

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

2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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		
***** 170.07-1-8 *****					
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	103,791			
			TOTAL TAX ---		269.58**
				DATE #1	06/30/23
				AMT DUE	269.58
***** 159.19-2-11 *****					
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	28,689			
			TOTAL TAX ---		74.51**
				DATE #1	06/30/23
				AMT DUE	74.51
***** 159.19-2-12 *****					
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	49,180			
			TOTAL TAX ---		127.74**
				DATE #1	06/30/23
				AMT DUE	127.74
***** 159.19-1-20 *****					
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	64,754			
			TOTAL TAX ---		168.19**
				DATE #1	06/30/23
				AMT DUE	168.19

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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			

170.07-1-2	179 S Main St 210 1 Family Res		Village Tax		170.07-1-2 ACCT 00000000195	BILL 5 217.95
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	83,914				
			TOTAL TAX ---			217.95**
				DATE #1		06/30/23
				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 6 585.46
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	225,410				
			TOTAL TAX ---			585.46**
				DATE #1		06/30/23
				AMT DUE		585.46

170.07-1-5	205 Cady Ave 210 1 Family Res		Village Tax		170.07-1-5 ACCT 00000000065	BILL 7 212.90
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	81,967				
			TOTAL TAX ---			212.90**
				DATE #1		06/30/23
				AMT DUE		212.90

170.07-1-23	243 S Main St 210 1 Family Res		Village Tax		170.07-1-23 ACCT 00000000033	BILL 8 298.05
Bahl William P	Tioga 493603	1,900				
Bahl Nancy C	DEED DATE 06-03-94	28,000				
243 S Main St	FRNT 90.00 DPTH 135.00					
Nichols, NY 13812	EAST-0878929 NRTH-0735419					
	DEED BOOK 556 PG-236					
	FULL MARKET VALUE	114,754				
			TOTAL TAX ---			298.05**
				DATE #1		06/30/23
				AMT DUE		298.05

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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			
***** 159.18-1-6 *****						
159.18-1-6	457 W River Rd				159.18-1-6	*****
Bailey Lynn A	210 1 Family Res		Village Tax		ACCT 0000000022	BILL 9
323 State Line Rd	Tioga 493603	1,975			22,000	234.19
Rome, Pa 18837	DEED DATE 08/31/04	22,000				
	FRNT 98.50 DPTH 174.00					
	EAST-0876679 NRTH-0737425					
PRIOR OWNER ON 3/01/2022	DEED BOOK 20220 PG-4386					
Bailey Lynn A	FULL MARKET VALUE	90,164				
TOTAL TAX ---						234.19**
						DATE #1 06/30/23
						AMT DUE 234.19
***** 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			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	6,148				
TOTAL TAX ---						15.97**
						DATE #1 06/30/23
						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			16,500	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	67,623				
TOTAL TAX ---						175.64**
						DATE #1 06/30/23
						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			14,000	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	57,377				
TOTAL TAX ---						149.03**
						DATE #1 06/30/23
						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	88 Kirby St 210 1 Family Res		Village Tax		159.19-2-30	*****
Birosh Jonney Lee	Tioga 493603	1,800			ACCT 0000000016	BILL 13
3136 E River Rd	DEED DATE 01/03/2022	22,000				
Nichols, NY 13812	FRNT 66.00 DPTH 215.82					
	ACRES 0.33					
	EAST-0878539 NRTH-0736129					
	DEED BOOK 20220 PG-7					
	FULL MARKET VALUE	90,164				
			TOTAL TAX ---			234.19**
				DATE #1		06/30/23
				AMT DUE		234.19

159.19-3-25	82 S Main St 220 2 Family Res		Village Tax		159.19-3-25	*****
Blair Becky Jo	Tioga 493603	2,400			ACCT 0000000077	BILL 14
82 S Main St	Deed Date 12/01/2017	33,400				
Nichols, NY 13812	FRNT 132.00 DPTH 201.94					
	BANK 500					
	EAST-0879119 NRTH-0736299					
	DEED BOOK 20170 PG-5245					
	FULL MARKET VALUE	136,885				
			TOTAL TAX ---			355.54**
				DATE #1		06/30/23
				AMT DUE		355.54

170.07-1-19	185 S Main St 484 1 use sm bld		Village Tax		170.07-1-19	*****
Bleiler Dustin J	Tioga 493603	1,325			ACCT 0000000030	BILL 15
185 S Main St	Deed Date 09/23/2016	5,000				
Nichols, NY 13812	FRNT 33.00 DPTH 131.05					
	BANK 77					
	EAST-0878909 NRTH-0735729					
	DEED BOOK 20160 PG-3969					
	FULL MARKET VALUE	20,492				
			TOTAL TAX ---			53.22**
				DATE #1		06/30/23
				AMT DUE		53.22

170.07-1-14	266 S Main St 220 2 Family Res		Village Tax		170.07-1-14	*****
Bleiler Michael	Tioga 493603	1,675			ACCT 0000000017	BILL 16
266 S Main St	DEED DATE 01/22/2020	15,800				
Nichols, NY 13812	FRNT 56.10 DPTH 210.00					
	ACRES 0.26					
	EAST-0879169 NRTH-0735319					
	DEED BOOK 20200 PG-285					
	FULL MARKET VALUE	64,754				
			TOTAL TAX ---			168.19**
				DATE #1		06/30/23
				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				159.18-2-21	
Bond Cynthia J	210 1 Family Res		Village Tax	ACCT 0000000052	BILL	17
204 W River Rd	Tioga 493603	2,450				255.48
Nichols, NY 13812	DEED DATE 10/28/03	24,000				
	FRNT 120.00 DPTH 350.00					
	BANK 500					
	EAST-0877899 NRTH-0736659					
	DEED BOOK 10274 PG-1001					
	FULL MARKET VALUE	98,361				
			TOTAL TAX ---			255.48**
				DATE #1		06/30/23
				AMT DUE		255.48
***** 159.18-1-5 *****						
159.18-1-5	475 W River Rd				159.18-1-5	
Bonney Marlene M	210 1 Family Res		Village Tax	ACCT 00000000234	BILL	18
201 Bardwell Rd	Tioga 493603	1,750				148.25
Nichols, NY 13812	FRNT 87.49 DPTH 164.00	13,927				
	EAST-0876589 NRTH-0737449					
	DEED BOOK 453 PG-0012					
	FULL MARKET VALUE	57,078				
			TOTAL TAX ---			148.25**
				DATE #1		06/30/23
				AMT DUE		148.25
***** 159.18-2-13 *****						
159.18-2-13	372 W River Rd				159.18-2-13	
Bostwick Randall C	210 1 Family Res		Village Tax	ACCT 00000000217	BILL	19
372 West River Rd	Tioga 493603	1,925				180.96
Nichols, NY 13812	DEED DATE 08/21/01	17,000				
	FRNT 65.00 DPTH 258.00					
	EAST-0877009 NRTH-0736999					
	DEED BOOK 676 PG-63					
	FULL MARKET VALUE	69,672				
			TOTAL TAX ---			180.96**
				DATE #1		06/30/23
				AMT DUE		180.96
***** 170.07-2-18 *****						
170.07-2-18	124 Dean St				170.07-2-18	
Bowen Bret	270 Mfg housing		Village Tax	ACCT 00000000019	BILL	20
6260 W River Rd	Tioga 493603	1,775				85.16
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	32,787				
			TOTAL TAX ---			85.16**
				DATE #1		06/30/23
				AMT DUE		85.16

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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			

170.07-2-19	124 Dean St 312 Vac w/imprv		Village Tax		1,250	13.31
Bowen Bret	Tioga 493603	600				
6260 W River Rd	DEED DATE 01/23/02	1,250				
Nichols, NY 13812	FRNT 100.00 DPTH 65.00					
	EAST-0880159 NRTH-0735189					
	DEED BOOK 687 PG-106					
	FULL MARKET VALUE	5,123				
			TOTAL TAX ---			13.31**
				DATE #1		06/30/23
				AMT DUE		13.31

170.07-1-7	245 Cady Ave 210 1 Family Res		VET WAR CT 41121		2,946	22
Boyer Wayne M	Tioga 493603	1,525	Village Tax		16,696	177.73
Ciampoli Tamara	Deed Date 07/17/2012	19,642				
245 Cady Ave	FRNT 52.97 DPTH 164.34					
PO Box 235	ACRES 0.20					
Nichols, NY 13812	EAST-0879349 NRTH-0735349					
	DEED BOOK 20063 PG-9001					
	FULL MARKET VALUE	80,500				
			TOTAL TAX ---			177.73**
				DATE #1		06/30/23
				AMT DUE		177.73

170.07-1-18	198 S Main St 210 1 Family Res		Village Tax		22,500	239.51
Brown Drew D	Tioga 493603	2,175				
198 S Main St	DEED DATE 07/29/2015	22,500				
Nichols, NY 13812	FRNT 118.00 DPTH 198.00					
	BANK 500					
	EAST-0879149 NRTH-0735649					
	DEED BOOK 15000 PG-2863					
	FULL MARKET VALUE	92,213				
			TOTAL TAX ---			239.51**
				DATE #1		06/30/23
				AMT DUE		239.51

170.07-1-28	26 Taylor St 210 1 Family Res		Village Tax		24,425	260.00
Budine Elinor B	Tioga 493603	3,425				
Budine George I	Deed Date 07/20/2009	24,425				
863 Upper Front St Rm 116	FRNT 242.00 DPTH 162.50					
Binghamton, NY 13905-1540	EAST-0878949 NRTH-0734959					
	DEED BOOK 17019 PG-7001					
	FULL MARKET VALUE	100,102				
			TOTAL TAX ---			260.00**
				DATE #1		06/30/23
				AMT DUE		260.00

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-7 *****					
159.19-3-7	107 E River Rd			ACCT 00000000123	BILL 25
Burgert Kimberly A	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				
	DEED BOOK 542 PG-11				
	FULL MARKET VALUE	61,475			
				TOTAL TAX ---	159.67**
				DATE #1	06/30/23
				AMT DUE	159.67
***** 159.18-2-15 *****					
159.18-2-15	320 W River Rd			ACCT 00000000165	BILL 26
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	79,918			
				TOTAL TAX ---	207.57**
				DATE #1	06/30/23
				AMT DUE	207.57
***** 159.19-1-9 *****					
159.19-1-9	90 E River Rd			ACCT 00000000210	BILL 27
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 05/14/99	25,000			
Nichols, NY 13812	ACRES 1.60				
	EAST-0879510 NRTH-0736870				
	DEED BOOK 20220 PG-2484				
PRIOR OWNER ON 3/01/2022	FULL MARKET VALUE	102,459			
Byers Michael T					
				TOTAL TAX ---	266.12**
				DATE #1	06/30/23
				AMT DUE	266.12
***** 159.18-2-12 *****					
159.18-2-12	388 W River Rd			ACCT 00000000125	BILL 28
Campbell Robin L	210 1 Family Res		Village Tax	17,500	186.28
Middleton David A	Tioga 493603	1,575			
684 Coryell Rd	FRNT 50.00 DPTH 185.00	17,500			
Nichols, NY 13812	EAST-0876939 NRTH-0737059				
	DEED BOOK 20220 PG-3646				
	FULL MARKET VALUE	71,721			
PRIOR OWNER ON 3/01/2022					
Middleton Sheila					
				TOTAL TAX ---	186.28**
				DATE #1	06/30/23
				AMT DUE	186.28

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170.07-2-5	198 Cady Ave			170.07-2-5	*****
Campfield Christopher	210 1 Family Res		Village Tax	ACCT 00000000124	BILL 29
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	54,578			
			TOTAL TAX ---		141.76**
				DATE #1	06/30/23
				AMT DUE	141.76

159.18-2-26	85 Bliven St			159.18-2-26	*****
Cass Linda J	210 1 Family Res		Village Tax	ACCT 00000000214	BILL 30
PO Box 224	Tioga 493603	1,450			
Nichols, NY 13812	FRNT 45.00 DPTH 178.00	16,000			
	EAST-0878059 NRTH-0736379				
	DEED BOOK 412 PG-0152				
	FULL MARKET VALUE	65,574			
			TOTAL TAX ---		170.32**
				DATE #1	06/30/23
				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 00000000028	BILL 31
Cass Linda J	Tioga 493603	2,325			
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	59,426			
			TOTAL TAX ---		154.35**
				DATE #1	06/30/23
				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 00000000027	BILL 32
Cass Linda J	Tioga 493603	3,000			
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	12,295			
			TOTAL TAX ---		31.93**
				DATE #1	06/30/23
				AMT DUE	31.93

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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		

170.06-1-9	85 Walnut St			170.06-1-9	*****
Chamberlain Summer J	210 1 Family Res		Village Tax	ACCT 0000000184	BILL 33
85 Walnut St	Tioga 493603	2,150		29,500	314.02
Nichols, NY 13812	DEED DATE 02/01/2019	29,500			
	FRNT 114.00 DPTH 204.00				
	ACRES 0.50 BANK 500				
PRIOR OWNER ON 3/01/2022	EAST-0878589 NRTH-0735339				
Woodcock David	DEED BOOK 20230 PG-666				
	FULL MARKET VALUE	120,902			
				TOTAL TAX ---	314.02**
				DATE #1	06/30/23
				AMT DUE	314.02

170.07-2-2	142 Cady Ave			170.07-2-2	*****
Chambers Kathleen M	210 1 Family Res		Village Tax	ACCT 0000000173	BILL 34
Chambers Charles P	Tioga 493603	1,875		22,104	235.29
142 Cady Ave	DEED DATE 04-24-95	22,104			
Nichols, NY 13812	FRNT 74.25 DPTH 264.00				
	EAST-0879599 NRTH-0735899				
	DEED BOOK 568 PG-110				
	FULL MARKET VALUE	90,590			
				TOTAL TAX ---	235.29**
				DATE #1	06/30/23
				AMT DUE	235.29

170.07-2-23.10	95 Dean St			170.07-2-23.10	*****
Chandler Richard L Sr	210 1 Family Res		Village Tax	ACCT 0000000155	BILL 35
Chandler Margaret E	Tioga 493603	1,800		20,214	215.17
389 Bishop Rd	DEED DATE 05/16/2011	20,214			
Kingsport, TN 37664-5664	FRNT 66.00 DPTH 303.00				
	BANK 500				
	EAST-0879979 NRTH-0734969				
	DEED BOOK 18885 PG-8001				
	FULL MARKET VALUE	82,844			
				TOTAL TAX ---	215.17**
				DATE #1	06/30/23
				AMT DUE	215.17

159.18-1-16	205 W River Rd			159.18-1-16	*****
Clark Brandon	210 1 Family Res		Village Tax	ACCT 0000000181	BILL 36
Clark Chatney	Tioga 493603	2,050		22,500	239.51
205 W River Rd	DEED DATE 09/28/2020	22,500			
Nichols, NY 13812	FRNT 174.17 DPTH 145.00				
	ACRES 0.50 BANK 500				
	EAST-0877879 NRTH-0736959				
	DEED BOOK 20200 PG-3723				
	FULL MARKET VALUE	92,213			
				TOTAL TAX ---	239.51**
				DATE #1	06/30/23
				AMT DUE	239.51

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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			
***** 170.07-2-10 *****						
170.07-2-10	272 Cady Ave				170.07-2-10	
Cofone Daniel A	210 1 Family Res		Village Tax		ACCT 00000000098	BILL 37
272 Cady Ave	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 11/24/95	22,000				
	FRNT 66.00 DPTH 145.00					
	EAST-0879579 NRTH-0735219					
	DEED BOOK 576 PG-185					
	FULL MARKET VALUE	90,164				
			TOTAL TAX ---			234.19**
				DATE #1		06/30/23
				AMT DUE		234.19
***** 170.07-1-11 *****						
170.07-1-11	302 S Main St				170.07-1-11	
Cole Carl J	210 1 Family Res		Village Tax		ACCT 00000000038	BILL 38
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	63,934				
			TOTAL TAX ---			166.06**
				DATE #1		06/30/23
				AMT DUE		166.06
***** 159.19-2-16 *****						
159.19-2-16	119 S Main St				159.19-2-16	
Cole Jan B	210 1 Family Res		Village Tax		ACCT 00000000040	BILL 39
Cole Debra	Tioga 493603	1,625				
119 S Main St	DEED DATE 10/26/2005	25,000				
Nichols, NY 13812	5 OWNERS AS TENANTS IN CO					
	FRNT 52.00 DPTH 256.08					
	EAST-0878834 NRTH-0736062					
PRIOR OWNER ON 3/01/2022	DEED BOOK 20220 PG-3180					
Cole Jan	FULL MARKET VALUE	102,459				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/23
				AMT DUE		266.12
***** 159.18-1-3.10 *****						
159.18-1-3.10	543 W River Rd				159.18-1-3.10	
Cole Marcus	483 Converted Re		Village Tax		ACCT 00000000778	BILL 40
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	125,000				
			TOTAL TAX ---			324.67**
				DATE #1		06/30/23
				AMT DUE		324.67

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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			
***** 159.19-1-4 *****						
159.19-1-4	E River Rd				159.19-1-4	
Cole Marcus	311 Res vac land		Village Tax		ACCT 0000000107	BILL 41
PO Box 158	Tioga 493603	400			400	4.26
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	1,639				
TOTAL TAX ---						4.26**
						DATE #1 06/30/23
						AMT DUE 4.26
***** 159.19-2-18 *****						
159.19-2-18	151 S Main St				159.19-2-18	
Cole Marcus	210 1 Family Res		Village Tax		ACCT 0000000089	BILL 42
PO Box 158	Tioga 493603	1,525			7,500	79.84
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	30,738				
TOTAL TAX ---						79.84**
						DATE #1 06/30/23
						AMT DUE 79.84
***** 159.19-1-3.10 *****						
159.19-1-3.10	1 N Main St				159.19-1-3.10	
Cole Marcus J	449 Other Storag		Village Tax		ACCT 0000000097	BILL 43
PO Box 158	Tioga 493603	1,000			5,600	59.61
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	22,951				
TOTAL TAX ---						59.61**
						DATE #1 06/30/23
						AMT DUE 59.61
***** 159.19-1-22 *****						
159.19-1-22	95 W River Rd				159.19-1-22	
Cole Marcus J	210 1 Family Res		Village Tax		ACCT 0000000235	BILL 44
1304 Coryell Rd	Tioga 493603	1,500			18,300	194.80
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	75,000				
TOTAL TAX ---						194.80**
						DATE #1 06/30/23
						AMT DUE 194.80

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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		
***** 159.19-1-23 *****					
159.19-1-23	101 W River Rd			ACCT 00000000087	BILL 45
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	53,279			
				TOTAL TAX ---	138.38**
				DATE #1	06/30/23
				AMT DUE	138.38
***** 170.07-1-30 *****					
170.07-1-30	373 S Main St			ACCT 00000000067	BILL 46
Cole Roger M	210 1 Family Res		Village Tax	22,400	238.44
373 S Main St	Tioga 493603	1,950			
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	91,803			
				TOTAL TAX ---	238.44**
				DATE #1	06/30/23
				AMT DUE	238.44
***** 159.19-3-3 *****					
159.19-3-3	41 E River Rd			ACCT 00000000147	BILL 47
Community Bank Na	461 Bank		Village Tax	70,000	745.14
Accounts Payable	Tioga 493603	1,770			
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	286,885			
				TOTAL TAX ---	745.14**
				DATE #1	06/30/23
				AMT DUE	745.14
***** 159.19-3-28 *****					
159.19-3-28	S Main St			ACCT 00000000171	BILL 48
Community Bank Na	438 Parking lot		Village Tax	4,100	43.64
Accounts Payable	Tioga 493603	4,100			
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	16,803			
				TOTAL TAX ---	43.64**
				DATE #1	06/30/23
				AMT DUE	43.64

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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			
***** 170.07-1-25 *****						
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 49
Cooley David M	Tioga 493603	1,700				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	327,869				
TOTAL TAX ---						851.58**
						DATE #1 06/30/23
						AMT DUE 851.58
***** 170.07-1-26 *****						
170.07-1-26	287 S Main St				170.07-1-26	
Cooley Lifetime Trust No 1	330 Vacant comm		Village Tax		ACCT 0000000059	BILL 50
Cooley David M	Tioga 493603	4,000				42.58
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	16,393				
TOTAL TAX ---						42.58**
						DATE #1 06/30/23
						AMT DUE 42.58
***** 170.07-1-27 *****						
170.07-1-27	S Main St				170.07-1-27	
Cooley Lifetime Trust No 1	311 Res vac land		Village Tax		ACCT 0000000039	BILL 51
Cooley David M	Tioga 493603	800				8.52
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	3,279				
TOTAL TAX ---						8.52**
						DATE #1 06/30/23
						AMT DUE 8.52
***** 170.07-1-38 *****						
170.07-1-38	39 Taylor St				170.07-1-38	
Cooley Lifetime Trust No 1	311 Res vac land		Village Tax		ACCT 0000000152	BILL 52
Cooley David M	Tioga 493603	2,300				24.48
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	9,426				
TOTAL TAX ---						24.48**
						DATE #1 06/30/23
						AMT DUE 24.48

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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			
***** 159.18-1-9 *****						
159.18-1-9	367 W River Rd				ACCT 00000000047	BILL 53
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	79,697				
			TOTAL TAX ---			207.00**
				DATE #1		06/30/23
				AMT DUE		207.00
***** 170.07-2-4 *****						
170.07-2-4	178 Cady Ave				ACCT 00000000075	BILL 54
Crispell Ryan Wayne	210 1 Family Res		Village Tax		22,000	234.19
178 Cady Ave	Tioga 493603	2,375				
Nichols, NY 13812	DEED DATE 01/04/2018	22,000				
	FRNT 115.00 DPTH 297.00					
	BANK 77					
	EAST-0879629 NRTH-0735699					
	DEED BOOK 20180 PG-49					
	FULL MARKET VALUE	90,164				
			TOTAL TAX ---			234.19**
				DATE #1		06/30/23
				AMT DUE		234.19
***** 170.07-1-42.20 *****						
170.07-1-42.20	38 Walnut St				ACCT 00000000751	BILL 55
Delmage John H	210 1 Family Res		Village Tax		32,000	340.63
Delmage Jillian M	Tioga 493603	2,675				
38 Walnut St	DEED DATE 05/15/2008	32,000				
Nichols, NY 13812	FRNT 170.00 DPTH 132.00					
	EAST-0878779 NRTH-0735609					
	DEED BOOK 15693 PG-2001					
	FULL MARKET VALUE	131,148				
			TOTAL TAX ---			340.63**
				DATE #1		06/30/23
				AMT DUE		340.63
***** 170.07-1-4 *****						
170.07-1-4	173 Cady Ave				ACCT 00000000091	BILL 56
Dimarco Daniel P	210 1 Family Res		Village Tax		40,000	425.79
173 Cady Ave	Tioga 493603	2,650				
Nichols, NY 13812	DEED DATE 04/16/2021	40,000				
	FRNT 164.50 DPTH 165.00					
	ACRES 0.63 BANK 500					
	EAST-0879329 NRTH-0735689					
	DEED BOOK 20210 PG-1949					
	FULL MARKET VALUE	163,934				
			TOTAL TAX ---			425.79**
				DATE #1		06/30/23
				AMT DUE		425.79

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-12	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 57
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	131,148				
			TOTAL TAX ---			340.63**
				DATE #1		06/30/23
				AMT DUE		340.63

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 58
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	6,865				
			TOTAL TAX ---			17.83**
				DATE #1		06/30/23
				AMT DUE		17.83

170.07-2-17	110 Dean St 210 1 Family Res		VET WAR CT 41121 Village Tax	170.07-2-17	16,405	174.63
Dutton Jay H	Tioga 493603	1,650		ACCT 00000000061		BILL 59
Dutton Carol E	DEED DATE 07-08-74	19,300				
110 Dean St	FRNT 99.00 DPTH 132.00					
Nichols, NY 13812	EAST-0880029 NRTH-0735219					
	DEED BOOK 20220 PG-3082					
PRIOR OWNER ON 3/01/2022	FULL MARKET VALUE	79,098				
Dutton Jay H			TOTAL TAX ---			174.63**
				DATE #1		06/30/23
				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 60
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	142,930				
			TOTAL TAX ---			371.24**
				DATE #1		06/30/23
				AMT DUE		371.24

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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		
***** 170.07-1-24 *****					
170.07-1-24	263 S Main St 210 1 Family Res		Village Tax	33,500	356.60
Dydynski Theodore	Tioga 493603	1,750			
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	137,295			
				TOTAL TAX ---	356.60**
				DATE #1	06/30/23
				AMT DUE	356.60
***** 159.19-2-23 *****					
159.19-2-23	190 Bliven St 210 1 Family Res		Village Tax	20,000	212.90
Eastwood Valoree	Tioga 493603	1,700			
190 Bliven St	DEED DATE 08/24/98	20,000			
Nichols, NY 13812	FRNT 70.00 DPTH 162.50				
	BANK 500				
	EAST-0878309 NRTH-0735839				
	DEED BOOK 614 PG-189				
	FULL MARKET VALUE	81,967			
				TOTAL TAX ---	212.90**
				DATE #1	06/30/23
				AMT DUE	212.90
***** 159.19-3-8 *****					
159.19-3-8	42 Cady Ave 220 2 Family Res		Village Tax	23,100	245.89
Eichelsderfer Edith	Tioga 493603	2,125			
Eichelsderfer Robert C	Deed Date 03/27/2013	23,100			
42 Cady Ave Apt 1	FRNT 93.00 DPTH 222.42				
Nichols, NY 13812	EAST-0879559 NRTH-0736419				
	DEED BOOK 20785 PG-7001				
	FULL MARKET VALUE	94,672			
				TOTAL TAX ---	245.89**
				DATE #1	06/30/23
				AMT DUE	245.89
***** 170.07-1-1 *****					
170.07-1-1	34 Howell St 210 1 Family Res		Village Tax	20,000	212.90
Ellis Glenn H	Tioga 493603	2,325			
Ellis Audra S	DEED DATE 05/29/03	20,000			
34 Howell St	FRNT 132.00 DPTH 82.50				
Nichols, NY 13812	BANK 500				
	EAST-0878779 NRTH-0735739				
	DEED BOOK 720 PG-141				
	FULL MARKET VALUE	81,967			
				TOTAL TAX ---	212.90**
				DATE #1	06/30/23
				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			

170.07-1-42.10	Howell St 311 Res vac land		Village Tax		170.07-1-42.10	*****
Ellis Glenn H	Tioga 493603	200			ACCT 0000000153	BILL 65
Ellis Audra S	DEED DATE 05/29/03	200				
34 Howell St	FRNT 58.00 DPTH 49.00					
Nichols, NY 13812	BANK 500					
	EAST-0878819 NRTH-0735679					
	DEED BOOK 720 PG-141					
	FULL MARKET VALUE	820				
			TOTAL TAX ---			2.13**
				DATE #1		06/30/23
				AMT DUE		2.13

159.18-1-15.10	263 W River Rd 485 >luse sm bld		Village Tax		159.18-1-15.10	*****
Engelbert Farms Organic, LLC	Tioga 493603	5,100			ACCT 0000000050	BILL 66
182 Sunnyside Rd	DEED DATE 06/06/2018	35,000				
Nichols, NY 13812	FRNT 259.00 DPTH 316.00					
	ACRES 2.50					
	EAST-0877709 NRTH-0737079					
	DEED BOOK 20180 PG-2385					
	FULL MARKET VALUE	143,443				
			TOTAL TAX ---			372.57**
				DATE #1		06/30/23
				AMT DUE		372.57

159.19-3-19	160 S Main St 210 1 Family Res		Village Tax		159.19-3-19	*****
Eschenburg Daniel E	Tioga 493603	1,950			ACCT 0000000135	BILL 67
578 Golden Gate Rd	Deed Date 10/05/2011	12,600				
Athens, PA 18810	FRNT 95.00 DPTH 182.00					
	EAST-0879139 NRTH-0735849					
	DEED BOOK 19244 PG-8001					
	FULL MARKET VALUE	51,639				
			TOTAL TAX ---			134.12**
				DATE #1		06/30/23
				AMT DUE		134.12

159.19-2-25	148 Bliven St 210 1 Family Res		Village Tax		159.19-2-25	*****
Fox Raymond A	Tioga 493603	1,750			ACCT 0000000177	BILL 68
Fox Melissa R	DEED DATE 06/25/2014	39,000				
148 Bliven St	FRNT 75.00 DPTH 159.07					
Nichols, NY 13812	BANK 77					
	EAST-0878309 NRTH-0736049					
	DEED BOOK 14000 PG-2658					
	FULL MARKET VALUE	159,836				
			TOTAL TAX ---			415.15**
				DATE #1		06/30/23
				AMT DUE		415.15

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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		

159.18-2-1.20	W River Rd 105 Vac farmland		Village Tax	159.18-2-1.20 ACCT 00000001009	BILL 69 63.87
Friedrichsen Paul	Tioga 493603	6,000			
Friedrichsen Lucinda A	DEED 556/295	6,000			
686 West River Rd	ACRES 39.80				
Nichols, NY 13812-2114	EAST-0876393 NRTH-0737296				
	DEED BOOK 405 PG-0442				
	FULL MARKET VALUE	24,590			
				TOTAL TAX ---	63.87**
				DATE #1	06/30/23
				AMT DUE	63.87

170.07-2-7	228 Cady Ave 210 1 Family Res		Village Tax	170.07-2-7 ACCT 00000000228	BILL 70 173.18
Friend Ronald S	Tioga 493603	2,000			
228 Cady Ave	DEED DATE 01/14/2022	16,269			
Nichols, NY 13812	FRNT 82.50 DPTH 330.00				
	ACRES 0.63				
	EAST-0879649 NRTH-0735449				
	DEED BOOK 20220 PG-264				
	FULL MARKET VALUE	66,676			
				TOTAL TAX ---	173.18**
				DATE #1	06/30/23
				AMT DUE	173.18

159.18-2-3	125 Johnson St 449 Other Storag		Village Tax	159.18-2-3 ACCT 00000000146	BILL 71 308.70
Fulbrook Charlotte B	Tioga 493603	3,500			
880 Charter Rd	Deed Date 09/20/2019	29,000			
Acton, MA 01720	ACRES 1.80				
	EAST-0876629 NRTH-0736519				
	DEED BOOK 20190 PG-3746				
	FULL MARKET VALUE	118,852			
				TOTAL TAX ---	308.70**
				DATE #1	06/30/23
				AMT DUE	308.70

170.06-1-8	69 Walnut St 210 1 Family Res		Village Tax	170.06-1-8 ACCT 00000000183	BILL 72 268.25
Gatto Nicholas F J	Tioga 493603	1,800			
Gatto Rosalie L	DEED DATE 09/29/2005	25,200			
69 Walnut St	FRNT 80.00 DPTH 198.00				
Nichols, NY 13812	EAST-0878579 NRTH-0735439				
	DEED BOOK 12491 PG-3002				
	FULL MARKET VALUE	103,279			
				TOTAL TAX ---	268.25**
				DATE #1	06/30/23
				AMT DUE	268.25

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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		

170.07-2-28.1	81 Platt St			170.07-2-28.1	*****
Greenwalt Seth W	210 1 Family Res		Village Tax	ACCT 00000001006	BILL 73
Greenwalt Elisha J	Tioga 493603	1,950			
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	81,967			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/23
				AMT DUE	212.90

159.19-1-21	87 W River Rd			159.19-1-21	*****
Gross Casey F	210 1 Family Res		Village Tax	ACCT 00000000110	BILL 74
270 White Buck Ln	Tioga 493603	1,875			
Warren Center, PA 18851	DEED DATE 09/01/2017	13,500			
	FRNT 72.00 DPTH 273.00				
	EAST-0878539 NRTH-0736919				
	DEED BOOK 20170 PG-3761				
	FULL MARKET VALUE	55,328			
			TOTAL TAX ---		143.70**
				DATE #1	06/30/23
				AMT DUE	143.70

159.19-2-19	161 S Main St			159.19-2-19	*****
Gross Casey F	210 1 Family Res		Village Tax	ACCT 00000000163	BILL 75
270 White Buck Ln	Tioga 493603	1,500			
Warren Center, PA 18851	DEED DATE 01/16/2018	20,625			
	FRNT 40.22 DPTH 130.00				
	EAST-0878899 NRTH-0735859				
	DEED BOOK 20180 PG-168				
	FULL MARKET VALUE	84,529			
			TOTAL TAX ---		219.55**
				DATE #1	06/30/23
				AMT DUE	219.55

159.19-2-20	43 Howell St			159.19-2-20	*****
Gross Casey F	210 1 Family Res		Village Tax	ACCT 00000000213	BILL 76
270 White Buck Ln	Tioga 493603	2,400			
Warren Center, PA 18851	Deed Date 06/07/2017	15,000			
	FRNT 140.00 DPTH 90.75				
	EAST-0878769 NRTH-0735879				
	DEED BOOK 20170 PG-2308				
	FULL MARKET VALUE	61,475			
			TOTAL TAX ---		159.67**
				DATE #1	06/30/23
				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		Village Tax	30,000	319.34
Gross Casey F	281 Multiple res				
270 White Buck Ln	Tioga 493603	1,825			
Warren Center, PA 18851	Deed Date 06/07/2019	30,000			
	FRNT 82.50 DPTH 165.00				
	ACRES 0.31				
	EAST-0879309 NRTH-0736189				
	DEED BOOK 20190 PG-2203				
	FULL MARKET VALUE	122,951			
				TOTAL TAX ---	319.34**
				DATE #1	06/30/23
				AMT DUE	319.34
***** 170.07-2-24 *****					
170.07-2-24	81 Dean St		Village Tax	25,000	266.12
Gross Casey F	210 1 Family Res				
270 White Buck Ln	Tioga 493603	1,800			
Warren Center, PA 18851	Deed Date 04/13/2017	25,000			
	FRNT 66.00 DPTH 283.00				
	EAST-0879922 NRTH-0734962				
	DEED BOOK 20170 PG-1543				
	FULL MARKET VALUE	102,459			
				TOTAL TAX ---	266.12**
				DATE #1	06/30/23
				AMT DUE	266.12
***** 159.18-2-8 *****					
159.18-2-8	76 Johnson St		Village Tax	23,130	246.21
Hall Harold	210 1 Family Res				
Purtell Sue	Tioga 493603	2,150			
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	94,795			
				TOTAL TAX ---	246.21**
				DATE #1	06/30/23
				AMT DUE	246.21
***** 159.19-2-17.1 *****					
159.19-2-17.1	131 S Main St		Village Tax	27,300	290.60
Harrington Jacques	210 1 Family Res				
Harrington Jennifer	Tioga 493603	3,000			
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 20180 PG-1724				
	FULL MARKET VALUE	111,885			
				TOTAL TAX ---	290.60**
				DATE #1	06/30/23
				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 *****					
170.07-2-3	162 Cady Ave			ACCT 00000000056	BILL 81
Hartl Virginia C	210 1 Family Res		Village Tax	23,000	244.83
Hartl Matthew D	Tioga 493603	2,375			
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	94,262			
			TOTAL TAX ---		244.83**
				DATE #1	06/30/23
				AMT DUE	244.83
***** 170.07-1-36 *****					
170.07-1-36	34 Ro-Ki Blvd			ACCT 00000000086	BILL 82
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	90,881			
			TOTAL TAX ---		236.05**
				DATE #1	06/30/23
				AMT DUE	236.05
***** 170.07-2-12 *****					
170.07-2-12	42 Dean St			ACCT 00000000049	BILL 83
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	93,443			
			TOTAL TAX ---		242.70**
				DATE #1	06/30/23
				AMT DUE	242.70
***** 159.18-1-4 *****					
159.18-1-4	491 W River Rd			ACCT 00000000069	BILL 84
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	217,213			
			TOTAL TAX ---		564.17**
				DATE #1	06/30/23
				AMT DUE	564.17

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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			

170.07-1-10	44 Platt St 210 1 Family Res		AGED V 41807		170.07-1-10	
Hirtz Edward J	Tioga 493603	1,825	Village Tax		ACCT 0000000145	BILL 85
44 Platt St	DEED DATE 05/23/01	13,825				5,530
Nichols, NY 13812	FRNT 82.50 DPTH 82.50					
	EAST-0879239 NRTH-0735139					
	DEED BOOK 668 PG-349					
	FULL MARKET VALUE	56,660				
			TOTAL TAX ---			88.30**
						DATE #1 06/30/23
						AMT DUE 88.30

159.19-3-9	60 Cady Ave 210 1 Family Res		Village Tax		159.19-3-9	
Hoffman Heather M	Tioga 493603	2,000			ACCT 0000000012	BILL 86
60 Cady Ave	Deed Date 10/13/2020	24,000				255.48
Nichols, NY 13812	FRNT 92.50 DPTH 223.00					
	ACRES 0.48 BANK 191					
	EAST-0879559 NRTH-0736339					
	DEED BOOK 20200 PG-3999					
	FULL MARKET VALUE	98,361				
			TOTAL TAX ---			255.48**
						DATE #1 06/30/23
						AMT DUE 255.48

159.18-2-19	218 W River Rd 210 1 Family Res		Village Tax		159.18-2-19	
Hoffman Timothy P	Tioga 493603	3,000			ACCT 0000000199	BILL 87
Hoffman Wendy J	DEED DATE 04/12/2019	24,912				265.18
218 W River Rd	ACRES 1.57 BANK 77					
Nichols, NY 13812	EAST-0877737 NRTH-0736677					
	DEED BOOK 20190 PG-1438					
	FULL MARKET VALUE	102,098				
			TOTAL TAX ---			265.18**
						DATE #1 06/30/23
						AMT DUE 265.18

170.07-1-39	74 Walnut St 210 1 Family Res		Village Tax		170.07-1-39	
Hoose Michael B	Tioga 493603	2,675			ACCT 0000000186	BILL 88
Hoose Sandra S	DEED DATE 01-12-94	23,663				251.89
74 Walnut St	FRNT 167.98 DPTH 131.06					
Nichols, NY 13812	EAST-0878789 NRTH-0735369					
	DEED BOOK 552 PG-48					
	FULL MARKET VALUE	96,980				
			TOTAL TAX ---			251.89**
						DATE #1 06/30/23
						AMT DUE 251.89

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
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 89 196.93
Horton Michael T 53 Alder Swamp Rd Barton, NY 13734	Tioga 493603 Deed Date 05/06/2022 FRNT 94.30 DPTH 264.00 ACRES 0.30 EAST-0879139 NRTH-0734939 DEED BOOK 20220 PG-2067 FULL MARKET VALUE	1,675 18,500 75,820			
				TOTAL TAX ---	196.93**
				DATE #1	06/30/23
				AMT DUE	196.93

159.19-2-31	76 Kirby St 210 1 Family Res		Village Tax	159.19-2-31 ACCT 00000000018	BILL 90 140.51
Houseknecht Earl B 76 Kirby St Nichols, NY 13812	Tioga 493603 DEED DATE 10/07/02 FRNT 66.00 DPTH 213.84 EAST-0878599 NRTH-0736129 DEED BOOK 713 PG-150 FULL MARKET VALUE	1,800 13,200 54,098			
				TOTAL TAX ---	140.51**
				DATE #1	06/30/23
				AMT DUE	140.51

159.19-3-6	24 Cady Ave 210 1 Family Res		Village Tax	159.19-3-6 ACCT 00000000128	BILL 91 287.41
Hunt Jefferson Jay Hunt Jennifer Renee 24 Cady Ave Nichols, NY 13812	Tioga 493603 DEED DATE 12/13/02 FRNT 140.00 DPTH 142.42 BANK 500 EAST-0879479 NRTH-0736519 DEED BOOK 709 PG-326 FULL MARKET VALUE	1,650 27,000 110,656			
				TOTAL TAX ---	287.41**
				DATE #1	06/30/23
				AMT DUE	287.41

159.19-1-3.40	92 N Main St 210 1 Family Res		Village Tax	159.19-1-3.40 ACCT 00000001365	BILL 92 109.11
Jacobson Kenneth Jacobson David 355 State Route 34 Waverly, NY 14892	Tioga 493603 DEED DATE 06/24/99 FRNT 98.00 DPTH 77.00 EAST-0878959 NRTH-0737239 DEED BOOK 13675 PG-9001 FULL MARKET VALUE	450 10,250 42,008			
				TOTAL TAX ---	109.11**
				DATE #1	06/30/23
				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			

159.18-2-17	280 W River Rd 210 1 Family Res		Village Tax		159.18-2-17	*****
James Richard A	Tioga 493603	1,775			ACCT 0000000002	BILL 93
280 West River Rd	DEED DATE 08/11/00	12,575				133.86
Nichols, NY 13812	FRNT 64.00 DPTH 304.00					
	EAST-0877479 NRTH-0736799					
	DEED BOOK 651 PG-303					
	FULL MARKET VALUE	51,537				
			TOTAL TAX ---			133.86**
				DATE #1		06/30/23
				AMT DUE		133.86

159.18-1-7	431 W River Rd 210 1 Family Res		Village Tax		159.18-1-7	*****
James Robin A	Tioga 493603	2,650			ACCT 0000000166	BILL 94
431 W River Rd	DEED DATE 04/04/03	26,000				276.76
Nichols, NY 13812	FRNT 165.00 DPTH 197.00					
	BANK 500					
	EAST-0876819 NRTH-0737379					
	DEED BOOK 717 PG-40					
	FULL MARKET VALUE	106,557				
			TOTAL TAX ---			276.76**
				DATE #1		06/30/23
				AMT DUE		276.76

159.19-3-5	65 E River Rd 452 Nbh shop ctr		Village Tax		159.19-3-5	*****
JMF River Rd Property, LLC	Tioga 493603	2,175			ACCT 0000000083	BILL 95
EMP River Rd Property, LLC	Deed Date 10/07/2020	230,000				2,448.30
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	942,623				
			TOTAL TAX ---			2,448.30**
				DATE #1		06/30/23
				AMT DUE		2,448.30

170.07-1-33	Ro-Ki Blvd 311 Res vac land		Village Tax		170.07-1-33	*****
Johnson Albert E	Tioga 493603	200			ACCT 0000001124	BILL 96
Kelsey Deborah L	DEED DATE 06-05-86	200				2.13
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	820				
			TOTAL TAX ---			2.13**
				DATE #1		06/30/23
				AMT DUE		2.13

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
170.07-1-17	218 S Main St 220 2 Family Res		Village Tax		25,600	272.51
JTWhitmore Properties, LLC 891 Straits Corners Rd Candor, NY 13743	Tioga 493603 DEED DATE 11/20/2019 FRNT 61.53 DPTH 198.00 ACRES 0.28 BANK 8 EAST-0879154 NRTH-0735549 DEED BOOK 20190 PG-4721 FULL MARKET VALUE	1,600 25,600 104,918				
TOTAL TAX ---						272.51**
DATE #1 06/30/23						
AMT DUE 272.51						
170.07-1-20	201 S Main St 210 1 Family Res		Village Tax		16,000	170.32
Kelley Michael S Kelley Kelly PO Box 35 Rome, PA 18837	Tioga 493603 DEED DATE 11/15/2019 FRNT 102.00 DPTH 136.00 ACRES 0.30 EAST-0878919 NRTH-0735659 DEED BOOK 20190 PG-4665 FULL MARKET VALUE	1,900 16,000 65,574				
TOTAL TAX ---						170.32**
DATE #1 06/30/23						
AMT DUE 170.32						
170.06-1-5	98 Howell St 210 1 Family Res		Village Tax		3,500	37.26
Kelsey Deborah L 132 Ro-Ki Blvd Nichols, NY 13812	Tioga 493603 DEED DATE 09/29/2006 FRNT 73.50 DPTH 132.00 EAST-0878459 NRTH-0735699 DEED BOOK 13694 PG-8001 FULL MARKET VALUE	1,725 3,500 14,344				
TOTAL TAX ---						37.26**
DATE #1 06/30/23						
AMT DUE 37.26						
159.18-2-31	163 Bliven St 210 1 Family Res		Village Tax		10,650	113.37
Kelsey Dustin 93 King Cross Rd Owego, NY 13827	Tioga 493603 DEED DATE 05/11/2022 FRNT 66.00 DPTH 178.00 ACRES 0.25 EAST-0878077 NRTH-0735959 DEED BOOK 20220 PG-2139 FULL MARKET VALUE	1,650 10,650 43,648				
TOTAL TAX ---						113.37**
DATE #1 06/30/23						
AMT DUE 113.37						

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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		
***** 159.19-2-7 *****					
159.19-2-7	28 W River Rd			ACCT 00000000167	BILL 101
Kelsey Henry S	411 Apartment		Village Tax	25,200	268.25
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	103,279			
				TOTAL TAX ---	268.25**
				DATE #1	06/30/23
				AMT DUE	268.25
***** 170.06-1-12 *****					
170.06-1-12	27 Ro-Ki Blvd			ACCT 00000000138	BILL 102
Kie Ricky	210 1 Family Res		Village Tax	29,425	313.22
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	120,594			
				TOTAL TAX ---	313.22**
				DATE #1	06/30/23
				AMT DUE	313.22
***** 170.07-2-11 *****					
170.07-2-11	284 Cady Ave			ACCT 00000000120	BILL 103
Kithcart Bryant M	220 2 Family Res		Village Tax	23,400	249.09
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	95,902			
				TOTAL TAX ---	249.09**
				DATE #1	06/30/23
				AMT DUE	249.09
***** 170.07-2-8 *****					
170.07-2-8	242 Cady Ave			ACCT 00000000133	BILL 104
Kithcart Kari	210 1 Family Res		Village Tax	24,000	255.48
Caciola Donna	Tioga 493603	1,975			
242 Cady Ave	Deed Date 11/12/2020	24,000			
Nichols, NY 13812	FRNT 82.50 DPTH 415.00				
	ACRES 0.79 BANK 500				
	EAST-0879669 NRTH-0735369				
	DEED BOOK 20200 PG-4533				
	FULL MARKET VALUE	98,361			
				TOTAL TAX ---	255.48**
				DATE #1	06/30/23
				AMT DUE	255.48

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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			
***** 159.19-3-24 *****						
159.19-3-24	96 S Main St				ACCT 00000000015	BILL 105
Knight Michael	210 1 Family Res		Village Tax		27,770	295.61
Knight Shari	Tioga 493603	1,675				
96 S Main St	DEED DATE 08/23/04	27,770				
Nichols, NY 13812	FRNT 67.58 DPTH 200.25					
	BANK 500					
	EAST-0879119 NRTH-0736189					
	DEED BOOK 11244 PG-8001					
	FULL MARKET VALUE	113,811				
TOTAL TAX ---						295.61**
						DATE #1 06/30/23
						AMT DUE 295.61
***** 159.19-1-24.10 *****						
159.19-1-24.10	155 W River Rd				ACCT 00000000090	BILL 106
Koehn John	484 1 use sm bld		Village Tax		15,000	159.67
Koehn Barbara	Tioga 493603	3,000				
175 W River Rd	DEED DATE 02/08/2006	15,000				
Nichols, NY 13812	02/03/06 128276-001 EASE					
	FRNT 56.18 DPTH 244.04					
	EAST-0878149 NRTH-0736967					
	DEED BOOK 12907 PG-9001					
	FULL MARKET VALUE	61,475				
TOTAL TAX ---						159.67**
						DATE #1 06/30/23
						AMT DUE 159.67
***** 159.19-1-3.20 *****						
159.19-1-3.20	Main St				ACCT 00000000530	BILL 107
Koehn John K	312 Vac w/imprv		Village Tax		5,000	53.22
Koehn Barbara J	Tioga 493603	1,000				
175 West River Rd	DEED DATE 01/06/1994	5,000				
Nichols, NY 13812	FRNT 185.96 DPTH 51.18					
	EAST-0879130 NRTH-0737138					
	DEED BOOK 551 PG-305					
	FULL MARKET VALUE	20,492				
TOTAL TAX ---						53.22**
						DATE #1 06/30/23
						AMT DUE 53.22
***** 159.19-1-3.30 *****						
159.19-1-3.30	Main St				ACCT 00000001366	BILL 108
Koehn John K	312 Vac w/imprv		Village Tax		1,000	10.64
Koehn Barbara J	Tioga 493603	500				
175 West River Rd	DEED DATE 04/16/99	1,000				
Nichols, NY 13812	FRNT 50.00 DPTH 70.00					
	EAST-0879009 NRTH-0737139					
	DEED BOOK 623 PG-189					
	FULL MARKET VALUE	4,098				
TOTAL TAX ---						10.64**
						DATE #1 06/30/23
						AMT DUE 10.64

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-25 *****						
159.19-1-25	175 W River Rd				ACCT 00000000100	BILL 109
Koehn John K	210 1 Family Res		Village Tax		46,525	495.25
Koehn Barbara J	Tioga 493603	2,925				
175 West River Rd	DEED 08-19-93	46,525				
Nichols, NY 13812	FRNT 161.00 DPTH 246.79					
	EAST-0878029 NRTH-0736999					
	DEED BOOK 544 PG-331					
	FULL MARKET VALUE	190,676				
TOTAL TAX ---						495.25**
						DATE #1 06/30/23
						AMT DUE 495.25
***** 170.06-1-4 *****						
170.06-1-4	120 Howell St				ACCT 00000000221	BILL 110
Kouterick Natalie	210 1 Family Res		Village Tax		18,800	200.12
120 Howell St	Tioga 493603	1,800				
Nichols, NY 13812	DEED DATE 04/22/2022	18,800				
	FRNT 80.00 DPTH 132.00					
	ACRES 0.24 BANK 8					
	EAST-0878379 NRTH-0735699					
	DEED BOOK 20220 PG-1829					
	FULL MARKET VALUE	77,049				
TOTAL TAX ---						200.12**
						DATE #1 06/30/23
						AMT DUE 200.12
***** 159.19-3-17 *****						
159.19-3-17	145 Cady Ave				ACCT 00000000197	BILL 111
Krapf Christopher H	210 1 Family Res		Village Tax		25,000	266.12
145 Cady Ave	Tioga 493603	2,275				
Nichols, NY 13812	DEED DATE 05/10/2011	25,000				
	FRNT 118.00 DPTH 163.00					
	EAST-0879319 NRTH-0735869					
	DEED BOOK 18874 PG-1001					
	FULL MARKET VALUE	102,459				
TOTAL TAX ---						266.12**
						DATE #1 06/30/23
						AMT DUE 266.12
***** 170.07-1-32 *****						
170.07-1-32	S Main St				ACCT 00000000084	BILL 112
LaBarre Charles F	311 Res vac land		Village Tax		800	8.52
445 S Main St	Tioga 493603	800				
Nichols, NY 13812	DEED DATE 10/28/2010	800				
	FRNT 60.00 DPTH 137.00					
	BANK 500					
	EAST-0879229 NRTH-0734439					
	DEED BOOK 18347 PG-5001					
	FULL MARKET VALUE	3,279				
TOTAL TAX ---						8.52**
						DATE #1 06/30/23
						AMT DUE 8.52

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-2-14.20	91 S Main St 220 2 Family Res		Village Tax	159.19-2-14.20	20,000	212.90
Lane James P	Tioga 493603	1,825		ACCT 00000001189		BILL 113
103 Bradford St	Deed Date 02/11/2022	20,000				
Sayre, PA 18840	FRNT 82.91 DPTH 150.00					
	ACRES 0.29					
	EAST-0878879 NRTH-0736199					
	DEED BOOK 20220 PG-724					
	FULL MARKET VALUE	81,967				
			TOTAL TAX ---			212.90**
				DATE #1		06/30/23
				AMT DUE		212.90

159.19-3-12	67 Cady Ave 210 1 Family Res		Village Tax	159.19-3-12	16,500	175.64
MacCoy John M	Tioga 493603	2,000		ACCT 00000000119		BILL 114
PO Box 24	DEED DATE 02-02-94	16,500				
Wellsburg, NY 14894	FRNT 98.00 DPTH 159.00					
	EAST-0879309 NRTH-0736279					
	DEED BOOK 552 PG-298					
	FULL MARKET VALUE	67,623				
			TOTAL TAX ---			175.64**
				DATE #1		06/30/23
				AMT DUE		175.64

159.19-3-15	115 Cady Ave 210 1 Family Res		Village Tax	159.19-3-15	25,000	266.12
MacDonald Evan C	Tioga 493603	1,750		ACCT 00000000178		BILL 115
115 Cady Ave	DEED DATE 11/25/2013	25,000				
Nichols, NY 13812	FRNT 75.50 DPTH 162.00					
	BANK 500					
	EAST-0879319 NRTH-0736029					
	DEED BOOK 21482 PG-2001					
	FULL MARKET VALUE	102,459				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/23
				AMT DUE		266.12

159.19-1-18	14 N Main St 423 Snack bar		Village Tax	159.19-1-18	22,275	237.11
MacDonald Richard C	Tioga 493603	2,275		ACCT 00000000108		BILL 116
127 Taylor Ave	DEED DATE 05/07/04	22,275				
Nichols, NY 13812	FRNT 118.03 DPTH 135.00					
	EAST-0878889 NRTH-0736819					
	DEED BOOK 10900 PG-1001					
	FULL MARKET VALUE	91,291				
			TOTAL TAX ---			237.11**
				DATE #1		06/30/23
				AMT DUE		237.11

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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			
***** 159.19-2-26 *****						
159.19-2-26	136 Bliven St				ACCT 0000000014	BILL 117
MacLellan Linda M	210 1 Family Res		Village Tax		17,750	188.95
136 Bliven St	Tioga 493603	1,750				
Nichols, NY 13812	DEED DATE 01/23/2012	17,750				
	FRNT 75.00 DPTH 150.00					
	BANK 500					
PRIOR OWNER ON 3/01/2022	EAST-0878289 NRTH-0736119					
Thetga Lindsey L	DEED BOOK 20230 PG-484					
	FULL MARKET VALUE	72,746				
TOTAL TAX ---						188.95**
						DATE #1 06/30/23
						AMT DUE 188.95
***** 159.19-1-2 *****						
159.19-1-2	82 N Main St				ACCT 0000000062	BILL 118
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	45,082				
TOTAL TAX ---						117.09**
						DATE #1 06/30/23
						AMT DUE 117.09
***** 159.18-1-2 *****						
159.18-1-2	563 W River Rd				ACCT 0000000190	BILL 119
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	129,816				
TOTAL TAX ---						337.17**
						DATE #1 06/30/23
						AMT DUE 337.17
***** 170.06-1-14 *****						
170.06-1-14	Ro-Ki Blvd				ACCT 0000000225	BILL 120
Martz Gordon A	311 Res vac land		Village Tax		1,000	10.64
Martz Gilbert A	Tioga 493603	1,000				
63 Ro-Ki Blvd	DEED DATE 03/20/2006	1,000				
Nichols, NY 13812	FRNT 33.00 DPTH 165.00					
	BANK 8					
	EAST-0878561 NRTH-0734852					
	DEED BOOK 13040 PG-8001					
	FULL MARKET VALUE	4,098				
TOTAL TAX ---						10.64**
						DATE #1 06/30/23
						AMT DUE 10.64

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.06-1-15	63 Ro-Ki Blvd			170.06-1-15	*****
Martz Gordon A	210 1 Family Res		Village Tax	ACCT 0000000226	BILL 121
Martz Marilyn J	Tioga 493603	2,325		20,000	212.90
63 Ro-Ki Blvd	DEED DATE 03/20/2006	20,000			
Nichols, NY 13812	FRNT 132.00 DPTH 165.00				
	BANK 8				
	EAST-0878531 NRTH-0734775				
	DEED BOOK 13040 PG-8001				
	FULL MARKET VALUE	81,967			
			TOTAL TAX ---		212.90**
				DATE #1	06/30/23
				AMT DUE	212.90

159.18-2-24	51 Bliven St			159.18-2-24	*****
McCabe Paul	210 1 Family Res		Village Tax	ACCT 0000000188	BILL 122
McCabe Lisa	Tioga 493603	2,000		12,000	127.74
51 Bliven St	DEED DATE 07/23/2021	12,000			
Nichols, NY 13812	FRNT 111.72 DPTH 178.00				
	ACRES 0.43 BANK 77				
	EAST-0878049 NRTH-0736579				
	DEED BOOK 20210 PG-3460				
	FULL MARKET VALUE	49,180			
			TOTAL TAX ---		127.74**
				DATE #1	06/30/23
				AMT DUE	127.74

159.19-2-28	108 Kirby St			159.19-2-28	*****
McCoy Glenn C	210 1 Family Res		Village Tax	ACCT 0000000118	BILL 123
371 Cole Hl	Tioga 493603	1,650		16,650	177.24
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	68,238			
			TOTAL TAX ---		177.24**
				DATE #1	06/30/23
				AMT DUE	177.24

159.18-2-27	99 Bliven St			159.18-2-27	*****
Medcalf Kenneth R Jr	210 1 Family Res		Village Tax	ACCT 0000000009	BILL 124
99 Bliven St	Tioga 493603	1,700		18,000	191.61
Nichols, NY 13812	Deed Date 04/25/2014	18,000			
	FRNT 70.00 DPTH 178.00				
	BANK 191				
	EAST-0878059 NRTH-0736319				
	DEED BOOK 14000 PG-1716				
	FULL MARKET VALUE	73,770			
			TOTAL TAX ---		191.61**
				DATE #1	06/30/23
				AMT DUE	191.61

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-23 *****						
159.19-3-23	108 S Main St				ACCT 00000000169	BILL 125
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	129,713				
TOTAL TAX ---						336.91**
						DATE #1 06/30/23
						AMT DUE 336.91
***** 159.19-3-26 *****						
159.19-3-26	64 S Main St				ACCT 00000000208	BILL 126
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	62,336				
TOTAL TAX ---						161.91**
						DATE #1 06/30/23
						AMT DUE 161.91
***** 159.19-3-30 *****						
159.19-3-30	38 S Main St				ACCT 00000000073	BILL 127
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	90,164				
TOTAL TAX ---						234.19**
						DATE #1 06/30/23
						AMT DUE 234.19
***** 159.19-3-32 *****						
159.19-3-32	30 S Main St				ACCT 00000000041	BILL 128
Middleton Robert W	220 2 Family Res		Village Tax		9,200	97.93
Middleton Sherry H	Tioga 493603	1,250				
58 Walnut St	DEED DATE 03-03-95	9,200				
Nichols, NY 13812	FRNT 25.00 DPTH 52.50					
	EAST-0879029 NRTH-0736559					
	DEED BOOK 566 PG-326					
	FULL MARKET VALUE	37,705				
TOTAL TAX ---						97.93**
						DATE #1 06/30/23
						AMT DUE 97.93

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-40	58 Walnut St			170.07-1-40	ACCT 00000000031	BILL 129
Middleton Robert W	210 1 Family Res		Village Tax		23,600	251.22
Middleton Sherry H	Tioga 493603	1,825				
58 Walnut St	DEED DATE 02/13/01	23,600				
Nichols, NY 13812	DEED 609/347					
	FRNT 82.00 DPTH 130.00					
	EAST-0878789 NRTH-0735489					
	DEED BOOK 663 PG-155					
	FULL MARKET VALUE	96,721				
			TOTAL TAX ---			251.22**
				DATE #1		06/30/23
				AMT DUE		251.22

159.18-2-30	153 Bliven St			159.18-2-30	ACCT 00000000129	BILL 130
Miller Dennis M	210 1 Family Res		VET COM CT 41131		4,375	
Miller Liam R	Tioga 493603	1,500	Village Tax		13,125	139.71
153 Bliven St	DEED DATE 02/18/99	17,500				
Nichols, NY 13812	FRNT 50.00 DPTH 178.00					
	EAST-0878089 NRTH-0736009					
	DEED BOOK 20230 PG-1341					
PRIOR OWNER ON 3/01/2022	FULL MARKET VALUE	71,721				
Miller Dennis M			TOTAL TAX ---			139.71**
				DATE #1		06/30/23
				AMT DUE		139.71

159.19-2-29	98 Kirby St			159.19-2-29	ACCT 00000000130	BILL 131
Mills Timothy F	210 1 Family Res		Village Tax		17,556	186.88
Mills Nancy G	Tioga 493603	1,800				
98 Kirby St	FRNT 66.00 DPTH 216.81	17,556				
Nichols, NY 13812-2133	EAST-0878469 NRTH-0736119					
	DEED BOOK 392 PG-0860					
	FULL MARKET VALUE	71,951				
			TOTAL TAX ---			186.88**
				DATE #1		06/30/23
				AMT DUE		186.88

159.18-2-14	346 W River Rd			159.18-2-14	ACCT 00000000035	BILL 132
Morgan Tamara Marie	210 1 Family Res		Village Tax		21,450	228.33
Stilwell Shane	Tioga 493603	3,225				
346 West River Rd	DEED DATE 08/25/03	21,450				
Nichols, NY 13812	FRNT 180.10 DPTH 297.90					
	BANK 132					
	EAST-0877139 NRTH-0736949					
	DEED BOOK 725 PG-239					
	FULL MARKET VALUE	87,910				
			TOTAL TAX ---			228.33**
				DATE #1		06/30/23
				AMT DUE		228.33

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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			

159.18-2-1.11	500 W River Rd 210 1 Family Res			Village Tax	159.18-2-1.11 ACCT 0000000179	BILL 133 329.99
Mosher Dirk L	Tioga 493603	3,000				
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	127,049				
					TOTAL TAX ---	329.99**
					DATE #1	06/30/23
					AMT DUE	329.99

159.18-2-1.12	W River Rd 312 Vac w/imprv			Village Tax	159.18-2-1.12 ACCT 00000001329	BILL 134 63.87
Mosher Lisa K	Tioga 493603	1,000				
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	24,590				
					TOTAL TAX ---	63.87**
					DATE #1	06/30/23
					AMT DUE	63.87

159.19-2-6	42 W River Rd 210 1 Family Res			Village Tax	159.19-2-6 ACCT 00000000194	BILL 135 149.03
Murphy Patrick K	Tioga 493603	1,500				
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	57,377				
					TOTAL TAX ---	149.03**
					DATE #1	06/30/23
					AMT DUE	149.03

159.19-1-11	Edsall St 330 Vacant comm			Village Tax	159.19-1-11 ACCT 00000000142	BILL 136 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	3,279				
					TOTAL TAX ---	8.52**
					DATE #1	06/30/23
					AMT DUE	8.52

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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		

159.19-1-12.20	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	215,164			
				TOTAL TAX ---	558.85**
				DATE #1	06/30/23
				AMT DUE	558.85

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				
Nichols, NY 13812	BANK 8				
	EAST-0879599 NRTH-0734939				
	DEED BOOK 20170 PG-3318				
	FULL MARKET VALUE	114,754			
				TOTAL TAX ---	298.05**
				DATE #1	06/30/23
				AMT DUE	298.05

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	81,967			
				TOTAL TAX ---	212.90**
				DATE #1	06/30/23
				AMT DUE	212.90

159.19-3-16	129 Cady Ave 210 1 Family Res		Village Tax	18,500	196.93
Naik Brown	Tioga 493603	1,600			
Naik Alice M	FRNT 60.03 DPTH 163.76	18,500			
PO Box 511	EAST-0879319 NRTH-0735959				
New Berlin, NY 13411-0511	DEED BOOK 410 PG-0598				
	FULL MARKET VALUE	75,820			
				TOTAL TAX ---	196.93**
				DATE #1	06/30/23
				AMT DUE	196.93

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-3	186 S Main St 220 2 Family Res		Village Tax	170.07-1-3	23,675	252.02
Nichols Boyd	Tioga 493603	1,675		ACCT 0000000164		BILL 141
186 S Main St	DEED DATE 02/09/06	23,675				
Nichols, NY 13812	FRNT 56.76 DPTH 203.08					
	EAST-0879149 NRTH-0735726					
	DEED BOOK 12911 PG-1002					
	FULL MARKET VALUE	97,029				
			TOTAL TAX ---			252.02**
				DATE #1		06/30/23
				AMT DUE		252.02

159.18-2-22	178 W River Rd 210 1 Family Res		Village Tax	159.18-2-22	26,500	282.09
Nichols Gregory L	Tioga 493603	2,075		ACCT 0000000034		BILL 142
Nichols Patty	FRNT 90.00 DPTH 206.50	26,500				
178 W River Rd	BANK 500					
Nichols, NY 13812	EAST-0877989 NRTH-0736709					
	DEED BOOK 508 PG-102					
	FULL MARKET VALUE	108,607				
			TOTAL TAX ---			282.09**
				DATE #1		06/30/23
				AMT DUE		282.09

159.19-3-10.20	84 Cady Ave 633 Aged - home		Village Tax	159.19-3-10.20	60,000	638.69
Nichols Housing Develop	Tioga 493603	5,000		ACCT 00000001340		BILL 143
Fund Company, Inc	ACRES 1.00	60,000				
9 Sheldon Guile Blvd	EAST-0879609 NRTH-0736229					
Owego, NY 13827	DEED BOOK 615 PG-64					
	FULL MARKET VALUE	245,902				
			TOTAL TAX ---			638.69**
				DATE #1		06/30/23
				AMT DUE		638.69

170.07-2-6	212 Cady Ave 210 1 Family Res		Village Tax	170.07-2-6	24,627	262.15
Noe Jeffrey A	Tioga 493603	2,000		ACCT 00000000227		BILL 144
Noe Brandy N	Deed Date 06/29/2015	24,627				
212 Cady Ave	FRNT 82.50 DPTH 280.50					
Nichols, NY 13812-2547	BANK 191					
	EAST-0879639 NRTH-0735529					
	DEED BOOK 15000 PG-2423					
	FULL MARKET VALUE	100,930				
			TOTAL TAX ---			262.15**
				DATE #1		06/30/23
				AMT DUE		262.15

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
170.07-2-26	43 Dean St 220 2 Family Res	493603 2,625		Village Tax	20,000	212.90
O'Brien Kevin	Tioga	20,000				
O'Brien Suzanne K	DEED DATE 08/27/99					
43 Dean St	FRNT 136.00 DPTH 283.00					
Nichols, NY 13812	EAST-0879739 NRTH-0734949					
	DEED BOOK 630 PG-226	81,967				
	FULL MARKET VALUE					
				TOTAL TAX ---		212.90**
					DATE #1	06/30/23
					AMT DUE	212.90
170.07-1-22	227 S Main St 210 1 Family Res	493603 1,750		Village Tax	18,580	197.78
O'Toole Kevin P	Tioga	18,580				
O'Toole Nickol E	Deed Date 12/15/2006					
746 Douglas Dr	FRNT 74.01 DPTH 132.65					
Waverly, NY 14892	ACRES 0.22 BANK 500					
	EAST-0878929 NRTH-0735499					
	DEED BOOK 13953 PG-9001	76,148				
	FULL MARKET VALUE					
				TOTAL TAX ---		197.78**
					DATE #1	06/30/23
					AMT DUE	197.78
170.07-1-16	238 S Main St 210 1 Family Res	493603 2,175		Village Tax	26,000	276.76
Olive Edward J	Tioga	26,000				
Olive Jody E	DEED DATE 12/06/95					
238 S Main St	FRNT 118.00 DPTH 198.00					
Nichols, NY 13812-2601	EAST-0879159 NRTH-0735469					
	DEED BOOK 576 PG-318	106,557				
	FULL MARKET VALUE					
				TOTAL TAX ---		276.76**
					DATE #1	06/30/23
					AMT DUE	276.76
159.19-3-22	118 S Main St 210 1 Family Res	493603 2,100		Village Tax	25,500	271.44
Orme Family Trust	Tioga	25,500				
Orme, Samuel & Ruth Trustees	DEED DATE 02/28/01					
118 S Main St	FRNT 115.00 DPTH 198.00					
Nichols, NY 13812	EAST-0879119 NRTH-0736069					
	DEED BOOK 664 PG-281	104,508				
	FULL MARKET VALUE					
				TOTAL TAX ---		271.44**
					DATE #1	06/30/23
					AMT DUE	271.44

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-14 *****						
159.19-3-14	101 Cady Ave				ACCT 00000000032	BILL 149
Pelotte Lesley	210 1 Family Res		Village Tax		28,900	307.63
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	118,443				
			TOTAL TAX ---			307.63**
				DATE #1		06/30/23
				AMT DUE		307.63
***** 159.18-2-7 *****						
159.18-2-7	90 Johnson St				ACCT 00000000219	BILL 150
Pfeiffer James W	210 1 Family Res		Village Tax		17,200	183.09
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	70,492				
			TOTAL TAX ---			183.09**
				DATE #1		06/30/23
				AMT DUE		183.09
***** 159.19-2-36 *****						
159.19-2-36	99 Kirby St				ACCT 00000000079	BILL 151
Pierson James E	210 1 Family Res		Village Tax		30,000	319.34
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	122,951				
			TOTAL TAX ---			319.34**
				DATE #1		06/30/23
				AMT DUE		319.34
***** 170.07-2-13 *****						
170.07-2-13	58 Dean St				ACCT 00000000037	BILL 152
Pierson Jeffrey E	210 1 Family Res		Village Tax		16,500	175.64
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	67,623				
			TOTAL TAX ---			175.64**
				DATE #1		06/30/23
				AMT DUE		175.64

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-2-29.1	61 Platt St 210 1 Family Res		Village Tax		170.07-2-29.1	348.73
PoloTraverso Jose A	Tioga 493603	2,500			ACCT 0000000122	BILL 153
PoloTraverso Caroline E	DEED DATE 09/28/2006	32,761				
61 Platt St	FRNT 107.00 DPTH 274.00					
Nichols, NY 13812	ACRES 0.90 BANK 8					
	EAST-0879399 NRTH-0734909					
	DEED BOOK 13689 PG-3002					
	FULL MARKET VALUE	134,266				
			TOTAL TAX ---			348.73**
				DATE #1		06/30/23
				AMT DUE		348.73

159.19-3-33	24 S Main St 481 Att row bldg		Village Tax		159.19-3-33	154
Preshur Associates, Inc	Tioga 493603	1,250			ACCT 0000000081	BILL 154
PO Box 167	DEED DATE 12/22/82	20,000				
Nichols, NY 13812	AGREEMENT 622/53					
	FRNT 24.67 DPTH 91.50					
	EAST-0879089 NRTH-0736569					
	DEED BOOK 400 PG-57					
	FULL MARKET VALUE	81,967				
			TOTAL TAX ---			212.90**
				DATE #1		06/30/23
				AMT DUE		212.90

159.19-3-34	20 S Main St 481 Att row bldg		Village Tax		159.19-3-34	155
Preshur Associates, Inc	Tioga 493603	1,150			ACCT 0000000158	BILL 155
PO Box 167	DEED DATE 12/22/82	8,000				
Nichols, NY 13812	FRNT 16.42 DPTH 96.00					
	EAST-0879049 NRTH-0736605					
	DEED BOOK 400 PG-59					
	FULL MARKET VALUE	32,787				
			TOTAL TAX ---			85.16**
				DATE #1		06/30/23
				AMT DUE		85.16

170.07-1-31	401 S Main St 210 1 Family Res		Village Tax		170.07-1-31	156
Pruitt William R	Tioga 493603	3,500			ACCT 0000000116	BILL 156
401 S Main St	Deed Date 11/03/2010	43,500				
PO Box 317	ACRES 1.49 BANK 77					
Nichols, NY 13812	EAST-0879049 NRTH-0734569					
	DEED BOOK 18363 PG-5001					
	FULL MARKET VALUE	178,279				
			TOTAL TAX ---			463.05**
				DATE #1		06/30/23
				AMT DUE		463.05

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-6	235 Cady Ave 210 1 Family Res		VET WAR CT 41121		170.07-1-6	*****
Rankin Jonathan	Tioga 493603	2,350	Village Tax		ACCT 0000000082	BILL 157
Rankin Emily	FRNT 134.00 DPTH 163.35	39,000				3,096
235 Cady Ave	EAST-0879339 NRTH-0735439					
PO Box 339	DEED BOOK 388 PG-0226					
Nichols, NY 13812-0339	FULL MARKET VALUE	159,836				
TOTAL TAX ---						382.19**
DATE #1						06/30/23
AMT DUE						382.19

159.19-2-4	64 W River Rd 220 2 Family Res		Village Tax		159.19-2-4	*****
Relyea LeRoy	Tioga 493603	2,000			ACCT 00000000231	BILL 158
Relyea Susan A	DEED DATE 09/16/2010	16,000				170.32
64 W River Rd	AKA Reylea					
PO Box 268	FRNT 83.00 DPTH 264.00					
Nichols, NY 13812	EAST-0878589 NRTH-0736599					
	DEED BOOK 18228 PG-6001					
	FULL MARKET VALUE	65,574				
TOTAL TAX ---						170.32**
DATE #1						06/30/23
AMT DUE						170.32

159.19-2-22	107 Howell St 210 1 Family Res		Village Tax		159.19-2-22	*****
Reynolds Donald	Tioga 493603	1,775			ACCT 00000000162	BILL 159
Reynolds Betty	FRNT 77.00 DPTH 140.00	14,000				149.03
107 Howell St	EAST-0878419 NRTH-0735879					
PO Box 163	DEED BOOK 303 PG-0104					
Nichols, NY 13812	FULL MARKET VALUE	57,377				
TOTAL TAX ---						149.03**
DATE #1						06/30/23
AMT DUE						149.03

159.18-1-11	335 W River Rd 210 1 Family Res		Village Tax		159.18-1-11	*****
Richter Dorothy K L	Tioga 493603	3,150			ACCT 00000000101	BILL 160
335 W River Rd	DEED DATE 09/04/97	18,018				191.80
Nichols, NY 13812	FRNT 105.00 DPTH 264.00					
	EAST-0877269 NRTH-0737209					
	DEED BOOK 601 PG-176					
	FULL MARKET VALUE	73,844				
TOTAL TAX ---						191.80**
DATE #1						06/30/23
AMT DUE						191.80

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.06-1-13	39 Ro-Ki Blvd 210 1 Family Res		Village Tax		170.06-1-13 ACCT 00000000048	BILL 161 397.05
Ricketson David L	Tioga 493603	2,000				
Ricketson Michele K	DEED DATE 08/21/2007	37,300				
39 Ro-Ki Blvd	FRNT 99.00 DPTH 170.00					
Nichols, NY 13812	BANK 191					
	EAST-0878581 NRTH-0734910					
	DEED BOOK 14787 PG-1002					
	FULL MARKET VALUE	152,869				
			TOTAL TAX ---			397.05**
					DATE #1	06/30/23
					AMT DUE	397.05

159.18-2-6	468 W River Rd 210 1 Family Res		VET WAR CT 41121 Village Tax		159.18-2-6 ACCT 00000000106	BILL 162 167.39
Roberts Richard M	Tioga 493603	3,325				
Roberts Pamela S	DEED DATE 10/24/96	18,500				
468 W River Rd	ACRES 2.70					
Nichols, NY 13812	EAST-0876599 NRTH-0737009					
	DEED BOOK 589 PG-162					
	FULL MARKET VALUE	75,820				
			TOTAL TAX ---			167.39**
					DATE #1	06/30/23
					AMT DUE	167.39

159.18-1-3.20	509 W River Rd 210 1 Family Res		Village Tax		159.18-1-3.20 ACCT 00000000175	BILL 163 197.99
Rogers Estelle M	Tioga 493603	2,800				
509 W River Rd	Deed Date 11/17/2006	18,600				
Nichols, NY 13812	FRNT 180.00 DPTH 148.00					
	EAST-0876379 NRTH-0737509					
	DEED BOOK 13865 PG-1001					
	FULL MARKET VALUE	76,230				
			TOTAL TAX ---			197.99**
					DATE #1	06/30/23
					AMT DUE	197.99

159.19-2-35	73 Kirby St 210 1 Family Res		Village Tax		159.19-2-35 ACCT 00000000204	BILL 164 212.90
Rogers Scott A	Tioga 493603	1,650				
Rogers Shannon J	DEED DATE 06/16/2010	20,000				
73 Kirby St	FRNT 66.00 DPTH 179.00					
Nichols, NY 13812	BANK 191					
	EAST-0878589 NRTH-0736379					
	DEED BOOK 17962 PG-7001					
	FULL MARKET VALUE	81,967				
			TOTAL TAX ---			212.90**
					DATE #1	06/30/23
					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			

159.19-2-24	178 Bliven St 210 1 Family Res		Village Tax		159.19-2-24	*****
Rowe Larry	Tioga 493603	2,650			ACCT 00000000191	BILL 165
Rowe Betty	DEED DATE 11/25/2019	28,650				
178 Bliven St	FRNT 133.00 DPTH 235.00					
Nichols, NY 13812	ACRES 0.56					
	EAST-0878319 NRTH-0735939					
	DEED BOOK 20190 PG-4763					
	FULL MARKET VALUE	117,418				
			TOTAL TAX ---			304.97**
				DATE #1		06/30/23
				AMT DUE		304.97

159.18-1-10	355 W River Rd 210 1 Family Res		Village Tax		159.18-1-10	*****
Salisbury Timothy R	Tioga 493603	2,300			ACCT 00000000102	BILL 166
Salisbury Jessie A	DEED DATE 08/04/2011	22,110				
355 W River Rd	FRNT 70.00 DPTH 249.00					
Nichols, NY 13812	BANK 191					
	EAST-0877189 NRTH-0737259					
	DEED BOOK 19091 PG-9001					
	FULL MARKET VALUE	90,615				
			TOTAL TAX ---			235.36**
				DATE #1		06/30/23
				AMT DUE		235.36

170.07-1-29	363 S Main St 210 1 Family Res		Village Tax		170.07-1-29	*****
Savacool Christopher C	Tioga 493603	2,075			ACCT 00000000094	BILL 167
Savacool Amanda A	DEED DATE 08/26/2010	15,075				
363 S Main St	FRNT 82.00 DPTH 162.00					
Nichols, NY 13812	ACRES 1.00					
	EAST-0878859 NRTH-0734779					
	DEED BOOK 18173 PG-3001					
	FULL MARKET VALUE	61,783				
			TOTAL TAX ---			160.47**
				DATE #1		06/30/23
				AMT DUE		160.47

159.19-3-11	55 Cady Ave 210 1 Family Res		Village Tax		159.19-3-11	*****
Scales Chris	Tioga 493603	1,500			ACCT 00000000060	BILL 168
55 Cady Ave	DEED DATE 09/17/2021	18,500				
Nichols, NY 13812	FRNT 50.00 DPTH 159.06					
	ACRES 0.18 BANK 500					
	EAST-0879299 NRTH-0736349					
	DEED BOOK 20210 PG-4520					
	FULL MARKET VALUE	75,820				
			TOTAL TAX ---			196.93**
				DATE #1		06/30/23
				AMT DUE		196.93

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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			
***** 159.19-2-40 *****						
56 Bliven St					ACCT 0000000185	BILL 169
159.19-2-40	210 1 Family Res		VET WAR CT 41121			2,805
Schneider Thelma	Tioga 493603	1,650	Village Tax		15,895	169.20
Schneider Charles P	FRNT 55.00 DPTH 230.00	18,700				
56 Bliven St	EAST-0878309 NRTH-0736529					
Nichols, NY 13812	DEED BOOK 290 PG-0113					
	FULL MARKET VALUE	76,639				
TOTAL TAX ---						169.20**
DATE #1						06/30/23
AMT DUE						169.20
***** 159.18-2-28 *****						
133 Bliven St					ACCT 0000000076	BILL 170
159.18-2-28	210 1 Family Res		Village Tax		22,400	238.44
Schultheis William A II	Tioga 493603	2,400				
Schultheis Annemarie	Deed Date 05/16/2012	22,400				
133 Bliven St	FRNT 141.50 DPTH 179.50					
Nichols, NY 13812-0076	EAST-0878069 NRTH-0736159					
	DEED BOOK 19873 PG-2001					
	FULL MARKET VALUE	91,803				
TOTAL TAX ---						238.44**
DATE #1						06/30/23
AMT DUE						238.44
***** 159.18-1-12 *****						
317 W River Rd					ACCT 00000000174	BILL 171
159.18-1-12	210 1 Family Res		Village Tax		16,255	173.03
Sechrist Raymond	Tioga 493603	1,900				
317 W River Rd	FRNT 74.25 DPTH 273.00	16,255				
Nichols, NY 13812	EAST-0877349 NRTH-0737209					
	DEED BOOK 444 PG-0227					
	FULL MARKET VALUE	66,619				
TOTAL TAX ---						173.03**
DATE #1						06/30/23
AMT DUE						173.03
***** 159.18-1-1 *****						
589 W River Rd					ACCT 00000000046	BILL 172
159.18-1-1	210 1 Family Res		Village Tax		25,550	271.97
Seeley James F	Tioga 493603	3,050				
589 W River Rd	DEED DATE 11/03/2006	25,550				
Nichols, NY 13812-2534	FRNT 206.00 DPTH 103.00					
	EAST-0875989 NRTH-0737639					
	DEED BOOK 13815 PG-7001					
	FULL MARKET VALUE	104,713				
TOTAL TAX ---						271.97**
DATE #1						06/30/23
AMT DUE						271.97

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-2-25	69 Dean St 210 1 Family Res		Village Tax		170.07-2-25	*****
Sessaman Timothy	Tioga 493603	1,800			ACCT 0000000112	BILL 173
Sessaman Jennifer	Deed Date 01/20/2022	25,800				
69 Dean St	FRNT 66.00 DPTH 292.00					
Nichols, NY 13812	ACRES 0.40 BANK 500					
	EAST-0879851 NRTH-0734952					
	DEED BOOK 20220 PG-329					
	FULL MARKET VALUE	105,738				
			TOTAL TAX ---			274.64**
				DATE #1		06/30/23
				AMT DUE		274.64

159.18-2-11	404 W River Rd 210 1 Family Res		Village Tax		159.18-2-11	*****
Shanahan Thomas	Tioga 493603	1,975			ACCT 0000000189	BILL 174
Shanahan Lorri	DEED DATE 10/23/01	26,367				
404 West River Rd	FRNT 96.00 DPTH 162.16					
Nichols, NY 13812	BANK 500					
	EAST-0876869 NRTH-0737119					
	DEED BOOK 681 PG-37					
	FULL MARKET VALUE	108,061				
			TOTAL TAX ---			280.67**
				DATE #1		06/30/23
				AMT DUE		280.67

159.18-2-9	60 Johnson St 210 1 Family Res		Village Tax		159.18-2-9	*****
Shay Eric	Tioga 493603	2,050			ACCT 0000000127	BILL 175
Shay Elizabeth	DEED DATE 02/12/2018	18,000				
60 Johnson St	FRNT 87.99 DPTH 229.75					
Nichols, NY 13812	BANK 500					
	EAST-0876839 NRTH-0736959					
	DEED BOOK 20180 PG-724					
	FULL MARKET VALUE	73,770				
			TOTAL TAX ---			191.61**
				DATE #1		06/30/23
				AMT DUE		191.61

170.06-1-7	49 Walnut St 210 1 Family Res		Village Tax		170.06-1-7	*****
Shipman Matthew W	Tioga 493603	3,000			ACCT 0000000229	BILL 176
Shipman Kimberly D	DEED DATE 10/25/2019	22,600				
49 Walnut St	FRNT 162.50 DPTH 663.00					
Nichols, NY 13812	ACRES 3.53					
	EAST-0878369 NRTH-0735499					
	DEED BOOK 20190 PG-4297					
	FULL MARKET VALUE	92,623				
			TOTAL TAX ---			240.57**
				DATE #1		06/30/23
				AMT DUE		240.57

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
170.07-2-14	70 Dean St 210 1 Family Res	493603 1,650		Village Tax	23,650	251.75
Short Elizabeth M 70 Dean St Nichols, NY 13812-2553	Tioga DEED DATE 09/18/2009 FRNT 66.00 DPTH 132.00 BANK 191 EAST-0879909 NRTH-0735319 DEED BOOK 17212 PG-6002 FULL MARKET VALUE	23,650 96,926				
TOTAL TAX ---						251.75**
						DATE #1 06/30/23
						AMT DUE 251.75
170.07-1-9	64 Platt St 210 1 Family Res	493603 1,825		Village Tax	18,000	191.61
Shumin Caitlyn R Shumin Lynn M 270 Ro-ki Blvd Nichols, NY 13812	Tioga DEED DATE 10/22/2019 FRNT 149.26 DPTH 83.00 ACRES 0.28 BANK 500 EAST-0879359 NRTH-0735139 DEED BOOK 20190 PG-4224 FULL MARKET VALUE	18,000 73,770				
TOTAL TAX ---						191.61**
						DATE #1 06/30/23
						AMT DUE 191.61
170.06-1-10	109 Walnut St 210 1 Family Res	493603 2,575	VET COM CT 41131 VET DIS CT 41141	Village Tax	14,520	154.56
Slater William J 109 Walnut St Nichols, NY 13812	Tioga DEED DATE 12/31/2019 FRNT 198.52 DPTH 200.00 ACRES 0.60 BANK 500 EAST-0878599 NRTH-0735219 DEED BOOK 20190 PG-5245 FULL MARKET VALUE	30,000 122,951				
TOTAL TAX ---						154.56**
						DATE #1 06/30/23
						AMT DUE 154.56
159.19-2-32	62 Kirby St 411 Apartment	493603 1,800		Village Tax	19,600	208.64
Smith Matthew A 292 Orwell Hill Rd Rome, PA 18837	Tioga Deed Date 01/26/2015 FRNT 66.00 DPTH 211.86 EAST-0878669 NRTH-0736139 DEED BOOK 15000 PG-317 FULL MARKET VALUE	19,600 80,328				
TOTAL TAX ---						208.64**
						DATE #1 06/30/23
						AMT DUE 208.64

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-3-10.11	106 Cady Ave 210 1 Family Res		Village Tax		159.19-3-10.11 ACCT 00000000080	BILL 181 285.24
Stack Dale II	Tioga 493603	1,000				
106 Cady Ave	DEED DATE 08/01/2017	26,796				
Nichols, NY 13812	FRNT 114.28 DPTH 337.60 BANK 500 EAST-0879789 NRTH-0736119 DEED BOOK 20170 PG-3249 FULL MARKET VALUE	109,820				
TOTAL TAX ---						285.24**
						DATE #1 06/30/23
						AMT DUE 285.24

159.18-1-8	399 W River Rd 210 1 Family Res		Village Tax		159.18-1-8 ACCT 00000000005	BILL 182 307.63
Stack Douglas	Tioga 493603	3,900				
Noldy-Stack Alexandra N	DEED DATE 10/09/2020	28,900				
399 W River Rd	FRNT 242.00 DPTH 214.00 ACRES 1.10 BANK 500 EAST-0876999 NRTH-0737299 DEED BOOK 20200 PG-3984 FULL MARKET VALUE	118,443				
Nichols, NY 13812						
TOTAL TAX ---						307.63**
						DATE #1 06/30/23
						AMT DUE 307.63

170.07-2-30	43 Platt St 210 1 Family Res		Village Tax		170.07-2-30 ACCT 00000000092	BILL 183 242.62
Steele David	Tioga 493603	2,200				
Steele Kara	DEED DATE 08/14/2009	22,792				
43 Platt St	FRNT 100.00 DPTH 270.60 EAST-0879292 NRTH-0734918 DEED BOOK 17111 PG-3001 FULL MARKET VALUE	93,410				
Nichols, NY 13812						
TOTAL TAX ---						242.62**
						DATE #1 06/30/23
						AMT DUE 242.62

159.19-2-39	72 Bliven St 210 1 Family Res		Village Tax		159.19-2-39 ACCT 00000000113	BILL 184 242.45
Steele Kenneth	Tioga 493603	2,250				
Spiegel Jessica	DEED DATE 06/18/99	22,776				
PO Box 238	FRNT 105.50 DPTH 226.79 BANK 77 EAST-0878309 NRTH-0736459 DEED BOOK 626 PG-148 FULL MARKET VALUE	93,344				
Nichols, NY 13812						
TOTAL TAX ---						242.45**
						DATE #1 06/30/23
						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 *****						
170.07-2-31	29 Platt St				ACCT 00000000111	BILL 185
Steele Sandra	210 1 Family Res		AGED S 41804		9,900	
29 Platt St	Tioga 493603	1,600	Village Tax		12,100	128.80
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	90,164				
			TOTAL TAX ---			128.80**
				DATE #1		06/30/23
				AMT DUE		128.80
***** 159.19-3-20 *****						
159.19-3-20	150 S Main St				ACCT 00000000066	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	32,787				
			TOTAL TAX ---			85.16**
				DATE #1		06/30/23
				AMT DUE		85.16
***** 159.19-1-10.10 *****						
159.19-1-10.10	76 E River Rd				ACCT 00000000064	BILL 187
Stevens Ralph J	210 1 Family Res		Village Tax		25,000	266.12
Stevens Jo Anne	Tioga 493603	2,000				
76 E River Rd	FRNT 82.00 DPTH 312.00	25,000				
PO Box 88	EAST-0879359 NRTH-0736829					
Nichols, NY 13812	DEED BOOK 390 PG-0940					
	FULL MARKET VALUE	102,459				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/23
				AMT DUE		266.12
***** 159.18-1-14 *****						
159.18-1-14	299 W River Rd				ACCT 00000000008	BILL 188
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 191					
	EAST-0877459 NRTH-0737159					
	DEED BOOK 12111 PG-4001					
	FULL MARKET VALUE	75,020				
			TOTAL TAX ---			194.85**
				DATE #1		06/30/23
				AMT DUE		194.85

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-15	256 S Main St 210 1 Family Res		Village Tax	170.07-1-15	17,000	180.96
Strong Philip	Tioga 493603	1,650				
256 S Main St	DEED DATE 09/16/2016	17,000				
Nichols, NY 13812	FRNT 64.00 DPTH 198.00 BANK 8					
	EAST-0879159 NRTH-0735379					
	DEED BOOK 20160 PG-4274					
	FULL MARKET VALUE	69,672				
			TOTAL TAX ---			180.96**
				DATE #1		06/30/23
				AMT DUE		180.96

159.18-2-18	270 W River Rd 210 1 Family Res		Village Tax	159.18-2-18	18,724	199.31
Swagler Angela J	Tioga 493603	2,950				
22 Village Trl	Deed Date 01/30/2017	18,724				
Honeoye Falls, NY 14472-1034	ACRES 1.00					
	EAST-0877599 NRTH-0736779					
	DEED BOOK 20170 PG-404					
	FULL MARKET VALUE	76,738				
			TOTAL TAX ---			199.31**
				DATE #1		06/30/23
				AMT DUE		199.31

159.18-2-32	177 Bliven St 210 1 Family Res		Village Tax	159.18-2-32	21,000	223.54
Tappan Danelle J	Tioga 493603	1,650				
177 Bliven St	DEED DATE 05/04/2022	21,000				
Nichols, NY 13812	FRNT 66.00 DPTH 178.00					
	ACRES 0.27 BANK 77					
	EAST-0878089 NRTH-0735899					
	DEED BOOK 20220 PG-2091					
	FULL MARKET VALUE	86,066				
			TOTAL TAX ---			223.54**
				DATE #1		06/30/23
				AMT DUE		223.54

170.06-1-3	134 Howell St 210 1 Family Res		Village Tax	170.06-1-3	20,000	212.90
Thetga Ray E Jr	Tioga 493603	1,775				
Thetga Cindy L	Deed Date 08/13/2009	20,000				
134 Howell St	FRNT 78.00 DPTH 132.00					
Nichols, NY 13812	EAST-0878309 NRTH-0735689					
	DEED BOOK 17106 PG-5001					
	FULL MARKET VALUE	81,967				
			TOTAL TAX ---			212.90**
				DATE #1		06/30/23
				AMT DUE		212.90

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.18-2-10	418 W River Rd				159.18-2-10	*****
Timchack Gary	210 1 Family Res		Village Tax		ACCT 0000000205	BILL 193
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	106,557				
			TOTAL TAX ---			276.76**
					DATE #1	06/30/23
					AMT DUE	276.76

159.19-1-19	35 W River Rd				159.19-1-19	*****
Timchack Gary	210 1 Family Res		Village Tax		ACCT 0000000126	BILL 194
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	204,918				
			TOTAL TAX ---			532.24**
					DATE #1	06/30/23
					AMT DUE	532.24

159.19-2-1	138 W River Rd				159.19-2-1	*****
Timchack Gary	230 3 Family Res		Village Tax		ACCT 0000000236	BILL 195
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	122,951				
			TOTAL TAX ---			319.34**
					DATE #1	06/30/23
					AMT DUE	319.34

159.18-2-16	304 W River Rd				159.18-2-16	*****
Timchack Gary S	210 1 Family Res		Village Tax		ACCT 0000000192	BILL 196
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	91,393				
			TOTAL TAX ---			237.38**
					DATE #1	06/30/23
					AMT DUE	237.38

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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		

170.07-2-1	128 Cady Ave			170.07-2-1	*****
Trivelpiece Chad	210 1 Family Res		Village Tax	ACCT 00000000096	BILL 197
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	165,984			
			TOTAL TAX ---		431.11**
				DATE #1	06/30/23
				AMT DUE	431.11

159.19-2-9	23 S Main St			159.19-2-9	*****
Uettwiller Sallie A	482 Det row bldg		Village Tax	ACCT 00000000042	BILL 198
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	102,459			
			TOTAL TAX ---		266.12**
				DATE #1	06/30/23
				AMT DUE	266.12

159.19-2-10	31 S Main St			159.19-2-10	*****
Uettwiller Sallie A	482 Det row bldg		Village Tax	ACCT 00000000043	BILL 199
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	40,984			
			TOTAL TAX ---		106.45**
				DATE #1	06/30/23
				AMT DUE	106.45

159.19-3-1	12 S Main St			159.19-3-1	*****
United Water Management Serv	330 Vacant comm		Village Tax	ACCT 00000000029	BILL 200
% 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	10,348			
			TOTAL TAX ---		26.88**
				DATE #1	06/30/23
				AMT DUE	26.88

STATE OF NEW YORK
 COUNTY - Tioga
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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			
***** 159.19-2-8 *****						
159.19-2-8	10 W River Rd				ACCT 00000000193	BILL 201
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	36,885				
TOTAL TAX ---						95.80**
						DATE #1 06/30/23
						AMT DUE 95.80
***** 170.07-2-15 *****						
170.07-2-15	84 Dean St				ACCT 00000000023	BILL 202
Vanderpool Steven	210 1 Family Res		Village Tax		14,650	155.95
Vanderpool Teri	Tioga 493603	1,650				
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	60,041				
TOTAL TAX ---						155.95**
						DATE #1 06/30/23
						AMT DUE 155.95
***** 170.07-2-23.20 *****						
170.07-2-23.20	107 Dean St				ACCT 00000000956	BILL 203
VanDusen Robert	210 1 Family Res		Village Tax		28,431	302.64
VanDusen Lucille	Tioga 493603	1,800				
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	116,520				
TOTAL TAX ---						302.64**
						DATE #1 06/30/23
						AMT DUE 302.64
***** 170.06-1-6 *****						
170.06-1-6	15 Walnut St				ACCT 00000000187	BILL 204
Vestel William S	210 1 Family Res		VET COM CT 41131		5,160	
Vestel Carolyn	Tioga 493603	2,325	Village Tax		25,340	269.74
15 Walnut St	FRNT 165.00 DPTH 132.00	30,500				
Nichols, NY 13812-2138	EAST-0878589 NRTH-0735709					
	DEED BOOK 400 PG-1002					
	FULL MARKET VALUE	125,000				
TOTAL TAX ---						269.74**
						DATE #1 06/30/23
						AMT DUE 269.74

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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		
***** 159.19-1-12.10 *****					
159.19-1-12.10	N Main St			ACCT 00000000141	BILL 205
Viisscher Howard	449 Other Storag		Village Tax	3,500	37.26
Strong Robert	Tioga 493603	1,000			
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	14,344			
			TOTAL TAX ---		37.26**
				DATE #1	06/30/23
				AMT DUE	37.26
***** 159.19-1-16 *****					
159.19-1-16	58 N Main St			ACCT 00000000144	BILL 206
Viisscher 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	22,541			
			TOTAL TAX ---		58.55**
				DATE #1	06/30/23
				AMT DUE	58.55
***** 159.19-1-17 *****					
159.19-1-17	44 N Main St			ACCT 00000000143	BILL 207
Viisscher 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	28,689			
			TOTAL TAX ---		74.51**
				DATE #1	06/30/23
				AMT DUE	74.51
***** 159.19-1-26 *****					
159.19-1-26	N Main St			ACCT 00000001369	BILL 208
Viisscher 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	820			
			TOTAL TAX ---		2.13**
				DATE #1	06/30/23
				AMT DUE	2.13

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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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			
***** 159.19-1-24.20 *****						
159.19-1-24.20	145 W River Rd 210 1 Family Res		Village Tax		24,300	258.67
Weaver Shawn M	Tioga 493603	3,000				
Weaver Cathy	DEED DATE 11/08/2004	24,300				
145 West River Rd	EASEMENT 128276-0001 02/0					
Nichols, NY 13812	FRNT 235.97 DPTH 238.22 BANK 500 EAST-0878270 NRTH-0736947 DEED BOOK 11485 PG-5001 FULL MARKET VALUE	99,590				
					TOTAL TAX ---	258.67**
					DATE #1	06/30/23
					AMT DUE	258.67
***** 159.19-2-17.20 *****						
159.19-2-17.20	Main St 311 Res vac land		Village Tax		1,000	10.64
Wentworth Teresa R	Tioga 493603	1,000				
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	4,098				
					TOTAL TAX ---	10.64**
					DATE #1	06/30/23
					AMT DUE	10.64
***** 159.19-2-21 *****						
159.19-2-21	63 Howell St 210 1 Family Res		Village Tax		20,400	217.15
Wentworth Teresa R	Tioga 493603	3,400				
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	83,607				
					TOTAL TAX ---	217.15**
					DATE #1	06/30/23
					AMT DUE	217.15
***** 170.07-1-37 *****						
170.07-1-37	38 Taylor St 210 1 Family Res		Village Tax		20,565	218.91
Williams Richard E	Tioga 493603	2,250				
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	84,283				
					TOTAL TAX ---	218.91**
					DATE #1	06/30/23
					AMT DUE	218.91

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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	61,475				
TOTAL TAX ---						159.67**
						DATE #1 06/30/23
						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	122,951				
TOTAL TAX ---						319.34**
						DATE #1 06/30/23
						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	52,971				
TOTAL TAX ---						137.58**
						DATE #1 06/30/23
						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	9,324				
TOTAL TAX ---						24.22**
						DATE #1 06/30/23
						AMT DUE 24.22

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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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	Howell St 311 Res vac land		Village Tax	170.06-1-1.20	1,500	15.97
Woods Machine & Tool Llc	Tioga 493603	1,500		ACCT 0000000791		BILL 217
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	6,148				
TOTAL TAX ---						15.97**
						DATE #1 06/30/23
						AMT DUE 15.97

170.06-1-2	150 Howell St 483 Converted Re		Village Tax	170.06-1-2	28,000	298.05
Woods Machine & Tool LLC	Tioga 493603	1,925		ACCT 0000000105		BILL 218
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	114,754				
TOTAL TAX ---						298.05**
						DATE #1 06/30/23
						AMT DUE 298.05

170.07-1-21	211 S Main St 210 1 Family Res		Village Tax	170.07-1-21	21,450	228.33
Yost Jonathan L	Tioga 493603	1,775		ACCT 0000000007		BILL 219
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	87,910				
TOTAL TAX ---						228.33**
						DATE #1 06/30/23
						AMT DUE 228.33

170.07-2-9	258 Cady Ave 210 1 Family Res		Village Tax	170.07-2-9	14,868	158.27
Zimmer Holly A	Tioga 493603	1,800		ACCT 0000000121		BILL 220
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	60,934				
TOTAL TAX ---						158.27**
						DATE #1 06/30/23
						AMT DUE 158.27

STATE OF NEW YORK
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2 0 2 3 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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 VALUATION DATE-JUL 01, 2021
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 RPS155/V04/L015
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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	4706,585	16,121	4,690,464
493603					814,044	3,876,420
	S U B - T O T A L	220	440,345	4706,585	16,121	4,690,464
	S U B - T O T A L (CONT)				814,044	3,876,420
	T O T A L	220	440,345	4706,585	16,121	4,690,464
	T O T A L (CONT)				814,044	3,876,420

*** 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	14,517
41131	VET COM CT	3	14,695
41141	VET DIS CT	1	10,320
41804	AGED S	1	9,900
41807	AGED V	1	5,530

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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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 *****						
444.00-1478	Special Franchise				444.00-1478	
First Light Fiber	868 Pipeline		Village Tax		ACCT 00000001478	BILL 221
27 Fair St	Tioga 493603	0			6,266	66.70
Norway, ME 04268	new for 2017	6,266				
	FULL MARKET VALUE	25,680				
TOTAL TAX ---						66.70**
						DATE #1 06/30/23
						AMT DUE 66.70
***** 444.00-967 *****						
444.00-967	Special Franchise				444.00-967	
NYSEG	861 Elec & gas		Village Tax		ACCT 00000000967	BILL 222
% Avangrid Management Co	Tioga 493603	0			54,318	578.20
Local Tax	DEED BOOK 000 PG-0000	54,318				
One City Ctr Fl 5th	FULL MARKET VALUE	222,615				
Portland, ME 04101						
TOTAL TAX ---						578.20**
						DATE #1 06/30/23
						AMT DUE 578.20
***** 444.00-1155 *****						
444.00-1155	Special Franchise				444.00-1155	
tw telecom	869 Television		EX VIL TAX 33207		ACCT 00000001155	BILL 223
PO Box 7467	Tioga 493603	0	Village Tax		1,939	
Charlotte, NC 28241-7467	DEED BOOK 000 PG-0000	1,939			0.00	0.00
	FULL MARKET VALUE	7,947				
TOTAL TAX ---						0.00**
***** 444.00-966 *****						
444.00-966	Special Franchise				444.00-966	
United Water Management Serv	822 Water supply		Village Tax		ACCT 00000000966	BILL 224
% Altus Group US Inc	Tioga 493603	0			231,008	2,459.03
PO Box 71970	DEED BOOK 000 PG-0000	231,008				
Phoenix, AZ 85050	FULL MARKET VALUE	946,754				
TOTAL TAX ---						2,459.03**
						DATE #1 06/30/23
						AMT DUE 2,459.03
***** 444.00-965 *****						
444.00-965	Special Franchise				444.00-965	
Verizon New York Inc	866 Telephone		Village Tax		ACCT 00000000965	BILL 225
% Duff & Phelps	Tioga 493603	0			13,346	142.07
PO Box 2749	DEED BOOK 000 PG-0000	13,346				
Addison, TX 75001	FULL MARKET VALUE	54,697				
TOTAL TAX ---						142.07**
						DATE #1 06/30/23
						AMT DUE 142.07

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2 0 2 3 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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 VALUATION DATE-JUL 01, 2021
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 RPS155/V04/L015
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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
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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	5		306,877		306,877
493603						306,877
	S U B - T O T A L	5		306,877		306,877
	S U B - T O T A L (CONT)					306,877
	T O T A L	5		306,877		306,877
	T O T A L (CONT)					306,877

*** 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	1,939
	T O T A L	1	1,939

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2 0 2 3 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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 VALUATION DATE-JUL 01, 2021
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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			306,877	1,939	304,938	3,246.00
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					3,246.00

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

2 0 2 3 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 024.40

PAGE 61
 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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	69,262				
Portland, ME 04101						
TOTAL TAX ---						179.90**
					DATE #1	06/30/23
					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	24,590				
TOTAL TAX ---						63.87**
					DATE #1	06/30/23
					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	4,098				
TOTAL TAX ---						10.64**
					DATE #1	06/30/23
					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	293,033				
TOTAL TAX ---						761.10**
					DATE #1	06/30/23
					AMT DUE	761.10

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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	102,459				
			TOTAL TAX ---			266.12**
				DATE #1		06/30/23
				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			1,480	15.75
PO Box 2749	DEED BOOK 000 PG-0000	1,480				
Addison, TX 75001	FULL MARKET VALUE	6,066				
			TOTAL TAX ---			15.75**
				DATE #1		06/30/23
				AMT DUE		15.75

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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	121,880		121,880
493603						121,880
	S U B - T O T A L	6	34,200	121,880		121,880
	S U B - T O T A L (CONT)					121,880
	T O T A L	6	34,200	121,880		121,880
	T O T A L (CONT)					121,880

*** 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
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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	121,880		121,880	1,297.38
6	SPEC DIST TAXES UTILITIES & N.C.	6					1,297.38

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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	2,049				
			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	12,295				
			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	73,770				
			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	303,279				
			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	21,926				
			TOTAL TAX ---			0.00**

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2 0 2 3 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			
***** 159.19-2-2 *****						
159.19-2-2	106 W River Rd 662 Police/fire		FR CO & DP 26400		ACCT 00000001001 70,000	
Nichols Joint Fire Distr	Tioga 493603	4,000	Village Tax		0.00	0.00
Chris Williams	FRNT 106.55 DPTH 196.50	70,000				
121 Debolder Rd	EAST-0878369 NRTH-0736629					
Nichols, NY 13812	DEED BOOK 344 PG-0303					
	FULL MARKET VALUE	286,885				
TOTAL TAX ---						0.00**
***** 159.19-1-7 *****						
159.19-1-7	E River Rd 591 Playground		NP ALL OTH 25300		ACCT 00000001007 12,500	
Nichols Kirby Park	Tioga 493603	4,000	Village Tax		0.00	0.00
61 Kirby St	ACRES 11.90	12,500				
Nichols, NY 13812	EAST-0880089 NRTH-0736909					
	DEED BOOK 288 PG-0235					
	FULL MARKET VALUE	51,230				
TOTAL TAX ---						0.00**
***** 159.19-3-21 *****						
159.19-3-21	140 S Main St 620 Religious		NP RELIGOU 25110		ACCT 00000001005 60,000	
Nichols Presbyterian Church	Tioga 493603	1,500	Village Tax		0.00	0.00
140 S Main St	FRNT 70.00 DPTH 200.00	60,000				
Nichols, NY 13812	EAST-0879129 NRTH-0735969					
	DEED BOOK 067 PG-0373					
	FULL MARKET VALUE	245,902				
TOTAL TAX ---						0.00**
***** 159.19-2-13 *****						
159.19-2-13	59 S Main St 620 Religious		NP RELIGOU 25110		ACCT 00000001004 120,000	
Nichols United Methodist Churc	Tioga 493603	2,500	Village Tax		0.00	0.00
59 S Main St	FRNT 217.00 DPTH 142.00	120,000				
Nichols, NY 13812	EAST-0878839 NRTH-0736359					
	DEED BOOK 204 PG-0288					
	FULL MARKET VALUE	491,803				
TOTAL TAX ---						0.00**
***** 159.19-2-14.10 *****						
159.19-2-14.10	Kirby St 438 Parking lot		NP RELIGOU 25110		ACCT 00000000071 2,050	
Nichols United Methodist Churc	Tioga 493603	2,050	Village Tax		0.00	0.00
59 S Main St	Deed Date 05/15/2009	2,050				
Nichols, NY 13812	FRNT 106.08 DPTH 87.45					
	EAST-0878753 NRTH-0736197					
	DEED BOOK 16806 PG-4001					
	FULL MARKET VALUE	8,402				
TOTAL TAX ---						0.00**

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
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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	90,164				
			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	7,684				
			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	20,492				
			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	10,246				
			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	10,246				
			TOTAL TAX ---			0.00**

STATE OF NEW YORK
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2 0 2 3 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 024.40

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 VALUATION DATE-JUL 01, 2021
 TAXABLE STATUS DATE-MAR 01, 2022

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				159.18-2-2	
Tioga County IDA	552 Golf course		IND DEV AG 18020		ACCT 0000000207	
Tioga Downs Golf Club	Tioga 493603	16,000	Village Tax		980,000	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	4016,393				
			TOTAL TAX ---			0.00**
***** 159.19-1-13 *****						
159.19-1-13	42 E River Rd				159.19-1-13	
Town Of Nichols	611 Library		VL IN CORP 13650		ACCT 00000001002	
54 E River Rd	Tioga 493603	5,000	Village Tax		120,000	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	491,803				
			TOTAL TAX ---			0.00**
***** 159.19-3-2 *****						
159.19-3-2	29 E River Rd				159.19-3-2	
Town Of Nichols	311 Res vac land		VL IN CORP 13650		ACCT 00000001003	
54 E River Rd	Tioga 493603	1,225	Village Tax		1,225	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	5,020				
			TOTAL TAX ---			0.00**
***** 170.06-1-16 *****						
170.06-1-16	139 Ro-Ki Blvd				170.06-1-16	
Town of Nichols	612 School		TOWN OWNED 13500		ACCT 00000001014	
54 E River Rd	Tioga 493603	5,000	Village Tax		403,700	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	1654,508				
			TOTAL TAX ---			0.00**

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2 0 2 3 V I L L A G E T A X R O L L
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 VALUATION DATE-JUL 01, 2021
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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			
***** 159.19-1-5 *****						
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	10,246				
			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	6,660				
			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	6,148				
			TOTAL TAX ---			0.00**

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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 EXTENSION PARCELS 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

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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

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*** 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	7045,167	1925,946	5,119,221
493603					814,044	4,305,177
	S U B - T O T A L	253	541,270	7045,167	1925,946	5,119,221
	S U B - T O T A L (CONT)				814,044	4,305,177
	T O T A L	253	541,270	7045,167	1925,946	5,119,221
	T O T A L (CONT)				814,044	4,305,177

*** 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

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*** 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
33207	EX VIL TAX	1	1,939
41121	VET WAR CT	5	14,517
41131	VET COM CT	3	14,695
41141	VET DIS CT	1	10,320
41804	AGED S	1	9,900
41807	AGED V	1	5,530
	T O T A L	34	1966,726

*** 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	TAX RATE	
1	Village Tax SPEC DIST TAXES TAXABLE	220	440,345	4706,585	54,962	4,651,623	10.644802	49,515.63
5	Village Tax SPEC DIST TAXES SPECIAL FRANCHISE	5		306,877	1,939	304,938	10.644802	3,246.00
6	Village Tax SPEC DIST TAXES UTILITIES & N.C.	6	34,200	121,880		121,880	10.644802	1,297.38
8	RS 8 TOTAL SPEC DIST TAXES WHOLLY EXEMPT	22	66,725	1909,825	1,909,825			
	Village Tax		541,270	7045,167	1,966,726	5,078,441	10.644802	54,059.01

