

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

2 0 2 2 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 025.80

PAGE 1  
 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

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				271.55
1645 Marshland Rd	DEED DATE 02/16/2021	25,325				
Apalachin, NY 13732	FRNT 133.65 DPTH 149.00					
	ACRES 0.47					
	EAST-0879359 NRTH-0735249					
	DEED BOOK 20210 PG-784					
	FULL MARKET VALUE	98,159				
			TOTAL TAX ---			271.55**
				DATE #1		06/30/22
				AMT DUE		271.55
*****						
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				75.06
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	27,132				
			TOTAL TAX ---			75.06**
				DATE #1		06/30/22
				AMT DUE		75.06
*****						
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				128.67
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	46,512				
			TOTAL TAX ---			128.67**
				DATE #1		06/30/22
				AMT DUE		128.67
*****						
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				214.45
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	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						

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 OWNERS NAME SEQUENCE  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
159.19-1-20	67 W River Rd 210 1 Family Res		Village Tax	159.19-1-20	15,800	169.42
Arnold Ray J	Tioga 493603	2,050		ACCT 0000000088		BILL 5
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	61,240				
			TOTAL TAX ---			169.42**
				DATE #1		06/30/22
				AMT DUE		169.42
*****						
170.07-1-2	179 S Main St 210 1 Family Res		Village Tax	170.07-1-2	20,475	219.55
Atkinson David H	Tioga 493603	1,500		ACCT 0000000195		BILL 6
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	79,360				
			TOTAL TAX ---			219.55**
				DATE #1		06/30/22
				AMT DUE		219.55
*****						
159.19-1-15.20	35 N Main St 421 Restaurant		Village Tax	159.19-1-15.20	55,000	589.75
B's American Pride Tavern	Tioga 493603	1,500		ACCT 0000000728		BILL 7
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	213,178				
			TOTAL TAX ---			589.75**
				DATE #1		06/30/22
				AMT DUE		589.75
*****						
170.07-1-5	205 Cady Ave 210 1 Family Res		Village Tax	170.07-1-5	20,000	214.45
Babcock Jeffrey A Jr	Tioga 493603	1,950		ACCT 0000000065		BILL 8
Babcock Carrie A	DEED DATE 02/12/2007	20,000				
205 Cady Ave	FRNT 94.75 DPTH 165.00					
Nichols, NY 13812	EAST-0879339 NRTH-0735559					
	DEED BOOK 14146 PG-5001					
	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						

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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		
*****					
170.07-1-23	243 S Main St			170.07-1-23	*****
Bahl William P	210 1 Family Res		Village Tax	ACCT 00000000033	BILL 9
Bahl Nancy C	Tioga 493603	1,900		28,000	300.23
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	108,527			
			TOTAL TAX ---		300.23**
				DATE #1	06/30/22
				AMT DUE	300.23
*****					
159.18-1-6	457 W River Rd			159.18-1-6	*****
Bailey Lynn A	210 1 Family Res		Village Tax	ACCT 00000000022	BILL 10
Bailey Joyce A	Tioga 493603	1,975		22,000	235.90
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	85,271			
			TOTAL TAX ---		235.90**
				DATE #1	06/30/22
				AMT DUE	235.90
*****					
170.07-2-33	S Main St			170.07-2-33	*****
Ball Emory	120 Field crops		Village Tax	ACCT 00000000010	BILL 11
Ball Judith	Tioga 493603	1,500		1,500	16.08
721 S Main St	ACRES 18.50	1,500			
Nichols, NY 13812	EAST-0880269 NRTH-0734649				
	DEED BOOK 319 PG-0827				
	FULL MARKET VALUE	5,814			
			TOTAL TAX ---		16.08**
				DATE #1	06/30/22
				AMT DUE	16.08
*****					
159.18-2-29	143 Bliven St			159.18-2-29	*****
Bendock Carla	210 1 Family Res		Village Tax	ACCT 00000000176	BILL 12
143 Bliven St	Tioga 493603	1,500		16,500	176.92
PO Box 34	DEED DATE 02/09/2016	16,500			
Nichols, NY 13812	FRNT 50.00 DPTH 178.00				
	EAST-0878079 NRTH-0736059				
	DEED BOOK 20160 PG-500				
	FULL MARKET VALUE	63,953			
			TOTAL TAX ---		176.92**
				DATE #1	06/30/22
				AMT DUE	176.92
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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-1-13 *****						
159.18-1-13	309 W River Rd				ACCT 0000000215	BILL 13
Birosh Jonney Lee	210 1 Family Res		Village Tax		14,000	150.12
3136 E River Rd	Tioga 493603	1,550				
Nichols, NY 13812	DEED DATE 02/12/02	14,000				
	FRNT 45.00 DPTH 280.00					
	BANK 500					
	EAST-0877409 NRTH-0737189					
	DEED BOOK 689 PG-1					
	FULL MARKET VALUE	54,264				
			TOTAL TAX ---			150.12**
				DATE #1		06/30/22
				AMT DUE		150.12
***** 159.19-2-30 *****						
159.19-2-30	88 Kirby St				ACCT 0000000016	BILL 14
Birosh Jonney Lee	210 1 Family Res		Village Tax		22,000	235.90
3136 E River Rd	Tioga 493603	1,800				
Nichols, NY 13812	DEED DATE 10/09/02	22,000				
	FRNT 66.00 DPTH 215.82					
	EAST-0878539 NRTH-0736129					
PRIOR OWNER ON 3/01/2021	DEED BOOK 20220 PG-7					
Hildebrant Jeremy R	FULL MARKET VALUE	85,271				
			TOTAL TAX ---			235.90**
				DATE #1		06/30/22
				AMT DUE		235.90
***** 159.19-3-25 *****						
159.19-3-25	82 S Main St				ACCT 0000000077	BILL 15
Blair Becky Jo	220 2 Family Res		Village Tax		33,400	358.14
82 S Main St	Tioga 493603	2,400				
Nichols, NY 13812	Deed Date 12/01/2017	33,400				
	FRNT 132.00 DPTH 201.94					
	BANK 500					
	EAST-0879119 NRTH-0736299					
	DEED BOOK 20170 PG-5245					
	FULL MARKET VALUE	129,457				
			TOTAL TAX ---			358.14**
				DATE #1		06/30/22
				AMT DUE		358.14
***** 170.07-1-19 *****						
170.07-1-19	185 S Main St				ACCT 0000000030	BILL 16
Bleiler Dustin J	484 1 use sm bld		Village Tax		5,000	53.61
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	19,380				
			TOTAL TAX ---			53.61**
				DATE #1		06/30/22
				AMT DUE		53.61

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-1-14 *****					
170.07-1-14	266 S Main St			ACCT 0000000017	BILL 17
Bleiler Michael	220 2 Family Res		Village Tax	15,800	169.42
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	61,240			
			TOTAL TAX ---		169.42**
				DATE #1	06/30/22
				AMT DUE	169.42
***** 159.18-2-21 *****					
159.18-2-21	204 W River Rd			ACCT 0000000052	BILL 18
Bond Cynthia J	210 1 Family Res		Village Tax	24,000	257.34
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	93,023			
			TOTAL TAX ---		257.34**
				DATE #1	06/30/22
				AMT DUE	257.34
***** 159.18-1-5 *****					
159.18-1-5	475 W River Rd			ACCT 0000000234	BILL 19
Bonney Marlene M	210 1 Family Res		Village Tax	13,927	149.33
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	53,981			
			TOTAL TAX ---		149.33**
				DATE #1	06/30/22
				AMT DUE	149.33
***** 159.18-2-13 *****					
159.18-2-13	372 W River Rd			ACCT 00000000217	BILL 20
Bostwick Randall C	210 1 Family Res		Village Tax	17,000	182.29
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	65,891			
			TOTAL TAX ---		182.29**
				DATE #1	06/30/22
				AMT DUE	182.29

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-2-18 *****					
170.07-2-18	124 Dean St			ACCT 0000000019	BILL 21
Bowen Bret	270 Mfg housing		Village Tax	8,000	85.78
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	31,008			
			TOTAL TAX ---		85.78**
				DATE #1	06/30/22
				AMT DUE	85.78
***** 170.07-2-19 *****					
170.07-2-19	124 Dean St			ACCT 00000001008	BILL 22
Bowen Bret	312 Vac w/imprv		Village Tax	1,250	13.40
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	4,845			
			TOTAL TAX ---		13.40**
				DATE #1	06/30/22
				AMT DUE	13.40
***** 170.07-1-7 *****					
170.07-1-7	245 Cady Ave			ACCT 00000000020	BILL 23
Boyer Wayne M	210 1 Family Res		VET WAR CT 41121	2,946	
Ciampoli Tamara	Tioga 493603	1,525	Village Tax	16,696	179.03
245 Cady Ave	Deed Date 07/17/2012	19,642			
PO Box 235	FRNT 52.97 DPTH 164.34				
Nichols, NY 13812	ACRES 0.20				
	EAST-0879349 NRTH-0735349				
	DEED BOOK 20063 PG-9001				
	FULL MARKET VALUE	76,132			
			TOTAL TAX ---		179.03**
				DATE #1	06/30/22
				AMT DUE	179.03
***** 170.07-1-18 *****					
170.07-1-18	198 S Main St			ACCT 00000000072	BILL 24
Brown Drew D	210 1 Family Res		Village Tax	20,500	219.81
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	79,457			
			TOTAL TAX ---		219.81**
				DATE #1	06/30/22
				AMT DUE	219.81

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****					
170.07-1-28	26 Taylor St 210 1 Family Res		Village Tax	170.07-1-28 ACCT 0000000021	BILL 25 261.90
Budine Elinor B	Tioga 493603	3,425		24,425	
Budine George I	Deed Date 07/20/2009	24,425			
863 Upper Front St Rm 116	FRNT 242.00 DPTH 162.50				
Binghamton, NY 13905-1540	EAST-0878949 NRTH-0734959				
	DEED BOOK 17019 PG-7001				
	FULL MARKET VALUE	94,671			
			TOTAL TAX ---		261.90**
				DATE #1	06/30/22
				AMT DUE	261.90
*****					
159.19-3-7	107 E River Rd 210 1 Family Res		Village Tax	159.19-3-7 ACCT 0000000123	BILL 26 160.84
Burgert Kimberly A	Tioga 493603	2,625		15,000	
1956 E River Rd	DEED 06-21-93	15,000			
Nichols, NY 13812	FRNT 162.50 DPTH 98.00				
	EAST-0879589 NRTH-0736539				
	DEED BOOK 542 PG-11				
	FULL MARKET VALUE	58,140			
			TOTAL TAX ---		160.84**
				DATE #1	06/30/22
				AMT DUE	160.84
*****					
159.18-2-15	320 W River Rd 210 1 Family Res		Village Tax	159.18-2-15 ACCT 0000000165	BILL 27 209.09
Burlingame Kamilah	Tioga 493603	1,975		19,500	
320 W River Rd	Deed Date 10/07/2015	19,500			
Nichols, NY 13812	FRNT 81.00 DPTH 243.01				
	BANK 77				
	EAST-0877249 NRTH-0736889				
	DEED BOOK 15000 PG-4010				
	FULL MARKET VALUE	75,581			
			TOTAL TAX ---		209.09**
				DATE #1	06/30/22
				AMT DUE	209.09
*****					
159.19-1-9	90 E River Rd 210 1 Family Res		Village Tax	159.19-1-9 ACCT 0000000210	BILL 28 268.07
Byers Michael T	Tioga 493603	2,500		25,000	
90 East Ruver Rd	DEED DATE 05/14/99	25,000			
Nichols, NY 13812	ACRES 1.60				
	EAST-0879510 NRTH-0736870				
	DEED BOOK 624 PG-336				
	FULL MARKET VALUE	96,899			
			TOTAL TAX ---		268.07**
				DATE #1	06/30/22
				AMT DUE	268.07
*****					

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-2-5 *****						
170.07-2-5	198 Cady Ave				ACCT 00000000124	BILL 29
Campfield Christopher	210 1 Family Res		Village Tax		13,317	142.79
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	51,616				
			TOTAL TAX ---			142.79**
				DATE #1		06/30/22
				AMT DUE		142.79
***** 159.18-2-26 *****						
159.18-2-26	85 Bliven St				ACCT 00000000214	BILL 30
Cass Linda J	210 1 Family Res		Village Tax		16,000	171.56
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	62,016				
			TOTAL TAX ---			171.56**
				DATE #1		06/30/22
				AMT DUE		171.56
***** 159.18-2-25 *****						
159.18-2-25	73 Bliven St				ACCT 00000000028	BILL 31
Cass William R	210 1 Family Res		Village Tax		14,500	155.48
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	56,202				
			TOTAL TAX ---			155.48**
				DATE #1		06/30/22
				AMT DUE		155.48
***** 159.19-2-38 *****						
159.19-2-38	Bliven St				ACCT 00000000027	BILL 32
Cass William R	311 Res vac land		Village Tax		3,000	32.17
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	11,628				
			TOTAL TAX ---			32.17**
				DATE #1		06/30/22
				AMT DUE		32.17
*****						



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2 0 2 2 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, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
170.07-2-2	142 Cady Ave 210 1 Family Res		Village Tax	170.07-2-2	22,104	237.01
Chambers Kathleen M	Tioga 493603	1,875				
Chambers Charles P	DEED DATE 04-24-95	22,104				
142 Cady Ave	FRNT 74.25 DPTH 264.00					
Nichols, NY 13812	EAST-0879599 NRTH-0735899					
	DEED BOOK 568 PG-110					
	FULL MARKET VALUE	85,674				
			TOTAL TAX ---			237.01**
				DATE #1		06/30/22
				AMT DUE		237.01
170.07-2-23.10	95 Dean St 210 1 Family Res		Village Tax	170.07-2-23.10	20,214	216.75
Chandler Richard L Sr	Tioga 493603	1,800				
Chandler Margaret E	DEED DATE 05/16/2011	20,214				
389 Bishop Rd	FRNT 66.00 DPTH 303.00					
Kingsport, TN 37664-5664	EAST-0879979 NRTH-0734969					
	DEED BOOK 18885 PG-8001					
	FULL MARKET VALUE	78,349				
			TOTAL TAX ---			216.75**
				DATE #1		06/30/22
				AMT DUE		216.75
159.18-1-16	205 W River Rd 210 1 Family Res		Village Tax	159.18-1-16	22,500	241.26
Clark Brandon	Tioga 493603	2,050				
Clark Chatney	DEED DATE 09/28/2020	22,500				
205 W River Rd	FRNT 174.17 DPTH 145.00					
Nichols, NY 13812	ACRES 0.50 BANK 500					
	EAST-0877879 NRTH-0736959					
	DEED BOOK 20200 PG-3723					
	FULL MARKET VALUE	87,209				
			TOTAL TAX ---			241.26**
				DATE #1		06/30/22
				AMT DUE		241.26
170.07-2-10	272 Cady Ave 210 1 Family Res		Village Tax	170.07-2-10	22,000	235.90
Cofone Daniel A	Tioga 493603	1,000				
272 Cady Ave	DEED DATE 11/24/95	22,000				
Nichols, NY 13812	FRNT 66.00 DPTH 145.00					
	EAST-0879579 NRTH-0735219					
	DEED BOOK 576 PG-185					
	FULL MARKET VALUE	85,271				
			TOTAL TAX ---			235.90**
				DATE #1		06/30/22
				AMT DUE		235.90

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2 0 2 2 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-1-11	302 S Main St			170.07-1-11	*****	*****
Cole Carl J	210 1 Family Res		Village Tax	ACCT 0000000038	BILL	37
302 S Main St	Tioga 493603	1,750				167.27
Nichols, NY 13812-2610	FRNT 75.00 DPTH 133.75	15,600				
	EAST-0879139 NRTH-0735129					
	DEED BOOK 467 PG-0178					
	FULL MARKET VALUE	60,465				
			TOTAL TAX ---			167.27**
				DATE #1		06/30/22
				AMT DUE		167.27
*****						
159.19-2-16	119 S Main St			159.19-2-16	*****	*****
Cole Jan	210 1 Family Res		Village Tax	ACCT 0000000040	BILL	38
119 S Main St	Tioga 493603	1,625				268.07
Nichols, NY 13812	DEED DATE 10/26/2005	25,000				
	5 OWNERS AS TENANTS IN CO					
	FRNT 52.00 DPTH 256.08					
	EAST-0878834 NRTH-0736062					
	DEED BOOK 12575 PG-1001					
	FULL MARKET VALUE	96,899				
			TOTAL TAX ---			268.07**
				DATE #1		06/30/22
				AMT DUE		268.07
*****						
159.18-1-3.10	543 W River Rd			159.18-1-3.10	*****	*****
Cole Marcus	483 Converted Re		Village Tax	ACCT 0000000078	BILL	39
Soprano Margaret	Tioga 493603	2,650				327.04
PO Box 158	DEED DATE 04/30/2009	30,500				
Nichols, NY 13812	FRNT 160.16 DPTH 134.71					
	EAST-0876219 NRTH-0737559					
	DEED BOOK 16758 PG-2001					
	FULL MARKET VALUE	118,217				
			TOTAL TAX ---			327.04**
				DATE #1		06/30/22
				AMT DUE		327.04
*****						
159.19-1-4	E River Rd			159.19-1-4	*****	*****
Cole Marcus	311 Res vac land		Village Tax	ACCT 0000000107	BILL	40
PO Box 158	Tioga 493603	400				4.29
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	1,550				
			TOTAL TAX ---			4.29**
				DATE #1		06/30/22
				AMT DUE		4.29
*****						

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2 0 2 2 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, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-18 *****					
159.19-2-18	151 S Main St			ACCT 0000000089	BILL 41
Cole Marcus	210 1 Family Res		Village Tax	7,500	80.42
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	29,070			
			TOTAL TAX ---		80.42**
				DATE #1	06/30/22
				AMT DUE	80.42
***** 159.19-1-3.10 *****					
159.19-1-3.10	1 N Main St			ACCT 0000000097	BILL 42
Cole Marcus J	449 Other Storag		Village Tax	5,600	60.05
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	21,705			
			TOTAL TAX ---		60.05**
				DATE #1	06/30/22
				AMT DUE	60.05
***** 159.19-1-22 *****					
159.19-1-22	95 W River Rd			ACCT 0000000235	BILL 43
Cole Marcus J	210 1 Family Res		Village Tax	18,300	196.22
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	70,930			
			TOTAL TAX ---		196.22**
				DATE #1	06/30/22
				AMT DUE	196.22
***** 159.19-1-23 *****					
159.19-1-23	101 W River Rd			ACCT 0000000087	BILL 44
Cole Marcus J	210 1 Family Res		Village Tax	13,000	139.39
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	50,388			
			TOTAL TAX ---		139.39**
				DATE #1	06/30/22
				AMT DUE	139.39

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 VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-1-30	373 S Main St			170.07-1-30		
Cole Roger M	210 1 Family Res		Village Tax	ACCT 0000000067	BILL	45
373 S Main St	Tioga 493603	1,950				
Nichols, NY 13812	DEED DATE 02/25/2021	22,400				
	FRNT 103.73 DPTH 195.00					
	ACRES 0.70					
	EAST-0878979 NRTH-0734709					
	DEED BOOK 20210 PG-1004					
	FULL MARKET VALUE	86,822				
			TOTAL TAX ---			240.19**
				DATE #1		06/30/22
				AMT DUE		240.19
*****						
159.19-3-3	41 E River Rd			159.19-3-3		
Community Bank Na	461 Bank		Village Tax	ACCT 0000000147	BILL	46
Accounts Payable	Tioga 493603	1,770				
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	271,318				
			TOTAL TAX ---			750.59**
				DATE #1		06/30/22
				AMT DUE		750.59
*****						
159.19-3-28	S Main St			159.19-3-28		
Community Bank Na	438 Parking lot		Village Tax	ACCT 0000000171	BILL	47
Accounts Payable	Tioga 493603	4,100				
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	15,891				
			TOTAL TAX ---			43.96**
				DATE #1		06/30/22
				AMT DUE		43.96
*****						
170.07-1-25	273 S Main St			170.07-1-25		
Cooley Lifetime Trust No 1	471 Funeral home		Village Tax	ACCT 0000000200	BILL	48
Cooley David M	Tioga 493603	1,700				
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	310,078				
			TOTAL TAX ---			857.81**
				DATE #1		06/30/22
				AMT DUE		857.81
*****						

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 VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
170.07-1-26	287 S Main St 330 Vacant comm		Village Tax	4,000	42.89
Cooley Lifetime Trust No 1	Tioga 493603	4,000			
Cooley David M	DEED DATE 08/05/2015	4,000			
644 Prentice Hill Rd	FRNT 49.20 DPTH 90.00				
Newark Valley, NY 13811	EAST-0878959 NRTH-0735199				
	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	15,504			
TOTAL TAX ---					42.89**
				DATE #1	06/30/22
				AMT DUE	42.89
170.07-1-27	S Main St 311 Res vac land		Village Tax	800	8.58
Cooley Lifetime Trust No 1	Tioga 493603	800			
Cooley David M	DEED DATE 08/05/2015	800			
644 Prentice Hill Rd	FRNT 45.00 DPTH 68.00				
Newark Valley, NY 13811	EAST-0878949 NRTH-0735089				
	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	3,101			
TOTAL TAX ---					8.58**
				DATE #1	06/30/22
				AMT DUE	8.58
170.07-1-38	39 Taylor St 311 Res vac land		Village Tax	2,300	24.66
Cooley Lifetime Trust No 1	Tioga 493603	2,300			
Cooley David M	DEED DATE 08/05/2015	2,300			
644 Prentice Hill Rd	FRNT 130.00 DPTH 142.00				
Newark Valley, NY 13811	EAST-0878799 NRTH-0735219				
	DEED BOOK 15000 PG-2978				
	FULL MARKET VALUE	8,915			
TOTAL TAX ---					24.66**
				DATE #1	06/30/22
				AMT DUE	24.66
159.18-1-9	367 W River Rd 210 1 Family Res		Village Tax	19,446	208.51
Corbin Dorothy M	Tioga 493603	1,725			
Corbin Duane	Deed Date 10/13/2020	19,446			
367 W River Rd	FRNT 60.00 DPTH 234.00				
PO Box 111	ACRES 0.30				
Nichols, NY 13812	EAST-0877129 NRTH-0737269				
	DEED BOOK 20200 PG-4005				
	FULL MARKET VALUE	75,372			
TOTAL TAX ---					208.51**
				DATE #1	06/30/22
				AMT DUE	208.51

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 VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-2-4 *****					
170.07-2-4	178 Cady Ave			ACCT 00000000075	BILL 53
Crispell Ryan Wayne	210 1 Family Res		Village Tax	22,000	235.90
178 Cady Ave	Tioga 493603	2,375			
Nichols, NY 13812	DEED DATE 01/04/2018	22,000			
	FRNT 115.00 DPTH 297.00				
	BANK 77				
	EAST-0879629 NRTH-0735699				
	DEED BOOK 20180 PG-49				
	FULL MARKET VALUE	85,271			
			TOTAL TAX ---		235.90**
				DATE #1	06/30/22
				AMT DUE	235.90
***** 170.07-1-42.20 *****					
170.07-1-42.20	38 Walnut St			ACCT 00000000751	BILL 54
Delmage John H	210 1 Family Res		Village Tax	32,000	343.12
Delmage Jillian M	Tioga 493603	2,675			
38 Walnut St	DEED DATE 05/15/2008	32,000			
Nichols, NY 13812	FRNT 170.00 DPTH 132.00				
	EAST-0878779 NRTH-0735609				
	DEED BOOK 15693 PG-2001				
	FULL MARKET VALUE	124,031			
			TOTAL TAX ---		343.12**
				DATE #1	06/30/22
				AMT DUE	343.12
***** 170.06-1-4 *****					
170.06-1-4	120 Howell St			ACCT 00000000221	BILL 55
DeOliveira Ashley J	210 1 Family Res		AGED ALL 41800	9,400	100.79
Ness Kyle W	Tioga 493603	1,800	Village Tax		
1200 Harbor Dr N Unit 5B	DEED DATE 08/29/00	18,800			
Oceanside, CA 92054	FRNT 80.00 DPTH 132.56				
	EAST-0878379 NRTH-0735699				
	DEED BOOK 20220 PG-697				
PRIOR OWNER ON 3/01/2021	FULL MARKET VALUE	72,868			
Joyce George E			TOTAL TAX ---		100.79**
				DATE #1	06/30/22
				AMT DUE	100.79
***** 170.07-1-4 *****					
170.07-1-4	173 Cady Ave			ACCT 00000000091	BILL 56
Dimarco Daniel P	210 1 Family Res		Village Tax	40,000	428.91
173 Cady Ave	Tioga 493603	2,650			
Nichols, NY 13812	DEED DATE 04/16/2021	40,000			
	FRNT 164.50 DPTH 165.00				
	BANK 500				
PRIOR OWNER ON 3/01/2021	EAST-0879329 NRTH-0735689				
Keaty Michael	DEED BOOK 20210 PG-1949				
	FULL MARKET VALUE	155,039			
			TOTAL TAX ---		428.91**
				DATE #1	06/30/22
				AMT DUE	428.91

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 VALUATION DATE-JUL 01, 2020  
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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		
***** 170.07-1-12 *****					
170.07-1-12	286 S Main St			ACCT 00000000045	BILL 57
Dunbar Rentals, LLC	411 Apartment		Village Tax	32,000	343.12
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	124,031			
				TOTAL TAX ---	343.12**
				DATE #1	06/30/22
				AMT DUE	343.12
***** 170.07-1-13 *****					
170.07-1-13	S Main St			ACCT 00000000004	BILL 58
Dunbar Rentals, LLC	438 Parking lot		Village Tax	1,675	17.96
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	6,492			
				TOTAL TAX ---	17.96**
				DATE #1	06/30/22
				AMT DUE	17.96
***** 170.07-2-17 *****					
170.07-2-17	110 Dean St			ACCT 00000000061	BILL 59
Dutton Jay H	210 1 Family Res		VET WAR CT 41121	2,895	
Dutton Carol E	Tioga 493603	1,650	Village Tax	16,405	175.91
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	74,806			
				TOTAL TAX ---	175.91**
				DATE #1	06/30/22
				AMT DUE	175.91
***** 159.19-2-15 *****					
159.19-2-15	109 S Main St			ACCT 00000000006	BILL 60
Duvall Isaac James	210 1 Family Res		Village Tax	34,875	373.95
109 S Main St	Tioga 493603	1,875			
Nichols, NY 13812	DEED DATE 07/05/2019	34,875			
	FRNT 73.33 DPTH 253.00				
	ACRES 0.42 BANK 500				
	EAST-0878839 NRTH-0736129				
	DEED BOOK 20190 PG-2579				
	FULL MARKET VALUE	135,174			
				TOTAL TAX ---	373.95**
				DATE #1	06/30/22
				AMT DUE	373.95

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VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****					
170.07-1-24	263 S Main St			170.07-1-24	*****
Dydynski Theodore	210 1 Family Res		Village Tax	ACCT 0000000201	BILL 61
Cooley Jody M	Tioga 493603	1,750		33,500	359.21
263 S Main St	DEED DATE 01/23/2007	33,500			
PO Box 72	FRNT 75.00 DPTH 133.00				
Nichols, NY 13812	EAST-0878929 NRTH-0735339				
	DEED BOOK 14076 PG-4001				
	FULL MARKET VALUE	129,845			
			TOTAL TAX ---		359.21**
				DATE #1	06/30/22
				AMT DUE	359.21
*****					
159.19-3-8	42 Cady Ave			159.19-3-8	*****
Eichelsderfer Edith	220 2 Family Res		Village Tax	ACCT 0000000139	BILL 62
Eichelsderfer Robert C	Tioga 493603	2,125		23,100	247.69
42 Cady Ave Apt 1	Deed Date 03/27/2013	23,100			
Nichols, NY 13812	FRNT 93.00 DPTH 222.42				
	EAST-0879559 NRTH-0736419				
	DEED BOOK 20785 PG-7001				
	FULL MARKET VALUE	89,535			
			TOTAL TAX ---		247.69**
				DATE #1	06/30/22
				AMT DUE	247.69
*****					
170.07-1-1	34 Howell St			170.07-1-1	*****
Ellis Glenn H	210 1 Family Res		Village Tax	ACCT 0000000025	BILL 63
Ellis Audra S	Tioga 493603	2,325		20,000	214.45
34 Howell St	DEED DATE 05/29/03	20,000			
Nichols, NY 13812	FRNT 132.00 DPTH 82.50				
	BANK 500				
	EAST-0878779 NRTH-0735739				
	DEED BOOK 720 PG-141				
	FULL MARKET VALUE	77,519			
			TOTAL TAX ---		214.45**
				DATE #1	06/30/22
				AMT DUE	214.45
*****					
170.07-1-42.10	Howell St			170.07-1-42.10	*****
Ellis Glenn H	311 Res vac land		Village Tax	ACCT 0000000153	BILL 64
Ellis Audra S	Tioga 493603	200		200	2.14
34 Howell St	DEED DATE 05/29/03	200			
Nichols, NY 13812	FRNT 58.00 DPTH 49.00				
	BANK 500				
	EAST-0878819 NRTH-0735679				
	DEED BOOK 720 PG-141				
	FULL MARKET VALUE	775			
			TOTAL TAX ---		2.14**
				DATE #1	06/30/22
				AMT DUE	2.14
*****					



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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			
***** 159.18-1-15.10 *****						
159.18-1-15.10	263 W River Rd				ACCT 0000000050	BILL 65
Engelbert Farms Organic, LLC	485 >luse sm bld		Village Tax		35,000	375.29
182 Sunnyside Rd	Tioga 493603	5,100				
Nichols, NY 13812	DEED DATE 06/06/2018	35,000				
	FRNT 259.00 DPTH 316.00					
	ACRES 2.50					
	EAST-0877709 NRTH-0737079					
	DEED BOOK 20180 PG-2385					
	FULL MARKET VALUE	135,659				
			TOTAL TAX ---			375.29**
				DATE #1		06/30/22
				AMT DUE		375.29
***** 159.19-3-19 *****						
159.19-3-19	160 S Main St				ACCT 0000000135	BILL 66
Eschenburg Daniel E	210 1 Family Res		Village Tax		12,600	135.11
PO Box 341	Tioga 493603	1,950				
Athens, PA 18810	Deed Date 10/05/2011	12,600				
	FRNT 95.00 DPTH 182.00					
	EAST-0879139 NRTH-0735849					
	DEED BOOK 19244 PG-8001					
	FULL MARKET VALUE	48,837				
			TOTAL TAX ---			135.11**
				DATE #1		06/30/22
				AMT DUE		135.11
***** 159.19-2-25 *****						
159.19-2-25	148 Bliven St				ACCT 0000000177	BILL 67
Fox Raymond A	210 1 Family Res		Village Tax		39,000	418.18
Fox Melissa R	Tioga 493603	1,750				
148 Bliven St	DEED DATE 06/25/2014	39,000				
Nichols, NY 13812	FRNT 75.00 DPTH 159.07					
	BANK 77					
	EAST-0878309 NRTH-0736049					
	DEED BOOK 14000 PG-2658					
	FULL MARKET VALUE	151,163				
			TOTAL TAX ---			418.18**
				DATE #1		06/30/22
				AMT DUE		418.18
***** 159.18-2-1.20 *****						
159.18-2-1.20	W River Rd				ACCT 00000001009	BILL 68
Friedrichsen Paul	105 Vac farmland		Village Tax		6,000	64.34
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	23,256				
			TOTAL TAX ---			64.34**
				DATE #1		06/30/22
				AMT DUE		64.34

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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		
170.07-2-7	228 Cady Ave 210 1 Family Res		Village Tax	16,269	174.45
Friend Ronald S	Tioga 493603	2,000			
228 Cady Ave	DEED DATE 12/29/2017	16,269			
Nichols, NY 13812	FRNT 82.50 DPTH 330.00				
	EAST-0879649 NRTH-0735449				
PRIOR OWNER ON 3/01/2021	DEED BOOK 20220 PG-264				
Blaasch Paul	FULL MARKET VALUE	63,058			
TOTAL TAX ---					174.45**
				DATE #1	06/30/22
				AMT DUE	174.45
159.18-2-3	125 Johnson St 449 Other Storag		Village Tax	29,000	310.96
Fullbrook Charlotte B	Tioga 493603	3,500			
880 Charter Rd	Deed Date 09/20/2019	29,000			
Acton, MA 01720	ACRES 1.80				
	EAST-0876629 NRTH-0736519				
	DEED BOOK 20190 PG-3746				
	FULL MARKET VALUE	112,403			
TOTAL TAX ---					310.96**
				DATE #1	06/30/22
				AMT DUE	310.96
170.06-1-8	69 Walnut St 210 1 Family Res		Village Tax	25,200	270.21
Gatto Nicholas F J	Tioga 493603	1,800			
Gatto Rosalie L	DEED DATE 09/29/2005	25,200			
69 Walnut St	FRNT 80.00 DPTH 198.00				
Nichols, NY 13812	EAST-0878579 NRTH-0735439				
	DEED BOOK 12491 PG-3002				
	FULL MARKET VALUE	97,674			
TOTAL TAX ---					270.21**
				DATE #1	06/30/22
				AMT DUE	270.21
170.07-2-28.1	81 Platt St 210 1 Family Res		Village Tax	20,000	214.45
Greenwalt Seth W	Tioga 493603	1,950			
Greenwalt Elisha J	Deed Date 12/09/2020	20,000			
81 Platt St	FRNT 91.55 DPTH 200.00				
Nichols, NY 13812	ACRES 0.38				
	EAST-0879489 NRTH-0734969				
	DEED BOOK 20210 PG-2500				
	FULL MARKET VALUE	77,519			
TOTAL TAX ---					214.45**
				DATE #1	06/30/22
				AMT DUE	214.45

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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			
***** 159.19-1-21 *****						
159.19-1-21	87 W River Rd				ACCT 0000000110	BILL 73
Gross Casey F	210 1 Family Res		Village Tax		13,500	144.76
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	52,326				
TOTAL TAX ---						144.76**
						DATE #1 06/30/22
						AMT DUE 144.76
***** 159.19-2-19 *****						
159.19-2-19	161 S Main St				ACCT 0000000163	BILL 74
Gross Casey F	210 1 Family Res		Village Tax		20,625	221.15
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	79,942				
TOTAL TAX ---						221.15**
						DATE #1 06/30/22
						AMT DUE 221.15
***** 159.19-2-20 *****						
159.19-2-20	43 Howell St				ACCT 0000000213	BILL 75
Gross Casey F	210 1 Family Res		Village Tax		15,000	160.84
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	58,140				
TOTAL TAX ---						160.84**
						DATE #1 06/30/22
						AMT DUE 160.84
***** 159.19-3-13 *****						
159.19-3-13	85 Cady Ave				ACCT 0000000196	BILL 76
Gross Casey F	281 Multiple res		Village Tax		30,000	321.68
270 White Buck Ln	Tioga 493603	1,825				
Warren Center, PA 18851	Deed Date 06/07/2019	30,000				
	FRNT 82.50 DPTH 165.00					
	ACRES 0.31					
	EAST-0879309 NRTH-0736189					
	DEED BOOK 20190 PG-2203					
	FULL MARKET VALUE	116,279				
TOTAL TAX ---						321.68**
						DATE #1 06/30/22
						AMT DUE 321.68
*****						

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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		
*****					
170.07-2-24	81 Dean St			170.07-2-24	*****
Gross Casey F	210 1 Family Res		Village Tax	ACCT 0000000011	BILL 77
270 White Buck Ln	Tioga 493603	1,800		25,000	268.07
Warren Center, PA 18851	Deed Date 04/13/2017	25,000			
	FRNT 66.00 DPTH 283.00				
	EAST-0879922 NRTH-0734962				
	DEED BOOK 20170 PG-1543				
	FULL MARKET VALUE	96,899			
			TOTAL TAX ---		268.07**
				DATE #1	06/30/22
				AMT DUE	268.07
*****					
159.18-2-8	76 Johnson St			159.18-2-8	*****
Hall Harold	210 1 Family Res		Village Tax	ACCT 00000000180	BILL 78
Purtell Sue	Tioga 493603	2,150		23,130	248.02
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	89,651			
			TOTAL TAX ---		248.02**
				DATE #1	06/30/22
				AMT DUE	248.02
*****					
159.19-2-17.1	131 S Main St			159.19-2-17.1	*****
Harrington Jacques	210 1 Family Res		Village Tax	ACCT 00000000134	BILL 79
Harrington Jennifer	Tioga 493603	3,000		27,300	292.73
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	105,814			
			TOTAL TAX ---		292.73**
				DATE #1	06/30/22
				AMT DUE	292.73
*****					
170.07-2-3	162 Cady Ave			170.07-2-3	*****
Hartl Virginia C	210 1 Family Res		Village Tax	ACCT 00000000056	BILL 80
Hartl Matthew D	Tioga 493603	2,375		23,000	246.62
162 Cady Ave	DEED DATE 11/18/98	23,000			
Nichols, NY 13812	FRNT 115.50 DPTH 330.00				
	EAST-0879619 NRTH-0735809				
	DEED BOOK 20220 PG-1361				
	FULL MARKET VALUE	89,147			
PRIOR OWNER ON 3/01/2021			TOTAL TAX ---		246.62**
Hartl Virginia C				DATE #1	06/30/22
				AMT DUE	246.62
*****					

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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			
***** 170.07-1-36 *****						
170.07-1-36	34 Ro-Ki Blvd				170.07-1-36	
Hazard David W	210 1 Family Res		Village Tax		ACCT 0000000086	BILL 81
34 Ro-Ki Blvd	Tioga 493603	2,175			22,175	237.77
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	85,950				
			TOTAL TAX ---			237.77**
				DATE #1		06/30/22
				AMT DUE		237.77
***** 170.07-2-12 *****						
170.07-2-12	42 Dean St				170.07-2-12	
Hill Allen M Jr	210 1 Family Res		Village Tax		ACCT 0000000049	BILL 82
Hill Ann E	Tioga 493603	1,900			22,800	244.48
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	88,372				
			TOTAL TAX ---			244.48**
				DATE #1		06/30/22
				AMT DUE		244.48
***** 159.18-1-4 *****						
159.18-1-4	491 W River Rd				159.18-1-4	
HILST/DERMIT, LLP	464 Office bldg.		Village Tax		ACCT 0000000069	BILL 83
4527 E 91st St	Tioga 493603	3,000			53,000	568.30
Tulsa, OK 74137	DEED DATE 06/23/2020	53,000				
	FRNT 90.18 DPTH 152.00					
	ACRES 0.31					
	EAST-0876509 NRTH-0737479					
	DEED BOOK 20200 PG-2245					
	FULL MARKET VALUE	205,426				
			TOTAL TAX ---			568.30**
				DATE #1		06/30/22
				AMT DUE		568.30
***** 170.07-1-10 *****						
170.07-1-10	44 Platt St				170.07-1-10	
Hirtz Edward J	210 1 Family Res		AGED V 41807		ACCT 00000000145	BILL 84
44 Platt St	Tioga 493603	1,825	Village Tax		5,530	88.94
Nichols, NY 13812	DEED DATE 05/23/01	13,825				
	FRNT 82.50 DPTH 82.50					
	EAST-0879239 NRTH-0735139					
	DEED BOOK 668 PG-349					
	FULL MARKET VALUE	53,585				
			TOTAL TAX ---			88.94**
				DATE #1		06/30/22
				AMT DUE		88.94

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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			
***** 159.19-3-9 *****						
159.19-3-9	60 Cady Ave				ACCT 0000000012	BILL 85
Hoffman Heather M	210 1 Family Res		Village Tax		24,000	257.34
60 Cady Ave	Tioga 493603	2,000				
Nichols, NY 13812	Deed Date 10/13/2020	24,000				
	FRNT 92.50 DPTH 223.00					
	ACRES 0.48 BANK 191					
	EAST-0879559 NRTH-0736339					
	DEED BOOK 20200 PG-3999					
	FULL MARKET VALUE	93,023				
			TOTAL TAX ---			257.34**
				DATE #1		06/30/22
				AMT DUE		257.34
***** 159.18-2-19 *****						
159.18-2-19	218 W River Rd				ACCT 00000000199	BILL 86
Hoffman Timothy P	210 1 Family Res		Village Tax		24,912	267.12
Hoffman Wendy J	Tioga 493603	3,000				
218 W River Rd	DEED DATE 04/12/2019	24,912				
Nichols, NY 13812	ACRES 1.57 BANK 77					
	EAST-0877737 NRTH-0736677					
	DEED BOOK 20190 PG-1438					
	FULL MARKET VALUE	96,558				
			TOTAL TAX ---			267.12**
				DATE #1		06/30/22
				AMT DUE		267.12
***** 170.07-1-39 *****						
170.07-1-39	74 Walnut St				ACCT 00000000186	BILL 87
Hoose Michael B	210 1 Family Res		Village Tax		23,663	253.73
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	91,717				
			TOTAL TAX ---			253.73**
				DATE #1		06/30/22
				AMT DUE		253.73
***** 159.19-2-31 *****						
159.19-2-31	76 Kirby St				ACCT 00000000018	BILL 88
Houseknecht Earl B	210 1 Family Res		Village Tax		13,200	141.54
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	51,163				
			TOTAL TAX ---			141.54**
				DATE #1		06/30/22
				AMT DUE		141.54
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-6 *****						
159.19-3-6	24 Cady Ave				ACCT 0000000128	BILL 89
Hunt Jefferson Jay	210 1 Family Res		Village Tax		27,000	289.51
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	104,651				
			TOTAL TAX ---			289.51**
				DATE #1		06/30/22
				AMT DUE		289.51
***** 159.19-1-3.40 *****						
159.19-1-3.40	92 N Main St				ACCT 00000001365	BILL 90
Jacobson Kenneth	210 1 Family Res		Village Tax		10,250	109.91
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	39,729				
			TOTAL TAX ---			109.91**
				DATE #1		06/30/22
				AMT DUE		109.91
***** 159.18-2-17 *****						
159.18-2-17	280 W River Rd				ACCT 0000000002	BILL 91
James Richard A	210 1 Family Res		Village Tax		12,575	134.84
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	48,740				
			TOTAL TAX ---			134.84**
				DATE #1		06/30/22
				AMT DUE		134.84
***** 159.18-1-7 *****						
159.18-1-7	431 W River Rd				ACCT 00000000166	BILL 92
James Robin A	210 1 Family Res		Village Tax		26,000	278.79
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	100,775				
			TOTAL TAX ---			278.79**
				DATE #1		06/30/22
				AMT DUE		278.79
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-5 *****						
159.19-3-5	65 E River Rd				159.19-3-5	
JMF River Rd Property, LLC	452 Nbh shop ctr		Village Tax		ACCT 0000000083	BILL 93
EMP River Rd Property, LLC	Tioga 493603	2,175			230,000	2,466.21
404 Yale Ave	Deed Date 10/07/2020	230,000				
Morton, PA 19070	FRNT 98.70 DPTH 240.00					
	ACRES 0.70					
	EAST-0879299 NRTH-0736479					
	DEED BOOK 20200 PG-3908					
	FULL MARKET VALUE	891,473				
			TOTAL TAX ---			2,466.21**
				DATE #1		06/30/22
				AMT DUE		2,466.21
***** 159.18-2-31 *****						
159.18-2-31	163 Bliven St				159.18-2-31	
Johnson Albert E	210 1 Family Res		Village Tax		ACCT 0000000230	BILL 94
132 Ro-Ki Blvd	Tioga 493603	1,650			10,650	114.20
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	41,279				
			TOTAL TAX ---			114.20**
				DATE #1		06/30/22
				AMT DUE		114.20
***** 170.07-1-33 *****						
170.07-1-33	Ro-Ki Blvd				170.07-1-33	
Johnson Albert E	311 Res vac land		Village Tax		ACCT 00000001124	BILL 95
Kelsey Deborah L	Tioga 493603	200			200	2.14
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	775				
			TOTAL TAX ---			2.14**
				DATE #1		06/30/22
				AMT DUE		2.14
***** 170.07-1-17 *****						
170.07-1-17	218 S Main St				170.07-1-17	
JTWhitmore Properties, LLC	220 2 Family Res		Village Tax		ACCT 00000000148	BILL 96
891 Straits Corners Rd	Tioga 493603	1,600			25,600	274.50
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	99,225				
			TOTAL TAX ---			274.50**
				DATE #1		06/30/22
				AMT DUE		274.50

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2 0 2 2 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		
170.07-1-20	201 S Main St 210 1 Family Res		Village Tax	16,000	171.56
Kelley Michael S	Tioga 493603	1,900			
Kelley Kelly	DEED DATE 11/15/2019	16,000			
PO Box 35	FRNT 102.00 DPTH 136.00				
Rome, PA 18837	ACRES 0.30				
	EAST-0878919 NRTH-0735659				
	DEED BOOK 20190 PG-4665				
	FULL MARKET VALUE	62,016			
			TOTAL TAX ---		171.56**
				DATE #1	06/30/22
				AMT DUE	171.56
***** 170.07-1-20 *****					
170.06-1-5	98 Howell St 210 1 Family Res		Village Tax	3,500	37.53
Kelsey Deborah L	Tioga 493603	1,725			
132 Ro-Ki Blvd	DEED DATE 09/29/2006	3,500			
Nichols, NY 13812	FRNT 73.50 DPTH 132.00				
	EAST-0878459 NRTH-0735699				
	DEED BOOK 13694 PG-8001				
	FULL MARKET VALUE	13,566			
			TOTAL TAX ---		37.53**
				DATE #1	06/30/22
				AMT DUE	37.53
***** 170.06-1-5 *****					
159.19-2-7	28 W River Rd 411 Apartment		Village Tax	25,200	270.21
Kelsey Henry S	Tioga 493603	2,200			
PO Box 68	FRNT 119.00 DPTH 196.00	25,200			
Nichols, NY 13812	EAST-0878779 NRTH-0736609				
	DEED BOOK 466 PG-0337				
	FULL MARKET VALUE	97,674			
			TOTAL TAX ---		270.21**
				DATE #1	06/30/22
				AMT DUE	270.21
***** 159.19-2-7 *****					
170.06-1-12	27 Ro-Ki Blvd 210 1 Family Res		Village Tax	29,425	315.51
Kie Ricky	Tioga 493603	2,425			
Kie Jill	DEED DATE 08/31/2018	29,425			
27 Ro-Ki Blvd	FRNT 74.06 DPTH 350.00				
Nichols, NY 13812	ACRES 1.15				
	EAST-0878509 NRTH-0735059				
	DEED BOOK 20180 PG-3769				
	FULL MARKET VALUE	114,050			
			TOTAL TAX ---		315.51**
				DATE #1	06/30/22
				AMT DUE	315.51
***** 170.06-1-12 *****					

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 VALUATION DATE-JUL 01, 2020  
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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			
170.07-2-11	284 Cady Ave 220 2 Family Res		Village Tax	170.07-2-11	23,400	250.91
Kithcart Bryant M	Tioga 493603	1,750		ACCT 0000000120		BILL 101
284 Cady Ave	DEED DATE 10/27/2005	23,400				
Nichols, NY 13812	FRNT 66.00 DPTH 145.00 BANK 8					
	EAST-0879579 NRTH-0735149					
	DEED BOOK 20210 PG-2655					
	FULL MARKET VALUE	90,698				
			TOTAL TAX ---			250.91**
				DATE #1		06/30/22
				AMT DUE		250.91
170.07-2-8	242 Cady Ave 210 1 Family Res		Village Tax	170.07-2-8	24,000	257.34
Kithcart Kari	Tioga 493603	1,975		ACCT 0000000133		BILL 102
Caciola Donna	Deed Date 11/12/2020	24,000				
242 Cady Ave	FRNT 82.50 DPTH 415.00					
Nichols, NY 13812	ACRES 0.79 BANK 500					
	EAST-0879669 NRTH-0735369					
	DEED BOOK 20200 PG-4533					
	FULL MARKET VALUE	93,023				
			TOTAL TAX ---			257.34**
				DATE #1		06/30/22
				AMT DUE		257.34
159.19-3-24	96 S Main St 210 1 Family Res		Village Tax	159.19-3-24	27,770	297.77
Knight Michael	Tioga 493603	1,675		ACCT 0000000015		BILL 103
Knight Shari	DEED DATE 08/23/04	27,770				
96 S Main St	FRNT 67.58 DPTH 200.25					
Nichols, NY 13812	BANK 500					
	EAST-0879119 NRTH-0736189					
	DEED BOOK 11244 PG-8001					
	FULL MARKET VALUE	107,636				
			TOTAL TAX ---			297.77**
				DATE #1		06/30/22
				AMT DUE		297.77
159.19-1-24.10	155 W River Rd 484 1 use sm bld		Village Tax	159.19-1-24.10	15,000	160.84
Koehn John	Tioga 493603	3,000		ACCT 0000000090		BILL 104
Koehn Barbara	DEED DATE 02/08/2006	15,000				
175 W River Rd	02/03/06 128276-001 EASE					
Nichols, NY 13812	FRNT 56.18 DPTH 244.04					
	EAST-0878149 NRTH-0736967					
	DEED BOOK 12907 PG-9001					
	FULL MARKET VALUE	58,140				
			TOTAL TAX ---			160.84**
				DATE #1		06/30/22
				AMT DUE		160.84

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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			
*****						
159.19-1-3.20	Main St 312 Vac w/imprv		Village Tax		159.19-1-3.20	*****
Koehn John K	Tioga 493603	1,000			ACCT 0000000530	BILL 105
Koehn Barbara J	DEED DATE 01/06/1994	5,000				
175 West River Rd	FRNT 185.96 DPTH 51.18					
Nichols, NY 13812	EAST-0879130 NRTH-0737138					
	DEED BOOK 551 PG-305					
	FULL MARKET VALUE	19,380				
			TOTAL TAX ---			53.61**
				DATE #1		06/30/22
				AMT DUE		53.61
*****						
159.19-1-3.30	Main St 312 Vac w/imprv		Village Tax		159.19-1-3.30	*****
Koehn John K	Tioga 493603	500			ACCT 00000001366	BILL 106
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	3,876				
			TOTAL TAX ---			10.72**
				DATE #1		06/30/22
				AMT DUE		10.72
*****						
159.19-1-25	175 W River Rd 210 1 Family Res		Village Tax		159.19-1-25	*****
Koehn John K	Tioga 493603	2,925			ACCT 00000000100	BILL 107
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	180,329				
			TOTAL TAX ---			498.87**
				DATE #1		06/30/22
				AMT DUE		498.87
*****						
159.19-3-17	145 Cady Ave 210 1 Family Res		Village Tax		159.19-3-17	*****
Krapf Christopher H	Tioga 493603	2,275			ACCT 00000000197	BILL 108
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	96,899				
			TOTAL TAX ---			268.07**
				DATE #1		06/30/22
				AMT DUE		268.07
*****						

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2 0 2 2 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			
*****						
170.07-1-32	S Main St 311 Res vac land		Village Tax	170.07-1-32	800	109
LaBarre Charles F	Tioga 493603	800		ACCT 0000000084		BILL 109
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	3,101				
			TOTAL TAX ---			8.58**
				DATE #1		06/30/22
				AMT DUE		8.58
*****						
159.19-2-14.20	91 S Main St 220 2 Family Res		Village Tax	159.19-2-14.20	20,000	110
Lane James P	Tioga 493603	1,825		ACCT 00000001189		BILL 110
103 Bradford St	Deed Date 09/03/2009	20,000				
Sayre, PA 18840	FRNT 82.50 DPTH 150.00					
	EAST-0878879 NRTH-0736199					
PRIOR OWNER ON 3/01/2021	DEED BOOK 20220 PG-724					
Arkay Property Management LLC	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						
159.19-3-12	67 Cady Ave 210 1 Family Res		Village Tax	159.19-3-12	16,500	111
MacCoy John M	Tioga 493603	2,000		ACCT 00000000119		BILL 111
PO Box 24	DEED DATE 02-02-94	16,500				
Wellsburg, NY 14894	FRNT 98.00 DPTH 159.00					
	EAST-0879309 NRTH-0736279					
	DEED BOOK 552 PG-298					
	FULL MARKET VALUE	63,953				
			TOTAL TAX ---			176.92**
				DATE #1		06/30/22
				AMT DUE		176.92
*****						
159.19-3-15	115 Cady Ave 210 1 Family Res		Village Tax	159.19-3-15	25,000	112
MacDonald Evan C	Tioga 493603	1,750		ACCT 00000000178		BILL 112
115 Cady Ave	DEED DATE 11/25/2013	25,000				
Nichols, NY 13812	FRNT 75.50 DPTH 162.00					
	BANK 500					
	EAST-0879319 NRTH-0736029					
	DEED BOOK 21482 PG-2001					
	FULL MARKET VALUE	96,899				
			TOTAL TAX ---			268.07**
				DATE #1		06/30/22
				AMT DUE		268.07
*****						

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VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-1-18 *****					
159.19-1-18	14 N Main St			ACCT 0000000108	BILL 113
MacDonald Richard C	423 Snack bar		Village Tax	22,275	238.85
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	86,337			
			TOTAL TAX ---		238.85**
				DATE #1	06/30/22
				AMT DUE	238.85
***** 159.19-1-2 *****					
159.19-1-2	82 N Main St			ACCT 0000000062	BILL 114
Macumber Leon L	210 1 Family Res		Village Tax	11,000	117.95
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	42,636			
			TOTAL TAX ---		117.95**
				DATE #1	06/30/22
				AMT DUE	117.95
***** 159.18-1-2 *****					
159.18-1-2	563 W River Rd			ACCT 0000000190	BILL 115
Marcotte Kimberly J	210 1 Family Res		Village Tax	31,675	339.64
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	122,771			
			TOTAL TAX ---		339.64**
				DATE #1	06/30/22
				AMT DUE	339.64
***** 170.06-1-14 *****					
170.06-1-14	Ro-Ki Blvd			ACCT 0000000225	BILL 116
Martz Gordon A	311 Res vac land		Village Tax	1,000	10.72
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	3,876			
			TOTAL TAX ---		10.72**
				DATE #1	06/30/22
				AMT DUE	10.72

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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			
*****						
170.06-1-15	63 Ro-Ki Blvd 210 1 Family Res		Village Tax	170.06-1-15	20,000	117
Martz Gordon A	Tioga 493603	2,325		ACCT 0000000226		BILL 117
Martz Marilyn J	DEED DATE 03/20/2006	20,000				
63 Ro-Ki Blvd	FRNT 132.00 DPTH 165.00					
Nichols, NY 13812	BANK 8					
	EAST-0878531 NRTH-0734775					
	DEED BOOK 13040 PG-8001					
	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						
159.18-2-24	51 Bliven St 210 1 Family Res		Village Tax	159.18-2-24	12,000	118
McCabe Paul	Tioga 493603	2,000		ACCT 0000000188		BILL 118
McCabe Lisa	DEED DATE 09/05/03	12,000				
51 Bliven St	FRNT 100.00 DPTH 181.50					
Nichols, NY 13812	BANK 77					
	EAST-0878049 NRTH-0736579					
PRIOR OWNER ON 3/01/2021	DEED BOOK 20210 PG-3460					
Girondo Marchelle	FULL MARKET VALUE	46,512				
			TOTAL TAX ---			128.67**
				DATE #1		06/30/22
				AMT DUE		128.67
*****						
159.19-2-28	108 Kirby St 210 1 Family Res		Village Tax	159.19-2-28	16,650	119
McCoy Glenn C	Tioga 493603	1,650		ACCT 0000000118		BILL 119
371 Cole Hl	DEED DATE 02/09/2009	16,650				
Nichols, NY 13812-1807	FRNT 66.00 DPTH 218.79					
	EAST-0878407 NRTH-0736119					
	DEED BOOK 16508 PG-2001					
	FULL MARKET VALUE	64,535				
			TOTAL TAX ---			178.53**
				DATE #1		06/30/22
				AMT DUE		178.53
*****						
159.18-2-27	99 Bliven St 210 1 Family Res		Village Tax	159.18-2-27	18,000	120
Medcalf Kenneth R Jr	Tioga 493603	1,700		ACCT 0000000009		BILL 120
99 Bliven St	Deed Date 04/25/2014	18,000				
Nichols, NY 13812	FRNT 70.00 DPTH 178.00					
	BANK 191					
	EAST-0878059 NRTH-0736319					
	DEED BOOK 14000 PG-1716					
	FULL MARKET VALUE	69,767				
			TOTAL TAX ---			193.01**
				DATE #1		06/30/22
				AMT DUE		193.01
*****						

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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		
159.19-3-23	108 S Main St 411 Apartment		Village Tax	31,650	339.37
Middleton Robert W	Tioga 493603	1,400			
Middleton Sherry H	DEED DATE 12/07/2014	31,650			
58 Walnut St	FRNT 41.00 DPTH 198.00				
Nichols, NY 13812	EAST-0879129 NRTH-0736139				
	DEED BOOK 14000 PG-5450				
	FULL MARKET VALUE	122,674			
TOTAL TAX ---					339.37**
				DATE #1	06/30/22
				AMT DUE	339.37
159.19-3-26	64 S Main St 220 2 Family Res		Village Tax	15,210	163.09
Middleton Robert W	Tioga 493603	1,450			
Middleton Sherry H	DEED DATE 03-03-95	15,210			
58 Walnut St	FRNT 46.00 DPTH 200.00				
Nichols, NY 13812	EAST-0879119 NRTH-0736379				
	DEED BOOK 566 PG-325				
	FULL MARKET VALUE	58,953			
TOTAL TAX ---					163.09**
				DATE #1	06/30/22
				AMT DUE	163.09
159.19-3-30	38 S Main St 484 1 use sm bld		Village Tax	22,000	235.90
Middleton Robert W	Tioga 493603	4,000			
Middleton Sherry H	DEED DATE 06-15-90	22,000			
58 Walnut St	DEED 622/51				
Nichols, NY 13812	FRNT 142.13 DPTH 200.18				
	EAST-0879082 NRTH-0736473				
	DEED BOOK 493 PG-158				
	FULL MARKET VALUE	85,271			
TOTAL TAX ---					235.90**
				DATE #1	06/30/22
				AMT DUE	235.90
159.19-3-32	30 S Main St 220 2 Family Res		Village Tax	9,200	98.65
Middleton Robert W	Tioga 493603	1,250			
Middleton Sherry H	DEED DATE 03-03-95	9,200			
58 Walnut St	FRNT 25.00 DPTH 52.50				
Nichols, NY 13812	EAST-0879029 NRTH-0736559				
	DEED BOOK 566 PG-326				
	FULL MARKET VALUE	35,659			
TOTAL TAX ---					98.65**
				DATE #1	06/30/22
				AMT DUE	98.65

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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			
*****						
170.07-1-40	58 Walnut St 210 1 Family Res		Village Tax	170.07-1-40	23,600	253.05
Middleton Robert W	Tioga 493603	1,825		ACCT 0000000031		BILL 125
Middleton Sherry H	DEED DATE 02/13/01	23,600				
58 Walnut St	DEED 609/347					
Nichols, NY 13812	FRNT 82.00 DPTH 130.00					
	EAST-0878789 NRTH-0735489					
	DEED BOOK 663 PG-155					
	FULL MARKET VALUE	91,473				
			TOTAL TAX ---			253.05**
				DATE #1		06/30/22
				AMT DUE		253.05
*****						
159.18-2-12	388 W River Rd 210 1 Family Res		Village Tax	159.18-2-12	17,500	187.65
Middleton Sheila	Tioga 493603	1,575		ACCT 00000000125		BILL 126
Middleton Charles A	FRNT 50.00 DPTH 185.00	17,500				
388 W River Rd	EAST-0876939 NRTH-0737059					
Nichols, NY 13812	DEED BOOK 316 PG-0808					
	FULL MARKET VALUE	67,829				
			TOTAL TAX ---			187.65**
				DATE #1		06/30/22
				AMT DUE		187.65
*****						
159.18-2-30	153 Bliven St 210 1 Family Res		VET COM CT 41131 Village Tax	159.18-2-30	13,125	140.73
Miller Dennis M	Tioga 493603	1,500		ACCT 00000000129		BILL 127
153 Bliven St	DEED DATE 02/18/99	17,500				
Nichols, NY 13812-2131	FRNT 50.00 DPTH 178.00					
	EAST-0878089 NRTH-0736009					
	DEED BOOK 621 PG-97					
	FULL MARKET VALUE	67,829				
			TOTAL TAX ---			140.73**
				DATE #1		06/30/22
				AMT DUE		140.73
*****						
159.19-2-29	98 Kirby St 210 1 Family Res		Village Tax	159.19-2-29	17,556	188.25
Mills Timothy F	Tioga 493603	1,800		ACCT 00000000130		BILL 128
Mills Nancy G	FRNT 66.00 DPTH 216.81	17,556				
98 Kirby St	EAST-0878469 NRTH-0736119					
Nichols, NY 13812-2133	DEED BOOK 392 PG-0860					
	FULL MARKET VALUE	68,047				
			TOTAL TAX ---			188.25**
				DATE #1		06/30/22
				AMT DUE		188.25
*****						



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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-14 *****						
159.18-2-14	346 W River Rd				159.18-2-14	
Morgan Tamara Marie	210 1 Family Res		Village Tax		ACCT 0000000035	BILL 129
Stilwell Shane	Tioga 493603	3,225			21,450	230.00
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	83,140				
			TOTAL TAX ---			230.00**
				DATE #1		06/30/22
				AMT DUE		230.00
***** 159.18-2-1.11 *****						
159.18-2-1.11	500 W River Rd				159.18-2-1.11	
Mosher Dirk L	210 1 Family Res		Village Tax		ACCT 0000000179	BILL 130
Mosher Lisa K	Tioga 493603	3,000			31,000	332.40
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	120,155				
			TOTAL TAX ---			332.40**
				DATE #1		06/30/22
				AMT DUE		332.40
***** 159.18-2-1.12 *****						
159.18-2-1.12	W River Rd				159.18-2-1.12	
Mosher Lisa K	312 Vac w/imprv		Village Tax		ACCT 00000001329	BILL 131
500 W River Rd	Tioga 493603	1,000			6,000	64.34
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	23,256				
			TOTAL TAX ---			64.34**
				DATE #1		06/30/22
				AMT DUE		64.34
***** 159.19-2-6 *****						
159.19-2-6	42 W River Rd				159.19-2-6	
Murphy Patrick K	210 1 Family Res		Village Tax		ACCT 00000000194	BILL 132
Murphy Gail F	Tioga 493603	1,500			14,000	150.12
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	54,264				
			TOTAL TAX ---			150.12**
				DATE #1		06/30/22
				AMT DUE		150.12

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-11 *****						
159.19-1-11	Edsall St 330 Vacant comm		Village Tax		800	8.58
Mushock John	Tioga 493603	800				
57 N Main St	DEED DATE 06/24/2016	800				
Nichols, NY 13812	FRNT 80.00 DPTH 95.00 EAST-0879410 NRTH-0736990 DEED BOOK 20160 PG-2524 FULL MARKET VALUE	3,101				
TOTAL TAX ---						8.58**
						DATE #1 06/30/22
						AMT DUE 8.58
***** 159.19-1-12.20 *****						
159.19-1-12.20	57 N Main St 425 Bar		Village Tax		52,500	562.94
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	203,488				
TOTAL TAX ---						562.94**
						DATE #1 06/30/22
						AMT DUE 562.94
***** 170.07-2-27 *****						
170.07-2-27	15 Dean St 210 1 Family Res		Village Tax		28,000	300.23
Myers Bryant R	Tioga 493603	2,725				
Stephens Kimberly A	Deed Date 08/04/2017	28,000				
15 Dean St	FRNT 143.00 DPTH 283.00 BANK 8 EAST-0879599 NRTH-0734939 DEED BOOK 20170 PG-3318 FULL MARKET VALUE	108,527				
Nichols, NY 13812						
TOTAL TAX ---						300.23**
						DATE #1 06/30/22
						AMT DUE 300.23
***** 159.18-2-23 *****						
159.18-2-23	162 W River Rd 210 1 Family Res		Village Tax		20,000	214.45
Naik Brown	Tioga 493603	1,900				
Naik Alice M	FRNT 90.55 DPTH 181.22	20,000				
PO Box 511	EAST-0878079 NRTH-0736719 DEED BOOK 429 PG-0200 FULL MARKET VALUE	77,519				
New Berlin, NY 13411-0511						
TOTAL TAX ---						214.45**
						DATE #1 06/30/22
						AMT DUE 214.45
*****						

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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			
*****						
159.19-3-16	129 Cady Ave 210 1 Family Res		Village Tax	159.19-3-16	18,500	137
Naik Brown	Tioga 493603	1,600		ACCT 0000000078		BILL 137
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	71,705				
TOTAL TAX ---						198.37**
						DATE #1 06/30/22
						AMT DUE 198.37
*****						
170.07-1-3	186 S Main St 220 2 Family Res		Village Tax	170.07-1-3	23,675	138
Nichols Boyd	Tioga 493603	1,675		ACCT 00000000164		BILL 138
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	91,764				
TOTAL TAX ---						253.86**
						DATE #1 06/30/22
						AMT DUE 253.86
*****						
159.18-2-22	178 W River Rd 210 1 Family Res		Village Tax	159.18-2-22	26,500	139
Nichols Gregory L	Tioga 493603	2,075		ACCT 00000000034		BILL 139
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	102,713				
TOTAL TAX ---						284.15**
						DATE #1 06/30/22
						AMT DUE 284.15
*****						
159.19-3-10.20	84 Cady Ave 633 Aged - home		Village Tax	159.19-3-10.20	60,000	140
Nichols Housing Develop	Tioga 493603	5,000		ACCT 00000001340		BILL 140
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	232,558				
TOTAL TAX ---						643.36**
						DATE #1 06/30/22
						AMT DUE 643.36
*****						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****					
170.07-2-6	212 Cady Ave			170.07-2-6	*****
Noe Jeffrey A	210 1 Family Res		Village Tax	ACCT 0000000227	BILL 141
Noe Brandy N	Tioga 493603	2,000		24,627	264.07
212 Cady Ave	Deed Date 06/29/2015	24,627			
Nichols, NY 13812-2547	FRNT 82.50 DPTH 280.50				
	BANK 191				
	EAST-0879639 NRTH-0735529				
	DEED BOOK 15000 PG-2423				
	FULL MARKET VALUE	95,453			
			TOTAL TAX ---		264.07**
				DATE #1	06/30/22
				AMT DUE	264.07
*****					
170.07-2-26	43 Dean St			170.07-2-26	*****
O'Brien Kevin	220 2 Family Res		Village Tax	ACCT 0000000140	BILL 142
O'Brien Suzanne K	Tioga 493603	2,625		20,000	214.45
43 Dean St	DEED DATE 08/27/99	20,000			
Nichols, NY 13812	FRNT 136.00 DPTH 283.00				
	EAST-0879739 NRTH-0734949				
	DEED BOOK 630 PG-226				
	FULL MARKET VALUE	77,519			
			TOTAL TAX ---		214.45**
				DATE #1	06/30/22
				AMT DUE	214.45
*****					
170.07-1-22	227 S Main St			170.07-1-22	*****
O'Toole Kevin P	210 1 Family Res		Village Tax	ACCT 0000000058	BILL 143
O'Toole Nickol E	Tioga 493603	1,750		18,580	199.23
746 Douglas Dr	Deed Date 12/15/2006	18,580			
Waverly, NY 14892	FRNT 74.01 DPTH 132.65				
	ACRES 0.22 BANK 500				
	EAST-0878929 NRTH-0735499				
	DEED BOOK 13953 PG-9001				
	FULL MARKET VALUE	72,016			
			TOTAL TAX ---		199.23**
				DATE #1	06/30/22
				AMT DUE	199.23
*****					
170.07-1-16	238 S Main St			170.07-1-16	*****
Olive Edward J	210 1 Family Res		Village Tax	ACCT 0000000001	BILL 144
Olive Jody E	Tioga 493603	2,175		26,000	278.79
238 S Main St	Deed Date 12/06/95	26,000			
Nichols, NY 13812-2601	FRNT 118.00 DPTH 198.00				
	EAST-0879159 NRTH-0735469				
	DEED BOOK 576 PG-318				
	FULL MARKET VALUE	100,775			
			TOTAL TAX ---		278.79**
				DATE #1	06/30/22
				AMT DUE	278.79
*****					

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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		
159.19-3-22	118 S Main St 210 1 Family Res		Village Tax	25,500	273.43
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	98,837			
			TOTAL TAX ---		273.43**
				DATE #1	06/30/22
				AMT DUE	273.43
159.19-3-14	101 Cady Ave 210 1 Family Res		Village Tax	28,900	309.88
Pelotte Lesley	Tioga 493603	1,825			
Fay Brenda J	DEED DATE 01/18/00	28,900			
101 Cady Ave	FRNT 82.50 DPTH 160.38				
Nichols, NY 13812	BANK 500				
	EAST-0879309 NRTH-0736109				
	DEED BOOK 638 PG-208				
	FULL MARKET VALUE	112,016			
			TOTAL TAX ---		309.88**
				DATE #1	06/30/22
				AMT DUE	309.88
159.18-2-7	90 Johnson St 210 1 Family Res		Village Tax	17,200	184.43
Pfeiffer James W	Tioga 493603	2,500			
Pfeiffer Pamela	Deed Date 03/27/2017	17,200			
90 Johnson St	AKA Pamela Rifanburg				
Nichols, NY 13812	FRNT 150.00 DPTH 122.00				
	EAST-0876779 NRTH-0736769				
	DEED BOOK 20170 PG-1273				
	FULL MARKET VALUE	66,667			
			TOTAL TAX ---		184.43**
				DATE #1	06/30/22
				AMT DUE	184.43
159.19-2-36	99 Kirby St 210 1 Family Res		Village Tax	30,000	321.68
Pierson James E	Tioga 493603	2,325			
Pierson Marcia	FRNT 132.00 DPTH 201.96	30,000			
99 Kirby St	EAST-0878499 NRTH-0736369				
Nichols, NY 13812	DEED BOOK 391 PG-0730				
	FULL MARKET VALUE	116,279			
			TOTAL TAX ---		321.68**
				DATE #1	06/30/22
				AMT DUE	321.68

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
170.07-2-13	58 Dean St 210 1 Family Res		Village Tax	170.07-2-13	16,500	176.92
Pierson Jeffrey E	Tioga 493603	1,650		ACCT 0000000037		BILL 149
Pierson Marie A	DEED DATE 07/24/01	16,500				
58 Dean St	FRNT 66.00 DPTH 132.00					
Nichols, NY 13812	BANK 500					
	EAST-0879759 NRTH-0735209					
	DEED BOOK 673 PG-327					
	FULL MARKET VALUE	63,953				
			TOTAL TAX ---			176.92**
				DATE #1		06/30/22
				AMT DUE		176.92
*****						
170.07-2-29.1	61 Platt St 210 1 Family Res		Village Tax	170.07-2-29.1	32,761	351.28
PoloTraverso Jose A	Tioga 493603	2,500		ACCT 0000000122		BILL 150
PoloTraverso Caroline E	DEED DATE 09/28/2006	32,761				
61 Platt St	FRNT 107.00 DPTH 274.00					
Nichols, NY 13812	ACRES 0.90 BANK 8					
	EAST-0879399 NRTH-0734909					
	DEED BOOK 13689 PG-3002					
	FULL MARKET VALUE	126,981				
			TOTAL TAX ---			351.28**
				DATE #1		06/30/22
				AMT DUE		351.28
*****						
159.19-3-33	24 S Main St 481 Att row bldg		Village Tax	159.19-3-33	20,000	214.45
Preshur Associates, Inc	Tioga 493603	1,250		ACCT 0000000081		BILL 151
PO Box 167	DEED DATE 12/22/82	20,000				
Nichols, NY 13812	AGREEMENT 622/53					
	FRNT 24.67 DPTH 91.50					
	EAST-0879089 NRTH-0736569					
	DEED BOOK 400 PG-57					
	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						
159.19-3-34	20 S Main St 481 Att row bldg		Village Tax	159.19-3-34	8,000	85.78
Preshur Associates, Inc	Tioga 493603	1,150		ACCT 0000000158		BILL 152
PO Box 167	DEED DATE 12/22/82	8,000				
Nichols, NY 13812	FRNT 16.42 DPTH 96.00					
	EAST-0879049 NRTH-0736605					
	DEED BOOK 400 PG-59					
	FULL MARKET VALUE	31,008				
			TOTAL TAX ---			85.78**
				DATE #1		06/30/22
				AMT DUE		85.78
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-31 *****						
170.07-1-31	401 S Main St				ACCT 00000000116	BILL 153
Pruitt William R	210 1 Family Res		Village Tax		38,000	407.46
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	147,287				
TOTAL TAX ---						407.46**
						DATE #1 06/30/22
						AMT DUE 407.46
***** 170.07-1-6 *****						
170.07-1-6	235 Cady Ave				ACCT 00000000082	BILL 154
Rankin Jonathan	210 1 Family Res		VET WAR CT 41121		3,120	
Rankin Emily	Tioga 493603	2,350	Village Tax		35,880	384.73
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	151,163				
TOTAL TAX ---						384.73**
						DATE #1 06/30/22
						AMT DUE 384.73
***** 159.19-2-4 *****						
159.19-2-4	64 W River Rd				ACCT 00000000231	BILL 156
Relyea LeRoy	220 2 Family Res		Village Tax		16,000	171.56
Relyea Susan A	Tioga 493603	2,000				
64 W River Rd	DEED DATE 09/16/2010	16,000				
PO Box 268	AKA Reylea					
Nichols, NY 13812	FRNT 83.00 DPTH 264.00					
	EAST-0878589 NRTH-0736599					
	DEED BOOK 18228 PG-6001					
	FULL MARKET VALUE	62,016				
TOTAL TAX ---						171.56**
						DATE #1 06/30/22
						AMT DUE 171.56
***** 159.19-2-22 *****						
159.19-2-22	107 Howell St				ACCT 00000000162	BILL 156
Reynolds Donald	210 1 Family Res		Village Tax		14,000	150.12
Reynolds Betty	Tioga 493603	1,775				
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	54,264				
TOTAL TAX ---						150.12**
						DATE #1 06/30/22
						AMT DUE 150.12
*****						

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-1-11 *****					
159.18-1-11	335 W River Rd 210 1 Family Res		Village Tax	18,018	193.20
Richter Dorothy K L	Tioga 493603	3,150			
335 W River Rd	DEED DATE 09/04/97	18,018			
Nichols, NY 13812	FRNT 105.00 DPTH 264.00				
	EAST-0877269 NRTH-0737209				
	DEED BOOK 601 PG-176				
	FULL MARKET VALUE	69,837			
				TOTAL TAX ---	193.20**
				DATE #1	06/30/22
				AMT DUE	193.20
***** 170.06-1-13 *****					
170.06-1-13	39 Ro-Ki Blvd 210 1 Family Res		Village Tax	37,300	399.96
Ricketson David L	Tioga 493603	2,000			
Ricketson Michele K	DEED DATE 08/21/2007	37,300			
39 Ro-Ki Blvd	FRNT 99.00 DPTH 170.00				
Nichols, NY 13812	BANK 191				
	EAST-0878581 NRTH-0734910				
	DEED BOOK 14787 PG-1002				
	FULL MARKET VALUE	144,574			
				TOTAL TAX ---	399.96**
				DATE #1	06/30/22
				AMT DUE	399.96
***** 159.18-2-6 *****					
159.18-2-6	468 W River Rd 210 1 Family Res		VET WAR CT 41121 Village Tax	15,725	168.61
Roberts Richard M	Tioga 493603	3,325			
Roberts Pamela S	DEED DATE 10/24/96	18,500			
468 W River Rd	ACRES 2.70				
Nichols, NY 13812	EAST-0876599 NRTH-0737009				
	DEED BOOK 589 PG-162				
	FULL MARKET VALUE	71,705			
				TOTAL TAX ---	168.61**
				DATE #1	06/30/22
				AMT DUE	168.61
***** 159.18-1-3.20 *****					
159.18-1-3.20	509 W River Rd 210 1 Family Res		VET COM CT 41131 AGED ALL 41800 Village Tax	6,975	74.79
Rogers Estelle M	Tioga 493603	2,800			
509 W River Rd	Deed Date 11/17/2006	18,600			
Nichols, NY 13812	FRNT 180.00 DPTH 148.00				
	EAST-0876379 NRTH-0737509				
	DEED BOOK 13865 PG-1001				
	FULL MARKET VALUE	72,093			
				TOTAL TAX ---	74.79**
				DATE #1	06/30/22
				AMT DUE	74.79



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2 0 2 2 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2020  
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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			
159.19-2-35	73 Kirby St 210 1 Family Res		Village Tax	159.19-2-35	20,000	214.45
Rogers Scott A	Tioga 493603	1,650		ACCT 0000000204		BILL 161
Rogers Shannon J	DEED DATE 06/16/2010	20,000				
73 Kirby St	FRNT 66.00 DPTH 179.00					
Nichols, NY 13812	BANK 191					
	EAST-0878589 NRTH-0736379					
	DEED BOOK 17962 PG-7001					
	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
159.19-2-24	178 Bliven St 210 1 Family Res		Village Tax	159.19-2-24	28,650	307.20
Rowe Larry	Tioga 493603	2,650		ACCT 0000000191		BILL 162
Rowe Betty	Deed Date 11/25/2019	28,650				
178 Bliven St	FRNT 133.00 DPTH 235.00					
Nichols, NY 13812	ACRES 0.56					
	EAST-0878319 NRTH-0735939					
	DEED BOOK 20190 PG-4763					
	FULL MARKET VALUE	111,047				
			TOTAL TAX ---			307.20**
				DATE #1		06/30/22
				AMT DUE		307.20
159.18-1-10	355 W River Rd 210 1 Family Res		Village Tax	159.18-1-10	22,110	237.08
Salisbury Timothy R	Tioga 493603	2,300		ACCT 0000000102		BILL 163
Salisbury Jessie A	DEED DATE 08/04/2011	22,110				
355 W River Rd	FRNT 70.00 DPTH 249.00					
Nichols, NY 13812	BANK 191					
	EAST-0877189 NRTH-0737259					
	DEED BOOK 19091 PG-9001					
	FULL MARKET VALUE	85,698				
			TOTAL TAX ---			237.08**
				DATE #1		06/30/22
				AMT DUE		237.08
170.07-1-29	363 S Main St 210 1 Family Res		Village Tax	170.07-1-29	15,075	161.64
Savacool Christopher C	Tioga 493603	2,075		ACCT 0000000094		BILL 164
Savacool Amanda A	DEED DATE 08/26/2010	15,075				
363 S Main St	FRNT 82.00 DPTH 162.00					
Nichols, NY 13812	ACRES 1.00					
	EAST-0878859 NRTH-0734779					
	DEED BOOK 18173 PG-3001					
	FULL MARKET VALUE	58,430				
			TOTAL TAX ---			161.64**
				DATE #1		06/30/22
				AMT DUE		161.64

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
159.19-3-11	55 Cady Ave 210 1 Family Res	1,500	Village Tax	159.19-3-11	18,500	198.37
Scales Chris	Tioga 493603	1,500				
55 Cady Ave	DEED DATE 03/27/2012	18,500				
Nichols, NY 13812	FRNT 50.00 DPTH 159.00 BANK 500					
PRIOR OWNER ON 3/01/2021	EAST-0879299 NRTH-0736349					
Morris Jonathon D	DEED BOOK 20210 PG-4520					
	FULL MARKET VALUE	71,705				
			TOTAL TAX ---			198.37**
				DATE #1		06/30/22
				AMT DUE		198.37
*****						
159.19-2-40	56 Bliven St 210 1 Family Res	1,650	VET WAR CT 41121 Village Tax	159.19-2-40	14,195	166
Schneider Thelma	Tioga 493603	1,650			2,505	152.21
Schneider Charles P	FRNT 55.00 DPTH 230.00	16,700				
56 Bliven St	EAST-0878309 NRTH-0736529					
Nichols, NY 13812	DEED BOOK 290 PG-0113					
	FULL MARKET VALUE	64,729				
			TOTAL TAX ---			152.21**
				DATE #1		06/30/22
				AMT DUE		152.21
*****						
159.18-2-28	133 Bliven St 210 1 Family Res	2,400	Village Tax	159.18-2-28	20,000	167
Schultheis William A II	Tioga 493603	2,400				214.45
Schultheis Annemarie	Deed Date 05/16/2012	20,000				
133 Bliven St	FRNT 141.50 DPTH 179.50					
Nichols, NY 13812-0076	EAST-0878069 NRTH-0736159					
	DEED BOOK 19873 PG-2001					
	FULL MARKET VALUE	77,519				
			TOTAL TAX ---			214.45**
				DATE #1		06/30/22
				AMT DUE		214.45
*****						
159.18-1-12	317 W River Rd 210 1 Family Res	1,900	Village Tax	159.18-1-12	16,255	168
Sechrist Raymond	Tioga 493603	1,900				174.30
317 W River Rd	FRNT 74.25 DPTH 273.00	16,255				
Nichols, NY 13812	EAST-0877349 NRTH-0737209					
	DEED BOOK 444 PG-0227					
	FULL MARKET VALUE	63,004				
			TOTAL TAX ---			174.30**
				DATE #1		06/30/22
				AMT DUE		174.30
*****						

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 VALUATION DATE-JUL 01, 2020  
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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		
***** 159.18-1-1 *****					
159.18-1-1	589 W River Rd			ACCT 00000000046	BILL 169
Seeley James F	210 1 Family Res		Village Tax	25,550	273.96
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	99,031			
			TOTAL TAX ---		273.96**
				DATE #1	06/30/22
				AMT DUE	273.96
***** 170.07-2-25 *****					
170.07-2-25	69 Dean St			ACCT 00000000112	BILL 170
Sessaman Timothy	210 1 Family Res		Village Tax	25,800	276.64
Sessaman Jennifer	Tioga 493603	1,800			
69 Dean St	Deed Date 05/29/2019	25,800			
Nichols, NY 13812	FRNT 66.00 DPTH 292.00				
	ACRES 0.40 BANK 500				
	EAST-0879851 NRTH-0734952				
PRIOR OWNER ON 3/01/2021	DEED BOOK 20220 PG-329				
Crannell Barbara J	FULL MARKET VALUE	100,000			
			TOTAL TAX ---		276.64**
				DATE #1	06/30/22
				AMT DUE	276.64
***** 159.18-2-11 *****					
159.18-2-11	404 W River Rd			ACCT 00000000189	BILL 171
Shanahan Thomas	210 1 Family Res		Village Tax	26,367	282.72
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	102,198			
			TOTAL TAX ---		282.72**
				DATE #1	06/30/22
				AMT DUE	282.72
***** 159.18-2-9 *****					
159.18-2-9	60 Johnson St			ACCT 00000000127	BILL 172
Shay Eric	210 1 Family Res		Village Tax	18,000	193.01
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	69,767			
			TOTAL TAX ---		193.01**
				DATE #1	06/30/22
				AMT DUE	193.01

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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			
***** 170.06-1-7 *****						
170.06-1-7	49 Walnut St				ACCT 0000000229	BILL 173
Shipman Matthew W	210 1 Family Res		Village Tax		22,600	242.33
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	87,597				
			TOTAL TAX ---			242.33**
				DATE #1		06/30/22
				AMT DUE		242.33
***** 170.07-2-14 *****						
170.07-2-14	70 Dean St				ACCT 0000000055	BILL 174
Short Elizabeth M	210 1 Family Res		Village Tax		23,650	253.59
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	91,667				
			TOTAL TAX ---			253.59**
				DATE #1		06/30/22
				AMT DUE		253.59
***** 170.07-1-9 *****						
170.07-1-9	64 Platt St				ACCT 0000000206	BILL 175
Shumin Caitlyn R	210 1 Family Res		Village Tax		18,000	193.01
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	69,767				
			TOTAL TAX ---			193.01**
				DATE #1		06/30/22
				AMT DUE		193.01
***** 170.07-2-32 *****						
170.07-2-32	17 Platt St				ACCT 0000000057	BILL 176
Simmons Shelly L	210 1 Family Res		Village Tax		18,500	198.37
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	71,705				
			TOTAL TAX ---			198.37**
				DATE #1		06/30/22
				AMT DUE		198.37

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.06-1-10 *****					
170.06-1-10	109 Walnut St			ACCT 00000000211	BILL 177
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	154.41
	FRNT 198.52 DPTH 200.00				
	ACRES 0.60 BANK 77				
	EAST-0878599 NRTH-0735219				
	DEED BOOK 20190 PG-5245				
	FULL MARKET VALUE	116,279			
			TOTAL TAX ---		154.41**
				DATE #1	06/30/22
				AMT DUE	154.41
***** 159.19-2-32 *****					
159.19-2-32	62 Kirby St			ACCT 00000000132	BILL 178
Smith Matthew A	411 Apartment		Village Tax	19,600	210.16
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	75,969			
			TOTAL TAX ---		210.16**
				DATE #1	06/30/22
				AMT DUE	210.16
***** 159.19-3-10.11 *****					
159.19-3-10.11	106 Cady Ave			ACCT 00000000080	BILL 179
Stack Dale II	210 1 Family Res		Village Tax	26,796	287.32
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	103,860			
			TOTAL TAX ---		287.32**
				DATE #1	06/30/22
				AMT DUE	287.32
***** 159.18-1-8 *****					
159.18-1-8	399 W River Rd			ACCT 00000000005	BILL 180
Stack Douglas	210 1 Family Res		Village Tax	28,900	309.88
Noldy Alexandra N	Tioga 493603	3,900			
171 Sharon Ave	DEED DATE 10/09/2020	28,900			
Sayre, PA 18810	FRNT 242.00 DPTH 214.00				
	ACRES 1.10 BANK 500				
	EAST-0876999 NRTH-0737299				
	DEED BOOK 20200 PG-3984				
	FULL MARKET VALUE	112,016			
			TOTAL TAX ---		309.88**
				DATE #1	06/30/22
				AMT DUE	309.88

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
170.07-2-30	43 Platt St 210 1 Family Res		Village Tax	22,792	244.39
Steele David	Tioga 493603	2,200			
Steele Kara	DEED DATE 08/14/2009	22,792			
43 Platt St	FRNT 100.00 DPTH 270.60				
Nichols, NY 13812	EAST-0879292 NRTH-0734918				
	DEED BOOK 17111 PG-3001				
	FULL MARKET VALUE	88,341			
TOTAL TAX ---					244.39**
				DATE #1	06/30/22
				AMT DUE	244.39
159.19-2-39	72 Bliven St 210 1 Family Res		Village Tax	22,776	244.22
Steele Kenneth	Tioga 493603	2,250			
Spiegel Jessica	DEED DATE 06/18/99	22,776			
PO Box 238	FRNT 105.50 DPTH 226.79				
Nichols, NY 13812	BANK 77				
	EAST-0878309 NRTH-0736459				
	DEED BOOK 626 PG-148				
	FULL MARKET VALUE	88,279			
TOTAL TAX ---					244.22**
				DATE #1	06/30/22
				AMT DUE	244.22
170.07-2-31	29 Platt St 210 1 Family Res		AGED V 41807 Village Tax	12,100	129.74
Steele Sandra	Tioga 493603	1,600			
29 Platt St	DEED DATE 04/01/2010	22,000			
Nichols, NY 13812	FRNT 61.00 DPTH 265.00				
	EAST-0879209 NRTH-0734901				
	DEED BOOK 17742 PG-5001				
	FULL MARKET VALUE	85,271			
TOTAL TAX ---					129.74**
				DATE #1	06/30/22
				AMT DUE	129.74
159.19-3-20	150 S Main St 632 Benevolent		Village Tax	8,000	85.78
Steval Deming, LLC	Tioga 493603	1,400			
109 Taylor Ave	Deed Date 12/05/2018	8,000			
Nichols, NY 13812	FRNT 40.00 DPTH 90.00				
	EAST-0879079 NRTH-0735919				
	DEED BOOK 20180 PG-5176				
	FULL MARKET VALUE	31,008			
TOTAL TAX ---					85.78**
				DATE #1	06/30/22
				AMT DUE	85.78

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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		
*****					
159.19-1-10.10	76 E River Rd 210 1 Family Res		Village Tax	25,000	268.07
Stevens Ralph J	Tioga 493603	2,000			
Stevens Jo Anne	FRNT 82.00 DPTH 312.00	25,000			
76 E River Rd	EAST-0879359 NRTH-0736829				
PO Box 88	DEED BOOK 390 PG-0940				
Nichols, NY 13812	FULL MARKET VALUE	96,899			
				TOTAL TAX ---	268.07**
				DATE #1	06/30/22
				AMT DUE	268.07
*****					
159.18-1-14	299 W River Rd 210 1 Family Res		Village Tax	18,305	196.28
Stowell Jeremiah T	Tioga 493603	2,300			
299 W River Rd	DEED DATE 06/03/2005	18,305			
Nichols, NY 13812	FRNT 109.44 DPTH 307.00				
	BANK 191				
	EAST-0877459 NRTH-0737159				
	DEED BOOK 12111 PG-4001				
	FULL MARKET VALUE	70,950			
				TOTAL TAX ---	196.28**
				DATE #1	06/30/22
				AMT DUE	196.28
*****					
170.07-1-15	256 S Main St 210 1 Family Res		Village Tax	17,000	182.29
Strong Philip	Tioga 493603	1,650			
256 S Main St	DEED DATE 09/16/2016	17,000			
Nichols, NY 13812	FRNT 64.00 DPTH 198.00				
	BANK 8				
	EAST-0879159 NRTH-0735379				
	DEED BOOK 20160 PG-4274				
	FULL MARKET VALUE	65,891			
				TOTAL TAX ---	182.29**
				DATE #1	06/30/22
				AMT DUE	182.29
*****					
159.18-2-18	270 W River Rd 210 1 Family Res		Village Tax	18,724	200.77
Swagler Angela J	Tioga 493603	2,950			
22 Village Trl	Deed Date 01/30/2017	18,724			
Honeoye Falls, NY 14472-1034	ACRES 1.00				
	EAST-0877599 NRTH-0736779				
	DEED BOOK 20170 PG-404				
	FULL MARKET VALUE	72,574			
				TOTAL TAX ---	200.77**
				DATE #1	06/30/22
				AMT DUE	200.77
*****					

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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		
***** 159.18-2-32 *****					
159.18-2-32	177 Bliven St		Village Tax	21,000	225.18
Tappan Tina M	210 1 Family Res	1,650			
177 Bliven St	Tioga 493603	21,000			
PO Box 53	DEED DATE 01/07/00				
Nichols, NY 13812	FRNT 66.00 DPTH 178.85				
	BANK 500				
	EAST-0878089 NRTH-0735899				
	DEED BOOK 638 PG-49				
	FULL MARKET VALUE	81,395			
			TOTAL TAX ---		225.18**
				DATE #1	06/30/22
				AMT DUE	225.18
***** 159.19-2-26 *****					
159.19-2-26	136 Bliven St		Village Tax	17,750	190.33
Thetga Lindsey L	210 1 Family Res	1,750			
136 Bliven St	Tioga 493603	17,750			
Nichols, NY 13812	DEED DATE 01/23/2012				
	FRNT 75.00 DPTH 150.00				
	BANK 77				
	EAST-0878289 NRTH-0736119				
	DEED BOOK 19540 PG-1001				
	FULL MARKET VALUE	68,798			
			TOTAL TAX ---		190.33**
				DATE #1	06/30/22
				AMT DUE	190.33
***** 170.06-1-3 *****					
170.06-1-3	134 Howell St		Village Tax	20,000	214.45
Thetga Ray E Jr	210 1 Family Res	1,775			
Thetga Cindy L	Tioga 493603	20,000			
134 Howell St	Deed Date 08/13/2009				
Nichols, NY 13812	FRNT 78.00 DPTH 132.00				
	EAST-0878309 NRTH-0735689				
	DEED BOOK 17106 PG-5001				
	FULL MARKET VALUE	77,519			
			TOTAL TAX ---		214.45**
				DATE #1	06/30/22
				AMT DUE	214.45
***** 159.18-2-10 *****					
159.18-2-10	418 W River Rd		Village Tax	26,000	278.79
Timchack Gary	210 1 Family Res	2,350			
304 W River Rd	Tioga 493603	26,000			
Nichols, NY 13812	DEED DATE 01/10/2019				
	FRNT 113.00 DPTH 235.00				
	ACRES 0.50				
	EAST-0876779 NRTH-0737129				
	DEED BOOK 20190 PG-121				
	FULL MARKET VALUE	100,775			
			TOTAL TAX ---		278.79**
				DATE #1	06/30/22
				AMT DUE	278.79

\*\*\*\*\*



STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
159.19-1-19	35 W River Rd 210 1 Family Res		Village Tax	50,000	536.13
Timchack Gary	Tioga 493603	2,975			
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	193,798			
TOTAL TAX ---					536.13**
				DATE #1	06/30/22
				AMT DUE	536.13
159.19-2-1	138 W River Rd 230 3 Family Res		Village Tax	30,000	321.68
Timchack Gary	Tioga 493603	2,450			
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	116,279			
TOTAL TAX ---					321.68**
				DATE #1	06/30/22
				AMT DUE	321.68
159.18-2-16	304 W River Rd 210 1 Family Res		Village Tax	22,300	239.12
Timchack Gary S	Tioga 493603	2,600			
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	86,434			
TOTAL TAX ---					239.12**
				DATE #1	06/30/22
				AMT DUE	239.12
170.07-2-1	128 Cady Ave 210 1 Family Res		Village Tax	40,500	434.27
Trivelpiece Chad	Tioga 493603	2,500			
Sutton Alexa	Deed Date 01/07/2016	40,500			
128 Cady Ave	FRNT 107.25 DPTH 396.00				
Nichols, NY 13812	BANK 500				
	EAST-0879599 NRTH-0735999				
	DEED BOOK 20210 PG-3747				
	FULL MARKET VALUE	156,977			
TOTAL TAX ---					434.27**
				DATE #1	06/30/22
				AMT DUE	434.27

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2 0 2 2 V I L L A G E T A X R O L L  
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 OWNERS NAME SEQUENCE  
 UNIFORM PERCENT OF VALUE IS 025.80

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 VALUATION DATE-JUL 01, 2020  
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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	268.07
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	96,899				
			TOTAL TAX ---			268.07**
				DATE #1		06/30/22
				AMT DUE		268.07
***** 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	107.23
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	38,760				
			TOTAL TAX ---			107.23**
				DATE #1		06/30/22
				AMT DUE		107.23
***** 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	27.07
% 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	9,787				
			TOTAL TAX ---			27.07**
				DATE #1		06/30/22
				AMT DUE		27.07
***** 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	96.50
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	34,884				
			TOTAL TAX ---			96.50**
				DATE #1		06/30/22
				AMT DUE		96.50
*****						

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2 0 2 2 V I L L A G E T A X R O L L  
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 VALUATION DATE-JUL 01, 2020  
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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 210 1 Family Res		Village Tax	170.07-2-15	14,650	157.09
Vanderpool Steven	Tioga 493603	1,650		ACCT 0000000023		BILL 201
Vanderpool Teri	FRNT 66.00 DPTH 132.00	14,650				
84 Dean St	EAST-0879899 NRTH-0735219					
Nichols, NY 13812	DEED BOOK 420 PG-0176					
	FULL MARKET VALUE	56,783				
			TOTAL TAX ---			157.09**
				DATE #1		06/30/22
				AMT DUE		157.09
170.07-2-23.20	107 Dean St 210 1 Family Res		Village Tax	170.07-2-23.20	28,431	304.86
VanDusen Robert	Tioga 493603	1,800		ACCT 00000000956		BILL 202
VanDusen Lucille	Deed Date 04/14/2009	28,431				
107 Dean St	FRNT 65.98 DPTH 302.52					
Nichols, NY 13812	BANK 500					
	EAST-0880049 NRTH-0734959					
	DEED BOOK 16703 PG-6001					
	FULL MARKET VALUE	110,198				
			TOTAL TAX ---			304.86**
				DATE #1		06/30/22
				AMT DUE		304.86
170.06-1-6	15 Walnut St 210 1 Family Res		VET COM CT 41131 Village Tax	170.06-1-6	25,300	271.28
Vestel William S	Tioga 493603	2,325		ACCT 00000000187		BILL 203
Vestel Carolyn	FRNT 165.00 DPTH 132.00	30,500				
15 Walnut St	EAST-0878589 NRTH-0735709					
Nichols, NY 13812-2138	DEED BOOK 400 PG-1002					
	FULL MARKET VALUE	118,217				
			TOTAL TAX ---			271.28**
				DATE #1		06/30/22
				AMT DUE		271.28
159.19-1-12.10	N Main St 449 Other Storag		Village Tax	159.19-1-12.10	3,500	37.53
Visscher Howard	Tioga 493603	1,000		ACCT 00000000141		BILL 204
Strong Robert	AGREEMENT 636/335	3,500				
1400 S Main St	DEED DATE 11/28/00					
Nichols, NY 13812	FRNT 179.41 DPTH					
	ACRES 1.20					
	EAST-0878760 NRTH-0737140					
	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	13,566				
			TOTAL TAX ---			37.53**
				DATE #1		06/30/22
				AMT DUE		37.53

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2 0 2 2 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, 2020  
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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	58.97
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	21,318				
TOTAL TAX ---						58.97**
						DATE #1 06/30/22
						AMT DUE 58.97
***** 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	75.06
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	27,132				
TOTAL TAX ---						75.06**
						DATE #1 06/30/22
						AMT DUE 75.06
***** 159.19-1-26 *****						
159.19-1-26	N Main St				ACCT 00000001369	BILL 207
Viischer Howard	330 Vacant comm		Village Tax		200	2.14
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	775				
TOTAL TAX ---						2.14**
						DATE #1 06/30/22
						AMT DUE 2.14
***** 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	260.56
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	94,186				
TOTAL TAX ---						260.56**
						DATE #1 06/30/22
						AMT DUE 260.56

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2 0 2 2 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, 2020  
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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 *****						
159.19-2-17.20	Main St 311 Res vac land		Village Tax		1,000	10.72
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	3,876				
			TOTAL TAX ---			10.72**
				DATE #1		06/30/22
				AMT DUE		10.72
***** 159.19-2-21 *****						
159.19-2-21	63 Howell St 210 1 Family Res		Village Tax		20,400	218.74
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	79,070				
			TOTAL TAX ---			218.74**
				DATE #1		06/30/22
				AMT DUE		218.74
***** 170.07-1-37 *****						
170.07-1-37	38 Taylor St 210 1 Family Res		Village Tax		20,565	220.51
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	79,709				
			TOTAL TAX ---			220.51**
				DATE #1		06/30/22
				AMT DUE		220.51
***** 159.19-1-14 *****						
159.19-1-14	10 E River Rd 433 Auto body		Village Tax		15,000	160.84
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	58,140				
			TOTAL TAX ---			160.84**
				DATE #1		06/30/22
				AMT DUE		160.84

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2 0 2 2 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  
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 VALUATION DATE-JUL 01, 2020  
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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		
159.19-1-15.10	18 E River Rd 220 2 Family Res		Village Tax	30,000	321.68
Witmer Craig T	Tioga 493603	1,500			
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	116,279			
				TOTAL TAX ---	321.68**
				DATE #1	06/30/22
				AMT DUE	321.68
170.06-1-11	15 Ro-Ki Blvd 210 1 Family Res		Village Tax	12,925	138.59
Womer Thomas R	Tioga 493603	1,925			
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	50,097			
				TOTAL TAX ---	138.59**
				DATE #1	06/30/22
				AMT DUE	138.59
170.06-1-9	85 Walnut St 210 1 Family Res		Village Tax	29,500	316.32
Woodcock David	Tioga 493603	2,150			
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	114,341			
				TOTAL TAX ---	316.32**
				DATE #1	06/30/22
				AMT DUE	316.32
170.06-1-1.10	31 Bliven St 311 Res vac land		Village Tax	2,275	24.39
Woods Machine & Tool Llc	Tioga 493603	2,275			
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	8,818			
				TOTAL TAX ---	24.39**
				DATE #1	06/30/22
				AMT DUE	24.39

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2 0 2 2 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, 2020  
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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				16.08
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	5,814				
			TOTAL TAX ---			16.08**
				DATE #1		06/30/22
				AMT DUE		16.08
*****						
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				300.23
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	108,527				
			TOTAL TAX ---			300.23**
				DATE #1		06/30/22
				AMT DUE		300.23
*****						
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				230.00
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	83,140				
			TOTAL TAX ---			230.00**
				DATE #1		06/30/22
				AMT DUE		230.00
*****						
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				159.42
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	57,628				
			TOTAL TAX ---			159.42**
				DATE #1		06/30/22
				AMT DUE		159.42
*****						

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2 0 2 2 V I L L A G E T A X R O L L  
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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	4694,685	35,921	4,658,764
493603					889,424	3,769,340
	S U B - T O T A L	220	440,345	4694,685	35,921	4,658,764
	S U B - T O T A L (CONT)				889,424	3,769,340
	T O T A L	220	440,345	4694,685	35,921	4,658,764
	T O T A L (CONT)				889,424	3,769,340

\*\*\* 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	2	16,375
41807	AGED V	2	15,430



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2 0 2 2 V I L L A G E T A X R O L L  
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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	14	75,871

\*\*\* 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	4694,685	75,871	4,618,814	49,525.85
1	SPEC DIST TAXES TAXABLE	220					49,525.85

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2 0 2 2 V I L L A G E T A X R O L L  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5  
 OWNERS NAME SEQUENCE  
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 VALUATION DATE-JUL 01, 2020  
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
444.00-967	Special Franchise 861 Elec & gas		Village Tax		444.00-967	*****
NYSEG	Tioga 493603	0			ACCT 0000000967	BILL 221
% Avangrid Management Co	DEED BOOK 000 PG-0000	54,624				
Local Tax	FULL MARKET VALUE	211,721				
One City Ctr Fl 5th Portland, ME 04101						
TOTAL TAX ---						585.71**
					DATE #1	06/30/22
					AMT DUE	585.71
*****						
444.00-1478	Special Franchise 868 Pipeline		Village Tax		444.00-1478	*****
TVC Albany, Inc	Tioga 493603	0			ACCT 0000001478	BILL 222
41 State St Fl 10th	new for 2017	5,509				
Albany, NY 12207	FULL MARKET VALUE	21,353				
TOTAL TAX ---						59.07**
					DATE #1	06/30/22
					AMT DUE	59.07
*****						
444.00-1155	Special Franchise 869 Television		EX VIL TAX 33207		444.00-1155	*****
tw telecom	Tioga 493603	0	Village Tax		ACCT 0000001155	BILL 223
PO Box 7467	DEED BOOK 000 PG-0000	2,093				
Charlotte, NC 28241-7467	FULL MARKET VALUE	8,112				
TOTAL TAX ---						0.00**
*****						
444.00-966	Special Franchise 822 Water supply		Village Tax		444.00-966	*****
United Water Management Serv	Tioga 493603	0			ACCT 0000000966	BILL 224
% Altus Group US Inc	DEED BOOK 000 PG-0000	227,044				
PO Box 71970	FULL MARKET VALUE	880,016				
Phoenix, AZ 85050						
TOTAL TAX ---						2,434.51**
					DATE #1	06/30/22
					AMT DUE	2,434.51
*****						
444.00-965	Special Franchise 866 Telephone		Village Tax		444.00-965	*****
Verizon New York Inc	Tioga 493603	0			ACCT 0000000965	BILL 225
% Duff & Phelps	DEED BOOK 000 PG-0000	13,806				
PO Box 2749	FULL MARKET VALUE	53,512				
Addison, TX 75001						
TOTAL TAX ---						148.04**
					DATE #1	06/30/22
					AMT DUE	148.04
*****						

STATE OF NEW YORK  
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2022 VILLAGE TAX ROLL  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021  
 RPS155/V04/L015  
 CURRENT DATE 5/16/2022

ROLL SECTION TOTALS

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

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
------	---------------	---------------	----------------	-----------------	------------------	---------------	---------------	-----------

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		303,076		303,076
493603						303,076
	SUB-TOTAL	5		303,076		303,076
	SUB-TOTAL (CONT)					303,076
	TOTAL	5		303,076		303,076
	TOTAL (CONT)					303,076

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
33207	EX VIL TAX	1	2,093
	TOTAL	1	2,093

STATE OF NEW YORK  
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2022 VILLAGE TAX ROLL  
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021  
 RPS155/V04/L015  
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ROLL SECTION TOTALS

\*\*\* GRAND TOTALS \*\*\*

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	Village Tax			303,076	2,093	300,983	3,227.33
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					3,227.33

STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
*****						
222.00-957	Distribution Lines				222.00-957	*****
NYSEG	882 Elec Trans Imp		Village Tax		ACCT 0000000957	BILL 226
% Avangrid Management Co	Tioga 493603	0			16,900	181.21
Local Tax	DEED BOOK 000 PG-0000	16,900				
One City Ctr Fl 5th	FULL MARKET VALUE	65,504				
Portland, ME 04101						
TOTAL TAX ---						181.21**
DATE #1						06/30/22
AMT DUE						181.21
*****						
159.18-2-4	Johnson St				159.18-2-4	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 0000000962	BILL 227
% Altus Group IS Inc	Tioga 493603	2,000			6,000	64.34
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	23,256				
TOTAL TAX ---						64.34**
DATE #1						06/30/22
AMT DUE						64.34
*****						
159.18-2-5	Johnson St				159.18-2-5	*****
United Water Management Serv	822 Water supply		Village Tax		ACCT 0000000963	BILL 228
% Altus Group US Inc	Tioga 493603	1,000			1,000	10.72
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	3,876				
TOTAL TAX ---						10.72**
DATE #1						06/30/22
AMT DUE						10.72
*****						
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	766.67
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	277,132				
TOTAL TAX ---						766.67**
DATE #1						06/30/22
AMT DUE						766.67
*****						

STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
*****					
159.19-3-4	53 E River Rd			159.19-3-4	*****
Verizon New York Inc	831 Tele Comm		Village Tax	ACCT 0000000961	BILL 230
% Duff & Phelps	Tioga 493603	1,200		25,000	268.07
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	96,899			
			TOTAL TAX ---		268.07**
				DATE #1	06/30/22
				AMT DUE	268.07
*****					
628.001-0000-631.900-1881	Poles & Lines			628.001-0000-631.900-1881	*****
Verizon New York Inc	831 Tele Comm		Village Tax	ACCT 0000000958	BILL 231
% Duff & Phelps	Tioga 493603	0		1,465	15.71
PO Box 2749	DEED BOOK 000 PG-0000	1,465			
Addison, TX 75001	FULL MARKET VALUE	5,678			
			TOTAL TAX ---		15.71**
				DATE #1	06/30/22
				AMT DUE	15.71
*****					

STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
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R O L L S E C T I O N T O T A L S

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

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
------	---------------	---------------	----------------	-----------------	------------------	---------------	---------------	-----------

NO SPECIAL DISTRICTS AT THIS LEVEL

\*\*\* S C H O O L D I S T R I C T S U M M A R Y \*\*\*

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					----- STAR AMOUNT	----- STAR TAXABLE
	Tioga	6	34,200	121,865		121,865
493603						121,865
	S U B - T O T A L	6	34,200	121,865		121,865
	S U B - T O T A L (CONT)					121,865
	T O T A L	6	34,200	121,865		121,865
	T O T A L (CONT)					121,865

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

NO EXEMPTIONS AT THIS LEVEL

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
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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

\*\*\* 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	121,865		121,865	1,306.72
	SPEC DIST TAXES						
6	UTILITIES & N.C.	6					1,306.72



STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

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	11,628			
				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	69,767			
				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	286,822			
				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	20,736			
				TOTAL TAX ---	0.00**
*****					

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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

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	106 W River Rd 662 Police/fire		FR CO & DP 26400	70,000	
Nichols Joint Fire Distr	Tioga 493603	4,000	Village Tax	0.00	0.00
Chris Williams	FRNT 106.55 DPTH 196.50	70,000			
121 Debolder Rd	EAST-0878369 NRTH-0736629				
Nichols, NY 13812	DEED BOOK 344 PG-0303				
	FULL MARKET VALUE	271,318			
			TOTAL TAX ---		0.00**
*****					
159.19-1-7	E River Rd 591 Playground		NP ALL OTH 25300	6,500	
Nichols Kirby Park	Tioga 493603	4,000	Village Tax	0.00	0.00
61 Kirby St	ACRES 11.90	6,500			
Nichols, NY 13812	EAST-0880089 NRTH-0736909				
	DEED BOOK 288 PG-0235				
	FULL MARKET VALUE	25,194			
			TOTAL TAX ---		0.00**
*****					
159.19-3-21	140 S Main St 620 Religious		NP RELIGOU 25110	60,000	
Nichols Presbyterian Church	Tioga 493603	1,500	Village Tax	0.00	0.00
140 S Main St	FRNT 70.00 DPTH 200.00	60,000			
Nichols, NY 13812	EAST-0879129 NRTH-0735969				
	DEED BOOK 067 PG-0373				
	FULL MARKET VALUE	232,558			
			TOTAL TAX ---		0.00**
*****					
159.19-2-13	59 S Main St 620 Religious		NP RELIGOU 25110	120,000	
Nichols United Methodist Churc	Tioga 493603	2,500	Village Tax	0.00	0.00
59 S Main St	FRNT 217.00 DPTH 142.00	120,000			
Nichols, NY 13812	EAST-0878839 NRTH-0736359				
	DEED BOOK 204 PG-0288				
	FULL MARKET VALUE	465,116			
			TOTAL TAX ---		0.00**
*****					
159.19-2-14.10	Kirby St 438 Parking lot		NP RELIGOU 25110	2,050	
Nichols United Methodist Churc	Tioga 493603	2,050	Village Tax	0.00	0.00
59 S Main St	Deed Date 05/15/2009	2,050			
Nichols, NY 13812	FRNT 106.08 DPTH 87.45				
	EAST-0878753 NRTH-0736197				
	DEED BOOK 16806 PG-4001				
	FULL MARKET VALUE	7,946			
			TOTAL TAX ---		0.00**
*****					

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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
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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 *****					
159.19-2-27	122 Bliven St			ACCT 0000000203	
Nichols United Methodist Churc	210 1 Family Res		NP RELIGOU 25110	22,000	
59 S Main St	Tioga 493603	1,500	Village Tax	0.00	0.00
Nichols, NY 13812	FRNT 75.00 DPTH 159.06	22,000			
	EAST-0878299 NRTH-0736189				
	DEED BOOK 409 PG-0929				
	FULL MARKET VALUE	85,271			
			TOTAL TAX ---		0.00**
***** 159.19-2-33 *****					
159.19-2-33	46 Kirby St			ACCT 0000000131	
Nichols United Methodist Churc	311 Res vac land		NP RELIGOU 25110	1,875	
59 S Main St	Tioga 493603	1,875	Village Tax	0.00	0.00
Nichols, NY 13812	FRNT 38.00 DPTH 157.00	1,875			
	EAST-0878709 NRTH-0736419				
	DEED BOOK 459 PG-0014				
	FULL MARKET VALUE	7,267			
			TOTAL TAX ---		0.00**
***** 159.19-2-34 *****					
159.19-2-34	61 Kirby St			ACCT 00000001010	
Nichols Village Hall	652 Govt bldgs		VL IN CORP 13650	5,000	
61 Kirby St	Tioga 493603	100	Village Tax	0.00	0.00
Nichols, NY 13812	FRNT 66.00 DPTH 167.47	5,000			
	EAST-0878659 NRTH-0736369				
	DEED BOOK 168 PG-0276				
	FULL MARKET VALUE	19,380			
			TOTAL TAX ---		0.00**
***** 159.19-1-1 *****					
159.19-1-1	W River Rd			ACCT 00000001317	
Nys Dec	821 Flood contrl		CNTY OWNED 13100	2,500	
Fisher Ave	Tioga 493603	2,500	Village Tax	0.00	0.00
Cortland, NY 13045	ACRES 1.82	2,500			
	EAST-0878339 NRTH-0737149				
	FULL MARKET VALUE	9,690			
			TOTAL TAX ---		0.00**
***** 159.19-1-6 *****					
159.19-1-6	W River Rd			ACCT 00000001318	
Nys Dec	821 Flood contrl		CNTY OWNED 13100	2,500	
Fisher Ave	Tioga 493603	2,500	Village Tax	0.00	0.00
Cortland, NY 13045	ACRES 1.86	2,500			
	EAST-0879929 NRTH-0737139				
	FULL MARKET VALUE	9,690			
			TOTAL TAX ---		0.00**
*****					

STATE OF NEW YORK  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
 TAXABLE STATUS DATE-MAR 01, 2021

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	3798,450			
			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	465,116			
			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	4,748			
			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	1564,729			
			TOTAL TAX ---		0.00**
*****					

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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
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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	9,690			
			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	6,298			
			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	5,814			
			TOTAL TAX ---		0.00**
*****					

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

2 0 2 2 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 025.80

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 RPS155/V04/L015  
 CURRENT DATE 5/16/2022

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  
 COUNTY - Tioga  
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2 0 2 2 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 025.80

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 VALUATION DATE-JUL 01, 2020  
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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					

STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 2 V I L L A G E T A X R O L L  
 S W I S T O T A L S

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 VALUATION DATE-JUL 01, 2020  
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 RPS155/V04/L015  
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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	7023,451	1939,746	5,083,705
493603					889,424	4,194,281
	S U B - T O T A L	253	541,270	7023,451	1939,746	5,083,705
	S U B - T O T A L (CONT)				889,424	4,194,281
	T O T A L	253	541,270	7023,451	1939,746	5,083,705
	T O T A L (CONT)				889,424	4,194,281

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

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



STATE OF NEW YORK  
 COUNTY - Tioga  
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2 0 2 2 V I L L A G E T A X R O L L  
 S W I S T O T A L S

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 VALUATION DATE-JUL 01, 2020  
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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	2,093
41121	VET WAR CT	5	14,241
41131	VET COM CT	4	19,425
41141	VET DIS CT	1	10,400
41800	AGED ALL	2	16,375
41807	AGED V	2	15,430
	T O T A L	37	1981,789

\*\*\* 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	4694,685	75,871	4,618,814	10.722655	49,525.85
5	Village Tax SPEC DIST TAXES SPECIAL FRANCHISE	5		303,076	2,093	300,983	10.722655	3,227.33
6	Village Tax SPEC DIST TAXES UTILITIES & N.C.	6	34,200	121,865		121,865	10.722655	1,306.72
8	RS 8 TOTAL SPEC DIST TAXES WHOLLY EXEMPT	22	66,725	1903,825	1,903,825			
	Village Tax		541,270	7023,451	1,981,789	5,041,662	10.722655	54,059.90

