

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

2 0 2 4 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 021.00

PAGE 1  
 VALUATION DATE-JUL 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023

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	269.58
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	120,595			
			TOTAL TAX ---		269.58**
				DATE #1	06/30/24
				AMT DUE	269.58
*****					
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	74.51
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	33,333			
			TOTAL TAX ---		74.51**
				DATE #1	06/30/24
				AMT DUE	74.51
*****					
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	127.74
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	57,143			
			TOTAL TAX ---		127.74**
				DATE #1	06/30/24
				AMT DUE	127.74
*****					
159.19-1-20	67 W River Rd			159.19-1-20	*****
Arnold Ray J	210 1 Family Res		Village Tax	ACCT 00000000088	BILL 4
67 W River Rd	Tioga 493603	2,050		15,800	168.19
Nichols, NY 13812	Deed Date 09/03/2010	15,800			
	FRNT 87.00 DPTH 302.00				
	EAST-0878619 NRTH-0736939				
	DEED BOOK 18202 PG-4001				
	FULL MARKET VALUE	75,238			
			TOTAL TAX ---		168.19**
				DATE #1	06/30/24
				AMT DUE	168.19
*****					

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PAGE 2  
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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		
*****					
170.07-2-23.10	95 Dean St 210 1 Family Res		Village Tax	170.07-2-23.10 ACCT 00000000155	BILL 5 215.17
Arnold Samuel Thomas Howar	Tioga 493603	1,800			
549 Clark St	DEED DATE 05/16/2011	20,214			
Waverly, NY 14892	FRNT 66.00 DPTH 303.00				
	EAST-0879979 NRTH-0734969				
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-4233				
Chandler Richard L Sr	FULL MARKET VALUE	96,257			
				TOTAL TAX ---	215.17**
				DATE #1	06/30/24
				AMT DUE	215.17
*****					
170.07-1-2	179 S Main St 210 1 Family Res		Village Tax	170.07-1-2 ACCT 00000000195	BILL 6 217.95
Atkinson David H	Tioga 493603	1,500			
Atkinson Mary Jo	FRNT 49.50 DPTH 132.00	20,475			
PO Box 95	EAST-0878909 NRTH-0735769				
Nichols, NY 13812	DEED BOOK 446 PG-0017				
	FULL MARKET VALUE	97,500			
				TOTAL TAX ---	217.95**
				DATE #1	06/30/24
				AMT DUE	217.95
*****					
159.19-1-15.20	35 N Main St 421 Restaurant		Village Tax	159.19-1-15.20 ACCT 00000000728	BILL 7 585.46
B's American Pride Tavern	Tioga 493603	1,500			
206 Ross Hill Rd Lot 3	DEED DATE 11/04/2016	55,000			
Barton, NY 13734	FRNT 120.00 DPTH 105.00				
	EAST-0879043 NRTH-0736917				
	DEED BOOK 20160 PG-4692				
	FULL MARKET VALUE	261,905			
				TOTAL TAX ---	585.46**
				DATE #1	06/30/24
				AMT DUE	585.46
*****					
170.07-1-5	205 Cady Ave 210 1 Family Res		Village Tax	170.07-1-5 ACCT 00000000065	BILL 8 212.90
Babcock Jeffrey A Jr	Tioga 493603	1,950			
Babcock Carrie A	DEED DATE 02/12/2007	20,000			
205 Cady Ave	FRNT 94.75 DPTH 165.00				
Nichols, NY 13812	EAST-0879339 NRTH-0735559				
	DEED BOOK 14146 PG-5001				
	FULL MARKET VALUE	95,238			
				TOTAL TAX ---	212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
*****					

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PAGE 3  
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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			
***** 170.07-1-23 *****						
170.07-1-23	243 S Main St				170.07-1-23	
Bahl William P	210 1 Family Res		Village Tax		ACCT 0000000033	BILL 9
Bahl Nancy C	Tioga 493603	1,900				298.05
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	133,333				
			TOTAL TAX ---			298.05**
				DATE #1		06/30/24
				AMT DUE		298.05
***** 170.07-2-33 *****						
170.07-2-33	S Main St				170.07-2-33	
Ball Emory	120 Field crops		Village Tax		ACCT 0000000010	BILL 10
Ball Judith	Tioga 493603	1,500				15.97
721 S Main St	ACRES 18.50	1,500				
Nichols, NY 13812	EAST-0880269 NRTH-0734649					
	DEED BOOK 319 PG-0827					
	FULL MARKET VALUE	7,143				
			TOTAL TAX ---			15.97**
				DATE #1		06/30/24
				AMT DUE		15.97
***** 159.18-2-29 *****						
159.18-2-29	143 Bliven St				159.18-2-29	
Bendock Carla	210 1 Family Res		Village Tax		ACCT 00000000176	BILL 11
143 Bliven St	Tioga 493603	1,500				175.64
PO Box 34	DEED DATE 02/09/2016	16,500				
Nichols, NY 13812	FRNT 50.00 DPTH 178.00					
	EAST-0878079 NRTH-0736059					
	DEED BOOK 20160 PG-500					
	FULL MARKET VALUE	78,571				
			TOTAL TAX ---			175.64**
				DATE #1		06/30/24
				AMT DUE		175.64
***** 159.18-1-13 *****						
159.18-1-13	309 W River Rd				159.18-1-13	
Birosh Jonney Lee	210 1 Family Res		Village Tax		ACCT 00000000215	BILL 12
3136 E River Rd	Tioga 493603	1,550				149.03
Nichols, NY 13812	DEED DATE 02/12/02	14,000				
	FRNT 45.00 DPTH 280.00					
	BANK 500					
	EAST-0877409 NRTH-0737189					
	DEED BOOK 689 PG-1					
	FULL MARKET VALUE	66,667				
			TOTAL TAX ---			149.03**
				DATE #1		06/30/24
				AMT DUE		149.03

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-30 *****						
159.19-2-30	88 Kirby St				ACCT 0000000016	BILL 13
Birosh Jonney Lee	210 1 Family Res		Village Tax		22,000	234.19
3136 E River Rd	Tioga 493603	1,800				
Nichols, NY 13812	DEED DATE 01/03/2022	22,000				
	FRNT 66.00 DPTH 215.82					
	ACRES 0.33					
	EAST-0878539 NRTH-0736129					
	DEED BOOK 20220 PG-7					
	FULL MARKET VALUE	104,762				
			TOTAL TAX ---			234.19**
				DATE #1		06/30/24
				AMT DUE		234.19
***** 159.19-3-25 *****						
159.19-3-25	82 S Main St				ACCT 0000000077	BILL 14
Blair Becky Jo	220 2 Family Res		Village Tax		33,400	355.54
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	159,048				
			TOTAL TAX ---			355.54**
				DATE #1		06/30/24
				AMT DUE		355.54
***** 170.07-1-19 *****						
170.07-1-19	185 S Main St				ACCT 0000000030	BILL 15
Bleiler Dustin J	484 1 use sm bld		Village Tax		5,000	53.22
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	23,810				
			TOTAL TAX ---			53.22**
				DATE #1		06/30/24
				AMT DUE		53.22
***** 170.07-1-14 *****						
170.07-1-14	266 S Main St				ACCT 0000000017	BILL 16
Bleiler Michael	220 2 Family Res		Village Tax		15,800	168.19
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	75,238				
			TOTAL TAX ---			168.19**
				DATE #1		06/30/24
				AMT DUE		168.19

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-21 *****						
159.18-2-21	204 W River Rd				ACCT 0000000052	BILL 17
Bond Cynthia J	210 1 Family Res		Village Tax		24,000	255.48
204 W River Rd	Tioga 493603	2,450				
Nichols, NY 13812	DEED DATE 10/28/03	24,000				
	FRNT 120.00 DPTH 350.00					
	BANK 500					
PRIOR OWNER ON 3/01/2023	EAST-0877899 NRTH-0736659					
Bond Cynthia J	DEED BOOK 20230 PG-3409					
	FULL MARKET VALUE	114,286				
TOTAL TAX ---						255.48**
						DATE #1 06/30/24
						AMT DUE 255.48
***** 159.18-2-13 *****						
159.18-2-13	372 W River Rd				ACCT 00000000217	BILL 18
Bostwick Randall	210 1 Family Res		Village Tax		17,000	180.96
Living Trust July 6, 2023	Tioga 493603	1,925				
372 W River Rd	DEED DATE 08/21/01	17,000				
Nichols, NY 13812	FRNT 65.00 DPTH 258.00					
	EAST-0877009 NRTH-0736999					
	DEED BOOK 20230 PG-2793					
PRIOR OWNER ON 3/01/2023	FULL MARKET VALUE	80,952				
Bostwick Randall C						
TOTAL TAX ---						180.96**
						DATE #1 06/30/24
						AMT DUE 180.96
***** 170.07-2-18 *****						
170.07-2-18	124 Dean St				ACCT 00000000019	BILL 19
Bowen Bret	270 Mfg housing		Village Tax		8,000	85.16
6260 W River Rd	Tioga 493603	1,775				
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	38,095				
TOTAL TAX ---						85.16**
						DATE #1 06/30/24
						AMT DUE 85.16
***** 170.07-2-19 *****						
170.07-2-19	124 Dean St				ACCT 00000001008	BILL 20
Bowen Bret	312 Vac w/imprv		Village Tax		1,250	13.31
6260 W River Rd	Tioga 493603	600				
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	5,952				
TOTAL TAX ---						13.31**
						DATE #1 06/30/24
						AMT DUE 13.31

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-7 *****						
170.07-1-7	245 Cady Ave				ACCT 00000000020	BILL 21
Boyer Wayne M	210 1 Family Res		VET WAR CT 41121			2,928
Ciampoli Tamara	Tioga 493603	1,525	Village Tax		16,714	177.92
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	93,533				
			TOTAL TAX ---			177.92**
				DATE #1		06/30/24
				AMT DUE		177.92
***** 170.07-1-18 *****						
170.07-1-18	198 S Main St				ACCT 00000000072	BILL 22
Brown Drew D	210 1 Family Res		Village Tax		22,500	239.51
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	107,143				
			TOTAL TAX ---			239.51**
				DATE #1		06/30/24
				AMT DUE		239.51
***** 170.07-1-28 *****						
170.07-1-28	26 Taylor St				ACCT 00000000021	BILL 23
Budine Elinor B	210 1 Family Res		Village Tax		24,425	260.00
Budine George I	Tioga 493603	3,425				
863 Upper Front St Rm 116	Deed Date 07/20/2009	24,425				
Binghamton, NY 13905-1540	FRNT 242.00 DPTH 162.50					
	EAST-0878949 NRTH-0734959					
	DEED BOOK 17019 PG-7001					
	FULL MARKET VALUE	116,310				
			TOTAL TAX ---			260.00**
				DATE #1		06/30/24
				AMT DUE		260.00
***** 159.19-3-7 *****						
159.19-3-7	107 E River Rd				ACCT 00000000123	BILL 24
Burgert Kimberly	210 1 Family Res		Village Tax		15,000	159.67
1956 E River Rd	Tioga 493603	2,625				
Nichols, NY 13812	DEED 06-21-93	15,000				
	FRNT 162.50 DPTH 98.00					
	EAST-0879589 NRTH-0736539					
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-4699					
Burgert Kimberly A	FULL MARKET VALUE	71,429				
			TOTAL TAX ---			159.67**
				DATE #1		06/30/24
				AMT DUE		159.67

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-15 *****						
159.18-2-15	320 W River Rd				ACCT 00000000165	BILL 25
Burlingame Kamilah	210 1 Family Res		Village Tax		19,500	207.57
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	92,857				
			TOTAL TAX ---			207.57**
				DATE #1		06/30/24
				AMT DUE		207.57
***** 159.19-1-9 *****						
159.19-1-9	90 E River Rd				ACCT 00000000210	BILL 26
Byers Michael T	210 1 Family Res		Village Tax		25,000	266.12
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	119,048				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/24
				AMT DUE		266.12
***** 159.18-2-12 *****						
159.18-2-12	388 W River Rd				ACCT 00000000125	BILL 27
Campbell Robin L	210 1 Family Res		Village Tax		17,500	186.28
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	83,333				
			TOTAL TAX ---			186.28**
				DATE #1		06/30/24
				AMT DUE		186.28
***** 170.07-2-5 *****						
170.07-2-5	198 Cady Ave				ACCT 00000000124	BILL 28
Campfield Christopher	210 1 Family Res		Village Tax		13,317	141.76
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	63,414				
			TOTAL TAX ---			141.76**
				DATE #1		06/30/24
				AMT DUE		141.76

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
159.18-2-26	85 Bliven St				159.18-2-26	*****
Cass Linda J	210 1 Family Res		Village Tax		ACCT 0000000214	BILL 29
PO Box 224	Tioga 493603	1,450			16,000	170.32
Nichols, NY 13812	FRNT 45.00 DPTH 178.00	16,000				
	EAST-0878059 NRTH-0736379					
	DEED BOOK 412 PG-0152					
	FULL MARKET VALUE	76,190				
			TOTAL TAX ---			170.32**
				DATE #1		06/30/24
				AMT DUE		170.32
*****						
159.18-2-25	73 Bliven St				159.18-2-25	*****
Cass William R	210 1 Family Res		Village Tax		ACCT 0000000028	BILL 30
Cass Linda J	Tioga 493603	2,325			14,500	154.35
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	69,048				
			TOTAL TAX ---			154.35**
				DATE #1		06/30/24
				AMT DUE		154.35
*****						
159.19-2-38	121 Kirby St				159.19-2-38	*****
Cass William R	311 Res vac land		Village Tax		ACCT 0000000027	BILL 31
Cass Linda J	Tioga 493603	3,000			3,000	31.93
PO Box 224	FRNT 126.06 DPTH 225.06	3,000				
Nichols, NY 13812-0224	EAST-0878319 NRTH-0736349					
	DEED BOOK 462 PG-0079					
	FULL MARKET VALUE	14,286				
			TOTAL TAX ---			31.93**
				DATE #1		06/30/24
				AMT DUE		31.93
*****						
170.06-1-9	85 Walnut St				170.06-1-9	*****
Chamberlain Summer J	210 1 Family Res		Village Tax		ACCT 0000000184	BILL 32
85 Walnut St	Tioga 493603	2,150			29,500	314.02
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	140,476				
			TOTAL TAX ---			314.02**
				DATE #1		06/30/24
				AMT DUE		314.02
*****						



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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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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		
170.07-2-2	142 Cady Ave 210 1 Family Res		Village Tax	22,104	235.29
Chambers Kathleen M	Tioga 493603	1,875			
Chambers Charles P	DEED DATE 04-24-95	22,104			
142 Cady Ave	FRNT 74.25 DPTH 264.00				
Nichols, NY 13812	EAST-0879599 NRTH-0735899				
	DEED BOOK 568 PG-110				
	FULL MARKET VALUE	105,257			
TOTAL TAX ---					235.29**
				DATE #1	06/30/24
				AMT DUE	235.29
159.19-3-11	55 Cady Ave 210 1 Family Res		Village Tax	18,500	196.93
Cheely Jeremy	Tioga 493603	1,500			
55 Cady Ave	DEED DATE 09/17/2021	18,500			
Nichols, NY 13812	FRNT 50.00 DPTH 159.06				
	ACRES 0.18 BANK 500				
PRIOR OWNER ON 3/01/2023	EAST-0879299 NRTH-0736349				
Scales Chris	DEED BOOK 20230 PG-4068				
	FULL MARKET VALUE	88,095			
TOTAL TAX ---					196.93**
				DATE #1	06/30/24
				AMT DUE	196.93
159.18-1-16	205 W River Rd 210 1 Family Res		Village Tax	22,500	239.51
Clark Brandon	Tioga 493603	2,050			
Clark Chatney	DEED DATE 09/28/2020	22,500			
205 W River Rd	FRNT 174.17 DPTH 145.00				
Nichols, NY 13812	ACRES 0.50 BANK 500				
	EAST-0877879 NRTH-0736959				
	DEED BOOK 20200 PG-3723				
	FULL MARKET VALUE	107,143			
TOTAL TAX ---					239.51**
				DATE #1	06/30/24
				AMT DUE	239.51
170.07-2-10	272 Cady Ave 210 1 Family Res		Village Tax	22,000	234.19
Cofone Daniel A	Tioga 493603	1,000			
272 Cady Ave	DEED DATE 11/24/95	22,000			
Nichols, NY 13812	FRNT 66.00 DPTH 145.00				
	EAST-0879579 NRTH-0735219				
	DEED BOOK 576 PG-185				
	FULL MARKET VALUE	104,762			
TOTAL TAX ---					234.19**
				DATE #1	06/30/24
				AMT DUE	234.19

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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			
*****						
170.07-1-11	302 S Main St				170.07-1-11	*****
Cole Carl J	210 1 Family Res		Village Tax		ACCT 0000000038	BILL 37
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	74,286				
			TOTAL TAX ---			166.06**
				DATE #1		06/30/24
				AMT DUE		166.06
*****						
159.19-2-16	119 S Main St				159.19-2-16	*****
Cole Jan B	210 1 Family Res		Village Tax		ACCT 0000000040	BILL 38
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	119,048				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/24
				AMT DUE		266.12
*****						
159.18-1-3.10	543 W River Rd				159.18-1-3.10	*****
Cole Marcus	483 Converted Re		Village Tax		ACCT 0000000078	BILL 39
Soprano Margaret	Tioga 493603	2,650				
PO Box 158	DEED DATE 04/30/2009	30,500				
Nichols, NY 13812	FRNT 160.16 DPTH 134.71					
	EAST-0876219 NRTH-0737559					
	DEED BOOK 16758 PG-2001					
	FULL MARKET VALUE	145,238				
			TOTAL TAX ---			324.67**
				DATE #1		06/30/24
				AMT DUE		324.67
*****						
159.19-1-4	E River Rd				159.19-1-4	*****
Cole Marcus	311 Res vac land		Village Tax		ACCT 00000000107	BILL 40
PO Box 158	Tioga 493603	400				
Nichols, NY 13812	DEED DATE 01/30/97	400				
	FRNT 199.00 DPTH 176.00					
	EAST-0879439 NRTH-0737199					
	DEED BOOK 592 PG-289					
	FULL MARKET VALUE	1,905				
			TOTAL TAX ---			4.26**
				DATE #1		06/30/24
				AMT DUE		4.26
*****						

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2 0 2 4 V I L L A G E T A X R O L L  
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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			
***** 159.19-2-18 *****						
159.19-2-18	151 S Main St				ACCT 0000000089	BILL 41
Cole Marcus	210 1 Family Res		Village Tax		7,500	79.84
PO Box 158	Tioga 493603	1,525				
Nichols, NY 13812	DEED DATE 10/24/2006	7,500				
	FRNT 53.00 DPTH 130.00					
	EAST-0878901 NRTH-0735897					
	DEED BOOK 13777 PG-1001					
	FULL MARKET VALUE	35,714				
			TOTAL TAX ---			79.84**
				DATE #1		06/30/24
				AMT DUE		79.84
***** 159.19-1-3.10 *****						
159.19-1-3.10	1 N Main St				ACCT 0000000097	BILL 42
Cole Marcus J	449 Other Storag		Village Tax		5,600	59.61
PO Box 158	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 09/24/97	5,600				
	ACRES 1.43					
	EAST-0879042 NRTH-0737208					
	DEED BOOK 602 PG-153					
	FULL MARKET VALUE	26,667				
			TOTAL TAX ---			59.61**
				DATE #1		06/30/24
				AMT DUE		59.61
***** 159.19-1-22 *****						
159.19-1-22	95 W River Rd				ACCT 0000000235	BILL 43
Cole Marcus J	210 1 Family Res		Village Tax		18,300	194.80
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	87,143				
			TOTAL TAX ---			194.80**
				DATE #1		06/30/24
				AMT DUE		194.80
***** 159.19-1-23 *****						
159.19-1-23	101 W River Rd				ACCT 0000000087	BILL 44
Cole Marcus J	210 1 Family Res		Village Tax		13,000	138.38
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	61,905				
			TOTAL TAX ---			138.38**
				DATE #1		06/30/24
				AMT DUE		138.38

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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			
*****						
170.07-1-30	373 S Main St				170.07-1-30	*****
Cole Roger M	210 1 Family Res		Village Tax		ACCT 0000000067	BILL 45
373 S Main St	Tioga 493603	1,950			22,400	238.44
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	106,667				
			TOTAL TAX ---			238.44**
					DATE #1	06/30/24
					AMT DUE	238.44
*****						
159.19-3-3	41 E River Rd				159.19-3-3	*****
Community Bank Na	461 Bank		Village Tax		ACCT 0000000147	BILL 46
Accounts Payable	Tioga 493603	1,770			70,000	745.14
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	333,333				
			TOTAL TAX ---			745.14**
					DATE #1	06/30/24
					AMT DUE	745.14
*****						
159.19-3-28	S Main St				159.19-3-28	*****
Community Bank Na	438 Parking lot		Village Tax		ACCT 0000000171	BILL 47
Accounts Payable	Tioga 493603	4,100			4,100	43.64
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	19,524				
			TOTAL TAX ---			43.64**
					DATE #1	06/30/24
					AMT DUE	43.64
*****						
170.07-1-25	273 S Main St				170.07-1-25	*****
Cooley Lifetime Trust No 1	471 Funeral home		Village Tax		ACCT 0000000200	BILL 48
Cooley David M	Tioga 493603	1,700			80,000	851.58
644 Prentice Hill Rd	DEED DATE 08/05/2015	80,000				
Newark Valley, NY 13811	FRNT 71.00 DPTH 135.00					
	EAST-0878929 NRTH-0735259					
	DEED BOOK 15000 PG-2978					
	FULL MARKET VALUE	380,952				
			TOTAL TAX ---			851.58**
					DATE #1	06/30/24
					AMT DUE	851.58
*****						

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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			
***** 170.07-1-26 *****						
170.07-1-26	287 S Main St				ACCT 0000000059	BILL 49
Cooley Lifetime Trust No 1	330 Vacant comm		Village Tax	4,000		42.58
Cooley David M	Tioga 493603	4,000				
644 Prentice Hill Rd	DEED DATE 08/05/2015	4,000				
Newark Valley, NY 13811	FRNT 49.20 DPTH 90.00					
	EAST-0878959 NRTH-0735199					
	DEED BOOK 15000 PG-2978					
	FULL MARKET VALUE	19,048				
TOTAL TAX ---						42.58**
						DATE #1 06/30/24
						AMT DUE 42.58
***** 170.07-1-27 *****						
170.07-1-27	S Main St				ACCT 0000000039	BILL 50
Cooley Lifetime Trust No 1	311 Res vac land		Village Tax	800		8.52
Cooley David M	Tioga 493603	800				
644 Prentice Hill Rd	DEED DATE 08/05/2015	800				
Newark Valley, NY 13811	FRNT 45.00 DPTH 68.00					
	EAST-0878949 NRTH-0735089					
	DEED BOOK 15000 PG-2978					
	FULL MARKET VALUE	3,810				
TOTAL TAX ---						8.52**
						DATE #1 06/30/24
						AMT DUE 8.52
***** 170.07-1-38 *****						
170.07-1-38	39 Taylor St				ACCT 00000000152	BILL 51
Cooley Lifetime Trust No 1	311 Res vac land		Village Tax	2,300		24.48
Cooley David M	Tioga 493603	2,300				
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	10,952				
TOTAL TAX ---						24.48**
						DATE #1 06/30/24
						AMT DUE 24.48
***** 159.18-1-9 *****						
159.18-1-9	367 W River Rd				ACCT 00000000047	BILL 52
Corbin Dorothy M	210 1 Family Res		Village Tax	19,446		207.00
Corbin Duane	Tioga 493603	1,725				
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	92,600				
TOTAL TAX ---						207.00**
						DATE #1 06/30/24
						AMT DUE 207.00

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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			
*****						
170.07-2-4	178 Cady Ave 210 1 Family Res		Village Tax	170.07-2-4	24,000	255.48
Crispell Ryan Wayne	Tioga 493603	2,375		ACCT 0000000075		BILL 53
178 Cady Ave	DEED DATE 01/04/2018	24,000				
Nichols, NY 13812	FRNT 115.00 DPTH 297.00 BANK 77					
	EAST-0879629 NRTH-0735699					
	DEED BOOK 20180 PG-49					
	FULL MARKET VALUE	114,286				
			TOTAL TAX ---			255.48**
				DATE #1		06/30/24
				AMT DUE		255.48
*****						
170.07-1-42.20	38 Walnut St 210 1 Family Res		Village Tax	170.07-1-42.20	32,000	340.63
Delmage John H	Tioga 493603	2,675		ACCT 00000000751		BILL 54
Delmage Jillian M	DEED DATE 05/15/2008	32,000				
38 Walnut St	FRNT 170.00 DPTH 132.00					
Nichols, NY 13812	EAST-0878779 NRTH-0735609					
	DEED BOOK 15693 PG-2001					
	FULL MARKET VALUE	152,381				
			TOTAL TAX ---			340.63**
				DATE #1		06/30/24
				AMT DUE		340.63
*****						
170.07-1-4	173 Cady Ave 210 1 Family Res		Village Tax	170.07-1-4	40,000	425.79
Dimarco Daniel P	Tioga 493603	2,650		ACCT 00000000091		BILL 55
173 Cady Ave	DEED DATE 04/16/2021	40,000				
Nichols, NY 13812	FRNT 164.50 DPTH 165.00					
	ACRES 0.63 BANK 500					
	EAST-0879329 NRTH-0735689					
	DEED BOOK 20210 PG-1949					
	FULL MARKET VALUE	190,476				
			TOTAL TAX ---			425.79**
				DATE #1		06/30/24
				AMT DUE		425.79
*****						
170.07-1-12	286 S Main St 411 Apartment		Village Tax	170.07-1-12	32,000	340.63
Dunbar Rentals, LLC	Tioga 493603	1,700		ACCT 00000000045		BILL 56
685 W Clinton St	DEED DATE 01/10/2008	32,000				
Elmira, NY 14905	FRNT 70.00 DPTH 132.62					
	ACRES 0.21					
	EAST-0879136 NRTH-0735204					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	152,381				
			TOTAL TAX ---			340.63**
				DATE #1		06/30/24
				AMT DUE		340.63
*****						

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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			
*****						
170.07-1-13	S Main St 438 Parking lot		Village Tax	170.07-1-13	1,675	17.83
Dunbar Rentals, LLC	Tioga 493603	1,675		ACCT 00000000004		BILL 57
685 W Clinton St	DEED DATE 01/10/2008	1,675				
Elmira, NY 14905	FRNT 57.00 DPTH 214.50					
	EAST-0879189 NRTH-0735259					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	7,976				
			TOTAL TAX ---			17.83**
				DATE #1		06/30/24
				AMT DUE		17.83
*****						
170.07-2-17	110 Dean St 210 1 Family Res		VET WAR CT 41121	170.07-2-17	16,405	174.63
Dutton Jay Henry	Tioga 493603	1,650	Village Tax	ACCT 00000000061		BILL 58
Dutton Carol E	DEED DATE 07/07/2022	19,300			2,895	
110 Dean St	FRNT 99.00 DPTH 132.00					
Nichols, NY 13812	EAST-0880029 NRTH-0735219					
	DEED BOOK 20230 PG-4551					
PRIOR OWNER ON 3/01/2023	FULL MARKET VALUE	91,905				
Dutton Jay H			TOTAL TAX ---			174.63**
				DATE #1		06/30/24
				AMT DUE		174.63
*****						
159.19-2-15	109 S Main St 210 1 Family Res		Village Tax	159.19-2-15	34,875	371.24
Duvall Isaac James	Tioga 493603	1,875		ACCT 00000000006		BILL 59
109 S Main St	DEED DATE 07/05/2019	34,875				
Nichols, NY 13812	FRNT 73.33 DPTH 253.00					
	ACRES 0.42 BANK 500					
	EAST-0878839 NRTH-0736129					
	DEED BOOK 20190 PG-2579					
	FULL MARKET VALUE	166,071				
			TOTAL TAX ---			371.24**
				DATE #1		06/30/24
				AMT DUE		371.24
*****						
170.07-1-24	263 S Main St 210 1 Family Res		Village Tax	170.07-1-24	33,500	356.60
Dydynski Theodore	Tioga 493603	1,750		ACCT 00000000201		BILL 60
Cooley Jody M	DEED DATE 01/23/2007	33,500				
263 S Main St	FRNT 75.00 DPTH 133.00					
PO Box 72	EAST-0878929 NRTH-0735339					
Nichols, NY 13812	DEED BOOK 14076 PG-4001					
	FULL MARKET VALUE	159,524				
			TOTAL TAX ---			356.60**
				DATE #1		06/30/24
				AMT DUE		356.60
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-23 *****					
159.19-2-23	190 Bliven St			ACCT 00000000172	BILL 61
Eastwood Valoree	210 1 Family Res		Village Tax	20,000	212.90
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	95,238			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
***** 159.19-3-8 *****					
159.19-3-8	42 Cady Ave			ACCT 00000000139	BILL 62
Eichelsderfer Edith	220 2 Family Res		Village Tax	23,100	245.89
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	110,000			
			TOTAL TAX ---		245.89**
				DATE #1	06/30/24
				AMT DUE	245.89
***** 170.07-1-1 *****					
170.07-1-1	34 Howell St			ACCT 00000000025	BILL 63
Ellis Glenn H	210 1 Family Res		Village Tax	20,000	212.90
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	95,238			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
***** 170.07-1-42.10 *****					
170.07-1-42.10	Howell St			ACCT 00000000153	BILL 64
Ellis Glenn H	311 Res vac land		Village Tax	200	2.13
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	952			
			TOTAL TAX ---		2.13**
				DATE #1	06/30/24
				AMT DUE	2.13

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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 10, 2022  
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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			
159.18-2-27	99 Bliven St 210 1 Family Res	493603 1,700		Village Tax	18,000	191.61
Emen Katherine Kay 99 Bliven St Nichols, NY 13812	FRNT 70.00 DPTH 178.00 BANK 500	18,000				
PRIOR OWNER ON 3/01/2023 Medcalf Kenneth R Jr	EAST-0878059 NRTH-0736319 DEED BOOK 20230 PG-3257 FULL MARKET VALUE	85,714				
				TOTAL TAX ---		191.61**
					DATE #1 06/30/24	
					AMT DUE 191.61	
159.18-1-15.10	263 W River Rd 485 >luse sm bld	493603 5,100		Village Tax	35,000	372.57
Engelbert Farms Organic, LLC 182 Sunnyside Rd Nichols, NY 13812	DEED DATE 06/06/2018 FRNT 259.00 DPTH 316.00 ACRES 2.50	35,000				
	EAST-0877709 NRTH-0737079 DEED BOOK 20180 PG-2385 FULL MARKET VALUE	166,667				
				TOTAL TAX ---		372.57**
					DATE #1 06/30/24	
					AMT DUE 372.57	
159.19-3-19	160 S Main St 210 1 Family Res	493603 1,950		Village Tax	12,600	134.12
Eschenburg Daniel E 578 Golden Gate Rd Athens, PA 18810	DEED DATE 10/05/2011 FRNT 95.00 DPTH 182.00 BANK 500	12,600				
	EAST-0879139 NRTH-0735849 DEED BOOK 19244 PG-8001 FULL MARKET VALUE	60,000				
				TOTAL TAX ---		134.12**
					DATE #1 06/30/24	
					AMT DUE 134.12	
159.18-1-6	457 W River Rd 210 1 Family Res	493603 1,975		Village Tax	22,000	234.19
Forrest Jarrett 457 W River Rd Nichols, NY 13812	DEED DATE 09/29/2022 FRNT 93.00 DPTH 172.00 ACRES 0.37 BANK 500	22,000				
PRIOR OWNER ON 3/01/2023 Bailey Lynn A	EAST-0876679 NRTH-0737425 DEED BOOK 20230 PG-2288 FULL MARKET VALUE	104,762				
				TOTAL TAX ---		234.19**
					DATE #1 06/30/24	
					AMT DUE 234.19	

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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 0000000177	BILL 69
Fox Raymond A	210 1 Family Res		Village Tax		39,000	415.15
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	185,714				
			TOTAL TAX ---			415.15**
				DATE #1		06/30/24
				AMT DUE		415.15
***** 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	63.87
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	28,571				
			TOTAL TAX ---			63.87**
				DATE #1		06/30/24
				AMT DUE		63.87
***** 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	173.18
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	77,471				
			TOTAL TAX ---			173.18**
				DATE #1		06/30/24
				AMT DUE		173.18
***** 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	308.70
880 Charter Rd	Tioga 493603	3,500				
Acton, MA 01720	Deed Date 09/20/2019	29,000				
	ACRES 1.80					
	EAST-0876629 NRTH-0736519					
	DEED BOOK 20190 PG-3746					
	FULL MARKET VALUE	138,095				
			TOTAL TAX ---			308.70**
				DATE #1		06/30/24
				AMT DUE		308.70

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2 0 2 4 V I L L A G E T A X R O L L  
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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	69 Walnut St			170.06-1-8	*****
Gatto Nicholas F J	210 1 Family Res		Village Tax	ACCT 0000000183	BILL 73
Gatto Rosalie L	Tioga 493603	1,800		25,200	268.25
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	120,000			
			TOTAL TAX ---		268.25**
				DATE #1	06/30/24
				AMT DUE	268.25
*****					
170.07-2-28.1	81 Platt St			170.07-2-28.1	*****
Greenwalt Seth W	210 1 Family Res		Village Tax	ACCT 00000001006	BILL 74
Greenwalt Elisha J	Tioga 493603	1,950		20,000	212.90
81 Platt St	Deed Date 05/19/2021	20,000			
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	95,238			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
*****					
159.18-2-8	76 Johnson St			159.18-2-8	*****
Hall Harold	210 1 Family Res		Village Tax	ACCT 0000000180	BILL 75
Purtell Sue	Tioga 493603	2,150		23,130	246.21
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	110,143			
			TOTAL TAX ---		246.21**
				DATE #1	06/30/24
				AMT DUE	246.21
*****					
159.19-2-17.1	131 S Main St			159.19-2-17.1	*****
Harrington Jacques B	210 1 Family Res		Village Tax	ACCT 0000000134	BILL 76
Harrington Jennifer L	Tioga 493603	3,000		27,300	290.60
131 S Main St	DEED DATE 04/25/2018	27,300			
Nichols, NY 13812	FRNT 112.56 DPTH 254.50				
	BANK 500				
	EAST-0878839 NRTH-0735979				
	DEED BOOK 20230 PG-2354				
	FULL MARKET VALUE	130,000			
			TOTAL TAX ---		290.60**
				DATE #1	06/30/24
				AMT DUE	290.60
*****					

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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		
*****					
170.07-2-3	162 Cady Ave			170.07-2-3	*****
Hartl Virginia C	210 1 Family Res		Village Tax	ACCT 0000000056	BILL 77
Hartl Matthew D	Tioga 493603	2,375			244.83
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	109,524			
			TOTAL TAX ---		244.83**
				DATE #1	06/30/24
				AMT DUE	244.83
*****					
159.19-1-21	87 W River Rd			159.19-1-21	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 0000000110	BILL 78
34 Roki Blvd	Tioga 493603	1,875			143.70
Nichols, NY 13812	DEED DATE 09/01/2017	13,500			
	FRNT 72.00 DPTH 273.00				
	EAST-0878539 NRTH-0736919				
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-3479				
Gross Casey F	FULL MARKET VALUE	64,286			
			TOTAL TAX ---		143.70**
				DATE #1	06/30/24
				AMT DUE	143.70
*****					
159.19-2-19	161 S Main St			159.19-2-19	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 0000000163	BILL 79
34 Roki Blvd	Tioga 493603	1,500			219.55
Nichols, NY 13812	DEED DATE 01/16/2018	20,625			
	FRNT 40.22 DPTH 130.00				
	EAST-0878899 NRTH-0735859				
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-3483				
Gross Casey F	FULL MARKET VALUE	98,214			
			TOTAL TAX ---		219.55**
				DATE #1	06/30/24
				AMT DUE	219.55
*****					
159.19-2-20	43 Howell St			159.19-2-20	*****
Hazard David	210 1 Family Res		Village Tax	ACCT 0000000213	BILL 80
34 Roki Blvd	Tioga 493603	2,400			159.67
Nichols, NY 13812	Deed Date 06/07/2017	15,000			
	FRNT 140.00 DPTH 90.75				
	EAST-0878769 NRTH-0735879				
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-3484				
Gross Casey F	FULL MARKET VALUE	71,429			
			TOTAL TAX ---		159.67**
				DATE #1	06/30/24
				AMT DUE	159.67
*****					

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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		
***** 159.19-3-13 *****					
159.19-3-13	85 Cady Ave			ACCT 00000000196	BILL 81
Hazard David	281 Multiple res		Village Tax	30,000	319.34
34 Roki Blvd	Tioga 493603	1,825			
Nichols, NY 13812	Deed Date 06/07/2019	30,000			
	FRNT 82.50 DPTH 165.00				
	ACRES 0.31				
PRIOR OWNER ON 3/01/2023	EAST-0879309 NRTH-0736189				
Gross Casey F	DEED BOOK 20230 PG-3480				
	FULL MARKET VALUE	142,857			
				TOTAL TAX ---	319.34**
				DATE #1	06/30/24
				AMT DUE	319.34
***** 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	266.12
34 Roki Blvd	Tioga 493603	1,800			
Nichols, NY 13812	Deed Date 04/13/2017	25,000			
	FRNT 66.00 DPTH 283.00				
	EAST-0879922 NRTH-0734962				
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-3481				
Gross Casey F	FULL MARKET VALUE	119,048			
				TOTAL TAX ---	266.12**
				DATE #1	06/30/24
				AMT DUE	266.12
***** 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	236.05
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	105,595			
				TOTAL TAX ---	236.05**
				DATE #1	06/30/24
				AMT DUE	236.05
***** 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	242.70
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	108,571			
				TOTAL TAX ---	242.70**
				DATE #1	06/30/24
				AMT DUE	242.70
*****					

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 VALUATION DATE-JUL 10, 2022  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
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	564.17
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	252,381			
			TOTAL TAX ---		564.17**
				DATE #1	06/30/24
				AMT DUE	564.17
***** 170.07-1-10 *****					
170.07-1-10	44 Platt St		AGED V 41807	ACCT 00000000145	BILL 86
Hirtz Edward J	210 1 Family Res		Village Tax	8,986	95.65
44 Platt St	Tioga 493603	1,825			
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	65,833			
			TOTAL TAX ---		95.65**
				DATE #1	06/30/24
				AMT DUE	95.65
***** 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	255.48
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	114,286			
			TOTAL TAX ---		255.48**
				DATE #1	06/30/24
				AMT DUE	255.48
***** 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	265.18
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	118,629			
			TOTAL TAX ---		265.18**
				DATE #1	06/30/24
				AMT DUE	265.18

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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			
*****						
170.07-1-39	74 Walnut St 210 1 Family Res		Village Tax	ACCT 00000000186	170.07-1-39	BILL 89
Hoose Michael B	Tioga 493603	2,675				
Hoose Sandra S	DEED DATE 01-12-94	23,663				
74 Walnut St	FRNT 167.98 DPTH 131.06					
Nichols, NY 13812	EAST-0878789 NRTH-0735369					
	DEED BOOK 552 PG-48					
	FULL MARKET VALUE	112,681				
			TOTAL TAX ---			251.89**
				DATE #1		06/30/24
				AMT DUE		251.89
*****						
159.19-2-31	76 Kirby St 210 1 Family Res		Village Tax	ACCT 00000000018	159.19-2-31	BILL 90
Houseknecht Earl B	Tioga 493603	1,800				
76 Kirby St	DEED DATE 10/07/02	13,200				
Nichols, NY 13812	FRNT 66.00 DPTH 213.84					
	EAST-0878599 NRTH-0736129					
	DEED BOOK 713 PG-150					
	FULL MARKET VALUE	62,857				
			TOTAL TAX ---			140.51**
				DATE #1		06/30/24
				AMT DUE		140.51
*****						
159.19-3-6	24 Cady Ave 210 1 Family Res		Village Tax	ACCT 00000000128	159.19-3-6	BILL 91
Hunt Jefferson Jay	Tioga 493603	1,650				
Hunt Jennifer Renee	DEED DATE 12/13/02	27,000				
24 Cady Ave	FRNT 140.00 DPTH 142.42					
Nichols, NY 13812	BANK 500					
	EAST-0879479 NRTH-0736519					
	DEED BOOK 709 PG-326					
	FULL MARKET VALUE	128,571				
			TOTAL TAX ---			287.41**
				DATE #1		06/30/24
				AMT DUE		287.41
*****						
159.19-1-3.40	92 N Main St 210 1 Family Res		Village Tax	ACCT 00000001365	159.19-1-3.40	BILL 92
Jacobson Kenneth	Tioga 493603	450				
Jacobson David	DEED DATE 06/24/99	10,250				
355 State Route 34	FRNT 98.00 DPTH 77.00					
Waverly, NY 14892	EAST-0878959 NRTH-0737239					
	DEED BOOK 13675 PG-9001					
	FULL MARKET VALUE	48,810				
			TOTAL TAX ---			109.11**
				DATE #1		06/30/24
				AMT DUE		109.11
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****					
170.07-2-32	17 Platt St 210 1 Family Res		Village Tax	170.07-2-32 ACCT 00000000057	BILL 93 18,500 196.93
James Danielle	Tioga 493603	1,675			
17 Platt St	Deed Date 05/06/2022	18,500			
Nichols, NY 13812	FRNT 94.30 DPTH 264.00				
	ACRES 0.30				
PRIOR OWNER ON 3/01/2023	EAST-0879139 NRTH-0734939				
Horton Michael T	DEED BOOK 20230 PG-4572				
	FULL MARKET VALUE	88,095			
				TOTAL TAX ---	196.93**
				DATE #1	06/30/24
				AMT DUE	196.93
*****					
159.18-2-17	280 W River Rd 210 1 Family Res		Village Tax	159.18-2-17 ACCT 00000000002	BILL 94 12,575 133.86
James Richard A	Tioga 493603	1,775			
280 West River Rd	DEED DATE 08/11/00	12,575			
Nichols, NY 13812	FRNT 64.00 DPTH 304.00				
	EAST-0877479 NRTH-0736799				
	DEED BOOK 651 PG-303				
	FULL MARKET VALUE	59,881			
				TOTAL TAX ---	133.86**
				DATE #1	06/30/24
				AMT DUE	133.86
*****					
159.18-1-7	431 W River Rd 210 1 Family Res		Village Tax	159.18-1-7 ACCT 00000000166	BILL 95 26,000 276.76
James Robin A	Tioga 493603	2,650			
431 W River Rd	DEED DATE 04/04/03	26,000			
Nichols, NY 13812	FRNT 165.00 DPTH 197.00				
	BANK 500				
	EAST-0876819 NRTH-0737379				
	DEED BOOK 717 PG-40				
	FULL MARKET VALUE	123,810			
				TOTAL TAX ---	276.76**
				DATE #1	06/30/24
				AMT DUE	276.76
*****					
159.19-3-5	65 E River Rd 452 Nbh shop ctr		Village Tax	159.19-3-5 ACCT 00000000083	BILL 96 230,000 2,448.30
JMF River Rd Property, LLC	Tioga 493603	2,175			
EMP River Rd Property, LLC	Deed Date 10/07/2020	230,000			
404 Yale Ave	FRNT 98.70 DPTH 240.00				
Morton, PA 19070	ACRES 0.70				
	EAST-0879299 NRTH-0736479				
	DEED BOOK 20200 PG-3908				
	FULL MARKET VALUE	1095,238			
				TOTAL TAX ---	2,448.30**
				DATE #1	06/30/24
				AMT DUE	2,448.30
*****					



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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			
***** 170.07-1-33 *****						
170.07-1-33	Ro-Ki Blvd 311 Res vac land		Village Tax		200	2.13
Johnson Albert E	Tioga 493603	200				
Kelsey Deborah L	DEED DATE 06-05-86	200				
132 Ro-Ki Blvd	FRNT 40.00 DPTH 340.00					
Nichols, NY 13812	EAST-0878779 NRTH-0734429					
	DEED BOOK 421 PG-0332					
	FULL MARKET VALUE	952				
TOTAL TAX ---						2.13**
						DATE #1 06/30/24
						AMT DUE 2.13
***** 170.07-1-17 *****						
170.07-1-17	218 S Main St 220 2 Family Res		Village Tax		25,600	272.51
JTWhitmore Properties, LLC	Tioga 493603	1,600				
891 Straits Corners Rd	DEED DATE 11/20/2019	25,600				
Candor, NY 13743	FRNT 61.53 DPTH 198.00					
	ACRES 0.28 BANK 8					
	EAST-0879154 NRTH-0735549					
	DEED BOOK 20190 PG-4721					
	FULL MARKET VALUE	121,905				
TOTAL TAX ---						272.51**
						DATE #1 06/30/24
						AMT DUE 272.51
***** 170.07-1-20 *****						
170.07-1-20	201 S Main St 210 1 Family Res		Village Tax		16,000	170.32
Kelley Michael S	Tioga 493603	1,900				
Kelley Kelly	DEED DATE 11/15/2019	16,000				
PO Box 35	FRNT 102.00 DPTH 136.00					
Rome, PA 18837	ACRES 0.30					
	EAST-0878919 NRTH-0735659					
	DEED BOOK 20190 PG-4665					
	FULL MARKET VALUE	76,190				
TOTAL TAX ---						170.32**
						DATE #1 06/30/24
						AMT DUE 170.32
***** 170.06-1-5 *****						
170.06-1-5	98 Howell St 210 1 Family Res		Village Tax		3,500	37.26
Kelsey Deborah L	Tioga 493603	1,725				
132 Ro-Ki Blvd	DEED DATE 09/29/2006	3,500				
Nichols, NY 13812	FRNT 73.50 DPTH 132.00					
	EAST-0878459 NRTH-0735699					
	DEED BOOK 13694 PG-8001					
	FULL MARKET VALUE	16,667				
TOTAL TAX ---						37.26**
						DATE #1 06/30/24
						AMT DUE 37.26

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2 0 2 4 V I L L A G E T A X R O L L  
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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	163 Bliven St				159.18-2-31	*****
Kelsey Dustin	210 1 Family Res		Village Tax		ACCT 0000000230	BILL 101
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	50,714				
			TOTAL TAX ---			113.37**
					DATE #1	06/30/24
					AMT DUE	113.37
*****						
159.19-2-7	28 W River Rd				159.19-2-7	*****
Kelsey Henry S	411 Apartment		Village Tax		ACCT 0000000167	BILL 102
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	120,000				
			TOTAL TAX ---			268.25**
					DATE #1	06/30/24
					AMT DUE	268.25
*****						
170.06-1-12	27 Ro-Ki Blvd				170.06-1-12	*****
Kie Ricky	210 1 Family Res		Village Tax		ACCT 0000000138	BILL 103
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	140,119				
			TOTAL TAX ---			313.22**
					DATE #1	06/30/24
					AMT DUE	313.22
*****						
170.07-2-11	284 Cady Ave				170.07-2-11	*****
Kithcart Bryant M	220 2 Family Res		Village Tax		ACCT 0000000120	BILL 104
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	111,429				
			TOTAL TAX ---			249.09**
					DATE #1	06/30/24
					AMT DUE	249.09
*****						

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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			
*****						
170.07-2-8	242 Cady Ave 210 1 Family Res		Village Tax		170.07-2-8	*****
Kithcart Kari	Tioga 493603	1,975			ACCT 00000000133	BILL 105
Caciola Donna	Deed Date 11/12/2020	24,000				255.48
242 Cady Ave	FRNT 82.50 DPTH 415.00					
Nichols, NY 13812	ACRES 0.79 BANK 500					
	EAST-0879669 NRTH-0735369					
	DEED BOOK 20200 PG-4533					
	FULL MARKET VALUE	114,286				
			TOTAL TAX ---			255.48**
					DATE #1	06/30/24
					AMT DUE	255.48
*****						
159.19-3-24	96 S Main St 210 1 Family Res		Village Tax		159.19-3-24	*****
Knight Michael	Tioga 493603	1,675			ACCT 00000000015	BILL 106
Knight Shari	DEED DATE 08/23/04	27,770				295.61
96 S Main St	FRNT 67.58 DPTH 200.25					
Nichols, NY 13812	BANK 500					
	EAST-0879119 NRTH-0736189					
	DEED BOOK 11244 PG-8001					
	FULL MARKET VALUE	132,238				
			TOTAL TAX ---			295.61**
					DATE #1	06/30/24
					AMT DUE	295.61
*****						
159.19-1-24.10	155 W River Rd 484 1 use sm bld		Village Tax		159.19-1-24.10	*****
Koehn John	Tioga 493603	3,000			ACCT 00000000090	BILL 107
Koehn Barbara	DEED DATE 02/08/2006	15,000				159.67
175 W River Rd	02/03/06 128276-001 EASE					
Nichols, NY 13812	FRNT 56.18 DPTH 244.04					
	EAST-0878149 NRTH-0736967					
	DEED BOOK 12907 PG-9001					
	FULL MARKET VALUE	71,429				
			TOTAL TAX ---			159.67**
					DATE #1	06/30/24
					AMT DUE	159.67
*****						
159.19-1-3.20	Main St 312 Vac w/imprv		Village Tax		159.19-1-3.20	*****
Koehn John K	Tioga 493603	1,000			ACCT 00000000530	BILL 108
Koehn Barbara J	DEED DATE 01/06/1994	5,000				53.22
175 West River Rd	FRNT 185.96 DPTH 51.18					
Nichols, NY 13812	EAST-0879130 NRTH-0737138					
	DEED BOOK 551 PG-305					
	FULL MARKET VALUE	23,810				
			TOTAL TAX ---			53.22**
					DATE #1	06/30/24
					AMT DUE	53.22
*****						

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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			
***** 159.19-1-3.30 *****						
159.19-1-3.30	Main St 312 Vac w/imprv		Village Tax		1,000	10.64
Koehn John K	Tioga 493603	500				
Koehn Barbara J	DEED DATE 04/16/99	1,000				
175 West River Rd	FRNT 50.00 DPTH 70.00					
Nichols, NY 13812	EAST-0879009 NRTH-0737139					
	DEED BOOK 623 PG-189					
	FULL MARKET VALUE	4,762				
TOTAL TAX ---						10.64**
						DATE #1 06/30/24
						AMT DUE 10.64
***** 159.19-1-25 *****						
159.19-1-25	175 W River Rd 210 1 Family Res		Village Tax		46,525	495.25
Koehn John K	Tioga 493603	2,925				
Koehn Barbara J	DEED 08-19-93	46,525				
175 West River Rd	FRNT 161.00 DPTH 246.79					
Nichols, NY 13812	EAST-0878029 NRTH-0736999					
	DEED BOOK 544 PG-331					
	FULL MARKET VALUE	221,548				
TOTAL TAX ---						495.25**
						DATE #1 06/30/24
						AMT DUE 495.25
***** 170.06-1-4 *****						
170.06-1-4	120 Howell St 210 1 Family Res		Village Tax		18,800	200.12
Kouterick Natalie	Tioga 493603	1,800				
120 Howell St	DEED DATE 04/22/2022	18,800				
Nichols, NY 13812	FRNT 80.00 DPTH 132.00					
	ACRES 0.24 BANK 8					
	EAST-0878379 NRTH-0735699					
	DEED BOOK 20220 PG-1829					
	FULL MARKET VALUE	89,524				
TOTAL TAX ---						200.12**
						DATE #1 06/30/24
						AMT DUE 200.12
***** 159.19-3-17 *****						
159.19-3-17	145 Cady Ave 210 1 Family Res		Village Tax		25,000	266.12
Krapf Christopher H	Tioga 493603	2,275				
145 Cady Ave	DEED DATE 05/10/2011	25,000				
Nichols, NY 13812	FRNT 118.00 DPTH 163.00					
	EAST-0879319 NRTH-0735869					
	DEED BOOK 18874 PG-1001					
	FULL MARKET VALUE	119,048				
TOTAL TAX ---						266.12**
						DATE #1 06/30/24
						AMT DUE 266.12

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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 311 Res vac land		Village Tax		800	8.52
LaBarre Charles F 445 S Main St Nichols, NY 13812	Tioga 493603 DEED DATE 10/28/2010 FRNT 60.00 DPTH 137.00 BANK 500 EAST-0879229 NRTH-0734439 DEED BOOK 18347 PG-5001 FULL MARKET VALUE	800 800     3,810				
					TOTAL TAX ---	8.52**
					DATE #1	06/30/24
					AMT DUE	8.52
*****						
159.19-2-14.20	91 S Main St 220 2 Family Res		Village Tax		20,000	212.90
Lane James P 103 Bradford St Sayre, PA 18840	Tioga 493603 Deed Date 02/11/2022 FRNT 82.91 DPTH 150.00 ACRES 0.29 EAST-0878879 NRTH-0736199 DEED BOOK 20220 PG-724 FULL MARKET VALUE	1,825 20,000     95,238				
					TOTAL TAX ---	212.90**
					DATE #1	06/30/24
					AMT DUE	212.90
*****						
159.19-3-12	67 Cady Ave 210 1 Family Res		Village Tax		16,500	175.64
MacCoy John M PO Box 24 Wellsburg, NY 14894	Tioga 493603 DEED DATE 02-02-94 FRNT 98.00 DPTH 159.00 EAST-0879309 NRTH-0736279 DEED BOOK 552 PG-298 FULL MARKET VALUE	2,000 16,500     78,571				
					TOTAL TAX ---	175.64**
					DATE #1	06/30/24
					AMT DUE	175.64
*****						
159.19-3-15	115 Cady Ave 210 1 Family Res		Village Tax		25,000	266.12
MacDonald Evan C 115 Cady Ave Nichols, NY 13812	Tioga 493603 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	1,750 25,000     119,048				
					TOTAL TAX ---	266.12**
					DATE #1	06/30/24
					AMT DUE	266.12
*****						

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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			
***** 159.19-1-18 *****						
159.19-1-18	14 N Main St				ACCT 00000000108	BILL 117
MacDonald Richard C	423 Snack bar		Village Tax		22,275	237.11
127 Taylor Ave	Tioga 493603	2,275				
Nichols, NY 13812	DEED DATE 05/07/04	22,275				
	FRNT 118.03 DPTH 135.00					
	EAST-0878889 NRTH-0736819					
	DEED BOOK 10900 PG-1001					
	FULL MARKET VALUE	106,071				
			TOTAL TAX ---			237.11**
				DATE #1		06/30/24
				AMT DUE		237.11
***** 159.19-2-26 *****						
159.19-2-26	136 Bliven St				ACCT 00000000014	BILL 118
MacLellan Linda M	210 1 Family Res		Village Tax		20,750	220.88
136 Bliven St	Tioga 493603	1,750				
Nichols, NY 13812	DEED DATE 02/08/2023	20,750				
	FRNT 75.00 DPTH 159.06					
	ACRES 0.28 BANK 500					
	EAST-0878289 NRTH-0736119					
	DEED BOOK 20230 PG-484					
	FULL MARKET VALUE	98,810				
			TOTAL TAX ---			220.88**
				DATE #1		06/30/24
				AMT DUE		220.88
***** 159.19-1-2 *****						
159.19-1-2	82 N Main St				ACCT 00000000062	BILL 119
Macumber Leon L	210 1 Family Res		Village Tax		11,000	117.09
Macumber Dorothy L	Tioga 493603	1,500				
82 N Main St	DEED DATE 06-05-90	11,000				
Nichols, NY 13812	FRNT 155.00 DPTH 80.54					
	EAST-0878577 NRTH-0737212					
	DEED BOOK 493 PG-9					
	FULL MARKET VALUE	52,381				
			TOTAL TAX ---			117.09**
				DATE #1		06/30/24
				AMT DUE		117.09
***** 159.18-1-2 *****						
159.18-1-2	563 W River Rd				ACCT 00000000190	BILL 120
Marcotte Kimberly J	210 1 Family Res		Village Tax		31,675	337.17
Callahan James E	Tioga 493603	1,675				
563 W River Rd	DEED DATE 01/11/2017	31,675				
Nichols, NY 13812	FRNT 68.00 DPTH 118.00					
	EAST-0876109 NRTH-0737599					
	DEED BOOK 20170 PG-153					
	FULL MARKET VALUE	150,833				
			TOTAL TAX ---			337.17**
				DATE #1		06/30/24
				AMT DUE		337.17

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
159.19-3-22	118 S Main St 210 1 Family Res		Village Tax		159.19-3-22	BILL 121
Markoff Jason	Tioga 493603	2,100			ACCT 0000000216	
Gleason Amanda	DEED DATE 02/28/01	25,500				
118 S Main St	FRNT 115.00 DPTH 198.00					
Nichols, NY 13812	BANK 500					
PRIOR OWNER ON 3/01/2023	EAST-0879119 NRTH-0736069					
Orme Family Trust	DEED BOOK 20230 PG-3536					
	FULL MARKET VALUE	121,429				
TOTAL TAX ---						271.44**
						DATE #1 06/30/24
						AMT DUE 271.44
*****						
170.06-1-14	Ro-Ki Blvd 311 Res vac land		Village Tax		170.06-1-14	BILL 122
Martz Gordon A	Tioga 493603	1,000			ACCT 0000000225	
Martz Gilbert A	DEED DATE 03/20/2006	1,000				
63 Ro-Ki Blvd	FRNT 33.00 DPTH 165.00					
Nichols, NY 13812	BANK 8					
	EAST-0878561 NRTH-0734852					
	DEED BOOK 13040 PG-8001					
	FULL MARKET VALUE	4,762				
TOTAL TAX ---						10.64**
						DATE #1 06/30/24
						AMT DUE 10.64
*****						
170.06-1-15	63 Ro-Ki Blvd 210 1 Family Res		Village Tax		170.06-1-15	BILL 123
Martz Gordon A	Tioga 493603	2,325			ACCT 0000000226	
Martz Marilyn J	DEED DATE 03/20/2006	20,000				
63 Ro-Ki Blvd	FRNT 132.00 DPTH 165.00					
Nichols, NY 13812	BANK 8					
	EAST-0878531 NRTH-0734775					
	DEED BOOK 13040 PG-8001					
	FULL MARKET VALUE	95,238				
TOTAL TAX ---						212.90**
						DATE #1 06/30/24
						AMT DUE 212.90
*****						
159.18-2-24	51 Bliven St 210 1 Family Res		Village Tax		159.18-2-24	BILL 124
McCabe Paul	Tioga 493603	2,000			ACCT 0000000188	
McCabe Lisa	DEED DATE 07/23/2021	12,000				
51 Bliven St	FRNT 111.72 DPTH 178.00					
Nichols, NY 13812	ACRES 0.43 BANK 77					
	EAST-0878049 NRTH-0736579					
	DEED BOOK 20210 PG-3460					
	FULL MARKET VALUE	57,143				
TOTAL TAX ---						127.74**
						DATE #1 06/30/24
						AMT DUE 127.74
*****						

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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			
***** 159.19-2-28 *****						
159.19-2-28	108 Kirby St				ACCT 0000000118	BILL 125
McCoy Glenn C	210 1 Family Res		Village Tax		16,650	177.24
371 Cole Hl	Tioga 493603	1,650				
Nichols, NY 13812-1807	DEED DATE 02/09/2009	16,650				
	FRNT 66.00 DPTH 218.79					
	EAST-0878407 NRTH-0736119					
	DEED BOOK 16508 PG-2001					
	FULL MARKET VALUE	79,286				
			TOTAL TAX ---			177.24**
				DATE #1		06/30/24
				AMT DUE		177.24
***** 159.19-3-23 *****						
159.19-3-23	108 S Main St				ACCT 0000000169	BILL 126
Middleton Robert W	411 Apartment		Village Tax		31,650	336.91
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	150,714				
			TOTAL TAX ---			336.91**
				DATE #1		06/30/24
				AMT DUE		336.91
***** 159.19-3-26 *****						
159.19-3-26	64 S Main St				ACCT 0000000208	BILL 127
Middleton Robert W	220 2 Family Res		Village Tax		15,210	161.91
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	72,429				
			TOTAL TAX ---			161.91**
				DATE #1		06/30/24
				AMT DUE		161.91
***** 159.19-3-30 *****						
159.19-3-30	38 S Main St				ACCT 0000000073	BILL 128
Middleton Robert W	484 1 use sm bld		Village Tax		22,000	234.19
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	104,762				
			TOTAL TAX ---			234.19**
				DATE #1		06/30/24
				AMT DUE		234.19
*****						



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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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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	30 S Main St 220 2 Family Res		Village Tax	159.19-3-32	9,200	97.93
Middleton Robert W	Tioga 493603	1,250		ACCT 00000000041		BILL 129
Middleton Sherry H	DEED DATE 03-03-95	9,200				
58 Walnut St	FRNT 25.00 DPTH 52.50					
Nichols, NY 13812	EAST-0879029 NRTH-0736559					
	DEED BOOK 566 PG-326					
	FULL MARKET VALUE	43,810				
TOTAL TAX ---						97.93**
						DATE #1 06/30/24
						AMT DUE 97.93
*****						
170.07-1-40	58 Walnut St 210 1 Family Res		Village Tax	170.07-1-40	23,600	251.22
Middleton Robert W	Tioga 493603	1,825		ACCT 00000000031		BILL 130
Middleton Sherry H	DEED DATE 02/13/01	23,600				
58 Walnut St	DEED 609/347					
Nichols, NY 13812	FRNT 82.00 DPTH 130.00					
	EAST-0878789 NRTH-0735489					
	DEED BOOK 663 PG-155					
	FULL MARKET VALUE	112,381				
TOTAL TAX ---						251.22**
						DATE #1 06/30/24
						AMT DUE 251.22
*****						
159.18-2-30	153 Bliven St 210 1 Family Res		VET COM CT 41131 Village Tax	159.18-2-30	13,125	139.71
Milller Dennis M	Tioga 493603	1,500		ACCT 00000000129		BILL 131
Miller Liam R	DEED DATE 02/18/99	17,500				
153 Bliven St	FRNT 50.00 DPTH 178.00					
Nichols, NY 13812	EAST-0878089 NRTH-0736009					
	DEED BOOK 20230 PG-1341					
PRIOR OWNER ON 3/01/2023	FULL MARKET VALUE	83,333				
Miller Dennis M						
TOTAL TAX ---						139.71**
						DATE #1 06/30/24
						AMT DUE 139.71
*****						
159.19-2-29	98 Kirby St 210 1 Family Res		Village Tax	159.19-2-29	17,556	186.88
Mills Timothy F	Tioga 493603	1,800		ACCT 00000000130		BILL 132
Mills Nancy G	FRNT 66.00 DPTH 216.81	17,556				
98 Kirby St	EAST-0878469 NRTH-0736119					
Nichols, NY 13812-2133	DEED BOOK 392 PG-0860					
	FULL MARKET VALUE	83,600				
TOTAL TAX ---						186.88**
						DATE #1 06/30/24
						AMT DUE 186.88
*****						

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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	346 W River Rd 210 1 Family Res		Village Tax	159.18-2-14	21,450	228.33
Morgan Tamara Marie	Tioga 493603	3,225		ACCT 0000000035		BILL 133
Stilwell Shane	DEED DATE 08/25/03	21,450				
346 West River Rd	FRNT 180.10 DPTH 297.90					
Nichols, NY 13812	BANK 132					
	EAST-0877139 NRTH-0736949					
	DEED BOOK 725 PG-239					
	FULL MARKET VALUE	102,143				
			TOTAL TAX ---			228.33**
				DATE #1		06/30/24
				AMT DUE		228.33
159.18-2-1.11	500 W River Rd 210 1 Family Res		Village Tax	159.18-2-1.11	31,000	329.99
Mosher Dirk L	Tioga 493603	3,000		ACCT 0000000179		BILL 134
Mosher Lisa K	DEED DATE 10/30/2006	31,000				
500 W River Rd	FRNT 170.00 DPTH 170.00					
Nichols, NY 13812	ACRES 0.70 BANK 500					
	EAST-0876426 NRTH-0737288					
	DEED BOOK 13800 PG-4001					
	FULL MARKET VALUE	147,619				
			TOTAL TAX ---			329.99**
				DATE #1		06/30/24
				AMT DUE		329.99
159.18-2-1.12	W River Rd 312 Vac w/imprv		Village Tax	159.18-2-1.12	6,000	63.87
Mosher Lisa K	Tioga 493603	1,000		ACCT 00000001329		BILL 135
500 W River Rd	DEED DATE 03/07/2018	6,000				
Nichols, NY 13812	FRNT 100.00 DPTH 170.00					
	ACRES 0.31					
	EAST-0876209 NRTH-0736099					
	DEED BOOK 20180 PG-939					
	FULL MARKET VALUE	28,571				
			TOTAL TAX ---			63.87**
				DATE #1		06/30/24
				AMT DUE		63.87
159.19-2-6	42 W River Rd 210 1 Family Res		Village Tax	159.19-2-6	14,000	149.03
Murphy Patrick K	Tioga 493603	1,500		ACCT 00000000194		BILL 136
Murphy Gail F	DEED DATE 04/09/02	14,000				
42 W River Rd	FRNT 50.00 DPTH 196.00					
Nichols, NY 13812	EAST-0878709 NRTH-0736609					
	DEED BOOK 692 PG-162					
	FULL MARKET VALUE	66,667				
			TOTAL TAX ---			149.03**
				DATE #1		06/30/24
				AMT DUE		149.03

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2 0 2 4 V I L L A G E T A X R O L L  
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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			
***** 159.19-1-11 *****						
159.19-1-11	Edsall St 330 Vacant comm		Village Tax		800	8.52
Mushock John	Tioga 493603	800				
57 N Main St	DEED DATE 06/24/2016	800				
Nichols, NY 13812	FRNT 80.00 DPTH 95.00 EAST-0879410 NRTH-0736990 DEED BOOK 20160 PG-2524 FULL MARKET VALUE	3,810				
TOTAL TAX ---						8.52**
						DATE #1 06/30/24
						AMT DUE 8.52
***** 159.19-1-12.20 *****						
159.19-1-12.20	57 N Main St 425 Bar		Village Tax		52,500	558.85
Mushock John	Tioga 493603	1,000				
57 N Main St	DEED DATE 06/24/2016	52,500				
Nichols, NY 13812	ACRES 1.58 EAST-0879210 NRTH-0737050 DEED BOOK 20160 PG-2524 FULL MARKET VALUE	250,000				
TOTAL TAX ---						558.85**
						DATE #1 06/30/24
						AMT DUE 558.85
***** 170.07-2-27 *****						
170.07-2-27	15 Dean St 210 1 Family Res		Village Tax		28,000	298.05
Myers Bryant R	Tioga 493603	2,725				
Stephens Kimberly A	Deed Date 08/04/2017	28,000				
15 Dean St	FRNT 143.00 DPTH 283.00 BANK 8					
Nichols, NY 13812	EAST-0879599 NRTH-0734939 DEED BOOK 20170 PG-3318 FULL MARKET VALUE	133,333				
TOTAL TAX ---						298.05**
						DATE #1 06/30/24
						AMT DUE 298.05
***** 159.18-2-23 *****						
159.18-2-23	162 W River Rd 210 1 Family Res		Village Tax		20,000	212.90
Naik Brown	Tioga 493603	1,900				
Naik Alice M	FRNT 90.55 DPTH 181.22	20,000				
PO Box 511	EAST-0878079 NRTH-0736719					
New Berlin, NY 13411-0511	DEED BOOK 429 PG-0200 FULL MARKET VALUE	95,238				
TOTAL TAX ---						212.90**
						DATE #1 06/30/24
						AMT DUE 212.90
*****						

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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		
*****					
159.19-3-16	129 Cady Ave			159.19-3-16	*****
Naik Brown	210 1 Family Res		Village Tax	ACCT 0000000078	BILL 141
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	88,095			
			TOTAL TAX ---		196.93**
				DATE #1	06/30/24
				AMT DUE	196.93
*****					
170.07-1-3	186 S Main St			170.07-1-3	*****
Nichols Boyd	220 2 Family Res		Village Tax	ACCT 0000000164	BILL 142
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	112,738			
			TOTAL TAX ---		252.02**
				DATE #1	06/30/24
				AMT DUE	252.02
*****					
159.18-2-22	178 W River Rd			159.18-2-22	*****
Nichols Gregory L	210 1 Family Res		Village Tax	ACCT 0000000034	BILL 143
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	126,190			
			TOTAL TAX ---		282.09**
				DATE #1	06/30/24
				AMT DUE	282.09
*****					
159.19-3-10.20	84 Cady Ave			159.19-3-10.20	*****
Nichols Housing Develop	633 Aged - home		Village Tax	ACCT 00000001340	BILL 144
Fund Company, Inc	Tioga 493603	5,000			
9 Sheldon Guile Blvd	ACRES 1.00	60,000			
Owego, NY 13827	EAST-0879609 NRTH-0736229				
	DEED BOOK 615 PG-64				
	FULL MARKET VALUE	285,714			
			TOTAL TAX ---		638.69**
				DATE #1	06/30/24
				AMT DUE	638.69
*****					

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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		
***** 170.07-2-6 *****					
170.07-2-6	212 Cady Ave		Village Tax	24,627	262.15
Noe Jeffrey A	210 1 Family Res				
Noe Brandy N	Tioga 493603	2,000			
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	117,271			
			TOTAL TAX ---		262.15**
				DATE #1	06/30/24
				AMT DUE	262.15
***** 170.07-2-26 *****					
170.07-2-26	43 Dean St		Village Tax	20,000	212.90
O'Brien Kevin	220 2 Family Res				
O'Brien Suzanne K	Tioga 493603	2,625			
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	95,238			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
***** 170.07-1-16 *****					
170.07-1-16	238 S Main St		Village Tax	26,000	276.76
Olive Edward J	210 1 Family Res				
Olive Jody E	Tioga 493603	2,175			
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	123,810			
			TOTAL TAX ---		276.76**
				DATE #1	06/30/24
				AMT DUE	276.76
***** 159.19-3-14 *****					
159.19-3-14	101 Cady Ave		Village Tax	28,900	307.63
Pelotte Lesley	210 1 Family Res				
Fay Brenda J	Tioga 493603	1,825			
101 Cady Ave	DEED DATE 01/18/00	28,900			
Nichols, NY 13812	FRNT 82.50 DPTH 160.38				
	BANK 500				
	EAST-0879309 NRTH-0736109				
	DEED BOOK 638 PG-208				
	FULL MARKET VALUE	137,619			
			TOTAL TAX ---		307.63**
				DATE #1	06/30/24
				AMT DUE	307.63

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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			
***** 159.18-2-7 *****						
159.18-2-7	90 Johnson St				159.18-2-7	149
Pfeiffer James W	210 1 Family Res		Village Tax		ACCT 0000000219	BILL 149
Pfeiffer Pamela	Tioga 493603	2,500				
90 Johnson St	Deed Date 03/27/2017	17,200				
Nichols, NY 13812	AKA Pamela Rifanburg					
	FRNT 150.00 DPTH 122.00					
	EAST-0876779 NRTH-0736769					
	DEED BOOK 20170 PG-1273					
	FULL MARKET VALUE	81,905				
			TOTAL TAX ---			183.09**
					DATE #1	06/30/24
					AMT DUE	183.09
***** 159.19-2-36 *****						
159.19-2-36	99 Kirby St				159.19-2-36	150
Pierson James E	210 1 Family Res		Village Tax		ACCT 0000000079	BILL 150
Pierson Marcia	Tioga 493603	2,325				
99 Kirby St	FRNT 132.00 DPTH 201.96	30,000				
Nichols, NY 13812	EAST-0878499 NRTH-0736369					
	DEED BOOK 391 PG-0730					
	FULL MARKET VALUE	142,857				
			TOTAL TAX ---			319.34**
					DATE #1	06/30/24
					AMT DUE	319.34
***** 170.07-2-13 *****						
170.07-2-13	58 Dean St				170.07-2-13	151
Pierson Jeffrey E	210 1 Family Res		Village Tax		ACCT 0000000037	BILL 151
Pierson Marie A	Tioga 493603	1,650				
58 Dean St	DEED DATE 07/24/01	16,500				
Nichols, NY 13812	FRNT 66.00 DPTH 132.00					
	BANK 500					
	EAST-0879759 NRTH-0735209					
	DEED BOOK 673 PG-327					
	FULL MARKET VALUE	78,571				
			TOTAL TAX ---			175.64**
					DATE #1	06/30/24
					AMT DUE	175.64
***** 170.07-2-29.1 *****						
170.07-2-29.1	61 Platt St				170.07-2-29.1	152
PoloTraverso Jose A	210 1 Family Res		Village Tax		ACCT 0000000122	BILL 152
PoloTraverso Caroline E	Tioga 493603	2,500				
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	156,005				
			TOTAL TAX ---			348.73**
					DATE #1	06/30/24
					AMT DUE	348.73

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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		
159.19-3-33	24 S Main St 481 Att row bldg		Village Tax	20,000	212.90
Preshur Associates, Inc PO Box 167 Nichols, NY 13812	Tioga 493603 DEED DATE 12/22/82 AGREEMENT 622/53 FRNT 24.67 DPTH 91.50 EAST-0879089 NRTH-0736569 DEED BOOK 400 PG-57 FULL MARKET VALUE	1,250 20,000     95,238		ACCT 00000000081	BILL 153
				TOTAL TAX ---	212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
159.19-3-34	20 S Main St 481 Att row bldg		Village Tax	8,000	85.16
Preshur Associates, Inc PO Box 167 Nichols, NY 13812	Tioga 493603 DEED DATE 12/22/82 FRNT 16.42 DPTH 96.00 EAST-0879049 NRTH-0736605 DEED BOOK 400 PG-59 FULL MARKET VALUE	1,150 8,000     38,095		ACCT 00000000158	BILL 154
				TOTAL TAX ---	85.16**
				DATE #1	06/30/24
				AMT DUE	85.16
170.07-1-31	401 S Main St 210 1 Family Res		Village Tax	43,500	463.05
Pruitt William R 401 S Main St PO Box 317 Nichols, NY 13812	Tioga 493603 Deed Date 11/03/2010 ACRES 1.49 BANK 500 EAST-0879049 NRTH-0734569 DEED BOOK 18363 PG-5001 FULL MARKET VALUE	3,500 43,500     207,143		ACCT 00000000116	BILL 155
				TOTAL TAX ---	463.05**
				DATE #1	06/30/24
				AMT DUE	463.05
170.07-1-6	235 Cady Ave 210 1 Family Res		VET WAR CT 41121 Village Tax	36,072	383.98
Rankin Jonathan Rankin Emily 235 Cady Ave PO Box 339 Nichols, NY 13812-0339	Tioga 493603 FRNT 134.00 DPTH 163.35 EAST-0879339 NRTH-0735439 DEED BOOK 388 PG-0226 FULL MARKET VALUE	2,350 39,000     185,714		ACCT 00000000082	BILL 156
				TOTAL TAX ---	383.98**
				DATE #1	06/30/24
				AMT DUE	383.98

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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				159.19-2-4	BILL 157
Relyea LeRoy	220 2 Family Res		Village Tax		ACCT 0000000231	170.32
Relyea Susan A	Tioga 493603	2,000			16,000	
64 W River Rd	DEED DATE 09/16/2010	16,000				
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	76,190				
TOTAL TAX ---						170.32**
						DATE #1 06/30/24
						AMT DUE 170.32
***** 159.19-1-10.10 *****						
159.19-1-10.10	76 E River Rd				159.19-1-10.10	BILL 158
Relyea Megan	210 1 Family Res		Village Tax		ACCT 0000000064	266.12
76 E River Rd	Tioga 493603	2,000			25,000	
Nichols, NY 13905	FRNT 82.00 DPTH 312.00	25,000				
	BANK 500					
	EAST-0879359 NRTH-0736829					
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-4656					
Stevens Ralph J	FULL MARKET VALUE	119,048				
TOTAL TAX ---						266.12**
						DATE #1 06/30/24
						AMT DUE 266.12
***** 159.19-2-22 *****						
159.19-2-22	107 Howell St				159.19-2-22	BILL 159
Reynolds Donald	210 1 Family Res		Village Tax		ACCT 0000000162	149.03
Reynolds Betty	Tioga 493603	1,775			14,000	
107 Howell St	FRNT 77.00 DPTH 140.00	14,000				
PO Box 163	EAST-0878419 NRTH-0735879					
Nichols, NY 13812	DEED BOOK 303 PG-0104					
	FULL MARKET VALUE	66,667				
TOTAL TAX ---						149.03**
						DATE #1 06/30/24
						AMT DUE 149.03
***** 159.18-1-11 *****						
159.18-1-11	335 W River Rd				159.18-1-11	BILL 160
Richter Dorothy K L	210 1 Family Res		Village Tax		ACCT 0000000101	191.80
335 W River Rd	Tioga 493603	3,150			18,018	
Nichols, NY 13812	DEED DATE 09/04/97	18,018				
	FRNT 105.00 DPTH 264.00					
	EAST-0877269 NRTH-0737209					
	DEED BOOK 601 PG-176					
	FULL MARKET VALUE	85,800				
TOTAL TAX ---						191.80**
						DATE #1 06/30/24
						AMT DUE 191.80
*****						



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2 0 2 4 V I L L A G E T A X R O L L  
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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 *****						
159.18-2-6	468 W River Rd				ACCT 00000000106	BILL 161
Roberts Richard M	210 1 Family Res		VET WAR CT 41121			2,775
Roberts Pamela S	Tioga 493603	3,325	Village Tax		15,725	167.39
468 W River Rd	DEED DATE 10/24/96	18,500				
Nichols, NY 13812	ACRES 2.70					
	EAST-0876599 NRTH-0737009					
	DEED BOOK 589 PG-162					
	FULL MARKET VALUE	88,095				
TOTAL TAX ---						167.39**
						DATE #1 06/30/24
						AMT DUE 167.39
***** 159.18-1-3.20 *****						
159.18-1-3.20	509 W River Rd				ACCT 00000000175	BILL 162
Rogers Estelle M	210 1 Family Res		Village Tax			197.99
509 W River Rd	Tioga 493603	2,800			18,600	
Nichols, NY 13812	Deed Date 11/17/2006	18,600				
	FRNT 180.00 DPTH 148.00					
	EAST-0876379 NRTH-0737509					
	DEED BOOK 13865 PG-1001					
	FULL MARKET VALUE	88,571				
TOTAL TAX ---						197.99**
						DATE #1 06/30/24
						AMT DUE 197.99
***** 159.19-2-35 *****						
159.19-2-35	73 Kirby St				ACCT 00000000204	BILL 163
Rogers Scott A	210 1 Family Res		Village Tax			212.90
Rogers Shannon J	Tioga 493603	1,650			20,000	
73 Kirby St	DEED DATE 06/16/2010	20,000				
Nichols, NY 13812	FRNT 66.00 DPTH 179.00					
	BANK 500					
	EAST-0878589 NRTH-0736379					
	DEED BOOK 17962 PG-7001					
	FULL MARKET VALUE	95,238				
TOTAL TAX ---						212.90**
						DATE #1 06/30/24
						AMT DUE 212.90
***** 159.19-2-24 *****						
159.19-2-24	178 Bliven St				ACCT 00000000191	BILL 164
Rowe Larry	210 1 Family Res		Village Tax			304.97
Rowe Betty	Tioga 493603	2,650			28,650	
178 Bliven St	Deed Date 11/25/2019	28,650				
Nichols, NY 13812	FRNT 133.00 DPTH 235.00					
	ACRES 0.56					
	EAST-0878319 NRTH-0735939					
	DEED BOOK 20190 PG-4763					
	FULL MARKET VALUE	136,429				
TOTAL TAX ---						304.97**
						DATE #1 06/30/24
						AMT DUE 304.97

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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			
***** 159.18-1-10 *****						
159.18-1-10	355 W River Rd				ACCT 00000000102	BILL 165
Salisbury Timothy R	210 1 Family Res		Village Tax		22,110	235.36
Salisbury Jessie A	Tioga 493603	2,300				
355 W River Rd	DEED DATE 08/04/2011	22,110				
Nichols, NY 13812	FRNT 70.00 DPTH 249.00					
	BANK 500					
	EAST-0877189 NRTH-0737259					
	DEED BOOK 19091 PG-9001					
	FULL MARKET VALUE	105,286				
			TOTAL TAX ---			235.36**
				DATE #1		06/30/24
				AMT DUE		235.36
***** 170.07-1-29 *****						
170.07-1-29	363 S Main St				ACCT 00000000094	BILL 166
Savacool Christopher C	210 1 Family Res		Village Tax		15,075	160.47
Savacool Amanda A	Tioga 493603	2,075				
363 S Main St	DEED DATE 08/26/2010	15,075				
Nichols, NY 13812	FRNT 82.00 DPTH 162.00					
	ACRES 1.00					
	EAST-0878859 NRTH-0734779					
	DEED BOOK 18173 PG-3001					
	FULL MARKET VALUE	71,786				
			TOTAL TAX ---			160.47**
				DATE #1		06/30/24
				AMT DUE		160.47
***** 159.19-2-40 *****						
159.19-2-40	56 Bliven St				ACCT 00000000185	BILL 167
Schneider Thelma	210 1 Family Res		VET WAR CT 41121		2,805	
Schneider Charles P	Tioga 493603	1,650	Village Tax		15,895	169.20
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	89,048				
			TOTAL TAX ---			169.20**
				DATE #1		06/30/24
				AMT DUE		169.20
***** 159.18-2-28 *****						
159.18-2-28	133 Bliven St				ACCT 00000000076	BILL 168
Schultheis William A II	210 1 Family Res		Village Tax		22,400	238.44
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	106,667				
			TOTAL TAX ---			238.44**
				DATE #1		06/30/24
				AMT DUE		238.44

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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			
***** 159.18-1-12 *****						
159.18-1-12	317 W River Rd				ACCT 00000000174	BILL 169
Sechrist Raymond	210 1 Family Res		Village Tax		16,255	173.03
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	77,405				
			TOTAL TAX ---			173.03**
				DATE #1		06/30/24
				AMT DUE		173.03
***** 159.18-1-5 *****						
159.18-1-5	475 W River Rd				ACCT 00000000234	BILL 170
Seeley Brandon	210 1 Family Res		Village Tax		13,927	148.25
2206 Hill Rd	Tioga 493603	1,750				
Sayre, PA 18840	FRNT 87.49 DPTH 164.00	13,927				
	EAST-0876589 NRTH-0737449					
	DEED BOOK 20230 PG-1482					
PRIOR OWNER ON 3/01/2023	FULL MARKET VALUE	66,319				
Bonney Marlene M			TOTAL TAX ---			148.25**
				DATE #1		06/30/24
				AMT DUE		148.25
***** 159.18-1-1 *****						
159.18-1-1	589 W River Rd				ACCT 00000000046	BILL 171
Seeley James F	210 1 Family Res		Village Tax		25,550	271.97
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	121,667				
			TOTAL TAX ---			271.97**
				DATE #1		06/30/24
				AMT DUE		271.97
***** 170.07-2-25 *****						
170.07-2-25	69 Dean St				ACCT 00000000112	BILL 172
Sessaman Timothy	210 1 Family Res		Village Tax		25,800	274.64
Sessaman Jennifer	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 20220 PG-329					
	FULL MARKET VALUE	122,857				
			TOTAL TAX ---			274.64**
				DATE #1		06/30/24
				AMT DUE		274.64

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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	404 W River Rd			159.18-2-11	ACCT 0000000189	BILL 173
Shanahan Thomas	210 1 Family Res		Village Tax		26,367	280.67
Shanahan Lorri	Tioga 493603	1,975				
404 West River Rd	DEED DATE 10/23/01	26,367				
Nichols, NY 13812	FRNT 96.00 DPTH 162.16					
	BANK 500					
	EAST-0876869 NRTH-0737119					
	DEED BOOK 681 PG-37					
	FULL MARKET VALUE	125,557				
			TOTAL TAX ---			280.67**
				DATE #1		06/30/24
				AMT DUE		280.67
*****						
159.18-2-9	60 Johnson St			159.18-2-9	ACCT 0000000127	BILL 174
Shay Eric	210 1 Family Res		Village Tax		18,000	191.61
Shay Elizabeth	Tioga 493603	2,050				
60 Johnson St	DEED DATE 02/12/2018	18,000				
Nichols, NY 13812	FRNT 87.99 DPTH 229.75					
	BANK 500					
	EAST-0876839 NRTH-0736959					
	DEED BOOK 20180 PG-724					
	FULL MARKET VALUE	85,714				
			TOTAL TAX ---			191.61**
				DATE #1		06/30/24
				AMT DUE		191.61
*****						
170.06-1-7	49 Walnut St			170.06-1-7	ACCT 0000000229	BILL 175
Shipman Matthew W	210 1 Family Res		Village Tax		22,600	240.57
Shipman Kimberly D	Tioga 493603	3,000				
49 Walnut St	DEED DATE 10/25/2019	22,600				
Nichols, NY 13812	FRNT 162.50 DPTH 663.00					
	ACRES 3.53					
	EAST-0878369 NRTH-0735499					
	DEED BOOK 20190 PG-4297					
	FULL MARKET VALUE	107,619				
			TOTAL TAX ---			240.57**
				DATE #1		06/30/24
				AMT DUE		240.57
*****						
170.07-2-14	70 Dean St			170.07-2-14	ACCT 0000000055	BILL 176
Short Elizabeth M	210 1 Family Res		Village Tax		23,650	251.75
70 Dean St	Tioga 493603	1,650				
Nichols, NY 13812-2553	DEED DATE 09/18/2009	23,650				
	FRNT 66.00 DPTH 132.00					
	BANK 500					
	EAST-0879909 NRTH-0735319					
	DEED BOOK 17212 PG-6002					
	FULL MARKET VALUE	112,619				
			TOTAL TAX ---			251.75**
				DATE #1		06/30/24
				AMT DUE		251.75
*****						

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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			
***** 170.07-1-9 *****						
170.07-1-9	64 Platt St				170.07-1-9	
Shumin Caitlyn R	210 1 Family Res		Village Tax		ACCT 0000000206	BILL 177
Shumin Lynn M	Tioga 493603	1,825			18,000	191.61
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	85,714				
			TOTAL TAX ---			191.61**
				DATE #1		06/30/24
				AMT DUE		191.61
***** 170.06-1-10 *****						
170.06-1-10	109 Walnut St				170.06-1-10	
Slater William J	210 1 Family Res		VET COM CT 41131		ACCT 0000000211	BILL 178
109 Walnut St	Tioga 493603	2,575	VET DIS CT 41141		4,880	
Nichols, NY 13812	DEED DATE 12/31/2019	30,000	Village Tax		9,760	163.50
	FRNT 198.52 DPTH 200.00				15,360	
	ACRES 0.60 BANK 500					
	EAST-0878599 NRTH-0735219					
	DEED BOOK 20190 PG-5245					
	FULL MARKET VALUE	142,857				
			TOTAL TAX ---			163.50**
				DATE #1		06/30/24
				AMT DUE		163.50
***** 159.19-2-32 *****						
159.19-2-32	62 Kirby St				159.19-2-32	
Smith Matthew A	411 Apartment		Village Tax		ACCT 0000000132	BILL 179
292 Orwell Hill Rd	Tioga 493603	1,800			19,600	208.64
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	93,333				
			TOTAL TAX ---			208.64**
				DATE #1		06/30/24
				AMT DUE		208.64
***** 159.19-3-10.11 *****						
159.19-3-10.11	106 Cady Ave				159.19-3-10.11	
Stack Dale II	210 1 Family Res		Village Tax		ACCT 0000000080	BILL 180
106 Cady Ave	Tioga 493603	1,000			26,796	285.24
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	127,600				
			TOTAL TAX ---			285.24**
				DATE #1		06/30/24
				AMT DUE		285.24

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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			
*****						
159.18-1-8	399 W River Rd				159.18-1-8	*****
Stack Douglas	210 1 Family Res		Village Tax		ACCT 0000000005	BILL 181
Noldy-Stack Alexandra N	Tioga 493603	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	137,619				
			TOTAL TAX ---			307.63**
				DATE #1		06/30/24
				AMT DUE		307.63
*****						
170.07-2-30	43 Platt St				170.07-2-30	*****
Steele David	210 1 Family Res		Village Tax		ACCT 0000000092	BILL 182
Steele Kara	Tioga 493603	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	108,533				
			TOTAL TAX ---			242.62**
				DATE #1		06/30/24
				AMT DUE		242.62
*****						
170.07-1-22	227 S Main St				170.07-1-22	*****
Steele Ezra	210 1 Family Res		Village Tax		ACCT 0000000058	BILL 183
Whitley Kristin	Tioga 493603	1,750				
227 S Main St	Deed Date 12/15/2006	18,580				
Nichols, NY 13812	FRNT 74.01 DPTH 132.65					
	ACRES 0.22 BANK 8					
	EAST-0878929 NRTH-0735499					
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-2087					
O'Toole Kevin P	FULL MARKET VALUE	88,476				
			TOTAL TAX ---			197.78**
				DATE #1		06/30/24
				AMT DUE		197.78
*****						
159.19-2-39	72 Bliven St				159.19-2-39	*****
Steele Kenneth	210 1 Family Res		Village Tax		ACCT 0000000113	BILL 184
Spiegel Jessica	Tioga 493603	2,250				
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	108,457				
			TOTAL TAX ---			242.45**
				DATE #1		06/30/24
				AMT DUE		242.45
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-2-31	29 Platt St			170.07-2-31	ACCT 0000000111	BILL 185
Steele Sandra	210 1 Family Res		AGED V 41807			8,800
29 Platt St	Tioga 493603	1,600	Village Tax		13,200	140.51
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	104,762				
			TOTAL TAX ---			140.51**
				DATE #1		06/30/24
				AMT DUE		140.51
*****						
159.19-3-20	150 S Main St			159.19-3-20	ACCT 0000000066	BILL 186
Steval Deming, LLC	411 Apartment		Village Tax		8,000	85.16
109 Taylor Ave	Tioga 493603	1,400				
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	38,095				
			TOTAL TAX ---			85.16**
				DATE #1		06/30/24
				AMT DUE		85.16
*****						
159.18-1-14	299 W River Rd			159.18-1-14	ACCT 0000000008	BILL 187
Stowell Jeremiah T	210 1 Family Res		Village Tax		18,305	194.85
299 W River Rd	Tioga 493603	2,300				
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	87,167				
			TOTAL TAX ---			194.85**
				DATE #1		06/30/24
				AMT DUE		194.85
*****						
170.07-1-15	256 S Main St			170.07-1-15	ACCT 0000000238	BILL 188
Strong Philip	210 1 Family Res		Village Tax		17,000	180.96
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	80,952				
			TOTAL TAX ---			180.96**
				DATE #1		06/30/24
				AMT DUE		180.96
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-18 *****					
159.18-2-18	270 W River Rd			ACCT 00000000053	BILL 189
Swagler Angela J	210 1 Family Res		Village Tax	18,724	199.31
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	89,162			
				TOTAL TAX ---	199.31**
				DATE #1	06/30/24
				AMT DUE	199.31
***** 159.18-2-32 *****					
159.18-2-32	177 Bliven St			ACCT 00000000044	BILL 190
Tappan Danelle J	210 1 Family Res		Village Tax	21,000	223.54
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	100,000			
				TOTAL TAX ---	223.54**
				DATE #1	06/30/24
				AMT DUE	223.54
***** 170.06-1-3 *****					
170.06-1-3	134 Howell St			ACCT 00000000233	BILL 191
Thetga Ray E Jr	210 1 Family Res		Village Tax	20,000	212.90
Thetga Cindy L	Tioga 493603	1,775			
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	95,238			
				TOTAL TAX ---	212.90**
				DATE #1	06/30/24
				AMT DUE	212.90
***** 159.18-2-10 *****					
159.18-2-10	418 W River Rd			ACCT 00000000205	BILL 192
Timchack Gary	210 1 Family Res		Village Tax	26,000	276.76
304 W River Rd	Tioga 493603	2,350			
Nichols, NY 13812	DEED DATE 01/10/2019	26,000			
	FRNT 113.00 DPTH 235.00				
	ACRES 0.50				
	EAST-0876779 NRTH-0737129				
	DEED BOOK 20190 PG-121				
	FULL MARKET VALUE	123,810			
				TOTAL TAX ---	276.76**
				DATE #1	06/30/24
				AMT DUE	276.76
*****					



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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 10, 2022  
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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			
***** 159.19-1-19 *****						
159.19-1-19	35 W River Rd				ACCT 00000000126	BILL 193
Timchack Gary	210 1 Family Res		Village Tax		50,000	532.24
304 W River Rd	Tioga 493603	2,975				
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	238,095				
TOTAL TAX ---						532.24**
						DATE #1 06/30/24
						AMT DUE 532.24
***** 159.19-2-1 *****						
159.19-2-1	138 W River Rd				ACCT 00000000236	BILL 194
Timchack Gary	230 3 Family Res		Village Tax		30,000	319.34
304 W River Rd	Tioga 493603	2,450				
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	142,857				
TOTAL TAX ---						319.34**
						DATE #1 06/30/24
						AMT DUE 319.34
***** 159.18-2-16 *****						
159.18-2-16	304 W River Rd				ACCT 00000000192	BILL 195
Timchack Gary S	210 1 Family Res		Village Tax		22,300	237.38
Vandervort Tammy L	Tioga 493603	2,600				
304 W River Rd	DEED DATE 12/07/98	22,300				
Nichols, NY 13812	FRNT 160.00 DPTH 198.16					
	EAST-0877379 NRTH-0736889					
	DEED BOOK 618 PG-114					
	FULL MARKET VALUE	106,190				
TOTAL TAX ---						237.38**
						DATE #1 06/30/24
						AMT DUE 237.38
***** 170.07-2-1 *****						
170.07-2-1	128 Cady Ave				ACCT 00000000096	BILL 196
Trivelpiece Chad	210 1 Family Res		Village Tax		40,500	431.11
Sutton Alexa	Tioga 493603	2,500				
128 Cady Ave	Deed Date 08/05/2021	40,500				
Nichols, NY 13812	FRNT 110.92 DPTH 325.00					
	ACRES 0.77 BANK 500					
	EAST-0879599 NRTH-0735999					
	DEED BOOK 20210 PG-3747					
	FULL MARKET VALUE	192,857				
TOTAL TAX ---						431.11**
						DATE #1 06/30/24
						AMT DUE 431.11

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2 0 2 4 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 10, 2022  
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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			
***** 159.19-2-9 *****						
159.19-2-9	23 S Main St				ACCT 00000000042	BILL 197
Uettwiller Sallie A	482 Det row bldg		Village Tax		25,000	266.12
107 Acme Rd	Tioga 493603	1,350				
Waverly, NY 14892	DEED DATE 05/04/2009	25,000				
	FRNT 35.00 DPTH 133.35					
	EAST-0878879 NRTH-0736579					
	DEED BOOK 16765 PG-2001					
	FULL MARKET VALUE	119,048				
TOTAL TAX ---						266.12**
						DATE #1 06/30/24
						AMT DUE 266.12
***** 159.19-2-10 *****						
159.19-2-10	31 S Main St				ACCT 00000000043	BILL 198
Uettwiller Sallie A	482 Det row bldg		Village Tax		10,000	106.45
107 Acme Rd	Tioga 493603	1,375				
Waverly, NY 14892	DEED DATE 05/04/2009	10,000				
	FRNT 38.06 DPTH 133.10					
	EAST-0878873 NRTH-0736540					
	DEED BOOK 16765 PG-2001					
	FULL MARKET VALUE	47,619				
TOTAL TAX ---						106.45**
						DATE #1 06/30/24
						AMT DUE 106.45
***** 159.19-3-1 *****						
159.19-3-1	12 S Main St				ACCT 00000000029	BILL 199
United Water Management Serv	330 Vacant comm		Village Tax		2,525	26.88
% 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	12,024				
TOTAL TAX ---						26.88**
						DATE #1 06/30/24
						AMT DUE 26.88
***** 159.19-2-8 *****						
159.19-2-8	10 W River Rd				ACCT 00000000193	BILL 200
Upstate Fire & Safety LLC	484 1 use sm bld		Village Tax		9,000	95.80
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	42,857				
TOTAL TAX ---						95.80**
						DATE #1 06/30/24
						AMT DUE 95.80
*****						

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2 0 2 4 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 10, 2022  
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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			
*****						
170.07-2-15	84 Dean St				170.07-2-15	*****
Vanderpool Steven	210 1 Family Res		Village Tax		ACCT 0000000023	BILL 201
Vanderpool Teri	Tioga 493603	1,650				155.95
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	69,762				
			TOTAL TAX ---			155.95**
				DATE #1		06/30/24
				AMT DUE		155.95
*****						
170.07-2-23.20	107 Dean St				170.07-2-23.20	*****
VanDusen Robert	210 1 Family Res		Village Tax		ACCT 00000000956	BILL 202
VanDusen Lucille	Tioga 493603	1,800				302.64
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	135,386				
			TOTAL TAX ---			302.64**
				DATE #1		06/30/24
				AMT DUE		302.64
*****						
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 203
Vestel Carolyn	Tioga 493603	2,325	Village Tax			4,880
15 Walnut St	FRNT 165.00 DPTH 132.00	30,500				272.72
Nichols, NY 13812-2138	EAST-0878589 NRTH-0735709					
	DEED BOOK 400 PG-1002					
	FULL MARKET VALUE	145,238				
			TOTAL TAX ---			272.72**
				DATE #1		06/30/24
				AMT DUE		272.72
*****						
159.19-1-12.10	N Main St				159.19-1-12.10	*****
Visscher Howard	449 Other Storag		Village Tax		ACCT 00000000141	BILL 204
Strong Robert	Tioga 493603	1,000				37.26
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	16,667				
			TOTAL TAX ---			37.26**
				DATE #1		06/30/24
				AMT DUE		37.26
*****						

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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 10, 2022  
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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			
***** 159.19-1-16 *****						
159.19-1-16	58 N Main St				ACCT 00000000144	BILL 205
Visscher Howard	443 Feed sales		Village Tax		5,500	58.55
Strong Robert	Tioga 493603	500				
1400 S Main St	DEED DATE 11/28/00	5,500				
Nichols, NY 13812	FRNT 50.00 DPTH 282.00					
	EAST-0878796 NRTH-0737020					
	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	26,190				
TOTAL TAX ---						58.55**
						DATE #1 06/30/24
						AMT DUE 58.55
***** 159.19-1-17 *****						
159.19-1-17	44 N Main St				ACCT 00000000143	BILL 206
Visscher Howard	443 Feed sales		Village Tax		7,000	74.51
Strong Robert	Tioga 493603	1,000				
1400 S Main St	DEED DATE 11/28/00	7,000				
Nichols, NY 13812	FRNT 104.00 DPTH 117.00					
	EAST-0878879 NRTH-0736930					
	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	33,333				
TOTAL TAX ---						74.51**
						DATE #1 06/30/24
						AMT DUE 74.51
***** 159.19-1-26 *****						
159.19-1-26	N Main St				ACCT 00000001369	BILL 207
Visscher Howard	330 Vacant comm		Village Tax		200	2.13
Strong Robert	Tioga 493603	200				
1400 S Main St	EAST-0878875 NRTH-0737257	200				
Nichols, NY 13812	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	952				
TOTAL TAX ---						2.13**
						DATE #1 06/30/24
						AMT DUE 2.13
***** 159.19-1-24.20 *****						
159.19-1-24.20	145 W River Rd				ACCT 00000000951	BILL 208
Weaver Shawn M	210 1 Family Res		Village Tax		24,300	258.67
Weaver Cathy	Tioga 493603	3,000				
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	115,714				
TOTAL TAX ---						258.67**
						DATE #1 06/30/24
						AMT DUE 258.67

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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 10, 2022  
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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	Main St 311 Res vac land		Village Tax		159.19-2-17.20	*****
Wentworth Teresa R	Tioga 493603	1,000			ACCT 00000001251	BILL 209
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					
	DEED BOOK 725 PG-41					
	FULL MARKET VALUE	4,762				
TOTAL TAX ---						10.64**
						DATE #1 06/30/24
						AMT DUE 10.64
*****						
159.19-2-21	63 Howell St 210 1 Family Res		Village Tax		159.19-2-21	*****
Wentworth Teresa R	Tioga 493603	3,400			ACCT 00000000149	BILL 210
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					
	DEED BOOK 572 PG-256					
	FULL MARKET VALUE	97,143				
TOTAL TAX ---						217.15**
						DATE #1 06/30/24
						AMT DUE 217.15
*****						
170.06-1-13	39 Ro-Ki Blvd 210 1 Family Res		Village Tax		170.06-1-13	*****
Whitmore Tyler	Tioga 493603	2,000			ACCT 00000000048	BILL 211
Schamel Sarah	DEED DATE 08/21/2007	37,300				
39 Ro-Ki Blvd	FRNT 99.00 DPTH 170.00					
Nichols, NY 13812	BANK 8					
	EAST-0878579 NRTH-0734899					
PRIOR OWNER ON 3/01/2023	DEED BOOK 20230 PG-4292					
Ricketson David L	FULL MARKET VALUE	177,619				
TOTAL TAX ---						397.05**
						DATE #1 06/30/24
						AMT DUE 397.05
*****						
170.07-1-37	38 Taylor St 210 1 Family Res		Village Tax		170.07-1-37	*****
Williams Richard E	Tioga 493603	2,250			ACCT 00000000117	BILL 212
38 Taylor St	DEED DATE 03-28-94	20,565				
Nichols, NY 13812	FRNT 150.00 DPTH 272.00					
	EAST-0878829 NRTH-0734979					
	DEED BOOK 554 PG-130					
	FULL MARKET VALUE	97,929				
TOTAL TAX ---						218.91**
						DATE #1 06/30/24
						AMT DUE 218.91
*****						

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2 0 2 4 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 10, 2022  
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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			
***** 159.19-1-14 *****						
159.19-1-14	10 E River Rd				ACCT 0000000115	BILL 213
Witmer Craig T	433 Auto body		Village Tax		15,000	159.67
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	71,429				
TOTAL TAX ---						159.67**
						DATE #1 06/30/24
						AMT DUE 159.67
***** 159.19-1-15.10 *****						
159.19-1-15.10	18 E River Rd				ACCT 0000000222	BILL 214
Witmer Craig T	220 2 Family Res		Village Tax		30,000	319.34
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	142,857				
TOTAL TAX ---						319.34**
						DATE #1 06/30/24
						AMT DUE 319.34
***** 170.06-1-11 *****						
170.06-1-11	15 Ro-Ki Blvd				ACCT 0000000036	BILL 215
Womer Thomas R	210 1 Family Res		Village Tax		12,925	137.58
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	61,548				
TOTAL TAX ---						137.58**
						DATE #1 06/30/24
						AMT DUE 137.58
***** 170.06-1-1.10 *****						
170.06-1-1.10	31 Bliven St				ACCT 0000000013	BILL 216
Woods Machine & Tool Llc	311 Res vac land		Village Tax		2,275	24.22
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	10,833				
TOTAL TAX ---						24.22**
						DATE #1 06/30/24
						AMT DUE 24.22

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2 0 2 4 V I L L A G E T A X R O L L  
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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			
***** 170.06-1-1.20 *****						
170.06-1-1.20	Howell St 311 Res vac land		Village Tax		1,500	15.97
Woods Machine & Tool Llc	Tioga 493603	1,500				
Richard E Woods	DEED DATE 08/02/96	1,500				
150 Howell St	FRNT 132.00 DPTH 178.00					
Nichols, NY 13812	EAST-0878085 NRTH-0735667					
	DEED BOOK 585 PG-181					
	FULL MARKET VALUE	7,143				
TOTAL TAX ---						15.97**
					DATE #1	06/30/24
					AMT DUE	15.97
***** 170.06-1-2 *****						
170.06-1-2	150 Howell St 483 Converted Re		Village Tax		28,000	298.05
Woods Machine & Tool LLC	Tioga 493603	1,925				
150 Howell St	Deed Date 06/11/2010	28,000				
Nichols, NY 13812	FRNT 92.00 DPTH 132.00					
	EAST-0878219 NRTH-0735689					
	DEED BOOK 17947 PG-9001					
	FULL MARKET VALUE	133,333				
TOTAL TAX ---						298.05**
					DATE #1	06/30/24
					AMT DUE	298.05
***** 170.07-1-21 *****						
170.07-1-21	211 S Main St 210 1 Family Res		Village Tax		21,450	228.33
Yost Jonathan L	Tioga 493603	1,775				
Yost Carolyn J	FRNT 78.00 DPTH 131.90	21,450				
211 S Main St	EAST-0878919 NRTH-0735579					
Nichols, NY 13812	DEED BOOK 527 PG-68					
	FULL MARKET VALUE	102,143				
TOTAL TAX ---						228.33**
					DATE #1	06/30/24
					AMT DUE	228.33
***** 170.07-2-9 *****						
170.07-2-9	258 Cady Ave 210 1 Family Res		Village Tax		14,868	158.27
Zimmer Holly A	Tioga 493603	1,800				
AKA Holly A Tuttle	DEED DATE 08/26/2008	14,868				
375 Catatonk Creek Rd	FRNT 66.00 DPTH 276.00					
Owego, NY 13827	EAST-0879629 NRTH-0735289					
	DEED BOOK 16027 PG-6001					
	FULL MARKET VALUE	70,800				
TOTAL TAX ---						158.27**
					DATE #1	06/30/24
					AMT DUE	158.27
*****						

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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 EXTENSION 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	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	220	440,345	4711,585	15,430	4,696,155
493603					844,817	3,851,338
	S U B - T O T A L	220	440,345	4711,585	15,430	4,696,155
	S U B - T O T A L (CONT)				844,817	3,851,338
	T O T A L	220	440,345	4711,585	15,430	4,696,155
	T O T A L (CONT)				844,817	3,851,338

\*\*\* 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	14,331
41131	VET COM CT	3	14,135
41141	VET DIS CT	1	9,760
41807	AGED V	2	13,639
	T O T A L	11	51,865



STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 4 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

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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
1	Village Tax SPEC DIST TAXES TAXABLE	220	440,345	4711,585	51,865	4,659,720	49,601.81

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
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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			
*****						
444.00-1478	Special Franchise 868 Pipeline		Village Tax		444.00-1478 ACCT 00000001478	BILL 221 56.93
First Light Fiber	Tioga 493603	0				
685 Watervliet Shake Rd	new for 2017	5,348				
PO Box 1290	FULL MARKET VALUE	25,467				
Latham, NY 12110-1290						
TOTAL TAX ---						56.93**
						DATE #1 06/30/24
						AMT DUE 56.93
*****						
444.00-967	Special Franchise 861 Elec & gas		Village Tax		444.00-967 ACCT 00000000967	BILL 222 491.90
NYSEG	Tioga 493603	0				
% Avangrid Management Co	DEED BOOK 000 PG-0000	46,210				
Local Tax	FULL MARKET VALUE	220,048				
One City Ctr Fl 5th						
Portland, ME 04101						
TOTAL TAX ---						491.90**
						DATE #1 06/30/24
						AMT DUE 491.90
*****						
444.00-1155	Special Franchise 869 Television		EX VIL TAX 33207 Village Tax		444.00-1155 ACCT 00000001155	BILL 223 0.00
Spectrum Northeast Syracuse	Tioga 493603	0				
7820 Crescent Executive Dr	DEED BOOK 000 PG-0000	1,679				
Charlotte, NC 28217	FULL MARKET VALUE	7,995				
TOTAL TAX ---						0.00**
						DATE #1 06/30/24
						AMT DUE 0.00
*****						
444.00-966	Special Franchise 822 Water supply		Village Tax		444.00-966 ACCT 00000000966	BILL 224 3,855.39
United Water Management Serv	Tioga 493603	0				
% Altus Group US Inc	DEED BOOK 000 PG-0000	362,185				
PO Box 71970	FULL MARKET VALUE	1724,690				
Phoenix, AZ 85050						
TOTAL TAX ---						3,855.39**
						DATE #1 06/30/24
						AMT DUE 3,855.39
*****						
444.00-965	Special Franchise 866 Telephone		Village Tax		444.00-965 ACCT 00000000965	BILL 225 126.72
Verizon New York Inc	Tioga 493603	0				
% Duff & Phelps	DEED BOOK 000 PG-0000	11,904				
PO Box 2749	FULL MARKET VALUE	56,686				
Addison, TX 75001						
TOTAL TAX ---						126.72**
						DATE #1 06/30/24
						AMT DUE 126.72
*****						

STATE OF NEW YORK  
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2 0 2 4 V I L L A G E T A X R O L L  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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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
------	---------------	---------------	----------------	-----------------	------------------	---------------	---------------	-----------

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	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	5		427,326		427,326
493603						427,326
	S U B - T O T A L	5		427,326		427,326
	S U B - T O T A L (CONT)					427,326
	T O T A L	5		427,326		427,326
	T O T A L (CONT)					427,326

\*\*\* 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
33207	EX VIL TAX	1	1,679
	T O T A L	1	1,679

STATE OF NEW YORK  
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2 0 2 4 V I L L A G E T A X R O L L  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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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			427,326	1,679	425,647	4,530.94
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					4,530.94

STATE OF NEW YORK  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023

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			
*****						
222.00-957	Distribution Lines				222.00-957	*****
NYSEG	882 Elec Trans Imp		Village Tax		ACCT 0000000957	BILL 226
% Avangrid Management Co	Tioga 493603	0			16,900	179.90
Local Tax	DEED BOOK 000 PG-0000	16,900				
One City Ctr Fl 5th	FULL MARKET VALUE	80,476				
Portland, ME 04101						
TOTAL TAX ---						179.90**
					DATE #1	06/30/24
					AMT DUE	179.90
*****						
159.18-2-4	Johnson St				159.18-2-4	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 0000000962	BILL 227
% Altus Group IS Inc	Tioga 493603	2,000			6,000	63.87
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	28,571				
TOTAL TAX ---						63.87**
					DATE #1	06/30/24
					AMT DUE	63.87
*****						
159.18-2-5	Johnson St				159.18-2-5	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 0000000963	BILL 228
% Altus Group US Inc	Tioga 493603	1,000			1,000	10.64
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	4,762				
TOTAL TAX ---						10.64**
					DATE #1	06/30/24
					AMT DUE	10.64
*****						
159.18-1-15.20	W River Rd				159.18-1-15.20	*****
United Water Management Serv.	822 Water supply		Village Tax		ACCT 00000001109	BILL 229
% Altus Group US Inc	Tioga 493603	30,000			71,500	761.10
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	340,476				
TOTAL TAX ---						761.10**
					DATE #1	06/30/24
					AMT DUE	761.10
*****						

STATE OF NEW YORK  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
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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		
*****					
159.19-3-4	53 E River Rd			159.19-3-4	*****
Verizon New York Inc	831 Tele Comm		Village Tax	ACCT 0000000961	BILL 230
% Duff & Phelps	Tioga 493603	1,200		25,000	266.12
PO Box 2749	FRNT 63.00 DPTH 130.00	25,000			
Addison, TX 75001	EAST-0879229 NRTH-0736559				
	DEED BOOK 261 PG-0269				
	FULL MARKET VALUE	119,048			
				TOTAL TAX ---	266.12**
				DATE #1	06/30/24
				AMT DUE	266.12
*****					
628.001-0000-631.900-1881	Poles & Lines			628.001-0000-631.900-1881	*****
Verizon New York Inc	831 Tele Comm		Village Tax	ACCT 0000000958	BILL 231
% Duff & Phelps	Tioga 493603	0		1,507	16.04
PO Box 2749	DEED BOOK 000 PG-0000	1,507			
Addison, TX 75001	FULL MARKET VALUE	7,176			
				TOTAL TAX ---	16.04**
				DATE #1	06/30/24
				AMT DUE	16.04
*****					

STATE OF NEW YORK  
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2 0 2 4 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 021.00

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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
------	---------------	---------------	----------------	-----------------	------------------	---------------	---------------	-----------

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	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	6	34,200	121,907		121,907
493603						121,907
	S U B - T O T A L	6	34,200	121,907		121,907
	S U B - T O T A L (CONT)					121,907
	T O T A L	6	34,200	121,907		121,907
	T O T A L (CONT)					121,907

\*\*\* 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 \*\*\*

NO EXEMPTIONS AT THIS LEVEL

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 4 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 021.00

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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	121,907		121,907	1,297.67
6	SPEC DIST TAXES UTILITIES & N.C.	6					1,297.67



STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
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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			
***** 159.19-3-18 *****						
159.19-3-18	140 S Main St				ACCT 0000000998	
First Presbyterian	330 Vacant comm		NP RELIGOU 25110		500	0.00
140 S Main St	Tioga 493603	500	Village Tax			0.00
Nichols, NY 13812	FRNT 15.00 DPTH 134.97	500				
	EAST-0879199 NRTH-0735919					
	DEED BOOK 314 PG-0482					
	FULL MARKET VALUE	2,381				
			TOTAL TAX ---			0.00**
***** 170.07-2-21 *****						
170.07-2-21	119 Dean St				ACCT 0000000151	
Nichols American Legion	330 Vacant comm		VETORG CTS 26100		3,000	0.00
119 Dean St	Tioga 493603	3,000	Village Tax			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	14,286				
			TOTAL TAX ---			0.00**
***** 170.07-2-22 *****						
170.07-2-22	119 Dean St				ACCT 0000000990	
Nichols American Legion	534 Social org.		VETORG CTS 26100		18,000	0.00
119 Dean St	Tioga 493603	1,500	Village Tax			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	85,714				
			TOTAL TAX ---			0.00**
***** 170.07-1-34 *****						
170.07-1-34	90 Ro-Ki Blvd				ACCT 0000000999	
Nichols Baptist Church	620 Religious		NP RELIGOU 25110		74,000	0.00
90 Ro-Ki Blvd	Tioga 493603	4,000	Village Tax			0.00
Nichols, NY 13812	ACRES 2.30	74,000				
	EAST-0878769 NRTH-0734579					
	DEED BOOK 317 PG-0139					
	FULL MARKET VALUE	352,381				
			TOTAL TAX ---			0.00**
***** 159.19-2-3 *****						
159.19-2-3	86 W River Rd				ACCT 0000000157	
Nichols Joint Fire Dist	312 Vac w/imprv		FR CO & DP 26400		5,350	0.00
Chris Williams	Tioga 493603	2,350	Village Tax			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	25,476				
			TOTAL TAX ---			0.00**
*****						

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2 0 2 4 V I L L A G E T A X R O L L  
 WHOLLY EXEMPT SECTION OF THE ROLL - 8  
 OWNERS NAME SEQUENCE  
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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			
***** 159.19-2-2 *****						
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	333,333				
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	59,524				
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	285,714				
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	571,429				
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	9,762				
TOTAL TAX ---						0.00**
*****						

STATE OF NEW YORK  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
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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 *****						
	122 Bliven St				ACCT 0000000203	
159.19-2-27	210 1 Family Res		NP RELIGOU 25110		22,000	
Nichols United Methodist Churc	Tioga 493603	1,500	Village Tax		0.00	0.00
59 S Main St	FRNT 75.00 DPTH 159.06	22,000				
Nichols, NY 13812	EAST-0878299 NRTH-0736189					
	DEED BOOK 409 PG-0929					
	FULL MARKET VALUE	104,762				
			TOTAL TAX ---			0.00**
***** 159.19-2-33 *****						
	46 Kirby St				ACCT 0000000131	
159.19-2-33	311 Res vac land		NP RELIGOU 25110		1,875	
Nichols United Methodist Churc	Tioga 493603	1,875	Village Tax		0.00	0.00
59 S Main St	FRNT 38.00 DPTH 157.00	1,875				
Nichols, NY 13812	EAST-0878709 NRTH-0736419					
	DEED BOOK 459 PG-0014					
	FULL MARKET VALUE	8,929				
			TOTAL TAX ---			0.00**
***** 159.19-2-34 *****						
	61 Kirby St				ACCT 00000001010	
159.19-2-34	652 Govt bldgs		VL IN CORP 13650		5,000	
Nichols Village Hall	Tioga 493603	100	Village Tax		0.00	0.00
61 Kirby St	FRNT 66.00 DPTH 167.47	5,000				
Nichols, NY 13812	EAST-0878659 NRTH-0736369					
	DEED BOOK 168 PG-0276					
	FULL MARKET VALUE	23,810				
			TOTAL TAX ---			0.00**
***** 159.19-1-1 *****						
	W River Rd				ACCT 00000001317	
159.19-1-1	821 Flood contrl		CNTY OWNED 13100		2,500	
Nys Dec	Tioga 493603	2,500	Village Tax		0.00	0.00
Fisher Ave	ACRES 1.82	2,500				
Cortland, NY 13045	EAST-0878339 NRTH-0737149					
	FULL MARKET VALUE	11,905				
			TOTAL TAX ---			0.00**
***** 159.19-1-6 *****						
	W River Rd				ACCT 00000001318	
159.19-1-6	821 Flood contrl		CNTY OWNED 13100		2,500	
Nys Dec	Tioga 493603	2,500	Village Tax		0.00	0.00
Fisher Ave	ACRES 1.86	2,500				
Cortland, NY 13045	EAST-0879929 NRTH-0737139					
	FULL MARKET VALUE	11,905				
			TOTAL TAX ---			0.00**
*****						

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2 0 2 4 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 021.00

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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			
***** 159.18-2-2 *****						
159.18-2-2	151 Ro-Ki Blvd				ACCT 00000000207	
Tioga County IDA	552 Golf course		IND DEV AG 18020		980,000	
Tioga Downs Golf Club	Tioga 493603	16,000	Village Tax		0.00	0.00
56 Main St	Lease 03/23/2017	980,000				
Owego, NY 13827	ACRES 79.60					
	EAST-0877079 NRTH-0735939					
	DEED BOOK 323 PG-0215					
	FULL MARKET VALUE	4666,667				
			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	571,429				
			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	5,833				
			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	1922,381				
			TOTAL TAX ---			0.00**
*****						

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

2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023

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 *****						
159.19-1-5	W River Rd				ACCT 00000001015	
Village Of Nichols	311 Res vac land		VL IN CORP 13650		2,500	
61 Kirby St	Tioga 493603	2,500	Village Tax		0.00	0.00
PO Box 706	ACRES 1.86	2,500				
Nichols, NY 13812	EAST-0879919 NRTH-0737229					
	DEED BOOK 362 PG-1013					
	FULL MARKET VALUE	11,905				
			TOTAL TAX ---			0.00**
***** 159.19-2-5 *****						
159.19-2-5	56 W River Rd				ACCT 00000000003	
Village of Nichols	311 Res vac land		VL IN CORP 13650		1,625	
PO Box 706	Tioga 493603	1,625	Village Tax		0.00	0.00
Nichols, NY 13812	Deed Date 08/19/2015	1,625				
	FRNT 72.00 DPTH 203.00					
	EAST-0878659 NRTH-0736619					
	DEED BOOK 15000 PG-3190					
	FULL MARKET VALUE	7,738				
			TOTAL TAX ---			0.00**
***** 159.19-3-10.12 *****						
159.19-3-10.12	E River Rd				ACCT 00000000533	
Village Of Nichols	330 Vacant comm		VL IN CORP 13650		1,500	
PO Box 706	Tioga 493603	1,500	Village Tax		0.00	0.00
Nichols, NY 13812	DEED DATE 10/04/02	1,500				
	ACRES 1.16					
	EAST-0879895 NRTH-0736180					
	DEED BOOK 705 PG-109					
	FULL MARKET VALUE	7,143				
			TOTAL TAX ---			0.00**
*****						

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

2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023  
 RPS155/V04/L015  
 CURRENT DATE 5/20/2024

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 EXTENSION 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	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	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  
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2 0 2 4 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 021.00

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 VALUATION DATE-JUL 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023  
 RPS155/V04/L015  
 CURRENT DATE 5/20/2024

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 4 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 10, 2022  
 TAXABLE STATUS DATE-MAR 01, 2023  
 RPS155/V04/L015  
 CURRENT DATE 5/20/2024

\*\*\* 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	TOTAL TAXABLE
					----- STAR AMOUNT	----- STAR TAXABLE
	Tioga	253	541,270	7170,643	1925,255	5,245,388
493603					844,817	4,400,571
	S U B - T O T A L	253	541,270	7170,643	1925,255	5,245,388
	S U B - T O T A L (CONT)				844,817	4,400,571
	T O T A L	253	541,270	7170,643	1925,255	5,245,388
	T O T A L (CONT)				844,817	4,400,571

\*\*\* 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





