CITY OF NIAGARA FALLS
2016 Tax Rates

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	**Code**	**City**	**Waste Mgmt.**	**Region**	**Schools**	**Total**		
Residential/Farm	RT	0.474860%	0.059682%	0.581564%	0.188000%	**1.304106%**	0.076418%	**1.380524%**
New Multi-Residential	NT	0.474860%	0.059682%	0.581564%	0.188000%	**1.304106%**	0.076418%	**1.380524%**
Multi-residential	MT	0.970613%	0.121990%	1.188717%	0.188000%	**2.469320%**	0.156198%	**2.625518%**
Commercial-Occupied	CT/XT/CM	0.835088%	0.104957%	1.022738%	1.180000%	**3.142783%**	0.134388%	**3.277171%**
Commercial-Excess Land	CU/XU	0.584562%	0.073470%	0.715917%	0.826000%	**2.199949%**	0.094072%	**2.294021%**
Commercial-Vacant Land	CX	0.584562%	0.073470%	0.715917%	0.826000%	**2.199949%**	0.094072%	**2.294021%**
Commercial Other-Occupied	DT/GT/ST/ZT	0.835088%	0.104957%	1.022738%	1.180000%	**3.142783%**	0.134388%	**3.277171%**
Commercial Other-Excess Land	DU/SU/ZU	0.584562%	0.073470%	0.715917%	0.826000%	**2.199949%**	0.094072%	**2.294021%**
Industrial-Occupied	IT/LT	1.248881%	0.156964%	1.529513%	1.500000%	**4.435358%**	0.200979%	**4.636337%**
Industrial-Excess Land	IU/LU	0.811773%	0.102027%	0.994184%	0.975000%	**2.882984%**	0.130636%	**3.013620%**
Industrial-Vacant Land	IX	0.811773%	0.102027%	0.994184%	0.975000%	**2.882984%**	0.130636%	**3.013620%**
Industrial – New Construction-Occupied	JT	1.248881%	0.156964%	1.529513%	1.180000%	**4.115358%**	0.200979%	**4.316337%**
Industrial – New Construction-Excess Land	JU	0.811773%	0.102027%	0.994184%	0.767000%	**2.674984%**	0.130636%	**2.805620%**
Pipelines	PT	0.808259%	0.101585%	0.989880%	1.180000%	**3.079724%**	0.130071%	**3.209795%**
Farmland	FT	0.118715%	0.014921%	0.145391%	0.047000%	**0.326027%**	0.019104%	**0.345131%**
Managed Forests	TT	0.118715%	0.014921%	0.145391%	0.047000%	**0.326027%**	0.019104%	**0.345131%**
Farmland Awaiting Development I	C1	0.356145%	0.044762%	0.436173%	0.141000%	**0.978080%**	0.057313%	**1.035393%**
Farmland Awaiting Development II	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A