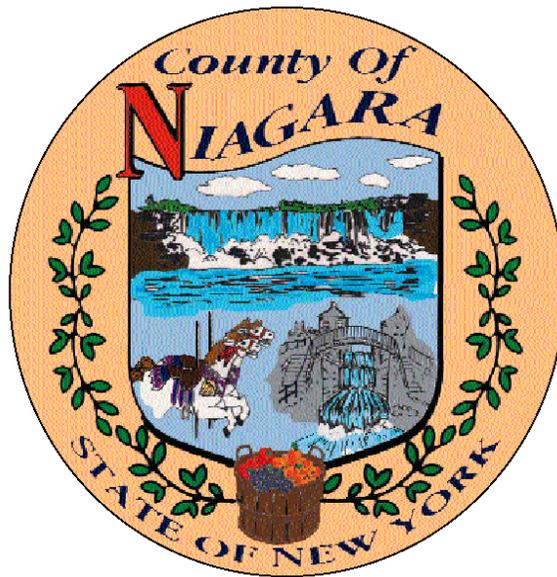


**2012-2013
NIAGARA COUNTY
REAL PROPERTY TAX
STATISTICS REPORT**

*John E. Shoemaker, Director
Department of Real Property Tax*



*William L. Ross, Chairman
Niagara County Legislature*

**Prepared by the Real Property Tax Services Department
59 Park Ave., Philo Brooks Building
Lockport, New York 14094
(716) 439-7077
www.niagaracounty.com/realproperty**



JOHN E. SHOEMAKER, DIRECTOR
(716) 439-7077

NIAGARA COUNTY

DEPARTMENT OF REAL PROPERTY TAX SERVICES
59 PARK AVE., PHILO BROOKS BUILDING
LOCKPORT, NEW YORK 14094 - 2740

May 15, 2013

Honorable William L. Ross, Chairman
Niagara County Legislature
Court House
Lockport, New York 14094

Dear Mr. Ross:

In accordance with Section 1532 of the New York State Real Property Tax Law, I am herewith submitting the 2012-2013 Niagara County Report on Real Property Taxation.

I have provided, to the Clerk of the Legislature, enough copies for each legislator to receive the report. If additional copies should be required, please feel free to contact my office. This report is also available on the Niagara County website in the Real Property Tax Services Department link.

The report is intended to be used as a reference guide to the users of real property tax levy information. Actual tax rates for the applicable year, as well as the components used in the development of such tax rates, are illustrated for each of the taxing jurisdictions within the County of Niagara.

If there should be any questions about the information contained herein, please feel free to contact the Real Property Tax Office at 716-439-7077.

Respectfully submitted,

John E. Shoemaker, Director
Real Property Tax Services

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The County of Niagara
Department of Real Property Tax Services

... “promoting equity and uniformity”

The Niagara County Office of Real Property Tax Services has established this booklet for use by county administration, local government and the general public. It is a compilation of data that is used in determining and apportioning real property taxes. Included herein is historical data, current county, town and school rates, tax levy information, statistical data, contact information and more.

The goal of Office of Real Property is to provide services for assessors and local government to achieve and maintain equitable assessments. Our professional goal is to create and preserve tax equity within and between all municipalities. The Niagara County Office of Real Property, through its Director and staff, takes great pride in the service we provide to all of Niagara County.

Director, John E. Shoemaker
John.Shoemaker@niagaracounty.com

REAL PROPERTY TAX SERVICE STAFF



Debra Allport -	Tax Map Technician -	Debra.Allport@niagaracounty.com
Dariena Baker -	Real Property Tax Service Aide -	Dariena.Baker@niagaracounty.com
Tracy Farrell -	Real Property Information Clerk -	Tracy.Farrell@niagaracounty.com
Susan Gorman -	Tax Map Technician -	Susan.Gorman@niagaracounty.com
Ann Hinton -	Tax Map Technician -	Ann.Hinton@niagaracounty.com
Jackie Reynolds -	Micro Computer Coordinator -	Jacquelyn.Reynolds@niagaracounty.com



Real Property Website www.niagaracounty.com/realproperty

2012-2013 TAX RATES BY MUNICIPALITY

PER \$1,000 ASSESSED VALUATION

MUNICIPALITY	COUNTY RATE	TOWN/CITY RATE	VILLAGE RATE	SCHOOL RATE	AGGREGATE RATE*
CAMBRIA 292000	\$7.800380	\$1.998993			
IN CITY LKPT SD**				\$24.915319	\$34.714692
IN NEWFANE SD				\$26.513053	\$36.312426
IN NIAG-WHFD SD H				\$16.152224	\$25.951597
IN NIAG-WHFD SD NH				\$21.726916	\$31.526289
IN STARPOINT SD				\$21.791018	\$31.590391
IN WILSON SD				\$24.260330	\$34.059703
HARTLAND 292289	\$8.261108	\$2.470213			
IN BARKER SD				\$15.417656	\$26.148977
IN MEDINA SD**				\$24.261020	\$34.992341
IN ROY-HART SD**				\$21.833544	\$32.564865
V. MIDDLEPORT 292289	\$8.261108	\$2.470296	\$9.492623		
IN ROY-HART SD**				\$21.833544	\$42.057571
LEWISTON 292489	\$9.541116	\$0.000000			
IN LEW-PORT SD				\$22.867807	\$32.408923
IN NIAG-WHFD SD H				\$19.695687	\$29.236803
IN NIAG-WHFD SD NH				\$26.495234	\$36.036350
V. LEWISTON 292401	\$9.541116	\$0.000000	\$7.120000		
IN LEW-PORT SD				\$22.867807	\$39.528923
TOWN LOCKPORT 292600	\$7.997103	\$0.000000			
IN AKRON SD				\$17.789404	\$25.786507
IN CITY LKPT SD**				\$24.823888	\$32.820991
IN NEWFANE SD				\$26.513053	\$34.510156
IN ROY-HART SD**				\$21.833544	\$29.830647
IN STARPOINT SD				\$21.791018	\$29.788121
NEWFANE 292800	\$8.398281	\$0.000000			
IN BARKER SD				\$16.060059	\$24.458340
IN NEWFANE SD				\$27.617764	\$36.016045
IN WILSON SD				\$25.271177	\$33.669458
NIAGARA 293000	\$13.411406				
IN NIAG-WHFD SD H		\$1.632413		\$27.636522	\$42.680341
IN NIAG-WHFD SD NH		\$3.904203		\$37.158059	\$54.473668

Note: Aggregate rate does not include special benefit rates

**Library tax included in rate

2012-2013 TAX RATES BY MUNICIPALITY

PER \$1,000 ASSESSED VALUATION

MUNICIPALITY	COUNTY RATE	TOWN/CITY RATE	VILLAGE RATE	SCHOOL RATE	AGGREGATE RATE*
PENDLETON 293200	\$8.085955	\$0.451200			
IN CITY LKPT SD**				\$25.569245	\$34.106400
IN STARPOINT SD				\$22.464968	\$31.002123
<hr/>					
PORTER 293489	\$8.285528	\$1.867101			
IN LEW-PORT SD				\$19.738743	\$29.891372
IN WILSON SD				\$25.537189	\$35.689818
V. YOUNGSTOWN 293401	\$8.285528	\$1.867097	\$6.804840		
IN LEW-PORT SD				\$19.738743	\$36.696208
<hr/>					
ROYALTON 293689	\$8.396227	\$3.229886			
IN AKRON SD				\$18.152453	\$29.778566
IN ROY-HART SD**				\$22.279127	\$33.905240
IN STARPOINT SD				\$22.235733	\$33.861846
V. MIDDLEPORT 293601	\$8.396227	\$2.028711	\$10.160470		
IN ROY-HART SD**				\$22.279137	\$42.864545
<hr/>					
SOMERSET 293889	\$8.142712	\$0.876833			
IN BARKER SD				\$15.417818	\$24.437363
V. BARKER 293801	\$8.142712	\$0.876837	\$8.000000		
IN BARKER SD				\$15.417818	\$32.437367
<hr/>					
WHEATFIELD 294000	\$11.372554	\$0.230951			
IN NIAG-WHFD SD H				\$23.332793	\$34.936298
IN NIAG-WHFD SD NH				\$31.897242	\$43.500747
IN STARPOINT SD				\$31.581186	\$43.184691
<hr/>					
WILSON 294289	\$8.571949	\$3.142401			
IN NEWFANE SD				\$28.818585	\$40.532935
IN WILSON SD				\$26.369924	\$38.084274
V. WILSON 294289	\$8.571949	\$3.142394	\$7.370900		
IN WILSON SD				\$26.369924	\$45.455167
<hr/>					
CITY LOCKPORT 290900	\$8.097231	\$14.729312			
IN CITY LKPT SD**				\$24.911143	\$47.737686
<hr/>					
CITY NIAGARA FALLS	\$8.722963				
IN NIA FALLS SD H		\$17.660326		\$18.658604	\$45.041893
IN NIA FALLS SD NH		\$30.451409		\$18.658604	\$57.832976
<hr/>					
CITY NO.TONAWANDA	\$8.353037	\$13.108360			
IN NO. TONAWANDA SD**				\$20.946438	\$42.407835

Note: Aggregate rate does not include special benefit rates

**Library tax included in rate

2013 Niagara County/Town Tax Rates

CAMBRIA 292000 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$7.800380					\$2,681,221		\$2,681,221.00
Total County - Cambria	\$7.800380			\$343,729,553		\$2,681,221		\$2,681,221.00
Other expenses due County						\$0		\$0.00
WD 203 County water	\$0.625064		c	\$468,416,265		\$292,790		\$292,790.00
Erroneous assmts included in spec districts below								\$0.00
Unpaid school taxes								\$333,890.00
Omitted,formerly exempt, (Ag Pymt+\$)								\$4,153.00
PAY COUNTY TREASURER								\$3,312,054.00
Cambria Town Tax	\$1.998993			\$343,820,563		\$687,295		\$687,295.00
WD 201 Cambria water 1			c					\$0.00
WD 202 Cambria water 2	\$0.982086		c	\$468,416,265		\$460,025		\$460,026.88
FP 201 Cambria fire protection	\$1.295417			\$368,966,857		\$477,966		\$477,966.00
RD 201 Refuse		\$164.85	m		2,183.00		\$359,865	\$359,865.00
DR 201 Drainage	\$0.104626		m	\$368,933,965		\$38,600		\$38,600.00
SD 202 Sewer IND CAP	\$0.400002		c	\$275,448,883		\$110,180		\$110,180.00
SD 203 Sewer AVL CAP	\$0.600000	\$136.00	c PU	\$128,780,100	772.00	\$77,268	\$104,992	\$182,260.00
Total Sewer								\$292,240.00
Town charges								\$0.00
Omitted Taxes								
Unpaid refuse								\$0.00
Unpaid water								\$21,309.00
Unpaid sewer								\$8,089.00
PAY TOWN SUPERVISOR								\$2,345,590.88
				CAMBRIA TOWN BUDGET TOTAL			\$2,316,193	
CAMBRIA TOTAL ALL							\$2	\$5,657,644.88

-Refund Adj Below

Refund Adj \$

2013 Niagara County/Town Tax Rates

HARTLAND 292289/292201 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services - Hartland/TOV	\$8.261108					\$1,346,231		\$1,346,231.18
County Tax Rate - Hartland/TOV	\$8.261108			162,960,128		\$1,346,231		\$1,346,231.18
County Services-Village/Mdlpt.	\$8.261108					\$40,495		\$40,494.82
NYS Medicaid - Village/Mdlpt.	\$0.000000					\$0		\$0.00
County Tax Rate - Middleport/H	\$8.261108			4,901,863		\$40,495		\$40,494.82
"Total" County - Hartland				167,861,991		\$1,386,726		\$1,386,726.00
Other expenses due County						\$0		\$0.00
WD 223 County water	\$0.625060		c	183,774,226		\$114,870		\$114,870.00
RD291 County Refuse	\$0.093184			181,265,126		\$16,891		\$16,891.00
Erroneous assmts included in spec districts below								\$0.00
Unpaid School Taxes								\$185,310.00
Unpaid Village Taxes								\$1,489.00
Omitted taxes & formerly exempt								\$1,833.00
PAY COUNTY TREASURER								\$1,707,119.00
Hartland Town Tax	\$2.470213			163,233,311		\$403,221		\$403,221.00
Hartland Town Tax - Village	\$2.470296			4,897,793		\$12,099		\$12,099.00
Total Town Tax				168,131,104		\$415,320		\$415,320.00
FD 221 Fire Protection	\$1.220166			176,019,538		\$214,773		\$214,773.00
WD 221 Water #1	\$2.306985		c	167,918,328		\$387,385		\$387,382.14
WD 222 Water #2	\$0.110049		c	10,250,010		\$1,128		\$1,128.00
Total Water								\$388,510
RD 221 Refuse	\$0.000000	\$182.84	m PU		1,489.00		\$272,252	\$272,252.00
Town charges								\$0.00
Unpaid water								\$28,684.00
PAY TOWN SUPERVISOR								\$1,319,539.14
HARTLAND TOWN BUDGET TOTAL							\$1,290,855	
HARTLAND TOTAL ALL							(\$3)	\$3,026,658.14

-Refund Adj Below

Refund Adj

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2013 Niagara County/Town Tax Rates

=LEWISTON 292489/292401= TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services - Lewiston/TOV	\$9.541116					\$6,287,341		\$6,287,341.48
County Tax Rate - Lewiston/TOV	\$9.541116			\$658,973,395		\$6,287,341		\$6,287,341.48
County Services-Village/Lewiston	\$9.541116					\$1,348,655		\$1,348,654.52
County Tax Rate - Villageg Lewiston	\$9.541116			\$141,351,866		\$1,348,655		\$1,348,654.52
"Total" County - Lewiston				\$800,325,261		\$7,635,996		\$7,635,996.00
Other expenses due County						\$0		\$0.00
WD 259 County water	\$0.762272		c	\$912,018,740		\$695,206		\$695,206.00
RD 291 County Refuse	\$0.113640			\$829,812,966		\$94,300		\$94,300.00
Erroneous assmts included in spec districts below								\$732.00
Unpaid village taxes								\$26,374.00
Unpaid school taxes								\$769,489.00
Omitted taxes & formerly exempt								\$6,864.00
County Sewer								
CS 240 Capital	\$0.411078	13.18	PU	\$140,688,774	1,343.00	\$57,834	\$17,700	\$75,534.00
CS 241 Prim Units		160.79	PU		641.00		\$103,067	\$103,067.00
CS 241 Secondary Units		16.43	SU		644.00		\$10,584	\$10,584.00
CS 242 Secondary Units		16.43	SU		690.00		\$11,340	\$11,340.00
Total County Sewer								\$200,525
PAY COUNTY TREASURER								\$9,429,486.00
Lewiston town tax	\$0.000000			\$666,572,146				\$0.00
Lewiston town tax village	\$0.000000			\$142,930,554				\$0.00
Total Lewiston Town Tax				\$809,502,700		\$0		\$0.00
FP 241 Fire	\$1.783914			\$698,013,981		\$1,245,197		\$1,245,127.00
GS 241 Gas Light - Lewiston Hghts.		400.00			40.00		\$16,000	\$16,000.00
SD245 South Sewer	\$2.225636		c	\$84,133,717		\$187,251		\$186,718.00
SD246 South Sewer Non User		8.00	c fee		604.00		\$4,832	\$4,832.00
Total South Sewer								\$191,550
SD 243 Master Sewer	\$0.101752	35.90	c,mPU	\$651,201,798	4,166.00	\$66,261	\$149,559	\$215,695.47
SD 248 "			c	\$0				\$0.00
Total Master Sewer								\$215,695.47
RD 241 Refuse		70.00	PU		4,647.00		\$325,290	\$325,290.00
WD240 Water	\$0.500031		c	\$903,294,150		\$451,675		\$451,655.00
Town Charges								\$16,634.00
Unpaid water								\$102,374.00
Unpaid Sewer								\$90,955.00
PAY TOWN SUPERVISOR								\$2,655,280.47
LEWISTON TOWN BUDGET TOTAL							\$2,445,317	
LEWISTON TOTAL ALL							(\$16)	\$12,084,766.47

\$0
Refund Adj- \$70

Refund Adj- \$533

* Refund adj- \$109

Refund adj- \$20

2013 Niagara County/Town Tax Rates

LOCKPORT 292600 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$7.997103					\$7,385,838		\$7,385,838.00
Total County - Lockport (Town)	\$7.997103		c	\$923,564,175		\$7,385,838		\$7,385,838.00
Other expenses due County						\$0		\$0.00
WD 263 County water	\$0.625063			\$1,064,141,130		\$665,155		\$665,155.00
RD 291 County Refuse	\$0.093185			\$1,017,539,360		\$94,819		\$94,819.00
Unpaid school taxes								\$1,373,897.00
Erroneous assmts included in spec districts below								\$36,071.00
Omitted taxes & formerly exempt								\$15,618.00
PAY COUNTY TREASURER								\$9,571,398.00
WD 261 Water 1 - Capital	\$0.572051		c	\$992,859,206		\$567,966		\$564,218.13
WD 261 Water 1 - O&M	\$0.158270		m	\$947,748,836		\$150,000		\$150,000.00
WD262 Water #2	\$0.099997		c	\$70,592,324		\$7,059		\$7,059.00
Total Water								\$721,277.13
FP 261 Fire Protection	\$1.016666			\$1,019,804,175		\$1,036,800		\$1,029,700.00
SD 261 Sewer #3A - Capital	\$1.912669		c	\$783,814,594		\$1,499,178		\$1,485,045.00
SD 261 " " Maintenance	\$1.608974		m	\$744,694,234		\$1,198,194		\$1,187,090.00
SD 262 Sewer #3B "	\$0.150002		c	\$252,709,736		\$37,907		\$37,907.00
Total Sewer								\$2,710,042.00
SD 264 Carlisle Sewer-Capital	\$2.944125		c	\$20,486,900		\$60,316		\$60,316.00
SD 264 Carlisle Sewer-O&M	\$0.604109		m	\$18,465,200		\$11,155		\$11,155.00
Total Carlisle Sewer								\$71,471.00
SD 265 Lincoln sewer	\$3.488586		c	\$5,861,400		\$20,448		\$20,448.00
RD 261 Refuse(includes Carlisle)		\$173.96	mPU		5,655.93		\$983,925	\$983,925.00
LD 261 Carlisle Light & Sdwk	\$1.451935		m	\$18,527,000		\$26,900		\$26,900.00
LD 262 Rapids light		\$43.51			57.00		\$2,480	\$2,480.00
Town Charge								\$820.00
Unpaid water								\$141,149.00
Unpaid sewer								\$100,944.00
Unpaid refuse								\$416.00
PAY TOWN SUPERVISOR								\$5,809,572.13
LOCKPORT TOWN BUDGET TOTAL							\$5,566,243	
LOCKPORT TOTAL ALL							(\$14)	\$15,380,970.13

-Refund Adj Below

* Refund Adj \$3734

Refund Adj \$7100

Refund Adj \$14,133

Refund Adj \$11,104

2013 Niagara County/Town Tax Rates

NEWFANE 292800 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$8.398281					\$3,240,420		\$3,240,420.00
Total County - Newfane	\$8.398281			\$385,843,243		\$3,240,420		\$3,240,420.00
Other expenses due County						\$0		\$0.00
WD 283 County Water	\$0.651105		c	\$453,981,750		\$295,590		\$295,590.00
Unpaid School tax								\$523,823.00
Erroneous assmts included in Spec Districts below								\$170
Omitted Tax & formerly exempt								\$1,080.00
PAY COUNTY TREASURER								\$4,061,083.00
FP281 Fire Protection	\$1.697656			\$409,123,448		\$694,551		\$694,551.00
LD 281 Light	\$0.190148			\$395,323,148		\$75,170		\$75,000.00
RD 281 Refuse		\$184.06			\$3,962		\$729,240	\$729,225.85
WD 281 Water District # 4			c					\$0.00
Water District #4			m					\$0.00
WD 282 Water District #4a			c					\$0.00
WD 284 Water District #1"UNITS"		\$25.00	cPU		\$3,702		\$92,538	\$92,538.00
WD 284 Fee per parcel		\$5.00	FEE		\$4,300		\$21,500	\$21,500.00
WD 285 Water District "Mobiles"		\$30.00	PU		\$454		\$13,620	\$13,620.00
NEWFANE TOWN WATER TOTAL								\$127,658.00
NEWFANE TOWN SEWER								
SS 281 UN&FEE		\$200.85	m PU		\$2,775		\$557,278	\$557,278.00
SS 281 FEE PER PARCEL		\$5.00	FEE		\$2,134		\$10,670	\$10,670.00
SS 282(1)1-100'		\$0.0800021	c PU		\$249,456		\$19,957	\$19,957.00
SS 282(2) 101- 300'		\$0.0600041	c PU		\$117,892		\$7,074	\$7,074.00
SS 282(3) > 300'		\$0.0499894	c PU		\$81,577		\$4,078	\$4,078.00
TOTAL TOWN SEWER								\$599,057.00
Unpaid Water								\$99,396.00
Unpaid Sewer								\$99,316.00
Town Charges								\$1,570.00
Omitted Taxes								\$0.00
PAY TOWN SUPERVISOR								\$2,425,773.85
NEWFANE TOWN BUDGET TOTAL							\$2,225,492	
NEWFANE TOTAL ALL							(\$14)	\$6,486,856.85

-Refund Adj Below

Refund Adj

Refund adj- \$170

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\$0

2013 Niagara County/Town Tax Rates

NIAGARA 293000 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$13.411406					\$3,612,379		\$3,612,379.00
Total County - Town of Niagara	\$13.411406			\$ 269,351,258		\$3,612,379		\$3,612,379.00
Other expenses due County						\$0		\$0.00
WD 302 COUNTY WATER	\$1.059428		c	\$ 319,854,643		\$338,863		\$338,863.00
RD 291 County Refuse						\$0		\$0.00
UNPAID SCHOOL TAX								\$582,809.00
Erroneous assmts included in Spec Districts below								\$3,507.00
Omitted Tax & Formerly Exempt								\$3,300.00
PAY COUNTY TREASURER								\$4,540,858.00
	HOMESTEAD RATE	NON HMSTD RATE	UNIT RATE	HOMESTEAD TAXABLE	NON HMSTD TAXABLE	HOMESTEAD LEVY	NON HMSTD LEVY	TOTAL LEVY
NIAGARA TOWN HIGHWAY TAX	\$1.632413	\$ 3.904203		\$155,997,942	\$116,117,155.00	\$254,653	\$453,345	\$706,645.00
DR 301 WI EST DRAIN	n/a	n/a	0.000000	(secnd.units c)	\$849,420			
RD 302 WI EST ROAD	n/a	n/a	0.007267	(secnd.units c)	1,062,864			\$7,724.00
SD 310 WI EST SEWER	n/a	n/a	0.000000	(secnd.units c)	\$932,184			
WD 303 WI EST WATER	n/a	n/a	0.000000	(secnd.units c)	\$932,184			
Total Highway Tax								\$714,369.00
LD 301 NIAG LIGHT	\$0.286385	\$ 0.423936	m	\$164,455,060	\$148,377,553	\$47,097	\$62,903	\$110,000.00
WD 301 NIAG WATER	\$0.299871	\$ 0.643117	c	\$164,706,760	\$155,417,053	\$49,391	\$99,951	\$149,000.50
FD 301 NIAGARA FIRE	\$0.966830	\$ 2.109045		\$164,455,060	\$148,377,553	\$159,000	\$312,935	\$471,000.00
SD 301 NIAG SEWER	\$1.479732	\$ 1.479732	c	\$163,484,560	\$150,002,683	\$241,913	\$221,964	\$463,000.00
RD 301 REFUSE	\$0.000000	\$ -	m	\$164,455,060	\$141,319,512	\$0	\$0	\$0.00
SD307 Wildwood Sewer				Pre Calculated				\$14,021.00
WD307 Wildwood Water				Pre Calculated				\$10,603.00
Total Wildwood								\$24,624.00
UNPAID WATER								\$65,526.00
UNPAID SEWER								\$74,363.00
TOWN CHARGE								\$39,358.00
PAY TOWN SUPERVISOR								\$2,111,240.50
NIAGARA TOWN BUDGET TOTAL							\$1,931,994	
NIAGARA TOTAL ALL							\$1	\$6,652,098.50

-J16Refund Adj Below

Refund Adj \$1353

* Refund Adj- \$342

Refund Adj- \$935

Refund Adj- \$877

2013 Niagara County/Town Tax Rates

PENDLETON 293200 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$8.085955					\$3,685,456		\$3,685,456.00
Total County - Pendleton	\$8.085955			455,784,859		\$3,685,456		\$3,685,456.00
Other expenses due County						\$0		\$0.00
WD 324 County Water	\$0.644396		c	516,979,047		\$333,139		\$333,139.00
RD 291 County Refuse	\$0.096067			484,309,826		\$46,526		\$46,526.00
CS320 County Sewer Cap	\$0.347513	\$13.18	PU	517,103,626	3,131.00	\$179,700	\$41,264	\$220,965.00
CS 321 County User		\$160.79	PU		1,587.00		\$255,176	\$255,176.00
CS 321 S.U.		\$16.43	SU		1,750.00		\$28,760	\$28,760.00
CS 322 S.U. Non User		\$16.43	SU		1,384.00		\$22,745	\$22,745.00
Total County Sewer								\$527,646
Unpaid School taxes								\$416,350.00
Erroneous assmts included in Spec Districts below								\$0.00
Omitted tax & Formerly Exempt								\$1,945.00
Pay County Treasurer								\$5,011,062.00
Pendleton Town Tax	\$0.451200			461,912,893		\$208,415		\$208,415.00
FD 321 Pendleton fire	\$1.007400			480,318,804		\$483,873		\$483,873.00
WD 321 WTR #1	\$0.090401		c	479,322,431		\$43,331		\$43,321.44
" "	\$0.203601		m	447,252,031		\$91,061		\$91,061.00
WD 322 " #2	\$0.049987		c	32,528,769		\$1,626		\$1,626.00
Total Water District								\$136,008
RD 321 Refuse		\$185.00	m PU		2,377.00		\$439,745	\$439,745.00
Sewer #1								
SS320 Swr-1-gpu UNITS		\$0.00	c PU		621.00		\$0.00	\$0.00
SS321 Se 1 im cap/lat FEE		\$6.18	c FEE		967.00		\$5,976.00	\$5,976.00
SS321 Se 1 im cap/lat <200' UNITS		\$0.2094	c PU		120,786.36		\$25,293.00	\$25,293.00
SS322 Se 1 im cap/lat >200' UNITS		\$0.0690	c PU		26,159.97		\$1,805.00	\$1,805.00
SS323 Pen se potential FEE		\$6.18	c FEE		569.00		\$3,516.00	\$3,516.00
Total Sewer #1								\$36,590.00
Sewer #2								
SS326 Swr-2-gpu UNITS		\$0.00	c PU		28.00		\$0.00	\$0.00
SS327 Se 2 im cap/lat FEE		\$6.18	c FEE		50.00		\$309.00	\$309.00
SS327 Se 1 im cap/lat <200' UNITS		\$0.2095	c PU		6,974.54		\$1,461.00	\$1,461.00
SS328 Se 1 im cap/lat >200' UNITS		\$0.0688	c PU		2,368.43		\$163.00	\$163.00
Total Sewer #2								\$1,933.00
Sewer #3								
SS331 Swr-3-gpu UNITS		\$0.00	c PU		8.00		\$0.00	\$0.00
SS332 Se 3 im cap/lat FEE		\$6.13	c FEE		8.00		\$49.00	\$49.00
SS332 Se 3 im cap/lat <200' UNITS		\$0.2096	c PU		835.00		\$175.00	\$175.00
Total Sewer #3								\$224.00
Unpaid Sewer								\$19,598.00
Unpaid Refuse								\$1,156.00
Unpaid Water								\$20,660.00
Town Charge								\$1,543.00
Pay Town Supervisor								\$1,349,745.44
PENDLETON TOWN BUDGET TOTAL								
							\$1,306,788.44	
Total Pendleton All							(\$10)	\$6,360,807.44

-Refund Adj Below

Refund Adj

2013 Niagara County/Town Tax Rates

PORTER 293489/293401 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY	
County Services - Porter/TOV	\$8.285528					\$2,359,753		\$2,359,753.01	
County Tax Rate - Porter/TOV	\$8.285528			\$284,804,173		\$2,359,753		\$2,359,753.01	
County Services-Village/Youngstown.	\$8.285528					\$758,215		\$758,214.99	
County Tax Rate - Vlg. Youngstown	\$8.285528			\$91,510,761		\$758,215		\$758,214.99	
"Total" County - Porter				\$376,314,934		\$3,117,968		\$3,117,968.00	
Other expenses due County						\$0		\$0.00	
WD 344 County Water	\$0.657962		c	\$304,783,634		\$200,536		\$200,536.00	
RD 291 County Refuse	\$0.098089			\$389,921,286		\$38,247		\$38,247.00	
Erroneous assmts included in Spec Districts below								\$25.00	
Unpaid Village Tax								\$17,084.00	
Unpaid School Tax								\$349,394.00	
Aq District payment									
Omitted Tax & Formerly Exempt								\$5,328.00	
PAY COUNTY TREASURER								\$3,728,582.00	
Porter Town tax TOV	\$1.867101			\$284,989,968		\$532,105		\$532,086.00	
Porter Town Tax Vlg.	\$1.867097			\$91,611,721		\$171,048		\$171,042.00	
Total Town Tax				\$376,601,689		\$703,153		\$703,128.00	
RD 341 Refuse		\$0.00			1,935.00			\$0.00	
LD 341 Ransomville Light #1	\$0.320692			\$31,104,638		\$9,975		\$9,975.00	
FD 341 Youngstown Fire Protection	\$0.958900			\$171,471,490		\$164,424		\$164,424.00	
FD 342 Ransomville Fire "District"	\$2.116477			\$123,081,444		\$260,499		\$260,499.00	
RO 347 Mal Grov Road District.		\$300.00	PU		12.00		\$3,600	\$3,600.00	
" "		\$50.00	SU		7.00		\$350	\$350.00	
Total 347 Mal Grov Road District								\$3,950.00	
SD 344 Porter Lateral		\$0.7570	c cPU		10,099.55		\$7,645	\$7,645.00	
" "		\$0.00	cSU		1,088.97			\$0.00	
Total 3SD 44 Porter Lateral								\$7,645.00	
SD 345 Indirect Sewer	\$0.000000			\$6,495,100				\$0.00	
SD 346 Lakeshore Sewer - Devlp'd		\$250.00	c PU		199.00		\$49,750	\$49,750.00	
" " - Undevlp'd		\$50.00	cSU		47.00		\$2,350	\$2,350.00	
" " - Non Benefitted			MT					\$25.00	
Total 346 Lakeshore Sewer								\$52,125.00	
AP 291 Agr. Dist. Payment								\$0.00	
Town Charge								\$350.00	
Unpaid Refuse								\$0.00	
Unpaid Water								\$42,737.00	
Unpaid Sewer								\$13,380.00	
PAY TOWN SUPERVISOR								\$1,258,213.00	
PORTER TOWN BUDGET TOTAL							\$1,201,746		
PORTER GRAND TOTAL								\$0	\$4,986,795.00

-Refund Adj Below

Refund Adj- \$19

Refund Adj- \$6

2013 Niagara County/Town Tax Rates

ROYALTON 293689/293601 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services - Royalton/TOV	\$8.396227					\$2,557,304		\$2,557,304.26
County Tax Rate - Royalton/TOV	\$8.396227			\$304,577,782		\$2,557,304		\$2,557,304.26
County Services-Village/Middleport	\$8.396227					\$388,246		\$388,245.74
County Tax Rate - Village Middleport	\$8.396227			\$46,240,499		\$388,246		\$388,245.74
"Total" County - Royalton				\$350,818,281		\$2,945,550		\$2,945,550.00
Other expenses due County						\$0		\$0.00
WD 364 County Water	\$0.637820		c	\$389,180,266		\$248,227		\$248,227.00
RD 291 County Refuse	\$0.095087			\$366,780,966		\$34,876		\$34,876.00
Erroneous assmts included in Spec Districts below								\$100.00
Unpaid Village Taxes								\$56,810.00
Unpaid School Taxes								\$492,716.00
Omitted Tax & Formerly Exempt								\$7,997.00
Pay County Treasurer								\$3,786,276.00
Town Tax (TOV)	\$3.229886			\$308,111,783		\$995,166		\$995,110.00
Town Tax(Village)	\$2.028711			\$46,745,440		\$94,833		\$94,825.00
Total Town Tax				\$354,857,223				\$1,089,935.00
DR 361 Royalton Drainage	\$0.405338		m	\$316,920,894		\$128,460		\$128,452.00
LD 361 Gasport Light	\$0.509764		m	\$31,387,064		\$16,000		\$16,000.00
SD 361 Gasport Sewer O+M	\$4.774349		m	\$30,591,393		\$146,054		\$146,054.00
SD 361 Gasport Sewer Cap	\$0.000000		c	\$36,732,493				\$0.00
WD 367 Water Imprv - Pr Un		\$250.00	cPU		2,307.00		\$576,750	\$576,748.10
WD 367 Water Improv - Sec Un		\$50.00	cSU		64.00		\$3,200	\$3,200.00
WD 368 Water Unimproved - Pr Un		\$10.00	cPU		585.00		\$5,850	\$5,850.00
WD 368 Water Unimproved - Sec Un		\$1.00	cSU		309.00		\$309	\$309.00
Total Water								\$586,107.10
RD362 Refuse		\$181.75	m		2,446.00		\$444,561	\$444,561.00
FD 361 Fire "District" Gasport	\$1.315093			\$31,878,352		\$41,923		\$41,923.00
FP 361 Royalton Fire Protection	\$1.425556			\$285,978,255		\$407,678		\$407,650.00
Total Fire								\$449,573.00
PD361 Paving District		\$0.00	PU	0				\$0.00
TC 291 Town Charge								\$5,667.00
UR 291 Unpaid Refuse								\$0.00
US 291 Unpaid Sewer								\$7,788.00
UW 291 Unpaid Water								\$80,029.00
OT 291 Omitted Town Tax								\$0.00
Pay Town Supervisor								\$2,954,166.10
ROYALTON TOWN BUDGET TOTAL							\$2,860,682	
Royalton Total All							(\$2)	\$6,740,442.10

-Refund Adj Below

Refund Adj- \$56

Refund Adj- \$8

Refund Adj- \$8

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Refund adj- \$28

2013 Niagara County/Town Tax Rates

SOMERSET 293889/293801 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services - Somerset/TOV	\$8.142712					\$975,186		\$975,185.74
County Tax Rate - Somerset/TOV	\$8.142712			\$119,761,790		\$975,186		\$975,185.74
County Services-Village/Barker	\$8.142712					\$151,828		\$151,828.26
County Tax Rate - Village Barker	\$8.142712			\$18,645,909		\$151,828		\$151,828.26
"Total" County - Somerset				\$138,407,699		\$1,127,014		\$1,127,014.00
Other expenses due County				\$0		\$0		\$0.00
WD 384 County Water	\$0.625063		c	\$446,236,587		\$278,926		\$278,926.00
RD 291 County Refuse	\$0.093184			\$430,140,287		\$40,082		\$40,082.00
Unpaid Village Tax								\$6,604.00
Unpaid School Tax								\$126,236.00
Omitted tax & Formerly Exempt								\$727.00
Erroneous assmts included in Spec Districts below								\$0.00
PAY COUNTY TREASURER								\$1,579,589.00
Town Tax TOV	\$0.876833			\$120,404,916		\$105,575		\$105,575.00
Town Tax Village	\$0.876837			\$18,709,289		\$16,405		\$16,405.00
Total Town Tax				\$139,114,205		\$121,980		\$121,980.00
FD 381 Fire Protection	\$0.441578			\$411,026,133		\$181,500		\$181,500.00
LD 381 Light	\$0.446548			\$8,957,600		\$4,000		\$4,000.00
RD 381 Refuse		\$111.86			885.00		\$99,000	\$99,000.00
SD 390 Sewer UN	\$0.170004	\$120.00	cPU	\$63,104,403	744.00	\$10,728	\$89,280	\$100,008.00
SD 391 Sewer < 300 '		\$0.20	cPU		67,564.63		\$13,514	\$13,514.00
SD 392 Sewer >300'		\$0.02	cPU		11,144.19		\$223	\$223.00
SD 393 AES Fixed Amt.		\$288.00	cPU		100.00		\$28,800	\$28,800.00
SD 394 AES		\$0.00	cPU		100.00			\$0.00
Total Sewer								\$142,545.00
WD 381 Water #2	\$0.150032		c	\$419,157,333		\$62,887		\$62,882.98
WD 382 Water #2a	\$0.029999		c	\$420,679,333		\$12,620		\$12,620.00
WD 385 Water	\$0.11		c	\$1,396,800		\$154		\$154.00
Total Water								\$75,656.98
Unpaid Refuse								\$0.00
Unpaid Water								\$10,961.00
Unpaid Sewer								\$6,478.00
Town Charge								\$24,991.00
PAY SUPERVISOR								\$667,111.98
SOMERSET TOWN BUDGET TOTAL							\$624,682	
SOMERSET TOTAL ALL							(\$4)	\$2,246,700.98

-Refund Adj Below

Refund Adj \$

Refund Adj \$

2013 Niagara County/Town Tax Rates

WHEATFIELD 294000 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services	\$11.372554					\$9,294,053		\$9,294,053.00
Total County - Wheatfield	\$11.372554			\$817,235,332		\$9,294,053		\$9,294,053.00
Other expenses due County						\$0		\$0.00
WD 404 County Water	\$0.905888		c	\$994,618,651		\$901,013		\$901,013.00
RD 291 County Refuse	\$0.135050			\$908,344,472		\$122,672		\$122,672.00
Unpaid School Taxes								\$730,499.00
County Sewer								
CS 400 County Sewer CAP	\$0.488531	13.18		\$958,686,341	11,352.00	\$468,348	\$149,612	\$617,960.00
CS 401 Primary User Unit		160.79			9,943.00		\$1,598,750	\$1,598,750.00
CS 401 Secondary User		16.43			10,775.00		\$177,081	\$177,081.00
CS 402 Non User - Sec. Un.		16.43			575.00		\$9,450	\$9,450.00
Total County Sewer								\$2,403,241
Erroneous assmts included in Spec Districts below								\$192.00
Omitted Taxes & Formerly Exempt								\$8,014.00
PAY COUNTY TREASURER								\$13,459,684.00
Wheatfield Highway/Town Tax	\$0.230951			\$824,308,287		\$190,375		\$190,342.00
LD 401 Light #1 Frnt. Ft.		0.059362	PU		45,820.51		\$2,720	\$2,720.00
LD 402 Light #1 Units		10.00	PU		368.00		\$3,680	\$3,680.00
LD 403 Light #2		0.000347	SU		10,367,523.00		\$3,600	\$3,600.00
LD 405 Light #3 Ashwood		0.006039	SU/Sq Ft		1,738,674.23		\$10,500	\$10,500.00
Total Light								\$20,500
WD 401 Wheatfield water	none		c					\$0.00
WD 403 Wheatfield water FT.	none		PU					\$0.00
SD 401 Master Sewer User	\$1.075679		c	\$911,295,796		\$980,262		\$980,137
SD 402 Master Sewer Non User	\$0.400003		c	\$83,526,855		\$33,411		\$33,411
Total Sewer								\$1,013,548
WD 406 Summit Water	resident.	0.000000	SU	residential	4,681,713.00			\$0.00
WD 407 Liberty Dr. Water	industr.	0.000000	SU	industrial	10,367,523.00			\$0.00
FP 401 Fire Protection	\$1.622974			\$909,938,098		\$1,476,806		\$1,476,717.00
WD 402 Sawyer Dr. Lateral		0.000000	SU		2.00			\$0.00
RD 403 Refuse - USER		155.17	PU		6,066.00		\$941,255	\$941,255.00
RD 403 Refuse-NON USER		5.00	SU		1,749.00		\$8,745	\$8,745.00
Total Refuse								\$950,000
RD 404 Inducon Road		0.000000	SU		7,182,650.70			\$0.00
WD 408 Inducon Water		0.000000	SU		7,182,650.70		\$0	\$0.00
DR 401 Inducon Drainage		0.000000	SU		7,182,650.70		\$0	\$0.00
SD 410 Inducon Sewer		0.000000	SU		7,182,380.70		\$0	\$0.00
LD 404 Inducon Light		0.000000	SU		7,182,650.70			\$0.00
Total Inducon								\$0.00
Town Charges								\$2,000.00
Unpaid Water								\$82,871.00
Unpaid Sewer								\$23,893.00
PAY SUPERVISOR								\$3,759,871.09
WHEATFIELD TOWN BUDGET TOTAL							\$3,651,107	
WHEATFIELD TOTAL ALL							(\$55)	\$17,219,555.09

-Refund Adj Below

Refund Adj- \$33

Refund Adj *- \$70

Refund Adj- \$89

Refund Adj

2013 Niagara County/Town Tax Rates

WILSON 294289/294201 TAX LEVY 2013	AD VAL RATE	UNIT RATE	UNIT	AD VAL. TAXABLE	UNITS TAXABLE	AD VAL TAX LEVY	UNITS TAX LEVY	TOTAL LEVY
County Services - Wilson/TOV	\$8.571949					\$1,976,103		\$1,976,103.12
County Tax Rate - Wilson/TOV	\$8.571949			\$230,531,376		\$1,976,103		\$1,976,103.12
County Services-Village of Wilson	\$8.571949					394,712		\$394,711.88
County Tax Rate - Village Of Wilson	\$8.571949			\$46,046,926		394,712		\$394,711.88
"Total" County - Wilson				\$276,578,302		2,370,815		\$2,370,815.00
Other expenses due County						\$0		\$0.00
WD 425 County Water	\$0.679417		c	\$307,865,237		\$209,169		\$209,169.00
RD 291 County Refuse						\$0		\$0.00
Erroneous assmts included in Spec Districts below								\$0.00
Unpaid Village tax								\$5,464.00
Unpaid School tax								\$413,490.00
Omitted Taxes & Formerly Exempt								\$2,911.00
PAY COUNTY TREASURER								\$3,001,849.00
Town Tax TOV	\$3.142401			\$231,252,500		\$726,688		\$726,688.00
Town Tax Village	\$3.142394			\$46,210,315		\$145,211		\$145,211.00
Total Town Tax				\$277,462,815		\$871,899		\$871,899.00
LD 421 Light #2 - Sunset	\$0.432373		m	\$6,938,450		\$3,000		\$3,000.00
SD 411 Sunset Isl. Sewer	\$0.000000	\$626.85	c	\$6,930,400	84.00		\$52,655	\$52,655.00
WD 421 Water #1 - Capital	\$0.198821		c	\$244,254,396		\$48,563		\$48,565.13
" " Water #1 - O & M.	\$0.285956			\$241,831,096		\$69,153		\$69,153.00
WD 422 Water #2 - Capital	\$0.000000		c	\$4,195,136				\$0.00
Total Water								\$117,718.13
FR 420 Firemens Retirement	\$0.341875			\$277,879,075		\$95,000		\$95,000.00
TC 291 Town Charges								\$1,005.00
Unpaid Water								\$30,062.00
PAY SUPERVISOR								\$1,171,339.13
WILSON TOWN BUDGET TOTAL							\$1,140,272	
WILSON TOTAL ALL							\$2	\$4,173,188.13

-Refund Adj Below

Refund Adj \$

Refund Adj \$

*

2013 Niagara County/Town Tax Rates

CITY of LOCKPORT 290900 TAX LEVY 2013	AD VAL RATE	AD VAL. TAXABLE	AD VAL TAX LEVY	TAX ON FORMER EXEMPT	TOTAL LEVY
County Services	8.097231		\$5,704,712	\$9,960	\$5,714,671.76
Total County Services & Medicaid	8.097231	704,526,244	\$5,704,712	\$9,960	\$5,714,672.00
RD 291 County Refuse - Lockport	0.093183	749,921,660	\$69,880		\$69,880.00
Other expenses due County			\$0		\$0.00
Total County - City of Lockport			must be 0---->	\$0	\$5,784,551.76
CITY of NIAGARA FALLS 291100 TAX LEVY 2013	AD VAL RATE	AD VAL. TAXABLE	AD VAL TAX LEVY	TAX ON FORMER EXEMPT	TOTAL LEVY
County Services	8.722963		\$11,245,653	\$23,313	\$11,268,902.83
Total County Services & Medicaid	8.722963	1,289,201,003	\$11,245,653	\$23,313	\$11,268,902.83
RD291 County Refuse - Niagara Falls	0.101287	1,424,603,968	\$144,294		\$144,294.00
Other expenses due County			\$0		\$0.00
Total County - Niagara Falls			must be 0---->	\$0	\$11,413,196.83
CITY of NORTH TONAWANDA 291200 TAX LEVY 2013	AD VAL RATE	AD VAL. TAXABLE	AD VAL TAX LEVY	TAX ON FORMER EXEMPT	TOTAL LEVY
County Services	8.353037		\$9,866,075	\$49,812	\$9,915,886.76
Total County Services & Medicaid	8.353037	1,181,136,259	\$9,866,075	\$49,812	\$9,915,886.76
RD291 County Refuse -North Tonawanda	0.096067	1,267,204,423	\$121,736		\$121,736.00
Other expenses due County			\$0		\$0.00
Total County -North Tonawanda			must be 0---->	\$0	\$10,037,622.76

2012-2013 SCHOOL TAX RATES BY SCHOOL DISTRICT

NOTE: Beginning in the 2011-2012 School Tax year, "STAR Taxable Values" are computed based on the 2% STAR Cap

Municipality	# of Parcels	Total Taxable	STAR Taxable	TAX RATE	Tax Levy
AKRON CSD					
LOCKPORT	41	\$3,540,913	\$2,719,913	17.789404	\$48,518.14
ROYALTON	688	\$68,220,994	\$54,253,539	18.152453	\$984,833.79
TOTAL	729	\$71,761,907	\$56,973,452		\$1,033,351.93
BARKER CSD					
HARTLAND	968	\$81,441,406	\$59,799,666	15.417656	\$1,255,635.58
NEWFANE	110	\$11,377,693	\$9,758,023	16.060059	\$182,726.42
SOMERSET	1,566	\$142,745,327	\$113,540,924	15.417818	\$2,200,821.47
TOTAL	2,644	\$235,564,426	\$183,098,613		\$3,639,183.47
LEWISTON-PORTER CSD					
LEWISTON	5,577	\$704,302,560	\$578,698,001	22.867807	\$16,105,855.01
PORTER	2,735	\$316,804,501	\$261,944,181	19.738743	\$6,253,322.63
TOTAL	8,312	\$1,021,107,061	\$840,642,182		\$22,359,177.64
LOCKPORT SD					
LOCKPORT CITY	8,249	\$722,480,243	\$555,166,019	24.911143	\$17,997,808.65
LOCKPORT CITY LIBRARY		\$722,480,243	\$722,480,243	0.972328	\$702,487.77
CAMBRIA	71	\$8,814,361	\$7,047,961	24.915319	\$219,612.62
CAMBRIA LIBRARY		\$8,814,361	\$8,814,361	0.972491	\$8,571.89
LOCKPORT TOWN	5,076	\$641,995,134	\$501,648,735	24.823888	\$15,936,815.30
LOCKPORT TOWN LIBRARY		\$641,995,134	\$641,995,134	0.968923	\$622,043.85
PENDLETON	72	\$15,660,740	\$15,152,300	25.569245	\$400,433.30
PENDLETON LIBRARY		\$15,660,740	\$15,660,740	0.998015	\$15,629.65
TOTAL	13,468	\$1,388,950,478	\$1,079,015,015		\$35,903,403.03
MEDINA					
HARTLAND TOWN	53	\$3,790,319	\$2,416,024	24.261020	\$91,957.01
HARTLAND LIBRARY		\$3,790,319	\$3,790,319	1.330368	\$5,042.52
TOTAL	53	\$3,790,319	\$2,416,024		\$96,999.52
NEWFANE					
CAMBRIA	75	\$8,385,905	\$6,722,705	26.513053	\$222,335.94
LOCKPORT	533	\$57,419,357	\$44,189,607	26.513053	\$1,522,362.46
NEWFANE	4,317	\$386,408,390	\$280,607,910	27.617764	\$10,671,735.72
WILSON	46	\$4,252,471	\$3,267,771	28.818535	\$122,549.98
TOTAL	4,971	\$456,466,123	\$334,787,993		\$12,538,984.11
NIAGARA FALLS SD					
	23,034	\$1,343,974,506	\$967,295,087	18.658604	\$25,076,688.00
TOTAL	23,034	\$1,343,974,506	\$967,295,087		\$25,076,688.00

2012-2013 SCHOOL TAX RATES BY SCHOOL DISTRICT

NOTE: Beginning in the 2011-2012 School Tax year, "STAR Taxable Values" are computed based on the 2% STAR Cap

Municipality	# of Parcels	Total Taxable	STAR Taxable	TAX RATE	Tax Levy
<u>NORTH TONAWANDA SD</u>					
NORTH TONAWANDA	12,854	\$1,249,171,595	\$918,943,190	20.946438	\$26,165,695.37
N. TONAWANDA LIBRARY		\$1,249,171,595	\$1,249,171,595	1.051378	\$1,313,351.53
TOTAL	12,854	\$1,249,171,595	\$918,943,190		\$27,479,046.90
<u>NIAGARA-WHEATFIELD</u>					
CAMBRIA HOMESTEAD	156	\$17,678,661	\$12,999,301	16.152224	\$285,412.27
CAMBRIA NON-HOMEST.	51	\$2,635,249	\$2,635,249	21.726916	\$57,236.42
LEWISTON HOMESTEAD	1,192	\$105,430,989	\$75,425,954	19.695687	\$2,075,536.48
LEWISTON NON-HOMEST.	127	\$12,671,391	\$12,579,302	26.495234	\$335,617.66
NIAGARA HOMESTEAD	2,863	\$160,020,269	\$117,402,489	27.636522	\$4,420,275.46
NIAGARA NON-HOMEST.	925	\$116,614,788	\$106,515,058	37.158059	\$4,331,596.41
WHEATFIELD HOMEST.	5,396	\$563,990,170	\$458,577,460	23.332793	\$13,153,132.79
WHEAT. NON-HOMEST.	821	\$125,542,922	\$124,404,010	31.897242	\$4,003,115.51
TOTAL	11,466*	\$1,104,584,439	\$910,538,823		\$28,661,923.00
<u>ROYALTON-HARTLAND CSD</u>					
HARTLAND	1020	\$88,236,102	\$63,102,732	21.833544	\$1,926,506.82
HARTLAND LIBRARY		\$88,236,102	\$88,236,102	0.247344	\$21,824.70
LOCKPORT	220	\$27,239,452	\$22,283,052	21.833544	\$594,733.77
LOCKPORT LIBRARY		\$27,239,452	\$27,239,452	0.247344	\$6,737.53
ROYALTON	3238	\$291,911,135	\$224,529,340	22.279127	\$6,503,525.12
ROYALTON LIBRARY		\$291,911,135	\$291,911,135	0.252392	\$73,676.10
TOTAL	4478	\$407,386,689	\$309,915,124		\$9,127,004.04
<u>STARPOINT CSD</u>					
CAMBRIA	1775	\$244,902,651	\$200,717,801	21.791018	\$5,336,678.19
LOCKPORT	1602	\$217,496,314	\$180,164,073	21.791018	\$4,739,466.20
PENDLETON	2851	\$454,771,153	\$379,157,443	22.464968	\$10,216,419.17
ROYALTON	2	\$427,800	\$398,700	22.235733	\$9,512.45
WHEATFIELD	1428	\$149,280,080	\$125,379,775	31.581186	\$4,714,441.99
TOTAL	7658	\$1,066,877,998	\$885,817,792		\$25,016,518.00
<u>WILSON CSD</u>					
CAMBRIA	551	\$69,886,716	\$56,167,106	24.260330	\$1,695,474.78
NEWFANE	10	\$486,527	\$398,327	25.271177	\$12,295.10
PORTER	753	\$68,995,799	\$55,822,449	25.537189	\$1,761,958.78
WILSON	3065	\$281,344,058	\$219,555,888	26.369924	\$7,419,021.34
TOTAL	4379	\$420,713,100	\$331,943,770		\$10,888,750.00
GRAND TOTALS					
	94,046	\$8,770,348,641	\$6,821,387,065		\$201,821,029.64

* Parcel count adjusted to compensate for splits in homestead/non-homestead parcels

2012-2013 SCHOOL TAX RATES BY MUNICIPALITY

NOTE: Beginning in the 2011-2012 School Tax year, "STAR Taxable Values" are computed based on the 2% STAR Cap

Municipality	# of Parcels	Total Taxable	STAR Taxable	TAX RATE	Tax Levy
<u>CAMBRIA</u>					
NEWFANE SD	75	\$8,385,905	\$6,722,705	26.513053	\$222,335.94
STARPOINT CSD	1775	\$244,902,651	\$200,717,801	21.791018	\$5,336,678.19
WILSON CSD	551	\$69,886,716	\$56,167,106	24.260330	\$1,695,474.79
LOCKPORT SD	71	\$8,814,361	\$7,047,961	24.915319	\$219,612.62
LOCKPORT LIBRARY		\$8,814,361	\$8,814,361	0.972491	\$8,571.89
NIAG.-WHEAT. HOMESTEAD	156	\$17,678,661	\$12,999,301	16.152224	\$285,412.27
NIAG.-WHEAT. NON-HOMEST.	51	\$2,635,249	\$2,635,249	21.726916	\$57,236.42
TOTAL *	2,668	\$352,303,543	\$286,290,123		\$7,816,750.23
<u>HARTLAND</u>					
BARKER CSD	968	\$81,441,406	\$59,799,666	15.417656	\$1,255,635.58
ROYALTON-HARTLAND CSD	1020	\$88,236,102	\$63,102,732	21.833544	\$1,926,506.82
ROY-HART LIBRARY		\$88,236,102	\$88,236,102	0.247344	\$21,824.67
MEDINA CSD	53	\$3,790,319	\$2,416,024	24.26102	\$91,957.01
MEDINA LIBRARY		\$3,790,319	\$3,790,319	1.3303680	\$5,042.52
TOTAL	2,041	\$173,467,827	\$125,318,422		\$3,300,966.59
<u>LEWISTON</u>					
LEWISTON-PORTER CSD	5,577	\$704,302,560	\$578,698,001	22.867807	\$16,105,855.01
NIAG.-WHEAT. HOMESTEAD	1,192	\$105,430,989	\$75,425,954	19.695687	\$2,075,536.48
NIAG.-WHEAT. NON-HOMEST.	127	\$12,671,391	\$12,579,302	26.495234	\$335,617.66
TOTAL *	6,872	\$822,404,940	\$666,703,257		\$18,517,009.15
<u>LOCKPORT TOWN</u>					
AKRON CSD	41	\$3,540,913	\$2,719,913	17.789404	\$48,518.14
NEWFANE SD	533	\$57,419,357	\$44,189,607	26.513053	\$1,522,362.46
LOCKPORT SD	5,076	\$641,995,134	\$501,648,735	24.823888	\$15,936,815.30
LOCKPORT LIBRARY		\$641,995,134	\$641,995,134	0.968923	\$622,043.85
ROYALTON-HARTLAND CSD	220	\$27,239,452	\$22,283,052	21.833544	\$594,733.77
ROY-HART LIBRARY		\$27,239,452	\$27,239,452	0.247344	\$6,737.53
STARPOINT CSD	1602	\$217,496,314	\$180,164,073	21.791018	\$4,739,466.20
TOTAL	7,472	947,691,170	\$751,005,380		\$23,470,677.25
<u>NEWFANE</u>					
BARKER CSD	110	\$11,377,693	\$9,758,023	16.060059	\$182,726.42
NEWFANE SD	4,317	\$386,408,390	\$280,607,910	27.617764	\$10,671,735.72
WILSON CSD	10	\$486,527	\$398,327	25.271177	\$12,295.11
TOTAL	4,437	\$398,272,610	\$290,764,260		\$10,866,757.25
<u>NIAGARA</u>					
NIAG.-WHEAT. HOMESTEAD	2,863	\$160,020,269	\$117,402,489	27.636522	\$4,420,275.46
NIAG.-WHEAT. NON-HOMEST.	925	\$116,614,788	\$106,515,058	37.158059	\$4,331,596.41
TOTAL	3,788	\$276,635,057	\$223,917,547		\$8,751,871.87

* Parcel count adjusted to compensate for splits in homestead/non-homestead parcels

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2012-2013 SCHOOL TAX RATES BY MUNICIPALITY

NOTE: Beginning in the 2011-2012 School Tax year, "STAR Taxable Values" are computed based on the 2% STAR Cap

Municipality	# of Parcels	Total Taxable	STAR Taxable	TAX RATE	Tax Levy
<u>PENDLETON</u>					
LOCKPORT SD	72	\$15,660,740	\$15,152,300	25.569245	\$400,433.29
LOCKPORT LIBRARY		\$15,660,740	\$15,660,740	0.998015	\$15,629.66
STARPOINT CSD	2851	\$454,771,153	\$379,157,443	22.464968	\$10,216,419.17
TOTAL	2,923	\$470,431,893	\$394,309,743		\$10,632,482.12
<u>PORTER</u>					
LEWISTON-PORTER CSD	2,735	\$316,804,501	\$261,944,181	19.738743	\$6,253,322.63
WILSON CSD	753	\$68,995,799	\$55,822,449	25.537189	\$1,761,958.76
TOTAL	3,488	\$385,800,300	\$317,766,630		\$8,015,281.39
<u>ROYALTON</u>					
AKRON CSD	688	\$68,220,994	\$54,253,539	18.152453	\$984,833.79
ROYALTON-HARTLAND CSD	3238	\$291,911,135	\$224,529,340	22.279127	\$6,503,525.12
ROY-HART LIBRARY		\$291,911,135	\$291,911,135	0.252392	\$73,676.04
STARPOINT CSD	2	\$427,800	\$398,700	22.235733	\$9,512.45
TOTAL	3,928	\$360,559,929	\$279,181,579		\$7,571,547.39
<u>SOMERSET</u>					
BARKER CSD	1,566	\$142,745,327	\$113,540,924	15.417818	\$2,200,821.47
TOTAL	1,566	\$142,745,327	\$113,540,924		\$2,200,821.47
<u>WHEATFIELD</u>					
STARPOINT CSD	1428	\$149,280,080	\$125,379,775	31.581186	\$4,714,441.99
NIAG.-WHEAT. HOMESTEAD	5,396	\$563,990,170	\$458,577,460	23.332793	\$13,153,132.79
NIAG.-WHEAT. NON-HOMEST.	821	\$125,542,922	\$124,404,010	31.897242	\$4,003,115.51
TOTAL*	7,615	\$838,813,172	\$708,361,245		\$21,870,690.29
<u>WILSON</u>					
NEWFANE	46	\$4,252,471	\$3,267,771	28.818535	\$122,549.98
WILSON CSD	3065	\$281,344,058	\$219,555,888	26.369924	\$7,419,021.34
TOTAL	3,111	\$285,596,529	\$222,823,659		\$7,541,571.32
<u>CITY OF LOCKPORT</u>					
LOCKPORT SD	8,249	\$722,480,243	\$555,166,019	24.911143	\$17,997,808.65
LOCKPORT LIBRARY		\$722,480,243	\$722,480,243	0.972328	\$702,487.77
TOTAL	8,249	\$722,480,243	\$555,166,019		\$18,700,296.42
<u>CITY OF NORTH TONAWANDA</u>					
NORTH TONAWANDA SD	12,854	\$1,249,171,595	\$918,943,190	20.946438	\$26,165,695.37
NORTH TONAWANDA LIBRARY		\$1,249,171,595	\$1,249,171,595	1.051378	\$1,313,351.53
TOTAL	12,854	\$1,249,171,595	\$918,943,190		\$27,479,046.90
<u>CITY OF NIAGARA FALLS</u>					
NIAGARA FALLS SD	23,034	\$1,343,974,506	\$967,295,087	18.658604	\$25,076,688.00
TOTAL	23,034	\$1,343,974,506	\$967,295,087		\$25,076,688.00
GRAND TOTALS	94,046	\$8,770,348,641			\$201,821,029.64

* Parcel count adjusted to compensate for splits in homestead/non-homestead parcels

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ANALYSIS OF CHANGES IN SCHOOL TAX LEVY

2011-2012 TO 2012-2013

SCHOOL DISTRICT	2011-2012 TAX LEVY	2012-2013 TAX LEVY	CHANGE IN TAX LEVY	% OF CHANGE
AKRON	\$1,027,502	\$1,033,352	\$5,850	0.57%
BARKER	\$2,762,510	\$3,639,183	\$876,673	31.73%
LEW-PORT	\$21,600,704	\$22,359,178	\$758,474	3.51%
LOCKPORT	\$35,358,907	\$35,903,403	\$544,496	1.54%*
MEDINA	\$96,426	\$97,000	\$574	0.60%
NEWFANE	\$12,279,383	\$12,538,984	\$259,601	2.11%
NIA. WHEATFIELD	\$27,355,513	\$28,661,923	\$1,306,410	4.78%
ROY- HART	\$9,118,012	\$9,127,004	\$8,992	0.10%*
STARPOINT	\$24,266,328	\$25,016,518	\$750,190	3.09%
WILSON	\$10,600,000	\$10,888,750	\$288,750	2.72%
NO. TONAWANDA	\$26,834,347	\$27,479,047	\$644,700	2.40%*
NIAGARA FALLS	\$25,076,688	\$25,076,688	\$0	0.00%
TOTAL	\$196,376,319	\$201,821,029	\$5,444,710	2.77%

* These totals include Library Levy amounts

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SCHOOL TAXABLE TOTALS COMPARISON

2011 - 2012 TO 2012 - 2013

USING FINAL EQUALIZATION RATES

Municipality	2011 Taxable	%	2011 EQ Rate	Full Taxable Value	%	2012 Taxable	%	2012 EQ Rate	Full Taxable Value	%	Taxable Diff	% DIFF	EQ Rate Diff	Full Value Diff	% Diff
AKRON CSD															
Lockport -T	\$3,576,270	4.77%	100.00%	\$3,576,270	4.84%	\$3,540,913	4.93%	100.00%	\$3,540,913	4.84%	-\$35,357	0.17%	0.00%	-\$35,357	0.00%
Royalton	\$71,437,905	95.23%	97.00%	\$73,647,325	95.16%	\$68,220,994	95.07%	98.00%	\$69,613,259	95.16%	-\$3,216,911	-0.17%	1.00%	-\$4,034,066	0.00%
TOTAL	\$75,014,175	100.00%		\$77,223,595	100.00%	\$71,761,907	100.00%		\$73,154,172	100.00%	-\$3,252,268	0.00%	1.00%	-\$4,069,423	0.00%
BARKER CENTRAL SD															
Hartland	\$80,602,333	40.06%	100.00%	\$80,602,333	34.16%	\$81,441,406	34.57%	100.00%	\$81,441,406	34.50%	\$839,073	-5.49%	0.00%	\$839,073	0.35%
Newfane	\$11,098,625	5.52%	98.00%	\$11,325,128	4.80%	\$11,377,693	4.83%	96.00%	\$11,851,764	5.02%	\$279,068	-0.69%	-2.00%	\$526,636	0.22%
Somerset	\$109,487,065	54.42%	76.00%	\$144,061,928	61.05%	\$142,745,327	60.60%	100.00%	\$142,745,327	60.48%	\$33,258,262	6.18%	24.00%	-\$1,316,601	-0.57%
TOTAL	\$201,188,023	100.00%		\$235,989,388	100.00%	\$235,564,426	100.00%		\$236,038,497	100.00%	\$34,376,403	0.00%	22.00%	\$49,108	0.00%
LEWISTON-PORTER CSD															
Lewiston	\$700,431,055	68.90%	81.00%	\$864,729,698	71.34%	\$704,302,560	68.97%	82.00%	\$858,905,561	72.03%	\$3,871,505	0.07%	1.00%	(\$5,824,137)	0.69%
Porter	\$316,137,405	31.10%	91.00%	\$347,403,742	28.66%	\$316,804,501	31.03%	95.00%	\$333,478,422	27.97%	\$667,096	-0.07%	4.00%	-\$13,925,320	-0.69%
TOTAL	\$1,016,568,460	100.00%		\$1,212,133,439	100.00%	\$1,021,107,061	100.00%		\$1,192,383,983	100.00%	\$4,538,601	0.00%	5.00%	(\$19,749,456)	0.00%
LOCKPORT SCHOOL DIST.															
Lockport-C	\$730,047,051	52.68%	100.00%	\$730,047,051	52.67%	\$722,480,243	52.02%	100.00%	\$722,480,243	52.00%	-\$7,566,808	-0.66%	0.00%	-\$7,566,808	-0.67%
Cambria	\$8,598,893	0.62%	100.00%	\$8,598,893	0.62%	\$8,814,361	0.63%	100.00%	\$8,814,361	0.63%	\$215,468	0.01%	0.00%	\$215,468	0.01%
Lockport-T	\$631,461,401	45.57%	100.00%	\$631,461,401	45.55%	\$641,995,134	46.22%	100.00%	\$641,995,134	46.21%	\$10,533,733	0.66%	0.00%	\$10,533,733	0.65%
Pendleton	\$15,739,303	1.14%	98.00%	\$16,060,513	1.16%	\$15,660,740	1.13%	97.00%	\$16,145,093	1.16%	(\$78,563)	-0.01%	-1.00%	\$84,580	0.00%
TOTAL	\$1,385,846,648	100.00%		\$1,386,167,858	100.00%	\$1,388,950,478	100.00%		\$1,389,434,831	100.00%	\$3,103,830	0.00%	-1.00%	\$3,266,973	0.00%
MEDINA CENTRAL SD															
Hartland	\$3,762,448	100.00%	100.00%	\$3,762,448	100.00%	\$3,790,319	100.00%	100.00%	\$3,790,319	100.00%	\$27,871.00	0.00%	0.00%	\$27,871	0.00%
TOTAL	\$3,762,448	100.00%		\$3,762,448	100.00%	\$3,790,319	100.00%		\$3,790,319	100.00%	\$27,871.00	0.00%	0.00%	\$27,871	0.00%
NEWFANE CENTRAL SD															
Cambria	\$8,378,714	1.85%	100.00%	\$8,378,714	1.81%	\$8,385,905	1.84%	100.00%	\$8,385,905	1.77%	\$7,191	-0.01%	0.00%	\$7,191	-0.04%
Lockport-T	\$56,436,790	12.44%	100.00%	\$56,436,790	12.22%	\$57,419,357	12.58%	100.00%	\$57,419,357	12.14%	\$982,567	0.14%	0.00%	\$982,567	-0.08%
Newfane	\$384,677,231	84.78%	98.00%	\$392,527,787	84.98%	\$386,408,390	84.65%	96.00%	\$402,508,740	85.11%	\$1,731,159	-0.13%	-2.00%	\$9,980,953	0.13%
Wilson	\$4,236,437	0.93%	93.00%	\$4,555,309	0.99%	\$4,252,471	0.93%	92.00%	\$4,622,251	0.98%	\$16,034	0.00%	-1.00%	\$66,942	-0.01%
TOTAL	\$453,729,172	100.00%		\$461,898,599	100.00%	\$456,466,123	100.00%		\$472,936,253	100.00%	\$2,736,951	0.00%	-3.00%	\$11,037,653	0.00%
NIAGARA-WHEATFIELD CSD															
Cambria	\$20,199,455	1.84%	100.00%	\$20,199,455	1.24%	\$20,313,910	1.84%	100.00%	\$20,313,910	1.24%	\$114,455	0.00%	0.00%	\$114,455	0.00%
Lewiston	\$117,898,008	10.73%	81.00%	\$145,553,096	8.95%	\$118,102,380	10.69%	82.00%	\$144,027,293	8.82%	\$204,372	-0.04%	1.00%	(\$1,525,804)	-0.13%
Niagara	\$277,745,302	25.28%	59.00%	\$470,754,749	28.95%	\$276,635,057	25.04%	59.00%	\$468,872,978	28.72%	-\$1,110,245	-0.23%	0.00%	-\$1,881,771	-0.23%
Wheatfield	\$682,869,169	62.15%	69.00%	\$989,665,462	60.86%	\$689,533,092	62.42%	69.00%	\$999,323,322	61.21%	\$6,663,923	0.27%	0.00%	\$9,657,859	0.35%
TOTAL	\$1,098,711,934	100.00%		\$1,626,172,763	100.00%	\$1,104,584,439	100.00%		\$1,632,537,502	100.00%	\$5,872,505	0.00%	1.00%	\$6,364,740	0.00%

SCHOOL TAXABLE TOTALS COMPARISON

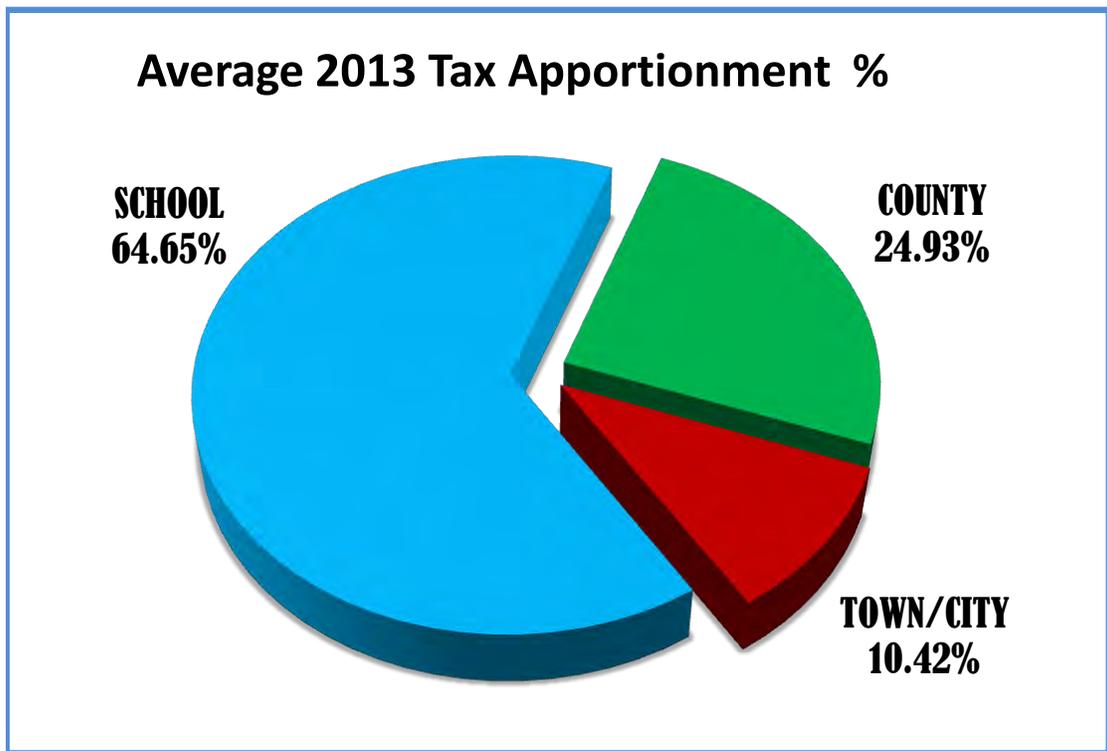
2011 - 2012 TO 2012 - 2013

USING FINAL EQUALIZATION RATES

Municipality	2011 Taxable	%	2011 EQ Rate	Full Taxable Value	%	2012 Taxable	%	2012 EQ Rate	Full Taxable Value	%	Taxable Diff	% DIFF	EQ Rate Diff	Full Value Diff	% Diff
ROYALTON HARTLAND CSD															
Hartland	\$87,249,170	21.60%	100.00%	\$87,249,170	21.13%	\$88,236,102	21.66%	100.00%	\$88,236,102	21.35%	\$986,932	0.06%	0.00%	\$986,932	0.22%
Lockport	\$26,168,362	6.48%	100.00%	\$26,168,362	6.34%	\$27,239,452	6.69%	100.00%	\$27,239,452	6.59%	\$1,071,090	0.21%	0.00%	\$1,071,090	0.25%
Royalton	\$290,542,132	71.92%	97.00%	\$299,527,971	72.53%	\$291,911,135	71.65%	98.00%	\$297,868,505	72.06%	\$1,369,003	-0.27%	1.00%	-\$1,659,466	-0.47%
TOTAL	\$403,959,664	100.00%		\$412,945,503	100.00%	\$407,386,689	100.00%		\$413,344,059	100.00%	\$3,427,025	0.00%	1.00%	\$398,556	0.00%
STARPOINT CSD															
Cambria	\$242,597,258	23.03%	100.00%	\$242,597,258	21.48%	\$244,902,651	22.96%	100.00%	\$244,902,651	21.33%	\$2,305,393	-0.07%	0.00%	\$2,305,393	-0.15%
Lockport	\$211,922,413	20.11%	100.00%	\$211,922,413	18.77%	\$217,496,314	20.39%	100.00%	\$217,496,314	18.95%	\$5,573,901	0.27%	0.00%	\$5,573,901	0.18%
Pendleton	\$450,556,790	42.76%	98.00%	\$459,751,827	40.71%	\$454,771,153	42.63%	97.00%	\$468,836,240	40.84%	\$4,214,363	-0.14%	-1.00%	\$9,084,414	0.13%
Royalton	\$427,800	0.04%	97.00%	\$441,031	0.04%	\$427,800	0.04%	98.00%	\$436,531	0.04%	\$0	0.00%	1.00%	-\$4,500	0.00%
Wheatfield	\$148,061,137	14.05%	69.00%	\$214,581,358	19.00%	\$149,280,080	13.99%	69.00%	\$216,347,942	18.85%	\$1,218,943	-0.06%	0.00%	\$1,766,584	-0.16%
TOTAL	\$1,053,565,398	100.00%		\$1,129,293,886	100.00%	\$1,066,877,998	100.00%		\$1,148,019,678	100.00%	\$13,312,600	0.00%	0.00%	\$18,725,791	0.00%
WILSON CSD															
Cambria	\$69,429,588	16.70%	100.00%	\$69,429,588	15.66%	\$69,886,716	16.61%	100.00%	\$69,886,716	15.57%	\$457,128	-0.09%	0.00%	\$457,128	-0.09%
Newfane	\$482,910	0.12%	98.00%	\$492,765	0.11%	\$486,527	0.12%	96.00%	\$506,799	0.11%	\$3,617	0.00%	-2.00%	\$14,034	0.00%
Porter	\$67,587,652	16.26%	91.00%	\$74,272,145	16.75%	\$68,995,799	16.40%	95.00%	\$72,627,157	16.18%	\$1,408,147	0.14%	4.00%	-\$1,644,988	-0.57%
Wilson	\$278,190,398	66.92%	93.00%	\$299,129,460	67.47%	\$281,344,058	66.87%	92.00%	\$305,808,759	68.13%	\$3,153,660	-0.05%	-1.00%	\$6,679,298	0.66%
TOTAL	\$415,690,548	100.00%		\$443,323,959	100.00%	\$420,713,100	100.00%		\$448,829,430	100.00%	\$5,022,552	0.00%	1.00%	\$5,505,472	0.00%
NORTH TONAWANDA SCHOOL DIST.															
City of N.T.	\$1,244,606,666	100.00%	97.00%	\$1,283,099,656	100.00%	\$1,249,171,595	100.00%	97.00%	\$1,287,805,768	100.00%	\$4,564,929	0.00%	0.00%	\$4,706,112	0.00%
TOTAL	\$1,244,606,666	100.00%		\$1,283,099,656	100.00%	\$1,249,171,595	100.00%		\$1,287,805,768	100.00%	\$4,564,929	0.00%	0.00%	\$4,706,112	0.00%
NIAGARA FALLS SCHOOL DIST.															
Homestead	\$1,327,099,911	100.00%	93.00%	\$1,426,989,152	100.00%	\$1,343,974,506	100.00%	92.00%	\$1,460,841,854	100.00%	\$16,874,595	0.00%	-1.00%	\$33,852,702	0.00%
Non-Home.	* CNF no longer uses homestead/non-homestead split values for SD				* CNF no longer uses homestead/non-homestead split values for SD										
TOTAL	\$1,327,099,911	100.00%		\$1,426,989,152	100.00%	\$1,343,974,506	100.00%		\$1,460,841,854	100.00%	\$16,874,595	0.00%	-1.00%	\$33,852,702	0.00%
GRAND TOTALS															
\$8,685,444,092				\$9,689,884,452		\$8,770,348,641		\$9,759,116,346		\$84,904,549				\$69,231,895	

2013 TAX APPORTIONMENT

MUNICIPALITY	COUNTY	TOWN/CITY	SCHOOL
CAMBRIA	24.11%	6.18%	69.72%
HARTLAND	26.17%	7.83%	66.01%
LEWISTON	29.34%	0.00%	70.66%
TOWN LOCKPORT	26.18%	0.00%	73.82%
NEWFANE	26.76%	0.00%	73.24%
NIAGARA	27.61%	5.70%	66.69%
PENDLETON	25.15%	0.14%	74.71%
PORTER	26.04%	5.87%	68.10%
ROYALTON	25.55%	9.83%	64.62%
SOMERSET	33.32%	3.59%	63.09%
WHEATFIELD	28.05%	0.57%	71.38%
WILSON	22.04%	8.08%	69.89%
CITY LOCKPORT	16.96%	30.85%	52.18%
CITY NIAGARA FALLS	16.96%	46.77%	36.27%
CITY NO.TONAWANDA	19.70%	30.91%	49.39%
Average	24.93%	10.42%	64.65%



Note: Properties within the 5 villages in Niagara County are subject to an additional Village Tax. These percentages do not reflect village taxes, along with any countywide special district taxes such as water, refuse, sewer, etc.

Niagara County, New York

2013 Abstract of Taxes Levied:

Payable to the Niagara County Treasurer:

Municipality:	2013 County Levy	Town Direct Payments	Other Credits to the Levy	Town/City portion of "Total" RPTL 520 Pro-Rata Taxes levied	"Actual" RPTL 520 Pro-Rata Taxes Levied in town/city	Net County Levy	Chargebacks included in 2013 tax levy:				Total Charge- backs
							Community College	Assmt. Dept.	Erroneous Assmt.	Election Expenses	
TOWNS											
Cambria	\$2,655,873	\$0	\$0	\$5,187	\$4,153	\$2,654,839	\$5,000	\$7,054	\$0	\$18,481	\$30,535
Hartland	\$1,299,891	\$0	\$0	\$2,539	\$1,833	\$1,299,185	\$70,000	\$5,389	\$0	\$13,985	\$89,374
Lewiston	\$7,545,541	\$0	\$0	\$14,738	\$6,864	\$7,537,667	\$35,000	\$16,384	\$732	\$53,809	\$105,925
Lockport	\$7,153,932	\$0	\$0	\$13,973	\$15,618	\$7,155,577	\$155,000	\$18,614	\$36,071	\$72,265	\$281,950
Newfane	\$3,106,669	\$0	\$0	\$6,068	\$1,080	\$3,101,681	\$95,000	\$10,588	\$170	\$34,231	\$139,989
Niagara	\$3,545,738	\$0	\$0	\$6,926	\$3,300	\$3,542,112	\$35,000	\$9,025	\$3,507	\$29,542	\$77,074
Pendleton	\$3,629,923	\$0	\$0	\$7,090	\$1,945	\$3,624,778	\$25,000	\$7,262	\$0	\$30,361	\$62,623
Porter	\$3,062,227	\$0	\$0	\$5,981	\$5,328	\$3,061,574	\$30,000	\$8,688	\$25	\$23,034	\$61,747
Royalton	\$2,766,553	\$0	\$0	\$5,404	\$7,997	\$2,769,146	\$145,000	\$9,514	\$100	\$29,887	\$184,501
Somerset	\$1,070,421	\$0	\$0	\$2,091	\$727	\$1,069,057	\$45,000	\$4,355	\$0	\$9,329	\$58,684
Wheatfield	\$9,169,196	\$0	\$0	\$17,909	\$8,014	\$9,159,301	\$55,000	\$17,447	\$192	\$70,319	\$142,958
Wilson	\$2,323,827	\$0	\$0	\$4,539	\$2,911	\$2,322,199	\$25,000	\$6,631	\$0	\$19,896	\$51,527
CITIES											
Lockport	\$5,454,347	\$0	\$0	\$10,653	\$9,960	\$5,453,654	\$140,000	\$23,538	\$0	\$97,480	\$261,018
Niagara Falls	\$10,871,625	\$0	\$0	\$21,234	\$23,313	\$10,873,704	\$240,000	\$1,848	\$0	\$153,414	\$395,262
North Tonawanda	\$9,483,504	\$0	\$0	\$18,523	\$49,812	\$9,514,793	\$200,000	\$35,001	\$0	\$166,093	\$401,094
TOTAL	\$73,139,267	\$0	\$0	\$142,855	\$142,855	\$73,139,267	\$1,300,000	\$181,338	\$40,797	\$822,126	\$2,344,261

2013 Abstract of Taxes Levied:

Payable to the Niagara County Treasurer:

Municipality	AGRI-CULTURAL PAYMENT	TOTAL LEVY ITEMS	COUNTY WATER DISTRICT	COUNTY REFUSE DISTRICT	COUNTY SEWER DISTRICT	2011-2012 VILLAGE RELEVY	2012-2013 SCHOOL RELEVY	TOTAL TO COUNTY TREASURER
Cambria	\$0	\$2,685,374	\$292,790	\$0	\$0	\$0	\$333,890	\$3,312,054
Hartland		\$1,388,559	\$114,870	\$16,891	\$0	\$1,489	\$185,310	\$1,707,119
Lewiston		\$7,643,592	\$695,206	\$94,300	\$200,525	\$26,374	\$769,489	\$9,429,486
Lockport (Town)		\$7,437,527	\$665,155	\$94,819	\$0	\$0	\$1,373,897	\$9,571,398
Newfane		\$3,241,670	\$295,590	\$0	\$0	\$0	\$523,823	\$4,061,083
Niagara		\$3,619,186	\$338,863	\$0	\$0	\$0	\$582,809	\$4,540,858
Pendleton		\$3,687,401	\$333,139	\$46,526	\$527,646	\$0	\$416,350	\$5,011,062
Porter	\$0	\$3,123,321	\$200,536	\$38,247	\$0	\$17,084	\$349,394	\$3,728,582
Royalton		\$2,953,647	\$248,227	\$34,876	\$0	\$56,810	\$492,716	\$3,786,276
Somerset		\$1,127,741	\$278,926	\$40,082	\$0	\$6,604	\$126,236	\$1,579,589
Wheatfield		\$9,302,259	\$901,013	\$122,672	\$2,403,241	\$0	\$730,499	\$13,459,684
Wilson		\$2,373,726	\$209,169	\$0	\$0	\$5,464	\$413,490	\$3,001,849
City of Lockport		\$5,714,672	\$0	\$69,880	\$0	\$0	\$0	\$5,784,552
City of Niagara Falls		\$11,268,966	\$0	\$144,294	\$0	\$0	\$0	\$11,413,260
City of North Tonawanda		\$9,915,887	\$0	\$121,736	\$0	\$0	\$0	\$10,037,623
TOTAL	\$0	\$75,483,528	\$4,573,484	\$824,323	\$3,131,412	\$113,825	\$6,297,903	\$90,424,475

2013 Abstract of Taxes Levied

Payable to the Town Supervisor:

Municipality:	GENERAL TOWN LEVY	HIGHWAY TOWN	SPECIAL DISTRICT	UNPAID ITEMS WATER,ETC.	TOTAL TO TOWN SUPERVISOR	GRAND TOTAL ALL TAXES LEVIED
Cambria	\$0	\$687,295	\$1,628,897.88	\$29,398.00	\$2,345,591	\$5,657,644.88
Hartland	\$415,320	\$0	\$875,535.14	\$28,684.00	\$1,319,539	\$3,026,658.14
Lewiston	\$0	\$0	\$2,445,317.47	\$209,963.00	\$2,655,280	\$12,084,766.47
Lockport - (Town)	\$0	\$0	\$5,566,243.13	\$243,329.00	\$5,809,572	\$15,380,970.13
Newfane	\$0	\$0	\$2,225,491.85	\$200,282.00	\$2,425,774	\$6,486,856.85
Niagara	\$0	\$706,645	\$1,225,348.50	\$179,247.00	\$2,111,241	\$6,652,098.50
Pendleton	\$0	\$208,415	\$1,098,373.44	\$42,957.00	\$1,349,745	\$6,360,807.44
Porter	\$703,128	\$0	\$498,618.00	\$56,467.00	\$1,258,213	\$4,986,795.00
Royalton	\$680,386	\$409,549	\$1,770,747.10	\$93,484.00	\$2,954,166	\$6,740,442.10
Somerset	\$121,980	\$0	\$502,701.98	\$42,430.00	\$667,112	\$2,246,700.98
Wheatfield	\$0	\$190,342	\$3,460,765.09	\$108,764.00	\$3,759,871	\$17,219,555.09
Wilson	\$581,057	\$290,842	\$268,373.13	\$31,067.00	\$1,171,339	\$4,173,188.13
City of Lockport						\$5,784,552.00
City of Niagara Falls						\$11,413,260.00
City of North Tonawanda						\$10,037,623.00
TOTAL	\$2,501,871	\$2,493,088	\$21,566,412.71	\$1,266,072.00	\$27,827,444	\$118,251,918.71

2013 NIAGARA COUNTY TAX LEVY DATA

<u>TOWN/CITY</u>	<u>PAY SUPERVISOR</u>	<u>PAY TREASURER</u>	<u>TOTAL LEVY</u>
CAMBRIA	\$2,345,591	\$3,312,054	\$5,657,645
HARTLAND	\$1,319,539	\$1,707,119	\$3,026,658
LEWISTON	\$2,655,280	\$9,429,486	\$12,084,766
LOCKPORT	\$5,809,572	\$9,571,398	\$15,380,970
NEWFANE	\$2,425,774	\$4,061,083	\$6,486,857
NIAGARA	\$2,111,241	\$4,540,858	\$6,652,099
PENDLETON	\$1,349,745	\$5,011,062	\$6,360,807
PORTER	\$1,258,213	\$3,728,582	\$4,986,795
ROYALTON	\$2,954,166	\$3,786,276	\$6,740,442
SOMERSET	\$667,112	\$1,579,589	\$2,246,701
WHEATFIELD	\$3,759,871	\$13,459,684	\$17,219,555
WILSON	\$1,171,339	\$3,001,849	\$4,173,188
TOTAL TOWNS	\$27,827,443.71	\$63,189,040.00	\$91,016,483.71
CITY OF LOCKPORT		\$5,784,552	\$5,784,552
CITY OF NIAGARA FALLS		\$11,413,260	\$11,413,260
CITY OF NORTH TONAWANDA		\$10,037,623	\$10,037,623
TOTAL CITIES		\$27,235,435.00	\$27,235,435.00
TOTAL ALL	\$27,827,443.71	\$90,424,475.00	\$118,251,918.71

2013 NIAGARA COUNTY WATER DISTRICT TAX LEVY

HERBERT DOWNS, EXECUTIVE DIRECTOR

FILENAME: taxes 2013\co.water 2013.xls

11/8/12 eq rates entered jes - 11/9/12 totals entered jes

TOWN	CODE	2012 TAXABLE VALUE	2012 EQ.RATE	PROJECTED EQ. FULL VALUE	2013 Tax Levy per budget	TAX RATE 2013 budget	% OF 2013 TAX LEVY
CAMBRIA	WD203	\$468,416,265	100.00	\$468,416,265	\$292,790	\$0.625063	6.4%
HARTLAND	WD223	\$183,774,226	100.00	\$183,774,226	\$114,870	\$0.625063	2.5%
LEWISTON	WD259	\$912,018,740	82.00	\$1,112,217,976	\$695,206	\$0.762272	15.2%
LOCKPORT	WD263	\$1,064,141,130	100.00	\$1,064,141,130	\$665,155	\$0.625063	14.5%
NEWFANE	WD283	\$453,981,750	96.00	\$472,897,656	\$295,591	\$0.651107	6.5%
NIAGARA	WD302	\$319,854,643	59.00	\$542,126,514	\$338,863	\$1.059429	7.4%
PENDLETON	WD324	\$516,979,047	97.00	\$532,968,090	\$333,139	\$0.644395	7.3%
PORTER	WD344	\$304,783,634	95.00	\$320,824,878	\$200,536	\$0.657961	4.4%
ROYALTON	WD364	\$389,180,266	98.00	\$397,122,720	\$248,227	\$0.637819	5.4%
SOMERSET	WD384	\$446,236,587	100.00	\$446,236,587	\$278,926	\$0.625063	6.1%
WHEATFIELD	WD404	\$994,618,651	69.00	\$1,441,476,306	\$901,013	\$0.905888	19.7%
WILSON	WD425	\$307,865,237	92.00	\$334,636,127	\$209,169	\$0.679416	4.6%
GRAND TOTALS		\$6,361,850,176		\$7,316,838,474	\$4,573,484	\$0.708212	100.0%

AVG EQ.FULL VALUE RATE = \$0.63

Niagara County Sewer District

2013 Tax Levy

Sewer District	Capital	Operations & Maintenance	Total	Less Direct Payment	Tax Levy Amount
Cambria	\$118,149	\$151,270	\$269,419	\$269,419	\$0
Lewiston	\$75,534	\$124,991	\$200,525		\$200,525
Lockport	\$312,713	\$1,129,036	\$1,441,749	\$1,441,749	\$0
Niagara	\$165,083	\$504,488	\$669,570	\$669,570	\$0
Pendleton	\$220,964	\$306,682	\$527,646		\$527,646
Wheatfield	\$617,959	\$1,785,281	\$2,403,241		\$2,403,241
TOTALS	\$1,510,403	\$4,001,747	\$5,512,150	\$2,380,738	\$3,131,412

Note: For tax rate information see the individual town aggregate tax rate sheet.

2012 County Refuse District Tax Rate Calculations

TOWN/CITY	NUMBER OF PARCELS	2012 TAXABLE VALUE	NYS 2012 Final EQ RATES	2012 EQUALIZED FULL VALUE	%	2013 SHARE/LEVY	2013 Net tax Levy	2013 "Actual" Tax Rate	2012 "Actual" Tax Rate
CITY OF LOCKPORT	8,236	\$749,921,660	100.00%	\$749,921,660	8.5%	\$69,880	\$69,880	0.093	0.101
CITY OF NIAGARA FALLS	23,034	\$1,424,603,968	92.00%	\$1,548,482,574	17.5%	\$144,294	\$144,294	0.101	0.108
CITY OF NORTH TONAWANDA	12,836	\$1,267,204,423	97.00%	\$1,306,396,312	14.8%	\$121,736	\$121,736	0.096	0.104
HARTLAND	2,041	\$181,265,126	100.00%	\$181,265,126	2.0%	\$16,891	\$16,891	0.093	0.101
LEWISTON	6,770	\$829,812,966	82.00%	\$1,011,967,032	11.4%	\$94,300	\$94,300	0.114	0.124
LOCKPORT (TOWN)	7,466	\$1,017,539,360	100.00%	\$1,017,539,360	11.5%	\$94,819	\$94,819	0.093	0.101
PENDLETON	2,918	\$484,309,826	97.00%	\$499,288,480	5.6%	\$46,526	\$46,526	0.096	0.103
PORTER	3,475	\$389,921,286	95.00%	\$410,443,459	4.6%	\$38,247	\$38,247	0.098	0.111
ROYALTON	3,927	\$366,780,966	98.00%	\$374,266,292	4.2%	\$34,876	\$34,876	0.095	0.104
SOMERSET	1,556	\$430,140,287	100.00%	\$430,140,287	4.9%	\$40,082	\$40,082	0.093	0.133
WHEATFIELD	7,601	\$908,344,472	69.00%	\$1,316,441,264	14.9%	\$122,672	\$122,672	0.135	0.146
								Average Tax Rate	
TOTAL	79,860	\$8,049,844,340		\$8,846,151,846	100.0%	\$824,323	\$824,323	0.101	0.112

RETURNED SCHOOL TAXES 2012-2013 PER NIAGARA COUNTY TREASURER

Municipality	TAX + 3%	TAX + 3% + 7%
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AKRON CSD

LOCKPORT	\$3,633.47	\$3,887.81
ROYALTON	\$47,351.86	\$50,666.49
TOTAL	\$50,985.33	\$54,554.30

BARKER CSD

HARTLAND	\$83,238.54	\$89,065.24
NEWFANE	\$1,816.63	\$1,943.79
SOMERSET	\$117,977.44	\$126,235.86
TOTAL	\$203,032.61	\$217,244.89

LEW-PORT CSD

LEWISTON	\$614,170.51	\$657,162.44
PORTER	\$262,366.71	\$280,732.38
TOTAL	\$876,537.22	\$937,894.82

LOCKPORT CITY SD

CAMBRIA	\$5,896.49	\$6,309.24
LOCKPORT	\$1,032,645.93	\$1,104,931.15
PENDLETON	\$22,851.08	\$24,450.66
TOTAL	\$1,061,393.50	\$1,135,691.05

MEDINA CSD

HARTLAND	\$2,914.26	\$3,118.26
TOTAL	\$2,914.26	\$3,118.26

NEWFANE CSD

CAMBRIA	\$9,060.94	\$9,695.21
LOCKPORT	\$75,226.56	\$80,492.42
NEWFANE	\$487,737.17	\$521,878.77
WILSON	\$7,593.06	\$8,124.57
TOTAL	\$579,617.73	\$620,190.97

	CAMBRIA	HARTLAND
TOWN TOTALS	\$333,889.59	\$185,309.51

	NIAGARA	PENDLETON
	\$582,808.79	\$416,350.50

	WHEATFIELD	WILSON
	\$730,498.81	\$413,490.93

Municipality	TAX + 3%	TAX + 3% + 7%
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NIAGARA WHEATFIELD CSD

CAMBRIA	\$11,483.90	\$12,287.77
LEWISTON	\$104,978.49	\$112,326.98
NIAGARA	\$544,681.11	\$582,808.79
WHEATFIELD	\$567,335.62	\$607,049.11
TOTAL	\$1,228,479.12	\$1,314,472.65

ROY-HART CSD

HARTLAND	\$87,033.65	\$93,126.01
LOCKPORT	\$31,002.85	\$33,173.05
ROYALTON	\$413,130.03	\$442,049.13
TOTAL	\$531,166.53	\$568,348.19

STARPOINT CSD

CAMBRIA	\$238,955.79	\$255,682.70
LOCKPORT	\$141,506.87	\$151,412.35
PENDLETON	\$366,261.53	\$391,899.84
WHEATFLD	\$115,373.55	\$123,449.70
TOTAL	\$862,097.74	\$922,444.59

WILSON CSD

CAMBRIA	\$46,649.22	\$49,914.67
NEWFANE	\$0.00	\$0.00
PORTER	\$64,170.17	\$68,662.08
WILSON	\$378,847.06	\$405,366.36
TOTAL	\$489,666.45	\$523,943.11

	LEWISTON	LOCKPORT	NEWFANE
	\$769,489.42	\$1,373,896.78	\$523,822.56

	PORTER	ROYALTON	SOMERSET
	\$349,394.46	\$492,715.62	\$126,235.86

TOTAL RELEVY
\$6,297,902.83

RETURNED 2012 VILLAGE TAXES FOR 2013 TAX LEVY

Prepared by Niagara County Real Property

Municipality	TAX + 3%	TAX + 3% + 7%
BARKER (SOMERSET)	\$6,172.33	\$6,604.38
LEWISTON (LEWISTON)	\$24,648.73	\$26,374.14
MIDDLEPORT (HARTLAND)	\$1,391.65	\$1,489.07
MIDDLEPORT (ROYALTON)	\$53,093.47	\$56,809.99
YOUNGSTOWN (PORTER)	\$15,965.92	\$17,083.54
WILSON (WILSON)	\$5,106.67	\$5,464.14
TOTAL	\$106,378.77	\$113,825.26

2013 STATE AID PER TOWN BUDGET

2013 DATA ENTERED 12/14/2012

PREPARED BY NC REAL PROPERTY SERVICES 12/14/2012

TOWNS	GEN. FUND TOWNWIDE A3001	MORTGAGE TAX A3005	REAL PROP. MAINT. A3040	STAR A3089	YOUTH PROG. A3820	CONSOL. HGWY/CHIPS DA/DB3501/3521	PER CAPITA DB3001	MISCELLANEOUS DESCRIBED	AMOUNT	AGGREGATE STATE AID 2013	2012 AGGREGATE STATE AID	DIFF.
CAMBRIA	\$24,000	\$75,000	\$0	\$0	\$0	\$55,500	\$0	A3060 REC MGMT A3070 NYS RAIL INTFR A2770 MISC REV	\$0 \$0 \$0	\$154,500	\$285,000	-\$130,500
HARTLAND	\$25,000	\$30,000	\$0	\$0	\$0	\$105,666		A2770 MISC REV	\$0	\$160,666	\$296,332	-\$135,666
LEWISTON	\$85,000	\$200,000	\$0	\$0	\$5,000	\$109,000		A2770 MISC REV	\$0	\$399,000	\$713,000	-\$314,000
LOCKPORT	\$65,000	\$250,000	\$0	\$0	\$3,500	\$125,000		A3000 GRANT	\$5,000	\$448,500	\$827,000	-\$378,500
NEWFANE	\$59,100	\$90,000	\$0	\$5,000	\$3,000	\$124,948		A3070 NYS RAIL	\$0	\$282,048	\$504,996	-\$222,948
NIAGARA	\$0	\$50,000	\$2,000	\$25,000	\$2,500	\$53,228		A3395 CODE ENFORC A3306 HOMLND SCTY A3389 PUB SFTY GRT A3021 COURT GRANT	\$2,500 \$0 \$5,000 \$20,000	\$160,228	\$292,956	-\$132,728
PENDLETON	\$0	\$120,000	\$0		\$0	\$0		A3889 REC CAP PROJ	\$0	\$120,000	\$240,000	-\$120,000
PORTER	\$35,000	\$65,000	\$0	\$0	\$960	\$48,000		A3060 REC MGT GRANT A3789 LAND USE	\$0 \$0	\$148,960	\$262,920	-\$113,960
ROYALTON	\$44,000	\$63,000	\$0	\$0	\$600	\$155,509		A2770 MISC REV A3098 Windmill grant	\$0 \$0	\$263,109	\$482,218	-\$219,109
SOMERSET	\$0	\$15,000	\$0		\$0	\$69,941	\$15,461	DB3589 St REV SHARE	\$0	\$100,402	\$200,804	-\$100,402
WHEATFIELD	\$55,227	\$300,000	\$0	\$0	\$2,000	\$68,000				\$425,227	\$795,227	-\$370,000
WILSON	\$25,000	\$55,000	\$0	\$0	\$1,850	\$60,000		A2770 MISC REV	\$0	\$141,850	\$258,700	-\$116,850
TOTALS	\$417,327	\$1,313,000	\$2,000	\$30,000	\$19,410	\$974,792	\$15,461		\$32,500	\$2,804,490	\$5,159,153	-\$2,354,663
COUNTY STATE AID FIGURE: \$27,229,858												

COUNTY/TOWN & SPECIAL DISTRICT TAXES PAID BY UTILITIES 2005 TO 2013

CITIES	Roll	2005	2006	2007	2008	2009	2010	2011	2012	2013
City of North Tonawanda	5	\$235,189.17	\$229,042.87	\$223,130.07	\$207,742.90	\$190,721.38	\$195,919.11	\$147,174.51	\$154,723.12	\$1,062,529.85
	6	\$158,806.15	\$161,193.83	\$163,490.48	\$163,124.90	\$154,916.04	\$155,584.34	\$149,383.61	\$156,821.33	\$603,547.04
	7	\$13,278.40	\$11,951.20	\$11,435.48	\$12,217.26	\$12,900.79	\$14,251.44	\$15,645.23	\$18,345.97	\$87,798.05
Total		\$407,273.72	\$402,187.90	\$398,056.03	\$383,085.06	\$358,538.21	\$365,754.89	\$312,203.35	\$329,890.42	\$1,753,874.94
City of Niagara Falls	5	\$496,709.25	\$483,071.59	\$479,003.09	\$482,366.22	\$440,914.95	\$433,509.47	\$463,013.88	\$449,459.36	\$1,601,397.94
	6	\$378,890.37	\$375,737.44	\$379,460.84	\$379,908.73	\$372,073.65	\$366,178.81	\$367,448.16	\$374,602.39	\$1,325,792.52
	7	\$57,321.08	\$47,513.42	\$48,260.45	\$40,802.30	\$41,426.22	\$41,259.10	\$44,723.41	\$54,821.16	\$203,913.77
Total		\$932,920.70	\$906,322.45	\$906,724.38	\$903,077.25	\$854,414.82	\$840,947.38	\$875,185.45	\$878,882.91	\$3,131,104.23
City of Lockport	5	\$179,756.93	\$185,791.83	\$185,020.72	\$184,667.30	\$181,279.18	\$182,323.70	\$187,823.20	\$185,110.30	\$498,298.45
	6	\$166,799.27	\$160,117.62	\$162,859.59	\$162,769.53	\$154,699.10	\$152,160.99	\$155,176.24	\$173,751.94	\$495,635.61
	7	\$60,996.74	\$42,568.92	\$43,300.15	\$26,586.55	\$25,458.70	\$11,306.36	\$10,026.27	\$11,555.92	\$34,212.74
Total		\$407,552.94	\$388,478.37	\$391,180.46	\$374,023.38	\$361,436.98	\$345,791.05	\$353,025.71	\$370,418.16	\$1,028,146.80

** Note: Beginning with the 2013 figures, all City Special District and Utilities Taxes paid to each City are also included. **

Total Cities	\$1,747,747.36	\$1,696,988.72	\$1,695,960.87	\$1,660,185.69	\$1,574,390.01	\$1,552,493.32	\$1,540,414.51	\$1,579,191.49	\$5,913,125.97
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TOWNS	2005	2006	2007	2008	2009	2010	2011	2012	2013
Cambria	\$418,818.39	\$445,979.78	\$521,964.38	\$474,515.52	\$484,221.60	\$484,662.45	\$515,828.98	\$507,172.87	\$ 516,385.87
Hartland	\$125,270.87	\$125,138.73	\$114,279.40	\$114,097.06	\$122,622.04	\$123,059.76	\$131,135.48	\$119,648.24	\$ 122,204.34
Lewiston	\$470,221.44	\$464,824.48	\$487,704.08	\$475,207.90	\$477,385.20	\$475,535.00	\$513,994.80	\$512,574.50	\$ 516,915.99
Lockport	\$559,284.13	\$541,328.54	\$546,004.28	\$547,382.63	\$551,187.26	\$567,455.59	\$596,685.05	\$579,550.16	\$ 578,035.99
Newfane	\$187,310.09	\$177,958.62	\$187,217.12	\$180,387.53	\$175,363.21	\$169,082.28	\$172,917.94	\$174,367.57	\$ 188,718.47
Niagara	\$469,450.46	\$464,219.14	\$461,852.22	\$488,749.08	\$453,207.58	\$451,113.28	\$464,342.41	\$456,198.08	\$ 450,600.09
Pendleton	\$324,413.20	\$343,168.20	\$333,192.28	\$353,610.88	\$373,275.62	\$350,394.60	\$367,789.92	\$366,695.44	\$ 373,611.82
Porter	\$101,083.74	\$100,152.15	\$96,425.31	\$97,324.37	\$93,651.14	\$98,971.25	\$103,592.49	\$99,803.15	\$ 96,719.72
Royalton	\$421,839.28	\$426,852.31	\$458,291.66	\$524,938.77	\$457,170.69	\$458,562.99	\$468,604.23	\$474,556.28	\$ 488,467.35
Somerset	\$6,074,076.38	\$7,541,693.71	\$9,126,087.02	\$186,460.17	\$182,432.53	\$179,096.39	\$176,144.12	\$178,877.45	\$ 119,674.56
Wheatfield	\$501,663.42	\$508,115.98	\$514,095.17	\$496,623.61	\$513,585.07	\$534,803.52	\$573,030.83	\$542,408.95	\$ 544,472.22
Wilson	\$112,920.81	\$118,872.48	\$113,785.14	\$116,179.20	\$112,789.73	\$112,992.06	\$111,848.90	\$108,642.46	\$ 110,130.43
Total Towns	\$9,766,352.21	\$11,258,304.12	\$12,960,898.06	\$4,055,476.72	\$3,996,891.67	\$4,005,729.17	\$4,195,915.15	\$4,120,495.15	\$ 4,105,936.85

Total County	\$11,514,099.57	\$12,955,292.84	\$14,656,858.93	\$5,715,662.41	\$5,571,281.68	\$5,558,222.49	\$5,736,329.66	\$5,699,686.64	\$10,019,062.82
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VILLAGE TAXES

2012 VILLAGE TAX LEVY

TOTAL VILLAGE TAXABLE

MUNICIPALITY	# PARCELS	TAXABLE VALUE	RATE	LEVY AMOUNT
BARKER (TOWN OF SOMERSET)	243	\$15,763,663	8.00000	\$130,198.40
LEWISTON (TOWN OF LEWISTON)	1,206	\$141,001,399	7.12000	\$1,003,930.32
MIDDLEPORT (TOWN OF HARTLAND)	80	\$5,100,867	9.85566	\$51,930.21
MIDDLEPORT (TOWN OF ROYALTON)	663	\$47,175,172	10.16047	\$511,639.30
TOTAL MIDDLEPORT	743	\$52,276,039		\$563,569.51
YOUNGSTOWN (TOWN OF PORTER)	923	\$91,779,926	6.80484	\$626,964.03
WILSON (TOWN OF WILSON)	589	\$47,852,343	7.37090	\$354,906.30

CITY TAXES

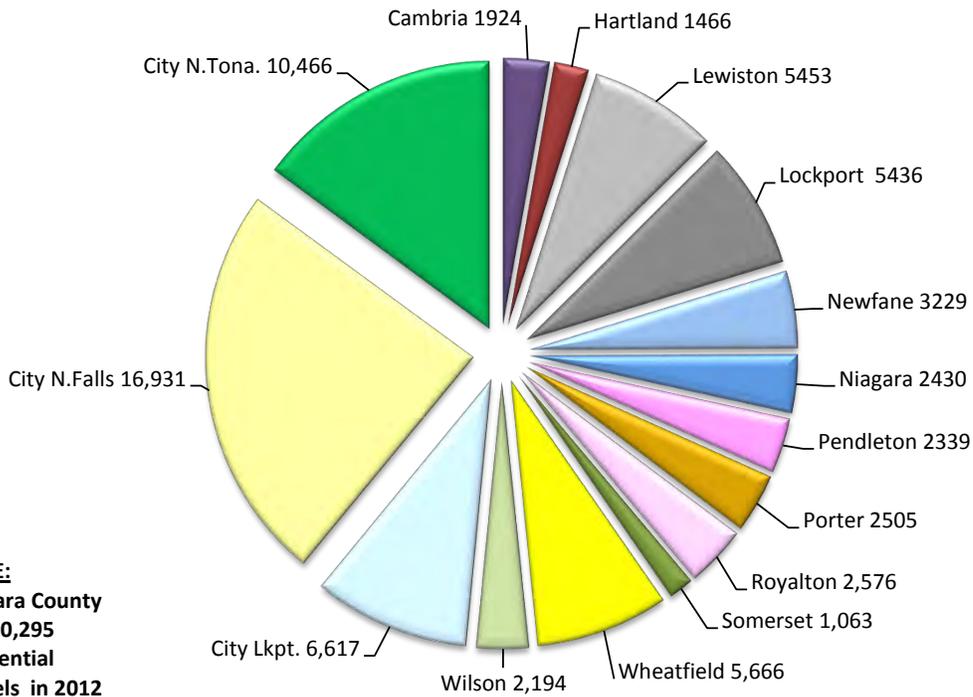
2013 CITY TAX LEVY

TOTAL CITY TAXABLE

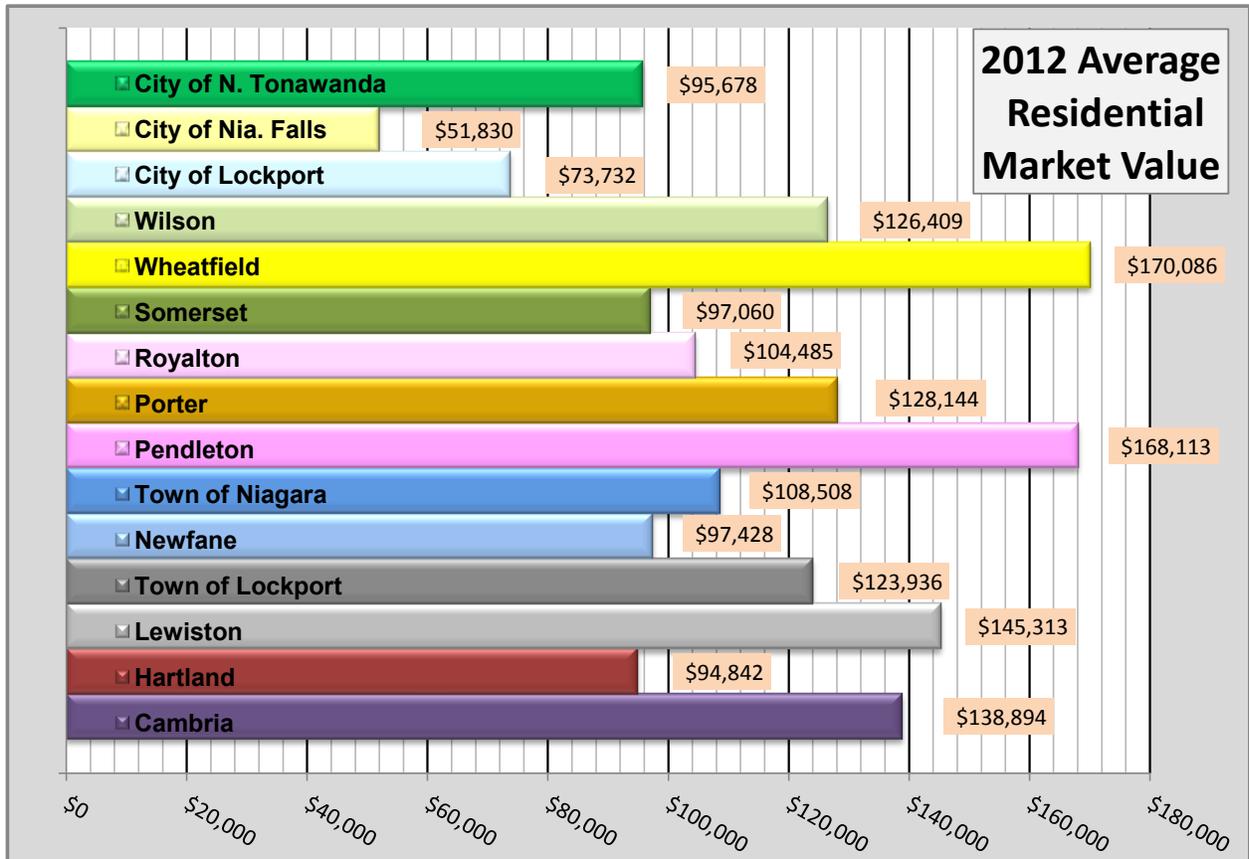
MUNICIPALITY	# PARCELS	TAXABLE VALUE	RATE	LEVY AMOUNT
CITY OF LOCKPORT	8,249	\$710,182,939	14.729312	\$10,460,506
CITY OF NIAGARA FALLS	23,034	\$1,287,835,799	H-17.660326 NH-30.0451409	\$28,100,000
CITY OF NORTH TONAWANDA	12,854	\$1,195,970,142	13.108360	\$15,744,383

2012 Residential Analysis

Residential Parcels by Municipality



NOTE:
Niagara County
has 70,295
residential
parcels in 2012



2012 RESIDENTIAL - AVERAGE ASSESSED VALUE & TAX AMOUNT

PROPERTY CLASS CODE - 210 - SINGLE FAMILY RESIDENTIAL - ROLL SECTION 1

TOWNS	SINGLE FAMILY TOTAL ASSESSMENT	# of SINGLE FAMILY PARCELS	AVERAGE ASSESSMENT*	TOTAL COUNTY TAX LEVY FOR SINGLE FAMILY RES'S	2013 TAX RATE	**AVERAGE SINGLE FAMILY TAX AMOUNT
CAMBRIA	\$228,877,400	1633	\$140,158	\$1,785,331	7.800380	\$1,093
HARTLAND	\$102,881,800	1061	\$96,967	\$849,918	8.261108	\$801
LEWISTON	\$635,903,402	5128	\$124,006	\$6,067,228	9.541116	\$1,183
LOCKPORT	\$665,320,570	5154	\$129,088	\$5,320,637	7.997103	\$1,032
NEWFANE	\$263,022,500	2718	\$96,771	\$2,208,937	8.398281	\$813
NIAGARA	\$161,197,740	2350	\$68,595	\$2,161,888	13.411406	\$920
PENDLETON	\$366,517,900	2165	\$169,292	\$2,963,647	8.085955	\$1,369
PORTER	\$281,706,900	2231	\$126,269	\$2,334,090	8.285528	\$1,046
ROYALTON	\$219,260,280	2152	\$101,887	\$1,840,959	8.396227	\$855
SOMERSET	\$77,045,580	729	\$105,687	\$627,360	8.142712	\$861
WHEATFIELD	\$663,828,126	5414	\$122,613	\$7,549,421	11.372554	\$1,394
WILSON	\$185,998,560	1673	\$111,177	\$1,594,370	8.571949	\$953
TOTAL TOWNS	\$3,851,560,758	32,408	\$118,846	\$35,303,787	Ave. 9.022027	\$1,072
CITIES	SINGLE FAMILY TOTAL ASSESSMENT	# of SINGLE FAMILY PARCELS	AVERAGE ASSESSMENT*	TOTAL COUNTY TAX LEVY FOR SINGLE FAMILY RES'S	2013 TAX RATE	**AVERAGE SINGLE FAMILY TAX AMOUNT
LOCKPORT	\$448,201,180	5573	\$80,424	\$3,629,188	8.097231	\$651
NIAGARA FALLS	\$794,320,930	13741	\$57,807	\$6,928,832	8.722963	\$504
NO. TONAWANDA	\$921,498,700	9279	\$99,310	\$7,697,313	8.353037	\$830
TOTAL CITIES	\$2,164,020,810	28,593	\$75,684	\$18,255,333	Ave. \$8.391077	\$635
TOTAL COUNTY	\$6,015,581,568	61,001	\$98,614	\$53,559,120	Ave. \$8.895837	\$877

*NOTE: THIS AVERAGE IS CALCULATED USING ASSESSMENTS WHICH HAVE NOT BEEN EQUALIZED OR OTHERWISE ADJUSTED

** NOTE: This average County Tax is an estimate based on the Assessed Value, not Taxable Value.

NIAGARA COUNTY ASSESSING UNIT'S RESIDENTIAL ASSESSMENT RATIOS

TOWN\CITY	2001 FINAL	2002 FINAL	2003 FINAL	2004 FINAL	2005 FINAL	2006 FINAL	2007 FINAL	2008 FINAL	2009 FINAL	2010 FINAL	2011 FINAL	2012 FINAL
CAMBRIA	94.28	95.97 *	93.78 *	90.00	85.50 *	92.42	94.22	93.27	100.00 *	92.62	100.00 *	98.46 *
HARTLAND	85.17	84.55	86.57	91.64	90.89 *	84.87	85.55	89.98	83.27	86.37	100.00 *	95.02
LEWISTON	95.42	96.02 *	95.31 *	94.31	94.28	86.46	84.58	84.06	79.43	78.46	79.21	79.92
LOCKPORT	84.97 *	95.65 *	92.71	91.65	87.96 *	86.86	84.06	90.05 *	100.00 *	100.00 *	100.00 *	100.00 *
NEWFANE	95.64	96.41 *	99.26 *	94.57	94.45 *	93.33	95.89	95.47	92.00	93.63	92.56	90.68
NIAGARA	89.06	83.98	86.36 *	82.02	84.08	76.22	78.02	74.43	77.28	72.75	69.48	70.84
PENDLETON	96.62	92.21 *	90.38	99.14	93.90 *	89.16	99.11	100.00	100.00	93.01	92.88	92.23
PORTER	95.56	95.61 *	93.77 *	88.11	91.03 *	83.82	90.06	86.22	83.37	87.68	84.88	92.3
ROYALTON	99.10	92.31	94.93	91.24	95.63	91.40	88.42	89.77	96.54	96.14	92.08	93.93
SOMERSET	90.59	82.07	91.06 *	91.82	77.39	86.79	82.95	79.39	77.86	76.06	75.35	100
WHEATFIELD	94.59	90.30	87.59 *	84.17	79.77	72.64	71.20	71.46	68.94	69.53	68.72	69.28
WILSON	93.35	98.25 *	94.12 *	90.39	87.19 *	91.41		90.35	84.60	90.06	90.61	88.56
LOCKPORT	86.64 *	104.32 *	96.30 *	96.30	92.78	91.85	89.96	91.54	88.48	92.54	100.00 *	100.00
NIAG FALLS	103.21	105.60 *	105.28 *	96.89	91.41 *	91.70	89.29	90.35	84.60	90.06	90.61	88.56
N.TON	68.76 *	97.55 *	98.07 *	93.79	87.65 *	86.05	85.00	86.45	100.00 *	96.25	91.41	93.39
County Average	91.53	94.05	93.70	91.74	88.93	87.00	87.02	87.52	87.76	87.68	88.52	90.21

*Updated assessments. Pursuant to Section 738 of the Real Property Tax Law, a residential assessment ratio is not established in the year that a revaluation is completed. These figures represent the ratio that would have been in effect if the towns had not updated assessments.

EQUALIZATION TABLE

MUNICIPALITY	CURRENT MODIFIED COUNTY TAXABLE	2012 Final Eq. Rate for Current purposes	EQUALIZED MODIFIED COUNTY TAXABLE	% OF TOTAL EQUALIZED MOD.TAXABLE
CAMBRIA	\$344,078,830	100.00%	\$344,078,830	3.63125%
HARTLAND	\$168,406,009	100.00%	\$168,406,009	1.77728%
LEWISTON	\$801,594,830	82.00%	\$977,554,671	10.31668%
LOCKPORT	\$926,820,226	100.00%	\$926,820,226	9.78125%
NEWFANE	\$386,382,137	96.00%	\$402,481,393	4.24761%
NIAGARA	\$271,024,960	59.00%	\$459,364,339	4.84793%
PENDLETON	\$456,162,827	97.00%	\$470,270,956	4.96303%
PORTER	\$376,887,462	95.00%	\$396,723,644	4.18684%
ROYALTON	\$351,249,493	98.00%	\$358,417,850	3.78258%
SOMERSET	\$138,677,310	100.00%	\$138,677,310	1.46354%
WHEATFIELD	\$819,654,924	69.00%	\$1,187,905,687	12.53663%
WILSON	\$276,976,129	92.00%	\$301,061,010	3.17726%
TOTAL TOWNS	\$5,317,915,137		\$6,131,761,924	64.71188%
LOCKPORT CITY	\$706,632,251	100.00%	\$706,632,251	7.45748%
NIAGARA FALLS	\$1,295,785,053	92.00%	\$1,408,462,014	14.86428%
N.TONAWANDA	\$1,191,766,724	97.00%	\$1,228,625,489	12.96636%
TOTAL CITIES	\$3,194,184,028		\$3,343,719,754	35.28812%
TOTAL COUNTY	\$8,512,099,165		\$9,475,481,678	100.00%

NYS FINAL EQUALIZATION RATES
NIAGARA COUNTY ASSESSING UNITS

MUNICIPALITY	2002 FINAL	2003 FINAL	2004 FINAL	2005 FINAL	2006 FINAL	2007 FINAL	2008 FINAL	2009 FINAL	2010 FINAL	2011 FINAL	2012 FINAL
CAMBRIA	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	98.00	100.00	100.00
HARTLAND	100.00	100.00	100.00	92.00	100.00	100.00	90.00	89.00	89.00	100.00	100.00
LEWISTON	100.00	100.00	100.00	100.00	92.00	90.00	87.00	84.00	81.00	81.00	82.00
LOCKPORT	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
NEWFANE	100.00	100.00	100.00	100.00	100.00	100.00	100.00	97.00	98.00	98.00	96.00
NIAGARA	80.00	85.00	78.00	78.00	72.80	62.00	60.00	60.00	60.00	59.00	59.00
PENDLETON	100.00	100.00	100.00	93.00	100.00	100.00	100.00	100.00	98.00	98.00	97.00
PORTER	100.00	100.00	100.00	100.00	100.00	100.00	93.00	89.00	93.00	91.00	95.00
ROYALTON	98.00	95.00	100.00	95.00	93.00	83.84	100.00	100.00	100.00	97.00	98.00
SOMERSET	100.00	100.00	100.00	88.20	86.00	80.00	80.00	80.00	76.00	76.00	100.00
WHEATFIELD	89.00	90.00	88.00	83.00	78.00	74.00	72.00	71.00	70.00	69.00	69.00
WILSON	100.00	100.00	100.00	100.00	100.00	93.00	93.00	91.00	94.00	93.00	92.00
LOCKPORT	100.00	100.00	100.00	100.00	94.00	90.00	93.00	90.00	90.00	100.00	100.00
NIAGARA FALLS	100.00	100.00	100.00	100.00	100.00	93.00	93.00	91.00	94.00	93.00	92.00
N.TONAWANDA	100.00	100.00	100.00	100.00	100.00	93.00	90.00	100.00	100.00	97.00	97.00

2012 Niagara County Full Taxable Value Analysis (including Villages)

(TOV = Town outside of village area) (VLG = Village area)

Municipality	2012 County Taxable Value Used for 2013 LEVY	Equalization Rate used for 2013 Levy	2012 Full Taxable Value	Actual 2013 Apportionment % Towns/Cities	TOV & VLG % of total town	Actual (Village) Apportionment % Used for 2013 tax levy
Cambria	\$343,729,553	100.00%	\$343,729,553	3.631254%		3.631254%
Hartland		100.00%				
TOV	\$162,960,128		\$162,960,128		97.0798%	1.725382%
VLG - Middleport	\$4,901,863		\$4,901,863		2.9202%	0.051900%
Hartland Total	\$167,861,991		\$167,861,991	1.777282%	100.0000%	1.777282%
Lewiston		82.00%				
TOV	\$658,973,395		\$803,626,091		82.3382%	8.494564%
VLG - Lewiston	\$141,351,866		\$172,380,324		17.6618%	1.822111%
Lewiston Total	\$800,325,261		\$976,006,416	10.316675%	100.0000%	10.316675%
Lockport	\$923,564,175	100.00%	\$923,564,175	9.781247%		9.781247%
Newfane	\$385,843,243	96.00%	\$401,920,045	4.247609%		4.247609%
Niagara	\$269,351,258	59.00%	\$456,527,556	4.847926%		4.847926%
Pendleton	\$455,784,859	97.00%	\$469,881,298	4.963030%		4.963030%
Porter		95.00%				
TOV	\$284,804,173		\$299,793,866		75.6824%	3.168704%
VLG - Youngstown	\$91,510,761		\$96,327,117		24.3176%	1.018140%
Porter Total	\$376,314,934		\$396,120,983	4.186844%	100.0000%	4.186844%

2012 Niagara County Full Taxable Value Analysis (including villages)

(TOV = Town outside of village area) (VLG = Village area)

Municipality	2012 County Taxable Value Used for 2013 LEVY	Equalization Rate used for 2013 Levy	2012 Full Taxable Value	Actual 2013 Apportionment % Towns/Cities	TOV & VLG % of total town	Actual (Village) Apportionment % Used for 2013 tax levy
Royalton		98.00%				
TOV	\$304,577,782		\$310,793,655		86.8192%	3.284009%
VLG - Middleport	\$46,240,499		\$47,184,183		13.1808%	0.498573%
Royalton Total	\$350,818,281		\$357,977,838	3.782582%	100.0000%	3.782582%
Somerset		100.00%				
TOV	\$119,761,790		\$119,761,790		86.5283%	1.266374%
VLG - Barker	\$18,645,909		\$18,645,909		13.4717%	0.197164%
Somerset Total	\$138,407,699		\$138,407,699	1.463538%	100.0000%	1.463538%
Wheatfield	\$817,235,332	69.00%	\$1,184,399,032	12.536626%		12.536626%
Wilson		92.00%				
TOV	\$230,531,376		\$250,577,583		83.3512%	2.648288%
VLG - Wilson	\$46,046,926		\$50,051,007		16.6488%	0.528976%
Wilson Total	\$276,578,302		\$300,628,589	3.177263%	100.0000%	3.177263%
TOTAL TOWNS	\$5,305,814,888		\$6,117,025,174	64.711876%		64.711876%
City of Lockport	\$704,526,244	100.00%	\$704,526,244	7.457481%		7.457481%
City of Niagara Falls	\$1,289,201,003	92.00%	\$1,401,305,438	14.864279%		14.864279%
City of N. Tonawanda	\$1,181,136,259	97.00%	\$1,217,666,246	12.966364%		12.966364%
TOTAL CITIES	\$3,174,863,506		\$3,323,497,928	35.288124%		35.288124%
TOTAL ALL	\$8,480,678,394		\$9,440,523,103	100.000000%		100.000000%

NIAGARA COUNTY ASSESSED VALUES 1984-85 TO 2012-2013

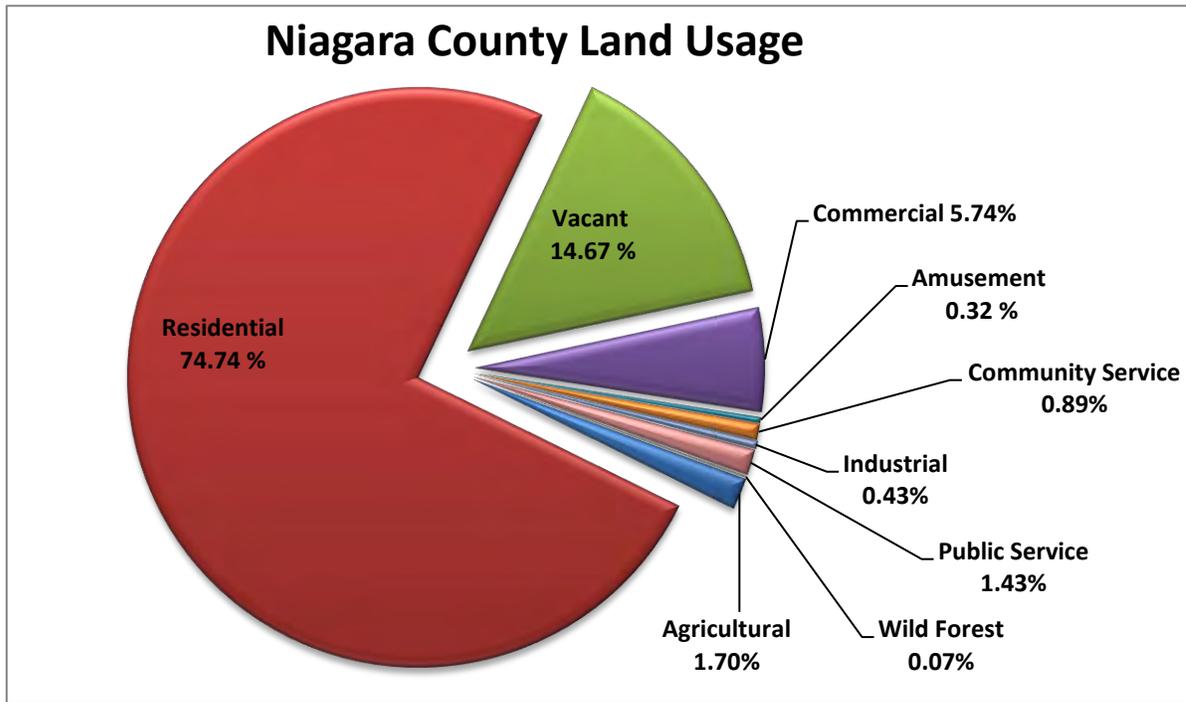
YEAR OF ASSESSMENT/TAX	COUNTY TOTAL ASSESSED VALUE	TOTAL COUNTY TAXABLE VALUE	TOTAL PARCELS
1984-1985	\$7,143,528,475	\$4,060,609,428	82,722
1985-1986	\$7,478,581,825	\$4,152,596,638	82,895
1986-1987	\$7,521,756,105	\$4,058,661,473	82,898
1987-1988	\$7,696,314,875	\$4,218,121,087	83,974
1988-1989	\$7,888,357,875	\$4,392,219,559	84,581
1989-1990	\$7,979,978,754	\$4,489,640,082	84,828
1990-1991	\$8,308,647,610	\$4,806,803,774	85,836
1991-1992	\$8,434,780,586	\$4,963,086,971	86,821
1992-1993	\$8,576,291,369	\$5,071,987,638	87,518
1993-1994	\$9,115,895,374	\$5,527,618,408	88,318
1994-1995	\$10,253,189,051	\$6,528,769,618	88,731
1995-1996	\$10,287,951,979	\$6,571,154,485	89,333
1996-1997	\$10,411,727,461	\$6,675,022,450	89,880
1997-1998	\$10,412,809,336	\$6,660,212,127	90,471
1998-1999	\$10,485,387,212	\$6,642,607,005	90,764
1999-2000	\$10,533,257,375	\$6,708,221,990	91,104
2000-2001	\$10,656,797,305	\$6,760,125,278	91,401
2001-2002	\$11,275,244,564	\$7,242,079,133	91,386
2002-2003	\$11,329,962,861	\$7,347,103,779	91,613
2003-2004	\$11,400,678,089	\$7,448,446,470	91,983
2004-2005	\$11,809,659,157	\$7,747,733,596	92,306
2005-2006	\$12,076,371,077	\$7,984,370,731	92,626
2006-2007	\$12,532,212,529	\$8,420,095,189	93,073
2007-2008	\$12,595,167,242	\$7,799,520,894	93,494
2008-2009	\$12,742,378,112	\$7,950,465,723	93,845
2009-2010	\$12,870,439,995	\$8,169,271,580	93,899
2010-2011	\$12,975,051,130	\$8,226,231,355	93,912
2011-2012	\$13,181,543,983	\$8,387,216,994	93,921
2012-2013	\$13,062,660,541	\$8,484,400,244	94,046

*Because of Court ordered changes these totals differ from the totals appearing on the final Assessment rolls.

Parcel Count of Properties on the 2012 FINAL ROLL

MUNICIPALITY		# of Parcels	Total Assessed Value	Total Taxable Value
CAMBRIA		2668	\$472,543,756	\$343,729,553
	Town outside Village	1961	\$178,997,410	\$162,960,128
	Village of Middleport	80	\$5,261,188	\$4,901,863
HARTLAND	Total	2041	\$184,258,598	\$167,861,991
	Town outside Village	5666	\$2,391,407,948	\$659,036,895
	Village of Lewiston	1206	\$175,641,399	\$141,651,866
LEWISTON	Total	6872	\$2,567,049,347	\$800,688,761
TOWN of LOCKPORT		7472	\$1,067,953,072	\$923,564,175
NEWFANE		4437	\$458,410,232	\$385,843,243
NIAGARA		3788	\$451,934,328	\$269,692,273
PENDLETON		2923	\$521,323,226	\$455,784,859
	Town outside Village	2566	\$317,449,675	\$284,804,173
	Village of Youngstown	922	\$101,246,252	\$91,517,561
PORTER	Total	3488	\$418,695,927	\$376,321,734
	Town outside Village	3265	\$332,271,715	\$304,577,782
	Village of Middleport	663	\$60,026,172	\$46,240,499
ROYALTON	Total	3928	\$392,297,887	\$350,818,281
	Town outside Village	1322	\$605,577,512	\$119,836,390
	Village of Barker	244	\$25,811,045	\$18,645,909
SOMERSET	Total	1566	\$631,388,557	\$138,482,299
WHEATFIELD		7615	\$1,020,026,000	\$817,235,332
	Town outside Village	2522	\$246,347,414	\$230,594,150
	Village of Wilson	589	\$62,013,221	\$46,046,926
WILSON	Total	3111	\$308,360,635	\$276,641,076
CITY of LOCKPORT:		8249	\$827,688,677	\$706,218,605
CITY of NIAGARA FALLS		23034	\$2,312,351,907	\$1,289,201,003
CITY of N. TONAWANDA		12854	\$1,428,378,392	\$1,182,617,059
GRAND TOTAL		94,046	\$13,062,660,541	\$8,484,700,244

2012 PROPERTY CLASS CODE DISTRIBUTION



Municipality	Agricultural		Residential		Vacant		Commercial		Amusement		Community Service		Industrial		Public Service		Wild Forest		TOTAL
	# of 100's	# of 200's	# of 300's	# of 400's	# of 500's	# of 600's	# of 700's	# of 800's	# of 900's	# of 1000's	# of 1100's	# of 1200's	# of 1300's	# of 1400's	# of 1500's	# of 1600's	# of 1700's	# of 1800's	# of Parcels
Cambria	169	1924	397	48	5	37	5	83	0										2668
Hartland	118	1466	363	34	5	16	1	38	0										2041
Lewiston	99	5459	846	248	21	67	8	121	3										6872
Lockport	74	5436	1328	333	18	72	29	177	5										7472
Newfane	239	3230	647	198	11	46	5	61	0										4437
Niagara	4	2430	825	336	12	24	27	128	2										3788
Pendleton	77	2339	357	63	8	20	24	35	0										2923
Porter	134	2502	617	126	23	33	6	45	2										3488
Royalton	330	2572	658	157	6	43	32	114	16										3928
Somerset	94	1063	303	42	7	21	3	30	3										1566
Wheatfield	109	5666	1188	368	11	84	58	124	7										7615
Wilson	146	2190	632	75	10	21	7	28	2										3111
City Lkpt.	7	6617	697	666	43	87	49	81	2										8249
City N.Falls	0	16931	3666	1925	61	188	77	166	20										23034
City N.Tona.	0	10466	1273	782	58	79	76	115	5										12854
COUNTY	1600	70291	13797	5401	299	838	407	1346	67										94046

REV. 5/23/13

Niagara County Taxable Value Analysis 2012 - pg. 1 of 3

FINAL ROLL	CAMBRIA	HARTLAND	LEWISTON	LOCKPORT	NEWFANE	NIAGARA	PENDLETON
Land Value	\$75,496,500	\$46,046,100	\$222,801,265	\$202,131,120	\$81,816,050	\$65,740,270	\$112,924,600
Total Assessed Value	\$472,543,756	\$184,258,598	\$2,567,033,347	\$1,067,953,072	\$458,410,232	\$451,593,313	\$520,323,226
EXEMPTIONS:							
Aged 0 - 65	\$2,066,585	\$1,569,360	\$4,678,416	\$3,044,924	\$3,053,160	\$3,312,030	\$3,037,310
Veterans	\$8,307,917	\$4,741,375	\$21,371,838	\$23,130,531	\$11,461,011	\$6,936,190	\$9,968,860
Clergy	\$4,500	\$0	\$9,000	\$6,000	\$7,500	\$4,500	\$1,500
Agriculture Bldgs.	\$1,041,800	\$697,400	\$3,270,000	\$1,221,975	\$1,177,814	\$30,000	\$147,000
Agriculture Land	\$7,406,800	\$5,849,767	\$1,506,907	\$1,443,312	\$3,465,629	\$487,300	\$2,217,125
Paraplegic	\$510,810	\$545,233	\$726,425	\$303,370	\$669,407	\$460,865	\$238,250
Other Partial Exemptions	\$0	\$0	\$0	\$0	\$14,900	\$0	\$0
Wholly Exempt Property	\$109,475,791	\$2,993,472	\$1,735,145,500	\$115,238,785	\$52,717,568	\$171,011,170	\$48,928,322
Total County Exemptions	\$128,814,203	\$16,396,607	\$1,766,708,086	\$144,388,897	\$72,566,989	\$182,242,055	\$64,538,367
Total County Taxable Value	\$343,729,553	\$167,861,991	\$800,325,261	\$923,564,175	\$385,843,243	\$269,351,258	\$455,784,859

FINAL ROLL	PORTER	ROYALTON	SOMERSET	WHEATFIELD	WILSON		TOTAL TOWNS
Land Value	\$86,071,180	\$66,681,200	\$42,941,800	\$135,722,661	\$66,723,450		\$1,205,096,196
Total Assessed Value	\$418,689,127	\$392,297,887	\$631,313,957	\$1,020,026,000	\$308,300,935		\$8,492,743,450
EXEMPTIONS:							
Aged 0 - 65	\$2,288,270	\$1,913,719	\$1,078,049	\$6,781,937	\$1,762,694		\$34,586,454
Veterans	\$8,817,393	\$8,877,897	\$3,583,609	\$19,596,861	\$7,772,110		\$134,565,592
Clergy	\$7,500	\$3,000	\$1,500	\$31,800	\$3,000		\$79,800
Agriculture Bldgs.	\$1,421,975	\$1,186,000	\$620,264	\$146,782	\$1,776,800		\$12,737,810
Agriculture Land	\$1,023,400	\$1,313,343	\$3,889,606	\$1,334,152	\$2,619,521		\$32,556,862
Paraplegic	\$72,435	\$498,940	\$245,870	\$896,496	\$288,259		\$5,456,360
Other Partial Exemptions	\$77,000	\$1,147,500	\$0	\$2,200,000	\$72,139		\$3,511,539
Wholly Exempt Property	\$28,666,220	\$26,539,207	\$483,487,360	\$171,802,640	\$17,428,110		\$2,963,434,145
Total County Exemptions	\$42,374,193	\$41,479,606	\$492,906,258	\$202,790,668	\$31,722,633		\$3,186,928,562
Total County Taxable Value	\$376,314,934	\$350,818,281	\$138,407,699	\$817,235,332	\$276,578,302		\$5,305,814,888

Niagara County Taxable Value Analysis 2012 - pg. 2 of 3

FINAL ROLL	LOCKPORT CITY	NIAGARA FALLS	N.TONAWANDA	TOTAL CITIES	TOTAL COUNTY	% EXEMPT
Land Value	\$91,285,520	\$285,693,078	\$274,387,578	\$651,366,176	\$1,856,462,372	
Total Assessed Value	\$826,077,977	\$2,312,351,907	\$1,428,358,592	\$4,566,788,476	\$13,059,531,926	
EXEMPTIONS:						
Aged 0-65	\$4,379,369	\$20,249,317	\$21,288,008	\$45,916,694	\$80,503,148	0.62%
Veterans	\$16,251,350	\$36,739,855	\$50,262,366	\$103,253,571	\$237,819,163	1.82%
Clergy	\$6,000	\$7,500	\$27,000	\$40,500	\$120,300	0.00%
Agriculture Bldgs.	\$0	\$0	\$0	\$0	\$12,737,810	0.10%
Agriculture Land	\$251,835	\$0	\$0	\$251,835	\$32,808,697	0.25%
Paraplegic	\$782,575	\$2,145,763	\$3,056,343	\$5,984,681	\$11,441,041	0.09%
Other Partial Exemptions	\$1,485,900	\$0	\$2,322,284	\$3,808,184	\$7,319,723	0.06%
Wholly Exempt Property	\$98,394,704	\$964,008,469	\$170,266,332	\$1,232,669,505	\$4,196,103,650	32.13%
Total County Exemptions	\$121,551,733	\$1,023,150,904	\$247,222,333	\$1,391,924,970	\$4,578,853,532	35.06%
Total County Taxable Value	\$704,526,244	\$1,289,201,003	\$1,181,136,259	\$3,174,863,506	\$8,480,678,394	64.94%

FINAL ROLL	Village Middleport	T O V Hartland	Total Hartland	Village Lewiston	T O V Lewiston	Total Lewiston
Land Value	\$864,000	\$45,182,100	\$46,046,100	\$32,976,300	\$189,824,965	\$222,801,265
Total Assessed Value	\$5,261,188	\$178,997,410	\$184,258,598	\$175,641,399	\$2,391,391,948	\$2,567,033,347
EXEMPTIONS:						
Aged 0 - 65	\$75,530	\$1,493,830	\$1,569,360	\$918,013	\$3,760,403	\$4,678,416
Veterans	\$268,195	\$4,473,180	\$4,741,375	\$3,069,390	\$18,302,448	\$21,371,838
Clergy	\$0	\$0	\$0	\$1,500	\$7,500	\$9,000
Agriculture Bldgs.	\$0	\$697,400	\$697,400	\$0	\$3,270,000	\$3,270,000
Agriculture Land	\$0	\$5,849,767	\$5,849,767	\$0	\$1,506,907	\$1,506,907
Paraplegic	\$0	\$545,233	\$545,233	\$262,830	\$463,595	\$726,425
Other Partial Exemptions	\$0	\$0	\$0	\$0	\$0	\$0
Wholly Exempt Property	\$15,600	\$2,977,872	\$2,993,472	\$30,037,800	\$1,705,107,700	\$1,735,145,500
Total County Exemptions	\$359,325	\$16,037,282	\$16,396,607	\$34,289,533	\$1,732,418,553	\$1,766,708,086
Total County Taxable Value	\$4,901,863	\$162,960,128	\$167,861,991	\$141,351,866	\$658,973,395	\$800,325,261

Niagara County Taxable Value Analysis 2012 - pg. 3 of 3

FINAL ROLL	Village Youngstown	T O V Porter	Total Porter	Village Middleport	T O V Royalton	Total Royalton
Land Value	\$18,512,690	\$67,558,490	\$86,071,180	\$6,313,400	\$60,367,800	\$66,681,200
Total Assessed Value	\$101,239,452	\$317,449,675	\$418,689,127	\$60,026,172	\$332,271,715	\$392,297,887
EXEMPTIONS:						
Aged 0 - 65	\$759,373	\$1,528,897	\$2,288,270	\$364,606	\$1,549,113	\$1,913,719
Veterans	\$2,760,118	\$6,057,275	\$8,817,393	\$1,769,870	\$7,108,027	\$8,877,897
Clergy	\$3,000	\$4,500	\$7,500	\$1,500	\$1,500	\$3,000
Agriculture Bldgs.	\$0	\$1,421,975	\$1,421,975	\$0	\$1,186,000	\$1,186,000
Agriculture Land	\$0	\$1,023,400	\$1,023,400	\$1,147	\$1,312,196	\$1,313,343
Paraplegic	\$0	\$72,435	\$72,435	\$41,250	\$457,690	\$498,940
Other Partial Exemptions	\$50,000	\$27,000	\$77,000	\$1,147,500	\$0	\$1,147,500
Wholly Exempt Property	\$6,156,200	\$22,510,020	\$28,666,220	\$10,459,800	\$16,079,407	\$26,539,207
Total County Exemptions	\$9,728,691	\$32,645,502	\$42,374,193	\$13,785,673	\$27,693,933	\$41,479,606
Total County Taxable Value	\$91,510,761	\$284,804,173	\$376,314,934	\$46,240,499	\$304,577,782	\$350,818,281

FINAL ROLL	Village Barker	T O V Somerset	Total Somerset	Village Wilson	T O V Wilson	Total Wilson
Land Value	\$3,194,500	\$39,747,300	\$42,941,800	\$6,324,850	\$60,398,600	\$66,723,450
Total Assessed Value	\$25,811,045	\$605,502,912	\$631,313,957	\$62,013,221	\$246,287,714	\$308,300,935
EXEMPTIONS:						
Aged 0 - 65	\$27,440	\$1,050,609	\$1,078,049	\$340,095	\$1,422,599	\$1,762,694
Veterans	\$586,496	\$2,997,113	\$3,583,609	\$1,876,866	\$5,895,244	\$7,772,110
Clergy	\$0	\$1,500	\$1,500	\$0	\$3,000	\$3,000
Agriculture Bldgs.	\$0	\$620,264	\$620,264	\$0	\$1,776,800	\$1,776,800
Agriculture Land	\$0	\$3,889,606	\$3,889,606	\$1,963	\$2,617,558	\$2,619,521
Paraplegic	\$39,700	\$206,170	\$245,870	\$50,375	\$237,884	\$288,259
Other Partial Exemptions	\$0	\$0	\$0	\$24,686	\$47,453	\$72,139
Wholly Exempt Property	\$6,511,500	\$476,975,860	\$483,487,360	\$13,672,310	\$3,755,800	\$17,428,110
Total County Exemptions	\$7,165,136	\$485,741,122	\$492,906,258	\$15,966,295	\$15,756,338	\$31,722,633
Total County Taxable Value	\$18,645,909	\$119,761,790	\$138,407,699	\$46,046,926	\$230,531,376	\$276,578,302

TOWN TAXABLE VALUE ANALYSIS 2012

FINAL ROLL	CAMBRIA	HARTLAND	LEWISTON	LOCKPORT	NEWFANE	NIAGARA
LAND VALUE	\$75,496,500	\$46,046,100	\$222,801,265	\$202,131,120	\$81,816,050	\$65,740,270
TOTAL ASSESSED	\$472,543,756	\$184,258,598	\$2,567,033,347	\$1,067,953,072	\$458,410,232	\$451,593,313
EXEMPTIONS:						
AGED 0-65	\$2,066,585	\$1,340,119	\$1,948,033	\$0	\$3,055,512	\$2,132,025
VETERANS	\$8,179,917	\$4,685,375	\$15,611,957	\$22,884,886	\$11,358,991	\$5,570,539
CLERGY	\$4,500	\$0	\$9,000	\$6,000	\$7,500	\$4,500
AGRICUL BLDGS	\$1,041,800	\$697,400	\$3,270,000	\$1,221,975	\$1,177,814	\$30,000
AGRICUL LAND	\$7,406,800	\$5,849,767	\$1,506,907	\$1,443,312	\$3,465,629	\$487,300
PARAPLEGIC	\$547,800	\$567,033	\$39,250	\$0	\$669,407	\$479,852
Other Partial Exemptions						
WHOLLY EXEMPT PROPERTY	\$109,475,791	\$2,987,800	\$1,735,145,500	\$115,238,985	\$52,717,568	\$170,774,000
TOTAL TOWN EXEMPTIONS	\$128,723,193	\$16,127,494	\$1,757,530,647	\$140,795,158	\$72,452,421	\$179,478,216
TOTAL TOWN TAXABLE VALUE	\$343,820,563	\$168,131,104	\$809,502,700	\$927,157,914	\$385,957,811	\$272,115,097

FINAL ROLL	PENDLETON	PORTER	ROYALTON	SOMERSET	WHEATFIELD	WILSON
LAND VALUE	\$112,924,600	\$86,071,180	\$66,681,200	\$42,941,800	\$135,722,661	\$66,723,450
TOTAL ASSESSED	\$520,323,226	\$418,689,127	\$392,297,887	\$631,313,957	\$1,020,026,000	\$308,300,935
EXEMPTIONS:						
AGED 0-65	\$1,525,268	\$2,288,270	\$292,610	\$894,113	\$6,971,287	\$1,323,814
VETERANS	\$9,906,140	\$8,679,073	\$7,136,046	\$3,559,609	\$14,486,063	\$7,678,375
CLERGY	\$1,500	\$7,500	\$3,000	\$1,500	\$31,800	\$3,000
AGRICUL BLDGS	\$147,000	\$1,421,975	\$1,186,000	\$620,264	\$146,782	\$1,776,800
AGRICUL LAND	\$2,217,125	\$1,023,400	\$1,313,343	\$3,889,606	\$1,334,152	\$2,619,521
PARAPLEGIC	\$0	\$1,000	\$0	\$0	\$898,980	\$8,500
Other Partial Exemptions						
WHOLLY EXEMPT PROPERTY	\$44,613,300	\$28,666,220	\$27,509,665	\$483,234,660	\$171,848,649	\$17,428,110
TOTAL TOWN EXEMPTIONS	\$58,410,333	\$42,087,438	\$37,440,664	\$492,199,752	\$195,717,713	\$30,838,120
TOTAL TOWN TAXABLE VALUE	\$461,912,893	\$376,601,689	\$354,857,223	\$139,114,205	\$824,308,287	\$277,462,815

CITY TAXABLE VALUE ANALYSIS 2012

FINAL ROLL	CITY OF LOCKPORT	CITY OF NIAGARA FALLS	CITY OF N.TONAWANDA
LAND VALUE	\$91,285,520	\$285,693,078	\$274,387,578
TOTAL ASSESSED	\$826,077,977	\$2,312,351,907	\$1,428,358,592
EXEMPTIONS:			
AGED 0-65	\$5,887,586	\$20,289,349	\$7,977,504
VETERANS	\$10,168,988	\$34,669,590	\$50,247,548
CLERGY	\$6,000	\$7,500	\$27,000
AGRICUL BLDGS	\$0	\$0	\$0
AGRICUL LAND	\$251,835	\$0	\$0
PARAPLEGIC	\$1,089,325	\$2,169,508	\$3,495,272
Other Partial Exemptions	\$96,600	\$511,100	\$2,374,794
WHOLLY EXEMPT PROPERTY	\$98,394,704	\$966,869,061	\$168,266,332
TOTAL CITY EXEMPTIONS	\$115,895,038	\$1,024,516,108	\$232,388,450
TOTAL CITY TAXABLE VALUE	\$710,182,939	\$1,287,835,799	\$1,195,970,142

TOTAL COUNTY TAXABLE VALUE ANALYSIS 2012

FINAL ROLL	COUNTY TOTAL
LAND VALUE	\$1,856,462,372
TOTAL ASSESSED	\$13,059,531,926
EXEMPTIONS:	
AGED 0-65	\$57,992,075
VETERANS	\$214,823,097
CLERGY	\$120,300
AGRICUL BLDGS	\$12,737,810
AGRICUL LAND	\$32,808,697
PARAPLEGIC	\$9,965,927
Other Partial Exemptions	
WHOLLY EXEMPT PROPERTY	\$4,193,170,345
TOTAL COUNTY EXEMPTIONS	\$4,524,600,745
TOTAL COUNTY TAXABLE VALUE	\$8,534,931,181

Niagara County - WHOLLY EXEMPT PROPERTY ANALYSIS - 2012 Assessment Roll page 1 of 3

	CAMBRIA	HARTLAND	LEWISTON	LOCKPORT	NEWFANE	NIAGARA	PENDLETON
1.... PUBLIC OWNERSHIP (UNLIMITED)							
New York State	\$7,100	\$264,700	\$1,460,598,800	\$1,392,100	\$203,600	\$93,643,000	\$1,432,200
Niagara County	\$64,111,100	\$0	\$1,075,000	\$18,772,600	\$1,068,400	\$0	\$27,100
City/Town/Village	\$7,807,800	\$613,300	\$16,931,900	\$3,230,800	\$8,195,100	\$2,184,600	\$5,899,822
School	\$11,663,300	\$0	\$149,059,600	\$2,985,500	\$17,784,900	\$0	\$25,782,500
Special District Limit	\$300	\$0	\$0	\$221,900	\$0	\$0	\$0
OTB Racing	\$0	\$0	\$0	\$736,200	\$0	\$375,000	\$0
United States\URA\UDC	\$133,000	\$0	\$16,740,000	\$0	\$168,000	\$37,748,400	\$0
Indian Res	\$0	\$0	\$9,500,000	\$0	\$0	\$0	\$0
Industrial Development Agencies	\$0	\$0	\$12,750,000	\$63,106,000	\$1,812,400	\$31,414,600	\$9,774,300
TOTAL UNLIMITED PUBLIC	\$83,722,600	\$878,000	\$1,666,655,300	\$90,445,100	\$29,232,400	\$165,365,600	\$42,915,922
2.... PRIVATE OWNERSHIP (UNLIMITED)							
Religious	\$6,073,800	\$1,407,700	\$15,145,000	\$5,146,400	\$8,771,800	\$2,400,000	\$5,693,100
Educ Corp, NonProf, Ment/Moral	\$14,748,900	\$359,600	\$7,236,500	\$13,185,120	\$4,750,000	\$2,437,000	\$450,000
Hospitals	\$0	\$0	\$14,250,000	\$0	\$3,973,100	\$0	\$0
Vet & Hist Org, Fire Dept.	\$1,339,100	\$308,900	\$4,183,700	\$1,665,300	\$2,483,700	\$571,400	\$845,900
Housing, Nursing Hm, Sr Cit Ctr	\$0	\$0	\$27,675,000	\$150	\$2,553,500	\$0	\$0
TOTAL UNLIMITED PRIVATE	\$22,161,800	\$2,076,200	\$68,490,200	\$19,996,970	\$22,532,100	\$5,408,400	\$6,989,000
3.... PUBLIC OWNERSHIP (LIMITED)							
Solar/Wind	\$0	\$0	\$0	\$0	\$49,000	\$0	\$0
Foreclosure, InRem	\$0	\$0	\$0	\$127,800	\$0	\$0	\$0
Housing Authority	\$788,600	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL LIMITED PUBLIC	\$788,600	\$0	\$0	\$127,800	\$49,000	\$0	\$0
4.... PRIVATE OWNERSHIP (LIMITED)							
RR Ceiling	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Business Investment	\$53,292	\$39,272	\$0	\$1,608,915	\$904,068	\$237,170	\$23,400
Economic Developmt Zone	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Air Pollution	\$2,150,899	\$0	\$0	\$0	\$0	\$0	\$0
Housing Developmt	\$598,600	\$0	\$0	\$3,060,000	\$0	\$0	\$0
Industrial Waste	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL LIMITED PRIVATE	\$2,802,791	\$39,272	\$0	\$4,668,915	\$904,068	\$237,170	\$23,400
GRAND TOTAL	\$109,475,791	\$2,993,472	\$1,735,145,500	\$115,238,785	\$52,717,568	\$171,011,170	\$49,928,322

Niagara County - WHOLLY EXEMPT PROPERTY ANALYSIS - 2012 Assessment Roll page 2 of 3

	PORTER	ROYALTON	SOMERSET	WHEATFIELD	WILSON	TOTAL TOWNS
1.... PUBLIC OWNERSHIP (UNLIMITED)						
New York State	\$12,730,000	\$2,300,200	\$815,400	\$3,918,400	\$1,431,600	\$1,578,737,100
Niagara County	\$0	\$197,600	\$0	\$389,600	\$1,000	\$85,642,400
City/Town/Village	\$3,173,900	\$915,100	\$1,788,200	\$3,515,008	\$2,386,900	\$56,642,430
School	\$5,357,500	\$15,718,000	\$9,396,500	\$3,861,700	\$10,276,300	\$251,885,800
Special District Limit	\$0	\$393,700	\$0	\$54,353,300	\$0	\$54,969,200
OTB Racing	\$0	\$0	\$0	\$0	\$0	\$1,111,200
United States\URA\UDC	\$1,405,800	\$0	\$85,200	\$3,300,200	\$0	\$59,580,600
Indian Res	\$0	\$247,500	\$0	\$0	\$0	\$9,747,500
Industrial Development Agencies	\$0	\$981,165	\$466,136,160	\$60,306,254	\$1,162,940	\$647,443,819
TOTAL UNLIMITED PUBLIC	\$22,667,200	\$20,753,265	\$478,221,460	\$129,644,462	\$15,258,740	\$2,745,760,049
2.... PRIVATE OWNERSHIP (UNLIMITED)						
Religious	\$4,586,850	\$3,732,200	\$3,571,800	\$6,452,570	\$1,037,900	\$64,019,120
Educ Corp,NonProf,Ment/Moral	\$297,700	\$175,400	\$823,100	\$11,828,650	\$184,700	\$56,476,670
Hospitals	\$0	\$0	\$0	\$2,156,150	\$0	\$20,379,250
Vet & Hist Org, Fire Dept.	\$953,600	\$1,690,000	\$618,300	\$3,465,650	\$921,800	\$19,047,350
Housing,Nursing Hm, Sr Cit Ctr	\$0	\$0	\$0	\$15,898,700	\$0	\$46,127,350
TOTAL UNLIMITED PRIVATE	\$5,838,150	\$5,597,600	\$5,013,200	\$39,801,720	\$2,144,400	\$206,049,740
3.... PUBLIC OWNERSHIP (LIMITED)						
Solar/Wind	\$0	\$0	\$0	\$0	\$0	\$49,000
Foreclosure, InRem	\$0	\$0	\$0	\$0	\$0	\$127,800
Housing Authority	\$0	\$0	\$0	\$0	\$0	\$788,600
TOTAL LIMITED PUBLIC	\$0	\$0	\$0	\$0	\$0	\$965,400
4.... PRIVATE OWNERSHIP (LIMITED)						
RR Ceiling	\$0	\$0	\$0	\$0	\$0	\$0
Business Investment	\$160,870	\$188,342	\$252,700	\$1,823,733	\$24,970	\$5,316,732
Economic Developmt Zone	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0
Air Pollution	\$0	\$0	\$0	\$0	\$0	\$2,150,899
Housing Developmt	\$0	\$0	\$0	\$532,725	\$0	\$4,191,325
Industrial Waste	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL LIMITED PRIVATE	\$160,870	\$188,342	\$252,700	\$2,356,458	\$24,970	\$11,658,956
GRAND TOTAL	\$28,666,220	\$26,539,207	\$483,487,360	\$171,802,640	\$18,349,910	\$2,964,434,145

Niagara County - WHOLLY EXEMPT PROPERTY ANALYSIS - 2012 Assessment Roll page 3 of 3

	LOCKPORT CITY	NIAG. FALLS	N.TONAWANDA	TOTAL CITIES	TOTAL COUNTY
1.... PUBLIC OWNERSHIP (UNLIMITED)					
New York State	\$2,909,400	\$279,457,504	\$2,080,700	\$284,447,604	\$1,863,184,704
Niagara County	\$5,387,800	\$5,670,300	\$166,000	\$11,224,100	\$96,866,500
City/Town/Village	\$11,820,812	\$213,164,400	\$44,344,444	\$269,329,656	\$325,972,086
School	\$26,891,600	\$71,465,900	\$40,376,400	\$138,733,900	\$390,619,700
Special District Limit	\$0	\$0	\$0	\$0	\$54,969,200
OTB Racing	\$0	\$0	\$0	\$0	\$1,111,200
United States\URA\UDC	\$14,864,800	\$7,430,800	\$445,000	\$22,740,600	\$82,321,200
Indian Res	\$0	\$160,102,500	\$0	\$160,102,500	\$169,850,000
Industrial Development Agencies	\$6,906,900	\$71,232,375	\$12,010,200	\$90,149,475	\$737,593,294
TOTAL UNLIMITED PUBLIC	\$68,781,312	\$808,523,779	\$99,422,744	\$976,727,835	\$3,722,487,884
2.... PRIVATE OWNERSHIP (UNLIMITED)					
Religious	\$13,533,260	\$34,280,700	\$24,066,400	\$71,880,360	\$135,899,480
Educ Corp, NonProf, Ment/Moral	\$6,631,252	\$12,171,500	\$6,638,900	\$25,441,652	\$81,918,322
Hospitals	\$3,827,800	\$25,623,200	\$22,505,000	\$51,956,000	\$72,335,250
Vet & Hist Org, Fire Dept.	\$870,900	\$1,016,900	\$2,752,000	\$4,639,800	\$23,687,150
Housing, Nursing Hm, Sr Cit Ctr	\$3,473,555	\$19,485,700	\$3,333,000	\$26,292,255	\$72,419,605
TOTAL UNLIMITED PRIVATE	\$28,336,767	\$92,578,000	\$59,295,300	\$180,210,067	\$386,259,807
3.... PUBLIC OWNERSHIP (LIMITED)					
Solar/Wind	\$0	\$0	\$0	\$0	\$49,000
Foreclosure, InRem	\$307,300	\$4,199,800	\$57,700	\$4,564,800	\$4,692,600
Housing Authority	\$0	\$16,640,500	\$6,655,000	\$23,295,500	\$24,084,100
TOTAL LIMITED PUBLIC	\$307,300	\$20,840,300	\$6,712,700	\$27,860,300	\$28,825,700
4.... PRIVATE OWNERSHIP (LIMITED)					
RR Ceiling	\$0	\$4,993,348	\$0	\$4,993,348	\$4,993,348
Business Investment	\$323,825	\$9,604,442	\$3,434,088	\$13,362,355	\$18,679,087
Economic Developmt Zone	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0
Air Pollution	\$0	\$25,824,000	\$0	\$25,824,000	\$27,974,899
Housing Developmt	\$645,500	\$1,644,600	\$1,020,500	\$3,310,600	\$7,501,925
Industrial Waste	\$0	\$0	\$381,000	\$381,000	\$381,000
TOTAL LIMITED PRIVATE	\$969,325	\$42,066,390	\$4,835,588	\$47,871,303	\$59,530,259
GRAND TOTAL	\$98,394,704	\$964,008,469	\$170,266,332	\$1,232,669,505	\$4,197,103,650

Real Property Tax Administrative Dates

	All Towns	City of Niagara Falls	City of N. Tonawanda	City of Lockport
TAX LEVY DATES:				
Niagara County	January 1	February 15	February 1	March 1
Town\City\Spec. Dist.	January 1	Jan. & May	April 1	January 1
School Districts	September 1	July (3rd wk)	September 1	September 1
Villages	June 1			
ASSESSMENT DATES:				
Valuation date:	July 1	July 1	July 1	May 1
Taxable Status date:	March 1	March 1	March 1	May 1
Tentative roll:	May 1	May 1	May 1	June 1
Grievance day:	4th Tues. in May	May	4th Tues. in May	3rd Tues in June
Final roll:	July 1	July 1	July 1	July 1
FISCAL YEAR:				
	Jan. to Dec.	Jan. to Dec.	Jan. to Dec.	Jan. to Dec.

FISCAL YEAR

School Districts	July 1 to June 30
Niagara County	January to December
Villages	June 1 to May 31

CITY OF LOCKPORT TAX COLLECTION DATES

<u>CITY TAX</u>	<p><u>January</u> or 30 days from due date, tax due without penalty</p> <p><u>February</u> Tax plus 3% penalty</p> <p><u>March</u> Tax plus 5% penalty</p> <p><u>April</u> Tax plus 6% penalty</p> <p><u>May 1st</u> Tax plus 6% penalty, Plus 6% per annum.</p>
<u>COUNTY TAX</u>	<p><u>March</u> Tax due without penalty</p> <p><u>April</u> Tax plus 3% penalty</p> <p><u>May</u> Tax plus 5% penalty</p> <p><u>June 15th</u> Unpaid taxes are returned to Niagara County Treasurer for Collection.</p>
<u>SCHOOL TAX -</u>	<p><u>September</u> Tax due without penalty</p> <p><u>October</u> Tax plus 2% penalty</p> <p><u>November</u> Tax plus 2% penalty, Plus ½% per month, plus 5%</p>

CITY OF NIAGARA FALLS TAX COLLECTION DATES

<u>CITY TAX</u>	- Payable in two installments
1st -	<p><u>January</u> Tax due without penalty</p> <p><u>February</u> Tax plus 2% penalty</p> <p><u>March</u> Tax plus 5% penalty</p> <p><u>April 1st</u> Tax plus 5% penalty, Plus 1% per month until paid</p>
2nd -	<p><u>May</u> Tax due without penalty</p> <p><u>June</u> Tax plus 2% penalty</p> <p><u>July</u> Tax plus 5% penalty</p> <p><u>August 1st</u> Tax plus 5% penalty Plus 1% per month until paid</p>
<u>COUNTY TAX -</u>	<p><u>February 15-March 15</u> Taxes due without penalty</p> <p><u>March 16</u> Tax plus 2% penalty</p> <p><u>April 16</u> Tax plus 5% penalty</p> <p><u>May 1st</u> Returned to Niagara County Treasurer</p>
<u>SCHOOL TAX -</u>	- Payable in two installments
1st -	<p><u>August</u> Taxes due without penalty</p> <p><u>September</u> Tax plus 2% penalty</p> <p><u>October</u> Tax plus 3% penalty</p>
2nd -	<p><u>November</u> Tax due without penalty</p> <p><u>December</u> Tax plus 2% penalty</p> <p><u>January</u> Tax plus 3% penalty</p> <p><u>February 1st</u> Unpaid school taxes are returned to the City of Niagara Falls on February 1st for collection.</p>

CITY OF NORTH TONAWANDA

TAX COLLECTION DATES

<u>CITY TAX -</u>	<u>April</u>	Tax due without penalty
	<u>May</u>	Tax plus 2% penalty
	<u>June</u>	Tax plus 4% "
	<u>July</u>	Tax plus 6% "
	<u>August</u>	Tax plus 7% "
	<u>September</u>	Tax plus 8% "
	<u>October</u>	Tax plus 9 % "
	<u>November</u>	Tax plus 10% "
	<u>December</u>	Tax plus 11% "

Additional 10% penalty per year, thereafter

<u>COUNTY TAX</u>	<u>February</u>	Taxes due without penalty
	<u>March</u>	Tax plus 2% penalty
	<u>April</u>	Tax plus 4% penalty
	<u>May</u>	Tax plus 6% penalty
	<u>June 1st</u>	Unpays returned to Niagara County Treasurer for collection

<u>SCHOOL TAX</u>	<u>September</u>	Taxes due without penalty
	<u>October</u>	Tax plus 2% penalty
	<u>November 1st</u>	5% penalty on the sum of the original tax, 2% penalty imposed in October, plus 1/2% interest per month thereafter.

TOWN TAX COLLECTION DATES

<u>COUNTY TAX</u>	<u>January</u>	Taxes due without penalty
	<u>February</u>	Tax plus 1% penalty
	<u>March</u>	Tax plus 2% penalty
	<u>April 1st</u>	Returned to Niagara County Treasurer for collection.

<u>SCHOOL TAX</u>	<u>September</u>	- 30 days of collection – taxes are due without penalty
	<u>October</u>	- the next 30 days of collection – tax plus 2% penalty
	<u>November</u>	After completion of collection by school collectors- uncollected taxes (original amount plus 3% penalty) plus 7% penalty -relevy on county tax bill in January.

VILLAGE TAX COLLECTION DATES

<u>VILLAGE TAX</u>	<u>June thru July 1</u>	Tax due without penalty
	<u>After July 1st</u>	Tax due plus 5% penalty 1% penalty imposed each month thereafter thru October 31.
	<u>November</u>	Returned to County Treasurer for collection with additional 3% penalty imposed.
	<u>December</u>	tax plus 7% relevied.

No payments are accepted by the

County Treasurer in December

PROPERTY TAX EXEMPTIONS FOR PERSONS AGED 65 OR OLDER

The following are the municipalities and their limit of income to be eligible for the over 65 Exemption:
This information provided by local Assessors.

<u>MUNICIPALITY</u>	<u>BASE AMOUNT</u>	<u>MAXIMUM AMOUNT</u> (Less than)
Niagara County *	18,024.99 (50% exemption)	25,524.99 (10% exemption)
City of Lockport	23,000 (50% exemption)	
City of Niagara Falls	18025*	25,525 (10% exemption)
City of North Tonawanda	12,025*	17,725 (20% exemption)
Town of Cambria	18,025*	25,525 (10% exemption)
Town of Hartland	19,500 (50% exemption)	
Town of Lewiston	15,025*	25,525 (10% exemption)
Town of Lockport	18,025*	25,525 (10% exemption)
Town of Newfane	18,025*	25,525 (10% exemption)
Town of Niagara	17,500 (50% exemption)	
Town of Pendleton	13,500*	21,000 (10% exemption)
Town of Porter	18,025*	25,525 (10% exemption)
Town of Royalton	12,025 (50% exemption)	
Town of Somerset	15,025*	22,524.99 (10% exemption)
Town of Wheatfield	18,025* (50% exemption)	25,525 (10% exemption)
Town of Wilson	15,025 *	22,525 (10% exemption)
Village of Barker	19,500	
Village of Lewiston	12,025*	19,525 (10% exemption)
Village of Middleport	7,200	
Village of Wilson	12,025*	19,525 (10% exemption)
Village of Youngstown	12,025*	19,525 (10% exemption)

The following are the school districts and their upper limit of income to be eligible for the over 65 exemption:

<u>SCHOOL DISTRICT</u>	<u>(less than)</u>	<u>(Maximum)</u>
Akron Central	21,500*	27,200 (20% exemption)
Barker Central		18,500 (50% exemption)
Lewiston Porter	15,025 (50% exemption)	22,525 (10% exemption)
Medina Central	12,500 (50% exemption)	18,200 (20% exemption)
Newfane Central	18,025*	25,525 (5% exemption)
Niagara Wheatfield	18,025 (50% exemption)	25,525 (10% exemption)
Royalton-Hartland	18,025*	25,525 (10% exemption)
Starpoint Central	16,500*	24,900 (5% exemption)
Wilson Central	12,025* (50% exemption)	19,925 (10% exemption)
Lockport City		25,420 (50% exemption)
Niagara Falls City	13,500*	17,100 (20% exemption)
North Tonawanda City	12,025*	17,725 (20% exemption)

Maximum State Base Amount : \$29,000 (50%) plus sliding scale increments up to \$37,400 (5%).

Applications for OA exemptions are accepted by assessors as follows:

Towns:	January 1-March 1
City of Lockport:	January 2-May 1
City of Niagara Falls:	October – March 1
City of North Tonawanda:	September – March 1

*Sliding Scale

STATUS OF MUNICIPAL OPTIONS IN REGARDS TO VETERANS EXEMPTIONS

MAXIMUM 458(A)

MUNICIPALITY	2012 FINAL EQ. RATE	ALTERNATIVE VETS EXEMPTION						EQUALIZED	RPTL 458(5)	COLD WAR EXEMPTION ACCEPTED	
		WARTIME VETERAN		COMBAT ZONE VETERAN		DISABLED VETERAN		MAXIMUM ASSESSED VALUE	MAXIMUM ASSESSED VALUE		PRO RATA VETS EXEMPTION
		15% MAXIMUM EXEMPT	18,000 MAXIMUM EXEMPT	25% MAXIMUM EXEMPT	30,000 MAXIMUM EXEMPT	50% MAXIMUM EXEMPT	60,000 MAXIMUM EXEMPT				
CAMBRIA	100.00	18,000	18,000	30,000	30,000	60,000	60,000	120,000	120,000	YES	NO
HARTLAND	100.00	18,000	18,000	30,000	30,000	60,000	60,000	120,000	120,000	YES	NO
MIDDLEPORT (VLG)	100.00	9,000	9,000	15,000	15,000	60,000	60,000	60,000	60,000	YES	n/a
LEWISTON	82.00	12,000	9,840	20,000	16,400	40,000	32,800	80,000	65,600	YES	n/a
LEWISTON (VLG)	82.00	12,000	9,840	20,000	16,400	40,000	32,800	80,000	65,600	YES	YES
LOCKPORT (TOWN)	100.00	18,000	18,000	30,000	30,000	60,000	60,000	80,000	120,000	YES	NO
NEWFANE	96.00	18,000	17,280	30,000	28,800	60,000	57,600	120,000	115,200	YES	n/a
NIAGARA	59.00	12,000	7,080	20,000	11,800	40,000	23,600	80,000	47,200	YES	YES
PENDLETON	97.00	18,000	17,460	30,000	29,100	60,000	58,200	120,000	116,400	YES	NO
PORTER	95.00	18,000	17,100	20,000	19,000	40,000	38,000	80,000	76,000	YES	NO
YOUNGSTOWN (VLG)	95.00	18,000	17,100	20,000	19,000	40,000	38,000	80,000	76,000	YES	NO
ROYALTON	98.00	12,000	11,760	20,000	19,600	40,000	39,200	80,000	78,400	YES	NO
SOMERSET	100.00	18,000	18,000	30,000	30,000	60,000	60,000	120,000	120,000	YES	YES
BARKER (VLG)	100.00	-	-	-	-	-	-	-	-	n/a	NO
WHEATFIELD	69.00	12,000	8,280	20,000	13,800	40,000	27,600	80,000	55,200	YES	YES
WILSON	92.00	12,000	11,040	20,000	18,400	40,000	36,800	80,000	73,600	YES	NO
WILSON (VLG)	92.00	-	-	-	-	-	-	-	-	n/a	n/a
CITY OF LOCKPORT	100.00	9,000	9,000	15,000	15,000	30,000	30,000	60,000	60,000	NO	NO
CITY OF NIAGARA FALLS	92.00	12,000	11,040	20,000	18,400	40,000	36,800	80,000	73,600	YES	NO
CITY OF N. TONAWANDA	97.00	18,000	17,460	30,000	29,100	60,000	58,200	120,000	116,400	YES	YES
NIAGARA COUNTY*		18,000		30,000		60,000		120,000		YES	YES

*The maximum exemption for county purposes shall also be equalized by the appropriate equalization rate for each town and city

NOTE: Final Equalization rate used for exemption purposes may differ from that used for tax extensions.



NYS Department of Taxation and Finance

STAR Exemption Information

The enhanced or basic STAR exemption is the amount that your assessment will be reduced prior to the levy of school taxes. For example, if you own and live in a house that is assessed at \$150,000 and the enhanced STAR exemption for your municipality is \$50,000, the school taxes on your property would be paid on a taxable assessment of \$100,000 (\$150,000 - \$50,000 = \$100,000).

Niagara County 2012-2013 School Levy Year

Municipality	Enhanced Exemption	Basic Exemption	Date Certified
City of Lockport	\$ 62,200	\$ 30,000	4/9/2012
City of Niagara Falls	\$ 57,850	\$ 27,900	4/9/2012
City of North Tonawanda	\$ 60,330	\$ 29,100	4/9/2012
Town of Cambria	\$ 62,200	\$ 30,000	4/9/2012
Town of Hartland	\$ 62,200	\$ 30,000	4/9/2012
Town of Lewiston	\$ 50,380	\$ 24,300	4/9/2012
Town of Lockport	\$ 62,200	\$ 30,000	4/9/2012
Town of Newfane	\$ 60,960	\$ 29,400	4/9/2012
Town of Niagara	\$ 36,700	\$ 17,700	4/9/2012
Town of Pendleton	\$ 60,960	\$ 29,400	4/9/2012
Town of Porter	\$ 56,600	\$ 27,300	4/9/2012
Town of Royalton	\$ 60,330	\$ 29,100	4/9/2012
Town of Somerset	\$ 62,200	\$ 30,000	4/9/2012
Town of Wheatfield	\$ 42,920	\$ 20,700	4/9/2012
Town of Wilson	\$ 57,850	\$ 27,900	4/9/2012

The attached exemptions were determined using the latest data available. As more current data becomes available these exemptions are subject to change.

If in the future a revised exemption is determined which is five percent or more different than the exemption indicated, a new exemption will be recertified to that municipality.

Any recertification will occur before the last date allowed by law for the levy of school taxes.

TAX MAPPING STATISTICS : 1992-2012

NIAGARA COUNTY REAL PROPERTY TAX SERVICES

Total Whole Property transfers by year:

These figures do not include partial transfer activity.

MUNICIPALITY	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992
CAMBRIA	125	138	173	153	130	166	161	156	148	164	149	131	147	165	135	138	135	146	158	163	138
HARTLAND	102	122	113	104	121	147	144	120	133	128	126	85	136	108	132	104	105	112	143	128	106
LEWISTON	382	341	391	378	413	416	467	536	540	468	461	414	438	431	423	367	422	436	453	432	417
LOCKPORT	373	377	455	438	431	552	695	677	611	627	579	530	608	630	471	443	523	531	537	475	570
NEWFANE	216	217	238	247	275	327	306	315	306	307	294	273	271	294	297	280	233	233	307	262	281
NIAGARA	256	202	271	254	212	261	278	292	266	231	164	179	204	206	247	281	240	232	228	235	228
PENDLETON	181	151	161	167	160	168	147	161	201	187	163	177	174	194	174	159	148	157	139	188	180
PORTER	334	228	190	179	208	260	208	274	236	246	267	234	209	374	195	177	225	173	164	215	213
ROYALTON	185	178	273	180	223	282	266	236	257	265	243	199	215	227	224	205	218	224	238	217	173
SOMERSET	83	71	77	70	95	122	106	92	108	99	96	102	83	123	96	68	68	73	63	85	86
WHEATFIELD	436	427	379	407	450	594	471	498	578	602	617	565	514	519	640	500	427	399	668	655	455
WILSON	239	144	184	164	205	232	178	245	203	167	222	229	212	254	160	161	159	188	177	188	176
TOWN TOTALS	2912	2596	2905	2741	2923	3527	3427	3602	3587	3491	3381	3118	3211	3525	3194	2883	2903	2904	3275	3243	3023
NIAGARA FALLS	1854	1094	1488	1661	1616	2345	2057	2763	2246	1914	2336	1807	1884	1750	1591	1836	2093	1672	1720	1529	1818
NORTH TONAWANDA	627	605	743	727	756	906	983	1034	937	944	814	869	959	777	855	803	795	848	1000	886	1043
LOCKPORT	514	468	604	583	698	806	716	777	679	702	735	662	756	708	667	546	573	639	630	638	630
CITY TOTALS	2995	2167	2835	2971	3070	4057	3756	4574	3862	3560	3885	3338	3599	3235	3113	3185	3461	3159	3350	3053	3491
TOTAL WHOLE TRANSFERS	5907	4763	5740	5712	5993	7584	7183	8176	7449	7051	7266	6456	6810	6760	6307	6068	6364	6063	6625	6296	6514

Total Partial Transfers	251	266	226	297	407	424	545	441	424	460	490	409	512	463	465	481	472	661	661	515	683
GRAND TOTAL TRANSFERS	6158	5029	5966	6009	6400	8008	7728	8617	7873	7511	7756	6865	7322	7223	6772	6549	6836	6724	7286	6811	7197
Percentage of splits	4.00%	5.3%	3.5%	4.9%	6.4%	5.6%	7.6%	5.4%	5.7%	6.5%	6.5%	6.3%	7.5%	6.8%	7.4%	7.9%	7.4%	10.9%	9.3%	8.2%	10.5%

Partial transfer occurs when a **portion** of the land parcel, including buildings thereon, if any, is conveyed to a different owner. Whole transfer occurs when the **entire** land parcel is conveyed to a different owner.

* (a correction in the # of transfers was made for 1995 total due to the fact that some splits were previously included in the total.)

NIAGARA COUNTY ASSESSORS

CAMBRIA

Janelle Kroening
4160 Upper Mountain Rd.
Sanborn, NY 14132
Phone (433-8161 ext. 22) Fax: (433-7164)
Email jkroening@townofcambria.com

HARTLAND

Michael Hartman
8942 Ridge Rd., Town Hall
Gasport, NY 14067
Phone: (735-7778) Fax: (735-3061)
Email michaelHartman@townofhartlandny.us

LEWISTON

Linda E. Johnson
1375 Ridge Rd. PO Box 330
Lewiston, NY 14092
Phone: (754-8213) Fax: (754-2319)
Email Assessor@townoflewiston.us

LOCKPORT

Jill Lederhouse,
6200 Robinson Rd. Ext.
Lockport, NY 14094-7970
Phone: (439-9526) Fax: (439-9532)
Email j_lederhouse@elockport.com
Email lkptassessor@excite.com

NEWFANE

Robert Glidden
2737 Main Street
Newfane, NY 14108
Phone (778-8827 Ext. 104) Fax: (778-7178)
Email rkglidden@verizon.net
Email tonassessor@roadrunner.com

NIAGARA

Darleen Sullivan
7105 Lockport Rd.
Niagara Falls, NY 14305
Phone (297-2150 Ext. 130) Fax: (297-9262)
Email dsullivan@townofniagara.com

PENDLETON

Kelli Coughlin
6570 Campbell Blvd.
Lockport, NY 14094
Phone (625-8833 Ext 16) Fax: (625-6295)
Email kcoughlin@pendletonny.us

PORTER

Susan Driscoll
3265 Creek Rd.
Youngstown, NY 14174
Phone (745-3730 Ext.4) Fax: (745-9022)
Email PorterAssessor@roadrunner.com

ROYALTON

Michael Hartman
5316 Royalton Center Rd.
Middleport, NY 14105
Phone (772-7826 Ext. 16) Fax: (772-2748)
Email Trassess@rochester.rr.com

SOMERSET

Dominic Penale, Jr.
8700 Haight Rd., PO Box 368
Barker, NY 14012
Phone (795-3243) Fax: (795-9041)
Email somersetassessor@roadrunner.com

WHEATFIELD

Brigette Grawe
2800 Church Rd.
No. Tonawanda, NY 14120
Phone (694-9102) Fax: (694-1800)
Email Brigetteg@wheatfield.ny.us

WILSON

James Bird
375 Lake St. PO Box 537
Wilson, NY 14172
Phone (751-6705 Ext. 15) Fax: (751-2671)
Email infoclerk@wilsonny.com

CITY OF LOCKPORT

Harry Williams
One Locks Plaza, Municipal Bldg.
Lockport, NY 14094
Phone (439-6614) Fax: (439-6617)
Email hwilliams@elockport.com

NIAGARA FALLS

James Bird
City Assessor's Office
745 Main St.
Niagara Falls, NY 14302
Phone (286-4380) Fax: (286-4403)
Email James.Bird@niagarafallsny.gov

NORTH TONAWANDA

Flora Carozzolo
City Hall - 216 Payne Ave.
North Tonawanda, NY 14120
Phone (695-8597) Fax: (505-2132)
Email floracar@northtonawanda.org

NIAGARA COUNTY SUPERVISORS AND MAYORS

CAMBRIA

Wright H. Ellis
4160 Upper Mountain Rd.
Sanborn NY 14132
Phone (433-8523) Fax (433-7164)
Email supervisor@townofcambria.com

HARTLAND

Ross W. Annable
8942 Ridge Rd.
Gasport, NY 14067
Phone (735-7360) Fax (735-3061)
Email jslabyk@hotmail.com

LEWISTON

Steven Reiter
1375 Ridge Rd. Box 330
Lewiston, NY 14092
Phone (754-8213) Fax (754-2821)
Email supervisor@townoflewiston.us

LOCKPORT

Marc Smith
6560 Dysinger Rd.
Lockport, NY 14094-7970
Phone (439-9520) Fax (439-0528)
Email supervisor@elockport.com

NEWFANE

Timothy Horanburg
2737 Main Street
Newfane, NY 14108
Phone (778-8531) Fax (778-7178)
Email tonsupervisor@roadrunner.com

NIAGARA

Steven C. Richards
7105 Lockport Rd.
Niagara Falls, NY 14305
Phone (297-2150- ext. 136) Fax (298-4651)

PENDLETON

James Riestler
6570 Campbell Blvd.
Lockport, NY 14094
Phone (625-8833 Ext. 13) Fax (625-6295)
Email jriester@pendletonny.us

PORTER

Merton Wiepert
3265 Creek Rd.
Youngstown, NY 14174
Phone (745-37243 Ext. 15) Fax (745-9022)
Email portersupervisor@roadrunner.com

ROYALTON

Jennifer Bieber
5316 Royalton Center Rd.
Middleport, NY 14105
Phone (772-7531 Ext. 14) Fax (772-2748)
Email trsuper@rochester.rr.com

SOMERSET

Daniel M. Engert
8700 Haight Rd., Town Hall
Barker, NY 14012
Phone (795-3575) Fax (795-9041)
Email daniel.engert@gmail.com

WHEATFIELD

Hon. Robert B. Cliffe
2800 Church Rd.
UpperLevel-Town Hall
No. Tonawanda, NY 14120
Phone (694-6440) Fax (692-5419)
Email supervisor@wheatfield.ny.us

WILSON

Joseph Jastrzemski
375 Lake St. PO Box 537
Wilson, NY 14172
Phone (949-9113) Fax (751-2671)
Email supervisor@wilsonnewyork.com

CITY OF LOCKPORT

Michael Tucker
Municipal Building, One Locks Plaza
Lockport, NY 14094
Phone (439-6665) Fax (439-6668)
Email mayor@elockport.com

CITY OF NIAGARA FALLS

Paul Dyster
City Hall, 745 Main St.
Niagara Falls, NY 14302
Phone (286-4310) Fax (286-4349)
Email paul.dyster@niagarafallsny.gov

CITY OF NORTH TONAWANDA

Robert Ortt
City Hall, 216 Payne Ave.
No. Tonawanda, NY 14120
Phone (695-8540) Fax (695-8541)
Email robertort@northtonawanda.org

NIAGARA COUNTY TOWN CLERKS

CAMBRIA

Lou Ann Murawski
4160 Upper Mountain Rd.
Sanborn, NY 14132
Phone: (433-7664) Fax: (433-7164)
Email townclerk@townofcambria.com

HARTLAND

Cindy Boyler
8942 Ridge Rd.
Gasport, NY 14067
Phone: (735-7179) Fax: (735-3061)
Email hartland@rochester.rr.com

LEWISTON

Carol J. Brandon
1375 Ridge Rd.
Lewiston, NY 14092
Phone: (754-8214) Fax: (754-2821)
Email cbrandon@townoflewiston.us

LOCKPORT - TOWN

Nancy Brooks
6560 Dysinger Rd.
Lockport, NY 14094-7970
Phone: (439-9524) Fax (438-5465)
Email townclerk@elockport.com

NEWFANE

Mildred Kramp
2737 Main Street
Newfane, NY 14108
Phone: (778-8822 Ext. 109) Fax (778-5917)
Email tonclerk@roadrunner.com

NIAGARA

Sylvia Virtuoso
7105 Lockport Rd.
Niagara Falls, NY 14305
Phone: (297-2150 Ext. 133) Fax (297-9262)
Email svirtuoso@townofniagara.com

PENDLETON

Terry J. Pienta
6570 Campbell Blvd.
Lockport, NY 14094
Phone: (625-8833 Ext. 12) Fax (625-6295)
Email tpienta@pendletonny.us

PORTER

Gail Zachary
3265 Creek Rd.
Youngstown, NY 14174
Phone: (745-3730 Ext. 13) Fax (745-9022)
Email portertownclerk@roadrunner.com

ROYALTON

Marie L. Little
5316 Royalton Center Rd.
Middleport, NY 14105
Phone: (772-2431 Ext. 10) Fax (772-2748)
Email trclerk1@rochester.rr.com

SOMERSET

Rebecca Connolly
8700 Haight Rd., PO Box 368
Barker, NY 14012
Phone: (795-3575) Fax (795-9041)
Email beckyconnolly@roadrunner.com

WHEATFIELD

Kathy Harrington-McDonnell
2800 Church Rd.
Upper Level-Town Hall
Wheatfield, NY 14120-1099
Phone: (694-6441) Fax (694-5419)
Email town_clerk@wheatfield.ny.us

WILSON

Wanda E. Burrows
375 Lake St. , PO Box 537
Wilson, NY 14172
Phone: (751-6704 Ext. 10) Fax (751-2671)
Email townclerk@wilsonnewyork.com

NIAGARA COUNTY TOWN TAX COLLECTORS

CAMBRIA

Debra A. Littere
4160 Upper Mountain Rd.
Sanborn, NY 14132
Phone: 433-8161 ext.35
Fax 433-7164
Email dlittere@townofcambria.com

HARTLAND

Katherine Hirner
8942 Ridge Rd.
Gasport, NY 14067
Phone: 735-7239 Hall
Fax 735-3054
Email hartlandct@yahoo.com

LEWISTON

Joan B. Stephens, Rec.
PO Box 109
Model City, NY 14107
Phone: 754-8213 Ext 235 Hall
Fax 754-9483
Email taxes@townoflewiston.us
jbstephens@townoflewiston.us

LOCKPORT – TOWN

Lori L. Carrero
6560 Dysinger Rd.
Lockport, NY 14094-7970
Phone: 478-0607
Fax 478-0624
Email tax_collector@elockport.com

NEWFANE

Judith Meahl
2737 Main Street
Newfane, NY 14108
Phone: 778-8822 ext. 113 - Hall
Fax 778-7178
Email jameahl@juno.com

NIAGARA

Sylvia Virtuoso
7105 Lockport Rd.
Niagara Falls, NY 14305
Phone: 297-2150 Hall Ext 133
Fax 297-9262
Email svirtuoso@townofniagara.com
Website: www.townofniagara.com

PENDLETON

Terry Pienta
6570 Campbell Blvd
Lockport, NY 14094
Phone: 625-8833 Ext 12 Hall
Fax 625-9295
Email tpienta@pendletonny.us

PORTER

Sally Hogan
PO Box 430
Youngstown, NY 14174-0430
Phone: 745-3730 Ext. 16 or 791-4984
Fax 745-9022
Email saltedhog@aol.com

ROYALTON

JoAnne K. Swick
5316 Royalton Center Rd.
Middleport, NY 14105
Phone: 772-2431 Ext 21 Hall
Fax 772-2748
Email trtax@rochester.rr.com

SOMERSET

Ruth Wendler
8700 Haight Rd., PO Box 368
Barker, NY 14012
Phone: 795-3575 Hall
Fax 795-9041
Email rhwend3003@aol.com

WHEATFIELD

Kathy Harrington-McDonell
2800 Church Rd.
No.Tonawanda, NY 14120
Phone: 694-6441 Hall
Fax 694-5914
Email kathyh@wheatfield.ny.us

WILSON

Julia E. Godfrey
375 Lake St., PO Box 537
Wilson, NY 14172-0537
Phone: 751-9531- Hall
Fax 751-6706
Email tax@wilsonnewyork.com

CITY TAX COLLECTOR

LOCKPORT - CITY HALL
TREASURER: **MICHAEL E. WHITE**
ONE LOCKS PLAZA
LOCKPORT, NY 14094
439-6744 / 439-6617 (fax)
lkptcitytreas@hotmail.com

NIAGARA FALLS – CITY HALL
COMPTROLLER: **KEITH MARTINEAU**
745 MAIN STREET, RM. 109
NIAGARA FALLS, NY 14302
286-4350 / 286-4354 (fax)
kieth.martineau@niagarafallsny.gov

CITY CLERKS

LOCKPORT - CITY HALL
CITY CLERK: **RICHELLE PASCERI**
ONE LOCKS PLAZA, MUNIC. BLDG.
LOCKPORT, NY 14094
439-6676 / 439-6668 (fax)
ctiyclerk@elockport.com

NIAGARA FALLS – CITY HALL
CITY CLERK: **CAROL ANTONUCCI**
745 MAIN STREET, RM. 114
NIAGARA FALLS, NY 14301
286-4393 / 286-4398 (fax)
carol.antonucci@niagarafallsny.gov

NORTH TONAWANDA - CITY HALL
CITY CLERK & TREASURER: **SCOTT KIEDROWSKI**
216 PAYNE AVENUE
NORTH TONAWANDA, NY 14120
Clerk # : 695-8555 / Clerk Fax : 695-8557
Treasurer # : 695-8575 / Treas. Fax : 505-2133
scottkie@northtonawanda.org

VILLAGE TAX COLLECTOR / CLERKS

BARKER - VILLAGE HALL
KATHIE SMITH
8708 MAIN STREET, PO BOX 298
BARKER, NY 14012
795-3777 / 795-3478 (fax)
barkervillage@roadrunner.com

LEWISTON - VILLAGE HALL
ANNE WELCH
145 N. 4TH ST, PO BOX 325
LEWISTON, NY 14092
754-8271 / 754-2703 (fax)
clerk@villageoflewiston.com

MIDDLEPORT - VILLAGE HALL
REBECCA SCHWEIGERT
24 MAIN ST, PO BOX 186
MIDDLEPORT, NY 14105
735-3303 / 735-3432 (fax)
middleportny@villageofmiddleport.org

WILSON - VILLAGE HALL
ELLEN M. HIBBARD
375 LAKE ST, PO BOX 596
WILSON, NY 14172
751-6764 / 751-6787 (fax)
ellenvilwil@verizon.net

YOUNGSTOWN - VILLAGE HALL
BARBARA CASTILON
240 LOCKPORT ST, PO BOX 168
YOUNGSTOWN, NY 14174
745-7721 / 745-3400 (fax)
Bjc@youngstownnewyork.us
Bjc2@roadrunner.com

SCHOOL DISTRICT BUSINESS MANAGERS

AKRON CENTRAL SCHOOL DIST.

Cynthia M. Tretter, Dist. Treasurer
47 Bloomingdale Ave.
Akron NY 14001
Phone: 542-5020 Ext. 5015
Fax: 542-5018

BARKER CENTRAL SCHOOL DIST.

Allison Brady, Business Adm.
1628 Quaker Rd
Barker NY 14012
Phone: 795-9111 Ext. 3190
Fax: 795-3283

LEWISTON - PORTER CENTRAL SCHOOL DISTRICT

Don Rappold, Asst. Superint.
4061 Creek Rd
Youngstown, NY 14174
Phone: 286-7241
Fax: 754-2755

MEDINA CENTRAL SCHOOL

Sharon Zacher
One Mustang Dr. (Board of Ed)
Medina, NY 14103-1845
Phone: 585-798-2701
Fax: 585-798-3108

NEWFANE CENTRAL SCHOOL

Bart Schuler, Business Adm.
Bus. Office - 6048 Godfrey Rd.
Burt, NY 14028
Phone 778-6860
Fax: 778-3108

NIAGARA WHEATFIELD CENTRAL SCHOOL DISTRICT

Richard Hitzgues Interim Business Mgr
6700 Schultz Rd
Niagara Falls, NY 14304
Phone: 215-3022
Fax: 215-3030

ROYALTON - HARTLAND CENTRAL SCHOOL DISTRICT

Kelly Griffith, Business Adm.
54 State St.
Middleport, NY 14105
Phone: 735-2000 Ext 2011
Fax: 735-2037

STARPOINT CENTRAL SCHOOL

Jonathan Andrews, Director of Adm. Services
4363 Mapleton Rd.
Lockport, NY 14094
Phone: 210-2349
Fax: 210-2358

WILSON CENTRAL SCHOOL DISTRICT

John Montesanti, Business Adm.
412 Lake St - PO Box 648
Wilson NY 14172-0648
Phone: 751-9341 ext.121

LOCKPORT CITY SCHOOL DISTRICT

Deborah Coder
130 Beattie Ave - Board of Education
Lockport, NY 14094
Phone: 478-4828

NIAGARA FALLS SCHOOL DISTRICT

Timothy Hyland
Admin. For School Business Services
630 66th Street - Board of Education
Niagara Falls, NY 14304
Phone: 286-4242

NORTH TONAWANDA SCHOOL DISTRICT

Alan K. Getter. Interim Assistant
Superintendent for Administrative Services.
175 Humphrey St. - Board of Education
North Tonawanda NY 14120
Phone: 807-3503
Fax: 807-3522

SCHOOL TAX COLLECTORS

AKRON CENTRAL	Cynthia Tretter Town of Newstead Clerk 47 Bloomingdale Ave. Akron NY 14001	Sch Fax	542-5010 542-3702
BARKER CENTRAL	Janice Stoll c/o Barker Central 1628 Quaker Rd. Barker NY 14012	Sch Fax	795-9111 Ext. 3191 795-3283
LEWISTON-PORTER	Deborah Sharpe 4061 Creek Rd Youngstown NY 14174	Sch Fax	754-8281 286-7877
MEDINA CENTRAL	Joyce Wright One Mustang Drive Medina, NY 14103-1845	Sch Fax	585-798-2701 Op: 6,2,3. 585-798-5676
NEWFANE CENTRAL	Janet Roger c/o Newfane Central 6048 Godfrey Rd. Burt NY 14028	Sch Fax	778-6858 778-6860
NIAGARA-WHEATFIELD	Rebecca Ashby c/o Niagara Wheatfield CSD 6700 Schults St Niagara falls, NY 14304	Work Fax	215-3027 215-3030
ROYALTON HARTLAND	Kelly Griffith c/o Royalton-Hartland 54 State St Middleport NY 14105	Sch Fax	735-2000 Ext 2011 735-2037
STARPOINT CENTRAL	Mary Hillery c/o Starpoint Central 4363 Mapleton Rd Lockport NY 14094	Sch Fax	210-2313 210-2358
WILSON CENTRAL	Cathy Lewis c/o Wilson Central PO Box 648 Wilson NY 14172-0055	Sch Fax	751-9341 Ext. 122 751-0008
LOCKPORT CITY	Michael E. White City Treasurer One Locks Plaza Lockport NY 14094	Office Fax	439-6744 439-6617
NIAGARA FALLS	Keith Martineau Billings & Collections Rm 109 City Hall 745 Main St Niagara Falls NY 14302	Office Fax	286-4350 286-4354
NORTH TONAWANDA	Scott Kiedrowski City Treasurer City Hall Payne Ave North Tonawanda NY 14120	Office Fax	695-8575 505-2133

NIAGARA COUNTY LEGISLATURE

2013

LEGISLATIVE DISTRICT	NAME	PHONE	ADDRESS	CITY	ZIP CODE
FIRST	Clyde L. Burmaster	791-3111	2512 Parker Rd.	Ransomville	14131
SECOND	William L. Ross	731-5949	6761 Walmore Rd.	Niagara Falls	14304
THIRD	Chereé J. Copelin	804-9928	9302 Hennepin Ave.	Niagara Falls	14304
FOURTH	Owen T. Steed	990-6518		Niagara Falls	14305
FIFTH	Jason A. Zona	524-2248	431 Vanderbilt Ave.	Niagara Falls	14305
SIXTH	Dennis F. Virtuoso	284-1582	2703 Independence Ave.	Niagara Falls	14301
SEVENTH	Kathryn L. Lance	696-0583	7361 Winbert Dr.	No. Tonawanda	14120
EIGHTH	Peter E. Smolinski	695-1873	449 Robert Dr.	No. Tonawanda	14120
NINTH	Paul B. Wojtaszek	695-7134	30 Sherwood Ct.	No. Tonawanda	14120
TENTH	David E. Godfrey	751-9606	4821 Lake Rd	Burt	14028
ELEVENTH	Anthony J. Nemi	434-0133	67 S. New York St.	Lockport	14094
TWELFTH	Richard E. Updegrove	434-2140	4688 Day Rd.	Lockport	14094
THIRTEENTH	Wm. Keith McNall	434-8070	739 Willow St.	Lockport	14094
FOURTEENTH	John Syracuse	778-5064	6091 Condren Rd.	Newfane	14108
FIFTEENTH	Michael A. Hill	735-3259	3464 Stone Rd.	Middleport	14105

William L. Ross, Chairman
Clyde L. Burmaster, Vice Chairman
Richard Updegrove, Majority Leader
Dennis F. Virtuoso, Minority Leader
Mary Jo Tamburlin, Clerk
Niagara County Legislature
175 Hawley St., Lockport, N.Y. 14094
(716) 439-7000

US Census Bureau - 2010 Census

People QuickFacts	Niagara County	New York
Population, 2010	216,469	19,378,102
Population, percent change, 2000 to 2010	-1.50%	2.10%
Population, 2000	219,846	18,976,457
Persons under 5 years, percent, 2010	5.30%	6.00%
Persons under 18 years, percent, 2010	21.50%	22.30%
Persons 65 years and over, percent, 2010	15.90%	13.50%
Female persons, percent, 2010	51.50%	51.60%
White persons, percent, 2010 (a)	88.50%	65.70%
Black persons, percent, 2010 (a)	6.90%	15.90%
American Indian and Alaska Native persons, percent, 2010 (a)	1.10%	0.60%
Asian persons, percent, 2010 (a)	0.80%	7.30%
Persons reporting two or more races, percent, 2010	2.20%	3.00%
Persons of Hispanic or Latino origin, percent, 2010 (b)	2.20%	17.60%
White persons not Hispanic, percent, 2010	87.30%	58.30%
Living in same house 1 year & over, 2006-2010	89.00%	88.30%
Foreign born persons, percent, 2006-2010	3.90%	21.70%
Language other than English spoken at home, pct age 5+, 2006-2010	6.00%	29.20%
High school graduates, percent of persons age 25+, 2006-2010	88.40%	84.40%
Bachelor's degree or higher, pct of persons age 25+, 2006-2010	19.60%	32.10%
Veterans, 2006-2010	19,705	1,025,496
Housing units, 2010	99,120	8,108,103
Homeownership rate, 2006-2010	70.90%	55.20%
Housing units in multi-unit structures, percent, 2006-2010	27.60%	50.60%
Median value of owner-occupied housing units, 2006-2010	\$97,600	\$303,900
Households, 2006-2010	88,152	7,205,740
Persons per household, 2006-2010	2.4	2.59
Per capita money income in past 12 months (2010 dollars) 2006-2010	\$24,224	\$30,948
Median household income 2006-2010	\$45,964	\$55,603
Persons below poverty level, percent, 2006-2010	12.80%	14.20%

Business QuickFacts	Niagara County	New York
Private nonfarm establishments, 2009	4,467	515,819
Private nonfarm employment, 2009	57,730	7,332,392
Private nonfarm employment, percent change 2000-2009	-11.40%	-0.30%
Nonemployer establishments, 2009	9,157	1,489,207
Total number of firms, 2007	12,552	1,956,733
Black-owned firms, percent, 2007	S	10.40%
American Indian- and Alaska Native-owned firms, percent, 2007	1.30%	0.70%
Asian-owned firms, percent, 2007	1.50%	10.10%
Hispanic-owned firms, percent, 2007	S	9.90%
Women-owned firms, percent, 2007	27.80%	30.40%

Geography QuickFacts	Niagara County	New York
Land area in square miles, 2010	522.36	47,126.40
Persons per square mile, 2010	414.4	411.2

KEY

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

S: Suppressed; does not meet publication standards

Source: US Census Bureau State & County QuickFacts

NIAGARA COUNTY OWNED PROPERTY

2012

MUNICIPALITY	DIST.	SBL	ADDRESS	DESCRIPTION	TAV
C. Lockport		94.20-2-2	250 Plank Rd.	Reconstr. of Stone Rd. - 5.50 Ac	\$27,500
C. Lockport		95.13-1-2	1078 Old Niagara Rd.	5.0 Ac	\$120,100
C. Lockport		108.16-1-1	6 Oakhurst St.	next to Hwy. Garage -2.60 Ac	\$12,800
C. Lockport		108.16-1-2	223 S. Niagara St.	Highway Garage - 6.50 Ac	\$454,600
C. Lockport		108.16-1-51	225 S. Niagara St.	Highway Garage - 1.90 Ac	\$858,700
C. Lockport		109.13-4-46	59 Park Ave.	Brooks Bldg. - 132'x240'	\$469,900
C. Lockport		109.13-4-47	175 Hawley Sy	Court House 2.80 Ac	\$1,602,500
C. Lockport		109.13-4-76	155 Niagara St. 1.20 Ac	Civil Def. Bldg. (now Public Defend.)	\$264,300
C. Lockport		109.13-4-77	169 Niagara St. 42'x169'	Mental Health Daycare Center	\$59,100
C. Lockport		109.13-4-78	171 Niagara St. 48.5'x165'	Mental Health Daycare Center	\$55,700
C. Lockport		109.16-1-1	360 Davison Rd.	NC Golf Course - 41.0 Ac	\$1,218,000
C. Lockport	REFUSE	122.07-1-7	656 West Ave.	28.78 Ac	\$148,900
Niagara Falls		130.15-1-1	1746 James Ave.	Fire Tower - 2.50 Ac	\$38,100
Niagara Falls		144.18-1-7.1	11th St.	Trott Triangle -1.20 Ac	\$24,000
Niagara Falls		144.18-1-7.2	1000 11th St.	404.49' x 104.82'	\$39,500
Niagara Falls		144.71-3-1.2	1001 11th St.	Trott Bldg. - 2.80 Ac	\$3,025,900
Niagara Falls		144.71-3-2	1151 Ashland Ave.	for Trott Bldg. - 54'x120'	\$2,300
Niagara Falls		144.77-1-53	314 Cedar Ave	40' x 130'	\$2,300
Niagara Falls		144.77-1-54	310 Cedar Ave	40' x 130'	\$2,300
Niagara Falls		144.77-1-55	306 Cedar Ave	40' x 130'	\$2,300
Niagara Falls		144.77-1-56	302 Cedar Ave	40' x 130'	\$400
Niagara Falls		144.77-2-1	775 3rd St.	Court House 330'x132'	\$1,125,000
Niagara Falls		145.05-1-8	Porter Rd. - 2.97 Ac	settling pond for Gill Creek	\$60,000
Niagara Falls		158.12-1-2.12	First St.	148.27' x 294.27'	\$2,132,400
Niagara Falls		159.12-1-2.1	245 30th St. - 2.70 Ac	Olin Bldg. - Cerebral Palsy leases	\$163,400
Niagara Falls		159.39-1-5	301 30th St.	Human Resource Bldg. 3.34 Ac	\$1,208,800
N. Tonawanda	REFUSE	175.07-1-3	652 Witmer Rd.	19.90 Ac - landfill/waste	\$44,400
N. Tonawanda	REFUSE	175.07-1-41.2	542 Witmer Rd.	0.83 Ac - landfill/waste	\$800
N. Tonawanda	REFUSE	175.07-1-42.2	572 Witmer Rd.	212.85'x80' - landfill/waste	\$400
N. Tonawanda	REFUSE	175.11-1-2	380 Witmer Rd.	43.40 Ac - landfill/waste	\$105,600
N. Tonawanda	REFUSE	175.15-1-1.2	280 Witmer Rd.	126.09'x90' - landfill/waste	\$300
N. Tonawanda	REFUSE	175.15-1-3	264 Witmer Rd.	3.90 Ac - landfill/waste	\$6,700
N. Tonawanda	REFUSE	175.15-1-68	22 Boston Ave.	190'x412.13' - landfill/waste	\$1,800
N. Tonawanda	REFUSE	175.15-1-69	42 Warner Ave.	100'x515' - landfill/waste	\$1,100
N. Tonawanda	REFUSE	175.15-1-70	48 Warner Ave.	50'x100' - landfill/waste	\$900
N. Tonawanda	REFUSE	175.15-1-71.11	81 Warner Ave.	2.80 Ac - landfill/waste	\$2,800
N. Tonawanda	REFUSE	175.15-1-80	40 Warner Ave.	1.06 Ac - landfill/waste	\$1,100
N. Tonawanda	REFUSE	175.15-1-7.2	254 Warner Ave.	42.05'x90' - landfill/waste	\$100
Cambria	WATER	106.00-1-73	Upper Mountain Rd.	40' x 40'	\$300
Cambria		107.00-2-32	Lockport Junction Rd.	61.10 Ac. - "future DPW site"	\$103,600
Cambria		107.04-1-20	4955 Upper Mountain Rd.	100' x 505'	\$40,700
Cambria		119.00-1-50.1	3111 Saunders Settlement Rd.	NCCC - 272.60 Ac	\$63,966,800
Lewiston		104.00-1-1	Lower Mountain Rd.	Bonds Lake - 551.80 Ac	\$1,075,000
T. Lockport		95.04-1-3	4491 Lake Ave.	Fire Training Tower 2.3 Ac	\$5,000
T. Lockport		94.00-1-26.22	Niagara St. Ext.	2.10 Ac	\$2,500
T. Lockport		108.00-1-5	5526 Niagara St. Ext.	NC Jail - 37.60 Ac	\$11,227,800
T. Lockport		108.00-1-5./CT	5526 Niagara St. Ext.	Cell Tower @ Jail	\$165,000
T. Lockport		108.00-1-29	5465 Upper Mountain Rd.	Mt. View Offices - 13.30 Ac	\$1,680,000
T. Lockport		108.00-1-30	5465 Upper Mountain Rd.	Mt. View Hosp. - 14.20 Ac	\$1,655,000
T. Lockport		108.00-1-57	5574 Niagara St. Ext.	Public Safety Bldg. (2003)- 13.20 Ac.	\$396,000

Town of Lockport-Continued to next page

NIAGARA COUNTY OWNED PROPERTY

2012

MUNICIPALITY	DIST.	SBL	ADDRESS	DESCRIPTION	TAV
Town of Lockport-Continued from previous page.					
T. Lockport		110.00-1-12	1010 Chestnut Ridge Rd.	5.70 Ac (old RR ROW)	\$4,600
T. Lockport		110.00-1-30.1	Day Road	NC Golf Course Add. 59.40 Ac	\$118,800
T. Lockport		110.00-1-31.1	Day Road	NC Golf Course 205.0 Ac	\$630,000
T. Lockport		110.00-1-32	1050 Davison Rd.	NC Golf Course Add.- 17.10 Ac	\$16,100
T. Lockport		110.00-1-33.1	4901 Davison Rd.	NC Infirmary - 26.70 Ac	\$845,500
T. Lockport	WATER	110.00-1-37	7152 Chestnut Ridge Rd.	20' x 657'	\$1,900
T. Lockport	REFUSE	122.00-1-92	5400 Wm. Gregory Hwy.	13.70 Ac	\$138,500
T. Lockport	WATER	124.01-1-39	5450 Ernest Rd.	Office Bldg. - 1.90 Ac	\$220,000
T. Lockport	WATER	138.09-1-13	6150 Robinson Rd.	Water Tower - 1.50 Ac.	\$590,000
T. Lockport		138.09-1-15	6140 S. Transit Rd.	40' x 259.48	\$36,000
T. Lockport	WATER	800.00-1-1.1	5450 Ernest Rd.	waterline	\$100
T. Lockport	WATER	800.00-1-1.2	5451 Ernest Rd.	waterline	\$100
T. Lockport	WATER	800.00-1-1.3	5452 Ernest Rd.	waterline	\$100
Newfane		14.00-3-1	Lake Rd.	Krull Park - 82.9 Ac	\$406,500
Newfane		14.00-3-2	E. Lake Rd.	Krull Park - 133.3 Ac	\$203,700
Newfane		14.12-1-12	Lockport St.	Krull Park Addition 5.40 Ac	\$34,900
Newfane		26.00-1-105	Drake Settlement	2.40 Ac. - prop. Re-alignmt.	\$3,700
Pendleton	SEWER	137.00-2-45.2	E. Canal Rd.	1.00 Ac	\$22,000
Pendleton	SEWER	166.02-1-38	Tonawanda Creek Rd	30' x 85'	\$5,100
Pendleton		177.00-3-79	4070 Tona. Creek Rd. - 27.10 Ac	owned by NYS -leased by NC	\$581,700
Royalton		84.00-3-14	Telegraph Rd.	East Canal Marina 25.2 Ac	\$34,000
Royalton		97.00-2-38	Gasport Rd.	Royalton Revine Park 145.80 Ac	\$144,100
Royalton		97.16-1-74	Main St. 129.33'x201.35'	Royalton Revine Park	\$8,800
Royalton	WATER	98.00-1-43	Rochester Rd.	1.10 Ac	\$10,700
Wheatfield	WATER	134.04-1-65	6420 Shawnee Rd.	3.80 Ac	\$950,000
Wheatfield	SEWER	135.03-3-7	Mapleton Rd.	1.90 Ac	\$16,300
Wheatfield		147.00-1-79.1	Inducon Drive East	81.73'x449.80'	\$15,000
Wheatfield		147.00-1-84	Inducon Drive East	600.00' Frontage by 10.00' Depth	\$2,310
Wheatfield		147.15-1-26	Cayuga St.	4.00 Ac	\$48,800
Wheatfield	WATER	161.00-1-19	Williams Rd.	1.33 Ac	\$70,400
Wheatfield	SEWER	161.00-1-26	River Rd.	72.50 Ac	\$39,375,000
Wheatfield	SEWER	161.00-1-26./CT	River Rd.	70'x70'	\$50,000
Wheatfield	SEWER	161.00-1-26./CT1	River Rd.	Antenna on above Tower	\$20,000
Wheatfield	WATER	161.00-1-6	7227 Williams Rd.	15.20 Ac.	\$13,580,000
Wheatfield		162.00-2-11.1	Niagara Falls Blvd.	Oppenheim Park 67.60 Ac	\$203,600
Wheatfield		162.00-2-4	Niagara Falls Blvd.	Oppenheim Park Add. - 24.80 Ac	\$36,000
Wheatfield	SEWER	163.00-2-2.12	Shawnee Rd.	70'x70'	\$7,000
Wheatfield	WATER	174.07-3-12	River Rd.	1.00 Ac	\$149,400
Wheatfield	SEWER	174.08-1-28.1	River Rd.	125'x173.41'	\$10,300
Wheatfield	SEWER	174.08-1-29	River Rd.	275'x173.41'	\$18,800
Wheatfield	SEWER	174.08-1-30	York Rd.	178'x121'	\$14,500
Wheatfield	SEWER	174.08-1-32	Willow Lane (along river)	1.00 Ac	\$55,000
Wheatfield		175.00-1-1.12	River Rd - ROW	8.50 Ac - Landfill	\$8,500
Wheatfield	SEWER	175.00-1-10.12	River Rd.	7.20 Ac	\$20,000
Wheatfield	REFUSE	175.00-1-14.1	River Rd.	10.80 Ac	\$15,000
Wheatfield	SEWER	177.01-1-1.2	Shawnee Rd.	300'x207.70'x362.54'	\$20,600
Wheatfield	SEWER	177.01-1-15	Townline Rd.	110'x217'	\$66,000
Wilson		13.13-1-41	4563 E. Lake Rd.	20' x 354.82'	\$100
Wilson		65.00-2-30.2	3749 Beebe Rd.	20'x1023'	\$900