CITY OF NIAGARA FALLS
2019 Tax Rates

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	**Code**	**City**	**Waste Mgmt.**	**Region**	**Schools**	**Total**		
Residential/Farm	RT	0.436154%	0.050854%	0.566267%	0.161000%	**1.214275%**	0.070025%	**1.284300%**
New Multi-Residential	NT	0.436154%	0.050854%	0.566267%	0.161000%	**1.214275%**	0.070025%	**1.284300%**
Multi-residential	MT	0.859223%	0.100182%	1.115546%	0.161000%	**2.235951%**	0.137949%	**2.373900%**
Commercial-Occupied	CT/XT/CM	0.756684%	0.088227%	0.982417%	1.030000%	**2.857328%**	0.121486%	**2.978814%**
Commercial-Excess Land	CU/XU	0.529679%	0.061759%	0.687692%	0.875500%	**2.154630%**	0.085041%	**2.239671%**
Commercial-Vacant Land	CX	0.529679%	0.061759%	0.687692%	0.875500%	**2.154630%**	0.085041%	**2.239671%**
Commercial Other-Occupied	DT/GT/ST/ZT	0.756684%	0.088227%	0.982417%	1.030000%	**2.857328%**	0.121486%	**2.978814%**
Commercial Other-Excess Land	DU/SU/ZU	0.529679%	0.061759%	0.687692%	0.875500%	**2.154630%**	0.085041%	**2.239671%**
Commercial New Construction – Occupied	XT/ZT	0.756684%	0.088227%	0.982417%	1.030000%	**2.857328%**	0.121486%	**2.978814%**
Commercial New Construction – Excess Land	XU/ZU	0.529679%	0.061759%	0.687692%	0.721000%	**2.000130%**	0.085041%	**2.085171%**
Landfill	HT	1.282407%	0.149524%	1.664973%	1.749205%	**4.846109%**	N/A	**N/A**
Industrial-Occupied	IT/LT	1.147085%	0.133746%	1.489282%	1.290000%	**4.060113%**	0.184166%	**4.244279%**
Industrial-Excess Land	IU/LU	0.802960%	0.093622%	1.042498%	1.096500%	**3.035580%**	0.128916%	**3.164496%**
Industrial-Vacant Land	IX	0.802960%	0.093622%	1.042498%	1.096500%	**3.035580%**	0.128916%	**3.164496%**
Industrial – New Construction-Occupied	JT/KT	1.147085%	0.133746%	1.489282%	1.030000%	**3.800113%**	0.184166%	**3.984279%**
Industrial – New Construction-Excess Land	JU/KU	0.802960%	0.093622%	1.042498%	0.721000%	**2.660080%**	0.128916%	**2.788996%**
Pipelines	PT	0.742378%	0.086559%	0.963843%	1.030000%	**2.822780%**	0.119190%	**2.941970%**
Farmland	FT	0.109039%	0.012714%	0.141567%	0.040250%	**0.303570%**	0.017506%	**0.321076%**
Managed Forests	TT	0.109039%	0.012714%	0.141567%	0.040250%	**0.303570%**	0.017506%	**0.321076%**
Farmland Awaiting Development I	C1	0.327116%	0.038141%	0.424700%	0.120750%	**0.910707%**	0.052519%	**0.963226%**
Farmland Awaiting Development II	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A