

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

2 0 2 1 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 026.00

PAGE 1  
 VALUATION DATE-JUL 01, 2019  
 TAXABLE STATUS DATE-MAR 01, 2020

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-1-8	263 Cady Ave			170.07-1-8	*****	
AARL Properties LLC	220 2 Family Res		Village Tax	ACCT 0000000223	BILL	1
Lounsberry Ryan	Tioga 493603	2,325				268.19
1645 Marshland Rd	DEED DATE 10/24/2019	25,325				
Apalachin, NY 13732	FRNT 133.65 DPTH 150.00					
	ACRES 0.50					
	EAST-0879359 NRTH-0735249					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20210 PG-784					
US Bank National Association	FULL MARKET VALUE	97,404				
			TOTAL TAX ---			268.19**
				DATE #1		06/30/21
				AMT DUE		268.19
*****						
159.19-2-11	37 S Main St			159.19-2-11	*****	
Amato Michael	220 2 Family Res		Village Tax	ACCT 0000000104	BILL	2
228 Amato Hill Ln	Tioga 493603	1,375				74.13
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	26,923				
			TOTAL TAX ---			74.13**
				DATE #1		06/30/21
				AMT DUE		74.13
*****						
159.19-2-12	47 S Main St			159.19-2-12	*****	
Amato Michael	210 1 Family Res		Village Tax	ACCT 0000000103	BILL	3
228 Amato Hill Ln	Tioga 493603	1,550				127.08
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	46,154				
			TOTAL TAX ---			127.08**
				DATE #1		06/30/21
				AMT DUE		127.08
*****						
159.19-2-23	190 Bliven St			159.19-2-23	*****	
Anderson Valoree	210 1 Family Res		Village Tax	ACCT 0000000172	BILL	4
190 Bliven St	Tioga 493603	1,700				211.80
Nichols, NY 13812	DEED DATE 08/24/98	20,000				
	FRNT 70.00 DPTH 162.50					
	BANK 500					
	EAST-0878309 NRTH-0735839					
	DEED BOOK 614 PG-189					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
*****						

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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			
*****						
159.19-2-14.20	91 S Main St 220 2 Family Res		Village Tax	159.19-2-14.20	20,000	211.80
Arkay Property Management LLC	Tioga 493603	1,825		ACCT 00000001189		BILL 5
% Roger Katchuk	Deed Date 09/03/2009	20,000				
6 Courtly Cir	FRNT 82.50 DPTH 150.00					
Owego, NY 13827	BANK 8					
	EAST-0878879 NRTH-0736208					
	DEED BOOK 17172 PG-2001					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
*****						
159.19-1-20	67 W River Rd 210 1 Family Res		Village Tax	159.19-1-20	15,800	167.32
Arnold Ray J	Tioga 493603	2,050		ACCT 00000000088		BILL 6
67 W River Rd	Deed Date 09/03/2010	15,800				
Nichols, NY 13812	FRNT 87.00 DPTH 302.00					
	EAST-0878619 NRTH-0736939					
	DEED BOOK 18202 PG-4001					
	FULL MARKET VALUE	60,769				
			TOTAL TAX ---			167.32**
				DATE #1		06/30/21
				AMT DUE		167.32
*****						
170.07-1-2	179 S Main St 210 1 Family Res		Village Tax	170.07-1-2	20,475	216.83
Atkinson David H	Tioga 493603	1,500		ACCT 00000000195		BILL 7
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	78,750				
			TOTAL TAX ---			216.83**
				DATE #1		06/30/21
				AMT DUE		216.83
*****						
159.19-1-15.20	35 N Main St 421 Restaurant		Village Tax	159.19-1-15.20	55,000	582.44
B's American Pride Tavern	Tioga 493603	1,500		ACCT 00000000728		BILL 8
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	211,538				
			TOTAL TAX ---			582.44**
				DATE #1		06/30/21
				AMT DUE		582.44
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-5 *****						
170.07-1-5	205 Cady Ave				ACCT 00000000065	BILL 9
Babcock Jeffrey A Jr	210 1 Family Res		Village Tax		20,000	211.80
Babcock Carrie A	Tioga 493603	1,950				
205 Cady Ave	DEED DATE 02/12/2007	20,000				
Nichols, NY 13812	FRNT 94.75 DPTH 165.00					
	EAST-0879339 NRTH-0735559					
	DEED BOOK 14146 PG-5001					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
***** 170.07-1-23 *****						
170.07-1-23	243 S Main St				ACCT 00000000033	BILL 10
Bahl William P	210 1 Family Res		Village Tax		28,000	296.51
Bahl Nancy C	Tioga 493603	1,900				
243 S Main St	DEED DATE 06-03-94	28,000				
Nichols, NY 13812	FRNT 90.00 DPTH 135.00					
	EAST-0878929 NRTH-0735419					
	DEED BOOK 556 PG-236					
	FULL MARKET VALUE	107,692				
			TOTAL TAX ---			296.51**
				DATE #1		06/30/21
				AMT DUE		296.51
***** 159.18-1-6 *****						
159.18-1-6	457 W River Rd				ACCT 00000000022	BILL 11
Bailey Lynn A	210 1 Family Res		Village Tax		22,000	232.97
Bailey Joyce A	Tioga 493603	1,975				
323 State Line Rd	DEED DATE 08/31/04	22,000				
Rome, PA 18837	FRNT 98.50 DPTH 174.00					
	EAST-0876679 NRTH-0737425					
	DEED BOOK 11277 PG-9001					
	FULL MARKET VALUE	84,615				
			TOTAL TAX ---			232.97**
				DATE #1		06/30/21
				AMT DUE		232.97
***** 170.07-2-33 *****						
170.07-2-33	S Main St				ACCT 00000000010	BILL 12
Ball Emory	120 Field crops		Village Tax		1,500	15.88
Ball Judith	Tioga 493603	1,500				
721 S Main St	ACRES 18.50	1,500				
Nichols, NY 13812	EAST-0880269 NRTH-0734649					
	DEED BOOK 319 PG-0827					
	FULL MARKET VALUE	5,769				
			TOTAL TAX ---			15.88**
				DATE #1		06/30/21
				AMT DUE		15.88

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-29 *****						
159.18-2-29	143 Bliven St				16,500	174.73
Bendock Carla	210 1 Family Res	1,500	Village Tax			
143 Bliven St	Tioga 493603	16,500				
PO Box 34	DEED DATE 02/09/2016					
Nichols, NY 13812	FRNT 50.00 DPTH 178.00					
	EAST-0878079 NRTH-0736059					
	DEED BOOK 20160 PG-500					
	FULL MARKET VALUE	63,462				
TOTAL TAX ---						174.73**
						DATE #1 06/30/21
						AMT DUE 174.73
***** 159.18-1-13 *****						
159.18-1-13	309 W River Rd				14,000	148.26
Birosh Jonney Lee	210 1 Family Res	1,550	Village Tax			
3136 E River Rd	Tioga 493603	14,000				
Nichols, NY 13812	DEED DATE 02/12/02					
	FRNT 45.00 DPTH 280.00					
	BANK 500					
	EAST-0877409 NRTH-0737189					
	DEED BOOK 689 PG-1					
	FULL MARKET VALUE	53,846				
TOTAL TAX ---						148.26**
						DATE #1 06/30/21
						AMT DUE 148.26
***** 170.07-2-7 *****						
170.07-2-7	228 Cady Ave				16,269	172.28
Blaasch Paul	210 1 Family Res	2,000	Village Tax			
41 Center St	Tioga 493603	16,269				
Rome, PA 18837	DEED DATE 12/29/2017					
	FRNT 82.50 DPTH 330.00					
	EAST-0879649 NRTH-0735449					
	DEED BOOK 20170 PG-5700					
	FULL MARKET VALUE	62,573				
TOTAL TAX ---						172.28**
						DATE #1 06/30/21
						AMT DUE 172.28
***** 159.19-3-25 *****						
159.19-3-25	82 S Main St				33,400	353.70
Blair Becky Jo	220 2 Family Res	2,400	Village Tax			
82 S Main St	Tioga 493603	33,400				
Nichols, NY 13812	Deed Date 12/01/2017					
	FRNT 132.00 DPTH 201.94					
	BANK 500					
	EAST-0879119 NRTH-0736299					
	DEED BOOK 20170 PG-5245					
	FULL MARKET VALUE	128,462				
TOTAL TAX ---						353.70**
						DATE #1 06/30/21
						AMT DUE 353.70

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-19 *****						
170.07-1-19	185 S Main St				ACCT 00000000030	BILL 17
Bleiler Dustin J	484 1 use sm bld		Village Tax		5,000	52.95
185 S Main St	Tioga 493603	1,325				
Nichols, NY 13812	Deed Date 09/23/2016	5,000				
	FRNT 33.00 DPTH 131.05					
	BANK 77					
	EAST-0878909 NRTH-0735729					
	DEED BOOK 20160 PG-3969					
	FULL MARKET VALUE	19,231				
			TOTAL TAX ---			52.95**
				DATE #1		06/30/21
				AMT DUE		52.95
***** 170.07-1-14 *****						
170.07-1-14	266 S Main St				ACCT 00000000017	BILL 18
Bleiler Michael	220 2 Family Res		Village Tax		15,800	167.32
266 S Main St	Tioga 493603	1,675				
Nichols, NY 13812	DEED DATE 01/22/2020	15,800				
	FRNT 56.10 DPTH 210.00					
	ACRES 0.26					
	EAST-0879169 NRTH-0735319					
	DEED BOOK 20200 PG-285					
	FULL MARKET VALUE	60,769				
			TOTAL TAX ---			167.32**
				DATE #1		06/30/21
				AMT DUE		167.32
***** 159.18-2-21 *****						
159.18-2-21	204 W River Rd				ACCT 00000000052	BILL 19
Bond Cynthia J	210 1 Family Res		Village Tax		24,000	254.15
204 W River Rd	Tioga 493603	2,450				
Nichols, NY 13812	DEED DATE 10/28/03	24,000				
	FRNT 120.00 DPTH 350.00					
	BANK 500					
	EAST-0877899 NRTH-0736659					
	DEED BOOK 10274 PG-1001					
	FULL MARKET VALUE	92,308				
			TOTAL TAX ---			254.15**
				DATE #1		06/30/21
				AMT DUE		254.15
***** 159.18-1-5 *****						
159.18-1-5	475 W River Rd				ACCT 00000000234	BILL 20
Bonney Marlene M	210 1 Family Res		Village Tax		13,927	147.48
332 Leon Ward Rd	Tioga 493603	1,750				
Perry, FL 32347-8957	FRNT 87.49 DPTH 164.00	13,927				
	EAST-0876589 NRTH-0737449					
	DEED BOOK 453 PG-0012					
	FULL MARKET VALUE	53,565				
			TOTAL TAX ---			147.48**
				DATE #1		06/30/21
				AMT DUE		147.48

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-13 *****						
159.18-2-13	372 W River Rd				ACCT 0000000217	BILL 21
Bostwick Randall C	210 1 Family Res		Village Tax		17,000	180.03
372 West River Rd	Tioga 493603	1,925				
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	65,385				
			TOTAL TAX ---			180.03**
				DATE #1		06/30/21
				AMT DUE		180.03
***** 170.07-2-18 *****						
170.07-2-18	124 Dean St				ACCT 0000000019	BILL 22
Bowen Bret	270 Mfg housing		Village Tax		8,000	84.72
6260 W River Rd	Tioga 493603	1,775				
Nichols, NY 13812	DEED DATE 01/23/02	8,000				
	FRNT 66.00 DPTH 132.00					
	EAST-0880099 NRTH-0735229					
	DEED BOOK 687 PG-106					
	FULL MARKET VALUE	30,769				
			TOTAL TAX ---			84.72**
				DATE #1		06/30/21
				AMT DUE		84.72
***** 170.07-2-19 *****						
170.07-2-19	124 Dean St				ACCT 00000001008	BILL 23
Bowen Bret	312 Vac w/imprv		Village Tax		1,250	13.24
6260 W River Rd	Tioga 493603	600				
Nichols, NY 13812	DEED DATE 01/23/02	1,250				
	FRNT 100.00 DPTH 65.00					
	EAST-0880159 NRTH-0735189					
	DEED BOOK 687 PG-106					
	FULL MARKET VALUE	4,808				
			TOTAL TAX ---			13.24**
				DATE #1		06/30/21
				AMT DUE		13.24
***** 170.07-1-7 *****						
170.07-1-7	245 Cady Ave				ACCT 00000000020	BILL 24
Boyer Wayne M	210 1 Family Res		VET WAR CT 41121		2,946	
Ciampoli Tamara	Tioga 493603	1,525	Village Tax		16,696	176.81
245 Cady Ave	Deed Date 07/17/2012	19,642				
PO Box 235	FRNT 53.00 DPTH 164.00					
Nichols, NY 13812	EAST-0879349 NRTH-0735349					
	DEED BOOK 20063 PG-9001					
	FULL MARKET VALUE	75,546				
			TOTAL TAX ---			176.81**
				DATE #1		06/30/21
				AMT DUE		176.81
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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-18 *****						
170.07-1-18	198 S Main St				ACCT 00000000072	BILL 25
Brown Drew D	210 1 Family Res		Village Tax		20,500	217.09
198 S Main St	Tioga 493603	2,175				
Nichols, NY 13812	DEED DATE 07/29/2015	20,500				
	FRNT 118.00 DPTH 198.00					
	BANK 500					
	EAST-0879149 NRTH-0735649					
	DEED BOOK 15000 PG-2863					
	FULL MARKET VALUE	78,846				
			TOTAL TAX ---			217.09**
				DATE #1		06/30/21
				AMT DUE		217.09
***** 170.07-1-28 *****						
170.07-1-28	26 Taylor St				ACCT 00000000021	BILL 26
Budine Elinor B	210 1 Family Res		Village Tax		24,425	258.66
Budine George I	Tioga 493603	3,425				
863 Upper Front St Rm 116	Deed Date 07/20/2009	24,425				
Binghamton, NY 13905-1540	FRNT 242.00 DPTH 162.50					
	EAST-0878949 NRTH-0734959					
	DEED BOOK 17019 PG-7001					
	FULL MARKET VALUE	93,942				
			TOTAL TAX ---			258.66**
				DATE #1		06/30/21
				AMT DUE		258.66
***** 159.19-3-7 *****						
159.19-3-7	107 E River Rd				ACCT 00000000123	BILL 27
Burgert Kimberly A	210 1 Family Res		Village Tax		15,000	158.85
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	57,692				
			TOTAL TAX ---			158.85**
				DATE #1		06/30/21
				AMT DUE		158.85
***** 159.18-2-15 *****						
159.18-2-15	320 W River Rd				ACCT 00000000165	BILL 28
Burlingame Kamilah	210 1 Family Res		Village Tax		19,500	206.50
320 W River Rd	Tioga 493603	1,975				
Nichols, NY 13812	Deed Date 10/07/2015	19,500				
	FRNT 81.00 DPTH 243.01					
	EAST-0877249 NRTH-0736889					
	DEED BOOK 15000 PG-4010					
	FULL MARKET VALUE	75,000				
			TOTAL TAX ---			206.50**
				DATE #1		06/30/21
				AMT DUE		206.50

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***** 159.19-1-9 *****						
159.19-1-9	90 E River Rd				ACCT 0000000210	BILL 29
Byers Michael T	210 1 Family Res		Village Tax	25,000		264.74
90 East Ruver Rd	Tioga 493603	2,500				
Nichols, NY 13812	DEED DATE 05/14/99	25,000				
	ACRES 1.60					
	EAST-0879510 NRTH-0736870					
	DEED BOOK 624 PG-336					
	FULL MARKET VALUE	96,154				
			TOTAL TAX ---			264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
***** 170.07-2-5 *****						
170.07-2-5	198 Cady Ave				ACCT 0000000124	BILL 30
Campfield Christopher	210 1 Family Res		Village Tax	13,317		141.02
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	51,219				
			TOTAL TAX ---			141.02**
				DATE #1		06/30/21
				AMT DUE		141.02
***** 159.18-2-26 *****						
159.18-2-26	85 Bliven St				ACCT 0000000214	BILL 31
Cass Linda J	210 1 Family Res		Village Tax	16,000		169.44
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	61,538				
			TOTAL TAX ---			169.44**
				DATE #1		06/30/21
				AMT DUE		169.44
***** 159.18-2-25 *****						
159.18-2-25	73 Bliven St				ACCT 0000000028	BILL 32
Cass William R	210 1 Family Res		Village Tax	14,500		153.55
Cass Linda J	Tioga 493603	2,325				
PO Box 224	FRNT 132.00 DPTH 181.50	14,500				
Nichols, NY 13812-0224	EAST-0878059 NRTH-0736459					
	DEED BOOK 462 PG-0077					
	FULL MARKET VALUE	55,769				
			TOTAL TAX ---			153.55**
				DATE #1		06/30/21
				AMT DUE		153.55

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2 0 2 1 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 01, 2019  
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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			
***** 159.19-2-38 *****						
159.19-2-38	Bliven St				ACCT 0000000027	BILL 33
Cass William R	311 Res vac land		Village Tax	3,000		31.77
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	11,538				
TOTAL TAX ---						31.77**
						DATE #1 06/30/21
						AMT DUE 31.77
***** 170.07-2-2 *****						
170.07-2-2	142 Cady Ave				ACCT 0000000173	BILL 34
Chambers Kathleen M	210 1 Family Res		Village Tax	22,104		234.08
Chambers Charles P	Tioga 493603	1,875				
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	85,015				
TOTAL TAX ---						234.08**
						DATE #1 06/30/21
						AMT DUE 234.08
***** 170.07-2-23.10 *****						
170.07-2-23.10	95 Dean St				ACCT 0000000155	BILL 35
Chandler Richard L Sr	210 1 Family Res		Village Tax	20,214		214.06
Chandler Margaret E	Tioga 493603	1,800				
95 Dean St	DEED DATE 05/16/2011	20,214				
Nichols, NY 13812	FRNT 66.00 DPTH 303.00					
	EAST-0879979 NRTH-0734969					
	DEED BOOK 18885 PG-8001					
	FULL MARKET VALUE	77,746				
TOTAL TAX ---						214.06**
						DATE #1 06/30/21
						AMT DUE 214.06
***** 159.18-1-16 *****						
159.18-1-16	205 W River Rd				ACCT 0000000181	BILL 36
Clark Brandon	210 1 Family Res		Village Tax	22,500		238.27
Clark Chatney	Tioga 493603	2,050				
205 W River Rd	DEED DATE 10/25/2010	22,500				
Nichols, NY 13812	FRNT 174.00 DPTH 191.00					
	BANK 500					
	EAST-0877879 NRTH-0736959					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20200 PG-3723					
Beasley Joseph W	FULL MARKET VALUE	86,538				
TOTAL TAX ---						238.27**
						DATE #1 06/30/21
						AMT DUE 238.27
*****						

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 VALUATION DATE-JUL 01, 2019  
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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	272 Cady Ave 210 1 Family Res		Village Tax	170.07-2-10	22,000	37
Cofone Daniel A	Tioga 493603	1,000		ACCT 0000000098		BILL 37
Cofone Tara J	DEED DATE 11/24/95	22,000				
272 Cady Ave	FRNT 66.00 DPTH 145.00					
Nichols, NY 13812	BANK 191					
	EAST-0879579 NRTH-0735219					
	DEED BOOK 576 PG-185					
	FULL MARKET VALUE	84,615				
			TOTAL TAX ---			37
						322.97**
				DATE #1		06/30/21
				AMT DUE		322.97
*****						
170.07-1-11	302 S Main St 210 1 Family Res		Village Tax	170.07-1-11	15,600	38
Cole Carl J	Tioga 493603	1,750		ACCT 0000000038		BILL 38
302 S Main St	FRNT 75.00 DPTH 133.75	15,600				
Nichols, NY 13812-2610	EAST-0879139 NRTH-0735129					
	DEED BOOK 467 PG-0178					
	FULL MARKET VALUE	60,000				
			TOTAL TAX ---			38
						165.20**
				DATE #1		06/30/21
				AMT DUE		165.20
*****						
159.19-2-16	119 S Main St 210 1 Family Res		Village Tax	159.19-2-16	25,000	39
Cole Jan	Tioga 493603	1,625		ACCT 0000000040		BILL 39
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					
	DEED BOOK 12575 PG-1001					
	FULL MARKET VALUE	96,154				
			TOTAL TAX ---			39
						264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
*****						
159.18-1-3.10	543 W River Rd 483 Converted Re		Village Tax	159.18-1-3.10	30,500	40
Cole Marcus	Tioga 493603	2,650		ACCT 0000000078		BILL 40
Soprano Margaret	DEED DATE 04/30/2009	30,500				
PO Box 158	FRNT 160.16 DPTH 134.71					
Nichols, NY 13812	BANK 8					
	EAST-0876219 NRTH-0737559					
	DEED BOOK 16758 PG-2001					
	FULL MARKET VALUE	117,308				
			TOTAL TAX ---			40
						322.99**
				DATE #1		06/30/21
				AMT DUE		322.99
*****						

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2 0 2 1 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2019  
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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				ACCT 0000000107	BILL 41
Cole Marcus	311 Res vac land		Village Tax	400		4.24
PO Box 158	Tioga 493603	400				
Nichols, NY 13812	DEED DATE 01/30/97	400				
	FRNT 199.00 DPTH 176.00					
	EAST-0879439 NRTH-0737199					
	DEED BOOK 592 PG-289					
	FULL MARKET VALUE	1,538				
			TOTAL TAX ---			4.24**
				DATE #1		06/30/21
				AMT DUE		4.24
***** 159.19-2-18 *****						
159.19-2-18	151 S Main St				ACCT 0000000089	BILL 42
Cole Marcus	210 1 Family Res		Village Tax	7,500		79.42
PO Box 158	Tioga 493603	1,525				
Nichols, NY 13812	DEED DATE 10/24/2006	7,500				
	FRNT 53.00 DPTH 130.00					
	EAST-0878901 NRTH-0735897					
	DEED BOOK 13777 PG-1001					
	FULL MARKET VALUE	28,846				
			TOTAL TAX ---			79.42**
				DATE #1		06/30/21
				AMT DUE		79.42
***** 159.19-1-3.10 *****						
159.19-1-3.10	1 N Main St				ACCT 0000000097	BILL 43
Cole Marcus J	449 Other Storag		Village Tax	5,600		59.30
PO Box 158	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 09/24/97	5,600				
	ACRES 1.43					
	EAST-0879042 NRTH-0737208					
	DEED BOOK 602 PG-153					
	FULL MARKET VALUE	21,538				
			TOTAL TAX ---			59.30**
				DATE #1		06/30/21
				AMT DUE		59.30
***** 159.19-1-22 *****						
159.19-1-22	95 W River Rd				ACCT 0000000235	BILL 44
Cole Marcus J	210 1 Family Res		Village Tax	18,300		193.79
1304 Coryell Rd	Tioga 493603	1,500				
Nichols, NY 13812	DEED DATE 03/01/2016	18,300				
	FRNT 78.37 DPTH 250.05					
	EAST-0878469 NRTH-0736929					
	DEED BOOK 20160 PG-818					
	FULL MARKET VALUE	70,385				
			TOTAL TAX ---			193.79**
				DATE #1		06/30/21
				AMT DUE		193.79
*****						

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2 0 2 1 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2019  
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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 0000000087	BILL 45
Cole Marcus J	210 1 Family Res		Village Tax		13,000	137.67
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	50,000				
TOTAL TAX ---						137.67**
						DATE #1 06/30/21
						AMT DUE 137.67
***** 170.07-1-30 *****						
170.07-1-30	373 S Main St				ACCT 0000000067	BILL 46
Cole Roger M	210 1 Family Res		Village Tax		22,400	237.21
373 S Main St	Tioga 493603	1,950				
Nichols, NY 13812	DEED DATE 12/04/2008	22,400				
	FRNT 103.73 DPTH 236.76					
	BANK 8					
PRIOR OWNER ON 3/01/2020	EAST-0878979 NRTH-0734709					
Cole Marcus J	DEED BOOK 20210 PG-1004					
	FULL MARKET VALUE	86,154				
TOTAL TAX ---						237.21**
						DATE #1 06/30/21
						AMT DUE 237.21
***** 159.19-3-3 *****						
159.19-3-3	41 E River Rd				ACCT 0000000147	BILL 47
Community Bank Na	461 Bank		Village Tax		70,000	741.28
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	269,231				
TOTAL TAX ---						741.28**
						DATE #1 06/30/21
						AMT DUE 741.28
***** 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	43.42
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	15,769				
TOTAL TAX ---						43.42**
						DATE #1 06/30/21
						AMT DUE 43.42

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2 0 2 1 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2019  
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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 00000000200	BILL 49
Cooley David M	Tioga 493603	1,700			80,000	847.18
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	307,692				
TOTAL TAX ---						847.18**
						DATE #1 06/30/21
						AMT DUE 847.18
***** 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 00000000059	BILL 50
Cooley David M	Tioga 493603	4,000			4,000	42.36
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	15,385				
TOTAL TAX ---						42.36**
						DATE #1 06/30/21
						AMT DUE 42.36
***** 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 00000000039	BILL 51
Cooley David M	Tioga 493603	800			800	8.47
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	3,077				
TOTAL TAX ---						8.47**
						DATE #1 06/30/21
						AMT DUE 8.47
***** 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 00000000152	BILL 52
Cooley David M	Tioga 493603	2,300			2,300	24.36
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	8,846				
TOTAL TAX ---						24.36**
						DATE #1 06/30/21
						AMT DUE 24.36

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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	367 W River Rd			170.07-2-25	159.18-1-9	*****
Corbin Dorothy M	210 1 Family Res		Village Tax	ACCT 0000000047		BILL 53
Corbin Duane	Tioga 493603	1,725			19,446	205.93
367 W River Rd	FRNT 60.00 DPTH 238.00	19,446				
Nichols, NY 13812	EAST-0877129 NRTH-0737269					
	DEED BOOK 20200 PG-4005					
	FULL MARKET VALUE	74,792				
PRIOR OWNER ON 3/01/2020						
Corbin Robert E						
				TOTAL TAX ---		205.93**
					DATE #1	06/30/21
					AMT DUE	205.93
*****						
170.07-2-25	69 Dean St			170.07-2-25	170.07-2-25	*****
Crannell Barbara J	210 1 Family Res		Village Tax	ACCT 0000000112		BILL 54
Lentini Tamara M	Tioga 493603	1,800			25,800	273.22
PO Box 265	Deed Date 05/29/2019	25,800				
Nichols, NY 13812	FRNT 66.00 DPTH 292.00					
	ACRES 0.40					
	EAST-0879851 NRTH-0734952					
	DEED BOOK 20190 PG-2070					
	FULL MARKET VALUE	99,231				
				TOTAL TAX ---		273.22**
					DATE #1	06/30/21
					AMT DUE	273.22
*****						
170.07-2-4	178 Cady Ave			170.07-2-4	170.07-2-4	*****
Crispell Ryan Wayne	210 1 Family Res		Village Tax	ACCT 0000000075		BILL 55
178 Cady Ave	Tioga 493603	2,375			22,000	232.97
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	84,615				
				TOTAL TAX ---		232.97**
					DATE #1	06/30/21
					AMT DUE	232.97
*****						
170.07-1-42.20	38 Walnut St			170.07-1-42.20	170.07-1-42.20	*****
Delmage John H	210 1 Family Res		Village Tax	ACCT 00000000751		BILL 56
Delmage Jillian M	Tioga 493603	2,675			32,000	338.87
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	123,077				
				TOTAL TAX ---		338.87**
					DATE #1	06/30/21
					AMT DUE	338.87
*****						

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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			
***** 170.07-1-4 *****						
170.07-1-4	173 Cady Ave				ACCT 0000000091	BILL 57
Dimarco Daniel P	210 1 Family Res		Village Tax	40,000		423.59
173 Cady Ave	Tioga 493603	2,650				
Nichols, NY 13812	DEED DATE 11/25/03	40,000				
	FRNT 164.50 DPTH 165.00					
	EAST-0879329 NRTH-0735689					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20210 PG-1949					
Keaty Michael	FULL MARKET VALUE	153,846				
TOTAL TAX ---						423.59**
						DATE #1 06/30/21
						AMT DUE 423.59
***** 170.07-1-12 *****						
170.07-1-12	286 S Main St				ACCT 0000000045	BILL 58
Dunbar Rentals, LLC	411 Apartment		Village Tax	32,000		338.87
685 W Clinton St	Tioga 493603	1,700				
Elmira, NY 14905	DEED DATE 01/10/2008	32,000				
	FRNT 70.00 DPTH 132.62					
	ACRES 0.21 BANK 77					
	EAST-0879136 NRTH-0735204					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	123,077				
TOTAL TAX ---						338.87**
						DATE #1 06/30/21
						AMT DUE 338.87
***** 170.07-1-13 *****						
170.07-1-13	S Main St				ACCT 0000000004	BILL 59
Dunbar Rentals, LLC	438 Parking lot		Village Tax	1,675		17.74
685 W Clinton St	Tioga 493603	1,675				
Elmira, NY 14905	DEED DATE 01/10/2008	1,675				
	FRNT 57.00 DPTH 214.50					
	BANK 77					
	EAST-0879189 NRTH-0735259					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	6,442				
TOTAL TAX ---						17.74**
						DATE #1 06/30/21
						AMT DUE 17.74
***** 170.07-2-17 *****						
170.07-2-17	110 Dean St				ACCT 0000000061	BILL 60
Dutton Jay H	210 1 Family Res		VET WAR CT 41121		2,895	
Dutton Carol E	Tioga 493603	1,650	Village Tax	16,405		173.73
110 Dean St	DEED DATE 07-08-74	19,300				
Nichols, NY 13812-2557	FRNT 99.00 DPTH 132.00					
	EAST-0880029 NRTH-0735219					
	DEED BOOK 366 PG-0747					
	FULL MARKET VALUE	74,231				
TOTAL TAX ---						173.73**
						DATE #1 06/30/21
						AMT DUE 173.73

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-15 *****						
159.19-2-15	109 S Main St 210 1 Family Res		Village Tax	ACCT 00000000006	BILL	61
Duvall Isaac James	Tioga 493603	1,875				
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	134,135				
TOTAL TAX ---						369.32**
						DATE #1 06/30/21
						AMT DUE 369.32
***** 170.07-1-24 *****						
170.07-1-24	263 S Main St 210 1 Family Res		Village Tax	ACCT 00000000201	BILL	62
Dydzynski 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	128,846				
TOTAL TAX ---						354.76**
						DATE #1 06/30/21
						AMT DUE 354.76
***** 159.19-3-8 *****						
159.19-3-8	42 Cady Ave 220 2 Family Res		Village Tax	ACCT 00000000139	BILL	63
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	88,846				
TOTAL TAX ---						244.62**
						DATE #1 06/30/21
						AMT DUE 244.62
***** 170.07-1-1 *****						
170.07-1-1	34 Howell St 210 1 Family Res		Village Tax	ACCT 00000000025	BILL	64
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	76,923				
TOTAL TAX ---						211.80**
						DATE #1 06/30/21
						AMT DUE 211.80
*****						



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2 0 2 1 V I L L A G E T A X R O L L  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-1-42.10	Howell St 311 Res vac land		Village Tax	ACCT 00000000153	170.07-1-42.10	BILL 65
Ellis Glenn H	Tioga 493603	200			200	2.12
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	769				
			TOTAL TAX ---			2.12**
				DATE #1		06/30/21
				AMT DUE		2.12
*****						
159.18-1-15.10	263 W River Rd 485 >luse sm bld		Village Tax	ACCT 00000000050	159.18-1-15.10	BILL 66
Engelbert Farms Organic, LLC	Tioga 493603	5,100			35,000	370.64
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	134,615				
			TOTAL TAX ---			370.64**
				DATE #1		06/30/21
				AMT DUE		370.64
*****						
159.19-3-19	160 S Main St 210 1 Family Res		Village Tax	ACCT 00000000135	159.19-3-19	BILL 67
Eschenburg Daniel E	Tioga 493603	1,950			12,600	133.43
PO Box 341	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	48,462				
			TOTAL TAX ---			133.43**
				DATE #1		06/30/21
				AMT DUE		133.43
*****						
170.07-2-11	284 Cady Ave 220 2 Family Res		Village Tax	ACCT 00000000120	170.07-2-11	BILL 68
Field Thomas E	Tioga 493603	1,750			23,400	247.80
Field Susan Marie	DEED DATE 10/27/2005	23,400				
284 Cady Ave	FRNT 66.00 DPTH 145.00					
Nichols, NY 13812	EAST-0879579 NRTH-0735149					
	DEED BOOK 12582 PG-7001					
	FULL MARKET VALUE	90,000				
			TOTAL TAX ---			247.80**
				DATE #1		06/30/21
				AMT DUE		247.80
*****						

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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			
***** 159.19-2-25 *****						
159.19-2-25	148 Bliven St				ACCT 0000000177	BILL 69
Fox Raymond A	210 1 Family Res		Village Tax	39,000		413.00
Fox Melissa R	Tioga 493603	1,750				
148 Bliven St	DEED DATE 06/25/2014	39,000				
Nichols, NY 13812	FRNT 75.00 DPTH 159.07					
	EAST-0878309 NRTH-0736049					
	DEED BOOK 14000 PG-2658					
	FULL MARKET VALUE	150,000				
TOTAL TAX ---						413.00**
						DATE #1 06/30/21
						AMT DUE 413.00
***** 159.18-2-1.20 *****						
159.18-2-1.20	W River Rd				ACCT 00000001009	BILL 70
Friedrichsen Paul	105 Vac farmland		Village Tax	6,000		63.54
Friedrichsen Lucinda A	Tioga 493603	6,000				
686 West River Rd	DEED 556/295	6,000				
Nichols, NY 13812-2114	ACRES 39.80					
	EAST-0876393 NRTH-0737296					
	DEED BOOK 405 PG-0442					
	FULL MARKET VALUE	23,077				
TOTAL TAX ---						63.54**
						DATE #1 06/30/21
						AMT DUE 63.54
***** 159.18-2-3 *****						
159.18-2-3	125 Johnson St				ACCT 00000000146	BILL 71
Fulbrook Charlotte B	449 Other Storag		Village Tax	29,000		307.10
880 Charter Rd	Tioga 493603	3,500				
Acton, MA 01720	Deed Date 09/20/2019	29,000				
	ACRES 1.80					
	EAST-0876629 NRTH-0736519					
	DEED BOOK 20190 PG-3746					
	FULL MARKET VALUE	111,538				
TOTAL TAX ---						307.10**
						DATE #1 06/30/21
						AMT DUE 307.10
***** 170.06-1-8 *****						
170.06-1-8	69 Walnut St				ACCT 00000000183	BILL 72
Gatto Nicholas F J	210 1 Family Res		Village Tax	25,200		266.86
Gatto Rosalie L	Tioga 493603	1,800				
69 Walnut St	DEED DATE 09/29/2005	25,200				
Nichols, NY 13812	FRNT 80.00 DPTH 198.00					
	EAST-0878579 NRTH-0735439					
	DEED BOOK 12491 PG-3002					
	FULL MARKET VALUE	96,923				
TOTAL TAX ---						266.86**
						DATE #1 06/30/21
						AMT DUE 266.86

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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			
***** 159.18-2-24 *****						
159.18-2-24	51 Bliven St				ACCT 0000000188	BILL 73
Girondo Marchelle	210 1 Family Res		Village Tax	12,000		127.08
AKA Marchelle Whitney	Tioga 493603	2,000				
51 Bliven St	DEED DATE 09/05/03	12,000				
Nichols, NY 13812	FRNT 100.00 DPTH 181.50					
	EAST-0878049 NRTH-0736579					
	DEED BOOK 10086 PG-5 001					
	FULL MARKET VALUE	46,154				
			TOTAL TAX ---			127.08**
				DATE #1		06/30/21
				AMT DUE		127.08
***** 159.19-1-21 *****						
159.19-1-21	87 W River Rd				ACCT 0000000110	BILL 74
Gross Casey F	210 1 Family Res		Village Tax	13,500		142.96
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	51,923				
			TOTAL TAX ---			142.96**
				DATE #1		06/30/21
				AMT DUE		142.96
***** 159.19-2-19 *****						
159.19-2-19	161 S Main St				ACCT 0000000163	BILL 75
Gross Casey F	210 1 Family Res		Village Tax	20,625		218.41
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	79,327				
			TOTAL TAX ---			218.41**
				DATE #1		06/30/21
				AMT DUE		218.41
***** 159.19-2-20 *****						
159.19-2-20	43 Howell St				ACCT 0000000213	BILL 76
Gross Casey F	210 1 Family Res		Village Tax	15,000		158.85
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	57,692				
			TOTAL TAX ---			158.85**
				DATE #1		06/30/21
				AMT DUE		158.85
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-13 *****						
159.19-3-13	85 Cady Ave				ACCT 00000000196	BILL 77
Gross Casey F	281 Multiple res		Village Tax		35,000	370.64
270 White Buck Ln	Tioga 493603	1,825				
Warren Center, PA 18851	Deed Date 06/07/2019	35,000				
	FRNT 82.50 DPTH 165.00					
	ACRES 0.31					
	EAST-0879309 NRTH-0736189					
	DEED BOOK 20190 PG-2203					
	FULL MARKET VALUE	134,615				
			TOTAL TAX ---			370.64**
				DATE #1		06/30/21
				AMT DUE		370.64
***** 170.07-2-24 *****						
170.07-2-24	81 Dean St				ACCT 00000000011	BILL 78
Gross Casey F	210 1 Family Res		Village Tax		28,497	301.78
270 White Buck Ln	Tioga 493603	1,800				
Warren Center, PA 18851	Deed Date 04/13/2017	28,497				
	FRNT 66.00 DPTH 283.00					
	EAST-0879922 NRTH-0734962					
	DEED BOOK 20170 PG-1543					
	FULL MARKET VALUE	109,604				
			TOTAL TAX ---			301.78**
				DATE #1		06/30/21
				AMT DUE		301.78
***** 159.18-2-8 *****						
159.18-2-8	76 Johnson St				ACCT 00000000180	BILL 79
Hall Harold	210 1 Family Res		Village Tax		23,130	244.94
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	88,962				
			TOTAL TAX ---			244.94**
				DATE #1		06/30/21
				AMT DUE		244.94
***** 159.19-2-17.1 *****						
159.19-2-17.1	131 S Main St				ACCT 00000000134	BILL 80
Harrington Jacques	210 1 Family Res		Village Tax		27,300	289.10
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	105,000				
			TOTAL TAX ---			289.10**
				DATE #1		06/30/21
				AMT DUE		289.10

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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	243.56
162 Cady Ave	Tioga 493603	2,375				
PO Box 311	DEED DATE 11/18/98	23,000				
Nichols, NY 13812-0311	FRNT 115.50 DPTH 330.00					
	EAST-0879619 NRTH-0735809					
	DEED BOOK 617 PG-280					
	FULL MARKET VALUE	88,462				
			TOTAL TAX ---			243.56**
				DATE #1		06/30/21
				AMT DUE		243.56
***** 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	234.83
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	85,288				
			TOTAL TAX ---			234.83**
				DATE #1		06/30/21
				AMT DUE		234.83
***** 159.19-2-30 *****						
159.19-2-30	88 Kirby St				ACCT 00000000016	BILL 83
Hildebrant Jeremy R	210 1 Family Res		Village Tax		22,000	232.97
% Mary Yaple	Tioga 493603	1,800				
88 Kirby St	DEED DATE 10/09/02	22,000				
Nichols, NY 13812	FRNT 66.00 DPTH 215.82					
	EAST-0878539 NRTH-0736129					
	DEED BOOK 705 PG-173					
	FULL MARKET VALUE	84,615				
			TOTAL TAX ---			232.97**
				DATE #1		06/30/21
				AMT DUE		232.97
***** 170.07-2-12 *****						
170.07-2-12	42 Dean St				ACCT 00000000049	BILL 84
Hill Allen M Jr	210 1 Family Res		Village Tax		22,800	241.45
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	87,692				
			TOTAL TAX ---			241.45**
				DATE #1		06/30/21
				AMT DUE		241.45
*****						

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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			
159.18-1-4	491 W River Rd 464 Office bldg.		Village Tax	159.18-1-4	49,600	525.25
HILST/DERMIT, LLP	Tioga 493603	3,000		ACCT 0000000069		BILL 85
4527 E 91st St	DEED DATE 10/07/2015	49,600				
Tulsa, OK 74137	FRNT 90.18 DPTH 155.55					
	EAST-0876509 NRTH-0737479					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20200 PG-2245					
Meyers Kathryn J	FULL MARKET VALUE	190,769				
TOTAL TAX ---						525.25**
DATE #1						06/30/21
AMT DUE						525.25
170.07-1-10	44 Platt St 210 1 Family Res		Village Tax	170.07-1-10	13,825	146.40
Hirtz Edward J	Tioga 493603	1,825		ACCT 0000000145		BILL 86
44 Platt St	DEED DATE 05/23/01	13,825				
Nichols, NY 13812	FRNT 82.50 DPTH 82.50					
	EAST-0879239 NRTH-0735139					
	DEED BOOK 668 PG-349					
	FULL MARKET VALUE	53,173				
TOTAL TAX ---						146.40**
DATE #1						06/30/21
AMT DUE						146.40
159.19-3-9	60 Cady Ave 210 1 Family Res		Village Tax	159.19-3-9	24,000	254.15
Hoffman Heather M	Tioga 493603	2,000		ACCT 0000000012		BILL 87
60 Cady Ave	Deed Date 04/05/2013	24,000				
Nichols, NY 13812	FRNT 92.50 DPTH 245.59					
	BANK 191					
PRIOR OWNER ON 3/01/2020	EAST-0879559 NRTH-0736339					
Thomas William H	DEED BOOK 20200 PG-3999					
	FULL MARKET VALUE	92,308				
TOTAL TAX ---						254.15**
DATE #1						06/30/21
AMT DUE						254.15
159.18-2-19	218 W River Rd 210 1 Family Res		Village Tax	159.18-2-19	24,912	263.81
Hoffman Timothy P	Tioga 493603	3,000		ACCT 00000000199		BILL 88
Hoffman Wendy J	DEED DATE 04/12/2019	24,912				
218 W River Rd	ACRES 1.57 BANK 77					
Nichols, NY 13812	EAST-0877737 NRTH-0736677					
	DEED BOOK 20190 PG-1438					
	FULL MARKET VALUE	95,815				
TOTAL TAX ---						263.81**
DATE #1						06/30/21
AMT DUE						263.81

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-39 *****						
170.07-1-39	74 Walnut St				ACCT 0000000186	BILL 89
Hoose Michael B	210 1 Family Res		Village Tax		23,663	250.59
Hoose Sandra S	Tioga 493603	2,675				
74 Walnut St	DEED DATE 01-12-94	23,663				
Nichols, NY 13812	FRNT 167.98 DPTH 131.06					
	EAST-0878789 NRTH-0735369					
	DEED BOOK 552 PG-48					
	FULL MARKET VALUE	91,012				
			TOTAL TAX ---			250.59**
				DATE #1		06/30/21
				AMT DUE		250.59
***** 159.19-2-31 *****						
159.19-2-31	76 Kirby St				ACCT 0000000018	BILL 90
Houseknecht Earl B	210 1 Family Res		Village Tax		13,200	139.78
76 Kirby St	Tioga 493603	1,800				
Nichols, NY 13812	DEED DATE 10/07/02	13,200				
	FRNT 66.00 DPTH 213.84					
	EAST-0878599 NRTH-0736129					
	DEED BOOK 713 PG-150					
	FULL MARKET VALUE	50,769				
			TOTAL TAX ---			139.78**
				DATE #1		06/30/21
				AMT DUE		139.78
***** 159.19-3-6 *****						
159.19-3-6	24 Cady Ave				ACCT 0000000128	BILL 91
Hunt Jefferson Jay	210 1 Family Res		Village Tax		27,000	285.92
Hunt Jennifer Renee	Tioga 493603	1,650				
24 Cady Ave	DEED DATE 12/13/02	27,000				
Nichols, NY 13812	FRNT 140.00 DPTH 142.42					
	BANK 500					
	EAST-0879479 NRTH-0736519					
	DEED BOOK 709 PG-326					
	FULL MARKET VALUE	103,846				
			TOTAL TAX ---			285.92**
				DATE #1		06/30/21
				AMT DUE		285.92
***** 159.19-1-3.40 *****						
159.19-1-3.40	92 N Main St				ACCT 00000001365	BILL 92
Jacobson Kenneth	210 1 Family Res		Village Tax		10,250	108.55
Jacobson David	Tioga 493603	450				
355 State Route 34	DEED DATE 06/24/99	10,250				
Waverly, NY 14892	FRNT 98.00 DPTH 77.00					
	EAST-0878959 NRTH-0737239					
	DEED BOOK 13675 PG-9001					
	FULL MARKET VALUE	39,423				
			TOTAL TAX ---			108.55**
				DATE #1		06/30/21
				AMT DUE		108.55

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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 *****						
159.18-2-17	280 W River Rd				ACCT 0000000002	BILL 93
James Richard A	210 1 Family Res		Village Tax		12,575	133.17
280 West River Rd	Tioga 493603	1,775				
Nichols, NY 13812	DEED DATE 08/11/00	12,575				
	FRNT 64.00 DPTH 304.00					
	EAST-0877479 NRTH-0736799					
	DEED BOOK 651 PG-303					
	FULL MARKET VALUE	48,365				
			TOTAL TAX ---			133.17**
				DATE #1		06/30/21
				AMT DUE		133.17
***** 170.07-2-28 *****						
170.07-2-28	81 Platt St				ACCT 00000001006	BILL 94
James Robert A	210 1 Family Res		Village Tax		20,000	211.80
James Betsy J	Tioga 493603	1,950				
3050 Tamaya Blvd 717	FRNT 95.00 DPTH 200.00	20,000				
Jacksonville, FL 32246	EAST-0879489 NRTH-0734969					
	DEED BOOK 402 PG-0105					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
***** 159.18-1-7 *****						
159.18-1-7	431 W River Rd				ACCT 00000000166	BILL 95
James Robin A	210 1 Family Res		Village Tax		26,000	275.33
431 W River Rd	Tioga 493603	2,650				
Nichols, NY 13812	DEED DATE 04/04/03	26,000				
	FRNT 165.00 DPTH 197.00					
	BANK 500					
	EAST-0876819 NRTH-0737379					
	DEED BOOK 717 PG-40					
	FULL MARKET VALUE	100,000				
			TOTAL TAX ---			275.33**
				DATE #1		06/30/21
				AMT DUE		275.33
***** 159.19-3-5 *****						
159.19-3-5	65 E River Rd				ACCT 00000000083	BILL 96
JMF River Rd Property, LLC	452 Nbh shop ctr		Village Tax		80,000	847.18
EMP River Rd Property, LLC	Tioga 493603	2,175				
404 Yale Ave	Deed Date 05/03/2013	80,000				
Morton, PA 19070	FRNT 98.70 DPTH 235.60					
	EAST-0879299 NRTH-0736479					
	DEED BOOK 20200 PG-3908					
PRIOR OWNER ON 3/01/2020	FULL MARKET VALUE	307,692				
Slottje Nichols Properties LLC			TOTAL TAX ---			847.18**
				DATE #1		06/30/21
				AMT DUE		847.18
*****						



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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-31 *****						
159.18-2-31	163 Bliven St				ACCT 0000000230	BILL 97
Johnson Albert E	210 1 Family Res		Village Tax	10,650		112.78
132 Ro-Ki Blvd	Tioga 493603	1,650				
Nichols, NY 13812	DEED DATE 03/17/2006	10,650				
	FRNT 66.00 DPTH 178.00					
	EAST-0878077 NRTH-0735959					
	DEED BOOK 13031 PG-5001					
	FULL MARKET VALUE	40,962				
TOTAL TAX ---						112.78**
						DATE #1 06/30/21
						AMT DUE 112.78
***** 170.07-1-33 *****						
170.07-1-33	Ro-Ki Blvd				ACCT 00000001124	BILL 98
Johnson Albert E	311 Res vac land		Village Tax	200		2.12
Kelsey Deborah L	Tioga 493603	200				
132 Ro-Ki Blvd	DEED DATE 06-05-86	200				
Nichols, NY 13812	FRNT 40.00 DPTH 340.00					
	EAST-0878779 NRTH-0734429					
	DEED BOOK 421 PG-0332					
	FULL MARKET VALUE	769				
TOTAL TAX ---						2.12**
						DATE #1 06/30/21
						AMT DUE 2.12
***** 170.06-1-4 *****						
170.06-1-4	120 Howell St				ACCT 00000000221	BILL 99
Joyce George E	210 1 Family Res		AGED ALL 41800	9,400		99.54
120 Howell St	Tioga 493603	1,800	Village Tax	9,400		
PO Box 342	DEED DATE 08/29/00	18,800				
Nichols, NY 13812	FRNT 80.00 DPTH 132.56					
	EAST-0878379 NRTH-0735699					
	DEED BOOK 653 PG-19					
	FULL MARKET VALUE	72,308				
TOTAL TAX ---						99.54**
						DATE #1 06/30/21
						AMT DUE 99.54
***** 170.07-1-17 *****						
170.07-1-17	218 S Main St				ACCT 00000000148	BILL 100
JTWhitmore Properties, LLC	220 2 Family Res		Village Tax	25,600		271.10
891 Straits Corners Rd	Tioga 493603	1,600				
Candor, NY 13743	DEED DATE 11/20/2019	25,600				
	FRNT 61.53 DPTH 198.00					
	ACRES 0.28 BANK 8					
	EAST-0879154 NRTH-0735549					
	DEED BOOK 20190 PG-4721					
	FULL MARKET VALUE	98,462				
TOTAL TAX ---						271.10**
						DATE #1 06/30/21
						AMT DUE 271.10
*****						

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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			
***** 170.07-1-20 *****						
170.07-1-20	201 S Main St				ACCT 0000000232	BILL 101
Kelley Michael S	210 1 Family Res		Village Tax		14,900	157.79
Kelley Kelly	Tioga 493603	1,900				
201 S Main St	DEED DATE 11/15/2019	14,900				
Nichols, NY 13812	FRNT 102.00 DPTH 136.00					
	ACRES 0.30					
	EAST-0878919 NRTH-0735659					
	DEED BOOK 20190 PG-4665					
	FULL MARKET VALUE	57,308				
			TOTAL TAX ---			157.79**
				DATE #1		06/30/21
				AMT DUE		157.79
***** 170.06-1-5 *****						
170.06-1-5	98 Howell St				ACCT 0000000220	BILL 102
Kelsey Deborah L	210 1 Family Res		Village Tax		3,500	37.06
132 Ro-Ki Blvd	Tioga 493603	1,725				
Nichols, NY 13812	DEED DATE 09/29/2006	3,500				
	FRNT 73.50 DPTH 132.00					
	EAST-0878459 NRTH-0735699					
	DEED BOOK 13694 PG-8001					
	FULL MARKET VALUE	13,462				
			TOTAL TAX ---			37.06**
				DATE #1		06/30/21
				AMT DUE		37.06
***** 159.19-2-7 *****						
159.19-2-7	28 W River Rd				ACCT 0000000167	BILL 103
Kelsey Henry S	411 Apartment		Village Tax		25,200	266.86
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	96,923				
			TOTAL TAX ---			266.86**
				DATE #1		06/30/21
				AMT DUE		266.86
***** 170.06-1-12 *****						
170.06-1-12	27 Ro-Ki Blvd				ACCT 0000000138	BILL 104
Kie Ricky	210 1 Family Res		Village Tax		29,425	311.60
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					
	EAST-0878509 NRTH-0735059					
	DEED BOOK 20180 PG-3769					
	FULL MARKET VALUE	113,173				
			TOTAL TAX ---			311.60**
				DATE #1		06/30/21
				AMT DUE		311.60

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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			
***** 170.07-2-8 *****						
170.07-2-8	242 Cady Ave				ACCT 00000000133	BILL 105
Kithcart Kari	210 1 Family Res		Village Tax		24,000	254.15
Caciola Donna	Tioga 493603	1,975				
242 Cady Ave	DEED DATE 05-18-95	24,000				
Nichols, NY 13812	FRNT 82.50 DPTH 455.20					
	BANK 500					
	EAST-0879669 NRTH-0735369					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20200 PG-4533					
Shoultes Randall S	FULL MARKET VALUE	92,308				
TOTAL TAX ---						254.15**
						DATE #1 06/30/21
						AMT DUE 254.15
***** 159.19-3-24 *****						
159.19-3-24	96 S Main St				ACCT 00000000015	BILL 106
Knight Michael	210 1 Family Res		Village Tax		27,770	294.08
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	106,808				
TOTAL TAX ---						294.08**
						DATE #1 06/30/21
						AMT DUE 294.08
***** 159.19-1-24.10 *****						
159.19-1-24.10	155 W River Rd				ACCT 00000000090	BILL 107
Koehn John	484 1 use sm bld		Village Tax		15,000	158.85
Koehn Barbara	Tioga 493603	3,000				
175 W River Rd	DEED DATE 02/08/2006	15,000				
Nichols, NY 13812	FRNT 56.18 DPTH 244.04					
	EAST-0878149 NRTH-0736967					
	DEED BOOK 12907 PG-9001					
	FULL MARKET VALUE	57,692				
TOTAL TAX ---						158.85**
						DATE #1 06/30/21
						AMT DUE 158.85
***** 159.19-1-3.20 *****						
159.19-1-3.20	Main St				ACCT 00000000530	BILL 108
Koehn John K	312 Vac w/imprv		Village Tax		5,000	52.95
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	19,231				
TOTAL TAX ---						52.95**
						DATE #1 06/30/21
						AMT DUE 52.95

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-3.30 *****						
159.19-1-3.30	Main St 312 Vac w/imprv		Village Tax		1,000	10.59
Koehn John K	Tioga 493603	500				
Koehn Barbara J	DEED DATE 04/16/99	1,000				
175 West River Rd	FRNT 50.00 DPTH 70.00					
Nichols, NY 13812	EAST-0879009 NRTH-0737139					
	DEED BOOK 623 PG-189					
	FULL MARKET VALUE	3,846				
TOTAL TAX ---						10.59**
						DATE #1 06/30/21
						AMT DUE 10.59
***** 159.19-1-25 *****						
159.19-1-25	175 W River Rd 210 1 Family Res		Village Tax		46,525	492.69
Koehn John K	Tioga 493603	2,925				
Koehn Barbara J	DEED 08-19-93	46,525				
175 West River Rd	FRNT 161.00 DPTH 246.79					
Nichols, NY 13812	EAST-0878029 NRTH-0736999					
	DEED BOOK 544 PG-331					
	FULL MARKET VALUE	178,942				
TOTAL TAX ---						492.69**
						DATE #1 06/30/21
						AMT DUE 492.69
***** 159.19-3-17 *****						
159.19-3-17	145 Cady Ave 210 1 Family Res		Village Tax		25,000	264.74
Krapf Christopher H	Tioga 493603	2,275				
145 Cady Ave	DEED DATE 05/10/2011	25,000				
Nichols, NY 13812	FRNT 118.00 DPTH 163.00					
	EAST-0879319 NRTH-0735869					
	DEED BOOK 18874 PG-1001					
	FULL MARKET VALUE	96,154				
TOTAL TAX ---						264.74**
						DATE #1 06/30/21
						AMT DUE 264.74
***** 170.07-1-32 *****						
170.07-1-32	S Main St 311 Res vac land		Village Tax		800	8.47
LaBarre Charles F	Tioga 493603	800				
445 S Main St	DEED DATE 10/28/2010	800				
Nichols, NY 13812	FRNT 60.00 DPTH 137.00					
	BANK 500					
	EAST-0879229 NRTH-0734439					
	DEED BOOK 18347 PG-5001					
	FULL MARKET VALUE	3,077				
TOTAL TAX ---						8.47**
						DATE #1 06/30/21
						AMT DUE 8.47
*****						

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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			
***** 159.19-3-12 *****						
159.19-3-12	67 Cady Ave				16,500	174.73
MacCoy John M	210 1 Family Res		Village Tax			
PO Box 24	Tioga 493603	2,000				
Wellsburg, NY 14894	DEED DATE 02-02-94	16,500				
	FRNT 98.00 DPTH 159.00					
	EAST-0879309 NRTH-0736279					
	DEED BOOK 552 PG-298					
	FULL MARKET VALUE	63,462				
			TOTAL TAX ---			174.73**
				DATE #1		06/30/21
				AMT DUE		174.73
***** 159.19-3-15 *****						
159.19-3-15	115 Cady Ave				25,000	264.74
MacDonald Evan C	210 1 Family Res		Village Tax			
115 Cady Ave	Tioga 493603	1,750				
Nichols, NY 13812	DEED DATE 11/25/2013	25,000				
	FRNT 75.50 DPTH 162.00					
	BANK 500					
	EAST-0879319 NRTH-0736029					
	DEED BOOK 21482 PG-2001					
	FULL MARKET VALUE	96,154				
			TOTAL TAX ---			264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
***** 159.19-1-18 *****						
159.19-1-18	14 N Main St				22,275	235.89
MacDonald Richard C	423 Snack bar		Village Tax			
127 Taylor Ave	Tioga 493603	2,275				
Nichols, NY 13812	DEED DATE 05/07/04	22,275				
	FRNT 118.03 DPTH 135.00					
	EAST-0878889 NRTH-0736819					
	DEED BOOK 10900 PG-1001					
	FULL MARKET VALUE	85,673				
			TOTAL TAX ---			235.89**
				DATE #1		06/30/21
				AMT DUE		235.89
***** 159.19-1-2 *****						
159.19-1-2	82 N Main St				11,000	116.49
Macumber Leon L	210 1 Family Res		Village Tax			
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	42,308				
			TOTAL TAX ---			116.49**
				DATE #1		06/30/21
				AMT DUE		116.49

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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 *****						
170.07-2-1	128 Cady Ave				ACCT 00000000096	BILL 117
MacWhinnie Nicki C	210 1 Family Res		Village Tax		40,500	428.89
Lumbard Gail M	Tioga 493603	2,500				
128 Cady Ave	Deed Date 01/07/2016	40,500				
Nichols, NY 13812	FRNT 107.25 DPTH 396.00					
	BANK 500					
	EAST-0879599 NRTH-0735999					
	DEED BOOK 20160 PG-4501					
	FULL MARKET VALUE	155,769				
			TOTAL TAX ---			428.89**
				DATE #1		06/30/21
				AMT DUE		428.89
***** 159.18-1-2 *****						
159.18-1-2	563 W River Rd				ACCT 00000000190	BILL 118
Marcotte Kimberly J	210 1 Family Res		Village Tax		31,675	335.43
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	121,827				
			TOTAL TAX ---			335.43**
				DATE #1		06/30/21
				AMT DUE		335.43
***** 170.06-1-14 *****						
170.06-1-14	Ro-Ki Blvd				ACCT 00000000225	BILL 119
Martz Gordon A	311 Res vac land		Village Tax		1,000	10.59
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	3,846				
			TOTAL TAX ---			10.59**
				DATE #1		06/30/21
				AMT DUE		10.59
***** 170.06-1-15 *****						
170.06-1-15	63 Ro-Ki Blvd				ACCT 00000000226	BILL 120
Martz Gordon A	210 1 Family Res		Village Tax		20,000	211.80
Martz Marilyn J	Tioga 493603	2,325				
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	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80

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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			
***** 159.19-2-28 *****						
159.19-2-28	108 Kirby St				ACCT 00000000118	BILL 121
McCoy Glenn C	210 1 Family Res		Village Tax	16,650		176.32
371 Cole Hl	Tioga 493603	1,650				
Nichols, NY 13812-1807	DEED DATE 02/09/2009	16,650				
	FRNT 66.00 DPTH 218.79					
	EAST-0878407 NRTH-0736119					
	DEED BOOK 16508 PG-2001					
	FULL MARKET VALUE	64,038				
			TOTAL TAX ---			176.32**
				DATE #1		06/30/21
				AMT DUE		176.32
***** 159.18-2-27 *****						
159.18-2-27	99 Bliven St				ACCT 00000000009	BILL 122
Medcalf Kenneth R Jr	210 1 Family Res		Village Tax	18,000		190.62
99 Bliven St	Tioga 493603	1,700				
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	69,231				
			TOTAL TAX ---			190.62**
				DATE #1		06/30/21
				AMT DUE		190.62
***** 159.18-2-12 *****						
159.18-2-12	388 W River Rd				ACCT 00000000125	BILL 123
Middleton Charles A	210 1 Family Res		Village Tax	17,500		185.32
Middleton Sheila	Tioga 493603	1,575				
388 W River Rd	FRNT 50.00 DPTH 185.00	17,500				
Nichols, NY 13812	EAST-0876939 NRTH-0737059					
	DEED BOOK 316 PG-0808					
	FULL MARKET VALUE	67,308				
			TOTAL TAX ---			185.32**
				DATE #1		06/30/21
				AMT DUE		185.32
***** 159.19-3-23 *****						
159.19-3-23	108 S Main St				ACCT 00000000169	BILL 124
Middleton Robert W	411 Apartment		Village Tax	31,650		335.17
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	121,731				
			TOTAL TAX ---			335.17**
				DATE #1		06/30/21
				AMT DUE		335.17
*****						

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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			
***** 159.19-3-26 *****						
159.19-3-26	64 S Main St				ACCT 00000000208	BILL 125
Middleton Robert W	220 2 Family Res		Village Tax		15,210	161.07
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	58,500				
TOTAL TAX ---						161.07**
						DATE #1 06/30/21
						AMT DUE 161.07
***** 159.19-3-30 *****						
159.19-3-30	38 S Main St				ACCT 00000000073	BILL 126
Middleton Robert W	484 1 use sm bld		Village Tax		22,000	232.97
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	84,615				
TOTAL TAX ---						232.97**
						DATE #1 06/30/21
						AMT DUE 232.97
***** 159.19-3-32 *****						
159.19-3-32	30 S Main St				ACCT 00000000041	BILL 127
Middleton Robert W	220 2 Family Res		Village Tax		9,200	97.43
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	35,385				
TOTAL TAX ---						97.43**
						DATE #1 06/30/21
						AMT DUE 97.43
***** 170.07-1-40 *****						
170.07-1-40	58 Walnut St				ACCT 00000000031	BILL 128
Middleton Robert W	210 1 Family Res		Village Tax		23,600	249.92
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	90,769				
TOTAL TAX ---						249.92**
						DATE #1 06/30/21
						AMT DUE 249.92



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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			
***** 159.18-2-30 *****						
159.18-2-30	153 Bliven St				ACCT 00000000129	BILL 129
Miller Dennis M	210 1 Family Res		VET COM CT 41131			4,375
153 Bliven St	Tioga 493603	1,500	Village Tax		13,125	138.99
Nichols, NY 13812-2131	DEED DATE 02/18/99	17,500				
	FRNT 50.00 DPTH 178.00					
	EAST-0878089 NRTH-0736009					
	DEED BOOK 621 PG-97					
	FULL MARKET VALUE	67,308				
			TOTAL TAX ---			138.99**
				DATE #1		06/30/21
				AMT DUE		138.99
***** 159.19-2-29 *****						
159.19-2-29	98 Kirby St				ACCT 00000000130	BILL 130
Mills Timothy F	210 1 Family Res		Village Tax		17,556	185.91
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	67,523				
			TOTAL TAX ---			185.91**
				DATE #1		06/30/21
				AMT DUE		185.91
***** 159.18-2-14 *****						
159.18-2-14	346 W River Rd				ACCT 00000000035	BILL 131
Morgan Tamara Marie	210 1 Family Res		Village Tax		21,450	227.15
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	82,500				
			TOTAL TAX ---			227.15**
				DATE #1		06/30/21
				AMT DUE		227.15
***** 159.19-3-11 *****						
159.19-3-11	55 Cady Ave				ACCT 00000000060	BILL 132
Morris Jonathon D	210 1 Family Res		Village Tax		18,500	195.91
55 Cady Ave	Tioga 493603	1,500				
Nichols, NY 13812	DEED DATE 03/27/2012	18,500				
	FRNT 50.00 DPTH 159.00					
	BANK 500					
	EAST-0879299 NRTH-0736349					
	DEED BOOK 19732 PG-2001					
	FULL MARKET VALUE	71,154				
			TOTAL TAX ---			195.91**
				DATE #1		06/30/21
				AMT DUE		195.91

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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 *****						
159.18-2-1.11	500 W River Rd				ACCT 0000000179	BILL 133
Mosher Dirk L	210 1 Family Res		Village Tax		31,000	328.28
Mosher Lisa K	Tioga 493603	3,000				
500 W River Rd	DEED DATE 10/30/2006	31,000				
Nichols, NY 13812	FRNT 170.00 DPTH 170.00					
	ACRES 0.70 BANK 500					
	EAST-0876426 NRTH-0737288					
	DEED BOOK 13800 PG-4001					
	FULL MARKET VALUE	119,231				
			TOTAL TAX ---			328.28**
				DATE #1		06/30/21
				AMT DUE		328.28
***** 159.18-2-1.12 *****						
159.18-2-1.12	W River Rd				ACCT 00000001329	BILL 134
Mosher Lisa K	312 Vac w/imprv		Village Tax		6,000	63.54
500 W River Rd	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 03/07/2018	6,000				
	FRNT 100.00 DPTH 170.00					
	ACRES 0.31					
	EAST-0876209 NRTH-0736099					
	DEED BOOK 20180 PG-939					
	FULL MARKET VALUE	23,077				
			TOTAL TAX ---			63.54**
				DATE #1		06/30/21
				AMT DUE		63.54
***** 159.19-2-6 *****						
159.19-2-6	42 W River Rd				ACCT 00000000194	BILL 135
Murphy Patrick K	210 1 Family Res		Village Tax		14,000	148.26
Murphy Gail F	Tioga 493603	1,500				
42 W River Rd	DEED DATE 04/09/02	14,000				
Nichols, NY 13812	FRNT 50.00 DPTH 196.00					
	EAST-0878709 NRTH-0736609					
	DEED BOOK 692 PG-162					
	FULL MARKET VALUE	53,846				
			TOTAL TAX ---			148.26**
				DATE #1		06/30/21
				AMT DUE		148.26
***** 159.19-1-11 *****						
159.19-1-11	Edsall St				ACCT 00000000142	BILL 136
Mushock John	330 Vacant comm		Village Tax		800	8.47
57 N Main St	Tioga 493603	800				
Nichols, NY 13812	DEED DATE 06/24/2016	800				
	FRNT 80.00 DPTH 95.00					
	EAST-0879410 NRTH-0736990					
	DEED BOOK 20160 PG-2524					
	FULL MARKET VALUE	3,077				
			TOTAL TAX ---			8.47**
				DATE #1		06/30/21
				AMT DUE		8.47

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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	137 555.96
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	201,923				
			TOTAL TAX ---			555.96**
				DATE #1		06/30/21
				AMT DUE		555.96
*****						
170.07-2-27	15 Dean St 210 1 Family Res		Village Tax		25,000	138 264.74
Myers Bryant R	Tioga 493603	2,725				
Stephens Kimberly A	Deed Date 08/04/2017	25,000				
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	96,154				
			TOTAL TAX ---			264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
*****						
159.18-2-23	162 W River Rd 210 1 Family Res		Village Tax		20,000	139 211.80
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	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
*****						
159.19-3-16	129 Cady Ave 210 1 Family Res		Village Tax		18,500	140 195.91
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	71,154				
			TOTAL TAX ---			195.91**
				DATE #1		06/30/21
				AMT DUE		195.91
*****						

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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	ACCT 0000000164	BILL 141
Nichols Boyd	Tioga 493603	1,675			23,675	250.71
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	91,058				
			TOTAL TAX ---			250.71**
				DATE #1		06/30/21
				AMT DUE		250.71
*****						
159.18-2-22	178 W River Rd 210 1 Family Res		Village Tax	159.18-2-22	ACCT 0000000034	BILL 142
Nichols Gregory L	Tioga 493603	2,075			26,500	280.63
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	101,923				
			TOTAL TAX ---			280.63**
				DATE #1		06/30/21
				AMT DUE		280.63
*****						
159.19-3-10.20	84 Cady Ave 633 Aged - home		Village Tax	159.19-3-10.20	ACCT 00000001340	BILL 143
Nichols Housing Develop	Tioga 493603	5,000			60,000	635.39
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	230,769				
			TOTAL TAX ---			635.39**
				DATE #1		06/30/21
				AMT DUE		635.39
*****						
170.07-2-6	212 Cady Ave 210 1 Family Res		Village Tax	170.07-2-6	ACCT 00000000227	BILL 144
Noe Jeffrey A	Tioga 493603	2,000			24,627	260.79
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	94,719				
			TOTAL TAX ---			260.79**
				DATE #1		06/30/21
				AMT DUE		260.79
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-2-26 *****						
170.07-2-26	43 Dean St 220 2 Family Res		Village Tax		20,000	211.80
O'Brien Kevin	Tioga 493603	2,625				
O'Brien Suzanne K	DEED DATE 08/27/99	20,000				
43 Dean St	FRNT 136.00 DPTH 283.00					
Nichols, NY 13812	EAST-0879739 NRTH-0734949					
	DEED BOOK 630 PG-226					
	FULL MARKET VALUE	76,923				
TOTAL TAX ---						211.80**
DATE #1						06/30/21
AMT DUE						211.80
***** 170.07-1-22 *****						
170.07-1-22	227 S Main St 210 1 Family Res		Village Tax		18,580	196.76
O'Toole Kevin P	Tioga 493603	1,750				
O'Toole Nickol E	Deed Date 12/15/2006	18,580				
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					
	FULL MARKET VALUE	71,462				
TOTAL TAX ---						196.76**
DATE #1						06/30/21
AMT DUE						196.76
***** 170.07-1-16 *****						
170.07-1-16	238 S Main St 210 1 Family Res		Village Tax		26,000	275.33
Olive Edward J	Tioga 493603	2,175				
Olive Jody E	DEED DATE 12/06/95	26,000				
238 S Main St	FRNT 118.00 DPTH 198.00					
Nichols, NY 13812-2601	EAST-0879159 NRTH-0735469					
	DEED BOOK 576 PG-318					
	FULL MARKET VALUE	100,000				
TOTAL TAX ---						275.33**
DATE #1						06/30/21
AMT DUE						275.33
***** 159.19-3-22 *****						
159.19-3-22	118 S Main St 210 1 Family Res		Village Tax		25,500	270.04
Orme Family Trust	Tioga 493603	2,100				
Orme, Samuel & Ruth Trustees	DEED DATE 02/28/01	25,500				
118 S Main St	FRNT 115.00 DPTH 198.00					
Nichols, NY 13812	EAST-0879119 NRTH-0736069					
	DEED BOOK 664 PG-281					
	FULL MARKET VALUE	98,077				
TOTAL TAX ---						270.04**
DATE #1						06/30/21
AMT DUE						270.04

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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	306.04
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	111,154				
			TOTAL TAX ---			306.04**
				DATE #1		06/30/21
				AMT DUE		306.04
***** 159.18-2-7 *****						
159.18-2-7	90 Johnson St				ACCT 00000000219	BILL 150
Pfeiffer James W	210 1 Family Res		Village Tax		15,200	160.96
Pfeiffer Pamela	Tioga 493603	2,500				
90 Johnson St	Deed Date 03/27/2017	15,200				
Nichols, NY 13812	AKA Pamela Rifanburg					
	FRNT 150.00 DPTH 122.00					
	EAST-0876779 NRTH-0736769					
	DEED BOOK 20170 PG-1273					
	FULL MARKET VALUE	58,462				
			TOTAL TAX ---			160.96**
				DATE #1		06/30/21
				AMT DUE		160.96
***** 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	317.69
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	115,385				
			TOTAL TAX ---			317.69**
				DATE #1		06/30/21
				AMT DUE		317.69
***** 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	174.73
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	63,462				
			TOTAL TAX ---			174.73**
				DATE #1		06/30/21
				AMT DUE		174.73

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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 *****						
170.07-2-29	61 Platt St				ACCT 00000000122	BILL 153
PoloTraverso Jose A	210 1 Family Res		Village Tax		32,761	346.93
PoloTraverso Caroline E	Tioga 493603	2,500				
61 Platt St	DEED DATE 09/28/2006	32,761				
Nichols, NY 13812	FRNT 104.00 DPTH 274.20					
	BANK 8					
	EAST-0879399 NRTH-0734909					
	DEED BOOK 13689 PG-3002					
	FULL MARKET VALUE	126,004				
			TOTAL TAX ---			346.93**
				DATE #1		06/30/21
				AMT DUE		346.93
***** 159.19-3-33 *****						
159.19-3-33	24 S Main St				ACCT 00000000081	BILL 154
Preshur Associates, Inc	481 Att row bldg		Village Tax		20,000	211.80
PO Box 167	Tioga 493603	1,250				
Nichols, NY 13812	DEED DATE 12/22/82	20,000				
	AGREEMENT 622/53					
	FRNT 24.67 DPTH 91.50					
	EAST-0879089 NRTH-0736569					
	DEED BOOK 400 PG-57					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
***** 159.19-3-34 *****						
159.19-3-34	20 S Main St				ACCT 00000000158	BILL 155
Preshur Associates, Inc	481 Att row bldg		Village Tax		8,000	84.72
PO Box 167	Tioga 493603	1,150				
Nichols, NY 13812	DEED DATE 12/22/82	8,000				
	FRNT 16.42 DPTH 96.00					
	EAST-0879049 NRTH-0736605					
	DEED BOOK 400 PG-59					
	FULL MARKET VALUE	30,769				
			TOTAL TAX ---			84.72**
				DATE #1		06/30/21
				AMT DUE		84.72
***** 170.07-1-31 *****						
170.07-1-31	401 S Main St				ACCT 00000000116	BILL 156
Pruitt William R	210 1 Family Res		Village Tax		38,000	402.41
401 S Main St	Tioga 493603	3,500				
PO Box 317	Deed Date 11/03/2010	38,000				
Nichols, NY 13812	ACRES 1.49 BANK 191					
	EAST-0879049 NRTH-0734569					
	DEED BOOK 18363 PG-5001					
	FULL MARKET VALUE	146,154				
			TOTAL TAX ---			402.41**
				DATE #1		06/30/21
				AMT DUE		402.41

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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				170.07-1-6	*****
Rankin Jonathan	210 1 Family Res		VET WAR CT 41121		ACCT 0000000082	BILL 157
Rankin Emily	Tioga 493603	2,350	Village Tax		35,880	379.96
235 Cady Ave	FRNT 134.00 DPTH 163.35	39,000				
PO Box 339	EAST-0879339 NRTH-0735439					
Nichols, NY 13812-0339	DEED BOOK 388 PG-0226					
	FULL MARKET VALUE	150,000				
			TOTAL TAX ---			379.96**
				DATE #1		06/30/21
				AMT DUE		379.96
*****						
159.19-2-4	64 W River Rd				159.19-2-4	*****
Relyea LeRoy	220 2 Family Res		Village Tax		ACCT 0000000231	BILL 158
Relyea Susan A	Tioga 493603	2,000			16,000	169.44
64 W River Rd	DEED DATE 09/16/2010	16,000				
PO Box 268	AKA Reylea					
Nichols, NY 13812	FRNT 83.00 DPTH 264.00					
	EAST-0878589 NRTH-0736599					
	DEED BOOK 18228 PG-6001					
	FULL MARKET VALUE	61,538				
			TOTAL TAX ---			169.44**
				DATE #1		06/30/21
				AMT DUE		169.44
*****						
159.19-2-22	107 Howell St				159.19-2-22	*****
Reynolds Donald	210 1 Family Res		Village Tax		ACCT 0000000162	BILL 159
Reynolds Betty	Tioga 493603	1,775			14,000	148.26
107 Howell St	FRNT 77.00 DPTH 140.00	14,000				
PO Box 163	EAST-0878419 NRTH-0735879					
Nichols, NY 13812	DEED BOOK 303 PG-0104					
	FULL MARKET VALUE	53,846				
			TOTAL TAX ---			148.26**
				DATE #1		06/30/21
				AMT DUE		148.26
*****						
159.18-1-11	335 W River Rd				159.18-1-11	*****
Richter Dorothy K L	210 1 Family Res		Village Tax		ACCT 0000000101	BILL 160
335 W River Rd	Tioga 493603	3,150			18,018	190.81
Nichols, NY 13812	DEED DATE 09/04/97	18,018				
	FRNT 105.00 DPTH 264.00					
	BANK 500					
	EAST-0877269 NRTH-0737209					
	DEED BOOK 601 PG-176					
	FULL MARKET VALUE	69,300				
			TOTAL TAX ---			190.81**
				DATE #1		06/30/21
				AMT DUE		190.81
*****						



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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			
***** 170.06-1-13 *****						
170.06-1-13	39 Ro-Ki Blvd				170.06-1-13	
Ricketson David L	210 1 Family Res		Village Tax		ACCT 0000000048	BILL 161
Ricketson Michele K	Tioga 493603	2,000				
39 Ro-Ki Blvd	DEED DATE 08/21/2007	37,300				
Nichols, NY 13812	FRNT 99.00 DPTH 170.00					
	BANK 191					
	EAST-0878581 NRTH-0734910					
	DEED BOOK 14787 PG-1002					
	FULL MARKET VALUE	143,462				
			TOTAL TAX ---			395.00**
				DATE #1		06/30/21
				AMT DUE		395.00
***** 159.18-2-6 *****						
159.18-2-6	468 W River Rd				159.18-2-6	
Roberts Richard M	210 1 Family Res		VET WAR CT 41121		ACCT 0000000106	BILL 162
Roberts Pamela S	Tioga 493603	3,325	Village Tax			
468 W River Rd	DEED DATE 10/24/96	18,500				
Nichols, NY 13812	ACRES 2.70					
	EAST-0876599 NRTH-0737009					
	DEED BOOK 589 PG-162					
	FULL MARKET VALUE	71,154				
			TOTAL TAX ---			166.52**
				DATE #1		06/30/21
				AMT DUE		166.52
***** 159.18-1-3.20 *****						
159.18-1-3.20	509 W River Rd				159.18-1-3.20	
Rogers Estelle M	210 1 Family Res		VET COM CT 41131		ACCT 0000000175	BILL 163
509 W River Rd	Tioga 493603	2,800	AGED V 41807			
Nichols, NY 13812	Deed Date 11/17/2006	18,600	Village Tax			
	FRNT 180.00 DPTH 148.00					
	EAST-0876379 NRTH-0737509					
	DEED BOOK 13865 PG-1001					
	FULL MARKET VALUE	71,538				
			TOTAL TAX ---			110.79**
				DATE #1		06/30/21
				AMT DUE		110.79
***** 159.19-2-35 *****						
159.19-2-35	73 Kirby St				159.19-2-35	
Rogers Scott A	210 1 Family Res		Village Tax		ACCT 0000000204	BILL 164
Rogers Shannon J	Tioga 493603	1,650				
73 Kirby St	DEED DATE 06/16/2010	20,000				
Nichols, NY 13812	FRNT 66.00 DPTH 179.00					
	BANK 191					
	EAST-0878589 NRTH-0736379					
	DEED BOOK 17962 PG-7001					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80

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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			
***** 159.19-2-24 *****						
159.19-2-24	178 Bliven St				ACCT 00000000191	BILL 165
Rowe Larry	210 1 Family Res		Village Tax		28,650	303.40
Rowe Betty	Tioga 493603	2,650				
178 Bliven St	Deed Date 11/25/2019	28,650				
Nichols, NY 13812	FRNT 133.00 DPTH 235.00					
	ACRES 0.56					
	EAST-0878319 NRTH-0735939					
	DEED BOOK 20190 PG-4763					
	FULL MARKET VALUE	110,192				
TOTAL TAX ---						303.40**
						DATE #1 06/30/21
						AMT DUE 303.40
***** 159.18-1-10 *****						
159.18-1-10	355 W River Rd				ACCT 00000000102	BILL 166
Salisbury Timothy R	210 1 Family Res		Village Tax		22,110	234.14
Salisbury Jessie A	Tioga 493603	2,300				
355 W River Rd	DEED DATE 08/04/2011	22,110				
Nichols, NY 13812	FRNT 70.00 DPTH 249.00					
	BANK 191					
	EAST-0877189 NRTH-0737259					
	DEED BOOK 19091 PG-9001					
	FULL MARKET VALUE	85,038				
TOTAL TAX ---						234.14**
						DATE #1 06/30/21
						AMT DUE 234.14
***** 170.07-1-29 *****						
170.07-1-29	363 S Main St				ACCT 00000000094	BILL 167
Savacool Christopher C	210 1 Family Res		Village Tax		15,075	159.64
Savacool Amanda A	Tioga 493603	2,075				
363 S Main St	DEED DATE 08/26/2010	15,075				
Nichols, NY 13812	FRNT 82.00 DPTH 162.00					
	ACRES 1.00					
	EAST-0878859 NRTH-0734779					
	DEED BOOK 18173 PG-3001					
	FULL MARKET VALUE	57,981				
TOTAL TAX ---						159.64**
						DATE #1 06/30/21
						AMT DUE 159.64
***** 159.19-2-40 *****						
159.19-2-40	56 Bliven St				ACCT 00000000185	BILL 168
Schneider Thelma	210 1 Family Res		VET WAR CT 41121		2,505	
Schneider Charles P	Tioga 493603	1,650	Village Tax		14,195	150.32
56 Bliven St	FRNT 55.00 DPTH 230.00	16,700				
Nichols, NY 13812	EAST-0878309 NRTH-0736529					
	DEED BOOK 290 PG-0113					
	FULL MARKET VALUE	64,231				
TOTAL TAX ---						150.32**
						DATE #1 06/30/21
						AMT DUE 150.32

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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			
***** 159.18-2-28 *****						
159.18-2-28	133 Bliven St				ACCT 00000000076	BILL 169
Schultheis William A II	210 1 Family Res		Village Tax	20,000		211.80
Schultheis Annemarie	Tioga 493603	2,400				
133 Bliven St	Deed Date 05/16/2012	20,000				
Nichols, NY 13812-0076	FRNT 141.50 DPTH 179.50					
	EAST-0878069 NRTH-0736159					
	DEED BOOK 19873 PG-2001					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80
***** 159.18-1-12 *****						
159.18-1-12	317 W River Rd				ACCT 00000000174	BILL 170
Sechrist Raymond	210 1 Family Res		Village Tax	16,255		172.14
317 W River Rd	Tioga 493603	1,900				
Nichols, NY 13812	FRNT 74.25 DPTH 273.00	16,255				
	EAST-0877349 NRTH-0737209					
	DEED BOOK 444 PG-0227					
	FULL MARKET VALUE	62,519				
			TOTAL TAX ---			172.14**
				DATE #1		06/30/21
				AMT DUE		172.14
***** 159.18-1-1 *****						
159.18-1-1	589 W River Rd				ACCT 00000000046	BILL 171
Seeley James F	210 1 Family Res		Village Tax	25,550		270.57
589 W River Rd	Tioga 493603	3,050				
Nichols, NY 13812-2534	DEED DATE 11/03/2006	25,550				
	FRNT 206.00 DPTH 103.00					
	EAST-0875989 NRTH-0737639					
	DEED BOOK 13815 PG-7001					
	FULL MARKET VALUE	98,269				
			TOTAL TAX ---			270.57**
				DATE #1		06/30/21
				AMT DUE		270.57
***** 159.18-2-11 *****						
159.18-2-11	404 W River Rd				ACCT 00000000189	BILL 172
Shanahan Thomas	210 1 Family Res		Village Tax	26,367		279.22
Shanahan Lorri	Tioga 493603	1,975				
404 West River Rd	DEED DATE 10/23/01	26,367				
Nichols, NY 13812	FRNT 96.00 DPTH 162.16					
	BANK 500					
	EAST-0876869 NRTH-0737119					
	DEED BOOK 681 PG-37					
	FULL MARKET VALUE	101,412				
			TOTAL TAX ---			279.22**
				DATE #1		06/30/21
				AMT DUE		279.22
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-9 *****						
159.18-2-9	60 Johnson St				ACCT 0000000127	BILL 173
Shay Eric	210 1 Family Res		Village Tax		18,000	190.62
Shay Elizabeth	Tioga 493603	2,050				
60 Johnson St	DEED DATE 02/12/2018	18,000				
Nichols, NY 13812	FRNT 87.99 DPTH 229.75					
	BANK 500					
	EAST-0876839 NRTH-0736959					
	DEED BOOK 20180 PG-724					
	FULL MARKET VALUE	69,231				
			TOTAL TAX ---			190.62**
				DATE #1		06/30/21
				AMT DUE		190.62
***** 170.06-1-7 *****						
170.06-1-7	49 Walnut St				ACCT 0000000229	BILL 174
Shipman Matthew W	210 1 Family Res		Village Tax		22,600	239.33
Shipman Kimberly D	Tioga 493603	3,000				
49 Walnut St	DEED DATE 10/25/2019	22,600				
Nichols, NY 13812	FRNT 162.50 DPTH 663.00					
	ACRES 3.53					
	EAST-0878369 NRTH-0735499					
	DEED BOOK 20190 PG-4297					
	FULL MARKET VALUE	86,923				
			TOTAL TAX ---			239.33**
				DATE #1		06/30/21
				AMT DUE		239.33
***** 170.07-2-14 *****						
170.07-2-14	70 Dean St				ACCT 0000000055	BILL 175
Short Elizabeth M	210 1 Family Res		Village Tax		23,650	250.45
70 Dean St	Tioga 493603	1,650				
Nichols, NY 13812-2553	DEED DATE 09/18/2009	23,650				
	FRNT 66.00 DPTH 132.00					
	BANK 191					
	EAST-0879909 NRTH-0735319					
	DEED BOOK 17212 PG-6002					
	FULL MARKET VALUE	90,962				
			TOTAL TAX ---			250.45**
				DATE #1		06/30/21
				AMT DUE		250.45
***** 170.07-1-9 *****						
170.07-1-9	64 Platt St				ACCT 0000000206	BILL 176
Shumin Caitlyn R	210 1 Family Res		Village Tax		18,000	190.62
Shumin Lynn M	Tioga 493603	1,825				
270 Ro-ki Blvd	DEED DATE 10/22/2019	18,000				
Nichols, NY 13812	FRNT 149.26 DPTH 83.00					
	ACRES 0.28 BANK 500					
	EAST-0879359 NRTH-0735139					
	DEED BOOK 20190 PG-4224					
	FULL MARKET VALUE	69,231				
			TOTAL TAX ---			190.62**
				DATE #1		06/30/21
				AMT DUE		190.62

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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			
***** 170.07-2-32 *****						
170.07-2-32	17 Platt St				ACCT 00000000057	BILL 177
Simmons Shelly L	210 1 Family Res		Village Tax		18,500	195.91
Horton Michael T	Tioga 493603	1,675				
886 S Main St	Deed Date 10/02/2017	18,500				
Nichols, NY 13812	FRNT 94.30 DPTH 282.00					
	EAST-0879139 NRTH-0734939					
	DEED BOOK 20170 PG-4208					
	FULL MARKET VALUE	71,154				
			TOTAL TAX ---			195.91**
				DATE #1		06/30/21
				AMT DUE		195.91
***** 170.06-1-10 *****						
170.06-1-10	109 Walnut St				ACCT 00000000211	BILL 178
Slater William J	210 1 Family Res		VET COM CT 41131		5,200	
109 Walnut St	Tioga 493603	2,575	VET DIS CT 41141		10,400	
Nichols, NY 13812	DEED DATE 12/31/2019	30,000	Village Tax		14,400	152.49
	FRNT 198.52 DPTH 200.00					
	ACRES 0.60 BANK 77					
	EAST-0878599 NRTH-0735219					
	DEED BOOK 20190 PG-5245					
	FULL MARKET VALUE	115,385				
			TOTAL TAX ---			152.49**
				DATE #1		06/30/21
				AMT DUE		152.49
***** 159.19-2-32 *****						
159.19-2-32	62 Kirby St				ACCT 00000000132	BILL 179
Smith Matthew A	411 Apartment		Village Tax		19,600	207.56
292 Orwell Hill Rd	Tioga 493603	1,800				
Rome, PA 18837	Deed Date 01/26/2015	19,600				
	FRNT 66.00 DPTH 211.86					
	EAST-0878669 NRTH-0736139					
	DEED BOOK 15000 PG-317					
	FULL MARKET VALUE	75,385				
			TOTAL TAX ---			207.56**
				DATE #1		06/30/21
				AMT DUE		207.56
***** 159.19-3-10.11 *****						
159.19-3-10.11	106 Cady Ave				ACCT 00000000080	BILL 180
Stack Dale II	210 1 Family Res		Village Tax		26,796	283.76
106 Cady Ave	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 08/01/2017	26,796				
	FRNT 114.28 DPTH 337.60					
	BANK 500					
	EAST-0879789 NRTH-0736119					
	DEED BOOK 20170 PG-3249					
	FULL MARKET VALUE	103,062				
			TOTAL TAX ---			283.76**
				DATE #1		06/30/21
				AMT DUE		283.76

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
159.18-1-8	399 W River Rd			159.18-1-8	ACCT 0000000005	BILL 181
Stack Douglas	210 1 Family Res		Village Tax	13,900		147.20
Noldy Alexandra N	Tioga 493603	3,900				
171 Sharon Ave	DEED DATE 04/03/2019	13,900				
Sayre, PA 18810	FRNT 242.00 DPTH 214.00					
	ACRES 1.10 BANK 500					
	EAST-0876999 NRTH-0737299					
PRIOR OWNER ON 3/01/2020	DEED BOOK 20200 PG-3984					
Gamble William J	FULL MARKET VALUE	53,462				
			TOTAL TAX ---			147.20**
				DATE #1		06/30/21
				AMT DUE		147.20
*****						
170.07-2-30	43 Platt St			170.07-2-30	ACCT 0000000092	BILL 182
Steele David	210 1 Family Res		Village Tax	22,792		241.36
Steele Kara	Tioga 493603	2,200				
43 Platt St	DEED DATE 08/14/2009	22,792				
Nichols, NY 13812	FRNT 100.00 DPTH 270.60					
	EAST-0879292 NRTH-0734918					
	DEED BOOK 17111 PG-3001					
	FULL MARKET VALUE	87,662				
			TOTAL TAX ---			241.36**
				DATE #1		06/30/21
				AMT DUE		241.36
*****						
159.19-2-39	72 Bliven St			159.19-2-39	ACCT 0000000113	BILL 183
Steele Kenneth	210 1 Family Res		Village Tax	22,776		241.19
Spiegel Jessica	Tioga 493603	2,250				
PO Box 238	DEED DATE 06/18/99	22,776				
Nichols, NY 13812	FRNT 105.50 DPTH 226.79					
	BANK 77					
	EAST-0878309 NRTH-0736459					
	DEED BOOK 626 PG-148					
	FULL MARKET VALUE	87,600				
			TOTAL TAX ---			241.19**
				DATE #1		06/30/21
				AMT DUE		241.19
*****						
170.07-2-31	29 Platt St			170.07-2-31	ACCT 0000000111	BILL 184
Steele Sandra	210 1 Family Res		AGED V 41807	9,900		
29 Platt St	Tioga 493603	1,600	Village Tax	12,100		128.14
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	84,615				
			TOTAL TAX ---			128.14**
				DATE #1		06/30/21
				AMT DUE		128.14
*****						

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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			
***** 159.19-3-20 *****						
159.19-3-20	150 S Main St				ACCT 00000000066	BILL 185
Steval Deming, LLC	632 Benevolent		Village Tax		8,000	84.72
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	30,769				
			TOTAL TAX ---			84.72**
				DATE #1		06/30/21
				AMT DUE		84.72
***** 159.19-1-10.10 *****						
159.19-1-10.10	76 E River Rd				ACCT 00000000064	BILL 186
Stevens Ralph J	210 1 Family Res		Village Tax		25,000	264.74
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	96,154				
			TOTAL TAX ---			264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
***** 159.18-1-14 *****						
159.18-1-14	299 W River Rd				ACCT 00000000008	BILL 187
Stowell Jeremiah T	210 1 Family Res		Village Tax		18,305	193.85
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	70,404				
			TOTAL TAX ---			193.85**
				DATE #1		06/30/21
				AMT DUE		193.85
***** 170.07-1-15 *****						
170.07-1-15	256 S Main St				ACCT 00000000238	BILL 188
Strong Philip	210 1 Family Res		Village Tax		17,000	180.03
256 S Main St	Tioga 493603	1,650				
Nichols, NY 13812	DEED DATE 09/16/2016	17,000				
	FRNT 64.00 DPTH 198.00					
	BANK 8					
	EAST-0879159 NRTH-0735379					
	DEED BOOK 20160 PG-4274					
	FULL MARKET VALUE	65,385				
			TOTAL TAX ---			180.03**
				DATE #1		06/30/21
				AMT DUE		180.03

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2 0 2 1 V I L L A G E T A X R O L L  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-18 *****						
159.18-2-18	270 W River Rd				18,724	198.28
Swagler Angela J	210 1 Family Res		Village Tax			
22 Village Trl	Tioga 493603	2,950				
Honeoye Falls, NY 14472-1034	Deed Date 01/30/2017	18,724				
	ACRES 1.00					
	EAST-0877599 NRTH-0736779					
	DEED BOOK 20170 PG-404					
	FULL MARKET VALUE	72,015				
			TOTAL TAX ---			198.28**
				DATE #1		06/30/21
				AMT DUE		198.28
***** 159.18-2-32 *****						
159.18-2-32	177 Bliven St				21,000	222.39
Tappan Tina M	210 1 Family Res		Village Tax			
177 Bliven St	Tioga 493603	1,650				
PO Box 53	DEED DATE 01/07/00	21,000				
Nichols, NY 13812	FRNT 66.00 DPTH 178.85					
	BANK 500					
	EAST-0878089 NRTH-0735899					
	DEED BOOK 638 PG-49					
	FULL MARKET VALUE	80,769				
			TOTAL TAX ---			222.39**
				DATE #1		06/30/21
				AMT DUE		222.39
***** 159.19-2-26 *****						
159.19-2-26	136 Bliven St				17,750	187.97
Thetga Lindsey L	210 1 Family Res		Village Tax			
136 Bliven St	Tioga 493603	1,750				
Nichols, NY 13812	DEED DATE 01/23/2012	17,750				
	FRNT 75.00 DPTH 150.00					
	EAST-0878289 NRTH-0736119					
	DEED BOOK 19540 PG-1001					
	FULL MARKET VALUE	68,269				
			TOTAL TAX ---			187.97**
				DATE #1		06/30/21
				AMT DUE		187.97
***** 170.06-1-3 *****						
170.06-1-3	134 Howell St				20,000	211.80
Thetga Ray E Jr	210 1 Family Res		Village Tax			
Thetga Cindy L	Tioga 493603	1,775				
134 Howell St	Deed Date 08/13/2009	20,000				
Nichols, NY 13812	FRNT 78.00 DPTH 132.00					
	EAST-0878309 NRTH-0735689					
	DEED BOOK 17106 PG-5001					
	FULL MARKET VALUE	76,923				
			TOTAL TAX ---			211.80**
				DATE #1		06/30/21
				AMT DUE		211.80



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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			
*****						
159.18-2-10	418 W River Rd 210 1 Family Res		Village Tax	159.18-2-10	26,000	275.33
Timchack Gary	Tioga 493603	2,350		ACCT 0000000205		BILL 193
304 W River Rd	DEED DATE 01/10/2019	26,000				
Nichols, NY 13812	FRNT 113.00 DPTH 235.00					
	ACRES 0.50					
	EAST-0876779 NRTH-0737129					
	DEED BOOK 20190 PG-121					
	FULL MARKET VALUE	100,000				
			TOTAL TAX ---			275.33**
				DATE #1		06/30/21
				AMT DUE		275.33
*****						
159.19-1-19	35 W River Rd 210 1 Family Res		Village Tax	159.19-1-19	50,000	529.49
Timchack Gary	Tioga 493603	2,975		ACCT 0000000126		BILL 194
304 W River Rd	Deed Date 09/26/2007	50,000				
Nichols, NY 13812	FRNT 165.00 DPTH 252.00					
	EAST-0878749 NRTH-0736889					
	DEED BOOK 14914 PG-4002					
	FULL MARKET VALUE	192,308				
			TOTAL TAX ---			529.49**
				DATE #1		06/30/21
				AMT DUE		529.49
*****						
159.19-2-1	138 W River Rd 230 3 Family Res		Village Tax	159.19-2-1	30,000	317.69
Timchack Gary	Tioga 493603	2,450		ACCT 0000000236		BILL 195
304 W River Rd	DEED DATE 12/09/2019	30,000				
Nichols, NY 13812	FRNT 144.95 DPTH 148.00					
	ACRES 0.50					
	EAST-0878259 NRTH-0736699					
	DEED BOOK 20190 PG-4916					
	FULL MARKET VALUE	115,385				
			TOTAL TAX ---			317.69**
				DATE #1		06/30/21
				AMT DUE		317.69
*****						
159.18-2-16	304 W River Rd 210 1 Family Res		Village Tax	159.18-2-16	22,300	236.15
Timchack Gary S	Tioga 493603	2,600		ACCT 0000000192		BILL 196
Vandervort Tammy L	DEED DATE 12/07/98	22,300				
304 W River Rd	FRNT 160.00 DPTH 198.16					
Nichols, NY 13812	EAST-0877379 NRTH-0736889					
	DEED BOOK 618 PG-114					
	FULL MARKET VALUE	85,769				
			TOTAL TAX ---			236.15**
				DATE #1		06/30/21
				AMT DUE		236.15
*****						

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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			
***** 159.19-2-9 *****						
159.19-2-9	23 S Main St				ACCT 00000000042	BILL 197
Uettwiller Sallie A	482 Det row bldg		Village Tax		25,000	264.74
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	96,154				
			TOTAL TAX ---			264.74**
				DATE #1		06/30/21
				AMT DUE		264.74
***** 159.19-2-10 *****						
159.19-2-10	31 S Main St				ACCT 00000000043	BILL 198
Uettwiller Sallie A	482 Det row bldg		Village Tax		10,000	105.90
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	38,462				
			TOTAL TAX ---			105.90**
				DATE #1		06/30/21
				AMT DUE		105.90
***** 159.19-3-1 *****						
159.19-3-1	12 S Main St				ACCT 00000000029	BILL 199
United Water Management Serv	330 Vacant comm		Village Tax		2,525	26.74
% 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	9,712				
			TOTAL TAX ---			26.74**
				DATE #1		06/30/21
				AMT DUE		26.74
***** 159.19-2-8 *****						
159.19-2-8	10 W River Rd				ACCT 00000000193	BILL 200
Upstate Fire & Safety LLC	484 1 use sm bld		Village Tax		9,000	95.31
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	34,615				
			TOTAL TAX ---			95.31**
				DATE #1		06/30/21
				AMT DUE		95.31
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-2-15	84 Dean St			170.07-2-15	*****	*****
Vanderpool Steven	210 1 Family Res		Village Tax	ACCT 0000000023	BILL	201
Vanderpool Teri	Tioga 493603	1,650				155.14
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	56,346				
			TOTAL TAX ---			155.14**
				DATE #1		06/30/21
				AMT DUE		155.14
*****						
170.07-2-23.20	107 Dean St			170.07-2-23.20	*****	*****
VanDusen Robert	210 1 Family Res		Village Tax	ACCT 00000000956	BILL	202
VanDusen Lucille	Tioga 493603	1,800				301.08
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	109,350				
			TOTAL TAX ---			301.08**
				DATE #1		06/30/21
				AMT DUE		301.08
*****						
170.06-1-6	15 Walnut St			170.06-1-6	*****	*****
Vestel William S	210 1 Family Res		VET COM CT 41131	ACCT 00000000187	BILL	203
Vestel Carolyn	Tioga 493603	2,325	Village Tax			267.92
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	117,308				
			TOTAL TAX ---			267.92**
				DATE #1		06/30/21
				AMT DUE		267.92
*****						
159.19-1-12.10	N Main St			159.19-1-12.10	*****	*****
Visscher Howard	449 Other Storag		Village Tax	ACCT 00000000141	BILL	204
Strong Robert	Tioga 493603	1,000				37.06
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	13,462				
			TOTAL TAX ---			37.06**
				DATE #1		06/30/21
				AMT DUE		37.06
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-16 *****						
159.19-1-16	58 N Main St				ACCT 0000000144	BILL 205
Viischer Howard	443 Feed sales		Village Tax		5,500	58.24
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	21,154				
TOTAL TAX ---						58.24**
						DATE #1 06/30/21
						AMT DUE 58.24
***** 159.19-1-17 *****						
159.19-1-17	44 N Main St				ACCT 0000000143	BILL 206
Viischer Howard	443 Feed sales		Village Tax		7,000	74.13
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	26,923				
TOTAL TAX ---						74.13**
						DATE #1 06/30/21
						AMT DUE 74.13
***** 159.19-1-26 *****						
159.19-1-26	N Main St				ACCT 00000001369	BILL 207
Viischer Howard	330 Vacant comm		Village Tax		200	2.12
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	769				
TOTAL TAX ---						2.12**
						DATE #1 06/30/21
						AMT DUE 2.12
***** 159.19-1-24.20 *****						
159.19-1-24.20	145 W River Rd				ACCT 00000000951	BILL 208
Weaver Shawn M	210 1 Family Res		Village Tax		24,300	257.33
Weaver Cathy	Tioga 493603	3,000				
145 West River Rd	DEED DATE 11/08/2004	24,300				
Nichols, NY 13812	EASEMENT 128276-0001 02/0					
	FRNT 235.97 DPTH 238.22					
	BANK 500					
	EAST-0878270 NRTH-0736947					
	DEED BOOK 11485 PG-5001					
	FULL MARKET VALUE	93,462				
TOTAL TAX ---						257.33**
						DATE #1 06/30/21
						AMT DUE 257.33

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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			
*****						
159.19-2-17.20	Main St 311 Res vac land		Village Tax		1,000	10.59
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	3,846				
			TOTAL TAX ---			10.59**
				DATE #1		06/30/21
				AMT DUE		10.59
*****						
159.19-2-21	63 Howell St 210 1 Family Res		Village Tax		20,400	216.03
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	78,462				
			TOTAL TAX ---			216.03**
				DATE #1		06/30/21
				AMT DUE		216.03
*****						
170.07-1-37	38 Taylor St 210 1 Family Res		Village Tax		20,565	217.78
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	79,096				
			TOTAL TAX ---			217.78**
				DATE #1		06/30/21
				AMT DUE		217.78
*****						
159.19-1-14	10 E River Rd 433 Auto body		Village Tax		15,000	158.85
Witmer Craig T	Tioga 493603	1,950				
Witmer Deborah A	Deed Date 10/02/2014	15,000				
114 N Hopkins St	FRNT 96.00 DPTH 118.00					
Sayre, PA 18840	EAST-0879029 NRTH-0736769					
	DEED BOOK 14000 PG-4340					
	FULL MARKET VALUE	57,692				
			TOTAL TAX ---			158.85**
				DATE #1		06/30/21
				AMT DUE		158.85
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
159.19-1-15.10	18 E River Rd 220 2 Family Res		Village Tax	170.06-1-11	30,000	317.69
Witmer Craig T	Tioga 493603	1,500		ACCT 0000000222		BILL 213
Witmer Deborah A	Deed Date 03/28/2014	30,000				
114 N Hopkins St	FRNT 39.67 DPTH 85.77					
Sayre, PA 18840	EAST-0879071 NRTH-0736818					
	DEED BOOK 14000 PG-1236					
	FULL MARKET VALUE	115,385				
			TOTAL TAX ---			317.69**
				DATE #1		06/30/21
				AMT DUE		317.69
170.06-1-11	15 Ro-Ki Blvd 210 1 Family Res		Village Tax	170.06-1-9	12,925	136.87
Womer Thomas R	Tioga 493603	1,925		ACCT 0000000036		BILL 214
Teresa Randall	DEED DATE 10/17/01	12,925				
15 Ro-Ki Blvd	FRNT 93.00 DPTH 180.00					
Nichols, NY 13812	EAST-0878632 NRTH-0735094					
	DEED BOOK 680 PG-194					
	FULL MARKET VALUE	49,712				
			TOTAL TAX ---			136.87**
				DATE #1		06/30/21
				AMT DUE		136.87
170.06-1-9	85 Walnut St 210 1 Family Res		Village Tax	170.06-1-1.10	29,500	312.40
Woodcock David	Tioga 493603	2,150		ACCT 00000000184		BILL 215
145 Emory Chapel Rd	DEED DATE 02/01/2019	29,500				
Waverly, NY 14892	FRNT 114.00 DPTH 204.00					
	ACRES 0.50					
	EAST-0878589 NRTH-0735339					
	DEED BOOK 20190 PG-438					
	FULL MARKET VALUE	113,462				
			TOTAL TAX ---			312.40**
				DATE #1		06/30/21
				AMT DUE		312.40
170.06-1-1.10	31 Bliven St 311 Res vac land		Village Tax		2,275	24.09
Woods Machine & Tool Llc	Tioga 493603	2,275		ACCT 00000000013		BILL 216
150 Howell St	DEED DATE 08/10/00	2,275				
Nichols, NY 13812	FRNT 111.50 DPTH 178.95					
	EAST-0878082 NRTH-0735790					
	DEED BOOK 651 PG-227					
	FULL MARKET VALUE	8,750				
			TOTAL TAX ---			24.09**
				DATE #1		06/30/21
				AMT DUE		24.09

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.06-1-1.20	Howell St 311 Res vac land		Village Tax	170.06-1-1.20	ACCT 00000000791	BILL 217
Woods Machine & Tool Llc	Tioga 493603	1,500				15.88
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	5,769				
TOTAL TAX ---						15.88**
						DATE #1 06/30/21
						AMT DUE 15.88
*****						
170.06-1-2	150 Howell St 483 Converted Re		Village Tax	170.06-1-2	ACCT 00000000105	BILL 218
Woods Machine & Tool LLC	Tioga 493603	1,925				296.51
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	107,692				
TOTAL TAX ---						296.51**
						DATE #1 06/30/21
						AMT DUE 296.51
*****						
170.07-1-21	211 S Main St 210 1 Family Res		Village Tax	170.07-1-21	ACCT 00000000007	BILL 219
Yost Jonathan L	Tioga 493603	1,775				227.15
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	82,500				
TOTAL TAX ---						227.15**
						DATE #1 06/30/21
						AMT DUE 227.15
*****						
170.07-2-9	258 Cady Ave 210 1 Family Res		Village Tax	170.07-2-9	ACCT 00000000121	BILL 220
Zimmer Holly A	Tioga 493603	1,800				157.45
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	57,185				
TOTAL TAX ---						157.45**
						DATE #1 06/30/21
						AMT DUE 157.45
*****						

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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	220	440,345	4528,682	25,980	4,502,702
493603					917,295	3,585,407
	S U B - T O T A L	220	440,345	4528,682	25,980	4,502,702
	S U B - T O T A L (CONT)				917,295	3,585,407
	T O T A L	220	440,345	4528,682	25,980	4,502,702
	T O T A L (CONT)				917,295	3,585,407

\*\*\* 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	14,241
41131	VET COM CT	4	19,425
41141	VET DIS CT	1	10,400
41800	AGED ALL	1	9,400
41807	AGED V	2	13,388



STATE OF NEW YORK  
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2 0 2 1 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, 2019  
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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
	T O T A L	13	66,854

\*\*\* 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		440,345	4528,682	66,854	4,461,828	47,249.74
1	SPEC DIST TAXES TAXABLE	220					47,249.74

STATE OF NEW YORK  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
 TAXABLE STATUS DATE-MAR 01, 2020

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			
444.00-967	Special Franchise 861 Elec & gas		Village Tax		55,715	590.01
NYSEG	Tioga 493603	0				
% Avangrid Management Co	DEED BOOK 000 PG-0000	55,715				
Local Tax	FULL MARKET VALUE	214,288				
One City Ctr Fl 5th Portland, ME 04101						
TOTAL TAX ---						590.01**
					DATE #1	06/30/21
					AMT DUE	590.01
*****					444.00-1478	*****
444.00-1478	Special Franchise 868 Pipeline		Village Tax		5,614	59.45
TVC Albany, Inc	Tioga 493603	0				
41 State St Fl 10th	new for 2017	5,614				
Albany, NY 12207	FULL MARKET VALUE	21,592				
TOTAL TAX ---						59.45**
					DATE #1	06/30/21
					AMT DUE	59.45
*****					444.00-1155	*****
444.00-1155	Special Franchise 869 Television		EX VIL TAX 33207		0.00	0.00
tw telecom	Tioga 493603	0	Village Tax			
PO Box 7467	DEED BOOK 000 PG-0000	2,212				
Charlotte, NC 28241-7467	FULL MARKET VALUE	8,508				
TOTAL TAX ---						0.00**
					DATE #1	06/30/21
					AMT DUE	1,989.69
*****					444.00-966	*****
444.00-966	Special Franchise 822 Water supply		Village Tax		187,888	1,989.69
United Water Management Serv	Tioga 493603	0				
% Altus Group US Inc	DEED BOOK 000 PG-0000	187,888				
PO Box 71970	FULL MARKET VALUE	722,646				
Phoenix, AZ 85050						
TOTAL TAX ---						1,989.69**
					DATE #1	06/30/21
					AMT DUE	1,989.69
*****					444.00-965	*****
444.00-965	Special Franchise 866 Telephone		Village Tax		13,976	148.00
Verizon New York Inc	Tioga 493603	0				
% Duff & Phelps	DEED BOOK 000 PG-0000	13,976				
PO Box 2749	FULL MARKET VALUE	53,754				
Addison, TX 75001						
TOTAL TAX ---						148.00**
					DATE #1	06/30/21
					AMT DUE	148.00
*****						

STATE OF NEW YORK  
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2021 VILLAGE TAX ROLL  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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ROLL SECTION TOTALS

\*\*\* SPECIAL DISTRICT SUMMARY \*\*\*

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

\*\*\* SCHOOL DISTRICT SUMMARY \*\*\*

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					----- STAR AMOUNT	----- STAR TAXABLE
	Tioga	5		265,405		265,405
493603						265,405
	S U B - T O T A L	5		265,405		265,405
	S U B - T O T A L (CONT)					265,405
	T O T A L	5		265,405		265,405
	T O T A L (CONT)					265,405

\*\*\* SYSTEM CODES SUMMARY \*\*\*

NO SYSTEM EXEMPTIONS AT THIS LEVEL

\*\*\* EXEMPTION SUMMARY \*\*\*

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
33207	EX VIL TAX	1	2,212
	T O T A L	1	2,212

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 1 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, 2019  
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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			265,405	2,212	263,193	2,787.15
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					2,787.15

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
 TAXABLE STATUS DATE-MAR 01, 2020

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 00000000957	BILL 226
% Avangrid Management Co	Tioga 493603	0			16,900	178.97
Local Tax	DEED BOOK 000 PG-0000	16,900				
One City Ctr Fl 5th	FULL MARKET VALUE	65,000				
Portland, ME 04101						
TOTAL TAX ---						178.97**
						DATE #1 06/30/21
						AMT DUE 178.97
*****						
159.18-2-4	Johnson St				159.18-2-4	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 00000000962	BILL 227
% Altus Group IS Inc	Tioga 493603	2,000			6,000	63.54
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	23,077				
TOTAL TAX ---						63.54**
						DATE #1 06/30/21
						AMT DUE 63.54
*****						
159.18-2-5	Johnson St				159.18-2-5	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 00000000963	BILL 228
% Altus Group US Inc	Tioga 493603	1,000			1,000	10.59
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	3,846				
TOTAL TAX ---						10.59**
						DATE #1 06/30/21
						AMT DUE 10.59
*****						
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	757.17
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	275,000				
TOTAL TAX ---						757.17**
						DATE #1 06/30/21
						AMT DUE 757.17
*****						

STATE OF NEW YORK  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
 TAXABLE STATUS DATE-MAR 01, 2020

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 *****					
159.19-3-4	53 E River Rd			ACCT 00000000961	BILL 230
Verizon New York Inc	831 Tele Comm		Village Tax	25,000	264.74
% Duff & Phelps	Tioga 493603	1,200			
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	96,154			
			TOTAL TAX ---		264.74**
				DATE #1	06/30/21
				AMT DUE	264.74
***** 628.001-0000-631.900-1881*****					
628.001-0000-631.900-1881	Poles & Lines			ACCT 00000000958	BILL 231
Verizon New York Inc	831 Tele Comm		Village Tax	1,516	16.05
% Duff & Phelps	Tioga 493603	0			
PO Box 2749	DEED BOOK 000 PG-0000	1,516			
Addison, TX 75001	FULL MARKET VALUE	5,831			
			TOTAL TAX ---		16.05**
				DATE #1	06/30/21
				AMT DUE	16.05
*****					

STATE OF NEW YORK  
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2021 VILLAGE TAX ROLL  
 UTILITY & R.R. SECTION OF THE ROLL - 6  
 UNIFORM PERCENT OF VALUE IS 026.00

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 VALUATION DATE-JUL 01, 2019  
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ROLL SECTION TOTALS

\*\*\* SPECIAL DISTRICT SUMMARY \*\*\*

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

\*\*\* SCHOOL DISTRICT SUMMARY \*\*\*

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					----- STAR AMOUNT	----- STAR TAXABLE
	Tioga	6	34,200	121,916		121,916
493603						121,916
	SUB-TOTAL	6	34,200	121,916		121,916
	SUB-TOTAL(CONT)					121,916
	TOTAL	6	34,200	121,916		121,916
	TOTAL (CONT)					121,916

\*\*\* SYSTEM CODES SUMMARY \*\*\*

NO SYSTEM EXEMPTIONS AT THIS LEVEL

\*\*\* EXEMPTION SUMMARY \*\*\*

NO EXEMPTIONS AT THIS LEVEL

STATE OF NEW YORK  
 COUNTY - Tioga  
 TOWN - Nichols  
 VILLAGE - Nichols  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
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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	121,916		121,916	1,291.06
	SPEC DIST TAXES						
6	UTILITIES & N.C.	6					1,291.06



STATE OF NEW YORK  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
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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			
***** 170.07-2-21 *****						
170.07-2-21	119 Dean St			ACCT 00000000151		
Nichols American Legion	330 Vacant comm		VETORG CTS 26100	3,000		
119 Dean St	Tioga 493603	3,000	Village Tax	0.00		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	11,538				
			TOTAL TAX ---			0.00**
***** 170.07-2-22 *****						
170.07-2-22	119 Dean St			ACCT 00000000990		
Nichols American Legion	534 Social org.		VETORG CTS 26100	18,000		
119 Dean St	Tioga 493603	1,500	Village Tax	0.00		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	69,231				
			TOTAL TAX ---			0.00**
***** 170.07-1-34 *****						
170.07-1-34	90 Ro-Ki Blvd			ACCT 00000000999		
Nichols Baptist Church	620 Religious		NP RELIGOU 25110	74,000		
90 Ro-Ki Blvd	Tioga 493603	4,000	Village Tax	0.00		0.00
Nichols, NY 13812	ACRES 2.30	74,000				
	EAST-0878769 NRTH-0734579					
	DEED BOOK 317 PG-0139					
	FULL MARKET VALUE	284,615				
			TOTAL TAX ---			0.00**
***** 159.19-2-3 *****						
159.19-2-3	86 W River Rd			ACCT 00000000157		
Nichols Joint Fire Dist	312 Vac w/imprv		FR CO & DP 26400	5,350		
Chris Williams	Tioga 493603	2,350	Village Tax	0.00		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	20,577				
			TOTAL TAX ---			0.00**
*****						

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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-2 *****						
159.19-2-2	106 W River Rd			ACCT 00000001001		
Nichols Joint Fire Distr	662 Police/fire		FR CO & DP 26400		70,000	
Chris Williams	Tioga 493603	4,000	Village Tax		0.00	0.00
121 Debolder Rd	FRNT 106.55 DPTH 196.50	70,000				
Nichols, NY 13812	EAST-0878369 NRTH-0736629					
	DEED BOOK 344 PG-0303					
	FULL MARKET VALUE	269,231				
			TOTAL TAX ---			0.00**
***** 159.19-3-21 *****						
159.19-3-21	140 S Main St			ACCT 00000001005		
Nichols Presbyterian Church	620 Religious		NP RELIGOU 25110		60,000	
140 S Main St	Tioga 493603	1,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 70.00 DPTH 200.00	60,000				
	EAST-0879129 NRTH-0735969					
	DEED BOOK 067 PG-0373					
	FULL MARKET VALUE	230,769				
			TOTAL TAX ---			0.00**
***** 159.19-1-7 *****						
159.19-1-7	E River Rd			ACCT 00000001007		
Nichols Ro-Ki Park	591 Playground		NP ALL OTH 25300		6,500	
61 Kirby St	Tioga 493603	4,000	Village Tax		0.00	0.00
Nichols, NY 13812	ACRES 11.90	6,500				
	EAST-0880089 NRTH-0736909					
	DEED BOOK 288 PG-0235					
	FULL MARKET VALUE	25,000				
			TOTAL TAX ---			0.00**
***** 159.19-2-13 *****						
159.19-2-13	59 S Main St			ACCT 00000001004		
Nichols United Methodist Churc	620 Religious		NP RELIGOU 25110		120,000	
59 S Main St	Tioga 493603	2,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 217.00 DPTH 142.00	120,000				
	EAST-0878839 NRTH-0736359					
	DEED BOOK 204 PG-0288					
	FULL MARKET VALUE	461,538				
			TOTAL TAX ---			0.00**
***** 159.19-2-14.10 *****						
159.19-2-14.10	Kirby St			ACCT 00000000071		
Nichols United Methodist Churc	438 Parking lot		NP RELIGOU 25110		2,050	
59 S Main St	Tioga 493603	2,050	Village Tax		0.00	0.00
Nichols, NY 13812	Deed Date 05/15/2009	2,050				
	FRNT 106.08 DPTH 87.45					
	EAST-0878753 NRTH-0736197					
	DEED BOOK 16806 PG-4001					
	FULL MARKET VALUE	7,885				
			TOTAL TAX ---			0.00**
*****						

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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
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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	84,615				
					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	7,212				
					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	19,231				
					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	9,615				
					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	9,615				
					TOTAL TAX ---	0.00**
*****						

STATE OF NEW YORK  
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2 0 2 1 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 026.00

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 VALUATION DATE-JUL 01, 2019  
 TAXABLE STATUS DATE-MAR 01, 2020

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-2 *****						
159.18-2-2	151 Ro-Ki Blvd			ACCT 0000000207		
Tioga County IDA	552 Golf course		IND DEV AG 18020		980,000	
Tioga Downs Golf Club	Tioga 493603	16,000	Village Tax	0.00		0.00
56 Main St	Lease 03/23/2017	980,000				
Owego, NY 13827	ACRES 79.60					
	EAST-0877079 NRTH-0735939					
	DEED BOOK 323 PG-0215					
	FULL MARKET VALUE	3769,231				
			TOTAL TAX ---			0.00**
***** 159.19-1-13 *****						
159.19-1-13	42 E River Rd			ACCT 00000001002		
Town Of Nichols	611 Library		VL IN CORP 13650		120,000	
54 E River Rd	Tioga 493603	5,000	Village Tax	0.00		0.00
PO Box 296	DEED DATE 02-26-41	120,000				
Nichols, NY 13812	AGREEMENT 636/335 & 641/3					
	ACRES 1.43					
	EAST-0879214 NRTH-0736851					
	DEED BOOK 225 PG-168					
	FULL MARKET VALUE	461,538				
			TOTAL TAX ---			0.00**
***** 159.19-3-2 *****						
159.19-3-2	29 E River Rd			ACCT 00000001003		
Town Of Nichols	311 Res vac land		VL IN CORP 13650		1,225	
54 E River Rd	Tioga 493603	1,225	Village Tax	0.00		0.00
PO Box 296	FRNT 22.50 DPTH 60.00	1,225				
Nichols, NY 13812	EAST-0879109 NRTH-0736619					
	DEED BOOK 225 PG-0168					
	FULL MARKET VALUE	4,712				
			TOTAL TAX ---			0.00**
***** 170.06-1-16 *****						
170.06-1-16	139 Ro-Ki Blvd			ACCT 00000001014		
Town of Nichols	612 School		TOWN OWNED 13500		403,700	
54 E River Rd	Tioga 493603	5,000	Village Tax	0.00		0.00
PO Box 359	Deed Date 03/06/2018	403,700				
Nichols, NY 13812	ACRES 9.90					
	EAST-0878239 NRTH-0734829					
	DEED BOOK 20180 PG-920					
	FULL MARKET VALUE	1552,692				
			TOTAL TAX ---			0.00**
*****						

STATE OF NEW YORK  
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2 0 2 1 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 026.00

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-5 *****						
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	9,615				
			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	6,250				
			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	5,769				
			TOTAL TAX ---			0.00**
*****						

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2 0 2 1 V I L L A G E T A X R O L L  
 WHOLLY EXEMPT SECTION OF THE ROLL - 8  
 UNIFORM PERCENT OF VALUE IS 026.00

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R O L L S E C T I O N T O T A L S

\*\*\* S P E C I A L D I S T R I C T S U M M A R Y \*\*\*

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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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	1903,825	1903,825	
493603						
	S U B - T O T A L	22	66,725	1903,825	1903,825	
	S U B - T O T A L (CONT)					
	T O T A L	22	66,725	1903,825	1903,825	
	T O T A L (CONT)					

\*\*\* S Y S T E M C O D E S S U M M A R Y \*\*\*

NO SYSTEM EXEMPTIONS AT THIS LEVEL

\*\*\* E X E M P T I O N S U M M A R Y \*\*\*

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
13100	CNTY OWNED	2	5,000
13500	TOWN OWNED	1	403,700
13650	VL IN CORP	6	131,850
18020	IND DEV AG	1	980,000
25110	NP RELIGOU	7	280,425

STATE OF NEW YORK  
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2 0 2 1 V I L L A G E T A X R O L L  
 WHOLLY EXEMPT SECTION OF THE ROLL - 8  
 UNIFORM PERCENT OF VALUE IS 026.00

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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	6,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
	T O T A L	22	1903,825

\*\*\* 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	1903,825	1,903,825		
8	SPEC DIST TAXES WHOLLY EXEMPT	22					

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2 0 2 1 V I L L A G E T A X R O L L  
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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	6819,828	1929,805	4,890,023
493603					917,295	3,972,728
	S U B - T O T A L	253	541,270	6819,828	1929,805	4,890,023
	S U B - T O T A L (CONT)				917,295	3,972,728
	T O T A L	253	541,270	6819,828	1929,805	4,890,023
	T O T A L (CONT)				917,295	3,972,728

\*\*\* S Y S T E M C O D E S S U M M A R Y \*\*\*

NO SYSTEM EXEMPTIONS AT THIS LEVEL

\*\*\* E X E M P T I O N S U M M A R Y \*\*\*

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
13100	CNTY OWNED	2	5,000
13500	TOWN OWNED	1	403,700
13650	VL IN CORP	6	131,850
18020	IND DEV AG	1	980,000
25110	NP RELIGOU	7	280,425



STATE OF NEW YORK  
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2 0 2 1 V I L L A G E T A X R O L L  
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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	6,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
33207	EX VIL TAX	1	2,212
41121	VET WAR CT	5	14,241
41131	VET COM CT	4	19,425
41141	VET DIS CT	1	10,400
41800	AGED ALL	1	9,400
41807	AGED V	2	13,388
	T O T A L	36	1972,891

\*\*\* 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	4528,682	66,854	4,461,828	10.589768 47,249.74
5	Village Tax SPEC DIST TAXES SPECIAL FRANCHISE	5		265,405	2,212	263,193	10.589768 2,787.15
6	Village Tax SPEC DIST TAXES UTILITIES & N.C.	6	34,200	121,916		121,916	10.589768 1,291.06
8	RS 8 TOTAL SPEC DIST TAXES WHOLLY EXEMPT	22	66,725	1903,825	1,903,825		
	Village Tax		541,270	6819,828	1,972,891	4,846,937	10.589768 51,327.95

STATE OF NEW YORK  
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\*\*\* 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
	SPEC DIST TAXES						
*	SUB TOTAL	253					51,327.95
	Village Tax SPEC DIST TAXES		541,270	6819,828	1,972,891	4,846,937	10.589768
**	GRAND TOTAL	253					51,327.95

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