

2026 CERTIFIED TOTALS

Property Count: 1,540

STI - Tioga School District
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		75,669,313			
Non Homesite:		216,986,937			
Ag Market:		653,554,505			
Timber Market:		0	Total Land	(+)	946,210,755
Improvement		Value			
Homesite:		179,866,745			
Non Homesite:		54,857,828	Total Improvements	(+)	234,724,573
Non Real		Count	Value		
Personal Property:	116		7,768,264		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 7,768,264
			Market Value	=	1,188,703,592
Ag	Non Exempt	Exempt			
Total Productivity Market:	653,554,505	0			
Ag Use:	1,629,649	0	Productivity Loss	(-)	651,924,856
Timber Use:	0	0	Appraised Value	=	536,778,736
Productivity Loss:	651,924,856	0			
			Homestead Cap	(-)	8,759,314
			23.231 Cap	(-)	21,021,678
			Assessed Value	=	506,997,744
			Total Exemptions Amount (Breakdown on Next Page)	(-)	268,058,510
			Net Taxable	=	238,939,234

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,304,871	328,196	1,033.01	1,631.60	6		
OV65	64,494,892	28,646,339	101,571.00	104,991.09	211		
Total	65,799,763	28,974,535	102,604.01	106,622.69	217	Freeze Taxable	(-) 28,974,535
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 209,964,699

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,678,660.90 = 209,964,699 * (1.2269000 / 100) + 102,604.01

Certified Estimate of Market Value: 1,188,703,592
Certified Estimate of Taxable Value: 238,939,234

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

2026 CERTIFIED TOTALS

Property Count: 1,540

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ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	50	0	2,455,373	2,455,373
145D	60	0	1,000,323	1,000,323
145F	6	0	283,562	283,562
DP	6	0	240,000	240,000
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	16	0	120,000	120,000
DV4S	1	0	0	0
DVHS	10	0	1,997,424	1,997,424
EX-XN	8	0	0	0
EX-XV	120	0	180,827,218	180,827,218
HS	550	0	70,873,480	70,873,480
OV65	228	0	10,228,630	10,228,630
PPV	1	0	0	0
SO	4	0	0	0
Totals		0	268,058,510	268,058,510

2026 CERTIFIED TOTALS

Property Count: 14

STI - Tioga School District
Under ARB Review Totals

10/1/2026

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Land		Value			
Homesite:		390,465			
Non Homesite:		577,983			
Ag Market:		641,516			
Timber Market:		0	Total Land	(+)	1,609,964
Improvement		Value			
Homesite:		569,780			
Non Homesite:		741,388	Total Improvements	(+)	1,311,168
Non Real		Count	Value		
Personal Property:	3		1,189,877		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	1,189,877
					4,111,009
Ag	Non Exempt	Exempt			
Total Productivity Market:	641,516	0			
Ag Use:	1,263	0	Productivity Loss	(-)	640,253
Timber Use:	0	0	Appraised Value	=	3,470,756
Productivity Loss:	640,253	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	3,470,756
			Total Exemptions Amount (Breakdown on Next Page)	(-)	626,297
			Net Taxable	=	2,844,459
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	406,060	10,998	0.00	0.00	2
Total	406,060	10,998	0.00	0.00	2
Tax Rate	1.2269000				
			Freeze Taxable	(-)	10,998
			Freeze Adjusted Taxable	=	2,833,461

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 34,763.73 = 2,833,461 * (1.2269000 / 100) + 0.00

Certified Estimate of Market Value:	3,542,285
Certified Estimate of Taxable Value:	2,368,584
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

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STI - Tioga School District
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145D	3	0	231,235	231,235
EX-XN	1	0	0	0
HS	2	0	280,000	280,000
OV65	2	0	115,062	115,062
SO	1	0	0	0
Totals		0	626,297	626,297

2026 CERTIFIED TOTALS

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STI - Tioga School District
Grand Totals

10/1/2026

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Land		Value			
Homesite:		76,059,778			
Non Homesite:		217,564,920			
Ag Market:		654,196,021			
Timber Market:		0	Total Land	(+)	947,820,719
Improvement		Value			
Homesite:		180,436,525			
Non Homesite:		55,599,216	Total Improvements	(+)	236,035,741
Non Real		Count	Value		
Personal Property:	119		8,958,141		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 8,958,141
			Market Value	=	1,192,814,601
Ag	Non Exempt	Exempt			
Total Productivity Market:	654,196,021	0			
Ag Use:	1,630,912	0	Productivity Loss	(-)	652,565,109
Timber Use:	0	0	Appraised Value	=	540,249,492
Productivity Loss:	652,565,109	0			
			Homestead Cap	(-)	8,759,314
			23.231 Cap	(-)	21,021,678
			Assessed Value	=	510,468,500
			Total Exemptions Amount (Breakdown on Next Page)	(-)	268,684,807
			Net Taxable	=	241,783,693

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,304,871	328,196	1,033.01	1,631.60	6		
OV65	64,900,952	28,657,337	101,571.00	104,991.09	213		
Total	66,205,823	28,985,533	102,604.01	106,622.69	219	Freeze Taxable	(-) 28,985,533
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 212,798,160

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,713,424.64 = 212,798,160 * (1.2269000 / 100) + 102,604.01

Certified Estimate of Market Value: 1,192,245,877
Certified Estimate of Taxable Value: 241,307,818

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

2026 CERTIFIED TOTALS

Property Count: 1,554

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	50	0	2,455,373	2,455,373
145D	63	0	1,231,558	1,231,558
145F	6	0	283,562	283,562
DP	6	0	240,000	240,000
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	16	0	120,000	120,000
DV4S	1	0	0	0
DVHS	10	0	1,997,424	1,997,424
EX-XN	9	0	0	0
EX-XV	120	0	180,827,218	180,827,218
HS	552	0	71,153,480	71,153,480
OV65	230	0	10,343,692	10,343,692
PPV	1	0	0	0
SO	5	0	0	0
Totals		0	268,684,807	268,684,807

2026 CERTIFIED TOTALS

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	570	420.2239	\$4,316,173	\$180,037,981	\$111,774,605
B	MULTIFAMILY RESIDENCE	13	3.3039	\$0	\$6,218,897	\$6,208,016
C1	VACANT LOTS AND LAND TRACTS	98	93.3086	\$0	\$12,513,695	\$11,674,700
D1	QUALIFIED OPEN-SPACE LAND	448	15,705.5090	\$0	\$653,554,505	\$1,625,326
D2	IMPROVEMENTS ON QUALIFIED OP	159		\$622,464	\$9,453,636	\$9,433,959
E	RURAL LAND, NON QUALIFIED OPE	271	933.0016	\$3,115,253	\$110,982,449	\$69,707,956
F1	COMMERCIAL REAL PROPERTY	50	47.8101	\$648,882	\$18,986,998	\$16,748,521
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$32,630	\$32,630
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$66,157	\$66,157
L1	COMMERCIAL PERSONAL PROPE	116		\$0	\$7,768,264	\$4,029,006
M1	TANGIBLE OTHER PERSONAL, MOB	9		\$164,183	\$1,160,178	\$537,374
O	RESIDENTIAL INVENTORY	56	57.5970	\$1,521,402	\$7,100,984	\$7,100,984
X	TOTALLY EXEMPT PROPERTY	120	4,455.4443	\$0	\$180,827,218	\$0
Totals			21,716.4460	\$10,388,357	\$1,188,703,592	\$238,939,234

2026 CERTIFIED TOTALS

Property Count: 14

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
A	SINGLE FAMILY RESIDENCE	8	2.1368	\$0	\$1,249,752	\$854,690
C1	VACANT LOTS AND LAND TRACTS	1	0.2920	\$0	\$76,699	\$76,699
D1	QUALIFIED OPEN-SPACE LAND	1	16.8820	\$0	\$641,516	\$1,263
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$104,516	\$104,516
E	RURAL LAND, NON QUALIFIED OPE	1	4.5000	\$0	\$670,328	\$670,328
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$1,189,877	\$958,642
O	RESIDENTIAL INVENTORY	1	2.8010	\$0	\$178,321	\$178,321
Totals			26.6118	\$0	\$4,111,009	\$2,844,459

2026 CERTIFIED TOTALS

Property Count: 1,554

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	578	422.3607	\$4,316,173	\$181,287,733	\$112,629,295
B	MULTIFAMILY RESIDENCE	13	3.3039	\$0	\$6,218,897	\$6,208,016
C1	VACANT LOTS AND LAND TRACTS	99	93.6006	\$0	\$12,590,394	\$11,751,399
D1	QUALIFIED OPEN-SPACE LAND	449	15,722.3910	\$0	\$654,196,021	\$1,626,589
D2	IMPROVEMENTS ON QUALIFIED OP	160		\$622,464	\$9,558,152	\$9,538,475
E	RURAL LAND, NON QUALIFIED OPE	272	937.5016	\$3,115,253	\$111,652,777	\$70,378,284
F1	COMMERCIAL REAL PROPERTY	50	47.8101	\$648,882	\$18,986,998	\$16,748,521
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$32,630	\$32,630
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$66,157	\$66,157
L1	COMMERCIAL PERSONAL PROPE	119		\$0	\$8,958,141	\$4,987,648
M1	TANGIBLE OTHER PERSONAL, MOB	9		\$164,183	\$1,160,178	\$537,374
O	RESIDENTIAL INVENTORY	57	60.3980	\$1,521,402	\$7,279,305	\$7,279,305
X	TOTALLY EXEMPT PROPERTY	120	4,455.4443	\$0	\$180,827,218	\$0
Totals			21,743.0578	\$10,388,357	\$1,192,814,601	\$241,783,693

2026 CERTIFIED TOTALS

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ARB Approved Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	538	375.5257	\$4,153,366	\$174,146,771	\$108,130,421
A2	REAL-RESIDENTIAL MOBILE HOMES	21	23.7605	\$162,807	\$3,983,755	\$1,738,965
A4	REAL-OTHER IMPROVEMENTS WITH I	11	20.9377	\$0	\$1,907,455	\$1,905,219
B1	REAL-RESIDENTIAL DUPLEXES	12	3.3039	\$0	\$5,378,897	\$5,368,016
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$840,000	\$840,000
C1	REAL-VAC PLATTED LOTS-RESIDENT	70	64.0867	\$0	\$7,337,275	\$7,165,415
C1C	REAL-VAC PLATTED LOTS - COMMER	28	29.2219	\$0	\$5,176,420	\$4,509,285
D1	REAL-ACREAGE WITH AG	448	15,705.5090	\$0	\$653,554,505	\$1,625,326
D2	FARM & RANCH IMPS ON AG QUALIF	159		\$622,464	\$9,453,636	\$9,433,959
E	REAL-NON QUAL OPEN SPACE LAND	271	933.0016	\$3,115,253	\$110,982,449	\$69,707,956
F1	COMMERCIAL REAL PROPERTY	50	47.8101	\$648,882	\$18,986,998	\$16,748,521
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$32,630	\$32,630
J4	TELEPHONE COMPANY (INCLUDING C	1	0.1722	\$0	\$66,157	\$66,157
L1	COMMERCIAL PERSONAL PROPER	60		\$0	\$6,632,785	\$3,783,324
L4	LEASE ACCOUNTS	59		\$0	\$1,135,479	\$245,682
M1	TANGIBLE OTHER PERSONAL, MOBI	9		\$164,183	\$1,160,178	\$537,374
O1	RESIDENTIAL INVENTORY	56	57.5970	\$1,521,402	\$7,100,984	\$7,100,984
X	DO NOT USE	120	4,455.4443	\$0	\$180,827,218	\$0
Totals			21,716.4460	\$10,388,357	\$1,188,703,592	\$238,939,234

2026 CERTIFIED TOTALS

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	6	1.8898	\$0	\$1,102,235	\$707,173
A2	REAL-RESIDENTIAL MOBILE HOMES	1		\$0	\$67,688	\$67,688
A4	REAL-OTHER IMPROVEMENTS WITH	1	0.2470	\$0	\$79,829	\$79,829
C1	REAL-VAC PLATTED LOTS-RESIDENT	1	0.2920	\$0	\$76,699	\$76,699
D1	REAL-ACREAGE WITH AG	1	16.8820	\$0	\$641,516	\$1,263
D2	FARM & RANCH IMPS ON AG QUALIF	1		\$0	\$104,516	\$104,516
E	REAL-NON QUAL OPEN SPACE LAND	1	4.5000	\$0	\$670,328	\$670,328
L4	LEASE ACCOUNTS	3		\$0	\$1,189,877	\$958,642
O1	RESIDENTIAL INVENTORY	1	2.8010	\$0	\$178,321	\$178,321
Totals			26.6118	\$0	\$4,111,009	\$2,844,459

2026 CERTIFIED TOTALS

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Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	544	377.4155	\$4,153,366	\$175,249,006	\$108,837,594
A2	REAL-RESIDENTIAL MOBILE HOMES	22	23.7605	\$162,807	\$4,051,443	\$1,806,653
A4	REAL-OTHER IMPROVEMENTS WITH I	12	21.1847	\$0	\$1,987,284	\$1,985,048
B1	REAL-RESIDENTIAL DUPLEXES	12	3.3039	\$0	\$5,378,897	\$5,368,016
B2	REAL-RESIDENTIAL APARTMENTS	1		\$0	\$840,000	\$840,000
C1	REAL-VAC PLATTED LOTS-RESIDENT	71	64.3787	\$0	\$7,413,974	\$7,242,114
C1C	REAL-VAC PLATTED LOTS - COMMER	28	29.2219	\$0	\$5,176,420	\$4,509,285
D1	REAL-ACREAGE WITH AG	449	15,722.3910	\$0	\$654,196,021	\$1,626,589
D2	FARM & RANCH IMPS ON AG QUALIF	160		\$622,464	\$9,558,152	\$9,538,475
E	REAL-NON QUAL OPEN SPACE LAND	272	937.5016	\$3,115,253	\$111,652,777	\$70,378,284
F1	COMMERCIAL REAL PROPERTY	50	47.8101	\$648,882	\$18,986,998	\$16,748,521
J2	GAS DISTRIBUTION SYSTEM	1	0.0754	\$0	\$32,630	\$32,630
J4	TELEPHONE COMPANY (INCLUDING C	1	0.1722	\$0	\$66,157	\$66,157
L1	COMMERCIAL PERSONAL PROPER	60		\$0	\$6,632,785	\$3,783,324
L4	LEASE ACCOUNTS	62		\$0	\$2,325,356	\$1,204,324
M1	TANGIBLE OTHER PERSONAL, MOBI	9		\$164,183	\$1,160,178	\$537,374
O1	RESIDENTIAL INVENTORY	57	60.3980	\$1,521,402	\$7,279,305	\$7,279,305
X	DO NOT USE	120	4,455.4443	\$0	\$180,827,218	\$0
Totals			21,743.0578	\$10,388,357	\$1,192,814,601	\$241,783,693

2026 CERTIFIED TOTALS

Property Count: 1,554

STI - Tioga School District
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$10,388,357
TOTAL NEW VALUE TAXABLE:	\$10,191,646

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	50	\$2,455,373
145D	11.145 (d) Multiple Situs, Leases	63	\$1,231,558
145F	11.145 (f) Single Situs, Related Business Entity	6	\$283,562
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	9	\$1,031,417
OV65	OVER 65	13	\$654,594
PARTIAL EXEMPTIONS VALUE LOSS		143	\$5,678,504
NEW EXEMPTIONS VALUE LOSS			\$5,678,504

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$5,678,504
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New Ag / Timber Exemptions

2025 Market Value	\$822,227	Count: 1
2026 Ag/Timber Use	\$891	
NEW AG / TIMBER VALUE LOSS	\$821,336	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
548	\$362,429	\$144,970	\$217,459

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
418	\$330,789	\$140,804	\$189,985

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
548	\$329,437	\$140,000	\$189,437

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
418	\$321,125	\$140,000	\$181,125

2026 CERTIFIED TOTALS

STI - Tioga School District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
14	\$4,111,009	\$2,368,584

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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