
Nichols, NY 13812	EAST-0878589 NRTH-0735709				
	DEED BOOK 20250 PG-816				
	FULL MARKET VALUE	165,761			
PRIOR OWNER ON 3/01/2024					
Vestel William S					
TOTAL TAX ---					285.56**
				DATE #1	06/30/25
				AMT DUE	285.56

159.19-1-12.10	N Main St			159.19-1-12.10	*****
Visscher Howard	449 Other Storag		Village Tax	ACCT 00000000141	BILL 206
Strong Robert	Tioga 493603	1,000		3,500	38.00
1400 S Main St	AGREEMENT 636/335	3,500			
Nichols, NY 13812	DEED DATE 11/28/00				
	FRNT 179.41 DPTH				
	ACRES 1.20				
	EAST-0878760 NRTH-0737140				
	DEED BOOK 658 PG-191				
	FULL MARKET VALUE	19,022			
TOTAL TAX ---					38.00**
				DATE #1	06/30/25
				AMT DUE	38.00

159.19-1-26	N Main St			159.19-1-26	*****
Visscher Howard	330 Vacant comm		Village Tax	ACCT 00000001369	BILL 207
Strong Robert	Tioga 493603	200		200	2.17
1400 S Main St	EAST-0878875 NRTH-0737257	200			
Nichols, NY 13812	DEED BOOK 658 PG-191				
	FULL MARKET VALUE	1,087			
TOTAL TAX ---					2.17**
				DATE #1	06/30/25
				AMT DUE	2.17

159.19-1-24.20	145 W River Rd			159.19-1-24.20	*****
Weaver Shawn M	210 1 Family Res		Village Tax	ACCT 00000000951	BILL 208
Weaver Cathy	Tioga 493603	3,000		24,300	263.84
145 West River Rd	DEED DATE 11/08/2004	24,300			
Nichols, NY 13812	EASEMENT 128276-0001 02/0				
	FRNT 235.97 DPTH 238.22				
	BANK 500				
	EAST-0878270 NRTH-0736947				
	DEED BOOK 11485 PG-5001				
	FULL MARKET VALUE	132,065			
TOTAL TAX ---					263.84**
				DATE #1	06/30/25
				AMT DUE	263.84

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-17.20 *****					
159.19-2-17.20	Main St		Village Tax	1,000	10.86
Wentworth Teresa R	311 Res vac land				
Wentworth Steven	Tioga 493603	1,000			
63 Howell St	DEED DATE 08/13/03	1,000			
Nichols, NY 13812	AKA Teresa Alberts				
	FRNT 112.33 DPTH 252.61				
	EAST-0878589 NRTH-0735959				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20240 PG-2628				
Wentworth Teresa R	FULL MARKET VALUE	5,435			
TOTAL TAX ---					10.86**
				DATE #1	06/30/25
				AMT DUE	10.86
***** 159.19-2-21 *****					
159.19-2-21	63 Howell St		Village Tax	20,400	221.50
Wentworth Teresa R	210 1 Family Res				
Wentworth Steven	Tioga 493603	3,400			
63 Howell St	DEED DATE 08-18-95	20,400			
Nichols, NY 13812	AKA Teresa Alberts				
	FRNT 239.50 DPTH 90.75				
	EAST-0878579 NRTH-0735869				
PRIOR OWNER ON 3/01/2024	DEED BOOK 20240 PG-2628				
Wentworth Teresa R	FULL MARKET VALUE	110,870			
TOTAL TAX ---					221.50**
				DATE #1	06/30/25
				AMT DUE	221.50
***** 170.06-1-13 *****					
170.06-1-13	39 Ro-Ki Blvd		Village Tax	37,300	404.99
Whitmore Tyler	210 1 Family Res				
Schamel Sarah	Tioga 493603	2,000			
39 Ro-Ki Blvd	DEED DATE 11/20/2023	37,300			
Nichols, NY 13812	FRNT 99.00 DPTH 170.00				
	ACRES 0.34 BANK 8				
	EAST-0878579 NRTH-0734899				
	DEED BOOK 20230 PG-4292				
	FULL MARKET VALUE	202,717			
TOTAL TAX ---					404.99**
				DATE #1	06/30/25
				AMT DUE	404.99
***** 170.07-1-37 *****					
170.07-1-37	38 Taylor St		Village Tax	20,565	223.29
Williams Richard E	210 1 Family Res				
38 Taylor St	Tioga 493603	2,250			
Nichols, NY 13812	DEED DATE 03-28-94	20,565			
	FRNT 150.00 DPTH 272.00				
	EAST-0878829 NRTH-0734979				
	DEED BOOK 554 PG-130				
	FULL MARKET VALUE	111,766			
TOTAL TAX ---					223.29**
				DATE #1	06/30/25
				AMT DUE	223.29

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-1-14 *****					
159.19-1-14	10 E River Rd			ACCT 00000000115	BILL 213
Witmer Craig T	433 Auto body		Village Tax	15,000	162.87
Witmer Deborah A	Tioga 493603	1,950			
114 N Hopkins St	Deed Date 10/02/2014	15,000			
Sayre, PA 18840	FRNT 96.00 DPTH 118.00				
	EAST-0879029 NRTH-0736769				
	DEED BOOK 14000 PG-4340				
	FULL MARKET VALUE	81,522			
TOTAL TAX ---					162.87**
					DATE #1 06/30/25
					AMT DUE 162.87
***** 159.19-1-15.10 *****					
159.19-1-15.10	18 E River Rd			ACCT 00000000222	BILL 214
Witmer Craig T	220 2 Family Res		Village Tax	30,000	325.73
Witmer Deborah A	Tioga 493603	1,500			
114 N Hopkins St	Deed Date 03/28/2014	30,000			
Sayre, PA 18840	FRNT 39.67 DPTH 85.77				
	EAST-0879071 NRTH-0736818				
	DEED BOOK 14000 PG-1236				
	FULL MARKET VALUE	163,043			
TOTAL TAX ---					325.73**
					DATE #1 06/30/25
					AMT DUE 325.73
***** 170.06-1-11 *****					
170.06-1-11	15 Ro-Ki Blvd			ACCT 00000000036	BILL 215
Womer Thomas R	210 1 Family Res		Village Tax	12,925	140.34
Teresa Randall	Tioga 493603	1,925			
15 Ro-Ki Blvd	DEED DATE 10/17/01	12,925			
Nichols, NY 13812	FRNT 93.00 DPTH 180.00				
	EAST-0878632 NRTH-0735094				
	DEED BOOK 680 PG-194				
	FULL MARKET VALUE	70,245			
TOTAL TAX ---					140.34**
					DATE #1 06/30/25
					AMT DUE 140.34
***** 170.06-1-1.10 *****					
170.06-1-1.10	31 Bliven St			ACCT 00000000013	BILL 216
Woods Machine & Tool Llc	311 Res vac land		Village Tax	2,275	24.70
150 Howell St	Tioga 493603	2,275			
Nichols, NY 13812	DEED DATE 08/10/00	2,275			
	FRNT 111.50 DPTH 178.95				
	EAST-0878082 NRTH-0735790				
	DEED BOOK 651 PG-227				
	FULL MARKET VALUE	12,364			
TOTAL TAX ---					24.70**
					DATE #1 06/30/25
					AMT DUE 24.70

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.06-1-1.20 *****					
170.06-1-1.20	Howell St		Village Tax	170.06-1-1.20	16.29
Woods Machine & Tool Llc	311 Res vac land			ACCT 00000000791	BILL 217
Richard E Woods	Tioga 493603	1,500		1,500	16.29
150 Howell St	DEED DATE 08/02/96	1,500			
Nichols, NY 13812	FRNT 132.00 DPTH 178.00				
	EAST-0878085 NRTH-0735667				
	DEED BOOK 585 PG-181				
	FULL MARKET VALUE	8,152			
TOTAL TAX ---					16.29**
					DATE #1 06/30/25
					AMT DUE 16.29
***** 170.06-1-2 *****					
170.06-1-2	150 Howell St		Village Tax	170.06-1-2	304.02
Woods Machine & Tool LLC	483 Converted Re			ACCT 00000000105	BILL 218
150 Howell St	Tioga 493603	1,925		28,000	304.02
Nichols, NY 13812	Deed Date 06/11/2010	28,000			
	FRNT 92.00 DPTH 132.00				
	EAST-0878219 NRTH-0735689				
	DEED BOOK 17947 PG-9001				
	FULL MARKET VALUE	152,174			
TOTAL TAX ---					304.02**
					DATE #1 06/30/25
					AMT DUE 304.02
***** 170.07-1-21 *****					
170.07-1-21	211 S Main St		Village Tax	170.07-1-21	232.90
Yost Jonathan L	210 1 Family Res			ACCT 00000000007	BILL 219
Yost Carolyn J	Tioga 493603	1,775		21,450	232.90
211 S Main St	FRNT 78.00 DPTH 131.90	21,450			
Nichols, NY 13812	EAST-0878919 NRTH-0735579				
	DEED BOOK 527 PG-68				
	FULL MARKET VALUE	116,576			
TOTAL TAX ---					232.90**
					DATE #1 06/30/25
					AMT DUE 232.90
***** 170.07-2-9 *****					
170.07-2-9	258 Cady Ave		Village Tax	170.07-2-9	161.43
Zimmer Holly A	210 1 Family Res			ACCT 00000000121	BILL 220
AKA Holly A Tuttle	Tioga 493603	1,800		14,868	161.43
375 Catatonk Creek Rd	DEED DATE 08/26/2008	14,868			
Owego, NY 13827	FRNT 66.00 DPTH 276.00				
	EAST-0879629 NRTH-0735289				
	DEED BOOK 16027 PG-6001				
	FULL MARKET VALUE	80,804			
TOTAL TAX ---					161.43**
					DATE #1 06/30/25
					AMT DUE 161.43

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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE
	Tioga	220	440,345	4766,210	13,639	4,752,571
493603					729,662	4,022,909
	S U B - T O T A L	220	440,345	4766,210	13,639	4,752,571
	S U B - T O T A L (CONT)				729,662	4,022,909
	T O T A L	220	440,345	4766,210	13,639	4,752,571
	T O T A L (CONT)				729,662	4,022,909

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
41121	VET WAR CT	5	12,600
41131	VET COM CT	3	12,600
41141	VET DIS CT	1	8,400
41804	AGED S	1	4,839
41807	AGED V	1	7,700

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RPS155/V04/L015
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R O L L S E C T I O N T O T A L S

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
	T O T A L	11	46,139

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	Village Tax		440,345	4766,210	46,139	4,720,071	51,249.13
1	SPEC DIST TAXES TAXABLE	220					51,249.13

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 58
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****				444.00-1478	*****
444.00-1478	Special Franchise			ACCT 00000001478	BILL 221
First Light Fiber	868 Pipeline		Village Tax	5,266	57.18
3920 E Thomas Rd	Tioga 493603	0			
PO Box 15700	new for 2017	5,266			
Phoenix, AZ 85060	FULL MARKET VALUE	28,620			
TOTAL TAX ---					57.18**
				DATE #1	06/30/25
				AMT DUE	57.18
*****				444.00-967	*****
444.00-967	Special Franchise			ACCT 00000000967	BILL 222
NYSEG	861 Elec & gas		Village Tax	46,210	501.73
% Avangrid Management Co	Tioga 493603	0			
Local Tax	DEED BOOK 000 PG-0000	46,210			
One City Ctr Fl 5th	FULL MARKET VALUE	251,141			
Portland, ME 04101					
TOTAL TAX ---					501.73**
				DATE #1	06/30/25
				AMT DUE	501.73
*****				444.00-1155	*****
444.00-1155	Special Franchise		EX VIL TAX 33207	ACCT 00000001155	BILL 223
Spectrum Northeast Syracuse	869 Television			1,649	
7820 Crescent Executive Dr	Tioga 493603	0	Village Tax	0.00	0.00
Charlotte, NC 28217	DEED BOOK 000 PG-0000	1,649			
	FULL MARKET VALUE	8,962			
TOTAL TAX ---					0.00**
*****				444.00-966	*****
444.00-966	Special Franchise			ACCT 00000000966	BILL 224
United Water Management Serv	822 Water supply		Village Tax	357,749	3,884.33
% Altus Group US Inc	Tioga 493603	0			
PO Box 71970	DEED BOOK 000 PG-0000	357,749			
Phoenix, AZ 85050	FULL MARKET VALUE	1944,288			
TOTAL TAX ---					3,884.33**
				DATE #1	06/30/25
				AMT DUE	3,884.33
*****				444.00-965	*****
444.00-965	Special Franchise			ACCT 00000000965	BILL 225
Verizon New York Inc	866 Telephone		Village Tax	12,104	131.42
% Duff & Phelps	Tioga 493603	0			
PO Box 2749	DEED BOOK 000 PG-0000	12,104			
Addison, TX 75001	FULL MARKET VALUE	65,783			
TOTAL TAX ---					131.42**
				DATE #1	06/30/25
				AMT DUE	131.42

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2025 VILLAGE TAX ROLL
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 59
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024
RPS155/V04/L015
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ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE
	Tioga	5		422,978		422,978
493603						422,978
	S U B - T O T A L	5		422,978		422,978
	S U B - T O T A L (CONT)					422,978
	T O T A L	5		422,978		422,978
	T O T A L (CONT)					422,978

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
33207	EX VIL TAX	1	1,649
	T O T A L	1	1,649

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
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SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 60
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024
RPS155/V04/L015
CURRENT DATE 5/08/2025

R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	Village Tax			422,978	1,649	421,329	4,574.66
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					4,574.66

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 61
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	-----
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 222.00-957 *****					
222.00-957	Distribution Lines			ACCT 00000000957	BILL 226
NYSEG	882 Elec Trans Imp		Village Tax	16,900	183.50
% Avangrid Management Co	Tioga 493603	0			
Local Tax	DEED BOOK 000 PG-0000	16,900			
One City Ctr Fl 5th	FULL MARKET VALUE	91,848			
Portland, ME 04101					
TOTAL TAX ---					183.50**
				DATE #1	06/30/25
				AMT DUE	183.50
***** 159.18-2-4 *****					
159.18-2-4	Johnson St			ACCT 00000000962	BILL 227
United Water Management Serv	822 Water supply		Village Tax	6,000	65.15
% Altus Group IS Inc	Tioga 493603	2,000			
PO Box 71970	FRNT 20.00 DPTH 20.00	6,000			
Phoenix, AZ 85050	EAST-0876629 NRTH-0736629				
	DEED BOOK 194 PG-0139				
	FULL MARKET VALUE	32,609			
TOTAL TAX ---					65.15**
				DATE #1	06/30/25
				AMT DUE	65.15
***** 159.18-2-5 *****					
159.18-2-5	Johnson St			ACCT 00000000963	BILL 228
United Water Management Serv	822 Water supply		Village Tax	1,000	10.86
% Altus Group US Inc	Tioga 493603	1,000			
PO Box 71970	FRNT 20.00 DPTH 39.00	1,000			
Phoenix, AZ 85050	EAST-0876609 NRTH-0736639				
	DEED BOOK 350 PG-0763				
	FULL MARKET VALUE	5,435			
TOTAL TAX ---					10.86**
				DATE #1	06/30/25
				AMT DUE	10.86
***** 159.18-1-15.20 *****					
159.18-1-15.20	W River Rd			ACCT 00000001109	BILL 229
United Water Management Serv.	822 Water supply		Village Tax	71,500	776.33
% Altus Group US Inc	Tioga 493603	30,000			
PO Box 71970	FRNT 25.00 DPTH 322.00	71,500			
Phoenix, AZ 85050	EAST-0877895 NRTH-0737070				
	DEED BOOK 392 PG-0637				
	FULL MARKET VALUE	388,587			
TOTAL TAX ---					776.33**
				DATE #1	06/30/25
				AMT DUE	776.33

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 62
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-4 *****					
53 E River Rd	831 Tele Comm		Village Tax	ACCT 00000000961	BILL 230
159.19-3-4	831 Tele Comm			25,000	271.44
Verizon New York Inc	Tioga 493603	1,200			
% Duff & Phelps	FRNT 63.00 DPTH 130.00	25,000			
PO Box 2749	EAST-0879229 NRTH-0736559				
Addison, TX 75001	DEED BOOK 261 PG-0269				
	FULL MARKET VALUE	135,870			
TOTAL TAX ---					271.44**
				DATE #1	06/30/25
				AMT DUE	271.44
***** 628.001-0000-631.900-1881*****					
628.001-0000-631.900-1881	Poles & Lines		Village Tax	ACCT 00000000958	BILL 231
Verizon New York Inc	831 Tele Comm			1,296	14.07
% Duff & Phelps	Tioga 493603	0			
PO Box 2749	DEED BOOK 000 PG-0000	1,296			
Addison, TX 75001	FULL MARKET VALUE	7,043			
TOTAL TAX ---					14.07**
				DATE #1	06/30/25
				AMT DUE	14.07

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
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2025 VILLAGE TAX ROLL
UTILITY & R.R. SECTION OF THE ROLL - 6
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 63
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024
RPS155/V04/L015
CURRENT DATE 5/08/2025

ROLL SECTION TOTALS

*** SPECIAL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

*** SCHOOL DISTRICT SUMMARY ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE
	Tioga	6	34,200	121,696		121,696
493603						121,696
	S U B - T O T A L	6	34,200	121,696		121,696
	S U B - T O T A L (CONT)					121,696
	T O T A L	6	34,200	121,696		121,696
	T O T A L (CONT)					121,696

*** SYSTEM CODES SUMMARY ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** EXEMPTION SUMMARY ***

NO EXEMPTIONS AT THIS LEVEL

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024
RPS155/V04/L015
CURRENT DATE 5/08/2025

R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	Village Tax		34,200	121,696		121,696	1,321.35
	SPEC DIST TAXES						
6	UTILITIES & N.C.	6					1,321.35

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 65
VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-18 *****						
159.19-3-18	140 S Main St				ACCT 00000000998	
First Presbyterian	330 Vacant comm		NP RELIGOU 25110		500	
140 S Main St	Tioga 493603	500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 15.00 DPTH 134.97	500				
	EAST-0879199 NRTH-0735919					
	DEED BOOK 314 PG-0482					
	FULL MARKET VALUE	2,717				
TOTAL TAX ---						0.00**
***** 170.07-2-21 *****						
170.07-2-21	119 Dean St				ACCT 00000000151	
Nichols American Legion	330 Vacant comm		VETORG CTS 26100		3,000	
119 Dean St	Tioga 493603	3,000	Village Tax		0.00	0.00
PO Box 166	ACRES 21.90	3,000				
Nichols, NY 13812	EAST-0880229 NRTH-0735549					
	DEED BOOK 450 PG-0306					
	FULL MARKET VALUE	16,304				
TOTAL TAX ---						0.00**
***** 170.07-2-22 *****						
170.07-2-22	119 Dean St				ACCT 00000000990	
Nichols American Legion	534 Social org.		VETORG CTS 26100		18,000	
119 Dean St	Tioga 493603	1,500	Village Tax		0.00	0.00
PO Box 166	ACRES 1.00	18,000				
Nichols, NY 13812	EAST-0880149 NRTH-0734979					
	DEED BOOK 301 PG-0080					
	FULL MARKET VALUE	97,826				
TOTAL TAX ---						0.00**
***** 170.07-1-34 *****						
170.07-1-34	90 Ro-Ki Blvd				ACCT 00000000999	
Nichols Baptist Church	620 Religious		NP RELIGOU 25110		74,000	
90 Ro-Ki Blvd	Tioga 493603	4,000	Village Tax		0.00	0.00
Nichols, NY 13812	ACRES 2.30	74,000				
	EAST-0878769 NRTH-0734579					
	DEED BOOK 317 PG-0139					
	FULL MARKET VALUE	402,174				
TOTAL TAX ---						0.00**
***** 159.19-2-3 *****						
159.19-2-3	86 W River Rd				ACCT 00000000157	
Nichols Joint Fire Dist	312 Vac w/imprv		FR CO & DP 26400		5,350	
Chris Williams	Tioga 493603	2,350	Village Tax		0.00	0.00
121 Debolder Rd	DEED DATE 04/02/98	5,350				
Nichols, NY 13812	FRNT 113.50 DPTH 276.85					
	EAST-0878489 NRTH-0736609					
	DEED BOOK 609 PG-60					
	FULL MARKET VALUE	29,076				
TOTAL TAX ---						0.00**

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-2 *****						
159.19-2-2	106 W River Rd				ACCT 00000001001	
Nichols Joint Fire Distr	662 Police/fire		FR CO & DP 26400		70,000	
Chris Williams	Tioga 493603	4,000	Village Tax		0.00	0.00
121 Debolder Rd	FRNT 106.55 DPTH 196.50	70,000				
Nichols, NY 13812	EAST-0878369 NRTH-0736629					
	DEED BOOK 344 PG-0303					
	FULL MARKET VALUE	380,435				
TOTAL TAX ---						0.00**
***** 159.19-1-7 *****						
159.19-1-7	E River Rd				ACCT 00000001007	
Nichols Kirby Park	591 Playground		NP ALL OTH 25300		12,500	
61 Kirby St	Tioga 493603	4,000	Village Tax		0.00	0.00
Nichols, NY 13812	ACRES 11.90	12,500				
	EAST-0880089 NRTH-0736909					
	DEED BOOK 288 PG-0235					
	FULL MARKET VALUE	67,935				
TOTAL TAX ---						0.00**
***** 159.19-3-21 *****						
159.19-3-21	140 S Main St				ACCT 00000001005	
Nichols Presbyterian Church	620 Religious		NP RELIGOU 25110		60,000	
140 S Main St	Tioga 493603	1,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 70.00 DPTH 200.00	60,000				
	EAST-0879129 NRTH-0735969					
	DEED BOOK 067 PG-0373					
	FULL MARKET VALUE	326,087				
TOTAL TAX ---						0.00**
***** 159.19-2-13 *****						
159.19-2-13	59 S Main St				ACCT 00000001004	
Nichols United Methodist Churc	620 Religious		NP RELIGOU 25110		120,000	
59 S Main St	Tioga 493603	2,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 217.00 DPTH 142.00	120,000				
	EAST-0878839 NRTH-0736359					
	DEED BOOK 204 PG-0288					
	FULL MARKET VALUE	652,174				
TOTAL TAX ---						0.00**
***** 159.19-2-14.10 *****						
159.19-2-14.10	Kirby St				ACCT 00000000071	
Nichols United Methodist Churc	438 Parking lot		NP RELIGOU 25110		2,050	
59 S Main St	Tioga 493603	2,050	Village Tax		0.00	0.00
Nichols, NY 13812	Deed Date 05/15/2009	2,050				
	FRNT 106.08 DPTH 87.45					
	EAST-0878753 NRTH-0736197					
	DEED BOOK 16806 PG-4001					
	FULL MARKET VALUE	11,141				
TOTAL TAX ---						0.00**

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

PAGE 67
VALUATION DATE-JUL 01, 2023
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-27 *****						
159.19-2-27	122 Bliven St				ACCT 00000000203	
Nichols United Methodist Church	210 1 Family Res		NP RELIGOU 25110		22,000	
59 S Main St	Tioga 493603	1,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 75.00 DPTH 159.06	22,000				
	EAST-0878299 NRTH-0736189					
	DEED BOOK 409 PG-0929					
	FULL MARKET VALUE	119,565				
TOTAL TAX ---						0.00**
***** 159.19-2-33 *****						
159.19-2-33	46 Kirby St				ACCT 00000000131	
Nichols United Methodist Church	311 Res vac land		NP RELIGOU 25110		1,875	
59 S Main St	Tioga 493603	1,875	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 38.00 DPTH 157.00	1,875				
	EAST-0878709 NRTH-0736419					
	DEED BOOK 459 PG-0014					
	FULL MARKET VALUE	10,190				
TOTAL TAX ---						0.00**
***** 159.19-2-34 *****						
159.19-2-34	61 Kirby St				ACCT 00000001010	
Nichols Village Hall	652 Govt bldgs		VL IN CORP 13650		5,000	
61 Kirby St	Tioga 493603	100	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 66.00 DPTH 167.47	5,000				
	EAST-0878659 NRTH-0736369					
	DEED BOOK 168 PG-0276					
	FULL MARKET VALUE	27,174				
TOTAL TAX ---						0.00**
***** 159.19-1-1 *****						
159.19-1-1	W River Rd				ACCT 00000001317	
Nys Dec	821 Flood contrl		CNTY OWNED 13100		2,500	
Fisher Ave	Tioga 493603	2,500	Village Tax		0.00	0.00
Cortland, NY 13045	ACRES 1.82	2,500				
	EAST-0878339 NRTH-0737149					
	FULL MARKET VALUE	13,587				
TOTAL TAX ---						0.00**
***** 159.19-1-6 *****						
159.19-1-6	W River Rd				ACCT 00000001318	
Nys Dec	821 Flood contrl		CNTY OWNED 13100		2,500	
Fisher Ave	Tioga 493603	2,500	Village Tax		0.00	0.00
Cortland, NY 13045	ACRES 1.86	2,500				
	EAST-0879929 NRTH-0737139					
	FULL MARKET VALUE	13,587				
TOTAL TAX ---						0.00**

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
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SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-2 *****					
159.18-2-2	151 Ro-Ki Blvd			ACCT 00000000207	
Tioga Downs	552 Golf course		IND DEV AG 18020	980,000	
Att Emily Keeney	Tioga 493603	16,000	Village Tax	0.00	0.00
2834 W River Rd	Lease 03/23/2017	980,000			
PO Box 509	ACRES 79.60				
Nichols, NY 13812	EAST-0877079 NRTH-0735939				
	DEED BOOK 323 PG-0215				
	FULL MARKET VALUE	5326,087			
TOTAL TAX ---					0.00**
***** 159.19-1-13 *****					
159.19-1-13	42 E River Rd			ACCT 00000001002	
Town Of Nichols	611 Library		VL IN CORP 13650	120,000	
54 E River Rd	Tioga 493603	5,000	Village Tax	0.00	0.00
PO Box 296	DEED DATE 02-26-41	120,000			
Nichols, NY 13812	AGREEMENT 636/335 & 641/3				
	ACRES 1.43				
	EAST-0879214 NRTH-0736851				
	DEED BOOK 225 PG-168				
	FULL MARKET VALUE	652,174			
TOTAL TAX ---					0.00**
***** 159.19-3-2 *****					
159.19-3-2	29 E River Rd			ACCT 00000001003	
Town Of Nichols	311 Res vac land		VL IN CORP 13650	1,225	
54 E River Rd	Tioga 493603	1,225	Village Tax	0.00	0.00
PO Box 296	FRNT 22.50 DPTH 60.00	1,225			
Nichols, NY 13812	EAST-0879109 NRTH-0736619				
	DEED BOOK 225 PG-0168				
	FULL MARKET VALUE	6,658			
TOTAL TAX ---					0.00**
***** 170.06-1-16 *****					
170.06-1-16	139 Ro-Ki Blvd			ACCT 00000001014	
Town of Nichols	612 School		TOWN OWNED 13500	403,700	
54 E River Rd	Tioga 493603	5,000	Village Tax	0.00	0.00
PO Box 359	Deed Date 03/06/2018	403,700			
Nichols, NY 13812	ACRES 9.90				
	EAST-0878239 NRTH-0734829				
	DEED BOOK 20180 PG-920				
	FULL MARKET VALUE	2194,022			
TOTAL TAX ---					0.00**

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-5 *****						
	W River Rd				ACCT 00000001015	
159.19-1-5	311 Res vac land		VL IN CORP 13650		2,500	
Village Of Nichols	Tioga 493603	2,500	Village Tax		0.00	0.00
61 Kirby St	ACRES 1.86	2,500				
PO Box 706	EAST-0879919 NRTH-0737229					
Nichols, NY 13812	DEED BOOK 362 PG-1013					
	FULL MARKET VALUE	13,587				
					TOTAL TAX ---	0.00**
***** 159.19-2-5 *****						
	56 W River Rd				ACCT 00000000003	
159.19-2-5	311 Res vac land		VL IN CORP 13650		1,625	
Village of Nichols	Tioga 493603	1,625	Village Tax		0.00	0.00
PO Box 706	Deed Date 08/19/2015	1,625				
Nichols, NY 13812	FRNT 72.00 DPTH 203.00					
	EAST-0878659 NRTH-0736619					
	DEED BOOK 15000 PG-3190					
	FULL MARKET VALUE	8,832				
					TOTAL TAX ---	0.00**
***** 159.19-3-10.12 *****						
	E River Rd				ACCT 00000000533	
159.19-3-10.12	330 Vacant comm		VL IN CORP 13650		1,500	
Village Of Nichols	Tioga 493603	1,500	Village Tax		0.00	0.00
PO Box 706	DEED DATE 10/04/02	1,500				
Nichols, NY 13812	ACRES 1.16					
	EAST-0879895 NRTH-0736180					
	DEED BOOK 705 PG-109					
	FULL MARKET VALUE	8,152				
					TOTAL TAX ---	0.00**

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE
	Tioga	22	66,725	1909,825	1909,825	
493603						
	S U B - T O T A L	22	66,725	1909,825	1909,825	
	S U B - T O T A L (CONT)					
	T O T A L	22	66,725	1909,825	1909,825	
	T O T A L (CONT)					

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
13100	CNTY OWNED	2	5,000
13500	TOWN OWNED	1	403,700
13650	VL IN CORP	6	131,850
18020	IND DEV AG	1	980,000
25110	NP RELIGOU	7	280,425

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
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2 0 2 5 V I L L A G E T A X R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
UNIFORM PERCENT OF VALUE IS 018.40

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VALUATION DATE-JUL 01, 2023
TAXABLE STATUS DATE-MAR 01, 2024
RPS155/V04/L015
CURRENT DATE 5/08/2025

R O L L S E C T I O N T O T A L S

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
25300	NP ALL OTH	1	12,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
	T O T A L	22	1909,825

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	RS 8 TOTAL		66,725	1909,825	1,909,825		
8	SPEC DIST TAXES WHOLLY EXEMPT	22					

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
S W I S T O T A L S

PAGE 72
VALUATION DATE-JUL 01, 2023
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RPS155/V04/L015
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TAX RATE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE
	Tioga	253	541,270	7220,709	1923,464	5,297,245
493603					729,662	4,567,583
	S U B - T O T A L	253	541,270	7220,709	1923,464	5,297,245
	S U B - T O T A L (CONT)				729,662	4,567,583
	T O T A L	253	541,270	7220,709	1923,464	5,297,245
	T O T A L (CONT)				729,662	4,567,583

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
13100	CNTY OWNED	2	5,000
13500	TOWN OWNED	1	403,700
13650	VL IN CORP	6	131,850
18020	IND DEV AG	1	980,000
25110	NP RELIGOU	7	280,425

STATE OF NEW YORK
COUNTY - Tioga
TOWN - Nichols
VILLAGE - Nichols
SWIS - 492801

2 0 2 5 V I L L A G E T A X R O L L
S W I S T O T A L S

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VALUATION DATE-JUL 01, 2023
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*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
25300	NP ALL OTH	1	12,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
33207	EX VIL TAX	1	1,649
41121	VET WAR CT	5	12,600
41131	VET COM CT	3	12,600
41141	VET DIS CT	1	8,400
41804	AGED S	1	4,839
41807	AGED V	1	7,700
	T O T A L	34	1957,613

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TAX RATE	
	Village Tax		440,345	4766,210	46,139	4,720,071	10.857700	51,249.13
1	SPEC DIST TAXES TAXABLE	220						51,249.13
	Village Tax			422,978	1,649	421,329	10.857700	4,574.66
5	SPEC DIST TAXES SPECIAL FRANCHISE	5						4,574.66
	Village Tax		34,200	121,696		121,696	10.857700	1,321.35
6	SPEC DIST TAXES UTILITIES & N.C.	6						1,321.35
	RS 8 TOTAL		66,725	1909,825	1,909,825			
8	SPEC DIST TAXES WHOLLY EXEMPT	22						
	Village Tax		541,270	7220,709	1,957,613	5,263,096	10.857700	57,145.14

2 0 2 5 V I L L A G E T A X R O L L

 S W I S T O T A L S

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VALUATION DATE-JUL 01, 2023
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ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TAX RATE
	SPEC DIST TAXES						
*	SUB TOTAL	253					57,145.14
	Village Tax		541,270	7220,709	1,957,613	5,263,096	10.857700
	SPEC DIST TAXES						57,145.14
**	GRAND TOTAL	253					57,145.14

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