

**CITY OF NIAGARA FALLS
2014 Tax Rates**

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	Code	City	Waste Mgmt.	Region	Schools	Total		
Residential/Farm	RT	0.441836%	0.060588%	0.595418%	0.203000%	1.300842%	0.071135%	1.371977%
New Multi-Residential	NT	0.441836%	0.060588%	0.595418%	0.203000%	1.300842%	0.071135%	1.371977%
Multi-residential	MT	0.903112%	0.123842%	1.217034%	0.203000%	2.446988%	0.145399%	2.592387%
Commercial: Occupied	CT/XT/CM	0.777012%	0.106550%	1.047102%	1.220000%	3.150664%	0.125097%	3.275761%
Excess Land	CU/XU	0.543909%	0.074585%	0.732971%	0.854000%	2.205465%	0.087568%	2.293033%
Vacant Land	CX	0.543909%	0.074585%	0.732971%	0.854000%	2.205465%	0.087568%	2.293033%
Commercial Other: Occupied	DT/GT/ST/ZT	0.777012%	0.106550%	1.047102%	1.220000%	3.150664%	0.125097%	3.275761%
Excess Land	DU/SU/ZU	0.543909%	0.074585%	0.732971%	0.854000%	2.205465%	0.087568%	2.293033%
Industrial: Occupied	IT/LT	1.162028%	0.159346%	1.565949%	1.560000%	4.447323%	0.187084%	4.634407%
Excess Land	IU/LU	0.755318%	0.103575%	1.017867%	1.014000%	2.890760%	0.121605%	3.012365%
Vacant Land	IX	0.755318%	0.103575%	1.017867%	1.014000%	2.890760%	0.121605%	3.012365%
Industrial – New Construction Occupied	JT	1.162028%	0.159346%	1.565949%	1.220000%	4.107323%	0.187084%	4.294407%
Excess Land	JU	0.755318%	0.103575%	1.017867%	0.793000%	2.669760%	0.121605%	2.791365%
Pipelines	PT	0.752049%	0.103127%	1.013461%	1.220000%	3.088637%	0.121078%	3.209715%
Farmland	FT	0.110459%	0.015147%	0.148855%	0.050750%	0.325211%	0.017784%	0.342995%
Managed Forests	TT	0.110459%	0.015147%	0.148855%	0.050750%	0.325211%	0.017784%	0.342995%
Farmland Awaiting Development I	C1	0.331377%	0.045441%	0.446564%	0.152250%	0.975632%	0.053351%	1.028983%
Farmland Awaiting Development II	N/A							