


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

DATE: July 21, 2021
TO: The City Council
FROM: James R. Bird 
City Assessor
SUBJ: INFORMATIONAL ITEM: *2021 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 2021 and will be filed with the City Clerk on July 1, 2021

Also, attached, please find the exemption summary for the 2021 roll.

Total Taxable Assessed Value	\$1,282,817,000
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Homestead	\$887,386,277
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Non-Homestead	<u>395,430,726</u>
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Total	\$1,282,817,000
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Attachment

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Exemption Code	Exemption Name	Exemption Count	Land Assessed Value	Total Assessed Value	Exemption Amounts			
					County	City/Town	School	Village
12100	NYS	331	59,351,249	96,124,529	96,124,529	96,124,529	96,124,529	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	170	16,190,200	236,481,700	236,481,700	236,481,700	236,481,700	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 PROPERT	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	66	6,011,610	137,182,902	137,182,902	137,182,902	137,182,902	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	196	3,910,550	30,298,500	30,298,500	30,298,500	30,298,500	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	6,606,977	6,417,831	6,417,831	6,417,831	0
25210	HOSPITAL P	4	96,000	27,735,200	27,735,200	27,735,200	27,735,200	0
25230	MENTL/MORA	16	343,500	2,831,000	2,831,000	2,831,000	2,831,000	0
25300	NONPROFIT	22	940,000	4,090,200	4,090,200	4,090,200	4,090,200	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	33	260,300	6,796,900	6,796,900	6,796,900	6,796,900	0
28220	CDA	40	103,400	987,400	987,400	987,400	987,400	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	23	139,900	1,470,300	57,715	57,715	0	0
41111	VETS-PR-CT	89	476,600	6,220,800	2,215,006	2,215,006	0	0
41122	VET WAR C	794	4,248,560	52,146,200	7,389,992	0	0	0
41123	VET WAR T	794	4,248,560	52,146,200	0	6,134,432	0	0
41132	VET COM C	579	3,123,300	38,251,300	8,972,222	0	0	0
41133	VET COM T	578	3,119,000	38,176,300	0	7,469,700	0	0
41142	VET DIS C	236	1,405,200	15,570,500	4,898,308	0	0	0
41143	VET DIS T	236	1,405,200	15,570,500	0	4,392,678	0	0
41152	CW_10_VET/C	104	416,700	6,051,760	290,850	0	0	0
41172	CW_DISBLD_VET/C	25	88,300	1,300,700	265,925	0	0	0

Exemption Code	Exemption Name	Exemption Count	Land Assessed Value	Total Assessed Value	Exemption Amounts			
					County	City/Town	School	Village
41400	CLERGY	6	42,700	493,300	9,000	9,000	9,000	0
41800	AGED C/T/S	90	395,200	5,366,300	2,622,591	2,624,348	2,640,195	0
41801	AGED C/T	752	2,917,968	39,584,700	14,756,209	14,871,862	0	0
41802	AGED C	1	3,200	52,000	12,290	0	0	0
41804	AGED S	74	342,200	4,855,800	0	0	1,556,188	0
41834	ENH STAR	2765	13,401,158	170,121,800	0	0	125,385,698	0
41854	BAS STAR	4722	24,314,128	303,046,880	0	0	99,961,594	0
41903	DISABLED	3	15,300	238,400	0	23,745	0	0
41931	DISABILTY CT	129	433,734	5,926,000	2,621,109	2,621,535	0	0
44210	421 f Phys Imprvm CTS	84	578,800	6,181,100	624,862	624,862	624,862	0
44323	Res New Build 485-j	5	44,200	713,500	0	146,375	0	0
47200	RR CEILING	1	0	11,055,000	2,505,045	2,505,045	2,505,045	0
47590	Mix-use Properties outside NYC	6	100,100	2,076,300	954,200	954,200	954,200	0
47596	Mix-use Properties outside NYC	1	23,300	3,733,700	0	636,840	636,840	0
47610	Bus im CTS	80	13,034,360	86,057,200	4,404,443	4,404,443	4,404,443	0
48650	HOUSING DV	8	200,200	8,022,000	5,872,000	5,872,000	5,872,000	0
Total Exemptions Exclusive Of System Exemptions:		13,247	203,357,877	1,900,215,580	1,084,736,361	1,081,829,380	1,270,815,659	0
Total System Exemptions:		0	0	0	0	0	0	0
Totals:		13,247	203,357,877	1,900,215,580	1,084,736,361	1,081,829,380	1,270,815,659	0