

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

2 0 2 6 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 017.38

PAGE 1
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

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		

159.19-1-15.20	35 N Main St 421 Restaurant		Village Tax	55,000	597.17
35 N Main St Nichols LLC	Tioga 493603	1,500			
35 N Main St	DEED DATE 11/04/2016	55,000			
Nichols, NY 13812	FRNT 120.00 DPTH 105.00				
	EAST-0879043 NRTH-0736917				
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-4045				
B's American Pride Tavern	FULL MARKET VALUE	316,456			
				TOTAL TAX ---	597.17**
				DATE #1	06/30/26
				AMT DUE	597.17

170.07-1-8	263 Cady Ave 220 2 Family Res		Village Tax	25,325	274.97
AARL Properties LLC	Tioga 493603	2,325			
Lounsberry Ryan	DEED DATE 02/16/2021	25,325			
1645 Marshland Rd	FRNT 133.65 DPTH 149.00				
Apalachin, NY 13732	ACRES 0.47				
	EAST-0879359 NRTH-0735249				
	DEED BOOK 20210 PG-784				
	FULL MARKET VALUE	145,713			
				TOTAL TAX ---	274.97**
				DATE #1	06/30/26
				AMT DUE	274.97

159.19-2-11	37 S Main St 220 2 Family Res		Village Tax	7,000	76.00
Amato Michael	Tioga 493603	1,375			
228 Amato Hill Ln	DEED DATE 03/19/02	7,000			
Rome, PA 18837	FRNT 37.00 DPTH 125.00				
	EAST-0878879 NRTH-0736499				
	DEED BOOK 690 PG-303				
	FULL MARKET VALUE	40,276			
				TOTAL TAX ---	76.00**
				DATE #1	06/30/26
				AMT DUE	76.00

159.19-2-12	47 S Main St 210 1 Family Res		Village Tax	12,000	130.29
Amato Michael	Tioga 493603	1,550			
228 Amato Hill Ln	DEED DATE 10/02/2008	12,000			
Rome, PA 18837	FRNT 45.00 DPTH 128.50				
	EAST-0878829 NRTH-0736459				
	DEED BOOK 16148 PG-2001				
	FULL MARKET VALUE	69,045			
				TOTAL TAX ---	130.29**
				DATE #1	06/30/26
				AMT DUE	130.29

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-2-23.10	95 Dean St 210 1 Family Res		Village Tax	170.07-2-23.10 ACCT 0000000155	BILL 5 219.48
Arnold Samuel Thomas Howar	Tioga 493603	1,800			
549 Clark St	DEED DATE 11/15/2023	20,214			
Waverly, NY 14892	FRNT 66.00 DPTH 302.52				
	ACRES 0.46				
	EAST-0879979 NRTH-0734969				
	DEED BOOK 20230 PG-4233				
	FULL MARKET VALUE	116,306			
			TOTAL TAX ---		219.48**
				DATE #1	06/30/26
				AMT DUE	219.48

170.07-1-2	179 S Main St 210 1 Family Res		Village Tax	170.07-1-2 ACCT 0000000195	BILL 6 222.31
Atkinson David H	Tioga 493603	1,500			
Atkinson Mary Jo	FRNT 49.50 DPTH 132.00	20,475			
179 S main St	EAST-0878909 NRTH-0735769				
PO Box 95	DEED BOOK 446 PG-0017				
Nichols, NY 13812	FULL MARKET VALUE	117,808			
			TOTAL TAX ---		222.31**
				DATE #1	06/30/26
				AMT DUE	222.31

170.07-1-5	205 Cady Ave 210 1 Family Res		Village Tax	170.07-1-5 ACCT 0000000065	BILL 7 217.15
Babcock Jeffrey A Jr	Tioga 493603	1,950			
Babcock Carrie A	DEED DATE 02/12/2007	20,000			
205 Cady Ave	FRNT 94.75 DPTH 165.00				
Nichols, NY 13812	EAST-0879339 NRTH-0735559				
	DEED BOOK 14146 PG-5001				
	FULL MARKET VALUE	115,075			
			TOTAL TAX ---		217.15**
				DATE #1	06/30/26
				AMT DUE	217.15

170.07-1-23	243 S Main St 210 1 Family Res		Village Tax	170.07-1-23 ACCT 0000000033	BILL 8 304.02
Bahl William P	Tioga 493603	1,900			
Bahl Nancy C	DEED DATE 06-03-94	28,000			
243 S Main St	FRNT 90.00 DPTH 135.00				
Nichols, NY 13812	EAST-0878929 NRTH-0735419				
	DEED BOOK 556 PG-236				
	FULL MARKET VALUE	161,105			
			TOTAL TAX ---		304.02**
				DATE #1	06/30/26
				AMT DUE	304.02

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 VALUATION DATE-JUL 01, 2024
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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			
***** 170.07-2-33 *****						
170.07-2-33	S Main St				ACCT 0000000010	BILL 9
Ball Robert C	120 Field crops		Village Tax		1,500	16.29
Ball Benjamin D	Tioga 493603	1,500				
721 S Main St	Deed Date 10/30/2024	1,500				
Nichols, NY 13812	ACRES 18.50					
	EAST-0880269 NRTH-0734649					
	DEED BOOK 20240 PG-3719					
	FULL MARKET VALUE	8,631				
			TOTAL TAX ---			16.29**
				DATE #1		06/30/26
				AMT DUE		16.29
***** 170.07-1-25 *****						
170.07-1-25	273 S Main St				ACCT 00000000200	BILL 10
Beckwith Equities, LLC	471 Funeral home		Village Tax		80,000	868.62
37 Barbertown Rd	Tioga 493603	1,700				
Newark Valley, NY 13811	DEED DATE 08/05/2015	80,000				
	FRNT 71.00 DPTH 135.00					
	EAST-0878929 NRTH-0735259					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-2660					
Cooley Lifetime Trust No 1	FULL MARKET VALUE	460,299				
			TOTAL TAX ---			868.62**
				DATE #1		06/30/26
				AMT DUE		868.62
***** 170.07-1-26 *****						
170.07-1-26	287 S Main St				ACCT 00000000059	BILL 11
Beckwith Equities, LLC	330 Vacant comm		Village Tax		4,000	43.43
37 Barbertown Rd	Tioga 493603	4,000				
Newark Valley, NY 13811	DEED DATE 08/05/2015	4,000				
	FRNT 49.20 DPTH 90.00					
	EAST-0878959 NRTH-0735199					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-2660					
Cooley Lifetime Trust No 1	FULL MARKET VALUE	23,015				
			TOTAL TAX ---			43.43**
				DATE #1		06/30/26
				AMT DUE		43.43
***** 170.07-1-27 *****						
170.07-1-27	S Main St				ACCT 00000000039	BILL 12
Beckwith Equities, LLC	311 Res vac land		Village Tax		800	8.69
37 Barbertown Rd	Tioga 493603	800				
Newark Valley, NY 13811	DEED DATE 08/05/2015	800				
	FRNT 45.00 DPTH 68.00					
	EAST-0878961 NRTH-0735098					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-2660					
Cooley Lifetime Trust No 1	FULL MARKET VALUE	4,603				
			TOTAL TAX ---			8.69**
				DATE #1		06/30/26
				AMT DUE		8.69

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-38 *****						
170.07-1-38	39 Taylor St				ACCT 00000000152	BILL 13
Beckwith Equities, LLC	311 Res vac land		Village Tax		2,300	24.97
37 Barbertown Rd	Tioga 493603	2,300				
Newark Valley, NY 13811	DEED DATE 08/05/2015	2,300				
	FRNT 130.00 DPTH 142.00					
	EAST-0878799 NRTH-0735219					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-2660					
Cooley Lifetime Trust No 1	FULL MARKET VALUE	13,234				
TOTAL TAX ---						24.97**
						DATE #1 06/30/26
						AMT DUE 24.97
***** 159.18-2-29 *****						
159.18-2-29	143 Bliven St				ACCT 00000000176	BILL 14
Bendock Carla	210 1 Family Res		Village Tax		16,500	179.15
143 Bliven St	Tioga 493603	1,500				
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	94,937				
TOTAL TAX ---						179.15**
						DATE #1 06/30/26
						AMT DUE 179.15
***** 159.19-3-25 *****						
159.19-3-25	82 S Main St				ACCT 00000000077	BILL 15
Blair Becky Jo	220 2 Family Res		Village Tax		33,400	362.65
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	192,175				
TOTAL TAX ---						362.65**
						DATE #1 06/30/26
						AMT DUE 362.65
***** 170.07-1-19 *****						
170.07-1-19	185 S Main St				ACCT 00000000030	BILL 16
Bleiler Dustin J	484 1 use sm bld		Village Tax		5,000	54.29
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	28,769				
TOTAL TAX ---						54.29**
						DATE #1 06/30/26
						AMT DUE 54.29

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-14 *****						
170.07-1-14	266 S Main St				170.07-1-14	
Bleiler Michael	220 2 Family Res		Village Tax		ACCT 0000000017	BILL 17
266 S Main St	Tioga 493603	1,675			15,800	171.55
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	90,909				
			TOTAL TAX ---			171.55**
				DATE #1		06/30/26
				AMT DUE		171.55
***** 159.18-2-21 *****						
159.18-2-21	204 W River Rd				159.18-2-21	
Bond Cynthia J	210 1 Family Res		Village Tax		ACCT 0000000052	BILL 18
204 W River Rd	Tioga 493603	2,450			24,000	260.58
Nichols, NY 13812	DEED DATE 09/14/2023	24,000				
	FRNT 120.00 DPTH 350.00					
	ACRES 0.93 BANK 500					
	EAST-0877899 NRTH-0736659					
	DEED BOOK 20230 PG-3409					
	FULL MARKET VALUE	138,090				
			TOTAL TAX ---			260.58**
				DATE #1		06/30/26
				AMT DUE		260.58
***** 170.07-2-18 *****						
170.07-2-18	124 Dean St				170.07-2-18	
Bowen Bret	270 Mfg housing		Village Tax		ACCT 0000000019	BILL 19
6260 W River Rd	Tioga 493603	1,775			8,000	86.86
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	46,030				
			TOTAL TAX ---			86.86**
				DATE #1		06/30/26
				AMT DUE		86.86
***** 170.07-2-19 *****						
170.07-2-19	124 Dean St				170.07-2-19	
Bowen Bret	312 Vac w/imprv		Village Tax		ACCT 0000001008	BILL 20
6260 W River Rd	Tioga 493603	600			1,250	13.57
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	7,192				
			TOTAL TAX ---			13.57**
				DATE #1		06/30/26
				AMT DUE		13.57

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-7 *****						
170.07-1-7	245 Cady Ave				ACCT 00000000020	BILL 21
Boyer Wayne M	210 1 Family Res		VET WAR CT 41121			2,208
Ciampoli Tamara	Tioga 493603	1,525	Village Tax		17,434	189.29
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	113,015				
			TOTAL TAX ---			189.29**
				DATE #1		06/30/26
				AMT DUE		189.29
***** 170.07-1-18 *****						
170.07-1-18	198 S Main St				ACCT 00000000072	BILL 22
Brown Drew D	210 1 Family Res		Village Tax		22,500	244.30
198 S Main St	Tioga 493603	2,175				
Nichols, NY 13812	DEED DATE 07/29/2015	22,500				
	FRNT 118.00 DPTH 198.00					
	BANK 500					
	EAST-0879149 NRTH-0735649					
	DEED BOOK 15000 PG-2863					
	FULL MARKET VALUE	129,459				
			TOTAL TAX ---			244.30**
				DATE #1		06/30/26
				AMT DUE		244.30
***** 170.07-1-28 *****						
170.07-1-28	26 Taylor St				ACCT 00000000021	BILL 23
Budine George I	210 1 Family Res		Village Tax		24,425	265.20
Budine Jonathan R	Tioga 493603	3,425				
183 Swift Rd	Deed Date 07/20/2009	24,425				
Binghamotn, NY 13905	FRNT 242.00 DPTH 162.50					
	EAST-0878949 NRTH-0734959					
	DEED BOOK 17019 PG-7001					
	FULL MARKET VALUE	140,535				
			TOTAL TAX ---			265.20**
				DATE #1		06/30/26
				AMT DUE		265.20
***** 159.19-3-7 *****						
159.19-3-7	107 E River Rd				ACCT 00000000123	BILL 24
Burgert Kimberly	210 1 Family Res		Village Tax		15,000	162.87
1956 E River Rd	Tioga 493603	2,625				
Nichols, NY 13812	Deed Date 12/27/2023	15,000				
	FRNT 162.30 DPTH 100.00					
	ACRES 0.37					
	EAST-0879589 NRTH-0736539					
	DEED BOOK 20230 PG-4699					
	FULL MARKET VALUE	86,306				
			TOTAL TAX ---			162.87**
				DATE #1		06/30/26
				AMT DUE		162.87

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-15 *****					
159.18-2-15	320 W River Rd			ACCT 00000000165	BILL 25
Burlingame Kamilah	210 1 Family Res		Village Tax	19,500	211.72
320 W River Rd	Tioga 493603	1,975			
Nichols, NY 13812	Deed Date 10/07/2015	19,500			
	FRNT 81.00 DPTH 243.01				
	BANK 77				
	EAST-0877249 NRTH-0736889				
	DEED BOOK 15000 PG-4010				
	FULL MARKET VALUE	112,198			
			TOTAL TAX ---		211.72**
				DATE #1	06/30/26
				AMT DUE	211.72
***** 159.19-1-9 *****					
159.19-1-9	90 E River Rd			ACCT 00000000210	BILL 26
Byers Michael T	210 1 Family Res		Village Tax	25,000	271.44
Engelbert Kristopher	Tioga 493603	2,500			
90 E River Rd	DEED DATE 06/01/2022	25,000			
Nichols, NY 13812	ACRES 1.55				
	EAST-0879510 NRTH-0736870				
	DEED BOOK 20220 PG-2484				
	FULL MARKET VALUE	143,843			
			TOTAL TAX ---		271.44**
				DATE #1	06/30/26
				AMT DUE	271.44
***** 159.18-2-12 *****					
159.18-2-12	388 W River Rd			ACCT 00000000125	BILL 27
Campbell Robin L	210 1 Family Res		Village Tax	17,500	190.01
Middleton David A	Tioga 493603	1,575			
684 Coryell Rd	Deed Date 08/12/2022	17,500			
Nichols, NY 13812	FRNT 60.00 DPTH 190.00				
	ACRES 0.30				
	EAST-0876939 NRTH-0737059				
	DEED BOOK 20220 PG-3646				
	FULL MARKET VALUE	100,690			
			TOTAL TAX ---		190.01**
				DATE #1	06/30/26
				AMT DUE	190.01
***** 170.07-2-5 *****					
170.07-2-5	198 Cady Ave			ACCT 00000000124	BILL 28
Campfield Christopher	210 1 Family Res		Village Tax	13,317	144.59
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	76,623			
			TOTAL TAX ---		144.59**
				DATE #1	06/30/26
				AMT DUE	144.59

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-25 *****						
159.18-2-25	73 Bliven St				159.18-2-25	ACCT 0000000028 BILL 29
Cass William R	210 1 Family Res		Village Tax		14,500	157.44
Cass Linda J	Tioga 493603	2,325				
PO Box 224	FRNT 132.00 DPTH 181.50	14,500				
Nichols, NY 13812-0224	ACRES 0.50					
	EAST-0878059 NRTH-0736459					
	DEED BOOK 462 PG-0077					
	FULL MARKET VALUE	83,429				
					TOTAL TAX ---	157.44**
					DATE #1	06/30/26
					AMT DUE	157.44
***** 159.19-2-38 *****						
159.19-2-38	121 Kirby St				159.19-2-38	ACCT 0000000027 BILL 30
Cass William R	210 1 Family Res		Village Tax		48,000	521.17
Cass Linda J	Tioga 493603	3,000				
121 Kirby St	FRNT 126.06 DPTH 225.06	48,000				
PO Box 224	EAST-0878319 NRTH-0736349					
Nichols, NY 13812-0224	DEED BOOK 462 PG-0079					
	FULL MARKET VALUE	276,180				
					TOTAL TAX ---	521.17**
					DATE #1	06/30/26
					AMT DUE	521.17
***** 170.06-1-9 *****						
170.06-1-9	85 Walnut St				170.06-1-9	ACCT 00000000184 BILL 31
Chamberlain Summer J	210 1 Family Res		Village Tax		29,500	320.30
85 Walnut St	Tioga 493603	2,150				
Nichols, NY 13812	DEED DATE 02/21/2023	29,500				
	FRNT 114.00 DPTH 204.00					
	ACRES 0.52					
	EAST-0878589 NRTH-0735339					
	DEED BOOK 20230 PG-666					
	FULL MARKET VALUE	169,735				
					TOTAL TAX ---	320.30**
					DATE #1	06/30/26
					AMT DUE	320.30
***** 170.07-2-2 *****						
170.07-2-2	142 Cady Ave				170.07-2-2	ACCT 00000000173 BILL 32
Chambers Kathleen M	210 1 Family Res		Village Tax		22,104	240.00
Chambers Charles P	Tioga 493603	1,875				
142 Cady Ave	DEED DATE 04-24-95	22,104				
Nichols, NY 13812	FRNT 74.25 DPTH 264.00					
	EAST-0879599 NRTH-0735899					
	DEED BOOK 568 PG-110					
	FULL MARKET VALUE	127,181				
					TOTAL TAX ---	240.00**
					DATE #1	06/30/26
					AMT DUE	240.00

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-11 *****						
159.19-3-11	55 Cady Ave				18,500	200.87
Cheely Jeremy	210 1 Family Res		Village Tax			
55 Cady Ave	Tioga 493603	1,500				
Nichols, NY 13812	DEED DATE 11/02/2023	18,500				
	FRNT 50.00 DPTH 159.06					
	ACRES 0.18 BANK 500					
	EAST-0879299 NRTH-0736349					
	DEED BOOK 20230 PG-4068					
	FULL MARKET VALUE	106,444				
			TOTAL TAX ---			200.87**
				DATE #1		06/30/26
				AMT DUE		200.87
***** 159.18-1-16 *****						
159.18-1-16	205 W River Rd				22,500	244.30
Clark Brandon	210 1 Family Res		Village Tax			
Clark Chatney	Tioga 493603	2,050				
205 W River Rd	DEED DATE 09/28/2020	22,500				
Nichols, NY 13812	FRNT 174.17 DPTH 145.00					
	ACRES 0.50 BANK 500					
	EAST-0877879 NRTH-0736959					
	DEED BOOK 20200 PG-3723					
	FULL MARKET VALUE	129,459				
			TOTAL TAX ---			244.30**
				DATE #1		06/30/26
				AMT DUE		244.30
***** 170.07-2-10 *****						
170.07-2-10	272 Cady Ave				22,000	238.87
Cofone Daniel A	210 1 Family Res		Village Tax			
272 Cady Ave	Tioga 493603	1,000				
Nichols, NY 13812	DEED DATE 11/24/95	22,000				
	FRNT 66.00 DPTH 145.00					
	EAST-0879579 NRTH-0735219					
	DEED BOOK 576 PG-185					
	FULL MARKET VALUE	126,582				
			TOTAL TAX ---			238.87**
				DATE #1		06/30/26
				AMT DUE		238.87
***** 170.07-1-11 *****						
170.07-1-11	302 S Main St				15,600	169.38
Cole Carl J	210 1 Family Res		Village Tax			
302 S Main St	Tioga 493603	1,750				
Nichols, NY 13812-2610	FRNT 75.00 DPTH 133.75	15,600				
	EAST-0879139 NRTH-0735129					
	DEED BOOK 467 PG-0178					
	FULL MARKET VALUE	89,758				
			TOTAL TAX ---			169.38**
				DATE #1		06/30/26
				AMT DUE		169.38

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-16 *****						
159.19-2-16	119 S Main St				ACCT 0000000040	BILL 37
Cole Jan B	210 1 Family Res		Village Tax		25,000	271.44
Cole Debra	Tioga 493603	1,625				
119 S Main St	DEED DATE 07/13/2022	25,000				
Nichols, NY 13812	FRNT 52.00 DPTH 256.08					
	EAST-0878834 NRTH-0736062					
	DEED BOOK 20220 PG-3180					
	FULL MARKET VALUE	143,843				
TOTAL TAX ---						271.44**
						DATE #1 06/30/26
						AMT DUE 271.44
***** 159.18-1-3.10 *****						
159.18-1-3.10	543 W River Rd				ACCT 0000000078	BILL 38
Cole Marcus	483 Converted Re		Village Tax		30,500	331.16
Soprano Margaret	Tioga 493603	2,650				
PO Box 158	DEED DATE 04/30/2009	30,500				
Nichols, NY 13812	FRNT 160.16 DPTH 134.71					
	EAST-0876219 NRTH-0737559					
	DEED BOOK 16758 PG-2001					
	FULL MARKET VALUE	175,489				
TOTAL TAX ---						331.16**
						DATE #1 06/30/26
						AMT DUE 331.16
***** 159.19-1-4 *****						
159.19-1-4	E River Rd				ACCT 0000000107	BILL 39
Cole Marcus	311 Res vac land		Village Tax		400	4.34
PO Box 158	Tioga 493603	400				
Nichols, NY 13812	DEED DATE 01/30/97	400				
	FRNT 199.00 DPTH 176.00					
	EAST-0879439 NRTH-0737199					
	DEED BOOK 592 PG-289					
	FULL MARKET VALUE	2,301				
TOTAL TAX ---						4.34**
						DATE #1 06/30/26
						AMT DUE 4.34
***** 159.19-2-18 *****						
159.19-2-18	151 S Main St				ACCT 0000000089	BILL 40
Cole Marcus	210 1 Family Res		Village Tax		7,500	81.43
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	43,153				
TOTAL TAX ---						81.43**
						DATE #1 06/30/26
						AMT DUE 81.43

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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			
***** 159.19-1-3.10 *****						
159.19-1-3.10	1 N Main St				ACCT 0000000097	BILL 41
Cole Marcus J	449 Other Storag		Village Tax		5,600	60.80
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	32,221				
			TOTAL TAX ---			60.80**
				DATE #1		06/30/26
				AMT DUE		60.80
***** 159.19-1-22 *****						
159.19-1-22	95 W River Rd				ACCT 0000000235	BILL 42
Cole Marcus J	210 1 Family Res		Village Tax		18,300	198.70
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	105,293				
			TOTAL TAX ---			198.70**
				DATE #1		06/30/26
				AMT DUE		198.70
***** 159.19-1-23 *****						
159.19-1-23	101 W River Rd				ACCT 0000000087	BILL 43
Cole Marcus J	210 1 Family Res		Village Tax		13,000	141.15
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	74,799				
			TOTAL TAX ---			141.15**
				DATE #1		06/30/26
				AMT DUE		141.15
***** 170.07-1-30 *****						
170.07-1-30	373 S Main St				ACCT 0000000067	BILL 44
Cole Roger M	210 1 Family Res		Village Tax		22,400	243.21
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	128,884				
			TOTAL TAX ---			243.21**
				DATE #1		06/30/26
				AMT DUE		243.21

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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			
***** 159.19-3-3 *****						
159.19-3-3	41 E River Rd				ACCT 00000000147	BILL 45
Community Bank Na	461 Bank		Village Tax		70,000	760.04
Accounts Payable	Tioga 493603	1,770				
333 Butternut Dr	FRNT 77.00 DPTH 132.00	70,000				
Slyracuse, NY 13214	EAST-0879159 NRTH-0736579					
	DEED BOOK 258 PG-0435					
	FULL MARKET VALUE	402,762				
TOTAL TAX ---						760.04**
						DATE #1 06/30/26
						AMT DUE 760.04
***** 159.19-3-28 *****						
159.19-3-28	S Main St				ACCT 00000000171	BILL 46
Community Bank Na	438 Parking lot		Village Tax		4,100	44.52
Accounts Payable	Tioga 493603	4,100				
333 Butternut Dr	FRNT 65.00 DPTH 78.19	4,100				
Syracuse, NY 13214	EAST-0879169 NRTH-0736479					
	DEED BOOK 448 PG-0232					
	FULL MARKET VALUE	23,590				
TOTAL TAX ---						44.52**
						DATE #1 06/30/26
						AMT DUE 44.52
***** 159.18-1-9 *****						
159.18-1-9	367 W River Rd				ACCT 00000000047	BILL 47
Corbin Dorothy M	210 1 Family Res		Village Tax		19,446	211.14
Corbin Duane	Tioga 493603	1,725				
367 W River Rd	Deed Date 10/13/2020	19,446				
PO Box 111	FRNT 60.00 DPTH 234.00					
Nichols, NY 13812	ACRES 0.30					
	EAST-0877129 NRTH-0737269					
	DEED BOOK 20200 PG-4005					
	FULL MARKET VALUE	111,887				
TOTAL TAX ---						211.14**
						DATE #1 06/30/26
						AMT DUE 211.14
***** 159.19-1-20 *****						
159.19-1-20	67 W River Rd				ACCT 00000000088	BILL 48
County of Tioga	210 1 Family Res		Village Tax		15,800	171.55
56 Main St	Tioga 493603	2,050				
Owego, NY 13827	Deed Date 09/24/2024	15,800				
	FRNT 100.00 DPTH 275.00					
	ACRES 0.63					
	EAST-0878619 NRTH-0736939					
	DEED BOOK 20240 PG-3229					
	FULL MARKET VALUE	90,909				
TOTAL TAX ---						171.55**
						DATE #1 06/30/26
						AMT DUE 171.55

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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				170.07-2-4	
Crispell Ryan Wayne	210 1 Family Res		Village Tax		ACCT 0000000075	BILL 49
178 Cady Ave	Tioga 493603	2,375			24,000	260.58
Nichols, NY 13812	DEED DATE 01/04/2018	24,000				
	FRNT 115.00 DPTH 297.00					
	BANK 77					
	EAST-0879629 NRTH-0735699					
	DEED BOOK 20180 PG-49					
	FULL MARKET VALUE	138,090				
			TOTAL TAX ---			260.58**
				DATE #1		06/30/26
				AMT DUE		260.58
***** 159.18-1-13 *****						
159.18-1-13	309 W River Rd				159.18-1-13	
Darrow Ashley	210 1 Family Res		Village Tax		ACCT 00000000215	BILL 50
309 E River Rd	Tioga 493603	1,550			14,000	152.01
Nichols, NY 13812	DEED DATE 02/12/02	14,000				
	FRNT 45.00 DPTH 280.00					
	BANK 500					
	EAST-0877409 NRTH-0737189					
	DEED BOOK 20250 PG-1500					
	FULL MARKET VALUE	80,552				
			TOTAL TAX ---			152.01**
				DATE #1		06/30/26
				AMT DUE		152.01
***** 170.07-1-42.20 *****						
170.07-1-42.20	38 Walnut St				170.07-1-42.20	
Delmage John H	210 1 Family Res		Village Tax		ACCT 00000000751	BILL 51
Delmage Jillian M	Tioga 493603	2,675			32,000	347.45
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	184,120				
			TOTAL TAX ---			347.45**
				DATE #1		06/30/26
				AMT DUE		347.45
***** 170.07-1-4 *****						
170.07-1-4	173 Cady Ave				170.07-1-4	
DiMarco Daniel P	210 1 Family Res		Village Tax		ACCT 00000000091	BILL 52
DiMarco Christie M	Tioga 493603	2,650			40,000	434.31
173 Cady Ave	DEED DATE 03/20/2024	40,000				
Nichols, NY 13812	FRNT 164.50 DPTH 165.00					
	ACRES 0.63 BANK 500					
	EAST-0879329 NRTH-0735689					
	DEED BOOK 20240 PG-945					
	FULL MARKET VALUE	230,150				
			TOTAL TAX ---			434.31**
				DATE #1		06/30/26
				AMT DUE		434.31

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-12 *****						
170.07-1-12	286 S Main St				170.07-1-12	
Dunbar Rentals, LLC	411 Apartment		Village Tax		ACCT 00000000045	BILL 53
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					
	EAST-0879136 NRTH-0735204					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	184,120				
			TOTAL TAX ---			347.45**
					DATE #1	06/30/26
					AMT DUE	347.45
***** 170.07-1-13 *****						
170.07-1-13	S Main St				170.07-1-13	
Dunbar Rentals, LLC	438 Parking lot		Village Tax		ACCT 00000000004	BILL 54
685 W Clinton St	Tioga 493603	1,675				
Elmira, NY 14905	DEED DATE 01/10/2008	1,675				
	FRNT 57.00 DPTH 214.50					
	EAST-0879189 NRTH-0735259					
	DEED BOOK 15256 PG-9001					
	FULL MARKET VALUE	9,638				
			TOTAL TAX ---			18.19**
					DATE #1	06/30/26
					AMT DUE	18.19
***** 170.07-2-17 *****						
170.07-2-17	110 Dean St				170.07-2-17	
Dutton Jay Henry	210 1 Family Res		VET WAR CT 41121		ACCT 00000000061	BILL 55
Dutton Carol E	Tioga 493603	1,650	Village Tax			
110 Dean St	DEED DATE 12/13/2023	19,300				
Nichols, NY 13812	FRNT 99.00 DPTH 132.00					
	ACRES 0.30					
	EAST-0880029 NRTH-0735219					
	DEED BOOK 20230 PG-4551					
	FULL MARKET VALUE	111,047				
			TOTAL TAX ---			185.58**
					DATE #1	06/30/26
					AMT DUE	185.58
***** 159.19-2-15 *****						
159.19-2-15	109 S Main St				159.19-2-15	
Duvall Isaac James	210 1 Family Res		Village Tax		ACCT 00000000006	BILL 56
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	200,662				
			TOTAL TAX ---			378.66**
					DATE #1	06/30/26
					AMT DUE	378.66

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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 210 1 Family Res		Village Tax		170.07-1-24	*****
Dydzynski Theodore	Tioga 493603	1,750			ACCT 00000000201	BILL 57
Cooley Jody M	DEED DATE 01/23/2007	33,500				
263 S Main St	FRNT 75.00 DPTH 133.00					
PO Box 72	EAST-0878929 NRTH-0735339					
Nichols, NY 13812	DEED BOOK 14076 PG-4001					
	FULL MARKET VALUE	192,750				
					TOTAL TAX ---	363.73**
					DATE #1	06/30/26
					AMT DUE	363.73

159.19-2-23	190 Bliven St 210 1 Family Res		Village Tax		159.19-2-23	*****
Eastwood Valoree	Tioga 493603	1,700			ACCT 00000000172	BILL 58
190 Bliven St	DEED DATE 08/24/98	20,000				
Nichols, NY 13812	AKA Valoree Anderson					
	FRNT 70.00 DPTH 162.50					
	BANK 500					
	EAST-0878309 NRTH-0735839					
	DEED BOOK 614 PG-189					
	FULL MARKET VALUE	115,075				
					TOTAL TAX ---	217.15**
					DATE #1	06/30/26
					AMT DUE	217.15

159.19-3-8	42 Cady Ave 220 2 Family Res		Village Tax		159.19-3-8	*****
Eichelsderfer Edith	Tioga 493603	2,125			ACCT 00000000139	BILL 59
Eichelsderfer Robert C	Deed Date 03/27/2013	23,100				
42 Cady Ave Apt 1	FRNT 93.00 DPTH 222.42					
Nichols, NY 13812	EAST-0879559 NRTH-0736419					
	DEED BOOK 20785 PG-7001					
	FULL MARKET VALUE	132,911				
					TOTAL TAX ---	250.81**
					DATE #1	06/30/26
					AMT DUE	250.81

170.07-1-1	34 Howell St 210 1 Family Res		Village Tax		170.07-1-1	*****
Ellis Glenn H	Tioga 493603	2,325			ACCT 00000000025	BILL 60
Ellis Audra S	DEED DATE 05/29/03	20,000				
34 Howell St	FRNT 132.00 DPTH 82.50					
Nichols, NY 13812	BANK 500					
	EAST-0878779 NRTH-0735739					
	DEED BOOK 720 PG-141					
	FULL MARKET VALUE	115,075				
					TOTAL TAX ---	217.15**
					DATE #1	06/30/26
					AMT DUE	217.15

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-1-42.10	Howell St 311 Res vac land		Village Tax		170.07-1-42.10	*****
Ellis Glenn H	Tioga 493603	200			ACCT 0000000153	BILL 61
Ellis Audra S	DEED DATE 05/29/03	200				
34 Howell St	FRNT 58.00 DPTH 49.00					
Nichols, NY 13812	BANK 500					
	EAST-0878819 NRTH-0735679					
	DEED BOOK 720 PG-141					
	FULL MARKET VALUE	1,151				
			TOTAL TAX ---			2.17**
				DATE #1		06/30/26
				AMT DUE		2.17

159.18-2-27	99 Bliven St 210 1 Family Res		Village Tax		159.18-2-27	*****
Emen Katherine Kay	Tioga 493603	1,700			ACCT 0000000009	BILL 62
99 Bliven St	Deed Date 09/05/2023	18,000				
Nichols, NY 13812	FRNT 70.00 DPTH 178.00				18,000	195.44
	ACRES 0.30 BANK 500					
	EAST-0878059 NRTH-0736319					
	DEED BOOK 20230 PG-3257					
	FULL MARKET VALUE	103,567				
			TOTAL TAX ---			195.44**
				DATE #1		06/30/26
				AMT DUE		195.44

159.18-1-15.10	263 W River Rd 485 >luse sm bld		Village Tax		159.18-1-15.10	*****
Engelbert Farms Organic, LLC	Tioga 493603	5,100			ACCT 00000000050	BILL 63
182 Sunnyside Rd	DEED DATE 06/06/2018	35,000				
Nichols, NY 13812	FRNT 259.00 DPTH 316.00				35,000	380.02
	ACRES 2.50					
	EAST-0877709 NRTH-0737079					
	DEED BOOK 20180 PG-2385					
	FULL MARKET VALUE	201,381				
			TOTAL TAX ---			380.02**
				DATE #1		06/30/26
				AMT DUE		380.02

159.18-1-7	431 W River Rd 210 1 Family Res		Village Tax		159.18-1-7	*****
Englebert Joseph	Tioga 493603	2,650			ACCT 00000000166	BILL 64
Teribury Erin R	DEED DATE 11/06/2024	20,000				
28 Yantz Rd	FRNT 165.00 DPTH 185.00				20,000	217.15
Barton, NY 13734	ACRES 0.71					
	EAST-0876819 NRTH-0737379					
	DEED BOOK 20240 PG-3806					
	FULL MARKET VALUE	115,075				
			TOTAL TAX ---			217.15**
				DATE #1		06/30/26
				AMT DUE		217.15

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-1-6 *****						
159.18-1-6	457 W River Rd				ACCT 0000000022	BILL 65
Forrest Jarrett	210 1 Family Res		Village Tax		22,000	238.87
457 W River Rd	Tioga 493603	1,975				
Nichols, NY 13812	DEED DATE 06/23/2023	22,000				
	FRNT 93.00 DPTH 172.00					
	ACRES 0.37 BANK 500					
	EAST-0876679 NRTH-0737425					
	DEED BOOK 20230 PG-2288					
	FULL MARKET VALUE	126,582				
			TOTAL TAX ---			238.87**
				DATE #1		06/30/26
				AMT DUE		238.87
***** 159.19-2-25 *****						
159.19-2-25	148 Bliven St				ACCT 0000000177	BILL 66
Fox Raymond A	210 1 Family Res		Village Tax		39,000	423.45
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	224,396				
			TOTAL TAX ---			423.45**
				DATE #1		06/30/26
				AMT DUE		423.45
***** 159.18-2-1.20 *****						
159.18-2-1.20	W River Rd				ACCT 00000001009	BILL 67
Friedrichsen Paul	105 Vac farmland		Village Tax		6,000	65.15
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	34,522				
			TOTAL TAX ---			65.15**
				DATE #1		06/30/26
				AMT DUE		65.15
***** 170.07-2-7 *****						
170.07-2-7	228 Cady Ave				ACCT 00000000228	BILL 68
Friend Ronald S	210 1 Family Res		Village Tax		16,269	176.64
228 Cady Ave	Tioga 493603	2,000				
Nichols, NY 13812	DEED DATE 01/14/2022	16,269				
	FRNT 82.50 DPTH 330.00					
	ACRES 0.63					
	EAST-0879649 NRTH-0735449					
	DEED BOOK 20220 PG-264					
	FULL MARKET VALUE	93,608				
			TOTAL TAX ---			176.64**
				DATE #1		06/30/26
				AMT DUE		176.64

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.06-1-8	69 Walnut St				170.06-1-8	*****
Gatto Nicholas F J	210 1 Family Res		Village Tax		ACCT 00000000183	BILL 69
Gatto Rosalie L	Tioga 493603	1,800			25,200	273.61
69 Walnut St	DEED DATE 09/29/2005	25,200				
Nichols, NY 13812	FRNT 80.00 DPTH 198.00					
	EAST-0878579 NRTH-0735439					
	DEED BOOK 12491 PG-3002					
	FULL MARKET VALUE	144,994				
TOTAL TAX ---						273.61**
						DATE #1 06/30/26
						AMT DUE 273.61

159.18-2-3	125 Johnson St				159.18-2-3	*****
GLT Enterprises, Inc.	449 Other Storag		Village Tax		ACCT 00000000146	BILL 70
123 State Route 17C	Tioga 493603	3,500			29,000	314.87
Waverly, NY 14892	Deed Date 09/20/2019	29,000				
	ACRES 1.80					
	EAST-0876629 NRTH-0736519					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-3670					
Fulbrook Charlotte B	FULL MARKET VALUE	166,858				
TOTAL TAX ---						314.87**
						DATE #1 06/30/26
						AMT DUE 314.87

170.07-2-28.1	81 Platt St				170.07-2-28.1	*****
Greenwalt Seth W	210 1 Family Res		Village Tax		ACCT 00000001006	BILL 71
Greenwalt Elisha J	Tioga 493603	1,950			22,000	238.87
81 Platt St	Deed Date 05/19/2021	22,000				
Nichols, NY 13812	FRNT 91.55 DPTH 200.00					
	ACRES 0.38 BANK 500					
	EAST-0879489 NRTH-0734969					
	DEED BOOK 20210 PG-2500					
	FULL MARKET VALUE	126,582				
TOTAL TAX ---						238.87**
						DATE #1 06/30/26
						AMT DUE 238.87

159.18-2-8	76 Johnson St				159.18-2-8	*****
Hall Harold	210 1 Family Res		Village Tax		ACCT 00000000180	BILL 72
Purtell Sue	Tioga 493603	2,150			23,130	251.14
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	133,084				
TOTAL TAX ---						251.14**
						DATE #1 06/30/26
						AMT DUE 251.14

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-2-17.1	131 S Main St 210 1 Family Res		Village Tax		159.19-2-17.1	*****
Harrington Jacques B	Tioga 493603	3,000			ACCT 0000000134	BILL 73
Harrington Jennifer L	DEED DATE 06/29/2023	27,300				
131 S Main St	FRNT 112.56 DPTH 254.50					
Nichols, NY 13812	ACRES 0.65 BANK 500					
	EAST-0878839 NRTH-0735979					
	DEED BOOK 20230 PG-2354					
	FULL MARKET VALUE	157,077				
				TOTAL TAX ---		296.41**
					DATE #1	06/30/26
					AMT DUE	296.41

170.07-2-3	162 Cady Ave 210 1 Family Res		Village Tax		170.07-2-3	*****
Hartl Virginia C	Tioga 493603	2,375			ACCT 0000000056	BILL 74
Hartl Matthew D	DEED DATE 03/24/2022	23,000				
162 Cady Ave	FRNT 115.50 DPTH 330.00					
Nichols, NY 13812	ACRES 0.88					
	EAST-0879619 NRTH-0735809					
	DEED BOOK 20220 PG-1361					
	FULL MARKET VALUE	132,336				
				TOTAL TAX ---		249.73**
					DATE #1	06/30/26
					AMT DUE	249.73

159.19-1-21	87 W River Rd 210 1 Family Res		Village Tax		159.19-1-21	*****
Hazard David	Tioga 493603	1,875			ACCT 0000000110	BILL 75
34 Roki Blvd	DEED DATE 09/19/2023	13,500				
Nichols, NY 13812	FRNT 72.00 DPTH 270.00					
	ACRES 0.43					
	EAST-0878539 NRTH-0736919					
	DEED BOOK 20230 PG-3479					
	FULL MARKET VALUE	77,675				
				TOTAL TAX ---		146.58**
					DATE #1	06/30/26
					AMT DUE	146.58

159.19-2-19	161 S Main St 210 1 Family Res		Village Tax		159.19-2-19	*****
Hazard David	Tioga 493603	1,500			ACCT 0000000163	BILL 76
34 Roki Blvd	DEED DATE 09/19/2023	20,625				
Nichols, NY 13812	FRNT 40.22 DPTH 130.00					
	ACRES 0.12					
	EAST-0878899 NRTH-0735859					
	DEED BOOK 20230 PG-3483					
	FULL MARKET VALUE	118,671				
				TOTAL TAX ---		223.94**
					DATE #1	06/30/26
					AMT DUE	223.94

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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			

159.19-2-20	43 Howell St				159.19-2-20	*****
Hazard David	210 1 Family Res		Village Tax		ACCT 0000000213	BILL 77
34 Roki Blvd	Tioga 493603	2,400			15,000	162.87
Nichols, NY 13812	Deed Date 09/19/2023	15,000				
	FRNT 140.00 DPTH 91.00					
	ACRES 0.25					
	EAST-0878769 NRTH-0735879					
	DEED BOOK 20230 PG-3484					
	FULL MARKET VALUE	86,306				
			TOTAL TAX ---			162.87**
					DATE #1	06/30/26
					AMT DUE	162.87

159.19-3-13	85 Cady Ave				159.19-3-13	*****
Hazard David	281 Multiple res		Village Tax		ACCT 00000000196	BILL 78
34 Roki Blvd	Tioga 493603	1,825			30,000	325.73
Nichols, NY 13812	Deed Date 09/19/2023	30,000				
	FRNT 82.50 DPTH 165.00					
	ACRES 0.31					
	EAST-0879309 NRTH-0736189					
	DEED BOOK 20230 PG-3480					
	FULL MARKET VALUE	172,612				
			TOTAL TAX ---			325.73**
					DATE #1	06/30/26
					AMT DUE	325.73

170.07-2-24	81 Dean St				170.07-2-24	*****
Hazard David	210 1 Family Res		Village Tax		ACCT 00000000011	BILL 79
34 Roki Blvd	Tioga 493603	1,800			25,000	271.44
Nichols, NY 13812	Deed Date 09/19/2023	25,000				
	FRNT 60.00 DPTH 283.00					
	ACRES 0.43					
	EAST-0879922 NRTH-0734962					
	DEED BOOK 20230 PG-3481					
	FULL MARKET VALUE	143,843				
			TOTAL TAX ---			271.44**
					DATE #1	06/30/26
					AMT DUE	271.44

170.07-1-36	34 Ro-Ki Blvd				170.07-1-36	*****
Hazard David W	210 1 Family Res		Village Tax		ACCT 00000000086	BILL 80
34 Ro-Ki Blvd	Tioga 493603	2,175			22,175	240.77
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	127,589				
			TOTAL TAX ---			240.77**
					DATE #1	06/30/26
					AMT DUE	240.77

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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			

170.07-2-12	42 Dean St				170.07-2-12	*****
Hill Allen M Jr	210 1 Family Res		Village Tax		ACCT 0000000049	BILL 81
Hill Ann E	Tioga 493603	1,900				
42 Dean St	FRNT 90.86 DPTH 131.76	22,800				
Nichols, NY 13812	EAST-0879689 NRTH-0735199					
	DEED BOOK 447 PG-236					
	FULL MARKET VALUE	131,185				
			TOTAL TAX ---			247.56**
				DATE #1		06/30/26
				AMT DUE		247.56

159.18-1-4	491 W River Rd				159.18-1-4	*****
HILST/DERMIT, LLP	464 Office bldg.		Village Tax		ACCT 0000000069	BILL 82
4527 E 91st St	Tioga 493603	3,000				
Tulsa, OK 74137	DEED DATE 06/23/2020	53,000				
	FRNT 90.18 DPTH 152.00					
	ACRES 0.31					
	EAST-0876509 NRTH-0737479					
	DEED BOOK 20200 PG-2245					
	FULL MARKET VALUE	304,948				
			TOTAL TAX ---			575.46**
				DATE #1		06/30/26
				AMT DUE		575.46

170.07-1-10	44 Platt St				170.07-1-10	*****
Hirtz Edward J	210 1 Family Res		AGED V 41807		ACCT 0000000145	BILL 83
44 Platt St	Tioga 493603	1,825	Village Tax			
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	79,545				
			TOTAL TAX ---			105.07**
				DATE #1		06/30/26
				AMT DUE		105.07

159.19-3-9	60 Cady Ave				159.19-3-9	*****
Hoffman Heather M	210 1 Family Res		Village Tax		ACCT 0000000012	BILL 84
60 Cady Ave	Tioga 493603	2,000				
Nichols, NY 13812	Deed Date 10/13/2020	24,000				
	FRNT 92.50 DPTH 223.00					
	ACRES 0.48 BANK 500					
	EAST-0879559 NRTH-0736339					
	DEED BOOK 20200 PG-3999					
	FULL MARKET VALUE	138,090				
			TOTAL TAX ---			260.58**
				DATE #1		06/30/26
				AMT DUE		260.58

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-19 *****						
218 W River Rd					159.18-2-19	ACCT 00000000199 BILL 85
159.18-2-19	210 1 Family Res		Village Tax		24,912	270.49
Hoffman Timothy P	Tioga 493603	3,000				
Hoffman Wendy J	DEED DATE 04/12/2019	24,912				
218 W River Rd	ACRES 1.57 BANK 77					
Nichols, NY 13812	EAST-0877737 NRTH-0736677					
	DEED BOOK 20190 PG-1438					
	FULL MARKET VALUE	143,337				
					TOTAL TAX ---	270.49**
					DATE #1	06/30/26
					AMT DUE	270.49
***** 170.07-1-39 *****						
74 Walnut St					170.07-1-39	ACCT 00000000186 BILL 86
170.07-1-39	210 1 Family Res		Village Tax		23,663	256.93
Hoose Michael B	Tioga 493603	2,675				
Hoose Sandra S	DEED DATE 01-12-94	23,663				
74 Walnut St	FRNT 167.98 DPTH 131.06					
Nichols, NY 13812	EAST-0878789 NRTH-0735369					
	DEED BOOK 552 PG-48					
	FULL MARKET VALUE	136,151				
					TOTAL TAX ---	256.93**
					DATE #1	06/30/26
					AMT DUE	256.93
***** 159.19-2-31 *****						
76 Kirby St					159.19-2-31	ACCT 0000000018 BILL 87
159.19-2-31	210 1 Family Res		Village Tax		13,200	143.32
Houseknecht Earl B	Tioga 493603	1,800				
76 Kirby St	DEED DATE 10/07/02	13,200				
Nichols, NY 13812	FRNT 66.00 DPTH 213.84					
	EAST-0878599 NRTH-0736129					
	DEED BOOK 713 PG-150					
	FULL MARKET VALUE	75,949				
					TOTAL TAX ---	143.32**
					DATE #1	06/30/26
					AMT DUE	143.32
***** 159.19-3-6 *****						
24 Cady Ave					159.19-3-6	ACCT 00000000128 BILL 88
159.19-3-6	210 1 Family Res		Village Tax		27,000	293.16
Hunt Jefferson Jay	Tioga 493603	1,650				
Hunt Jennifer Renee	DEED DATE 12/13/02	27,000				
24 Cady Ave	FRNT 140.00 DPTH 142.42					
Nichols, NY 13812	EAST-0879479 NRTH-0736519					
	DEED BOOK 709 PG-326					
	FULL MARKET VALUE	155,351				
					TOTAL TAX ---	293.16**
					DATE #1	06/30/26
					AMT DUE	293.16

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

159.19-1-3.40	92 N Main St 210 1 Family Res		Village Tax		159.19-1-3.40	111.29
Jacobson Rental Properties	Tioga 493603	450			ACCT 00000001365	BILL 89
355 State Route 34	DEED DATE 04/24/2024	10,250				
Waverly, NY 14892	FRNT 98.00 DPTH 85.00					
	ACRES 0.14					
	EAST-0878959 NRTH-0737239					
	DEED BOOK 20240 PG-1372					
	FULL MARKET VALUE	58,976				
TOTAL TAX ---						111.29**
						DATE #1 06/30/26
						AMT DUE 111.29

170.07-2-32	17 Platt St 210 1 Family Res		Village Tax		170.07-2-32	200.87
James Danielle	Tioga 493603	1,675			ACCT 00000000057	BILL 90
17 Platt St	Deed Date 12/14/2023	18,500				
Nichols, NY 13812	FRNT 94.30 DPTH 264.00					
	ACRES 0.30					
	EAST-0879139 NRTH-0734939					
	DEED BOOK 20230 PG-4572					
	FULL MARKET VALUE	106,444				
TOTAL TAX ---						200.87**
						DATE #1 06/30/26
						AMT DUE 200.87

159.18-2-17	280 W River Rd 210 1 Family Res		Village Tax		159.18-2-17	136.54
James Richard A	Tioga 493603	1,775			ACCT 00000000002	BILL 91
280 W River Rd	DEED DATE 08/11/00	12,575				
Nichols, NY 13812	FRNT 64.00 DPTH 304.00					
	EAST-0877479 NRTH-0736799					
	DEED BOOK 651 PG-303					
	FULL MARKET VALUE	72,353				
TOTAL TAX ---						136.54**
						DATE #1 06/30/26
						AMT DUE 136.54

159.19-3-5	65 E River Rd 452 Nbh shop ctr		Village Tax		159.19-3-5	2,497.27
JMF River Rd Property, LLC	Tioga 493603	2,175			ACCT 00000000083	BILL 92
EMP River Rd Property, LLC	Deed Date 10/07/2020	230,000				
404 Yale Ave	FRNT 98.70 DPTH 240.00					
Morton, PA 19070	ACRES 0.70					
	EAST-0879299 NRTH-0736479					
	DEED BOOK 20200 PG-3908					
	FULL MARKET VALUE	1323,360				
TOTAL TAX ---						2,497.27**
						DATE #1 06/30/26
						AMT DUE 2,497.27

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-1-33 *****					
170.07-1-33	Ro-Ki Blvd 311 Res vac land		Village Tax	200	2.17
Johnson Albert E	Tioga 493603	200			
Kelsey Deborah L	DEED DATE 06-05-86	200			
132 Ro-Ki Blvd	FRNT 40.00 DPTH 340.00				
Nichols, NY 13812	EAST-0878779 NRTH-0734429				
	DEED BOOK 421 PG-0332				
	FULL MARKET VALUE	1,151			
				TOTAL TAX ---	2.17**
				DATE #1	06/30/26
				AMT DUE	2.17
***** 170.07-1-17 *****					
170.07-1-17	218 S Main St 220 2 Family Res		Village Tax	25,600	277.96
JTWhitmore Properties, LLC	Tioga 493603	1,600			
891 Straits Corners Rd	DEED DATE 11/20/2019	25,600			
Candor, NY 13743	FRNT 61.53 DPTH 198.00				
	ACRES 0.28 BANK 8				
	EAST-0879154 NRTH-0735549				
	DEED BOOK 20190 PG-4721				
	FULL MARKET VALUE	147,296			
				TOTAL TAX ---	277.96**
				DATE #1	06/30/26
				AMT DUE	277.96
***** 170.07-1-31 *****					
170.07-1-31	401 S Main St 210 1 Family Res		Village Tax	43,500	472.31
Karpel Joseph	Tioga 493603	3,500			
113 Southside Dr	Deed Date 05/16/2024	43,500			
Owego, NY 13827	ACRES 1.49				
	EAST-0879049 NRTH-0734569				
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-2250				
DLJ Mortgage Capital, Inc	FULL MARKET VALUE	250,288			
				TOTAL TAX ---	472.31**
				DATE #1	06/30/26
				AMT DUE	472.31
***** 170.07-1-20 *****					
170.07-1-20	201 S Main St 210 1 Family Res		Village Tax	16,000	173.72
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	92,060			
				TOTAL TAX ---	173.72**
				DATE #1	06/30/26
				AMT DUE	173.72

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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		
***** 170.06-1-5 *****					
170.06-1-5	98 Howell St			ACCT 00000000220	BILL 97
Kelsey Deborah L	210 1 Family Res		Village Tax	3,500	38.00
132 Ro-Ki Blvd	Tioga 493603	1,725			
Nichols, NY 13812	DEED DATE 09/29/2006	3,500			
	FRNT 73.50 DPTH 132.00				
	EAST-0878459 NRTH-0735699				
	DEED BOOK 13694 PG-8001				
	FULL MARKET VALUE	20,138			
				TOTAL TAX ---	38.00**
				DATE #1	06/30/26
				AMT DUE	38.00
***** 159.18-2-31 *****					
159.18-2-31	163 Bliven St			ACCT 00000000230	BILL 98
Kelsey Dustin	210 1 Family Res		Village Tax	10,650	115.63
93 King Cross Rd	Tioga 493603	1,650			
Owego, NY 13827	DEED DATE 05/11/2022	10,650			
	FRNT 66.00 DPTH 178.00				
	ACRES 0.25				
	EAST-0878077 NRTH-0735959				
	DEED BOOK 20220 PG-2139				
	FULL MARKET VALUE	61,277			
				TOTAL TAX ---	115.63**
				DATE #1	06/30/26
				AMT DUE	115.63
***** 159.19-2-7 *****					
159.19-2-7	28 W River Rd			ACCT 00000000167	BILL 99
Kelsey Dustin	411 Apartment		Village Tax	27,200	295.33
93 King Cross Rd	Tioga 493603	2,200			
Owego, NY 13827	FRNT 119.00 DPTH 196.00	27,200			
	EAST-0878779 NRTH-0736609				
	DEED BOOK 20250 PG-1120				
	FULL MARKET VALUE	156,502			
				TOTAL TAX ---	295.33**
				DATE #1	06/30/26
				AMT DUE	295.33
***** 170.06-1-12 *****					
170.06-1-12	27 Ro-Ki Blvd			ACCT 00000000138	BILL 100
Kie Ricky	210 1 Family Res		Village Tax	29,425	319.49
Kie Jill	Tioga 493603	2,425			
27 Ro-Ki Blvd	DEED DATE 08/31/2018	29,425			
Nichols, NY 13812	FRNT 74.06 DPTH 350.00				
	ACRES 1.15 BANK 500				
	EAST-0878509 NRTH-0735059				
	DEED BOOK 20180 PG-3769				
	FULL MARKET VALUE	169,304			
				TOTAL TAX ---	319.49**
				DATE #1	06/30/26
				AMT DUE	319.49

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.07-2-11	284 Cady Ave				170.07-2-11	*****
Kithcart Bryant M	220 2 Family Res		Village Tax		ACCT 0000000120	BILL 101
284 Cady Ave	Tioga 493603	1,750				
Nichols, NY 13812	DEED DATE 05/28/2021	23,400				
	FRNT 66.00 DPTH 145.00					
	ACRES 0.22 BANK 8					
	EAST-0879579 NRTH-0735149					
	DEED BOOK 20210 PG-2655					
	FULL MARKET VALUE	134,638				
			TOTAL TAX ---			254.07**
				DATE #1		06/30/26
				AMT DUE		254.07

170.07-2-8	242 Cady Ave				170.07-2-8	*****
Kithcart Kari	210 1 Family Res		Village Tax		ACCT 0000000133	BILL 102
Caciola Donna	Tioga 493603	1,975				
242 Cady Ave	Deed Date 11/12/2020	24,000				
Nichols, NY 13812	FRNT 82.50 DPTH 415.00					
	ACRES 0.79 BANK 500					
	EAST-0879669 NRTH-0735369					
	DEED BOOK 20200 PG-4533					
	FULL MARKET VALUE	138,090				
			TOTAL TAX ---			260.58**
				DATE #1		06/30/26
				AMT DUE		260.58

159.19-3-24	96 S Main St				159.19-3-24	*****
Knight Michael	210 1 Family Res		Village Tax		ACCT 0000000015	BILL 103
Knight Shari	Tioga 493603	1,675				
96 S Main St	DEED DATE 08/23/04	27,770				
Nichols, NY 13812	FRNT 67.58 DPTH 200.25					
	BANK 500					
	EAST-0879119 NRTH-0736189					
	DEED BOOK 11244 PG-8001					
	FULL MARKET VALUE	159,781				
			TOTAL TAX ---			301.52**
				DATE #1		06/30/26
				AMT DUE		301.52

159.19-1-24.10	155 W River Rd				159.19-1-24.10	*****
Koehn John	484 1 use sm bld		Village Tax		ACCT 0000000090	BILL 104
Koehn Barbara	Tioga 493603	3,000				
175 W River Rd	DEED DATE 02/08/2006	15,000				
Nichols, NY 13812	02/03/06 128276-001 EASE					
	FRNT 56.18 DPTH 244.04					
	EAST-0878149 NRTH-0736967					
	DEED BOOK 12907 PG-9001					
	FULL MARKET VALUE	86,306				
			TOTAL TAX ---			162.87**
				DATE #1		06/30/26
				AMT DUE		162.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-1-3.20	Main St 312 Vac w/imprv		Village Tax	159.19-1-3.20	ACCT 0000000530	BILL 105
Koehn John K	Tioga 493603	1,000			5,000	54.29
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	28,769				
TOTAL TAX ---						54.29**
						DATE #1 06/30/26
						AMT DUE 54.29

159.19-1-3.30	Main St 312 Vac w/imprv		Village Tax	159.19-1-3.30	ACCT 00000001366	BILL 106
Koehn John K	Tioga 493603	500			1,000	10.86
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	5,754				
TOTAL TAX ---						10.86**
						DATE #1 06/30/26
						AMT DUE 10.86

159.19-1-25	175 W River Rd 210 1 Family Res		Village Tax	159.19-1-25	ACCT 00000000100	BILL 107
Koehn John K	Tioga 493603	2,925			46,525	505.15
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	267,693				
TOTAL TAX ---						505.15**
						DATE #1 06/30/26
						AMT DUE 505.15

159.19-3-33	24 S Main St 481 Att row bldg		Village Tax	159.19-3-33	ACCT 00000000081	BILL 108
Korba Properties LLC	Tioga 493603	1,250			20,000	217.15
542 Oak Hill Rd	DEED DATE 12/22/82	20,000				
Binghamton, NY 13905	AGREEMENT 622/53					
	FRNT 24.67 DPTH 91.50					
	EAST-0879089 NRTH-0736569					
	DEED BOOK 20250 PG-1871					
	FULL MARKET VALUE	115,075				
TOTAL TAX ---						217.15**
						DATE #1 06/30/26
						AMT DUE 217.15

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-3-34 *****					
159.19-3-34	20 S Main St			ACCT 00000000158	BILL 109
Korba Properties LLC	481 Att row bldg		Village Tax	8,000	86.86
542 Oak Hill Rd	Tioga 493603	1,150			
Binghamton, NY 13905	DEED DATE 12/22/82	8,000			
	FRNT 16.42 DPTH 96.00				
	EAST-0879049 NRTH-0736605				
	DEED BOOK 20250 PG-1871				
	FULL MARKET VALUE	46,030			
				TOTAL TAX ---	86.86**
				DATE #1	06/30/26
				AMT DUE	86.86
***** 170.06-1-4 *****					
170.06-1-4	120 Howell St			ACCT 00000000221	BILL 110
Kouterick Natalie	210 1 Family Res		Village Tax	18,800	204.12
120 Howell St	Tioga 493603	1,800			
Nichols, NY 13812	DEED DATE 04/22/2022	18,800			
	FRNT 80.00 DPTH 132.00				
	ACRES 0.24 BANK 8				
	EAST-0878379 NRTH-0735699				
	DEED BOOK 20220 PG-1829				
	FULL MARKET VALUE	108,170			
				TOTAL TAX ---	204.12**
				DATE #1	06/30/26
				AMT DUE	204.12
***** 159.19-3-17 *****					
159.19-3-17	145 Cady Ave			ACCT 00000000197	BILL 111
Krapf Christopher H	210 1 Family Res		Village Tax	25,000	271.44
145 Cady Ave	Tioga 493603	2,275			
Nichols, NY 13812	DEED DATE 05/10/2011	25,000			
	FRNT 118.00 DPTH 163.00				
	EAST-0879319 NRTH-0735869				
	DEED BOOK 18874 PG-1001				
	FULL MARKET VALUE	143,843			
				TOTAL TAX ---	271.44**
				DATE #1	06/30/26
				AMT DUE	271.44
***** 170.07-1-32 *****					
170.07-1-32	S Main St			ACCT 00000000084	BILL 112
LaBarre Charles F	311 Res vac land		Village Tax	800	8.69
445 S Main St	Tioga 493603	800			
Nichols, NY 13812	DEED DATE 10/28/2010	800			
	FRNT 60.00 DPTH 137.00				
	BANK 500				
	EAST-0879229 NRTH-0734439				
	DEED BOOK 18347 PG-5001				
	FULL MARKET VALUE	4,603			
				TOTAL TAX ---	8.69**
				DATE #1	06/30/26
				AMT DUE	8.69

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

159.19-2-14.20	91 S Main St 220 2 Family Res		Village Tax		159.19-2-14.20	*****
Lane James P	Tioga 493603	1,825			ACCT 00000001189	BILL 113
103 Bradford St	Deed Date 02/11/2022	20,000				
Sayre, PA 18840	FRNT 82.91 DPTH 150.00					
	ACRES 0.29					
	EAST-0878879 NRTH-0736199					
	DEED BOOK 20220 PG-724					
	FULL MARKET VALUE	115,075				
			TOTAL TAX ---			217.15**
					DATE #1	06/30/26
					AMT DUE	217.15

159.19-3-19	160 S Main St 210 1 Family Res		Village Tax		159.19-3-19	*****
Lantz Wendy S	Tioga 493603	1,950			ACCT 00000000135	BILL 114
113 Coleman Ln	Deed Date 04/16/2024	12,600				
Athens, PA 18810	FRNT 94.97 DPTH 182.00					
	ACRES 0.40 BANK 500					
	EAST-0879139 NRTH-0735849					
	DEED BOOK 20240 PG-1266					
	FULL MARKET VALUE	72,497				
			TOTAL TAX ---			136.81**
					DATE #1	06/30/26
					AMT DUE	136.81

159.19-3-12	67 Cady Ave 210 1 Family Res		Village Tax		159.19-3-12	*****
MacCoy John M	Tioga 493603	2,000			ACCT 00000000119	BILL 115
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	94,937				
			TOTAL TAX ---			179.15**
					DATE #1	06/30/26
					AMT DUE	179.15

159.19-3-15	115 Cady Ave 210 1 Family Res		Village Tax		159.19-3-15	*****
MacDonald Evan C	Tioga 493603	1,750			ACCT 00000000178	BILL 116
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	143,843				
			TOTAL TAX ---			271.44**
					DATE #1	06/30/26
					AMT DUE	271.44

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-26 *****					
159.19-2-26	136 Bliven St			ACCT 00000000014	BILL 117
MacLellan Linda M	210 1 Family Res		Village Tax	20,750	225.30
136 Bliven St	Tioga 493603	1,750			
Nichols, NY 13812	DEED DATE 02/08/2023	20,750			
	FRNT 75.00 DPTH 159.06				
	ACRES 0.28 BANK 500				
	EAST-0878289 NRTH-0736119				
	DEED BOOK 20230 PG-484				
	FULL MARKET VALUE	119,390			
			TOTAL TAX ---		225.30**
				DATE #1	06/30/26
				AMT DUE	225.30
***** 159.19-1-2 *****					
159.19-1-2	82 N Main St			ACCT 00000000062	BILL 118
Macumber Leon L	210 1 Family Res		Village Tax	11,000	119.43
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	63,291			
			TOTAL TAX ---		119.43**
				DATE #1	06/30/26
				AMT DUE	119.43
***** 159.18-1-2 *****					
159.18-1-2	563 W River Rd			ACCT 00000000190	BILL 119
Marcotte Kimberly J	210 1 Family Res		Village Tax	31,675	343.92
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	182,250			
			TOTAL TAX ---		343.92**
				DATE #1	06/30/26
				AMT DUE	343.92
***** 159.19-3-22 *****					
159.19-3-22	118 S Main St			ACCT 00000000216	BILL 120
Markoff Jason	210 1 Family Res		Village Tax	25,500	276.87
Gleason Amanda	Tioga 493603	2,100			
118 S Main St	DEED DATE 09/25/2023	25,500			
Nichols, NY 13812	FRNT 110.00 DPTH 200.00				
	ACRES 0.51 BANK 500				
	EAST-0879119 NRTH-0736069				
	DEED BOOK 20230 PG-3536				
	FULL MARKET VALUE	146,720			
			TOTAL TAX ---		276.87**
				DATE #1	06/30/26
				AMT DUE	276.87

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

170.06-1-14	Ro-Ki Blvd 311 Res vac land		Village Tax		170.06-1-14	10.86
Martz Gordon A	Tioga 493603	1,000			ACCT 0000000225	BILL 121
Martz Gilbert A	DEED DATE 03/20/2006	1,000				
63 Ro-Ki Blvd	FRNT 33.00 DPTH 165.00					
Nichols, NY 13812	BANK 8					
	EAST-0878561 NRTH-0734852					
	DEED BOOK 13040 PG-8001					
	FULL MARKET VALUE	5,754				
			TOTAL TAX ---			10.86**
					DATE #1	06/30/26
					AMT DUE	10.86

170.06-1-15	63 Ro-Ki Blvd 210 1 Family Res		Village Tax		170.06-1-15	220.68
Martz Gordon A	Tioga 493603	2,325			ACCT 0000000226	BILL 122
Martz Marilyn J	DEED DATE 03/20/2006	20,325				
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	116,945				
			TOTAL TAX ---			220.68**
					DATE #1	06/30/26
					AMT DUE	220.68

159.18-2-24	51 Bliven St 210 1 Family Res		Village Tax		159.18-2-24	130.29
McCabe Paul	Tioga 493603	2,000			ACCT 0000000188	BILL 123
McCabe Lisa	DEED DATE 07/23/2021	12,000				
51 Bliven St	FRNT 111.72 DPTH 178.00					
Nichols, NY 13812	ACRES 0.43 BANK 77					
	EAST-0878049 NRTH-0736579					
	DEED BOOK 20210 PG-3460					
	FULL MARKET VALUE	69,045				
			TOTAL TAX ---			130.29**
					DATE #1	06/30/26
					AMT DUE	130.29

159.19-2-28	108 Kirby St 210 1 Family Res		Village Tax		159.19-2-28	180.78
McCoy Lea L	Tioga 493603	1,650			ACCT 0000000118	BILL 124
108 Kirby St	DEED DATE 02/13/2025	16,650				
Nichols, NY 13812	FRNT 66.00 DPTH 220.00					
	ACRES 0.33					
	EAST-0878399 NRTH-0736119					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20250 PG-4853					
McCoy Dawn Marie	FULL MARKET VALUE	95,800				
			TOTAL TAX ---			180.78**
					DATE #1	06/30/26
					AMT DUE	180.78

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
159.19-3-23	108 S Main St 411 Apartment	493603 1,400		Village Tax	31,650	343.65
Middleton Robert & Sherry Campfield Christopher 58 Walnut St Nichols, NY 13812	Tioga Deed Date 12/07/2014 FRNT 41.00 DPTH 198.00 EAST-0879129 NRTH-0736139 DEED BOOK 20260 PG-967	182,106				
PRIOR OWNER ON 3/01/2025 Middleton Robert W	FULL MARKET VALUE					
TOTAL TAX ---						343.65**
					DATE #1	06/30/26
					AMT DUE	343.65
159.19-3-26	64 S Main St 220 2 Family Res	493603 1,450		Village Tax	15,210	165.15
Middleton Robert & Sherry Campfield Christopher 58 Walnut St Nichols, NY 13812	Tioga DEED DATE 03-03-95 FRNT 46.00 DPTH 200.00 EAST-0879119 NRTH-0736379 DEED BOOK 20260 PG-967	87,514				
PRIOR OWNER ON 3/01/2025 Middleton Robert W	FULL MARKET VALUE					
TOTAL TAX ---						165.15**
					DATE #1	06/30/26
					AMT DUE	165.15
159.19-3-30	38 S Main St 484 1 use sm bld	493603 4,000		Village Tax	22,000	238.87
Middleton Robert & Sherry Campfield Christopher 58 Walnut St Nichols, NY 13812	Tioga DEED DATE 06-15-90 DEED 622/51 FRNT 142.13 DPTH 200.18 EAST-0879082 NRTH-0736473 DEED BOOK 20260 PG-967	126,582				
PRIOR OWNER ON 3/01/2025 Middleton Robert W	FULL MARKET VALUE					
TOTAL TAX ---						238.87**
					DATE #1	06/30/26
					AMT DUE	238.87
159.19-3-32	30 S Main St 220 2 Family Res	493603 1,250		Village Tax	9,200	99.89
Middleton Robert & Sherry Campfield Christopher 58 Walnut St Nichols, NY 13812	Tioga DEED DATE 03-03-95 FRNT 25.00 DPTH 52.50 EAST-0879029 NRTH-0736559 DEED BOOK 20260 PG-967	52,934				
PRIOR OWNER ON 3/01/2025 Middleton Robert W	FULL MARKET VALUE					
TOTAL TAX ---						99.89**
					DATE #1	06/30/26
					AMT DUE	99.89

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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				170.07-1-40	*****
Middleton Robert & Sherry	210 1 Family Res		Village Tax		ACCT 00000000031	BILL 129
Campfield Christopher	Tioga 493603	1,825				256.24
58 Walnut St	DEED DATE 02/13/01	23,600				
Nichols, NY 13812	DEED 609/347					
	FRNT 82.00 DPTH 130.00					
	EAST-0878789 NRTH-0735489					
PRIOR OWNER ON 3/01/2025	DEED BOOK 20260 PG-967					
Middleton Robert W	FULL MARKET VALUE	135,788				
TOTAL TAX ---						256.24**
						DATE #1 06/30/26
						AMT DUE 256.24

159.18-2-30	153 Bliven St				159.18-2-30	*****
Miller Dennis M	210 1 Family Res		VET COM CT 41131		ACCT 00000000129	BILL 130
Miller Liam R	Tioga 493603	1,500	Village Tax			150.05
153 Bliven St	DEED DATE 04/18/2023	17,500				
Nichols, NY 13812	FRNT 50.00 DPTH 178.00					
	ACRES 0.20					
	EAST-0878089 NRTH-0736009					
	DEED BOOK 20230 PG-1341					
	FULL MARKET VALUE	100,690				
TOTAL TAX ---						150.05**
						DATE #1 06/30/26
						AMT DUE 150.05

159.19-2-29	98 Kirby St				159.19-2-29	*****
Mills Timothy F	210 1 Family Res		Village Tax		ACCT 00000000130	BILL 131
Mills Nancy G	Tioga 493603	1,800				190.62
98 Kirby St	FRNT 66.00 DPTH 216.81	17,556				
Nichols, NY 13812-2133	EAST-0878469 NRTH-0736119					
	DEED BOOK 392 PG-0860					
	FULL MARKET VALUE	101,013				
TOTAL TAX ---						190.62**
						DATE #1 06/30/26
						AMT DUE 190.62

159.18-1-10	355 W River Rd				159.18-1-10	*****
Moon Ian M	210 1 Family Res		Village Tax		ACCT 00000000102	BILL 132
355 W River Rd	Tioga 493603	2,300				240.06
Nichols, NY 13812	DEED DATE 04/17/2025	22,110				
	FRNT 70.00 DPTH 249.00					
	BANK 500					
	EAST-0877189 NRTH-0737259					
	DEED BOOK 20250 PG-1303					
	FULL MARKET VALUE	127,215				
TOTAL TAX ---						240.06**
						DATE #1 06/30/26
						AMT DUE 240.06

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-14 *****						
159.18-2-14	346 W River Rd				159.18-2-14	
Morgan Tamara Marie	210 1 Family Res		Village Tax		ACCT 0000000035	BILL 133
Stilwell Shane	Tioga 493603	3,225			21,450	232.90
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	123,418				
			TOTAL TAX ---			232.90**
				DATE #1		06/30/26
				AMT DUE		232.90
***** 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 134
Mosher Lisa K	Tioga 493603	3,000			31,000	336.59
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	178,366				
			TOTAL TAX ---			336.59**
				DATE #1		06/30/26
				AMT DUE		336.59
***** 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 135
500 W River Rd	Tioga 493603	1,000			6,000	65.15
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	34,522				
			TOTAL TAX ---			65.15**
				DATE #1		06/30/26
				AMT DUE		65.15
***** 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 136
Murphy Gail F	Tioga 493603	1,500			14,000	152.01
42 W River Rd	DEED DATE 04/09/02	14,000				
Nichols, NY 13812	FRNT 50.00 DPTH 196.00					
	EAST-0878725 NRTH-0736609					
	DEED BOOK 692 PG-162					
	FULL MARKET VALUE	80,552				
			TOTAL TAX ---			152.01**
				DATE #1		06/30/26
				AMT DUE		152.01

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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		

170.07-2-27	15 Dean St			170.07-2-27	*****
Myers Bryant R	210 1 Family Res		Village Tax	ACCT 0000000224	BILL 137
Stephens Kimberly A	Tioga 493603	2,725			
15 Dean St	Deed Date 08/04/2017	28,000			
Nichols, NY 13812	FRNT 143.00 DPTH 283.00				
	BANK 8				
	EAST-0879599 NRTH-0734939				
	DEED BOOK 20170 PG-3318				
	FULL MARKET VALUE	161,105			
			TOTAL TAX ---		304.02**
				DATE #1	06/30/26
				AMT DUE	304.02

170.07-2-25	69 Dean St			170.07-2-25	*****
Nagle Shelby	210 1 Family Res		Village Tax	ACCT 0000000112	BILL 138
Hull Christopher R II	Tioga 493603	1,800			
69 Dean St	Deed Date 07/29/2024	25,800			
Nichols, NY 13812	FRNT 66.00 DPTH 292.00				
	ACRES 0.40 BANK 500				
	EAST-0879851 NRTH-0734952				
	DEED BOOK 20240 PG-2510				
	FULL MARKET VALUE	148,446			
			TOTAL TAX ---		280.13**
				DATE #1	06/30/26
				AMT DUE	280.13

159.18-2-23	162 W River Rd			159.18-2-23	*****
Naik Brown	210 1 Family Res		Village Tax	ACCT 0000000026	BILL 139
Naik Alice M	Tioga 493603	1,900			
PO Box 511	FRNT 90.55 DPTH 181.22	20,000			
New Berlin, NY 13411-0511	EAST-0878079 NRTH-0736719				
	DEED BOOK 429 PG-0200				
	FULL MARKET VALUE	115,075			
			TOTAL TAX ---		217.15**
				DATE #1	06/30/26
				AMT DUE	217.15

159.19-3-16	129 Cady Ave			159.19-3-16	*****
Naik Brown	210 1 Family Res		Village Tax	ACCT 0000000078	BILL 140
Naik Alice M	Tioga 493603	1,600			
PO Box 511	FRNT 60.03 DPTH 163.76	18,500			
New Berlin, NY 13411-0511	EAST-0879319 NRTH-0735959				
	DEED BOOK 410 PG-0598				
	FULL MARKET VALUE	106,444			
			TOTAL TAX ---		200.87**
				DATE #1	06/30/26
				AMT DUE	200.87

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

159.19-2-30	88 Kirby St 210 1 Family Res		Village Tax	159.19-2-30	22,000	238.87
Nauta Cullen	Tioga 493603	1,800		ACCT 0000000016		BILL 141
88 Kirby St	DEED DATE 01/03/2022	22,000				238.87
Nichols, NY 13812	FRNT 66.00 DPTH 215.82					
	ACRES 0.33 BANK 500					
PRIOR OWNER ON 3/01/2025	EAST-0878539 NRTH-0736129					
Birosh Jonney Lee	DEED BOOK 20250 PG-4053					
	FULL MARKET VALUE	126,582				
TOTAL TAX ---						238.87**
						DATE #1 06/30/26
						AMT DUE 238.87

170.07-1-3	186 S Main St 220 2 Family Res		Village Tax	170.07-1-3	23,675	257.06
Nichols Boyd	Tioga 493603	1,675		ACCT 00000000164		BILL 142
186 S Main St	DEED DATE 02/09/06	23,675				257.06
Nichols, NY 13812	FRNT 56.76 DPTH 203.08					
	EAST-0879149 NRTH-0735726					
	DEED BOOK 12911 PG-1002					
	FULL MARKET VALUE	136,220				
TOTAL TAX ---						257.06**
						DATE #1 06/30/26
						AMT DUE 257.06

159.18-2-22	178 W River Rd 210 1 Family Res		Village Tax	159.18-2-22	26,500	287.73
Nichols Gregory L	Tioga 493603	2,075		ACCT 0000000034		BILL 143
Nichols Patty	FRNT 90.00 DPTH 206.50	26,500				287.73
178 W River Rd	BANK 500					
Nichols, NY 13812	EAST-0877989 NRTH-0736709					
	DEED BOOK 508 PG-102					
	FULL MARKET VALUE	152,474				
TOTAL TAX ---						287.73**
						DATE #1 06/30/26
						AMT DUE 287.73

159.19-3-10.20	84 Cady Ave 633 Aged - home		Village Tax	159.19-3-10.20	60,000	651.46
Nichols Housing Develop	Tioga 493603	5,000		ACCT 00000001340		BILL 144
Fund Company, Inc	ACRES 1.00	60,000				651.46
9 Sheldon Guile Blvd	EAST-0879609 NRTH-0736229					
Owego, NY 13827	DEED BOOK 615 PG-64					
	FULL MARKET VALUE	345,224				
TOTAL TAX ---						651.46**
						DATE #1 06/30/26
						AMT DUE 651.46

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 170.07-2-6 *****					
170.07-2-6	212 Cady Ave			ACCT 0000000227	BILL 145
Noe Jeffrey A	210 1 Family Res		Village Tax	24,627	267.39
Noe Brandy N	Tioga 493603	2,000			
212 Cady Ave	Deed Date 06/29/2015	24,627			
Nichols, NY 13812-2547	FRNT 82.50 DPTH 280.50				
	BANK 500				
	EAST-0879639 NRTH-0735529				
	DEED BOOK 15000 PG-2423				
	FULL MARKET VALUE	141,697			
			TOTAL TAX ---		267.39**
				DATE #1	06/30/26
				AMT DUE	267.39
***** 170.07-2-26 *****					
170.07-2-26	43 Dean St			ACCT 0000000140	BILL 146
O'Brien Kevin	220 2 Family Res		Village Tax	20,000	217.15
O'Brien Suzanne K	Tioga 493603	2,625			
43 Dean St	DEED DATE 08/27/99	20,000			
Nichols, NY 13812	FRNT 136.00 DPTH 283.00				
	EAST-0879739 NRTH-0734949				
	DEED BOOK 630 PG-226				
	FULL MARKET VALUE	115,075			
			TOTAL TAX ---		217.15**
				DATE #1	06/30/26
				AMT DUE	217.15
***** 170.07-1-16 *****					
170.07-1-16	238 S Main St			ACCT 0000000001	BILL 147
Olive Edward J	210 1 Family Res		Village Tax	26,000	282.30
Olive Jody E	Tioga 493603	2,175			
238 S Main St	DEED DATE 12/06/95	26,000			
Nichols, NY 13812-2601	FRNT 118.00 DPTH 198.00				
	EAST-0879159 NRTH-0735469				
	DEED BOOK 576 PG-318				
	FULL MARKET VALUE	149,597			
			TOTAL TAX ---		282.30**
				DATE #1	06/30/26
				AMT DUE	282.30
***** 159.19-3-14 *****					
159.19-3-14	101 Cady Ave			ACCT 0000000032	BILL 148
Pelotte Lesley	210 1 Family Res		Village Tax	28,900	313.79
Fay Brenda J	Tioga 493603	1,825			
101 Cady Ave	DEED DATE 01/18/00	28,900			
Nichols, NY 13812	FRNT 82.50 DPTH 160.38				
	EAST-0879309 NRTH-0736109				
	DEED BOOK 638 PG-208				
	FULL MARKET VALUE	166,283			
			TOTAL TAX ---		313.79**
				DATE #1	06/30/26
				AMT DUE	313.79

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

159.18-2-7	90 Johnson St 210 1 Family Res		Village Tax		159.18-2-7	186.75
Pfeiffer James W	Tioga 493603	2,500			ACCT 0000000219	BILL 149
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	98,964				
			TOTAL TAX ---			186.75**
					DATE #1	06/30/26
					AMT DUE	186.75

159.19-2-36	99 Kirby St 210 1 Family Res		Village Tax		159.19-2-36	150
Pierson James E	Tioga 493603	2,325			ACCT 0000000079	BILL 150
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	172,612				
			TOTAL TAX ---			325.73**
					DATE #1	06/30/26
					AMT DUE	325.73

170.07-2-13	58 Dean St 210 1 Family Res		Village Tax		170.07-2-13	151
Pierson Jeffrey E	Tioga 493603	1,650			ACCT 0000000037	BILL 151
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	94,937				
			TOTAL TAX ---			179.15**
					DATE #1	06/30/26
					AMT DUE	179.15

170.07-2-29.1	61 Platt St 210 1 Family Res		Village Tax		170.07-2-29.1	152
PoloTraverso Jose A	Tioga 493603	2,500			ACCT 0000000122	BILL 152
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	188,498				
			TOTAL TAX ---			355.71**
					DATE #1	06/30/26
					AMT DUE	355.71

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

170.07-1-6	235 Cady Ave 210 1 Family Res		VET WAR CT 41121		170.07-1-6	
Rankin Jonathan	Tioga 493603	2,350	Village Tax		ACCT 0000000082	BILL 153
Rankin Emily	FRNT 134.00 DPTH 163.35	39,000				2,208
235 Cady Ave	EAST-0879339 NRTH-0735439					399.48
PO Box 339	DEED BOOK 388 PG-0226					
Nichols, NY 13812-0339	FULL MARKET VALUE	224,396				
TOTAL TAX ---						399.48**
DATE #1						06/30/26
AMT DUE						399.48

159.19-2-4	64 W River Rd 220 2 Family Res		Village Tax		159.19-2-4	
Relyea LeRoy	Tioga 493603	2,000			ACCT 0000000231	BILL 154
Relyea Susan A	DEED DATE 09/16/2010	16,000				173.72
64 W River Rd	AKA Reylea					
PO Box 268	FRNT 83.00 DPTH 264.00					
Nichols, NY 13812	EAST-0878589 NRTH-0736599					
	DEED BOOK 18228 PG-6001					
	FULL MARKET VALUE	92,060				
TOTAL TAX ---						173.72**
DATE #1						06/30/26
AMT DUE						173.72

159.19-1-10.10	76 E River Rd 210 1 Family Res		Village Tax		159.19-1-10.10	
Relyea Megan	Tioga 493603	2,000			ACCT 0000000064	BILL 155
76 E River Rd	Deed Date 12/21/2023	25,000				271.44
Nichols, NY 13905	FRNT 81.05 DPTH 335.00					
	ACRES 0.63 BANK 500					
	EAST-0879359 NRTH-0736829					
	DEED BOOK 20230 PG-4656					
	FULL MARKET VALUE	143,843				
TOTAL TAX ---						271.44**
DATE #1						06/30/26
AMT DUE						271.44

159.19-2-22	107 Howell St 210 1 Family Res		Village Tax		159.19-2-22	
Reynolds Donald	Tioga 493603	1,775			ACCT 0000000162	BILL 156
Reynolds Betty	FRNT 77.00 DPTH 140.00	14,000				152.01
107 Howell St	EAST-0878419 NRTH-0735879					
PO Box 163	DEED BOOK 303 PG-0104					
Nichols, NY 13812	FULL MARKET VALUE	80,552				
TOTAL TAX ---						152.01**
DATE #1						06/30/26
AMT DUE						152.01

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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	335 W River Rd 210 1 Family Res	493603 3,150		Village Tax	18,018	195.63
Richter Dorothy K L 335 W River Rd Nichols, NY 13812	Tioga DEED DATE 09/04/97 FRNT 105.00 DPTH 264.00 EAST-0877269 NRTH-0737209 DEED BOOK 601 PG-176 FULL MARKET VALUE	18,018 103,671				
TOTAL TAX ---						195.63**
					DATE #1	06/30/26
					AMT DUE	195.63
159.18-2-6	468 W River Rd 210 1 Family Res	493603 3,325		VET WAR CT 41121 Village Tax	16,292	176.89
Roberts Richard M Roberts Pamela S 468 W River Rd Nichols, NY 13812	Tioga DEED DATE 10/24/96 ACRES 2.70 EAST-0876599 NRTH-0737009 DEED BOOK 589 PG-162 FULL MARKET VALUE	18,500 106,444				
TOTAL TAX ---						176.89**
					DATE #1	06/30/26
					AMT DUE	176.89
159.18-1-3.20	509 W River Rd 210 1 Family Res	493603 2,800		Village Tax	18,600	201.95
Rogers Estelle M 509 W River Rd Nichols, NY 13812	Tioga Deed Date 11/17/2006 FRNT 180.00 DPTH 148.00 EAST-0876379 NRTH-0737509 DEED BOOK 13865 PG-1001 FULL MARKET VALUE	18,600 107,020				
TOTAL TAX ---						201.95**
					DATE #1	06/30/26
					AMT DUE	201.95
159.19-2-35	73 Kirby St 210 1 Family Res	493603 1,650		Village Tax	20,000	217.15
Rogers Scott A Rogers Shannon J 73 Kirby St Nichols, NY 13812	Tioga DEED DATE 06/16/2010 FRNT 66.00 DPTH 179.00 BANK 500 EAST-0878589 NRTH-0736379 DEED BOOK 17962 PG-7001 FULL MARKET VALUE	20,000 115,075				
TOTAL TAX ---						217.15**
					DATE #1	06/30/26
					AMT DUE	217.15

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-24 *****					
159.19-2-24	178 Bliven St			ACCT 00000000191	BILL 161
Rowe Betty	210 1 Family Res		Village Tax	32,650	354.50
178 Bliven St	Tioga 493603	2,650			
Nichols, NY 13812	Deed Date 11/25/2019	32,650			
	FRNT 133.00 DPTH 235.00				
	ACRES 0.56				
PRIOR OWNER ON 3/01/2025	EAST-0878319 NRTH-0735939				
Rowe Larry	DEED BOOK 20250 PG-3206				
	FULL MARKET VALUE	187,860			
				TOTAL TAX ---	354.50**
				DATE #1	06/30/26
				AMT DUE	354.50
***** 159.19-1-11 *****					
159.19-1-11	Edsall St			ACCT 00000000142	BILL 162
Russell Aaron	330 Vacant comm		Village Tax	800	8.69
Thetga Richard & Carrie	Tioga 493603	800			
182 Chimney Rock Ln	DEED DATE 06/24/2016	800			
Rome, PA 18837	FRNT 80.00 DPTH 95.00				
	EAST-0879410 NRTH-0736990				
	DEED BOOK 20250 PG-1481				
	FULL MARKET VALUE	4,603			
				TOTAL TAX ---	8.69**
				DATE #1	06/30/26
				AMT DUE	8.69
***** 159.19-1-12.20 *****					
159.19-1-12.20	57 N Main St			ACCT 00000001362	BILL 163
Russell Aaron	425 Bar		Village Tax	52,500	570.03
Thetga Richard & Carrie	Tioga 493603	1,000			
182 Chimney Rock Ln	DEED DATE 06/24/2016	52,500			
Rome, PA 18837	ACRES 1.58				
	EAST-0879210 NRTH-0737050				
	DEED BOOK 20250 PG-1481				
	FULL MARKET VALUE	302,071			
				TOTAL TAX ---	570.03**
				DATE #1	06/30/26
				AMT DUE	570.03
***** 159.19-1-12.12 *****					
159.19-1-12.12	N Main St			ACCT 00000000478	BILL 164
Russell Aaron S	449 Other Storag		Village Tax	1,500	16.29
Hottle Lynn R	Tioga 493603	500			
182 Chimney Rock Ln	AGREEMENT 636/335	1,500			
Rome, PA 18837	DEED DATE 11/28/00				
	FRNT 49.70 DPTH				
	ACRES 0.43				
	EAST-0878758 NRTH-0737079				
	DEED BOOK 20250 PG-399				
	FULL MARKET VALUE	8,631			
				TOTAL TAX ---	16.29**
				DATE #1	06/30/26
				AMT DUE	16.29

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-16 *****						
159.19-1-16	58 N Main St				ACCT 00000000144	BILL 165
Russell Aaron S	443 Feed sales		Village Tax		5,500	59.72
Hottle Lynn R	Tioga 493603	500				
182 Chimney Rock Ln	DEED DATE 02/03/2025	5,500				
Rome, PA 18837	FRNT 50.00 DPTH 280.00					
	ACRES 0.32					
	EAST-0878796 NRTH-0737020					
	DEED BOOK 20250 PG-399					
	FULL MARKET VALUE	31,646				
					TOTAL TAX ---	59.72**
					DATE #1	06/30/26
					AMT DUE	59.72
***** 159.19-1-17 *****						
159.19-1-17	44 N Main St				ACCT 00000000143	BILL 166
Russell Aaron S	443 Feed sales		Village Tax		7,000	76.00
Hottle Lynn R	Tioga 493603	1,000				
182 Chimney Rock Ln	DEED DATE 02/03/2025	7,000				
Rome, PA 18837	FRNT 104.00 DPTH 110.00					
	ACRES 0.28					
	EAST-0878879 NRTH-0736930					
	DEED BOOK 20250 PG-399					
	FULL MARKET VALUE	40,276				
					TOTAL TAX ---	76.00**
					DATE #1	06/30/26
					AMT DUE	76.00
***** 170.07-1-29 *****						
170.07-1-29	363 S Main St				ACCT 00000000094	BILL 167
Savacool Christopher C	210 1 Family Res		Village Tax		15,075	163.68
Savacool Amanda A	Tioga 493603	2,075				
363 S Main St	DEED DATE 08/26/2010	15,075				
Nichols, NY 13812	FRNT 82.00 DPTH 162.00					
	ACRES 1.00					
	EAST-0878859 NRTH-0734779					
	DEED BOOK 18173 PG-3001					
	FULL MARKET VALUE	86,738				
					TOTAL TAX ---	163.68**
					DATE #1	06/30/26
					AMT DUE	163.68
***** 159.19-2-40 *****						
159.19-2-40	56 Bliven St				ACCT 00000000185	BILL 168
Schneider Thelma	210 1 Family Res		VET WAR CT 41121		2,208	
Schneider Charles P	Tioga 493603	1,650	Village Tax		16,492	179.07
56 Bliven St	FRNT 55.00 DPTH 230.00	18,700				
Nichols, NY 13812	EAST-0878309 NRTH-0736529					
	DEED BOOK 290 PG-0113					
	FULL MARKET VALUE	107,595				
					TOTAL TAX ---	179.07**
					DATE #1	06/30/26
					AMT DUE	179.07

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-28 *****						
159.18-2-28	133 Bliven St				159.18-2-28	BILL 169
Schultheis William A II	210 1 Family Res		Village Tax		ACCT 0000000076	
Schultheis Annemarie	Tioga 493603	2,400				243.21
133 Bliven St	Deed Date 05/16/2012	22,400				
Nichols, NY 13812-0076	FRNT 141.50 DPTH 179.50					
	EAST-0878069 NRTH-0736159					
	DEED BOOK 19873 PG-2001					
	FULL MARKET VALUE	128,884				
TOTAL TAX ---						243.21**
						DATE #1 06/30/26
						AMT DUE 243.21
***** 159.18-1-12 *****						
159.18-1-12	317 W River Rd				159.18-1-12	BILL 170
Sechrist Raymond	210 1 Family Res		Village Tax		ACCT 0000000174	
317 W River Rd	Tioga 493603	1,900				176.49
Nichols, NY 13812	FRNT 74.25 DPTH 273.00	16,255				
	EAST-0877349 NRTH-0737209					
	DEED BOOK 444 PG-0227					
	FULL MARKET VALUE	93,527				
TOTAL TAX ---						176.49**
						DATE #1 06/30/26
						AMT DUE 176.49
***** 159.18-1-1 *****						
159.18-1-1	589 W River Rd				159.18-1-1	BILL 171
Seeley James F	210 1 Family Res		Village Tax		ACCT 0000000046	
589 W River Rd	Tioga 493603	3,050				277.41
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	147,008				
TOTAL TAX ---						277.41**
						DATE #1 06/30/26
						AMT DUE 277.41
***** 159.18-2-11 *****						
159.18-2-11	404 W River Rd				159.18-2-11	BILL 172
Shanahan Thomas	210 1 Family Res		Village Tax		ACCT 0000000189	
Shanahan Lorri	Tioga 493603	1,975				286.28
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	151,709				
TOTAL TAX ---						286.28**
						DATE #1 06/30/26
						AMT DUE 286.28

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.18-2-9 *****					
159.18-2-9	60 Johnson St			ACCT 0000000127	BILL 173
Shay Eric	210 1 Family Res		Village Tax	18,000	195.44
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	103,567			
			TOTAL TAX ---		195.44**
				DATE #1	06/30/26
				AMT DUE	195.44
***** 170.06-1-7 *****					
170.06-1-7	49 Walnut St			ACCT 0000000229	BILL 174
Shipman Matthew W	210 1 Family Res		Village Tax	22,600	245.38
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	130,035			
			TOTAL TAX ---		245.38**
				DATE #1	06/30/26
				AMT DUE	245.38
***** 170.07-2-14 *****					
170.07-2-14	70 Dean St			ACCT 0000000055	BILL 175
Short Elizabeth M	210 1 Family Res		Village Tax	23,650	256.78
70 Dean St	Tioga 493603	1,650			
Nichols, NY 13812-2553	DEED DATE 09/18/2009	23,650			
	FRNT 66.00 DPTH 132.00				
	BANK 500				
	EAST-0879909 NRTH-0735319				
	DEED BOOK 17212 PG-6002				
	FULL MARKET VALUE	136,076			
			TOTAL TAX ---		256.78**
				DATE #1	06/30/26
				AMT DUE	256.78
***** 170.07-1-9 *****					
170.07-1-9	64 Platt St			ACCT 0000000206	BILL 176
Shumin Caitlyn R	210 1 Family Res		Village Tax	18,000	195.44
Shumin Lynn M	Tioga 493603	1,825			
64 Platt St	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	103,567			
			TOTAL TAX ---		195.44**
				DATE #1	06/30/26
				AMT DUE	195.44

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			

170.06-1-10	109 Walnut St				170.06-1-10	*****
Slater William J	210 1 Family Res		VET COM CT 41131		ACCT 0000000211	BILL 177
109 Walnut St	Tioga 493603	2,575	VET DIS CT 41141			3,680
Nichols, NY 13812	DEED DATE 12/31/2019	30,000	Village Tax			7,360
	FRNT 198.52 DPTH 200.00				18,960	205.86
	ACRES 0.60 BANK 500					
	EAST-0878599 NRTH-0735219					
	DEED BOOK 20190 PG-5245					
	FULL MARKET VALUE	172,612				
			TOTAL TAX ---			205.86**
					DATE #1	06/30/26
					AMT DUE	205.86

159.18-1-5	475 W River Rd				159.18-1-5	*****
Slezak Daniel	210 1 Family Res		Village Tax		ACCT 0000000234	BILL 178
6855 Marchant Ave	Tioga 493603	1,750				151.22
Atascadero, CA 93422	Deed Date 05/15/2024	13,927			13,927	
	FRNT 87.49 DPTH 160.00					
	ACRES 0.30					
PRIOR OWNER ON 3/01/2025	EAST-0876589 NRTH-0737449					
Slezak Daniel	DEED BOOK 20250 PG-1454					
	FULL MARKET VALUE	80,132				
			TOTAL TAX ---			151.22**
					DATE #1	06/30/26
					AMT DUE	151.22

159.19-2-32	62 Kirby St				159.19-2-32	*****
Smith Matthew A	411 Apartment		Village Tax		ACCT 0000000132	BILL 179
292 Orwell Hill Rd	Tioga 493603	1,800				212.81
Rome, PA 18837	Deed Date 01/26/2015	19,600			19,600	
	FRNT 66.00 DPTH 211.86					
	EAST-0878669 NRTH-0736139					
	DEED BOOK 15000 PG-317					
	FULL MARKET VALUE	112,773				
			TOTAL TAX ---			212.81**
					DATE #1	06/30/26
					AMT DUE	212.81

159.19-1-18	14 N Main St				159.19-1-18	*****
Spatola Jeremy	423 Snack bar		Village Tax		ACCT 0000000108	BILL 180
Spatola Erica	Tioga 493603	2,275				241.86
1036 Babcock Hill Rd	DEED DATE 07/23/2024	22,275			22,275	
Rome, PA 18837	FRNT 118.03 DPTH 130.00					
	ACRES 0.35					
	EAST-0878889 NRTH-0736819					
	DEED BOOK 20240 PG-4232					
	FULL MARKET VALUE	128,165				
			TOTAL TAX ---			241.86**
					DATE #1	06/30/26
					AMT DUE	241.86

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
159.19-3-10.11	106 Cady Ave 210 1 Family Res	1,000 26,796		Village Tax	159.19-3-10.11 ACCT 0000000080	BILL 181 290.94
Stack Dale II 106 Cady Ave Nichols, NY 13812	Tioga 493603 DEED DATE 08/01/2017 FRNT 114.28 DPTH 337.60 BANK 500 EAST-0879789 NRTH-0736119 DEED BOOK 20170 PG-3249 FULL MARKET VALUE	154,177				
				TOTAL TAX ---		290.94**
					DATE #1 06/30/26	
					AMT DUE 290.94	
159.18-1-8	399 W River Rd 210 1 Family Res	3,900 28,900		Village Tax	159.18-1-8 ACCT 0000000005	BILL 182 313.79
Stack Douglas Noldy-Stack Alexandra N 399 W River Rd Nichols, NY 13812	Tioga 493603 DEED DATE 10/09/2020 FRNT 242.00 DPTH 214.00 ACRES 1.10 BANK 500 EAST-0876999 NRTH-0737299 DEED BOOK 20200 PG-3984 FULL MARKET VALUE	166,283				
				TOTAL TAX ---		313.79**
					DATE #1 06/30/26	
					AMT DUE 313.79	
159.18-2-13	372 W River Rd 210 1 Family Res	1,925 17,000		Village Tax	159.18-2-13 ACCT 00000000217	BILL 183 184.58
Stauder Austin Daniel 3042 State Route 17C Barton, NY 13734 PRIOR OWNER ON 3/01/2025 Sisson Thaddeus	Tioga 493603 DEED DATE 08/03/2023 FRNT 65.00 DPTH 245.00 ACRES 0.50 EAST-0877009 NRTH-0736999 DEED BOOK 20250 PG-3317 FULL MARKET VALUE	97,814				
				TOTAL TAX ---		184.58**
					DATE #1 06/30/26	
					AMT DUE 184.58	
170.07-2-30	43 Platt St 210 1 Family Res	2,200 22,792		Village Tax	170.07-2-30 ACCT 00000000092	BILL 184 247.47
Steele David Steele Kara 43 Platt St Nichols, NY 13812	Tioga 493603 DEED DATE 08/14/2009 FRNT 100.00 DPTH 270.60 EAST-0879292 NRTH-0734918 DEED BOOK 17111 PG-3001 FULL MARKET VALUE	131,139				
				TOTAL TAX ---		247.47**
					DATE #1 06/30/26	
					AMT DUE 247.47	

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 170.07-1-22 *****						
170.07-1-22	227 S Main St				ACCT 00000000058	BILL 185
Steele Ezra	210 1 Family Res		Village Tax		18,580	201.74
Whitley Kristin	Tioga 493603	1,750				
227 S Main St	Deed Date 06/12/2023	18,580				
Nichols, NY 13812	FRNT 74.01 DPTH 133.00					
	ACRES 0.22 BANK 8					
	EAST-0878929 NRTH-0735499					
	DEED BOOK 20230 PG-2087					
	FULL MARKET VALUE	106,904				
			TOTAL TAX ---			201.74**
				DATE #1		06/30/26
				AMT DUE		201.74
***** 159.19-2-39 *****						
159.19-2-39	72 Bliven St				ACCT 00000000113	BILL 186
Steele Kenneth	210 1 Family Res		Village Tax		22,776	247.29
Spiegel Jessica	Tioga 493603	2,250				
72 Bliven St	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	131,047				
			TOTAL TAX ---			247.29**
				DATE #1		06/30/26
				AMT DUE		247.29
***** 170.07-2-31 *****						
170.07-2-31	29 Platt St				ACCT 00000000111	BILL 187
Steele Sandra	210 1 Family Res		AGED V 41807		7,700	
29 Platt St	Tioga 493603	1,600	Village Tax		14,300	155.26
Nichols, NY 13812	DEED DATE 04/01/2010	22,000				
	FRNT 61.00 DPTH 265.00					
	EAST-0879209 NRTH-0734901					
	DEED BOOK 17742 PG-5001					
	FULL MARKET VALUE	126,582				
			TOTAL TAX ---			155.26**
				DATE #1		06/30/26
				AMT DUE		155.26
***** 159.19-3-20 *****						
159.19-3-20	150 S Main St				ACCT 00000000066	BILL 188
Steval Deming, LLC	411 Apartment		Village Tax		8,000	86.86
109 Taylor Ave	Tioga 493603	1,400				
Nichols, NY 13812	Deed Date 12/05/2018	8,000				
	FRNT 40.00 DPTH 90.00					
	EAST-0879079 NRTH-0735919					
	DEED BOOK 20180 PG-5176					
	FULL MARKET VALUE	46,030				
			TOTAL TAX ---			86.86**
				DATE #1		06/30/26
				AMT DUE		86.86

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-1-14 *****						
299 W River Rd	210 1 Family Res		Village Tax		18,305	189
159.18-1-14	Tioga 493603	2,300				198.75
Stowell Jeremiah T	DEED DATE 06/03/2005	18,305				
299 W River Rd	FRNT 109.44 DPTH 307.00					
Nichols, NY 13812	BANK 500					
	EAST-0877459 NRTH-0737159					
	DEED BOOK 12111 PG-4001					
	FULL MARKET VALUE	105,322				
TOTAL TAX ---						198.75**
						DATE #1 06/30/26
						AMT DUE 198.75
***** 159.18-2-26 *****						
85 Bliven St	210 1 Family Res		Village Tax		20,000	190
159.18-2-26	Tioga 493603	1,450				217.15
Stroble Tyler	Deed Date 04/11/2024	20,000				
Stroble Brooke	FRNT 45.00 DPTH 178.00					
85 Bliven St	ACRES 0.18					
Nichols, NY 13812	EAST-0878059 NRTH-0736379					
	DEED BOOK 20240 PG-1212					
	FULL MARKET VALUE	115,075				
TOTAL TAX ---						217.15**
						DATE #1 06/30/26
						AMT DUE 217.15
***** 170.07-1-15 *****						
256 S Main St	210 1 Family Res		Village Tax		17,000	191
170.07-1-15	Tioga 493603	1,650				184.58
Strong Philip	DEED DATE 09/16/2016	17,000				
256 S Main St	FRNT 64.00 DPTH 198.00					
Nichols, NY 13812	BANK 8					
	EAST-0879159 NRTH-0735379					
	DEED BOOK 20160 PG-4274					
	FULL MARKET VALUE	97,814				
TOTAL TAX ---						184.58**
						DATE #1 06/30/26
						AMT DUE 184.58
***** 159.18-2-18 *****						
270 W River Rd	210 1 Family Res		Village Tax		18,724	192
159.18-2-18	Tioga 493603	2,950				203.30
Swagler Angela J	Deed Date 01/30/2017	18,724				
22 Village Trl	ACRES 1.00					
Honeoye Falls, NY 14472-1034	EAST-0877599 NRTH-0736779					
	DEED BOOK 20170 PG-404					
	FULL MARKET VALUE	107,733				
TOTAL TAX ---						203.30**
						DATE #1 06/30/26
						AMT DUE 203.30

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-32 *****						
159.18-2-32	177 Bliven St				ACCT 00000000044	BILL 193
Tappan Danelle J	210 1 Family Res		Village Tax		21,000	228.01
177 Bliven St	Tioga 493603	1,650				
Nichols, NY 13812	DEED DATE 05/04/2022	21,000				
	FRNT 66.00 DPTH 178.00					
	ACRES 0.27 BANK 77					
	EAST-0878089 NRTH-0735899					
	DEED BOOK 20220 PG-2091					
	FULL MARKET VALUE	120,829				
			TOTAL TAX ---			228.01**
				DATE #1		06/30/26
				AMT DUE		228.01
***** 170.06-1-3 *****						
170.06-1-3	134 Howell St				ACCT 00000000233	BILL 194
Thetga Ray E Jr	210 1 Family Res		Village Tax		20,000	217.15
Thetga Cindy L	Tioga 493603	1,775				
134 Howell St	Deed Date 08/13/2009	20,000				
Nichols, NY 13812	FRNT 78.00 DPTH 132.00					
	EAST-0878309 NRTH-0735689					
	DEED BOOK 17106 PG-5001					
	FULL MARKET VALUE	115,075				
			TOTAL TAX ---			217.15**
				DATE #1		06/30/26
				AMT DUE		217.15
***** 159.18-2-10 *****						
159.18-2-10	418 W River Rd				ACCT 00000000205	BILL 195
Timchack Gary	210 1 Family Res		Village Tax		32,300	350.70
304 W River Rd	Tioga 493603	2,350				
Nichols, NY 13812	DEED DATE 01/10/2019	32,300				
	FRNT 113.00 DPTH 235.00					
	ACRES 0.50					
	EAST-0876779 NRTH-0737129					
	DEED BOOK 20190 PG-121					
	FULL MARKET VALUE	185,846				
			TOTAL TAX ---			350.70**
				DATE #1		06/30/26
				AMT DUE		350.70
***** 159.19-1-19 *****						
159.19-1-19	35 W River Rd				ACCT 00000000126	BILL 196
Timchack Gary	210 1 Family Res		Village Tax		50,000	542.88
304 W River Rd	Tioga 493603	2,975				
Nichols, NY 13812	Deed Date 09/26/2007	50,000				
	FRNT 165.00 DPTH 252.00					
	EAST-0878749 NRTH-0736889					
	DEED BOOK 14914 PG-4002					
	FULL MARKET VALUE	287,687				
			TOTAL TAX ---			542.88**
				DATE #1		06/30/26
				AMT DUE		542.88

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 VALUATION DATE-JUL 01, 2024
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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			

159.19-2-1	138 W River Rd				159.19-2-1	*****
Timchack Gary	230 3 Family Res		Village Tax		ACCT 0000000236	BILL 197
304 W River Rd	Tioga 493603	2,450				
Nichols, NY 13812	DEED DATE 12/09/2019	30,000				
	FRNT 144.95 DPTH 148.00					
	ACRES 0.50					
	EAST-0878259 NRTH-0736699					
	DEED BOOK 20190 PG-4916					
	FULL MARKET VALUE	172,612				
			TOTAL TAX ---			325.73**
					DATE #1	06/30/26
					AMT DUE	325.73

159.18-2-16	304 W River Rd				159.18-2-16	*****
Timchack Gary S	210 1 Family Res		Village Tax		ACCT 0000000192	BILL 198
Vandervort Tammy L	Tioga 493603	2,600				
304 W River Rd	DEED DATE 12/07/98	22,300				
Nichols, NY 13812	FRNT 160.00 DPTH 198.16					
	EAST-0877379 NRTH-0736889					
	DEED BOOK 618 PG-114					
	FULL MARKET VALUE	128,308				
			TOTAL TAX ---			242.13**
					DATE #1	06/30/26
					AMT DUE	242.13

170.07-2-1	128 Cady Ave				170.07-2-1	*****
Trivelpiece Chad	210 1 Family Res		Village Tax		ACCT 0000000096	BILL 199
Sutton Alexa	Tioga 493603	2,500				
128 Cady Ave	Deed Date 08/05/2021	40,500				
Nichols, NY 13812	FRNT 110.92 DPTH 325.00					
	ACRES 0.77 BANK 500					
	EAST-0879599 NRTH-0735999					
	DEED BOOK 20210 PG-3747					
	FULL MARKET VALUE	233,026				
			TOTAL TAX ---			439.74**
					DATE #1	06/30/26
					AMT DUE	439.74

159.19-2-9	23 S Main St				159.19-2-9	*****
Uettwiller Sallie A	482 Det row bldg		Village Tax		ACCT 0000000042	BILL 200
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	143,843				
			TOTAL TAX ---			271.44**
					DATE #1	06/30/26
					AMT DUE	271.44

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 159.19-2-10 *****					
159.19-2-10	31 S Main St			ACCT 00000000043	BILL 201
Uettwiller Sallie A	482 Det row bldg		Village Tax	10,000	108.58
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	57,537			
				TOTAL TAX ---	108.58**
				DATE #1	06/30/26
				AMT DUE	108.58
***** 159.19-3-1 *****					
159.19-3-1	12 S Main St			ACCT 00000000029	BILL 202
United Water Management Serv	330 Vacant comm		Village Tax	2,525	27.42
% 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	14,528			
				TOTAL TAX ---	27.42**
				DATE #1	06/30/26
				AMT DUE	27.42
***** 159.19-2-8 *****					
159.19-2-8	10 W River Rd			ACCT 00000000193	BILL 203
Upstate Fire & Safety LLC	484 1 use sm bld		Village Tax	9,000	97.72
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	51,784			
				TOTAL TAX ---	97.72**
				DATE #1	06/30/26
				AMT DUE	97.72
***** 170.07-2-15 *****					
170.07-2-15	84 Dean St			ACCT 00000000023	BILL 204
Vanderpool Steven	210 1 Family Res		Village Tax	14,650	159.07
Vanderpool Teri	Tioga 493603	1,650			
84 Dean St	FRNT 66.00 DPTH 132.00	14,650			
Nichols, NY 13812	EAST-0879899 NRTH-0735219				
	DEED BOOK 420 PG-0176				
	FULL MARKET VALUE	84,292			
				TOTAL TAX ---	159.07**
				DATE #1	06/30/26
				AMT DUE	159.07

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 VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
170.07-2-23.20	107 Dean St 210 1 Family Res	1,800	Village Tax	170.07-2-23.20	28,431	308.69
VanDusen Robert	Tioga 493603	1,800				
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	163,585				
			TOTAL TAX ---			308.69**
				DATE #1		06/30/26
				AMT DUE		308.69
170.06-1-6	15 Walnut St 210 1 Family Res	2,325	VET COM CT 41131 Village Tax	170.06-1-6	26,820	291.20
Vestel William S	Tioga 493603	2,325				
Vestal Kevin	FRNT 165.00 DPTH 132.00	30,500				
15 Walnut St	EAST-0878589 NRTH-0735709					
Nichols, NY 13812	DEED BOOK 20250 PG-816					
	FULL MARKET VALUE	175,489				
			TOTAL TAX ---			291.20**
				DATE #1		06/30/26
				AMT DUE		291.20
159.19-1-12.11	N Main St 449 Other Storag	800	Village Tax	159.19-1-12.11	2,500	27.14
Visscher Howard	Tioga 493603	800				
Strong Robert	AGREEMENT 636/335	2,500				
1400 S Main St	DEED DATE 11/28/00					
Nichols, NY 13812	FRNT 130.00 DPTH					
	ACRES 0.79					
	EAST-0878760 NRTH-0737140					
	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	14,384				
			TOTAL TAX ---			27.14**
				DATE #1		06/30/26
				AMT DUE		27.14
159.19-1-26	N Main St 330 Vacant comm	200	Village Tax	159.19-1-26	200	2.17
Visscher Howard	Tioga 493603	200				
Strong Robert	FRNT 33.56 DPTH 202.78	200				
1400 S Main St	EAST-0878875 NRTH-0737257					
Nichols, NY 13812	DEED BOOK 658 PG-191					
	FULL MARKET VALUE	1,151				
			TOTAL TAX ---			2.17**
				DATE #1		06/30/26
				AMT DUE		2.17

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-1-24.20 *****						
159.19-1-24.20	145 W River Rd 210 1 Family Res		Village Tax		24,300	263.84
Weaver Shawn M	Tioga 493603	3,000				
Weaver Cathy	DEED DATE 11/08/2004	24,300				
145 West River Rd	EASEMENT 128276-0001 02/0					
Nichols, NY 13812	FRNT 235.97 DPTH 238.22 BANK 500 EAST-0878270 NRTH-0736947 DEED BOOK 11485 PG-5001 FULL MARKET VALUE	139,816				
					TOTAL TAX ---	263.84**
					DATE #1	06/30/26
					AMT DUE	263.84
***** 159.19-2-17.20 *****						
159.19-2-17.20	Main St 311 Res vac land		Village Tax		1,000	10.86
Wentworth Teresa R	Tioga 493603	1,000				
Wentworth Steven	DEED DATE 08/06/2024	1,000				
63 Howell St	ACRES 0.66 EAST-0878589 NRTH-0735959 DEED BOOK 20240 PG-2628 FULL MARKET VALUE	5,754				
Nichols, NY 13812						
					TOTAL TAX ---	10.86**
					DATE #1	06/30/26
					AMT DUE	10.86
***** 159.19-2-21 *****						
159.19-2-21	63 Howell St 210 1 Family Res		Village Tax		20,400	221.50
Wentworth Teresa R	Tioga 493603	3,400				
Wentworth Steven	DEED DATE 08/06/2024	20,400				
63 Howell St	FRNT 239.50 DPTH 90.00 ACRES 0.50 EAST-0878579 NRTH-0735869 DEED BOOK 20240 PG-2628 FULL MARKET VALUE	117,376				
Nichols, NY 13812						
					TOTAL TAX ---	221.50**
					DATE #1	06/30/26
					AMT DUE	221.50
***** 170.06-1-13 *****						
170.06-1-13	39 Ro-Ki Blvd 210 1 Family Res		Village Tax		37,300	404.99
Whitmore Tyler	Tioga 493603	2,000				
Schamel Sarah	DEED DATE 11/20/2023	37,300				
39 Ro-Ki Blvd	FRNT 99.00 DPTH 170.00 ACRES 0.34 BANK 8 EAST-0878579 NRTH-0734899 DEED BOOK 20230 PG-4292 FULL MARKET VALUE	214,614				
Nichols, NY 13812						
					TOTAL TAX ---	404.99**
					DATE #1	06/30/26
					AMT DUE	404.99

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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			

170.07-1-37	38 Taylor St				170.07-1-37	*****
Williams Richard E	210 1 Family Res		Village Tax		ACCT 0000000117	BILL 213
38 Taylor St	Tioga 493603	2,250				223.29
Nichols, NY 13812	DEED DATE 03-28-94	20,565				
	FRNT 150.00 DPTH 272.00					
	EAST-0878829 NRTH-0734979					
	DEED BOOK 554 PG-130					
	FULL MARKET VALUE	118,326				
			TOTAL TAX ---			223.29**
				DATE #1		06/30/26
				AMT DUE		223.29

159.19-1-14	10 E River Rd				159.19-1-14	*****
Witmer Craig T	433 Auto body		Village Tax		ACCT 0000000115	BILL 214
Witmer Deborah A	Tioga 493603	1,950				162.87
114 N Hopkins St	Deed Date 10/02/2014	15,000				
Sayre, PA 18840	FRNT 96.00 DPTH 118.00					
	EAST-0879029 NRTH-0736769					
	DEED BOOK 14000 PG-4340					
	FULL MARKET VALUE	86,306				
			TOTAL TAX ---			162.87**
				DATE #1		06/30/26
				AMT DUE		162.87

159.19-1-15.10	18 E River Rd				159.19-1-15.10	*****
Witmer Craig T	220 2 Family Res		Village Tax		ACCT 0000000222	BILL 215
Witmer Deborah A	Tioga 493603	1,500				325.73
114 N Hopkins St	Deed Date 03/28/2014	30,000				
Sayre, PA 18840	FRNT 39.67 DPTH 85.77					
	EAST-0879071 NRTH-0736818					
	DEED BOOK 14000 PG-1236					
	FULL MARKET VALUE	172,612				
			TOTAL TAX ---			325.73**
				DATE #1		06/30/26
				AMT DUE		325.73

170.06-1-11	15 Ro-Ki Blvd				170.06-1-11	*****
Womer Thomas R	210 1 Family Res		Village Tax		ACCT 0000000036	BILL 216
Teresa Randall	Tioga 493603	1,925				140.34
15 Ro-Ki Blvd	DEED DATE 10/17/01	12,925				
Nichols, NY 13812	FRNT 93.00 DPTH 180.00					
	EAST-0878632 NRTH-0735094					
	DEED BOOK 680 PG-194					
	FULL MARKET VALUE	74,367				
			TOTAL TAX ---			140.34**
				DATE #1		06/30/26
				AMT DUE		140.34

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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			
***** 170.06-1-1.10 *****						
170.06-1-1.10	31 Bliven St				170.06-1-1.10	
Woods Machine & Tool Llc	311 Res vac land		Village Tax		ACCT 0000000013	BILL 217
150 Howell St	Tioga 493603	2,275			2,275	24.70
Nichols, NY 13812	DEED DATE 08/10/00	2,275				
	FRNT 111.50 DPTH 178.95					
	EAST-0878082 NRTH-0735790					
	DEED BOOK 651 PG-227					
	FULL MARKET VALUE	13,090				
TOTAL TAX ---						24.70**
						DATE #1 06/30/26
						AMT DUE 24.70
***** 170.06-1-1.20 *****						
170.06-1-1.20	Howell St				170.06-1-1.20	
Woods Machine & Tool Llc	311 Res vac land		Village Tax		ACCT 00000000791	BILL 218
Richard E Woods	Tioga 493603	1,500			1,500	16.29
150 Howell St	DEED DATE 08/02/96	1,500				
Nichols, NY 13812	FRNT 132.00 DPTH 178.00					
	EAST-0878085 NRTH-0735667					
	DEED BOOK 585 PG-181					
	FULL MARKET VALUE	8,631				
TOTAL TAX ---						16.29**
						DATE #1 06/30/26
						AMT DUE 16.29
***** 170.06-1-2 *****						
170.06-1-2	150 Howell St				170.06-1-2	
Woods Machine & Tool LLC	483 Converted Re		Village Tax		ACCT 00000000105	BILL 219
150 Howell St	Tioga 493603	1,925			28,000	304.02
Nichols, NY 13812	Deed Date 06/11/2010	28,000				
	FRNT 92.00 DPTH 132.00					
	EAST-0878219 NRTH-0735689					
	DEED BOOK 17947 PG-9001					
	FULL MARKET VALUE	161,105				
TOTAL TAX ---						304.02**
						DATE #1 06/30/26
						AMT DUE 304.02
***** 170.07-1-21 *****						
170.07-1-21	211 S Main St				170.07-1-21	
Yost Jonathan L	210 1 Family Res		Village Tax		ACCT 00000000007	BILL 220
Yost Carolyn J	Tioga 493603	1,775			21,450	232.90
211 S Main St	FRNT 78.00 DPTH 131.90	21,450				
Nichols, NY 13812	EAST-0878919 NRTH-0735579					
	DEED BOOK 527 PG-68					
	FULL MARKET VALUE	123,418				
TOTAL TAX ---						232.90**
						DATE #1 06/30/26
						AMT DUE 232.90

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		

170.07-2-9	258 Cady Ave			170.07-2-9	*****
Zimmer Holly A	210 1 Family Res		Village Tax	ACCT 0000000121	BILL 221
AKA Holly A Tuttle	Tioga 493603	1,800			
375 Catatonk Creek Rd	DEED DATE 08/26/2008	14,868			
Owego, NY 13827	FRNT 66.00 DPTH 276.00			14,868	161.43
	EAST-0879629 NRTH-0735289				
	DEED BOOK 16027 PG-6001				
	FULL MARKET VALUE	85,547			
				TOTAL TAX ---	161.43**
				DATE #1	06/30/26
				AMT DUE	161.43

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

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

CODE	DISTRICT NAME	TOTAL EXTENSION PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

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

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	221	440,645	4769,710	13,639	4,756,071
493603					658,591	4,097,480
	S U B - T O T A L	221	440,645	4769,710	13,639	4,756,071
	S U B - T O T A L (CONT)				658,591	4,097,480
	T O T A L	221	440,645	4769,710	13,639	4,756,071
	T O T A L (CONT)				658,591	4,097,480

*** 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	11,040
41131	VET COM CT	3	11,040
41141	VET DIS CT	1	7,360
41807	AGED V	2	11,848
	T O T A L	11	41,288

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2 0 2 6 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
 UNIFORM PERCENT OF VALUE IS 017.38

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS155/V04/L015
 CURRENT DATE 5/08/2026

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

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
1	Village Tax SPEC DIST TAXES TAXABLE	221	440,645	4769,710	41,288	4,728,422	51,339.73

STATE OF NEW YORK
 COUNTY - Tioga
 TOWN - Nichols
 VILLAGE - Nichols
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2 0 2 6 V I L L A G E T A X R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5
 OWNERS NAME SEQUENCE
 UNIFORM PERCENT OF VALUE IS 017.38

PAGE 59
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 444.00-1478 *****						
444.00-1478	Special Franchise				444.00-1478	
First Light Fiber	868 Pipeline		Village Tax		ACCT 00000001478	BILL 222
PO Box 1290	Tioga 493603	0			7,552	82.00
Latham, NY 12110	new for 2017	7,552				
	FULL MARKET VALUE	43,452				
TOTAL TAX ---						82.00**
						DATE #1 06/30/26
						AMT DUE 82.00
***** 444.00-967 *****						
444.00-967	Special Franchise				444.00-967	
NYSEG	861 Elec & gas		Village Tax		ACCT 00000000967	BILL 223
% Avangrid Management Co	Tioga 493603	0			157,841	1,713.79
Local Tax	DEED BOOK 000 PG-0000	157,841				
One City Ctr Fl 5th	FULL MARKET VALUE	908,176				
Portland, ME 04101						
TOTAL TAX ---						1,713.79**
						DATE #1 06/30/26
						AMT DUE 1,713.79
***** 444.00-1155 *****						
444.00-1155	Special Franchise				444.00-1155	
Spectrum Northeast Syracuse	869 Television		EX VIL TAX 33207		ACCT 00000001155	BILL 224
7820 Crescent Executive Dr	Tioga 493603	0	Village Tax		0.00	0.00
Charlotte, NC 28217	DEED BOOK 000 PG-0000	1,346				
	FULL MARKET VALUE	7,745				
TOTAL TAX ---						0.00**
***** 444.00-966 *****						
444.00-966	Special Franchise				444.00-966	
United Water Management Serv	822 Water supply		Village Tax		ACCT 00000000966	BILL 225
% Altus Group US Inc	Tioga 493603	0			323,408	3,511.46
PO Box 71970	DEED BOOK 000 PG-0000	323,408				
Phoenix, AZ 85050	FULL MARKET VALUE	1860,806				
TOTAL TAX ---						3,511.46**
						DATE #1 06/30/26
						AMT DUE 3,511.46
***** 444.00-965 *****						
444.00-965	Special Franchise				444.00-965	
Verizon New York Inc	866 Telephone		Village Tax		ACCT 00000000965	BILL 226
% Duff & Phelps	Tioga 493603	0			10,631	115.43
PO Box 2749	DEED BOOK 000 PG-0000	10,631				
Addison, TX 75001	FULL MARKET VALUE	61,168				
TOTAL TAX ---						115.43**
						DATE #1 06/30/26
						AMT DUE 115.43

STATE OF NEW YORK
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2 0 2 6 V I L L A G E T A X R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 60
 VALUATION DATE-JUL 01, 2024
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R O L L S E C T I O N T O T A L S

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

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

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

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	5		500,778		500,778
493603						500,778
	S U B - T O T A L	5		500,778		500,778
	S U B - T O T A L (CONT)					500,778
	T O T A L	5		500,778		500,778
	T O T A L (CONT)					500,778

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
33207	EX VIL TAX	1	1,346
	T O T A L	1	1,346

STATE OF NEW YORK
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2 0 2 6 V I L L A G E T A X R O L L
 SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 61
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 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			500,778	1,346	499,432	5,422.68
	SPEC DIST TAXES						
5	SPECIAL FRANCHISE	5					5,422.68

STATE OF NEW YORK
 COUNTY - Tioga
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2 0 2 6 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 017.38

PAGE 62
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

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	*****
	882 Elec Trans Imp		Village Tax	ACCT 0000000957	BILL 227
NYSEG	Tioga 493603	0		16,900	183.49
% Avangrid Management Co	DEED BOOK 000 PG-0000	16,900			
Local Tax	FULL MARKET VALUE	97,238			
One City Ctr Fl 5th					
Portland, ME 04101					
				TOTAL TAX ---	183.49**
				DATE #1	06/30/26
				AMT DUE	183.49

159.18-2-4	Johnson St			159.18-2-4	*****
	822 Water supply		Village Tax	ACCT 0000000962	BILL 228
United Water Management Serv	Tioga 493603	2,000		6,000	65.15
% Altus Group IS Inc	FRNT 20.00 DPTH 20.00	6,000			
PO Box 71970	EAST-0876629 NRTH-0736629				
Phoenix, AZ 85050	DEED BOOK 194 PG-0139				
	FULL MARKET VALUE	34,522			
				TOTAL TAX ---	65.15**
				DATE #1	06/30/26
				AMT DUE	65.15

159.18-2-5	Johnson St			159.18-2-5	*****
	822 Water supply		Village Tax	ACCT 0000000963	BILL 229
United Water Management Serv	Tioga 493603	1,000		1,000	10.86
% Altus Group US Inc	FRNT 20.00 DPTH 39.00	1,000			
PO Box 71970	EAST-0876609 NRTH-0736639				
Phoenix, AZ 85050	DEED BOOK 350 PG-0763				
	FULL MARKET VALUE	5,754			
				TOTAL TAX ---	10.86**
				DATE #1	06/30/26
				AMT DUE	10.86

159.18-1-15.20	W River Rd			159.18-1-15.20	*****
	822 Water supply		Village Tax	ACCT 00000001109	BILL 230
United Water Management Serv.	Tioga 493603	30,000		108,300	1,175.89
% Altus Group US Inc	FRNT 25.00 DPTH 322.00	108,300			
PO Box 71970	EAST-0877895 NRTH-0737070				
Phoenix, AZ 85050	DEED BOOK 392 PG-0637				
	FULL MARKET VALUE	623,130			
				TOTAL TAX ---	1,175.89**
				DATE #1	06/30/26
				AMT DUE	1,175.89

STATE OF NEW YORK
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2 0 2 6 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 017.38

PAGE 63
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

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 231
% Duff & Phelps	Tioga 493603	1,200		25,000	271.44
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	143,843			
				TOTAL TAX ---	271.44**
				DATE #1	06/30/26
				AMT DUE	271.44

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 232
% Duff & Phelps	Tioga 493603	0		1,102	11.97
PO Box 2749	DEED BOOK 000 PG-0000	1,102			
Addison, TX 75001	FULL MARKET VALUE	6,341			
				TOTAL TAX ---	11.97**
				DATE #1	06/30/26
				AMT DUE	11.97

STATE OF NEW YORK
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2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
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R O L L S E C T I O N T O T A L S

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

CODE	DISTRICT NAME	TOTAL EXTENSION PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

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

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	6	34,200	158,302		158,302
493603						158,302
	S U B - T O T A L	6	34,200	158,302		158,302
	S U B - T O T A L (CONT)					158,302
	T O T A L	6	34,200	158,302		158,302
	T O T A L (CONT)					158,302

*** 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 6 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 017.38

PAGE 66
 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-3-18 *****						
159.19-3-18	140 S Main St				ACCT 0000000998	
First Presbyterian	330 Vacant comm		NP RELIGOU 25110		500	0.00
140 S Main St	Tioga 493603	500	Village Tax			0.00
Nichols, NY 13812	FRNT 15.00 DPTH 134.97	500				
	EAST-0879199 NRTH-0735919					
	DEED BOOK 314 PG-0482					
	FULL MARKET VALUE	2,877				
			TOTAL TAX ---			0.00**
***** 170.07-2-21 *****						
170.07-2-21	119 Dean St				ACCT 0000000151	
Nichols American Legion	330 Vacant comm		VETORG CTS 26100		3,000	0.00
119 Dean St	Tioga 493603	3,000	Village Tax			0.00
PO Box 166	ACRES 21.90	3,000				
Nichols, NY 13812	EAST-0880229 NRTH-0735549					
	DEED BOOK 450 PG-0306					
	FULL MARKET VALUE	17,261				
			TOTAL TAX ---			0.00**
***** 170.07-2-22 *****						
170.07-2-22	119 Dean St				ACCT 0000000990	
Nichols American Legion	534 Social org.		VETORG CTS 26100		18,000	0.00
119 Dean St	Tioga 493603	1,500	Village Tax			0.00
PO Box 166	ACRES 1.00	18,000				
Nichols, NY 13812	EAST-0880149 NRTH-0734979					
	DEED BOOK 301 PG-0080					
	FULL MARKET VALUE	103,567				
			TOTAL TAX ---			0.00**
***** 170.07-1-34 *****						
170.07-1-34	90 Ro-Ki Blvd				ACCT 0000000999	
Nichols Baptist Church	620 Religious		NP RELIGOU 25110		74,000	0.00
90 Ro-Ki Blvd	Tioga 493603	4,000	Village Tax			0.00
Nichols, NY 13812	ACRES 2.30	74,000				
	EAST-0878769 NRTH-0734579					
	DEED BOOK 317 PG-0139					
	FULL MARKET VALUE	425,777				
			TOTAL TAX ---			0.00**
***** 159.19-2-3 *****						
159.19-2-3	86 W River Rd				ACCT 0000000157	
Nichols Joint Fire Dist	312 Vac w/imprv		FR CO & DP 26400		5,350	0.00
Chris Williams	Tioga 493603	2,350	Village Tax			0.00
121 Debolder Rd	DEED DATE 04/02/98	5,350				
Nichols, NY 13812	FRNT 113.50 DPTH 276.85					
	EAST-0878489 NRTH-0736609					
	DEED BOOK 609 PG-60					
	FULL MARKET VALUE	30,783				
			TOTAL TAX ---			0.00**

STATE OF NEW YORK
 COUNTY - Tioga
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2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-2 *****						
159.19-2-2	106 W River Rd				ACCT 00000001001	
Nichols Joint Fire Distr	662 Police/fire		FR CO & DP 26400		70,000	
Chris Williams	Tioga 493603	4,000	Village Tax		0.00	0.00
121 Debolder Rd	FRNT 106.55 DPTH 196.50	70,000				
Nichols, NY 13812	EAST-0878369 NRTH-0736629					
	DEED BOOK 344 PG-0303					
	FULL MARKET VALUE	402,762				
TOTAL TAX ---						0.00**
***** 159.19-1-7 *****						
159.19-1-7	E River Rd				ACCT 00000001007	
Nichols Kirby Park	591 Playground		NP ALL OTH 25300		12,500	
61 Kirby St	Tioga 493603	4,000	Village Tax		0.00	0.00
Nichols, NY 13812	ACRES 11.90	12,500				
	EAST-0880089 NRTH-0736909					
	DEED BOOK 288 PG-0235					
	FULL MARKET VALUE	71,922				
TOTAL TAX ---						0.00**
***** 159.19-3-21 *****						
159.19-3-21	140 S Main St				ACCT 00000001005	
Nichols Presbyterian Church	620 Religious		NP RELIGOU 25110		60,000	
140 S Main St	Tioga 493603	1,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 70.00 DPTH 200.00	60,000				
	EAST-0879129 NRTH-0735969					
	DEED BOOK 067 PG-0373					
	FULL MARKET VALUE	345,224				
TOTAL TAX ---						0.00**
***** 159.19-2-13 *****						
159.19-2-13	59 S Main St				ACCT 00000001004	
Nichols United Methodist Churc	620 Religious		NP RELIGOU 25110		120,000	
59 S Main St	Tioga 493603	2,500	Village Tax		0.00	0.00
Nichols, NY 13812	FRNT 217.00 DPTH 142.00	120,000				
	EAST-0878839 NRTH-0736359					
	DEED BOOK 204 PG-0288					
	FULL MARKET VALUE	690,449				
TOTAL TAX ---						0.00**
***** 159.19-2-14.10 *****						
159.19-2-14.10	Kirby St				ACCT 00000000071	
Nichols United Methodist Churc	438 Parking lot		NP RELIGOU 25110		2,050	
59 S Main St	Tioga 493603	2,050	Village Tax		0.00	0.00
Nichols, NY 13812	Deed Date 05/15/2009	2,050				
	FRNT 106.08 DPTH 87.45					
	EAST-0878753 NRTH-0736197					
	DEED BOOK 16806 PG-4001					
	FULL MARKET VALUE	11,795				
TOTAL TAX ---						0.00**

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2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.19-2-27 *****						
	122 Bliven St				ACCT 0000000203	
159.19-2-27	210 1 Family Res		NP RELIGOU 25110		22,000	
Nichols United Methodist Churc	Tioga 493603	1,500	Village Tax		0.00	0.00
59 S Main St	FRNT 75.00 DPTH 159.06	22,000				
Nichols, NY 13812	EAST-0878299 NRTH-0736189					
	DEED BOOK 409 PG-0929					
	FULL MARKET VALUE	126,582				
			TOTAL TAX ---			0.00**
***** 159.19-2-33 *****						
	46 Kirby St				ACCT 0000000131	
159.19-2-33	311 Res vac land		NP RELIGOU 25110		1,875	
Nichols United Methodist Churc	Tioga 493603	1,875	Village Tax		0.00	0.00
59 S Main St	FRNT 38.00 DPTH 157.00	1,875				
Nichols, NY 13812	EAST-0878709 NRTH-0736419					
	DEED BOOK 459 PG-0014					
	FULL MARKET VALUE	10,788				
			TOTAL TAX ---			0.00**
***** 159.19-2-34 *****						
	61 Kirby St				ACCT 00000001010	
159.19-2-34	652 Govt bldgs		VL IN CORP 13650		5,000	
Nichols Village Hall	Tioga 493603	100	Village Tax		0.00	0.00
61 Kirby St	FRNT 66.00 DPTH 167.47	5,000				
Nichols, NY 13812	EAST-0878659 NRTH-0736369					
	DEED BOOK 168 PG-0276					
	FULL MARKET VALUE	28,769				
			TOTAL TAX ---			0.00**
***** 159.19-1-1 *****						
	W River Rd				ACCT 00000001317	
159.19-1-1	821 Flood contrl		CNTY OWNED 13100		2,500	
Nys Dec	Tioga 493603	2,500	Village Tax		0.00	0.00
Fisher Ave	ACRES 1.82	2,500				
Cortland, NY 13045	EAST-0878339 NRTH-0737149					
	FULL MARKET VALUE	14,384				
			TOTAL TAX ---			0.00**
***** 159.19-1-6 *****						
	W River Rd				ACCT 00000001318	
159.19-1-6	821 Flood contrl		CNTY OWNED 13100		2,500	
Nys Dec	Tioga 493603	2,500	Village Tax		0.00	0.00
Fisher Ave	ACRES 1.86	2,500				
Cortland, NY 13045	EAST-0879929 NRTH-0737139					
	FULL MARKET VALUE	14,384				
			TOTAL TAX ---			0.00**

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 WHOLLY EXEMPT SECTION OF THE ROLL - 8
 OWNERS NAME SEQUENCE
 UNIFORM PERCENT OF VALUE IS 017.38

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 VALUATION DATE-JUL 01, 2024
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	VILLAGE-----	TAXABLE VALUE	TAX AMOUNT
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 159.18-2-2 *****						
159.18-2-2	151 Ro-Ki Blvd				ACCT 00000000207	
Tioga Downs	552 Golf course		IND DEV AG 18020		980,000	
Att Emily Keeney	Tioga 493603	16,000	Village Tax		0.00	0.00
2834 W River Rd	ACRES 79.60	980,000				
PO Box 509	EAST-0877079 NRTH-0735939					
Nichols, NY 13812	DEED BOOK 323 PG-0215					
	FULL MARKET VALUE	5638,665				
			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	690,449				
			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	7,048				
			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	2322,785				
			TOTAL TAX ---			0.00**
***** 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	14,384				
			TOTAL TAX ---			0.00**

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

2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025

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		
***** 159.19-2-5 *****					
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	9,350			
			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	8,631			
			TOTAL TAX ---		0.00**

STATE OF NEW YORK
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2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS155/V04/L015
 CURRENT DATE 5/08/2026

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

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

CODE	DISTRICT NAME	TOTAL EXTENSION PARCELS TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE	TOTAL TAX
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NO SPECIAL DISTRICTS AT THIS LEVEL

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

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE
					-----	-----
					STAR AMOUNT	STAR TAXABLE
	Tioga	22	66,725	1909,825	1909,825	
493603						
	S U B - T O T A L	22	66,725	1909,825	1909,825	
	S U B - T O T A L (CONT)					
	T O T A L	22	66,725	1909,825	1909,825	
	T O T A L (CONT)					

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

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

STATE OF NEW YORK
 COUNTY - Tioga
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2 0 2 6 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 017.38

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 VALUATION DATE-JUL 01, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS155/V04/L015
 CURRENT DATE 5/08/2026

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

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
25300	NP ALL OTH	1	12,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
	T O T A L	22	1909,825

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT ----- STAR AMOUNT	TOTAL TAXABLE ----- STAR TAXABLE	TOTAL TAX
	RS 8 TOTAL		66,725	1909,825	1,909,825		
8	SPEC DIST TAXES WHOLLY EXEMPT	22					

STATE OF NEW YORK
 COUNTY - Tioga
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2 0 2 6 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, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS155/V04/L015
 CURRENT DATE 5/08/2026

*** 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	254	541,570	7338,615	1923,464	5,415,151
493603					658,591	4,756,560
	S U B - T O T A L	254	541,570	7338,615	1923,464	5,415,151
	S U B - T O T A L (CONT)				658,591	4,756,560
	T O T A L	254	541,570	7338,615	1923,464	5,415,151
	T O T A L (CONT)				658,591	4,756,560

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

NO SYSTEM EXEMPTIONS AT THIS LEVEL

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

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

STATE OF NEW YORK
 COUNTY - Tioga
 TOWN - Nichols
 VILLAGE - Nichols
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2 0 2 6 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, 2024
 TAXABLE STATUS DATE-MAR 01, 2025
 RPS155/V04/L015
 CURRENT DATE 5/08/2026

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

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE
25300	NP ALL OTH	1	12,500
26100	VETORG CTS	2	21,000
26400	FR CO & DP	2	75,350
33207	EX VIL TAX	1	1,346
41121	VET WAR CT	5	11,040
41131	VET COM CT	3	11,040
41141	VET DIS CT	1	7,360
41807	AGED V	2	11,848
	T O T A L	34	1952,459

*** 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	221	440,645	4769,710	41,288	4,728,422	10.857690	51,339.73
5	Village Tax SPEC DIST TAXES SPECIAL FRANCHISE	5		500,778	1,346	499,432	10.857690	5,422.68
6	Village Tax SPEC DIST TAXES UTILITIES & N.C.	6	34,200	158,302		158,302	10.857690	1,718.80
8	RS 8 TOTAL SPEC DIST TAXES WHOLLY EXEMPT	22	66,725	1909,825	1,909,825			
	Village Tax		541,570	7338,615	1,952,459	5,386,156	10.857690	58,481.21

