

2025 CERTIFIED TOTALS

Property Count: 1,504

STI - Tioga School District
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		84,058,064			
Non Homesite:		212,990,648			
Ag Market:		620,504,400			
Timber Market:		0	Total Land	(+)	917,553,112
Improvement		Value			
Homesite:		170,343,023			
Non Homesite:		51,623,727	Total Improvements	(+)	221,966,750
Non Real		Count	Value		
Personal Property:	111		7,011,733		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 7,011,733
			Market Value	=	1,146,531,595
Ag	Non Exempt	Exempt			
Total Productivity Market:	620,504,400	0			
Ag Use:	1,237,231	0	Productivity Loss	(-)	619,267,169
Timber Use:	0	0	Appraised Value	=	527,264,426
Productivity Loss:	619,267,169	0	Homestead Cap	(-)	18,788,948
			23.231 Cap	(-)	32,860,999
			Assessed Value	=	475,614,479
			Total Exemptions Amount (Breakdown on Next Page)	(-)	248,726,987
			Net Taxable	=	226,887,492

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,409,048	277,023	1,810.38	3,920.37	7		
OV65	59,781,062	25,421,212	155,625.11	168,283.05	198		
Total	61,190,110	25,698,235	157,435.49	172,203.42	205	Freeze Taxable	(-) 25,698,235
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 201,189,257

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,625,826.48 = 201,189,257 * (1.2269000 / 100) + 157,435.49

Certified Estimate of Market Value: 1,146,531,595
Certified Estimate of Taxable Value: 226,887,492

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

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10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	240,109	240,109
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	15	0	108,000	108,000
DV4S	1	0	0	0
DVHS	10	0	1,895,777	1,895,777
EX-XN	8	0	399,226	399,226
EX-XV	120	0	169,206,636	169,206,636
EX366	32	0	30,406	30,406
HS	525	0	67,352,202	67,352,202
OV65	216	0	9,331,371	9,331,371
PPV	1	7,500	0	7,500
SO	3	125,760	0	125,760
Totals		133,260	248,593,727	248,726,987

2025 CERTIFIED TOTALS

Property Count: 28

STI - Tioga School District
Under ARB Review Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		2,520,378			
Non Homesite:		252,137			
Ag Market:		333,650			
Timber Market:		0	Total Land	(+)	3,106,165
Improvement		Value			
Homesite:		4,958,489			
Non Homesite:		250,719	Total Improvements	(+)	5,209,208
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	8,315,373
Ag		Non Exempt	Exempt		
Total Productivity Market:	333,650		0		
Ag Use:	733		0	Productivity Loss	(-) 332,917
Timber Use:	0		0	Appraised Value	= 7,982,456
Productivity Loss:	332,917		0	Homestead Cap	(-) 188,694
				23.231 Cap	(-) 28,210
				Assessed Value	= 7,765,552
				Total Exemptions Amount	(-) 2,220,000
				(Breakdown on Next Page)	
				Net Taxable	= 5,545,552
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	515,379	115,379	1,229.81	1,418.08	2
Total	515,379	115,379	1,229.81	1,418.08	2
Tax Rate	1.2269000				
					Freeze Taxable (-) 115,379
					Freeze Adjusted Taxable = 5,430,173

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
67,852.60 = 5,430,173 * (1.2269000 / 100) + 1,229.81

Certified Estimate of Market Value: 7,857,135
Certified Estimate of Taxable Value: 5,468,208
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

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STI - Tioga School District
Under ARB Review Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	16	0	2,100,000	2,100,000
OV65	2	0	120,000	120,000
Totals		0	2,220,000	2,220,000

2025 CERTIFIED TOTALS

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STI - Tioga School District
Grand Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		86,578,442			
Non Homesite:		213,242,785			
Ag Market:		620,838,050			
Timber Market:		0	Total Land	(+)	920,659,277
Improvement		Value			
Homesite:		175,301,512			
Non Homesite:		51,874,446	Total Improvements	(+)	227,175,958
Non Real		Count	Value		
Personal Property:	111		7,011,733		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 7,011,733
			Market Value	=	1,154,846,968
Ag	Non Exempt	Exempt			
Total Productivity Market:	620,838,050	0			
Ag Use:	1,237,964	0	Productivity Loss	(-)	619,600,086
Timber Use:	0	0	Appraised Value	=	535,246,882
Productivity Loss:	619,600,086	0	Homestead Cap	(-)	18,977,642
			23.231 Cap	(-)	32,889,209
			Assessed Value	=	483,380,031
			Total Exemptions Amount (Breakdown on Next Page)	(-)	250,946,987
			Net Taxable	=	232,433,044

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,409,048	277,023	1,810.38	3,920.37	7		
OV65	60,296,441	25,536,591	156,854.92	169,701.13	200		
Total	61,705,489	25,813,614	158,665.30	173,621.50	207	Freeze Taxable	(-) 25,813,614
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 206,619,430

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,693,679.09 = 206,619,430 * (1.2269000 / 100) + 158,665.30

Certified Estimate of Market Value: 1,154,388,730
Certified Estimate of Taxable Value: 232,355,700

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

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11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	240,109	240,109
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	15	0	108,000	108,000
DV4S	1	0	0	0
DVHS	10	0	1,895,777	1,895,777
EX-XN	8	0	399,226	399,226
EX-XV	120	0	169,206,636	169,206,636
EX366	32	0	30,406	30,406
HS	541	0	69,452,202	69,452,202
OV65	218	0	9,451,371	9,451,371
PPV	1	7,500	0	7,500
SO	3	125,760	0	125,760
Totals		133,260	250,813,727	250,946,987

2025 CERTIFIED TOTALS

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10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	542	412.3285	\$2,769,264	\$174,912,484	\$102,726,612
B	MULTIFAMILY RESIDENCE	14	6.4049	\$0	\$7,486,159	\$7,486,159
C1	VACANT LOTS AND LAND TRACTS	88	83.1864	\$0	\$11,243,559	\$10,783,784
D1	QUALIFIED OPEN-SPACE LAND	441	15,699.9310	\$0	\$620,504,400	\$1,233,823
D2	IMPROVEMENTS ON QUALIFIED OP	157		\$2,258,219	\$9,084,306	\$9,074,262
E	RURAL LAND, NON QUALIFIED OPE	236	481.2010	\$3,269,108	\$89,152,531	\$64,073,537
F1	COMMERCIAL REAL PROPERTY	44	31.8138	\$0	\$16,071,958	\$16,011,247
F2	INDUSTRIAL AND MANUFACTURIN	2	3.0000	\$0	\$234,000	\$234,000
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$30,956	\$30,956
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$62,526	\$62,526
L1	COMMERCIAL PERSONAL PROPE	71		\$0	\$6,574,601	\$6,448,841
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$997,806	\$523,645
O	RESIDENTIAL INVENTORY	67	63.0580	\$1,992,225	\$8,447,729	\$8,198,100
X	TOTALLY EXEMPT PROPERTY	161	4,941.6417	\$0	\$201,728,580	\$0
Totals			21,722.8129	\$10,288,816	\$1,146,531,595	\$226,887,492

2025 CERTIFIED TOTALS

Property Count: 28

STI - Tioga School District
Under ARB Review Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	23	11.6198	\$62,391	\$7,449,901	\$5,041,207
C1	VACANT LOTS AND LAND TRACTS	3	1.2107	\$0	\$252,137	\$223,927
D1	QUALIFIED OPEN-SPACE LAND	2	8.2930	\$0	\$333,650	\$733
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$50,899	\$50,899
E	RURAL LAND, NON QUALIFIED OPE	1	1.0000	\$0	\$228,786	\$228,786
Totals			22.1235	\$62,391	\$8,315,373	\$5,545,552

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STI - Tioga School District
Grand Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	565	423.9483	\$2,831,655	\$182,362,385	\$107,767,819
B	MULTIFAMILY RESIDENCE	14	6.4049	\$0	\$7,486,159	\$7,486,159
C1	VACANT LOTS AND LAND TRACTS	91	84.3971	\$0	\$11,495,696	\$11,007,711
D1	QUALIFIED OPEN-SPACE LAND	443	15,708.2240	\$0	\$620,838,050	\$1,234,556
D2	IMPROVEMENTS ON QUALIFIED OP	158		\$2,258,219	\$9,135,205	\$9,125,161
E	RURAL LAND, NON QUALIFIED OPE	237	482.2010	\$3,269,108	\$89,381,317	\$64,302,323
F1	COMMERCIAL REAL PROPERTY	44	31.8138	\$0	\$16,071,958	\$16,011,247
F2	INDUSTRIAL AND MANUFACTURIN	2	3.0000	\$0	\$234,000	\$234,000
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$30,956	\$30,956
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$62,526	\$62,526
L1	COMMERCIAL PERSONAL PROPE	71		\$0	\$6,574,601	\$6,448,841
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$997,806	\$523,645
O	RESIDENTIAL INVENTORY	67	63.0580	\$1,992,225	\$8,447,729	\$8,198,100
X	TOTALLY EXEMPT PROPERTY	161	4,941.6417	\$0	\$201,728,580	\$0
Totals			21,744.9364	\$10,351,207	\$1,154,846,968	\$232,433,044

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10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	506	366.3793	\$2,680,336	\$168,534,924	\$99,062,455
A2	REAL-RESIDENTIAL MOBILE HOMES	24	25.2615	\$88,928	\$4,383,869	\$1,798,761
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$57,669	\$57,669
A4	REAL-OTHER IMPROVEMENTS WITH	11	20.6877	\$0	\$1,936,022	\$1,807,727
B1	REAL-RESIDENTIAL DUPLEXES	13	3.3039	\$0	\$6,661,013	\$6,661,013
B2	REAL-RESIDENTIAL APARTMENTS	2	3.1010	\$0	\$825,146	\$825,146
C1	REAL-VAC PLATTED LOTS-RESIDENT	60	54.4986	\$0	\$7,693,989	\$7,367,728
C1C	REAL-VAC PLATTED LOTS - COMMER	28	28.6878	\$0	\$3,549,570	\$3,416,056
D1	REAL-ACREAGE WITH AG	441	15,699.9310	\$0	\$620,504,400	\$1,233,823
D2	FARM & RANCH IMPS ON AG QUALI	157		\$2,258,219	\$9,084,306	\$9,074,262
E	REAL-NON QUAL OPEN SPACE LAND	236	481.2010	\$3,269,108	\$89,152,531	\$64,073,537
F1	COMMERCIAL REAL PROPERTY	44	31.8138	\$0	\$16,071,958	\$16,011,247
F2	INDUSTRIAL REAL PROPERTY	2	3.0000	\$0	\$234,000	\$234,000
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$30,956	\$30,956
J4	TELEPHONE COMPANY (INCLUDING I	1	0.1722	\$0	\$62,526	\$62,526
L1	COMMERCIAL PERSONAL PROPER	53		\$0	\$5,384,196	\$5,350,053
L4	LEASE ACCOUNTS	24		\$0	\$1,190,405	\$1,098,788
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$997,806	\$523,645
O1	RESIDENTIAL INVENTORY	67	63.0580	\$1,992,225	\$8,447,729	\$8,198,100
X	DO NOT USE	161	4,941.6417	\$0	\$201,728,580	\$0
Totals			21,722.8129	\$10,288,816	\$1,146,531,595	\$226,887,492

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10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	23	11.6198	\$62,391	\$7,449,901	\$5,041,207
C1	REAL-VAC PLATTED LOTS-RESIDENT	3	1.2107	\$0	\$252,137	\$223,927
D1	REAL-ACREAGE WITH AG	2	8.2930	\$0	\$333,650	\$733
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$50,899	\$50,899
E	REAL-NON QUAL OPEN SPACE LAND	1	1.0000	\$0	\$228,786	\$228,786
Totals			22.1235	\$62,391	\$8,315,373	\$5,545,552

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Grand Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	529	377.9991	\$2,742,727	\$175,984,825	\$104,103,662
A2	REAL-RESIDENTIAL MOBILE HOMES	24	25.2615	\$88,928	\$4,383,869	\$1,798,761
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$57,669	\$57,669
A4	REAL-OTHER IMPROVEMENTS WITH	11	20.6877	\$0	\$1,936,022	\$1,807,727
B1	REAL-RESIDENTIAL DUPLEXES	13	3.3039	\$0	\$6,661,013	\$6,661,013
B2	REAL-RESIDENTIAL APARTMENTS	2	3.1010	\$0	\$825,146	\$825,146
C1	REAL-VAC PLATTED LOTS-RESIDENT	63	55.7093	\$0	\$7,946,126	\$7,591,655
C1C	REAL-VAC PLATTED LOTS - COMMER	28	28.6878	\$0	\$3,549,570	\$3,416,056
D1	REAL-ACREAGE WITH AG	443	15,708.2240	\$0	\$620,838,050	\$1,234,556
D2	FARM & RANCH IMPS ON AG QUALI	158		\$2,258,219	\$9,135,205	\$9,125,161
E	REAL-NON QUAL OPEN SPACE LAND	237	482.2010	\$3,269,108	\$89,381,317	\$64,302,323
F1	COMMERCIAL REAL PROPERTY	44	31.8138	\$0	\$16,071,958	\$16,011,247
F2	INDUSTRIAL REAL PROPERTY	2	3.0000	\$0	\$234,000	\$234,000
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$30,956	\$30,956
J4	TELEPHONE COMPANY (INCLUDING I	1	0.1722	\$0	\$62,526	\$62,526
L1	COMMERCIAL PERSONAL PROPER	53		\$0	\$5,384,196	\$5,350,053
L4	LEASE ACCOUNTS	24		\$0	\$1,190,405	\$1,098,788
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$997,806	\$523,645
O1	RESIDENTIAL INVENTORY	67	63.0580	\$1,992,225	\$8,447,729	\$8,198,100
X	DO NOT USE	161	4,941.6417	\$0	\$201,728,580	\$0
Totals			21,744.9364	\$10,351,207	\$1,154,846,968	\$232,433,044

2025 CERTIFIED TOTALS

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STI - Tioga School District
Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

TOTAL NEW VALUE MARKET:	\$10,351,207
TOTAL NEW VALUE TAXABLE:	\$10,144,505

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2024 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	4	\$48,000
HS	HOMESTEAD	13	\$1,445,242
OV65	OVER 65	9	\$378,425
PARTIAL EXEMPTIONS VALUE LOSS		27	\$1,879,167
NEW EXEMPTIONS VALUE LOSS			\$1,879,167

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	4	\$200,000
HS	HOMESTEAD	492	\$18,099,773
OV65	OVER 65	166	\$7,060,711
INCREASED EXEMPTIONS VALUE LOSS		662	\$25,360,484

TOTAL EXEMPTIONS VALUE LOSS	\$27,239,651
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
535	\$372,159	\$164,235	\$207,924

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
404	\$344,533	\$161,996	\$182,537

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
535	\$340,630	\$144,099	\$196,531

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
404	\$338,093	\$147,750	\$190,343

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
28	\$8,315,373	\$5,468,208

2025 CERTIFIED TOTALS

STI - Tioga School District

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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