

2025 CERTIFIED TOTALS

Property Count: 1,637

STI - Tioga School District
ARB Approved Totals

4/17/2026

1:08:17PM

Land	Value			
Homesite:	86,459,684			
Non Homesite:	213,223,647			
Ag Market:	620,830,678			
Timber Market:	0	Total Land	(+) 920,514,009	
Improvement	Value			
Homesite:	174,956,465			
Non Homesite:	51,840,544	Total Improvements	(+) 226,797,009	
Non Real	Count	Value		
Personal Property:	130	17,576,433		
Mineral Property:	87	492,782		
Autos:	0	0	Total Non Real	(+) 18,069,215
			Market Value	= 1,165,380,233
Ag	Non Exempt	Exempt		
Total Productivity Market:	620,830,678	0		
Ag Use:	1,237,965	0	Productivity Loss	(-) 619,592,713
Timber Use:	0	0	Appraised Value	= 545,787,520
Productivity Loss:	619,592,713	0	Homestead Cap	(-) 18,899,026
			23.231 Cap	(-) 32,889,209
			Assessed Value	= 493,999,285
			Total Exemptions Amount (Breakdown on Next Page)	(-) 251,912,144
			Net Taxable	= 242,087,141

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,409,048	277,023	1,180.94	1,631.60	7		
OV65	61,624,882	25,825,157	84,456.30	86,284.36	210		
Total	63,033,930	26,102,180	85,637.24	87,915.96	217	Freeze Taxable	(-) 26,102,180
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 215,984,961

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,735,556.73 = 215,984,961 * (1.2269000 / 100) + 85,637.24

Certified Estimate of Market Value: 1,165,380,233
 Certified Estimate of Taxable Value: 242,087,141

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

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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	75	0	38,369	38,369
HS	549	0	70,302,434	70,302,434
OV65	220	0	9,558,333	9,558,333
PPV	1	7,500	0	7,500
SO	3	125,760	0	125,760
Totals		133,260	251,778,884	251,912,144

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Ag Use:	1,237,965		0	Productivity Loss	(-) 619,592,713
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Productivity Loss:	619,592,713		0	Homestead Cap	(-) 18,899,026
				23.231 Cap	(-) 32,889,209
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				Total Exemptions Amount	(-) 251,912,144
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DV4	15	0	108,000	108,000
DV4S	1	0	0	0
DVHS	10	0	1,895,777	1,895,777
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	565	423.9483	\$2,831,655	\$182,243,774	\$106,977,279
B	MULTIFAMILY RESIDENCE	14	6.4049	\$0	\$7,486,159	\$7,486,159
C1	VACANT LOTS AND LAND TRACTS	91	84.3971	\$0	\$11,349,987	\$10,862,002
D1	QUALIFIED OPEN-SPACE LAND	443	15,708.2480	\$0	\$620,830,678	\$1,234,557
D2	IMPROVEMENTS ON QUALIFIED OP	157		\$2,258,219	\$9,111,421	\$9,101,377
E	RURAL LAND, NON QUALIFIED OPE	236	482.2010	\$3,269,108	\$88,954,885	\$64,021,133
F1	COMMERCIAL REAL PROPERTY	44	31.8138	\$506,945	\$16,269,649	\$16,208,938
F2	INDUSTRIAL AND MANUFACTURIN	2	3.0000	\$0	\$234,000	\$234,000
G1	OIL AND GAS	46		\$0	\$485,667	\$485,667
J2	GAS DISTRIBUTION SYSTEM	2	0.0754	\$0	\$1,030,933	\$1,030,933
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$4,283,978	\$4,283,978
J4	TELEPHONE COMPANY (INCLUDI	3	0.1722	\$0	\$225,232	\$225,232
J5	RAILROAD	2		\$0	\$4,224,716	\$4,224,716
J7	CABLE TELEVISION COMPANY	2		\$0	\$350,547	\$350,547
L1	COMMERCIAL PERSONAL PROPE	71		\$0	\$6,574,601	\$6,448,841
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$541,928	\$541,928
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$997,806	\$523,645
O	RESIDENTIAL INVENTORY	67	63.0580	\$1,992,225	\$8,447,729	\$7,846,209
X	TOTALLY EXEMPT PROPERTY	204	4,941.6417	\$0	\$201,736,543	\$0
Totals			21,744.9604	\$10,858,152	\$1,165,380,233	\$242,087,141

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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	\$175,866,214	\$103,313,122
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	\$7,800,417	\$7,445,946
C1C	REAL-VAC PLATTED LOTS - COMMER	28	28.6878	\$0	\$3,549,570	\$3,416,056
D1	REAL-ACREAGE WITH AG	443	15,708.2480	\$0	\$620,830,678	\$1,234,557
D2	FARM & RANCH IMPS ON AG QUALI	157		\$2,258,219	\$9,111,421	\$9,101,377
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J3	ELECTRIC COMPANY (INCLUDING CC	6		\$0	\$4,283,978	\$4,283,978
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J7	CABLE TELEVISION COMPANY	2		\$0	\$350,547	\$350,547
L1	COMMERCIAL PERSONAL PROPER	53		\$0	\$5,384,196	\$5,350,053
L2	INDUSTRIAL PERSONAL PROPERTY	5		\$0	\$541,928	\$541,928
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	\$7,846,209
X	DO NOT USE	204	4,941.6417	\$0	\$201,736,543	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$10,858,152
TOTAL NEW VALUE TAXABLE:	\$10,331,999

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	17	2024 Market Value	\$5,495
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,495

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	4	\$48,000
HS	HOMESTEAD	18	\$1,899,763
OV65	OVER 65	11	\$498,425
PARTIAL EXEMPTIONS VALUE LOSS			\$2,453,688
NEW EXEMPTIONS VALUE LOSS			\$2,459,183

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	4	\$200,000
HS	HOMESTEAD	496	\$18,230,372
OV65	OVER 65	164	\$7,002,673
INCREASED EXEMPTIONS VALUE LOSS			\$25,433,045

TOTAL EXEMPTIONS VALUE LOSS \$27,892,228

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
540	\$372,697	\$163,603	\$209,094

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
409	\$345,128	\$161,512	\$183,616

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
540	\$342,960	\$143,726	\$199,234

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
409	\$338,976	\$147,141	\$191,835

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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