

**CITY OF NIAGARA FALLS
2011 Tax Rates**

Assessment		General Rates					Urban Service Area	Urban Service Area Total
Property Class	Code	City	Waste Mgmt.	Region	Schools	Total		
Residential/Farm	RT	0.438839%	0.065826%	0.600525%	0.231000%	1.336190%	0.070522%	1.406712%
Multi-residential	MT	0.896986%	0.134547%	1.227474%	0.231000%	2.490004%	0.144148%	2.634155%
New Multi-residential		0.438839%	0.065826%	0.600525%	0.231000%	1.336190%	0.070522%	1.406712%
Commercial								
- Occupied	CT/ST/DT	0.771741%	0.115761%	1.056084%	1.330000%	3.273586%	0.124021%	3.397607%
- Vacant Unit	CU/SU/DU	0.540219%	0.081033%	0.739259%	0.931000%	2.291511%	0.086814%	2.378325%
- Vacant Land	CX	0.540219%	0.081033%	0.739259%	0.931000%	2.291511%	0.086814%	2.378325%
Commercial (New Construction)								
- Occupied	XT	0.771741%	0.115761%	1.056084%	1.330000%	3.273586%	0.124021%	3.397607%
- Vacant Unit	XU	0.540219%	0.081033%	0.739259%	0.931000%	2.291511%	0.086814%	2.378325%
- Vacant Land	XX	0.540219%	0.081033%	0.739259%	0.931000%	2.291511%	0.086814%	2.378325%
Industrial								
- Occupied	IT/LT	1.154145%	0.173121%	1.579381%	1.930000%	4.836647%	0.185474%	5.022121%
- Vacant Unit	IU/LU	0.750194%	0.112529%	1.026598%	1.254500%	3.143821%	0.120558%	3.264379%
- Vacant Land	IX	0.750194%	0.112529%	1.026598%	1.254500%	3.143821%	0.120558%	3.264379%
Industrial (New Construction)								
- Occupied	JT	1.154145%	0.173121%	1.579381%	1.330000%	4.236647%	0.185474%	4.422121%
- Vacant Unit	JU	0.750194%	0.112529%	1.026598%	0.864500%	2.753821%	0.120558%	2.874379%
- Vacant	JX	0.750194%	0.112529%	1.026598%	0.864500%	2.753821%	0.120558%	2.874379%
Pipelines	PT	0.746947%	0.112042%	1.022154%	1.330000%	3.211143%	0.120036%	3.331179%
Farmlands	FT	0.109710%	0.016456%	0.150131%	0.057750%	0.334047%	0.017631%	0.351678%
Managed Forests	TT	0.109710%	0.016456%	0.150131%	0.057750%	0.334047%	0.017631%	0.351678%
Farmland Awaiting Development I	C1	0.329129%	0.049369%	0.450394%	0.173250%	1.002142%	0.052892%	1.055034%
Farmland Awaiting Development II		0.438839%	0.065826%	0.600525%	0.231000%	1.336190%	0.070522%	1.406712%