


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

DATE: July 15, 2020
TO: The City Council
FROM: James R. Bird 
City Assessor
SUBJ: INFORMATIONAL ITEM: *2020 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, 2020

Also, attached, please find the exemption summary for the 2020 roll.

Total Taxable Assessed Value	\$1,282,274,599
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Homestead	\$886,088,237
Non-Homestead	<u>396,186,362</u>
Total	\$1,282,274,599

Attachment

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NYS - Real Property System
 County of Niagara
 City of Niagara Falls
 SWIS Code - 291100

RPS220/V04/L001

Assessor's Report - 2020 - Current Year File
 Exemption Summary

Exemption Code	Exemption Name	Exemption Count	Land		Total Assessed Value	Exemption Amounts			Village
			Assessed Value	Count		County	City/Town	School	
12100	NYS	339	59,756,149		121,289,629	121,289,629	121,289,629	121,289,629	0
12350	NYS+P AUTH	8	6,063,700		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	0
13350	CITY	161	15,772,400		212,628,600	212,628,600	212,628,600	212,628,600	0
13380	CITY MKT	1	784,200		1,835,000	502,700	502,700	502,700	0
13510	CEMETERY-T	5	896,700		1,900,200	1,900,200	1,900,200	1,900,200	0
13800	C4 SCHOOL	28	1,866,800		73,939,432	73,939,432	73,939,432	73,939,432	0
14100	US	3	370,900		388,800	388,800	388,800	388,800	0
14110	US PROPRT	2	265,700		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	0
18020	MUNICI	71	6,208,110		140,138,752	140,138,752	140,138,752	140,138,752	0
18060	URA	8	906,500		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	0
25110	RELIG CORP	200	3,940,250		30,424,400	30,424,400	30,424,400	30,424,400	0
25120	EDUC CORP	4	350,600		1,783,300	1,783,300	1,783,300	1,783,300	0
25130	NONPROFIT	32	1,110,300		6,256,777	6,067,631	6,067,631	6,067,631	0
25210	HOSPITAL P	4	96,000		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	0
25300	NONPROFIT	24	944,200		4,105,400	4,105,400	4,105,400	4,105,400	0
25600	HOSPITAL	3	42,400		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	0
28100	STAFF HOUS	5	1,157,600		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	0
28120	HOU DEV PR	35	266,300		6,878,400	6,878,400	6,878,400	6,878,400	0
28220	CDA	40	103,400		977,400	977,400	977,400	977,400	0
28520	NURSING H	1	383,300		3,894,400	3,894,400	3,894,400	3,894,400	0
38260	HOU DV PUB	28	1,372,800		21,078,500	21,078,500	21,078,500	21,078,500	0
41101	VETS-EF-CT	26	163,500		1,741,900	56,815	56,815	56,815	0
41111	VETS-PR-CT	108	563,000		7,438,800	2,552,349	2,552,349	2,552,349	0
41122	VET WAR C	833	4,392,260		54,236,700	7,762,650	0	0	0
41123	VET WAR T	833	4,392,260		54,236,700	0	6,555,538	0	0
41132	VET COM C	627	3,335,900		41,449,000	9,796,706	0	0	0
41133	VET COM T	626	3,331,600		41,374,000	0	8,264,700	0	0
41142	VET DIS C	237	1,379,400		15,548,400	4,941,573	0	0	0
41143	VET DIS T	237	1,379,400		15,548,400	0	4,487,622	0	0
41152	CW_10_VET/C	106	439,500		6,271,360	304,470	0	0	0
41172	CW_DISBLD_VET/C	26	97,400		1,392,700	286,025	0	0	0

Exemption Code	Exemption Name	Exemption Count	Land		Total Assessed Value	Exemption Amounts			Village
			Assessed Value	Count		County	City/Town	School	
41400	CLERGY	6	42,700		493,300	9,000	9,000	9,000	0
41800	AGED C/T/S	69	313,000		4,226,300	2,075,826	2,077,865	2,093,820	0
41801	AGED C/T	764	2,947,538		40,396,000	15,061,408	15,178,376	0	0
41802	AGED C	2	7,000		107,800	38,780	0	0	0
41804	AGED S	75	378,400		5,137,000	0	0	1,641,125	0
41834	ENH STAR	2789	13,532,928		172,610,200	0	0	128,445,886	0
41854	BAS STAR	5276	26,855,108		335,259,700	0	0	114,665,944	0
41903	DISABLED	3	15,300		238,400	0	23,745	0	0
41931	DISABILITY CT	131	441,034		6,045,300	2,697,292	2,699,190	0	0
44210	421 f Phys Imprvm CTS	91	683,500		7,077,200	635,503	635,503	635,503	0
44323	Res New Build 485-j	7	49,600		850,600	0	183,945	0	0
47200	RR CEILING	1	0		11,055,000	3,030,196	3,030,196	3,030,196	0
47590	Mix-use Properties outside NYC	6	100,100		2,076,300	1,063,180	1,063,180	1,063,180	0
47596	Mix-use Properties outside NYC	1	23,300		3,733,700	0	1,273,680	1,273,680	0
47610	Bus Im CTS	60	14,828,710		99,786,400	5,469,492	5,469,492	5,469,492	0
48650	HOUSING DV	8	200,200		6,022,000	5,872,000	5,872,000	5,872,000	0
Total Exemptions Exclusive Of System Exemptions:		14,041	208,955,447		1,966,250,450	1,092,029,109	1,089,809,040	1,294,575,670	0
Total System Exemptions:		0	0		0	0	0	0	0
Totals:		14,041	208,955,447		1,966,250,450	1,092,029,109	1,089,809,040	1,294,575,670	0