


**CITY OF NIAGARA FALLS
NEW YORK
OFFICE OF THE CITY ASSESSOR**

DATE: September 4, 2019
TO: The City Council
FROM: James R. Bird 
City Assessor
SUBJ: INFORMATIONAL ITEM: *2019 General Assessment Roll*

Listed below are the taxable totals of the General Assessment Roll for the City of Niagara Falls, New York, as now constituted and completed by the Board of Assessment Review for the year 2019 and will be filed with the City Clerk on July 1, 2019

Also, attached, please find the exemption summary for the 2019 roll.

Total Taxable Assessed Value	\$1,280,796,396
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Homestead	\$882,434,679
Non-Homestead	<u>398,361,717</u>
Total	\$1,280,796,396

Attachment

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Exemption Code	Exemption Name	Exemption Count	Land		Total Assessed Value	Exemption Amounts			Village
			Assessed Value	Land Value		County	City/Town	School	
12100	NYS	341	59,763,049	121,399,129	121,399,129	121,399,129	121,399,129	121,399,129	0
12350	NYS+PAUTH	8	6,063,700	190,372,500	190,372,500	190,372,500	190,372,500	190,372,500	0
13100	COUNTY LIM	11	762,500	5,632,200	5,632,200	5,632,200	5,632,200	5,632,200	0
13350	CITY	166	15,783,500	212,659,800	212,659,800	212,659,800	212,659,800	212,659,800	0
13380	CITY MKT	1	784,200	1,835,000	1,835,000	502,700	502,700	502,700	0
13510	CEMETERY-T	5	896,700	1,790,200	1,790,200	1,790,200	1,790,200	1,790,200	0
13800	C4-SCHOOL	28	1,866,800	73,939,432	73,939,432	73,939,432	73,939,432	73,939,432	0
14100	US	5	374,400	430,300	430,300	430,300	430,300	430,300	0
14110	US PROPERT	2	265,700	2,483,000	2,483,000	2,483,000	2,483,000	2,483,000	0
14300	INDIAN RES	45	24,962,400	160,102,500	160,102,500	160,102,500	160,102,500	160,102,500	0
18020	MUNICI	61	5,482,410	139,213,852	139,213,852	139,213,852	139,213,852	139,213,852	0
18060	URA	8	906,500	1,208,900	1,208,900	1,208,900	1,208,900	1,208,900	0
18180	UDC	3	144,400	144,400	144,400	144,400	144,400	144,400	0
25110	RELIG CORP	204	3,777,750	29,668,000	29,668,000	29,668,000	29,668,000	29,668,000	0
25120	EDUC CORP	4	350,600	1,783,300	1,783,300	1,783,300	1,783,300	1,783,300	0
25130	NONPROFIT	35	1,035,000	6,116,200	6,116,200	6,116,200	6,116,200	6,116,200	0
25210	HOSPITAL P	4	96,000	27,735,200	27,735,200	27,735,200	27,735,200	27,735,200	0
25230	MENTL/MORA	15	342,800	2,811,000	2,811,000	2,811,000	2,811,000	2,811,000	0
25300	NONPROFIT	21	938,500	3,912,000	3,912,000	3,912,000	3,912,000	3,912,000	0
25600	HOSPITAL	3	42,400	2,838,000	2,838,000	2,838,000	2,838,000	2,838,000	0
26100	VETORG CTS	11	140,500	1,005,800	1,005,800	1,005,800	1,005,800	1,005,800	0
28100	STAFF HOUS	5	1,157,600	6,691,900	6,691,900	6,691,900	6,691,900	6,691,900	0
28110	AGED HOUS	6	51,900	3,352,900	3,352,900	3,352,900	3,352,900	3,352,900	0
28120	HOU DEV PR	36	268,400	6,849,000	6,849,000	6,849,000	6,849,000	6,849,000	0
28220	CDA	41	105,500	1,001,200	1,001,200	1,001,200	1,001,200	1,001,200	0
28520	NURSING H	1	383,300	3,894,400	3,894,400	3,894,400	3,894,400	3,894,400	0
33401	FORCLOSURE	1	173,800	564,700	564,700	564,700	564,700	564,700	0
38260	HOU DV PUB	28	1,372,800	21,078,500	21,078,500	21,078,500	21,078,500	21,078,500	0
41101	VETS-EF-CT	28	167,100	1,805,900	1,805,900	56,000	56,000	56,000	0
41111	VETS-PR-CT	126	671,800	8,675,700	8,675,700	2,944,189	2,944,189	2,944,189	0
41122	VET WAR C	873	4,608,360	56,899,500	56,899,500	8,227,664	8,227,664	8,227,664	0
41123	VET WAR T	873	4,608,360	56,899,500	56,899,500	0	7,236,985	7,236,985	0
41132	VET COM C	681	3,557,500	44,370,000	44,370,000	10,659,416	10,659,416	10,659,416	0
41133	VET COM T	680	3,553,200	44,295,000	44,295,000	0	9,389,025	9,389,025	0
41142	VET DIS C	236	1,356,400	15,450,600	15,450,600	4,927,507	4,927,507	4,927,507	0
41143	VET DIS T	236	1,356,400	15,450,600	15,450,600	0	4,544,674	4,544,674	0
41152	CW_10_VETC	105	443,400	6,338,160	6,338,160	325,100	325,100	325,100	0

Exemption Code	Exemption Name	Exemption Count	Land Assessed Value	Assessed Value	Total Assessed Value	Exemption Amounts			
						County	City/Town	School	Village
41172	CW_DISBLD_VET/C	26	112,300	1,510,800	316,720	0	0	0	0
41400	CLERGY	6	42,700	493,300	9,000	9,000	9,000	9,000	0
41800	AGED C/T/S	154	488,408	6,992,600	3,383,231	3,387,668	3,476,658	3,476,658	0
41801	AGED C/T	750	3,051,030	41,720,100	15,028,605	15,134,108	0	0	0
41802	AGED C	2	9,300	100,600	48,940	0	0	0	0
41804	AGED S	163	634,800	8,767,500	0	0	2,686,425	2,686,425	0
41834	ENH STAR	2885	13,978,728	178,485,450	0	0	136,686,763	136,686,763	0
41854	BAS STAR	5677	28,790,346	359,548,350	0	0	130,907,071	130,907,071	0
41903	DISABLED	3	15,300	238,400	0	23,745	0	0	0
41931	DISABILITY CT	128	436,934	6,042,000	2,710,673	2,712,885	0	0	0
44210	421 f Phys Imprvm CTS	94	661,800	7,194,200	690,757	690,757	690,757	690,757	0
44243	Multiple Units 421-j	1	3,000	92,000	0	1,500	0	0	0
44323	Res New Build 485-j	7	49,600	850,600	0	223,200	0	0	0
47200	RR CEILING	1	0	11,055,000	3,287,270	3,287,270	3,287,270	3,287,270	0
47590	Mix-use Properties outside NYC	5	53,100	1,256,300	609,400	609,400	609,400	609,400	0
47596	Mix-use Properties outside NYC	2	35,500	3,810,800	0	1,912,520	1,912,520	1,912,520	0
47610	Bus Im CTS	61	14,891,450	103,539,750	6,207,695	6,207,695	6,207,695	6,207,695	0
47611	Bus Im CT	1	1,384,800	9,600,000	410,760	410,760	0	0	0
47612	Bus Im C	1	23,300	3,733,700	12,475	0	0	0	0
48650	HOUSING DV	8	200,200	6,022,000	5,872,000	5,872,000	5,872,000	5,872,000	0

Total Exemptions Exclusive Of System Exemptions:	14,912	213,478,225	2,031,751,723	1,094,908,415	1,093,834,394	1,320,961,872	0
Total System Exemptions:	0	0	0	0	0	0	0
Totals:	14,912	213,478,225	2,031,751,723	1,094,908,415	1,093,834,394	1,320,961,872	0