

2022 CERTIFIED TOTALS

Property Count: 1,545

STI - Tioga School District
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value				
Homesite:		43,640,571				
Non Homesite:		118,477,403				
Ag Market:		319,193,934				
Timber Market:		0		Total Land	(+)	481,311,908
Improvement		Value				
Homesite:		133,147,091				
Non Homesite:		37,952,980		Total Improvements	(+)	171,100,071
Non Real		Count	Value			
Personal Property:		125	11,192,408			
Mineral Property:		89	1,968,485			
Autos:		0	0	Total Non Real	(+)	13,160,893
				Market Value	=	665,572,872
Ag	Non Exempt	Exempt				
Total Productivity Market:	319,088,563	105,371				
Ag Use:	1,272,075	74		Productivity Loss	(-)	317,816,488
Timber Use:	0	0		Appraised Value	=	347,756,384
Productivity Loss:	317,816,488	105,297		Homestead Cap	(-)	20,557,866
				Assessed Value	=	327,198,518
				Total Exemptions Amount (Breakdown on Next Page)	(-)	131,147,592
				Net Taxable	=	196,050,926

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,397,874	1,539,154	12,482.71	12,628.42	17		
OV65	39,200,273	30,343,954	286,332.06	292,197.12	173		
Total	41,598,147	31,883,108	298,814.77	304,825.54	190	Freeze Taxable	(-) 31,883,108
Tax Rate	1.2746000						
						Freeze Adjusted Taxable	= 164,167,818

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,391,297.78 = 164,167,818 * (1.2746000 / 100) + 298,814.77

Certified Estimate of Market Value: 665,572,872
 Certified Estimate of Taxable Value: 196,050,926

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

2022 CERTIFIED TOTALS

Property Count: 1,545

STI - Tioga School District
ARB Approved Totals

5/17/2023

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	0	170,000	170,000
DV1	3	0	22,000	22,000
DV3	1	0	10,000	10,000
DV4	10	0	72,000	72,000
DV4S	1	0	12,000	12,000
DVHS	7	0	1,050,751	1,050,751
DVHSS	1	0	120,888	120,888
EX-XN	5	0	121,369	121,369
EX-XV	121	0	110,010,195	110,010,195
EX-XV (Prorated)	1	0	39,420	39,420
EX366	58	0	30,599	30,599
HS	478	0	17,744,298	17,744,298
OV65	185	0	1,706,852	1,706,852
OV65S	2	0	20,000	20,000
PPV	1	8,500	0	8,500
SO	2	8,720	0	8,720
Totals		17,220	131,130,372	131,147,592

2022 CERTIFIED TOTALS

Property Count: 5

STI - Tioga School District
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		330,898		
Ag Market:		6,214,619		
Timber Market:		0	Total Land	(+) 6,545,517
Improvement		Value		
Homesite:		0		
Non Homesite:		330,410	Total Improvements	(+) 330,410
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 6,875,927
Ag		Non Exempt	Exempt	
Total Productivity Market:	6,214,619	0		
Ag Use:	102,514	0	Productivity Loss	(-) 6,112,105
Timber Use:	0	0	Appraised Value	= 763,822
Productivity Loss:	6,112,105	0	Homestead Cap	(-) 0
			Assessed Value	= 763,822
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 763,822

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,735.68 = 763,822 * (1.274600 / 100)

Certified Estimate of Market Value:	4,658,907
Certified Estimate of Taxable Value:	674,348
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2022 CERTIFIED TOTALS

STI - Tioga School District

5/17/2023

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2022 CERTIFIED TOTALS

Property Count: 1,550

STI - Tioga School District
Grand Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		43,640,571			
Non Homesite:		118,808,301			
Ag Market:		325,408,553			
Timber Market:		0		Total Land	(+) 487,857,425
Improvement		Value			
Homesite:		133,147,091			
Non Homesite:		38,283,390		Total Improvements	(+) 171,430,481
Non Real		Count	Value		
Personal Property:		125	11,192,408		
Mineral Property:		89	1,968,485		
Autos:		0	0	Total Non Real	(+) 13,160,893
				Market Value	= 672,448,799
Ag	Non Exempt	Exempt			
Total Productivity Market:	325,303,182	105,371			
Ag Use:	1,374,589	74		Productivity Loss	(-) 323,928,593
Timber Use:	0	0		Appraised Value	= 348,520,206
Productivity Loss:	323,928,593	105,297		Homestead Cap	(-) 20,557,866
				Assessed Value	= 327,962,340
				Total Exemptions Amount (Breakdown on Next Page)	(-) 131,147,592
				Net Taxable	= 196,814,748

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,397,874	1,539,154	12,482.71	12,628.42	17		
OV65	39,200,273	30,343,954	286,332.06	292,197.12	173		
Total	41,598,147	31,883,108	298,814.77	304,825.54	190	Freeze Taxable	(-) 31,883,108
Tax Rate	1.2746000						
						Freeze Adjusted Taxable	= 164,931,640

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,401,033.45 = 164,931,640 * (1.2746000 / 100) + 298,814.77

Certified Estimate of Market Value: 670,231,779
 Certified Estimate of Taxable Value: 196,725,274

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

2022 CERTIFIED TOTALS

Property Count: 1,550

STI - Tioga School District
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	0	170,000	170,000
DV1	3	0	22,000	22,000
DV3	1	0	10,000	10,000
DV4	10	0	72,000	72,000
DV4S	1	0	12,000	12,000
DVHS	7	0	1,050,751	1,050,751
DVHSS	1	0	120,888	120,888
EX-XN	5	0	121,369	121,369
EX-XV	121	0	110,010,195	110,010,195
EX-XV (Prorated)	1	0	39,420	39,420
EX366	58	0	30,599	30,599
HS	478	0	17,744,298	17,744,298
OV65	185	0	1,706,852	1,706,852
OV65S	2	0	20,000	20,000
PPV	1	8,500	0	8,500
SO	2	8,720	0	8,720
Totals		17,220	131,130,372	131,147,592

2022 CERTIFIED TOTALS

Property Count: 1,545

STI - Tioga School District
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	544	513.5819	\$3,621,292	\$133,620,754	\$102,229,819
B	MULTIFAMILY RESIDENCE	13	4.9549	\$1,950	\$5,059,838	\$5,059,838
C1	VACANT LOTS AND LAND TRACTS	69	52.2235	\$0	\$4,767,820	\$4,767,820
D1	QUALIFIED OPEN-SPACE LAND	437	15,408.5054	\$0	\$319,088,563	\$1,268,860
D2	IMPROVEMENTS ON QUALIFIED OP	148		\$1,028	\$6,091,442	\$6,080,970
E	RURAL LAND, NON QUALIFIED OPE	214	432.7932	\$2,599,201	\$59,723,020	\$49,687,401
F1	COMMERCIAL REAL PROPERTY	42	21.8288	\$0	\$11,806,917	\$11,806,917
G1	OIL AND GAS	65		\$0	\$1,964,575	\$1,964,575
J2	GAS DISTRIBUTION SYSTEM	2	0.0754	\$0	\$653,810	\$653,810
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$2,154,281	\$2,154,281
J4	TELEPHONE COMPANY (INCLUDI	3	0.1722	\$0	\$174,448	\$174,448
J5	RAILROAD	2		\$0	\$3,435,577	\$3,435,577
J7	CABLE TELEVISION COMPANY	2		\$0	\$213,348	\$213,348
L1	COMMERCIAL PERSONAL PROPE	69		\$0	\$4,129,315	\$4,129,315
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$337,498	\$337,498
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$327,975	\$272,841
O	RESIDENTIAL INVENTORY	58	15.4550	\$0	\$1,813,225	\$1,813,225
S	SPECIAL INVENTORY TAX	1		\$0	\$383	\$383
X	TOTALLY EXEMPT PROPERTY	186	4,942.3083	\$1,313,819	\$110,210,083	\$0
	Totals		21,391.8986	\$7,537,290	\$665,572,872	\$196,050,926

2022 CERTIFIED TOTALS

Property Count: 5

STI - Tioga School District
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	4	346.8890	\$0	\$6,214,619	\$102,514
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$1,090	\$1,090
E	RURAL LAND, NON QUALIFIED OPE	1	1.1000	\$0	\$156,041	\$156,041
F1	COMMERCIAL REAL PROPERTY	2	1.1000	\$0	\$504,177	\$504,177
Totals			349.0890	\$0	\$6,875,927	\$763,822

2022 CERTIFIED TOTALS

Property Count: 1,550

STI - Tioga School District
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	544	513.5819	\$3,621,292	\$133,620,754	\$102,229,819
B	MULTIFAMILY RESIDENCE	13	4.9549	\$1,950	\$5,059,838	\$5,059,838
C1	VACANT LOTS AND LAND TRACTS	69	52.2235	\$0	\$4,767,820	\$4,767,820
D1	QUALIFIED OPEN-SPACE LAND	441	15,755.3944	\$0	\$325,303,182	\$1,371,374
D2	IMPROVEMENTS ON QUALIFIED OP	149		\$1,028	\$6,092,532	\$6,082,060
E	RURAL LAND, NON QUALIFIED OPE	215	433.8932	\$2,599,201	\$59,879,061	\$49,843,442
F1	COMMERCIAL REAL PROPERTY	44	22.9288	\$0	\$12,311,094	\$12,311,094
G1	OIL AND GAS	65		\$0	\$1,964,575	\$1,964,575
J2	GAS DISTRIBUTION SYSTEM	2	0.0754	\$0	\$653,810	\$653,810
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$2,154,281	\$2,154,281
J4	TELEPHONE COMPANY (INCLUDI	3	0.1722	\$0	\$174,448	\$174,448
J5	RAILROAD	2		\$0	\$3,435,577	\$3,435,577
J7	CABLE TELEVISION COMPANY	2		\$0	\$213,348	\$213,348
L1	COMMERCIAL PERSONAL PROPE	69		\$0	\$4,129,315	\$4,129,315
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$337,498	\$337,498
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$327,975	\$272,841
O	RESIDENTIAL INVENTORY	58	15.4550	\$0	\$1,813,225	\$1,813,225
S	SPECIAL INVENTORY TAX	1		\$0	\$383	\$383
X	TOTALLY EXEMPT PROPERTY	186	4,942.3083	\$1,313,819	\$110,210,083	\$0
	Totals		21,740.9876	\$7,537,290	\$672,448,799	\$196,814,748

2022 CERTIFIED TOTALS

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STI - Tioga School District
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	494	454.5744	\$3,607,962	\$128,907,138	\$99,001,149
A2	REAL-RESIDENTIAL MOBILE HOMES	34	38.0335	\$13,330	\$3,598,239	\$2,120,400
A3	REAL-RESIDENTIAL SINGLE FAMILY &	1		\$0	\$51,786	\$51,786
A4	REAL-OTHER IMPROVEMENTS WITH	17	20.9740	\$0	\$1,063,591	\$1,056,484
B1	REAL-RESIDENTIAL DUPLEXES	12	4.9549	\$1,950	\$4,356,741	\$4,356,741
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$703,097	\$703,097
C1	REAL-VAC PLATTED LOTS-RESIDENT	41	23.6264	\$0	\$1,940,009	\$1,940,009
C1C	REAL-VAC PLATTED LOTS - COMMER	28	28.5971	\$0	\$2,827,811	\$2,827,811
D1	REAL-ACREAGE WITH AG	437	15,408.5054	\$0	\$319,088,563	\$1,268,860
D2	FARM & RANCH IMPS ON AG QUALI	148		\$1,028	\$6,091,442	\$6,080,970
E	REAL-NON QUAL OPEN SPACE LAND	214	432.7932	\$2,599,201	\$59,723,020	\$49,687,401
F1	COMMERCIAL REAL PROPERTY	42	21.8288	\$0	\$11,806,917	\$11,806,917
G1	OIL & GAS	65		\$0	\$1,964,575	\$1,964,575
J2	GAS DISTRIBUTION SYSTEM	2	0.0754	\$0	\$653,810	\$653,810
J3	ELECTRIC COMPANY (INCLUDING CC	6		\$0	\$2,154,281	\$2,154,281
J4	TELEPHONE COMPANY (INCLUDING I	3	0.1722	\$0	\$174,448	\$174,448
J5	RAILROAD	2		\$0	\$3,435,577	\$3,435,577
J7	CABLE TELEVISION COMPANY	2		\$0	\$213,348	\$213,348
L1	COMMERCIAL PERSONAL PROPER	51		\$0	\$3,603,759	\$3,603,759
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$337,498	\$337,498
L4	LEASE ACCOUNTS	24		\$0	\$525,556	\$525,556
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$327,975	\$272,841
O1	RESIDENTIAL INVENTORY	58	15.4550	\$0	\$1,813,225	\$1,813,225
S		1		\$0	\$383	\$383
X	DO NOT USE	186	4,942.3083	\$1,313,819	\$110,210,083	\$0
	Totals		21,391.8986	\$7,537,290	\$665,572,872	\$196,050,926

2022 CERTIFIED TOTALS

Property Count: 5

STI - Tioga School District
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	4	346.8890	\$0	\$6,214,619	\$102,514
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$1,090	\$1,090
E	REAL-NON QUAL OPEN SPACE LAND	1	1.1000	\$0	\$156,041	\$156,041
F1	COMMERCIAL REAL PROPERTY	2	1.1000	\$0	\$504,177	\$504,177
Totals			349.0890	\$0	\$6,875,927	\$763,822

2022 CERTIFIED TOTALS

Property Count: 1,550

STI - Tioga School District
Grand Totals

5/17/2023 10:45:05AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	494	454.5744	\$3,607,962	\$128,907,138	\$99,001,149
A2	REAL-RESIDENTIAL MOBILE HOMES	34	38.0335	\$13,330	\$3,598,239	\$2,120,400
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$51,786	\$51,786
A4	REAL-OTHER IMPROVEMENTS WITH	17	20.9740	\$0	\$1,063,591	\$1,056,484
B1	REAL-RESIDENTIAL DUPLEXES	12	4.9549	\$1,950	\$4,356,741	\$4,356,741
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$703,097	\$703,097
C1	REAL-VAC PLATTED LOTS-RESIDENT	41	23.6264	\$0	\$1,940,009	\$1,940,009
C1C	REAL-VAC PLATTED LOTS - COMMER	28	28.5971	\$0	\$2,827,811	\$2,827,811
D1	REAL-ACREAGE WITH AG	441	15,755.3944	\$0	\$325,303,182	\$1,371,374
D2	FARM & RANCH IMPS ON AG QUALI	149		\$1,028	\$6,092,532	\$6,082,060
E	REAL-NON QUAL OPEN SPACE LAND	215	433.8932	\$2,599,201	\$59,879,061	\$49,843,442
F1	COMMERCIAL REAL PROPERTY	44	22.9288	\$0	\$12,311,094	\$12,311,094
G1	OIL & GAS	65		\$0	\$1,964,575	\$1,964,575
J2	GAS DISTRIBUTION SYSTEM	2	0.0754	\$0	\$653,810	\$653,810
J3	ELECTRIC COMPANY (INCLUDING CC	6		\$0	\$2,154,281	\$2,154,281
J4	TELEPHONE COMPANY (INCLUDING I	3	0.1722	\$0	\$174,448	\$174,448
J5	RAILROAD	2		\$0	\$3,435,577	\$3,435,577
J7	CABLE TELEVISION COMPANY	2		\$0	\$213,348	\$213,348
L1	COMMERCIAL PERSONAL PROPER	51		\$0	\$3,603,759	\$3,603,759
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$337,498	\$337,498
L4	LEASE ACCOUNTS	24		\$0	\$525,556	\$525,556
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$327,975	\$272,841
O1	RESIDENTIAL INVENTORY	58	15.4550	\$0	\$1,813,225	\$1,813,225
S		1		\$0	\$383	\$383
X	DO NOT USE	186	4,942.3083	\$1,313,819	\$110,210,083	\$0
	Totals		21,740.9876	\$7,537,290	\$672,448,799	\$196,814,748

2022 CERTIFIED TOTALS

Property Count: 1,550

STI - Tioga School District
Effective Rate Assumption

5/17/2023 10:45:05AM

New Value

TOTAL NEW VALUE MARKET: **\$7,537,290**
TOTAL NEW VALUE TAXABLE: **\$6,068,469**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	17	2021 Market Value	\$12,569
ABSOLUTE EXEMPTIONS VALUE LOSS				\$12,569

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$2,527
HS	HOMESTEAD	26	\$864,767
OV65	OVER 65	13	\$124,956
PARTIAL EXEMPTIONS VALUE LOSS			\$1,004,250
NEW EXEMPTIONS VALUE LOSS			\$1,016,819

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
HS	HOMESTEAD	433	\$6,097,318
INCREASED EXEMPTIONS VALUE LOSS			\$6,097,318

TOTAL EXEMPTIONS VALUE LOSS \$7,114,137

New Ag / Timber Exemptions

2021 Market Value \$485,180 Count: 4
2022 Ag/Timber Use \$11,290
NEW AG / TIMBER VALUE LOSS \$473,890

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
477	\$279,873	\$80,199	\$199,674
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
376	\$263,834	\$76,800	\$187,034

2022 CERTIFIED TOTALS

STI - Tioga School District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$6,875,927.00	\$674,348