

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 1
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 250.20-1-23 *****							
250.20-1-23	20 Sinclair Dr					26100	
Wise Brandon C	210 1 Family Res		VILLAGE TAXABLE VALUE		58,500		
Gustafson Kari L	Cassadaga Valle 062601	12,500	COUNTY TAXABLE VALUE		58,500		
20 Sinclair Dr	102-1-5	58,500	TOWN TAXABLE VALUE		58,500		
PO Box 883	ACRES 1.33		SCHOOL TAXABLE VALUE		58,500		
Sinclairville, NY 14782	EAST-0315363 NRTH-0824492						
	DEED BOOK 2020 PG-2595						
	FULL MARKET VALUE	91,693					
***** 251.01-1-1 *****							
251.01-1-1	Andrews Rd					26100	
Allenbrand Anthony J	314 Rural vac<10		VILLAGE TAXABLE VALUE		5,500		
Allenbrand Diane L	Cassadaga Valle 062601	5,500	COUNTY TAXABLE VALUE		5,500		
6525 Andrews Rd	101-1-1.2	5,500	TOWN TAXABLE VALUE		5,500		
Sinclairville, NY 14782	ACRES 2.40		SCHOOL TAXABLE VALUE		5,500		
	EAST-0315257 NRTH-0830287						
	DEED BOOK 2370 PG-321						
	FULL MARKET VALUE	8,621					
***** 251.01-1-3 *****							
251.01-1-3	Andrews Rd					26100	
Maple Run land Holdings LLC	322 Rural vac>10		VILLAGE TAXABLE VALUE		14,700		
57 Water St	Cassadaga Valle 062601	14,700	14,700 COUNTY TAXABLE VALUE		14,700		
Sinclairville, NY 14782	101-1-2		TOWN TAXABLE VALUE		14,700		
	ACRES 10.00		SCHOOL TAXABLE VALUE		14,700		
	EAST-0315340 NRTH-0829849						
	DEED BOOK 2018 PG-6559						
	FULL MARKET VALUE	23,041					
***** 251.01-1-4 *****							
251.01-1-4	Water St Ext					26100	
Maple Run Land Holdings, LLC	240 Rural res		AG DIST 41720 28,800	28,800	28,800	28,800	
PO Box 542	Cassadaga Valle 062601	95,000	57,200 FARM SILOS 42100 500	500	500	500	500
Sinclairville, NY 14782	101-1-3		VILLAGE TAXABLE VALUE		65,700		
	ACRES 55.00		COUNTY TAXABLE VALUE		65,700		
	EAST-0316037 NRTH-0829082		TOWN TAXABLE VALUE		65,700		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-2796		SCHOOL TAXABLE VALUE		65,700		
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	148,903					
***** 251.01-1-5 *****							
251.01-1-5	Water St Ext					26100	
Maple Run Land Holdings, LLC	314 Rural vac<10		AG DIST 41720 8,160	8,160	8,160	8,160	
PO Box 542	Cassadaga Valle 062601	10,400	10,400 VILLAGE TAXABLE VALUE		2,240		
Sinclairville, NY 14782	101-2-2		COUNTY TAXABLE VALUE		2,240		
	ACRES 5.40		TOWN TAXABLE VALUE		2,240		
	EAST-0316707 NRTH-0829327		SCHOOL TAXABLE VALUE		2,240		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-2796						
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	16,301					

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-6.1 *****							
251.01-1-6.1	Water St Ext					26100	
Maple Run Land Holdings, LLC	322 Rural vac>10	AG DIST 41720 15,780		15,780	15,780	15,780	
PO Box 542	Cassadaga Valle 062601	26,100	VILLAGE TAXABLE VALUE		10,320		
Sinclairville, NY 14782	101-2-1.2	26,100	COUNTY TAXABLE VALUE		10,320		
	ACRES 23.00		TOWN TAXABLE VALUE		10,320		
	EAST-0316294 NRTH-0830069		SCHOOL TAXABLE VALUE		10,320		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017	PG-2796					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	40,909					
***** 251.01-1-6.2 *****							
251.01-1-6.2	Water St Ext					26100	
Smith Darin A	311 Res vac land	AG DIST 41720 800		800	800	800	
57 Water St	Cassadaga Valle 062601	900	VILLAGE TAXABLE VALUE		100		
Sinclairville, NY 14782	101-2-1.2	900	COUNTY TAXABLE VALUE		100		
	ACRES 0.18		TOWN TAXABLE VALUE		100		
	EAST-0316294 NRTH-0830069		SCHOOL TAXABLE VALUE		100		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2013	PG-6145					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	1,411					
***** 251.01-1-7 *****							
251.01-1-7	85 Water St					26100	
Lanphere Myron L	210 1 Family Res	ENH STAR 41834 0		0	0	54,210	
Lanphere Linda	Cassadaga Valle 062601	18,400	VILLAGE TAXABLE VALUE		180,000		
85 Water St	101-2-1.1	180,000	COUNTY TAXABLE VALUE		180,000		
PO Box 711	ACRES 4.50		TOWN TAXABLE VALUE		180,000		
Sinclairville, NY 14782	EAST-0316652 NRTH-0830063		SCHOOL TAXABLE VALUE		125,790		
	DEED BOOK 2505	PG-665					
	FULL MARKET VALUE	282,132					
***** 251.01-1-8 *****							
251.01-1-8	Water St Ext					26100	
Maple Run Land Holdings, LLC	314 Rural vac<10	AG DIST 41720 10,100		10,100	10,100	10,100	
PO Box 542	Cassadaga Valle 062601	12,600	VILLAGE TAXABLE VALUE		2,500		
Sinclairville, NY 14782	101-3-1	12,600	COUNTY TAXABLE VALUE		2,500		
	ACRES 7.80		TOWN TAXABLE VALUE		2,500		
	EAST-0317102 NRTH-0830056		SCHOOL TAXABLE VALUE		2,500		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017	PG-2796					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	19,749					
***** 251.01-1-9..a *****							
251.01-1-9..a	Park St Ext					26100	
Gane Greg B	322 Rural vac>10	AG DIST 41720 12,460		12,460	12,460	12,460	
5481 Hodge Rd	Cassadaga Valle 062601	18,200	VILLAGE TAXABLE VALUE		5,740		
Sinclairville, NY 14782	101-3-2	18,200	COUNTY TAXABLE VALUE		5,740		
	ACRES 13.80		TOWN TAXABLE VALUE		5,740		
	EAST-0317874 NRTH-0829901		SCHOOL TAXABLE VALUE		5,740		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	28,527					
UNDER AGDIST LAW TIL 2030							

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-10 *****							
251.01-1-10	Hall Rd					26100	
Gane Greg B	311 Res vac land		VILLAGE TAXABLE VALUE		1,300		
5481 Hodge Rd	Cassadaga Valle 062601	1,300	COUNTY TAXABLE VALUE		1,300		
Sinclairville, NY 14782	101-4-1	1,300	TOWN TAXABLE VALUE		1,300		
	ACRES 0.70		SCHOOL TAXABLE VALUE		1,300		
	EAST-0318113 NRTH-0830223						
	FULL MARKET VALUE	2,038					
***** 251.01-1-11 *****							
251.01-1-11	104 Park St Ext					26100	
Crossley David H	210 1 Family Res		VILLAGE TAXABLE VALUE		152,000		
Crossley Janet E	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		152,000		
104 Park St Ext	101-5-1.2	152,000	TOWN TAXABLE VALUE		152,000		
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE		152,000		
	EAST-0318238 NRTH-0829980						
	DEED BOOK 2018 PG-7252						
	FULL MARKET VALUE	238,245					
***** 251.01-1-12 *****							
251.01-1-12	Charlotte Center					26100	
Gane Greg B	314 Rural vac<10		VILLAGE TAXABLE VALUE		5,200		
5481 Hodge Rd	Cassadaga Valle 062601	5,200	COUNTY TAXABLE VALUE		5,200		
Gerry, NY 14740	101-5-2	5,200	TOWN TAXABLE VALUE		5,200		
	ACRES 5.40		SCHOOL TAXABLE VALUE		5,200		
	EAST-0319585 NRTH-0830282						
	DEED BOOK 2024 PG-5113						
	FULL MARKET VALUE	8,150					
***** 251.01-1-13 *****							
251.01-1-13	Thornton Rd					26100	
Martin Vicki L	314 Rural vac<10		VILLAGE TAXABLE VALUE		3,200		
Lawson Jill M	Cassadaga Valle 062601	3,200	COUNTY TAXABLE VALUE		3,200		
6454 Harper Rd	101-5-3	3,200	TOWN TAXABLE VALUE		3,200		
Sinclairville, NY 14782	ACRES 2.90		SCHOOL TAXABLE VALUE		3,200		
	EAST-0320051 NRTH-0830127						
	DEED BOOK 2022 PG-5509						
	FULL MARKET VALUE	5,016					
***** 251.01-1-14 *****							
251.01-1-14	100 Park St Ext					26100	
Gane Greg B	240 Rural res		AG DIST 41720 16,410	16,410	16,410	16,410	
5481 Hodge Rd	Cassadaga Valle 062601	64,300	VILLAGE TAXABLE VALUE		98,590		
Sinclairville, NY 14782	101-5-1.1	115,000	COUNTY TAXABLE VALUE		98,590		
	ACRES 78.80		TOWN TAXABLE VALUE		98,590		
	EAST-0319293 NRTH-0829424		SCHOOL TAXABLE VALUE		98,590		
	DEED BOOK 1916 PG-00160						
	FULL MARKET VALUE	180,251					

MAY BE SUBJECT TO PAYMENT
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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-15 *****							
63 Kent St	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
251.01-1-15	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		55,000		
Lanphere Blanche B	101-5-4	55,000	COUNTY TAXABLE VALUE		55,000		
63 Kent St	ACRES 1.00		TOWN TAXABLE VALUE		55,000		
Sinclairville, NY 14782	EAST-0319131 NRTH-0827907		SCHOOL TAXABLE VALUE		790		
	DEED BOOK 2360 PG-252						
	FULL MARKET VALUE	86,207					
***** 251.01-1-16 *****							
Kent St	311 Res vac land		VILLAGE TAXABLE VALUE		2,800		26100
251.01-1-16	Cassadaga Valle 062601	2,800	COUNTY TAXABLE VALUE		2,800		
Lanphere Blanche B	101-5-1.3	2,800	TOWN TAXABLE VALUE		2,800		
Burdick	ACRES 0.80 BANK 0266		SCHOOL TAXABLE VALUE		2,800		
63 Kent St	EAST-0319010 NRTH-0827831						
Sinclairville, NY 14782	DEED BOOK 2385 PG-804						
	FULL MARKET VALUE	4,389					
***** 251.01-1-17 *****							
92 Park St Ext	210 1 Family Res		VILLAGE TAXABLE VALUE		115,000		26100
251.01-1-17	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE		115,000		
Davis Brett M	101-5-9.2	115,000	TOWN TAXABLE VALUE		115,000		
Davis Jennifer L	ACRES 3.50		SCHOOL TAXABLE VALUE		115,000		
92 Park St Ext	EAST-0318557 NRTH-0829272						
Sinclairville, NY 14782	DEED BOOK 2021 PG-4808						
	FULL MARKET VALUE	180,251					
***** 251.01-1-18 *****							
Park St	322 Rural vac>10		VILLAGE TAXABLE VALUE		15,600		26100
251.01-1-18	Cassadaga Valle 062601	15,600	COUNTY TAXABLE VALUE		15,600		
Lind Rodney	101-5-9.1	15,600	TOWN TAXABLE VALUE		15,600		
Lind Mary	ACRES 11.00		SCHOOL TAXABLE VALUE		15,600		
82 Park St	EAST-0318511 NRTH-0828896						
Sinclairville, NY 14782	DEED BOOK 2020 PG-2518						
	FULL MARKET VALUE	24,451					
***** 251.01-1-19 *****							
82 Park St	210 1 Family Res		VILLAGE TAXABLE VALUE		240,000		26100
251.01-1-19	Cassadaga Valle 062601	17,300	COUNTY TAXABLE VALUE		240,000		
Lind Rodney	101-5-9.3	240,000	TOWN TAXABLE VALUE		240,000		
Lind Mary	ACRES 3.90		SCHOOL TAXABLE VALUE		240,000		
82 Park St	EAST-0318168 NRTH-0828626						
Sinclairville, NY 14782	DEED BOOK 2020 PG-2518						
	FULL MARKET VALUE	376,176					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-20 *****							
251.01-1-20	68 Park St					26100	
Thomas Dylan	270 Mfg housing		BAS STAR 41854	0	0	0	18,380
Joyce Thomas	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		46,000		
68 Park St	101-5-8.2	46,000	COUNTY TAXABLE VALUE		46,000		
Sinclairville, NY 14782	ACRES 2.00		TOWN TAXABLE VALUE		46,000		
	EAST-0318131 NRTH-0828234		SCHOOL TAXABLE VALUE		27,620		
	DEED BOOK 2022 PG-4923						
	FULL MARKET VALUE	72,100					
***** 251.01-1-21 *****							
251.01-1-21	64 Park St					26100	
Person Randy D	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
64 Park St	Cassadaga Valle 062601	14,400	COUNTY TAXABLE VALUE		30,000		
PO Box 1029	101-5-8.1	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 2.20		SCHOOL TAXABLE VALUE		30,000		
	DEED BOOK 2018 PG-5324						
	FULL MARKET VALUE	47,022					
***** 251.01-1-23 *****							
251.01-1-23	32 Kent St					26100	
Hale Randi E	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
32 Kent St	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	101-6-8	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 3.40		SCHOOL TAXABLE VALUE		68,000		
	EAST-0318672 NRTH-0827422						
	DEED BOOK 2025 PG-1472						
	FULL MARKET VALUE	106,583					
***** 251.01-1-24 *****							
251.01-1-24	28 Kent St					26100	
Britt Jonathan J	210 1 Family Res		VILLAGE TAXABLE VALUE		69,000		
Britt Danielle M	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		69,000		
28 Kent St	101-6-7	69,000	TOWN TAXABLE VALUE		69,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		69,000		
	EAST-0318486 NRTH-0827332						
	DEED BOOK 2579 PG-821						
	FULL MARKET VALUE	108,150					
***** 251.01-1-26 *****							
251.01-1-26	1 Kent St					26100	
Newton Catherine	210 1 Family Res		VILLAGE TAXABLE VALUE		37,000		
7006 Rood Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		37,000		
Sinclairville, NY 14787	101-5-6	37,000	TOWN TAXABLE VALUE		37,000		
	ACRES 2.00		SCHOOL TAXABLE VALUE		37,000		
	EAST-0317936 NRTH-0827287						
	DEED BOOK 2014 PG-6424						
	FULL MARKET VALUE	57,994					

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-27 *****							
251.01-1-27	6 Water St					26100	
Tracy Suzanne M	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
6 Water St Apt #1	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		66,000		
PO Box 873	101-3-7	66,000	COUNTY TAXABLE VALUE		66,000		
Sinclairville, NY 14782	FRNT 145.00 DPTH 182.00		TOWN TAXABLE VALUE		66,000		
	ACRES 0.60		SCHOOL TAXABLE VALUE		47,620		
	EAST-0317522 NRTH-0827179						
	DEED BOOK 2347 PG-523						
	FULL MARKET VALUE	103,448					
***** 251.01-1-28 *****							
251.01-1-28	13 Water St					26100	
Scott Christopher J	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
13 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		36,600		
Sinclairville, NY 14782-9602	103-1-3	36,600	COUNTY TAXABLE VALUE		36,600		
	ACRES 0.50		TOWN TAXABLE VALUE		36,600		
	EAST-0317114 NRTH-0827082		SCHOOL TAXABLE VALUE		18,220		
	DEED BOOK 2014 PG-2228						
	FULL MARKET VALUE	57,367					
***** 251.01-1-29 *****							
251.01-1-29	15 Water St					26100	
McMurdy Stephine L	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
15 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		60,400		
Sinclairville, NY 14782	103-1-2	60,400	COUNTY TAXABLE VALUE		60,400		
	ACRES 0.50		TOWN TAXABLE VALUE		60,400		
	EAST-0317062 NRTH-0827202		SCHOOL TAXABLE VALUE		42,020		
	DEED BOOK 2014 PG-5977						
	FULL MARKET VALUE	94,671					
***** 251.01-1-30 *****							
251.01-1-30	17 Water St					26100	
Lloyd David	220 2 Family Res		BAS STAR 41854	0	0	0	18,380
17 Water St	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		28,000		
Sinclairville, NY 14782	103-1-1	28,000	COUNTY TAXABLE VALUE		28,000		
	ACRES 0.50		TOWN TAXABLE VALUE		28,000		
	EAST-0317008 NRTH-0827342		SCHOOL TAXABLE VALUE		9,620		
	DEED BOOK 2613 PG-838						
	FULL MARKET VALUE	43,887					
***** 251.01-1-32.1 *****							
251.01-1-32.1	65 Park St					26100	
Bonaseria Alexia	210 1 Family Res		VILLAGE TAXABLE VALUE		46,700		
65 Park St	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		46,700		
Sinclairville, NY 14782	101-3-5	46,700	TOWN TAXABLE VALUE		46,700		
	ACRES 1.40		SCHOOL TAXABLE VALUE		46,700		
	EAST-0966085 NRTH-0828101						
	DEED BOOK 2020 PG-2651						
	FULL MARKET VALUE	73,197					

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CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-32.2 *****							
251.01-1-32.2	67 Park St					26100	
McNiff Cookie Factory LLC	210 1 Family Res		VILLAGE TAXABLE VALUE	55,000			
3166 Ames Rd	Cassadaga Valle 062601		8,600 COUNTY TAXABLE VALUE	55,000			
Cassadaga, NY 14718	101-3-5	55,000	TOWN TAXABLE VALUE	55,000			
	ACRES 0.60		SCHOOL TAXABLE VALUE	55,000			
	EAST-0966141 NRTH-0828254						
	DEED BOOK 2016 PG-2177						
	FULL MARKET VALUE	86,207					
***** 251.01-1-33 *****							
251.01-1-33	69 Park St					26100	
Van Arsdale Justine E	210 1 Family Res		VILLAGE TAXABLE VALUE	37,000			
Hallowell Marshall D	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	37,000			
69 Park St	101-3-4	37,000	TOWN TAXABLE VALUE	37,000			
Sinclairville, NY 14782	ACRES 1.60		SCHOOL TAXABLE VALUE	37,000			
	EAST-0317892 NRTH-0828465						
	DEED BOOK 2024 PG-5306						
	FULL MARKET VALUE	57,994					
***** 251.01-1-34 *****							
251.01-1-34	Water St					26100	
Maple Run Land Holdings, LLC	270 Mfg housing		AG DIST 41720 0	15,230	15,230	15,230	
PO Box 542	Cassadaga Valle 062601		46,300 VILLAGE TAXABLE VALUE	60,000			
Sinclairville, NY 14782	101-3-3	60,000	COUNTY TAXABLE VALUE	44,770			
	ACRES 37.20		TOWN TAXABLE VALUE	44,770			
	EAST-0317677 NRTH-0829245		SCHOOL TAXABLE VALUE	44,770			
	DEED BOOK 2017 PG-2796						
	FULL MARKET VALUE	94,044					
***** 251.01-1-35.1 *****							
251.01-1-35.1	25 Water St					26100	
Bailey Irrevocable Trust James	210 1 Family Res		ENH STAR 41834 0	0	0	54,210	
Bailey Irrevocable Trust Linda	Cassadaga Valle 062601		14,900 VILLAGE TAXABLE VALUE	122,100			
25 Water St	102-1-1.1	122,100	COUNTY TAXABLE VALUE	122,100			
Sinclairville, NY 14782	ACRES 2.50		TOWN TAXABLE VALUE	122,100			
	EAST-0316953 NRTH-0828043		SCHOOL TAXABLE VALUE	67,890			
	DEED BOOK 2018 PG-1318						
	FULL MARKET VALUE	191,379					
***** 251.01-1-36 *****							
251.01-1-36	27 Water St					26100	
Johnny L & Karyn E. Okerlund	210 1 Family Res		VET WAR CT 41121 3,675	7,350	3,675	0	
Devereaux Terra L	Cassadaga Valle 062601		18,400 ENH STAR 41834	0	0	54,210	
27 Water St	102-1-1.2	120,000	VILLAGE TAXABLE VALUE	116,325			
Sinclairville, NY 14782-9604	ACRES 4.50		COUNTY TAXABLE VALUE	112,650			
	EAST-0316943 NRTH-0827995		TOWN TAXABLE VALUE	116,325			
	DEED BOOK 2022 PG-2500		SCHOOL TAXABLE VALUE	65,790			
	FULL MARKET VALUE	188,088					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-37 *****							
251.01-1-37	Kent St					26100	
Lanphere Blanche B	312 Vac w/imprv		VILLAGE TAXABLE VALUE		25,000		
63 Kent St	Cassadaga Valle 062601	21,400	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	101-6-9	25,000	TOWN TAXABLE VALUE		25,000		
	ACRES 17.20 BANK 0266		SCHOOL TAXABLE VALUE		25,000		
	EAST-0319593 NRTH-0827720						
	DEED BOOK 2360 PG-252						
	FULL MARKET VALUE	39,185					
***** 251.03-1-1 *****							
251.03-1-1	18 Sinclair Dr					26100	
France Kenneth C	240 Rural res		BAS STAR 41854	0	0	0	18,380
France Tracy L	Cassadaga Valle 062601	27,500	VILLAGE TAXABLE VALUE		97,000		
18 Sinclair Dr	102-1-3.2	97,000	COUNTY TAXABLE VALUE		97,000		
Sinclairville, NY 14782	ACRES 13.00		TOWN TAXABLE VALUE		97,000		
	EAST-0315232 NRTH-0825011		SCHOOL TAXABLE VALUE		78,620		
	DEED BOOK 2022 PG-3570						
	FULL MARKET VALUE	152,038					
***** 251.03-1-3 *****							
251.03-1-3	16 Sinclair Dr					26100	
Zahm Ryan L	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Zahm Misty L	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		94,000		
16 Sinclair Dr	102-1-4	94,000	COUNTY TAXABLE VALUE		94,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		94,000		
	DEED BOOK 2478 PG-584		SCHOOL TAXABLE VALUE		75,620		
	FULL MARKET VALUE	147,335					
***** 251.03-1-5 *****							
251.03-1-5	6 Sinclair Dr					26100	
Clark Marcus F	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Clark Shanda D	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		142,000		
6 Sinclair Dr	103-1-36	142,000	COUNTY TAXABLE VALUE		142,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		142,000		
	DEED BOOK 2558 PG-559		SCHOOL TAXABLE VALUE		123,620		
	FULL MARKET VALUE	222,571					
***** 251.03-1-6 *****							
251.03-1-6	2 Sinclair Dr					26100	
Green Larry H	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Green Miranda	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		103,000		
2 Sinclair Dr	103-1-35	103,000	COUNTY TAXABLE VALUE		103,000		
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE		103,000		
	EAST-0316119 NRTH-0825570		SCHOOL TAXABLE VALUE		84,620		
	DEED BOOK 2022 PG-7567						
	FULL MARKET VALUE	161,442					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-7 *****							
251.03-1-7	1 Mill St					26100	
Anderson Todd J	210 1 Family Res		VILLAGE TAXABLE VALUE		93,500		
Anderson Jessie L	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		93,500		
1 Mill St	103-1-34	93,500	TOWN TAXABLE VALUE		93,500		
PO Box 451	ACRES 0.50		SCHOOL TAXABLE VALUE		93,500		
Sinclairville, NY 14782	EAST-0316141 NRTH-0825661						
	DEED BOOK 2570 PG-470						
	FULL MARKET VALUE	146,552					
***** 251.03-1-9 *****							
251.03-1-9	Mill St					26100	
Hall Ronald M	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Hall Anita	Cassadaga Valle 062601	18,000	VILLAGE TAXABLE VALUE		74,000		
PO Box 446	103-1-32.1	74,000	COUNTY TAXABLE VALUE		74,000		
Sinclairville, NY 14782	ACRES 5.80		TOWN TAXABLE VALUE		74,000		
	EAST-0316203 NRTH-0825812		SCHOOL TAXABLE VALUE		19,790		
	FULL MARKET VALUE	115,987					
***** 251.03-1-10 *****							
251.03-1-10	39 Prospect St					26100	
Frost Steven G	112 Dairy farm		AG DIST 41720	0	24,650	24,650	24,650
Frost Ashley R	Cassadaga Valle 062601	91,400	FARM SILOS 42100	1,000	1,000	1,000	1,000
39 Prospect St	102-1-2	207,400	VILLAGE TAXABLE VALUE		206,400		
Sinclairville, NY 14782	ACRES 126.00		COUNTY TAXABLE VALUE		181,750		
	EAST-0315807 NRTH-0826411		TOWN TAXABLE VALUE		181,750		
	DEED BOOK 2025 PG-1784		SCHOOL TAXABLE VALUE		181,750		
	FULL MARKET VALUE	325,078					
***** 251.03-1-14 *****							
251.03-1-14	31 Park St					26100	
Nate Enterprises, LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		35,000		
302 E 2nd St	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE		35,000		
PO Box 819	103-1-10	35,000	TOWN TAXABLE VALUE		35,000		
Jamestown, NY 14701	ACRES 0.60		SCHOOL TAXABLE VALUE		35,000		
	EAST-0317567 NRTH-0826496						
	DEED BOOK 2022 PG-7962						
	FULL MARKET VALUE	54,859					
***** 251.03-1-15.3 *****							
251.03-1-15.3	33 Park St					26100	
Senko Brittany A	210 1 Family Res		VILLAGE TAXABLE VALUE		27,000		
33 Park St	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE		27,000		
Sinclairville, NY 14782	103-1-9	27,000	TOWN TAXABLE VALUE		27,000		
	ACRES 0.43		SCHOOL TAXABLE VALUE		27,000		
	EAST-0317435 NRTH-0826660						
	DEED BOOK 2016 PG-5450						
	FULL MARKET VALUE	42,320					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-16 *****							
251.03-1-16	35 Park St					26100	
Stroebeel Marah N	210 1 Family Res		VILLAGE TAXABLE VALUE		53,500		
35 Park St	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		53,500		
Sinclairville, NY 14782	103-1-8	53,500	TOWN TAXABLE VALUE		53,500		
	ACRES 1.00		SCHOOL TAXABLE VALUE		53,500		
	EAST-0317590 NRTH-0826694						
	DEED BOOK 2018 PG-1923						
	FULL MARKET VALUE	83,856					
***** 251.03-1-18 *****							
251.03-1-18	39 Park St		BAS STAR 41854	0	0	0	18,380
Gustafson Lee D	210 1 Family Res		VILLAGE TAXABLE VALUE		25,000		
39 Park St	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	103-1-6	25,000	TOWN TAXABLE VALUE		25,000		
	ACRES 0.75		SCHOOL TAXABLE VALUE		6,620		
	EAST-0317444 NRTH-0826824						
	DEED BOOK 2200 PG-00139						
	FULL MARKET VALUE	39,185					
***** 251.03-1-19 *****							
251.03-1-19	9 Water St					26100	
Barker Daniel E	210 1 Family Res		VILLAGE TAXABLE VALUE		59,000		
Michelle Figel	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		59,000		
10580 Rail Road Ave	103-1-4	59,000	TOWN TAXABLE VALUE		59,000		
North Collins, NY 14111	ACRES 0.50		SCHOOL TAXABLE VALUE		59,000		
	EAST-0317180 NRTH-0826974						
	DEED BOOK 2023 PG-5277						
	FULL MARKET VALUE	92,476					
***** 251.03-1-20 *****							
251.03-1-20	1 Water St					26100	
Wielgasz James/Betty	210 1 Family Res		VILLAGE TAXABLE VALUE		35,000		
Boughton Roxanne D	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		35,000		
1 Water St	103-1-5	35,000	TOWN TAXABLE VALUE		35,000		
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE		35,000		
	DEED BOOK 2019 PG-7148						
	FULL MARKET VALUE	54,859					
***** 251.03-1-22 *****							
251.03-1-22	2 Kent St		BAS STAR 41854	0	0	0	18,380
Ridout Betty J	210 1 Family Res		VILLAGE TAXABLE VALUE		54,000		
Rose Megan E	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		54,000		
2 Kent St	101-6-2	54,000	TOWN TAXABLE VALUE		54,000		
PO Box 894	ACRES 0.22		SCHOOL TAXABLE VALUE		35,620		
Sinclairville, NY 14782	EAST-0317877 NRTH-0826961						
	DEED BOOK 2018 PG-4630						
	FULL MARKET VALUE	84,639					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-23 *****							
4 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.03-1-23	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		46,000		
Runge Robert E	101-6-3	46,000	COUNTY TAXABLE VALUE		46,000		
Runge Brenda L	ACRES 0.50		TOWN TAXABLE VALUE		46,000		
4 Kent St	EAST-0317926 NRTH-0827035		SCHOOL TAXABLE VALUE		27,620		
Sinclairville, NY 14782	DEED BOOK 2682 PG-797						
	FULL MARKET VALUE	72,100					
***** 251.03-1-24 *****							
8 Kent St	210 1 Family Res		VILLAGE TAXABLE VALUE		43,600		26100
251.03-1-24	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		43,600		
Johnson Sally Ann	101-6-4	43,600	TOWN TAXABLE VALUE		43,600		
8 Kent St	ACRES 0.75		SCHOOL TAXABLE VALUE		43,600		
Sinclairville, NY 14782	EAST-0318030 NRTH-0827099						
	DEED BOOK 2015 PG-4027						
	FULL MARKET VALUE	68,339					
***** 251.03-1-25 *****							
16 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.03-1-25	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		48,500		
Johnson Ralph	101-6-5	48,500	COUNTY TAXABLE VALUE		48,500		
Johnson Kelly J	ACRES 0.75		TOWN TAXABLE VALUE		48,500		
David Childs	EAST-0318144 NRTH-0827170		SCHOOL TAXABLE VALUE		30,120		
12455 Jackson Run Rd	DEED BOOK 2014 PG-2209						
Sugar Grove, PA 16350	FULL MARKET VALUE	76,019					
***** 251.03-1-26 *****							
20 Kent St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.03-1-26	Cassadaga Valle 062601	13,900	VILLAGE TAXABLE VALUE		57,000		
Lohnes Royal	101-6-6	57,000	COUNTY TAXABLE VALUE		57,000		
Lohnes Joan	ACRES 1.90		TOWN TAXABLE VALUE		57,000		
20 Kent St	EAST-0318322 NRTH-0827272		SCHOOL TAXABLE VALUE		38,620		
Sinclairville, NY 14782	DEED BOOK 1857 PG-00487						
	FULL MARKET VALUE	89,342					
***** 251.03-1-27 *****							
Park St	314 Rural vac<10		VILLAGE TAXABLE VALUE		9,100		
251.03-1-27	Cassadaga Valle 062601	9,100	COUNTY TAXABLE VALUE		9,100		
Bailey Nathan J	101-6-11.1	9,100	TOWN TAXABLE VALUE		9,100		
Bailey Debra	ACRES 7.30		SCHOOL TAXABLE VALUE		9,100		
38 Park St	EAST-0318403 NRTH-0826936						
PO Box 486	DEED BOOK 2415 PG-526						
Sinclairville, NY 14782	FULL MARKET VALUE	14,263					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-28 *****							
38 Park St						26100	
251.03-1-28	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Bailey Nathan J	Cassadaga Valle 062601	19,300	VILLAGE TAXABLE VALUE		121,000		
Bailey Debbra	101-6-11.2	121,000	COUNTY TAXABLE VALUE		121,000		
Pob 406	ACRES 5.00 BANK 9264		TOWN TAXABLE VALUE		121,000		
38 Park St	EAST-0318531 NRTH-0826724		SCHOOL TAXABLE VALUE		102,620		
Sinclairville, NY 14782	DEED BOOK 2274 PG-417						
	FULL MARKET VALUE	189,655					
***** 251.03-1-29 *****							
251.03-1-29	Park St. Rear					26100	
Anderson Nels Robert	322 Rural vac>10		VILLAGE TAXABLE VALUE		14,600		
2781 C Johnson Rd	Cassadaga Valle 062601	14,600	COUNTY TAXABLE VALUE		14,600		
Sinclairville, NY 14782	101-6-10	14,600	TOWN TAXABLE VALUE		14,600		
	ACRES 27.30		SCHOOL TAXABLE VALUE		14,600		
	EAST-0319419 NRTH-0826896						
	DEED BOOK 2019 PG-7463						
	FULL MARKET VALUE	22,884					
***** 251.03-1-30 *****							
251.03-1-30	37 Reed St					26100	
Emmott Vivian Juanita	210 1 Family Res		VET WAR CT 41121	3,675	7,350	3,675	0
Shirley Hagewood	Cassadaga Valle 062601	25,000	AGED C/S 41805	0	31,325	0	35,000
1701 Seven Mile Ferry Rd	104-1-18	70,000	ENH STAR 41834	0	0	0	35,000
Clarksville, TN 37040	ACRES 10.25		VILLAGE TAXABLE VALUE		66,325		
	EAST-0319882 NRTH-0826193		COUNTY TAXABLE VALUE		31,325		
	DEED BOOK 2442 PG-818		TOWN TAXABLE VALUE		66,325		
	FULL MARKET VALUE	109,718	SCHOOL TAXABLE VALUE		0		
***** 251.03-1-31 *****							
251.03-1-31	Reed St					26100	
Tranum Family Trust I	311 Res vac land		VILLAGE TAXABLE VALUE		1,500		
40 Reed St	Cassadaga Valle 062601	1,500	COUNTY TAXABLE VALUE		1,500		
PO Box 508	104-1-20	1,500	TOWN TAXABLE VALUE		1,500		
Sinclairville, NY 14782	ACRES 1.00		SCHOOL TAXABLE VALUE		1,500		
	EAST-0320069 NRTH-0825824						
	DEED BOOK 2025 PG-2414						
	FULL MARKET VALUE	2,351					
***** 251.03-1-32 *****							
251.03-1-32	311 Res vac land					26100	
Emmott Vivian Juanita	Cassadaga Valle 062601	1,300	VILLAGE TAXABLE VALUE		1,300		
Shirley Hagewood	104-1-19	1,300	COUNTY TAXABLE VALUE		1,300		
1701 Seven Mile Ferry Rd	ACRES 0.70		TOWN TAXABLE VALUE		1,300		
Clarksville, TN 37040	EAST-0319911 NRTH-0825886		SCHOOL TAXABLE VALUE		1,300		
	DEED BOOK 2442 PG-818						
	FULL MARKET VALUE	2,038					

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-33 *****							
35 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		34,000	26100	
251.03-1-33	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		34,000		
Porpiglia Michael J	104-1-17	34,000	TOWN TAXABLE VALUE		34,000		
Porpiglia Judith L	ACRES 0.50		SCHOOL TAXABLE VALUE		34,000		
35 Reed St	EAST-0319372 NRTH-0826144						
Sinclairville, NY 14782	DEED BOOK 2019 PG-6440						
	FULL MARKET VALUE	53,292					
***** 251.03-1-34 *****							
33 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		74,000	26100	
251.03-1-34	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		74,000		
Harmon Randall	104-1-16	74,000	TOWN TAXABLE VALUE		74,000		
Harmon Alicia	ACRES 0.75		SCHOOL TAXABLE VALUE		74,000		
33 Reed St	EAST-0319297 NRTH-0826191						
Sinclairville, NY 14782	DEED BOOK 2022 PG-2968						
	FULL MARKET VALUE	115,987					
***** 251.03-1-35 *****							
31 Reed St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.03-1-35	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		95,000		
Roberts Brett W	104-1-15	95,000	COUNTY TAXABLE VALUE		95,000		
Roberts Darcie A	ACRES 0.75		TOWN TAXABLE VALUE		95,000		
31 Reed St	EAST-0319207 NRTH-0826219		SCHOOL TAXABLE VALUE		76,620		
Sinclairville, NY 14782	DEED BOOK 2599 PG-858						
	FULL MARKET VALUE	148,903					
***** 251.03-1-36 *****							
Reed St	312 Vac w/imprv		VILLAGE TAXABLE VALUE		5,000	26100	
251.03-1-36	Cassadaga Valle 062601	3,900	COUNTY TAXABLE VALUE		5,000		
Lewis Scott D	104-1-14	5,000	TOWN TAXABLE VALUE		5,000		
1 Reed St	ACRES 0.50		SCHOOL TAXABLE VALUE		5,000		
Sinclairville, NY 14782	EAST-0319129 NRTH-0826263						
	DEED BOOK 2599 PG-746						
	FULL MARKET VALUE	7,837					
***** 251.03-1-37 *****							
27 Reed St	210 1 Family Res		VILLAGE TAXABLE VALUE		20,000	26100	
251.03-1-37	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		20,000		
Lewis Scott D	104-1-13	20,000	TOWN TAXABLE VALUE		20,000		
1 Reed St	ACRES 0.75		SCHOOL TAXABLE VALUE		20,000		
Sinclairville, NY 14782	EAST-0319033 NRTH-0826296						
	DEED BOOK 2599 PG-746						
	FULL MARKET VALUE	31,348					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-38 *****							
23 Reed St						26100	
251.03-1-38	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		
Lewis Jason H	Cassadaga Valle 062601	13,900	COUNTY TAXABLE VALUE		65,000		
1 Reed St	104-1-12	65,000	TOWN TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 1.90		SCHOOL TAXABLE VALUE		65,000		
	EAST-0318901 NRTH-0826337						
	DEED BOOK 2675 PG-272						
	FULL MARKET VALUE	101,881					
***** 251.03-1-39 *****							
19 Reed St						26100	
251.03-1-39	210 1 Family Res		VILLAGE TAXABLE VALUE		76,000		
Garfalo Ricardo J Jr.	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE		76,000		
Mehls Susan J	104-1-11.1	76,000	TOWN TAXABLE VALUE		76,000		
19 Reed St	ACRES 1.60		SCHOOL TAXABLE VALUE		76,000		
Sinclairville, NY 14782	EAST-0318677 NRTH-0826382						
	DEED BOOK 2017 PG-6113						
	FULL MARKET VALUE	119,122					
***** 251.03-1-40 *****							
Reed St						26100	
251.03-1-40	310 Res Vac		VILLAGE TAXABLE VALUE		1,100		
Breth Douglas	Cassadaga Valle 062601	1,100	COUNTY TAXABLE VALUE		1,100		
Breth Donna	104-1-11.2	1,100	TOWN TAXABLE VALUE		1,100		
17 Reed St	ACRES 0.12		SCHOOL TAXABLE VALUE		1,100		
Sinclairville, NY 14782	EAST-0318531 NRTH-0826316						
	DEED BOOK 2211 PG-00178						
	FULL MARKET VALUE	1,724					
***** 251.03-1-41 *****							
17 Reed St						26100	
251.03-1-41	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Breth Douglas	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		130,000		
Breth Donna	104-1-10	130,000	COUNTY TAXABLE VALUE		130,000		
17 Reed St	ACRES 0.50		TOWN TAXABLE VALUE		130,000		
Sinclairville, NY 14782	EAST-0318500 NRTH-0826407		SCHOOL TAXABLE VALUE		75,790		
	DEED BOOK 2211 PG-00178						
	FULL MARKET VALUE	203,762					
***** 251.03-1-42 *****							
15 Reed St						26100	
251.03-1-42	220 2 Family Res		BAS STAR 41854	0	0	0	18,380
Krzyzanowski Robert J	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		66,000		
Box 515	104-1-9	66,000	COUNTY TAXABLE VALUE		66,000		
15 Reed St	ACRES 0.50		TOWN TAXABLE VALUE		66,000		
Sinclairville, NY 14782	EAST-0318431 NRTH-0826406		SCHOOL TAXABLE VALUE		47,620		
	DEED BOOK 2159 PG-00487						
	FULL MARKET VALUE	103,448					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-43 *****							
251.03-1-43	13 Reed St					26100	
Krzyzanowski Robert	210 1 Family Res		VILLAGE TAXABLE VALUE		67,000		
15 Reed St	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		67,000		
PO Box 515	104-1-8	67,000	TOWN TAXABLE VALUE		67,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		67,000		
	EAST-0318343 NRTH-0826411						
	DEED BOOK 2666 PG-347						
	FULL MARKET VALUE	105,016					
***** 251.03-1-44 *****							
251.03-1-44	11 Reed St		BAS STAR 41854	0	0	0	18,380
Weeks Rick L	210 1 Family Res		VILLAGE TAXABLE VALUE		64,000		
11 Reed St	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		64,000		
Sinclairville, NY 14782	104-1-7	64,000	TOWN TAXABLE VALUE		64,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		45,620		
	EAST-0318258 NRTH-0826404						
	DEED BOOK 2517 PG-951						
	FULL MARKET VALUE	100,313					
***** 251.03-1-45 *****							
251.03-1-45	9 Reed St					26100	
Russell Jordan	312 Vac w/imprv		VILLAGE TAXABLE VALUE		7,000		
8 Reed St	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		7,000		
Sinclairville, NY 14782	104-1-6	7,000	TOWN TAXABLE VALUE		7,000		
	ACRES 0.37		SCHOOL TAXABLE VALUE		7,000		
	EAST-0318177 NRTH-0826408						
	DEED BOOK 2023 PG-1485						
	FULL MARKET VALUE	10,972					
***** 251.03-1-46 *****							
251.03-1-46	Reed St					26100	
Norris Robert L	311 Res vac land		VILLAGE TAXABLE VALUE		3,000		
Norris Vicky	Cassadaga Valle 062601	3,000	COUNTY TAXABLE VALUE		3,000		
5 Reed St	104-1-5	3,000	TOWN TAXABLE VALUE		3,000		
PO Box 892	ACRES 0.37		SCHOOL TAXABLE VALUE		3,000		
Sinclairville, NY 14782	EAST-0318106 NRTH-0826407						
	DEED BOOK 1844 PG-00371						
	FULL MARKET VALUE	4,702					
***** 251.03-1-47 *****							
251.03-1-47	5 Reed St					26100	
Norris Robert	210 1 Family Res		VILLAGE TAXABLE VALUE		63,000		
Norris Vicky	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		63,000		
5 Reed St	104-1-4	63,000	TOWN TAXABLE VALUE		63,000		
PO Box 892	ACRES 0.50		SCHOOL TAXABLE VALUE		63,000		
Sinclairville, NY 14782	EAST-0318027 NRTH-0826408						
	FULL MARKET VALUE	98,746					

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-48 *****							
251.03-1-48	1 Reed St					26100	
Lewis David Riley	210 1 Family Res		VET WAR CT 41121	3,675	7,350	3,675	0
Mable Cowan	Cassadaga Valle 062601	7,700	ENH STAR 41834	0	0	0	54,210
1 Reed St	104-1-3	65,000	VILLAGE TAXABLE VALUE		61,325		
Sinclairville, NY 14782	ACRES 0.50		COUNTY TAXABLE VALUE		57,650		
	EAST-0317840 NRTH-0826285		TOWN TAXABLE VALUE		61,325		
	FULL MARKET VALUE	101,881	SCHOOL TAXABLE VALUE		10,790		
***** 251.03-1-49 *****							
251.03-1-49	28 Park St					26100	
Swanson Gary W	210 1 Family Res		VETS C/T 41101	4,305	4,305	4,305	0
Swanson Susan E	Cassadaga Valle 062601	11,000	ENH STAR 41834	0	0	0	48,000
28 Park St	104-1-2	48,000	VILLAGE TAXABLE VALUE		43,695		
Sinclairville, NY 14782	ACRES 1.00		COUNTY TAXABLE VALUE		43,695		
	EAST-0317874 NRTH-0826410		TOWN TAXABLE VALUE		43,695		
	DEED BOOK 1831 PG-00162		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	75,235					
***** 251.03-1-50 *****							
251.03-1-50	30 Park St					26100	
Anderson Jacqueline	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
30 Park St	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	104-1-1	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
	EAST-0317863 NRTH-0826487						
	DEED BOOK 2023 PG-4117						
	FULL MARKET VALUE	106,583					
***** 251.03-1-51 *****							
251.03-1-51	34 Park St					26100	
Pascoe Joseph J	210 1 Family Res		VILLAGE TAXABLE VALUE		96,500		
Pascoe Leslie A	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		96,500		
34 Park St	101-6-12	96,500	TOWN TAXABLE VALUE		96,500		
Sinclairville, NY 14782	ACRES 0.75		SCHOOL TAXABLE VALUE		96,500		
	EAST-0317945 NRTH-0826619						
	DEED BOOK 2014 PG-4324						
	FULL MARKET VALUE	151,254					
***** 251.03-2-1 *****							
251.03-2-1	23 Church St					26100	
Blizzard Catherine E	210 1 Family Res		VILLAGE TAXABLE VALUE		98,000		
Blizzard Brian	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE		98,000		
23 Church St	104-2-9.1	98,000	TOWN TAXABLE VALUE		98,000		
Sinclairville, NY 14782	ACRES 3.50		SCHOOL TAXABLE VALUE		98,000		
	EAST-0318655 NRTH-0825945						
	DEED BOOK 2019 PG-6578						
	FULL MARKET VALUE	153,605					

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
T A X M A P N U M B E R S E Q U E N C E
U N I F O R M P E R C E N T O F V A L U E I S 0 6 3 . 8 0

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
					251.03-2-2	*****	
251.03-2-2	24 Reed St					26100	
	270 Mfg housing		VETS C/T 41101	0	5,000	5,000	0
Underwood Clarence S	Cassadaga Valle 062601	7,700	VET DIS V 41147	9,000	0	0	0
Underwood Doris E	104-2-10	36,000	ENH STAR 41834	0	0	0	36,000
Pob 513	ACRES 0.50		VILLAGE TAXABLE VALUE		27,000		
Sinclairville, NY 14782	EAST-0318856 NRTH-0825989		COUNTY TAXABLE VALUE		31,000		
	DEED BOOK 2360 PG-782		TOWN TAXABLE VALUE		31,000		
	FULL MARKET VALUE	56,426	SCHOOL TAXABLE VALUE		0		
					251.03-2-3	*****	
251.03-2-3	26 Reed St					26100	
	210 1 Family Res		VET COM CT 41131	6,125	12,250	6,125	0
Larson Keith D	Cassadaga Valle 062601	17,200	ENH STAR 41834	0	0	0	54,210
Helen Larson	104-2-11	70,000	VILLAGE TAXABLE VALUE		63,875		
26 Reed St	ACRES 3.80		COUNTY TAXABLE VALUE		57,750		
PO Box 1026	EAST-0319055 NRTH-0825833		TOWN TAXABLE VALUE		63,875		
Sinclairville, NY 14782	DEED BOOK 2022 PG-2409		SCHOOL TAXABLE VALUE		15,790		
	FULL MARKET VALUE	109,718					
					251.03-2-4	*****	
251.03-2-4	36 Reed St					26100	
	210 1 Family Res		VILLAGE TAXABLE VALUE		64,000		
John Douglas E	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		64,000		
Levien Patricia	104-2-12.2	64,000	TOWN TAXABLE VALUE		64,000		
36 Reed St	ACRES 0.75		SCHOOL TAXABLE VALUE		64,000		
Sinclairville, NY 14782	EAST-0319454 NRTH-0825891						
	DEED BOOK 2016 PG-3760						
	FULL MARKET VALUE	100,313					
					251.03-2-5	*****	
251.03-2-5	40 Reed St					26100	
	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Tranum Family Trust I	Cassadaga Valle 062601	17,900	VILLAGE TAXABLE VALUE		110,000		
40 Reed St	104-2-13.2	110,000	COUNTY TAXABLE VALUE		110,000		
PO Box 508	ACRES 4.20		TOWN TAXABLE VALUE		110,000		
Sinclairville, NY 14782	EAST-0319707 NRTH-0825707		SCHOOL TAXABLE VALUE		55,790		
	DEED BOOK 2025 PG-2414						
	FULL MARKET VALUE	172,414					
					251.03-2-6	*****	
251.03-2-6	73 East Ave					26100	
	210 1 Family Res		AGED C/T/S 41800	18,500	18,500	18,500	18,500
Hendrickson William L Sr	Cassadaga Valle 062601		17,000 ENH STAR 41834		0	0	18,500
Hendrickson Sandra A	104-2-14	37,000	VILLAGE TAXABLE VALUE		18,500		
73 East Ave	ACRES 3.70		COUNTY TAXABLE VALUE		18,500		
Sinclairville, NY 14782	EAST-0320042 NRTH-0825487		TOWN TAXABLE VALUE		18,500		
	DEED BOOK 2677 PG-519		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	57,994					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-7 *****							
61 East Ave						26100	
251.03-2-7	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Stroh Joan M	Cassadaga Valle 062601	13,900	VILLAGE TAXABLE VALUE		95,000		
PO Box 1065	104-2-13.1	95,000	COUNTY TAXABLE VALUE		95,000		
Sinclairville, NY 14782	ACRES 1.90		TOWN TAXABLE VALUE		95,000		
	EAST-0319821 NRTH-0825320		SCHOOL TAXABLE VALUE		40,790		
	DEED BOOK 2534 PG-100						
	FULL MARKET VALUE	148,903					
***** 251.03-2-8 *****							
59 East Ave						26100	
251.03-2-8	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Berg Mark J	Cassadaga Valle 062601	14,400	VILLAGE TAXABLE VALUE		73,000		
Berg Tami L	104-2-13.3	73,000	COUNTY TAXABLE VALUE		73,000		
59 East Ave	ACRES 2.20		TOWN TAXABLE VALUE		73,000		
PO Box 1034	EAST-0319622 NRTH-0825323		SCHOOL TAXABLE VALUE		54,620		
Sinclairville, NY 14782	DEED BOOK 2568 PG-177						
	FULL MARKET VALUE	114,420					
***** 251.03-2-9 *****							
80 East Ave						26100	
251.03-2-9	311 Res vac land		VILLAGE TAXABLE VALUE		900		
Dunkle Jessica A	Cassadaga Valle 062601	900	COUNTY TAXABLE VALUE		900		
104 Crystal Ave	104-5-13.2	900	TOWN TAXABLE VALUE		900		
Buffalo, NY 14220	ACRES 0.25		SCHOOL TAXABLE VALUE		900		
	EAST-0320158 NRTH-0824796						
	DEED BOOK 2020 PG-4022						
	FULL MARKET VALUE	1,411					
***** 251.03-2-10.1 *****							
74 East Av						26100	
251.03-2-10.1	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Carlson Gerald C	Cassadaga Valle 062601	18,600	VILLAGE TAXABLE VALUE		66,100		
Carlson Mary Ann	104-5-13.1	66,100	COUNTY TAXABLE VALUE		66,100		
74 East Ave	ACRES 4.60		TOWN TAXABLE VALUE		66,100		
Sinclairville, NY 14782	EAST-0968312 NRTH-0824799		SCHOOL TAXABLE VALUE		11,890		
	DEED BOOK 2013 PG-6471						
	FULL MARKET VALUE	103,605					
***** 251.03-2-11 *****							
60 East Ave						26100	
251.03-2-11	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Benezra Michael	Cassadaga Valle 062601	19,300	VILLAGE TAXABLE VALUE		50,000		
60 East Ave	104-5-14	50,000	COUNTY TAXABLE VALUE		50,000		
Sinclairville, NY 14782	ACRES 5.00		TOWN TAXABLE VALUE		50,000		
	EAST-0319536 NRTH-0824729		SCHOOL TAXABLE VALUE		31,620		
	DEED BOOK 1868 PG-00183						
	FULL MARKET VALUE	78,370					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-13 *****							
53 East Av						26100	
251.03-2-13	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
Anni Karl H	Cassadaga Valle 062601	20,700	COUNTY TAXABLE VALUE		30,000		
Pob 844	104-2-12.1	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 5.80		SCHOOL TAXABLE VALUE		30,000		
	EAST-0319374 NRTH-0825628						
	DEED BOOK 2443 PG-99						
	FULL MARKET VALUE	47,022					
***** 251.03-2-14 *****							
47 East Av						26100	
251.03-2-14	210 1 Family Res		VILLAGE TAXABLE VALUE		78,000		
Strong Leanne M	Cassadaga Valle 062601	16,600	COUNTY TAXABLE VALUE		78,000		
Briggs Mark D	104-2-15	78,000	TOWN TAXABLE VALUE		78,000		
47 East Av	ACRES 3.50		SCHOOL TAXABLE VALUE		78,000		
Sinclairville, NY 14782	EAST-0319054 NRTH-0825479						
	DEED BOOK 2021 PG-4044						
	FULL MARKET VALUE	122,257					
***** 251.03-2-15 *****							
43 East Ave						26100	
251.03-2-15	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
DeGolier Joshua L	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
DeGolier Hannah E	104-2-17	68,000	TOWN TAXABLE VALUE		68,000		
43 East Ave	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
Sinclairville, NY 114782	EAST-0318898 NRTH-0825271						
	DEED BOOK 2016 PG-6456						
	FULL MARKET VALUE	106,583					
***** 251.03-2-16 *****							
45 East Ave						26100	
251.03-2-16	210 1 Family Res		VET WAR CT 41121	3,675	7,350	3,675	0
Clark Robert E	Cassadaga Valle 062601	7,700	ENH STAR 41834	0	0	0	54,210
45 East Ave	104-2-16	80,000	VILLAGE TAXABLE VALUE		76,325		
Sinclairville, NY 14782	ACRES 0.50		COUNTY TAXABLE VALUE		72,650		
	EAST-0319006 NRTH-0825259		TOWN TAXABLE VALUE		76,325		
	DEED BOOK 2589 PG-15		SCHOOL TAXABLE VALUE		25,790		
	FULL MARKET VALUE	125,392					
***** 251.03-2-17 *****							
East Ave						26100	
251.03-2-17	311 Res vac land		VILLAGE TAXABLE VALUE		2,100		
Anni Karl H	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		2,100		
PO Box 844	104-5-11	2,100	TOWN TAXABLE VALUE		2,100		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		2,100		
	EAST-0319180 NRTH-0824932						
	DEED BOOK 2021 PG-5229						
	FULL MARKET VALUE	3,292					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 20
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-18 *****							
251.03-2-18	East Ave						
Anni Karl H	311 Res vac land		VILLAGE TAXABLE VALUE		1,200		
PO Box 844	Cassadaga Valle 062601	1,200	COUNTY TAXABLE VALUE		1,200		
Sinclairville, NY 14782	104-5-15.2	1,200	TOWN TAXABLE VALUE		1,200		
	ACRES 0.24		SCHOOL TAXABLE VALUE		1,200		
	EAST-0319119 NRTH-0824852						
	DEED BOOK 2021 PG-5229						
	FULL MARKET VALUE	1,881					
***** 251.03-2-19 *****							
251.03-2-19	S Of East Ave						
Archer David C	314 Rural vac<10		VILLAGE TAXABLE VALUE		5,300		
Archer Rose L	Cassadaga Valle 062601	5,300	COUNTY TAXABLE VALUE		5,300		
55 Shady Ln	104-5-15.3	5,300	TOWN TAXABLE VALUE		5,300		
Jamestown, NY 14701	ACRES 3.90		SCHOOL TAXABLE VALUE		5,300		
	EAST-0319054 NRTH-0824705						
	DEED BOOK 2025 PG-1847						
	FULL MARKET VALUE	8,307					
***** 251.03-2-20 *****							
251.03-2-20	46 East Av					26100	
Anni Karl H	210 1 Family Res		VILLAGE TAXABLE VALUE		66,000		
46 East Av	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		66,000		
PO Box 844	104-5-15.1	66,000	TOWN TAXABLE VALUE		66,000		
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE		66,000		
	EAST-0318934 NRTH-0824928						
	DEED BOOK 2020 PG-4145						
	FULL MARKET VALUE	103,448					
***** 251.03-2-21 *****							
251.03-2-21	44 East Ave					26100	
Houser Dean A	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Houser Karen M	Cassadaga Valle 062601	8,700	VILLAGE TAXABLE VALUE		55,000		
Pob 1023	104-5-10	55,000	COUNTY TAXABLE VALUE		55,000		
44 East Ave	ACRES 0.61		TOWN TAXABLE VALUE		55,000		
Sinclairville, NY 14782	EAST-0318769 NRTH-0825077		SCHOOL TAXABLE VALUE		790		
	DEED BOOK 1902 PG-00495						
	FULL MARKET VALUE	86,207					
***** 251.03-2-22 *****							
251.03-2-22	40 East Ave					26100	
Krzyzanowski Robert	210 1 Family Res		VILLAGE TAXABLE VALUE		60,000		
15 Reed St	Cassadaga Valle 062601	14,900	COUNTY TAXABLE VALUE		60,000		
PO Box 515	104-5-16.2	60,000	TOWN TAXABLE VALUE		60,000		
Sinclairville, NY 14782	ACRES 2.50		SCHOOL TAXABLE VALUE		60,000		
	EAST-0318719 NRTH-0824748						
	DEED BOOK 2011 PG-3706						
	FULL MARKET VALUE	94,044					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-2-23 *****							
	Rear East Ave						
251.03-2-23	311 Res vac land		VILLAGE TAXABLE VALUE		400		
Johnson Brian D	Cassadaga Valle 062601	400	COUNTY TAXABLE VALUE		400		
Archer Michael D	104-5-16.1	400	TOWN TAXABLE VALUE		400		
55 Shady Ln	FRNT 186.00 DPTH 40.00		SCHOOL TAXABLE VALUE		400		
Jamestown, NY 14701	EAST-0318747 NRTH-0824592						
	DEED BOOK 2025 PG-1848						
	FULL MARKET VALUE	627					
***** 251.03-2-34.1 *****							
	21 Lester St					26100	
251.03-2-34.1	210 1 Family Res		VILLAGE TAXABLE VALUE		86,500		
Winder Brendon M	Cassadaga Valle 062601	17,000	COUNTY TAXABLE VALUE		86,500		
21 Lester St	104-5-19	86,500	TOWN TAXABLE VALUE		86,500		
Sinclairville, NY 14782	ACRES 3.70		SCHOOL TAXABLE VALUE		86,500		
	EAST-0317679 NRTH-0824882						
	DEED BOOK 2021 PG-2856						
	FULL MARKET VALUE	135,580					
***** 251.03-2-34.2 *****							
	Lester St					26100	
251.03-2-34.2	311 Res vac land		VILLAGE TAXABLE VALUE		2,500		
Coomer Holly E	Cassadaga Valle 062601	2,500	COUNTY TAXABLE VALUE		2,500		
Meyer John A	104-5-19	2,500	TOWN TAXABLE VALUE		2,500		
17 Lester St	ACRES 2.10		SCHOOL TAXABLE VALUE		2,500		
Sinclairville, NY 14782	EAST-0317679 NRTH-0824882						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	3,918					
***** 251.03-2-35 *****							
	22 East Ave					26100	
251.03-2-35	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
22 East Ave., LLC	Cassadaga Valle 062601	21,700	COUNTY TAXABLE VALUE		50,000		
1518 Brighton Rd	104-5-18.2	50,000	TOWN TAXABLE VALUE		50,000		
Pittsburgh, PA 15212	ACRES 6.70		SCHOOL TAXABLE VALUE		50,000		
	EAST-0317912 NRTH-0824905						
	DEED BOOK 2023 PG-3317						
	FULL MARKET VALUE	78,370					
***** 251.03-2-37 *****							
	38 East Ave					26100	
251.03-2-37	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Rumsey Russell J	Cassadaga Valle 062601	18,400	VILLAGE TAXABLE VALUE		45,000		
Pob 727	104-5-17	45,000	COUNTY TAXABLE VALUE		45,000		
38 East Ave	ACRES 4.50		TOWN TAXABLE VALUE		45,000		
Sinclairville, NY 14782	EAST-0318530 NRTH-0824857		SCHOOL TAXABLE VALUE		26,620		
	DEED BOOK 2441 PG-880						
	FULL MARKET VALUE	70,533					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.03-2-38 *****						
32 East Ave						26100
251.03-2-38	210 1 Family Res		VILLAGE TAXABLE VALUE	48,700		
Penhollow Sherry	Cassadaga Valle 062601	10,200	COUNTY TAXABLE VALUE	48,700		
Penhollow Dustin	104-5-9	48,700	TOWN TAXABLE VALUE	48,700		
32 East Ave	ACRES 0.81		SCHOOL TAXABLE VALUE	48,700		
Sinclairville, NY 14782	EAST-0318352 NRTH-0825158					
	DEED BOOK 2635 PG-72					
	FULL MARKET VALUE	76,332				
***** 251.03-2-39 *****						
26 East Ave						26100
251.03-2-39	210 1 Family Res		VET WAR CT 41121	3,675	7,350	3,675
Frost-Kianos Darla J	Cassadaga Valle 062601	13,700	ENH STAR 41834	0	0	0
Kianos James E Jr.	104-5-8	122,000	VILLAGE TAXABLE VALUE			54,210
26 East Ave	ACRES 3.20		COUNTY TAXABLE VALUE	118,325		
PO Box 994	EAST-0318204 NRTH-0825200		TOWN TAXABLE VALUE	114,650		
Sinclairville, NY 14782-0994	DEED BOOK 2639 PG-950		SCHOOL TAXABLE VALUE	118,325		
	FULL MARKET VALUE	191,223		67,790		
***** 251.13-1-1 *****						
Park St Rear						26100
251.13-1-1	311 Res vac land		VILLAGE TAXABLE VALUE	1,100		
Housing Lmtd. Partnership Sinc	Cassadaga Valle 062601		1,100 COUNTY TAXABLE VALUE		1,100	
Nelson Capital Mgmt.	Includes 103-1-16.2	1,100	TOWN TAXABLE VALUE	1,100		
90 Howard St	103-1-15.1		SCHOOL TAXABLE VALUE	1,100		
Jamestown, NY 14701	ACRES 0.50					
	EAST-0317241 NRTH-0826064					
	DEED BOOK 1860 PG-00423					
	FULL MARKET VALUE	1,724				
***** 251.13-1-6 *****						
19 Park St						26100
251.13-1-6	210 1 Family Res		VILLAGE TAXABLE VALUE	52,000		
Hendrickson Melinda A	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE	52,000		
Grimes Marion M	103-1-12	52,000	TOWN TAXABLE VALUE	52,000		
3941 Cowing Rd	ACRES 0.25		SCHOOL TAXABLE VALUE	52,000		
Lakewood, NY 14750	EAST-0317472 NRTH-0826129					
	FULL MARKET VALUE	81,505				
***** 251.13-1-8 *****						
Main St Sinclairville						26100
251.13-1-8	330 Vacant comm		VILLAGE TAXABLE VALUE	2,700		
Mekus Todd	Cassadaga Valle 062601	2,700	COUNTY TAXABLE VALUE	2,700		
Lawson Darcy	103-1-18.2	2,700	TOWN TAXABLE VALUE	2,700		
3196 Hooker Rd	ACRES 0.25		SCHOOL TAXABLE VALUE	2,700		
Sinclairville, NY 14782	EAST-0317256 NRTH-0825762					
	DEED BOOK 2415 PG-208					
	FULL MARKET VALUE	4,232				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			TAXABLE VALUE
			ACCOUNT NO.
***** 251.13-1-9 *****			
251.13-1-9	Park St		
Dutton Shawn	311 Res vac land		VILLAGE TAXABLE VALUE 400
Dutton Laurie	Cassadaga Valle 062601	400	COUNTY TAXABLE VALUE 400
7 Park St	103-1-18.1	400	TOWN TAXABLE VALUE 400
Sinclairville, NY 14782	ACRES 0.04		SCHOOL TAXABLE VALUE 400
	EAST-0317271 NRTH-0825773		
	DEED BOOK 2025 PG-3876		
	FULL MARKET VALUE	627	
***** 251.13-1-10 *****			
251.13-1-10	7 Park St		
Dutton Shawn	210 1 Family Res		VILLAGE TAXABLE VALUE 63,000
Dutton Laurie	Cassadaga Valle 062601	3,200	COUNTY TAXABLE VALUE 63,000
7 Park St	103-1-17.1	63,000	TOWN TAXABLE VALUE 63,000
Sinclairville, NY 12782	ACRES 0.18		SCHOOL TAXABLE VALUE 63,000
	EAST-0317250 NRTH-0825830		
	DEED BOOK 2025 PG-3876		
	FULL MARKET VALUE	98,746	
***** 251.13-1-11 *****			
251.13-1-11	Park St Rear		
Dutton Shawn	311 Res vac land		VILLAGE TAXABLE VALUE 200
Dutton Laurie	Cassadaga Valle 062601	200	COUNTY TAXABLE VALUE 200
7 Park St	103-1-17.2	200	TOWN TAXABLE VALUE 200
Sinclairville, NY 14782	ACRES 0.08		SCHOOL TAXABLE VALUE 200
	EAST-0317133 NRTH-0825868		
	DEED BOOK 2025 PG-3876		
	FULL MARKET VALUE	313	
***** 251.13-1-12 *****			
251.13-1-12	27 Main St Sinclairville		
Mekus Todd	416 Mfg hsing pk		VILLAGE TAXABLE VALUE 131,800
Lawson Darcy	Cassadaga Valle 062601	90,000	COUNTY TAXABLE VALUE 131,800
3196 Hooker Rd	103-1-23.1	131,800	TOWN TAXABLE VALUE 131,800
Sinclairville, NY 14782	ACRES 1.30		SCHOOL TAXABLE VALUE 131,800
	EAST-0317091 NRTH-0825807		
	DEED BOOK 2415 PG-208		
	FULL MARKET VALUE	206,583	
***** 251.13-1-13 *****			
251.13-1-13	Main St Sinclairville		
Mekus Todd	416 Mfg hsing pk		VILLAGE TAXABLE VALUE 48,600
Lawson Darcy	Cassadaga Valle 062601	27,000	COUNTY TAXABLE VALUE 48,600
3196 Hooker Rd	103-1-19	48,600	TOWN TAXABLE VALUE 48,600
Sinclairville, NY 14782	ACRES 0.37		SCHOOL TAXABLE VALUE 48,600
	EAST-0317181 NRTH-0825725		
	DEED BOOK 2415 PG-208		
	FULL MARKET VALUE	76,176	

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-14 *****							
251.13-1-14	Main St					26100	
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE		1,300		
Lawson Darcy	Cassadaga Valle 062601	1,300	COUNTY TAXABLE VALUE		1,300		
3196 Hooker Rd	103-1-20	1,300	TOWN TAXABLE VALUE		1,300		
Sinclairville, NY 14782	ACRES 0.12		SCHOOL TAXABLE VALUE		1,300		
	EAST-0317079 NRTH-0825645						
	DEED BOOK 2393 PG-843						
	FULL MARKET VALUE	2,038					
***** 251.13-1-15 *****							
251.13-1-15	Main St Sinclairville					26100	
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE		300		
Lawson Darcy	Cassadaga Valle 062601	300	COUNTY TAXABLE VALUE		300		
3196 Hooker Rd	103-1-21	300	TOWN TAXABLE VALUE		300		
Sinclairville, NY 14782	ACRES 0.03		SCHOOL TAXABLE VALUE		300		
	EAST-0317041 NRTH-0825631						
	DEED BOOK 2415 PG-208						
	FULL MARKET VALUE	470					
***** 251.13-1-16 *****							
251.13-1-16	Main St Sinclairville					26100	
Mekus Todd	330 Vacant comm		VILLAGE TAXABLE VALUE		700		
Lawson Darcy	Cassadaga Valle 062601	700	COUNTY TAXABLE VALUE		700		
3196 Hooker Rd	103-1-22	700	TOWN TAXABLE VALUE		700		
Sinclairville, NY 14782	ACRES 0.06		SCHOOL TAXABLE VALUE		700		
	EAST-0317021 NRTH-0825630						
	DEED BOOK 2415 PG-208						
	FULL MARKET VALUE	1,097					
***** 251.13-1-17 *****							
251.13-1-17	25 Main St					26100	
Barmore Larry L	482 Det row bldg		VILLAGE TAXABLE VALUE		20,000		
Barmore Carol A	Cassadaga Valle 062601	8,600	COUNTY TAXABLE VALUE		20,000		
PO Box 245	103-1-23.2	20,000	TOWN TAXABLE VALUE		20,000		
Gerry, NY 14740	ACRES 0.70		SCHOOL TAXABLE VALUE		20,000		
	EAST-0316988 NRTH-0825633						
	DEED BOOK 2024 PG-5607						
	FULL MARKET VALUE	31,348					
***** 251.13-1-21 *****							
251.13-1-21	Main St					26100	
Okerlund Johnny	330 Vacant comm		VILLAGE TAXABLE VALUE		100		
Okerlund Karyn	Cassadaga Valle 062601	100	COUNTY TAXABLE VALUE		100		
27 Water St	103-1-38	100	TOWN TAXABLE VALUE		100		
Sinclairville, NY 14782	ACRES 0.01		SCHOOL TAXABLE VALUE		100		
	EAST-0316862 NRTH-0825640						
	DEED BOOK 2318 PG-470						
	FULL MARKET VALUE	157					

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PAGE 25
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-22 *****							
251.13-1-22	Main St					26100	
Okerlund Johnny L	330 Vacant comm		VILLAGE TAXABLE VALUE		900		
Okerlund Karyn E	Cassadaga Valle 062601	900	COUNTY TAXABLE VALUE		900		
27 Water St	103-1-27.2	900	TOWN TAXABLE VALUE		900		
Sinclairville, NY 14782	ACRES 0.44		SCHOOL TAXABLE VALUE		900		
	EAST-0316938 NRTH-0825752						
	DEED BOOK 2318 PG-498						
	FULL MARKET VALUE	1,411					
***** 251.13-1-23 *****							
251.13-1-23	Main St					26100	
Okerlund Johnny L	312 Vac w/imprv		VILLAGE TAXABLE VALUE		17,000		
Okerlund Karyn E	Cassadaga Valle 062601	14,800	COUNTY TAXABLE VALUE		17,000		
27 Water St	103-1-27.1	17,000	TOWN TAXABLE VALUE		17,000		
Sinclairville, NY 14782-9604	FRNT 67.00 DPTH 337.00		SCHOOL TAXABLE VALUE		17,000		
	ACRES 0.55						
	EAST-0316841 NRTH-0825841						
	DEED BOOK 2382 PG-49						
	FULL MARKET VALUE	26,646					
***** 251.13-1-25 *****							
251.13-1-25	11 Main St					26100	
Elder Harry M	464 Office bldg.		VILLAGE TAXABLE VALUE		370,000		
Elder Roberta	Cassadaga Valle 062601	11,900	COUNTY TAXABLE VALUE		370,000		
Box 1	103-1-28	370,000	TOWN TAXABLE VALUE		370,000		
Clarks Mills, PA 16114	ACRES 0.41		SCHOOL TAXABLE VALUE		370,000		
	EAST-0316690 NRTH-0825719						
	DEED BOOK 2376 PG-980						
	FULL MARKET VALUE	579,937					
***** 251.13-1-26 *****							
251.13-1-26	Main St					26100	
Elder Harry M	331 Com vac w/im		VILLAGE TAXABLE VALUE		14,800		
Elder Roberta P	Cassadaga Valle 062601	14,800	COUNTY TAXABLE VALUE		14,800		
Box 1	103-1-29	14,800	TOWN TAXABLE VALUE		14,800		
Clarks Mills, PA 16114	ACRES 0.55		SCHOOL TAXABLE VALUE		14,800		
	EAST-0316625 NRTH-0825715						
	DEED BOOK 2376 PG-980						
	FULL MARKET VALUE	23,197					
***** 251.13-1-27 *****							
251.13-1-27	Edson Ln					26100	
Johnson Billie J	312 Vac w/imprv		VILLAGE TAXABLE VALUE		2,500		
Johnson Rhonda P	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		2,500		
11 Edson Ln	103-1-30	2,500	TOWN TAXABLE VALUE		2,500		
PO Box 952	ACRES 0.06		SCHOOL TAXABLE VALUE		2,500		
Sinclairville, NY 14782	EAST-0316583 NRTH-0825829						
	DEED BOOK 2173 PG-00542						
	FULL MARKET VALUE	3,918					

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-28 *****							
11 Edson Ln	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.13-1-28	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		45,000		
Johnson Billie J	103-1-31	45,000	COUNTY TAXABLE VALUE		45,000		
Johnson Rhonda P	ACRES 0.75		TOWN TAXABLE VALUE		45,000		
11 Edson Ln	EAST-0316526 NRTH-0825852		SCHOOL TAXABLE VALUE		26,620		
PO Box 952	DEED BOOK 2173 PG-00542						
Sinclairville, NY 14782	FULL MARKET VALUE	70,533					
***** 251.13-1-29 *****							
Edson Ln	311 Res vac land		VILLAGE TAXABLE VALUE		500		26100
251.13-1-29	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		500		
Johnson Billie J	103-1-32.2.2	500	TOWN TAXABLE VALUE		500		
Johnson Rhonda P	ACRES 0.10		SCHOOL TAXABLE VALUE		500		
11 Edson Ln	EAST-0316424 NRTH-0825874						
PO Box 952	DEED BOOK 2173 PG-00542						
Sinclairville, NY 14782	FULL MARKET VALUE	784					
***** 251.13-1-30 *****							
3 Main St	220 2 Family Res		VILLAGE TAXABLE VALUE		40,000		26100
251.13-1-30	Cassadaga Valle 062601	10,400	COUNTY TAXABLE VALUE		40,000		
Fisher Alan	103-4-2	40,000	TOWN TAXABLE VALUE		40,000		
Lester St	ACRES 0.87		SCHOOL TAXABLE VALUE		40,000		
PO Box 551	EAST-0316458 NRTH-0825683						
Sinclairville, NY 14782	DEED BOOK 2351 PG-931						
	FULL MARKET VALUE	62,696					
***** 251.13-1-31 *****							
7 Main St	485 >luse sm bld		BUSINV 897 47610	500	500	500	500
251.13-1-31	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		74,500		
Hattaway Joshua R	103-4-1	75,000	COUNTY TAXABLE VALUE		74,500		
Hattaway Rebecca	ACRES 0.50		TOWN TAXABLE VALUE		74,500		
2399 Johnson Rd	EAST-0316529 NRTH-0825663		SCHOOL TAXABLE VALUE		74,500		
Sinclairville, NY 14782	DEED BOOK 2014 PG-7131						
	FULL MARKET VALUE	117,555					
***** 251.13-1-32 *****							
2 Main St	210 1 Family Res		VILLAGE TAXABLE VALUE		38,000		26100
251.13-1-32	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		38,000		
Stewart Jacob R	103-5-12	38,000	TOWN TAXABLE VALUE		38,000		
2 Main St	ACRES 0.12		SCHOOL TAXABLE VALUE		38,000		
PO Box 736	EAST-0316367 NRTH-0825459						
Sinclairville, NY 14782	DEED BOOK 2018 PG-1130						
	FULL MARKET VALUE	59,561					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 27
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-33 *****							
251.13-1-33	1 Sinclair Dr					26100	
Stewart Jacob R	311 Res vac land		VILLAGE TAXABLE VALUE		2,200		
2 Main St	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE		2,200		
PO Box 736	103-5-11	2,200	TOWN TAXABLE VALUE		2,200		
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE		2,200		
	EAST-0316344 NRTH-0825425						
	DEED BOOK 2018 PG-1130						
	FULL MARKET VALUE	3,448					
***** 251.13-1-34 *****							
251.13-1-34	3 Sinclair Dr		ENH STAR 41834	0	0	0	54,210
Fabritius Randal P	210 1 Family Res	7,700	VILLAGE TAXABLE VALUE		64,000		
Fabritius Lori R	Cassadaga Valle 062601	64,000	COUNTY TAXABLE VALUE		64,000		
3 Sinclair Dr	103-5-10		TOWN TAXABLE VALUE		64,000		
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE		9,790		
	EAST-0316325 NRTH-0825364						
	DEED BOOK 2120 PG-00261						
	FULL MARKET VALUE	100,313					
***** 251.13-1-35 *****							
251.13-1-35	5 Sinclair Dr					26100	
Roy Debra J	210 1 Family Res		VILLAGE TAXABLE VALUE		20,000		
Roy Richard M	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		20,000		
5 Sinclair Dr	103-5-9	20,000	TOWN TAXABLE VALUE		20,000		
Sinclairville, NY 14782	ACRES 0.37 BANK 8000		SCHOOL TAXABLE VALUE		20,000		
	EAST-0316269 NRTH-0825280						
	DEED BOOK 2181 PG-00350						
	FULL MARKET VALUE	31,348					
***** 251.13-1-36 *****							
251.13-1-36	5 Maple St					26100	
Russell Norlene	210 1 Family Res		VILLAGE TAXABLE VALUE		72,500		
2024 Juniper Dr	Cassadaga Valle 062601	2,600	COUNTY TAXABLE VALUE		72,500		
Edgewater, FL 32141	103-5-8	72,500	TOWN TAXABLE VALUE		72,500		
	ACRES 0.15		SCHOOL TAXABLE VALUE		72,500		
	EAST-0316352 NRTH-0825293						
	DEED BOOK 2025 PG-5060						
	FULL MARKET VALUE	113,636					
***** 251.13-1-37 *****							
251.13-1-37	7 Maple St					26100	
Small Austin	210 1 Family Res		VILLAGE TAXABLE VALUE		57,000		
Small Faith	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		57,000		
7 Maple St	103-5-7	57,000	TOWN TAXABLE VALUE		57,000		
Sinclairville, NY 14782	ACRES 0.25		SCHOOL TAXABLE VALUE		57,000		
	EAST-0316432 NRTH-0825296						
	DEED BOOK 2021 PG-6214						
	FULL MARKET VALUE	89,342					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.13-1-38 *****					
251.13-1-38	9 Maple St				26100
Blackmon Dillon N	210 1 Family Res		VILLAGE TAXABLE VALUE	37,500	
9 Maple St	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE	37,500	
Sinclairville, NY 14782	103-5-6	37,500	TOWN TAXABLE VALUE	37,500	
	ACRES 0.25		SCHOOL TAXABLE VALUE	37,500	
	EAST-0316516 NRTH-0825292				
	DEED BOOK 2020 PG-4074				
	FULL MARKET VALUE	58,777			
***** 251.13-1-39 *****					
251.13-1-39	4 Main St				26100
Stewart Jacob B	220 2 Family Res		VILLAGE TAXABLE VALUE	44,000	
Stewart Alexa J	Cassadaga Valle 062601	6,600	COUNTY TAXABLE VALUE	44,000	
2 Main St	103-5-13	44,000	TOWN TAXABLE VALUE	44,000	
Sinclairville, NY 14782	ACRES 0.42		SCHOOL TAXABLE VALUE	44,000	
	EAST-0316441 NRTH-0825404				
	DEED BOOK 2025 PG-5425				
	FULL MARKET VALUE	68,966			
***** 251.13-1-40 *****					
251.13-1-40	6 Main St				26100
Mower David	210 1 Family Res		BAS STAR 41854 0 0 0 18,380		
Mower Shari	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE	38,800	
PO Box 512	103-5-14	38,800	COUNTY TAXABLE VALUE	38,800	
Sinclairville, NY 14782	ACRES 0.31		TOWN TAXABLE VALUE	38,800	
	EAST-0316500 NRTH-0825387		SCHOOL TAXABLE VALUE	20,420	
	DEED BOOK 2478 PG-819				
	FULL MARKET VALUE	60,815			
***** 251.13-1-41 *****					
251.13-1-41	8 Main St				26100
MRK Properties, LLC	210 1 Family Res		VILLAGE TAXABLE VALUE	25,000	
2495 Lakeside Dr	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE	25,000	
Ashville, NY 14710	103-5-15	25,000	TOWN TAXABLE VALUE	25,000	
	ACRES 0.25		SCHOOL TAXABLE VALUE	25,000	
	EAST-0316556 NRTH-0825480				
	DEED BOOK 2025 PG-6270				
	FULL MARKET VALUE	39,185			
***** 251.13-1-42 *****					
251.13-1-42	Corner Jstn & Main St				26100
MRK Properties, LLC	411 Apartment		VILLAGE TAXABLE VALUE	25,600	
2495 Lakeside Dr	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE	25,600	
Ashville, NY 14710	103-5-1	25,600	TOWN TAXABLE VALUE	25,600	
	ACRES 0.12		SCHOOL TAXABLE VALUE	25,600	
	EAST-0316604 NRTH-0825483				
	DEED BOOK 2025 PG-6270				
	FULL MARKET VALUE	40,125			

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-43 *****							
251.13-1-43	Jamestown St					26100	
MRK Properties, LLC	210 1 Family Res		VILLAGE TAXABLE VALUE		22,000		
2495 Lakeside Dr	Cassadaga Valle 062601	1,000	COUNTY TAXABLE VALUE		22,000		
Ashville, NY 14710	103-5-2	22,000	TOWN TAXABLE VALUE		22,000		
	ACRES 0.06		SCHOOL TAXABLE VALUE		22,000		
	EAST-0316590 NRTH-0825453						
	DEED BOOK 2025 PG-6270						
	FULL MARKET VALUE	34,483					
***** 251.13-1-44 *****							
251.13-1-44	6 Jamestown St		ENH STAR 41834	0	0	0	34,000
Furlow Rollin V	210 1 Family Res		VILLAGE TAXABLE VALUE		34,000		
Gerald Furlow	Cassadaga Valle 062601	1,900	COUNTY TAXABLE VALUE		34,000		
6 Jamestown St	103-5-3	34,000	TOWN TAXABLE VALUE		34,000		
PO Box 974	ACRES 0.06		SCHOOL TAXABLE VALUE		0		
Sinclairville, NY 14782	EAST-0316582 NRTH-0825409						
	DEED BOOK 2675 PG-177						
	FULL MARKET VALUE	53,292					
***** 251.13-1-45 *****							
251.13-1-45	8 Jamestown St		ENH STAR 41834	0	0	0	37,500
Spinler Terence L	210 1 Family Res		VILLAGE TAXABLE VALUE		37,500		
Spinler Cindy S	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE		37,500		
8 Jamestown St	103-5-4	37,500	TOWN TAXABLE VALUE		37,500		
PO Box 966	ACRES 0.12		SCHOOL TAXABLE VALUE		0		
Sinclairville, NY 14782	EAST-0316592 NRTH-0825324						
	DEED BOOK 1759 PG-00065						
	FULL MARKET VALUE	58,777					
***** 251.13-1-47 *****							
251.13-1-47	16 Jamestown St		ENH STAR 41834	0	0	0	54,210
Edwards Evan L	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		
Edwards Marie E	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		65,000		
16 Jamestown St	103-6-1	65,000	TOWN TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 0.75		SCHOOL TAXABLE VALUE		10,790		
	EAST-0316520 NRTH-0825087						
	DEED BOOK 2329 PG-90						
	FULL MARKET VALUE	101,881					
***** 251.13-1-48 *****							
251.13-1-48	10 Maple St		VILLAGE TAXABLE VALUE		64,000		
Banse-Fay Brock	210 1 Family Res		COUNTY TAXABLE VALUE		64,000		
Banse-Fay Joanne	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE		64,000		
10 Maple St	103-6-11	64,000	SCHOOL TAXABLE VALUE		64,000		
Sinclairville, NY 14782	ACRES 0.37						
	EAST-0316411 NRTH-0825080						
	DEED BOOK 2016 PG-6705						
	FULL MARKET VALUE	100,313					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-50 *****							
251.13-1-50	6 Maple St					26100	
Leon Maloy Family Trus V	210 1 Family Res		VILLAGE TAXABLE VALUE	89,000			
6 Maple St	Cassadaga Valle 062601		7,700 COUNTY TAXABLE VALUE	89,000			
Sinclairville, NY 14782	103-6-9	89,000	TOWN TAXABLE VALUE	89,000			
	ACRES 0.50		SCHOOL TAXABLE VALUE	89,000			
	EAST-0316306 NRTH-0825034						
	DEED BOOK 2472 PG-98						
	FULL MARKET VALUE	139,498					
***** 251.13-1-51 *****							
251.13-1-51	2 Maple St					26100	
Olmstead Timothy A	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Olmstead Valerie S	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	30,000			
2 Maple St	103-6-7	30,000	COUNTY TAXABLE VALUE	30,000			
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE	30,000			
	EAST-0316079 NRTH-0824971		SCHOOL TAXABLE VALUE	11,620			
	DEED BOOK 2011 PG-3901						
	FULL MARKET VALUE	47,022					
***** 251.13-1-52 *****							
251.13-1-52	4 Maple St					26100	
Mikula Anthony III	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Fox Alicia	Cassadaga Valle 062601	13,100	VILLAGE TAXABLE VALUE	38,000			
4 Maple St	103-6-8	38,000	COUNTY TAXABLE VALUE	38,000			
Sinclairville, NY 14782	ACRES 1.50		TOWN TAXABLE VALUE	38,000			
	EAST-0316245 NRTH-0824929		SCHOOL TAXABLE VALUE	19,620			
	DEED BOOK 2302 PG-915						
	FULL MARKET VALUE	59,561					
***** 251.13-1-53 *****							
251.13-1-53	24 Jamestown St					26100	
Lewis Scott D	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
1 Reed St	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE	83,000			
Sinclairville, NY 14782	103-6-3	83,000	COUNTY TAXABLE VALUE	83,000			
	ACRES 1.00		TOWN TAXABLE VALUE	83,000			
	EAST-0316421 NRTH-0824840		SCHOOL TAXABLE VALUE	64,620			
	DEED BOOK 2471 PG-537						
	FULL MARKET VALUE	130,094					
***** 251.13-1-54 *****							
251.13-1-54	20 Jamestown St					26100	
Sheffield Lisa M	210 1 Family Res		VILLAGE TAXABLE VALUE	55,000			
20 Jamestown St	Cassadaga Valle 062601	7,600	COUNTY TAXABLE VALUE	55,000			
Sinclairville, NY 14782	103-6-2	55,000	TOWN TAXABLE VALUE	55,000			
	ACRES 0.49		SCHOOL TAXABLE VALUE	55,000			
	EAST-0316476 NRTH-0824984						
	DEED BOOK 2024 PG-6600						
	FULL MARKET VALUE	86,207					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-55 *****							
251.13-1-55	19 Jamestown St						
Meacham Brandon M	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Meacham Brandi L	Cassadaga Valle 062601	10,600	VILLAGE TAXABLE VALUE		125,000		
19 Jamestown St	103-3-12	125,000	COUNTY TAXABLE VALUE		125,000		
Sinclairville, NY 14782	ACRES 0.92		TOWN TAXABLE VALUE		125,000		
	EAST-0316735 NRTH-0824864		SCHOOL TAXABLE VALUE		106,620		
	DEED BOOK 2014 PG-6943						
	FULL MARKET VALUE	195,925					
***** 251.13-1-56 *****							
251.13-1-56	17 Jamestown St					26100	
Desnerck Jon	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
17 Jamestown St	Cassadaga Valle 062601	6,800	VILLAGE TAXABLE VALUE		65,000		
PO Box 1025	103-3-13	65,000	COUNTY TAXABLE VALUE		65,000		
Sinclairville, NY 14782	ACRES 0.43 BANK 6700		TOWN TAXABLE VALUE		65,000		
	EAST-0316757 NRTH-0824958		SCHOOL TAXABLE VALUE		46,620		
	DEED BOOK 2240 PG-157						
	FULL MARKET VALUE	101,881					
***** 251.13-1-57 *****							
251.13-1-57	15 Jamestown St					26100	
Desnerck Jon Arthur	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
17 Jamestown St	Cassadaga Valle 062601	6,500	COUNTY TAXABLE VALUE		30,000		
PO Box 1025	103-3-14	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 0.41		SCHOOL TAXABLE VALUE		30,000		
	EAST-0316759 NRTH-0825024						
	DEED BOOK 2021 PG-5529						
	FULL MARKET VALUE	47,022					
***** 251.13-1-58 *****							
251.13-1-58	16 Maple St					26100	
Walter Joseph	210 1 Family Res		VILLAGE TAXABLE VALUE		42,000		
135 Patrice Ter	Cassadaga Valle 062601	8,300	COUNTY TAXABLE VALUE		42,000		
Williamsville, NY 14221	103-3-15	42,000	TOWN TAXABLE VALUE		42,000		
	ACRES 0.57		SCHOOL TAXABLE VALUE		42,000		
	DEED BOOK 2022 PG-6722						
	FULL MARKET VALUE	65,831					
***** 251.13-1-59 *****							
251.13-1-59	18 Maple St					26100	
Mckenna Joseph D	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
18 Maple St	Cassadaga Valle 062601	6,100	VILLAGE TAXABLE VALUE		26,500		
PO Box 1028	103-3-16	26,500	COUNTY TAXABLE VALUE		26,500		
Sinclairville, NY 14782	ACRES 0.38		TOWN TAXABLE VALUE		26,500		
	EAST-0316858 NRTH-0825048		SCHOOL TAXABLE VALUE		8,120		
	DEED BOOK 2252 PG-395						
	FULL MARKET VALUE	41,536					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-60 *****							
20 Maple St						26100	
251.13-1-60	210 1 Family Res		VILLAGE TAXABLE VALUE		15,000		
Newark Timothy	Cassadaga Valle 062601	9,200	COUNTY TAXABLE VALUE		15,000		
Newark April M	103-3-17	15,000	TOWN TAXABLE VALUE		15,000		
24 Maple St	ACRES 0.67		SCHOOL TAXABLE VALUE		15,000		
PO Box 913	EAST-0317012 NRTH-0825051						
Sinclairville, NY 14782	DEED BOOK 2019 PG-6892						
	FULL MARKET VALUE	23,511					
***** 251.13-1-61 *****							
18 Lester St						26100	
251.13-1-61	311 Res vac land		VILLAGE TAXABLE VALUE		1,100		
Skinner Aaron P	Cassadaga Valle 062601	1,100	COUNTY TAXABLE VALUE		1,100		
Skinner Sara L	103-3-4.2	1,100	TOWN TAXABLE VALUE		1,100		
18 Lester St	ACRES 0.50		SCHOOL TAXABLE VALUE		1,100		
Sinclairville, NY 14782	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	1,724					
***** 251.13-1-62 *****							
20 Lester St						26100	
251.13-1-62	210 1 Family Res		VILLAGE TAXABLE VALUE		80,000		
Skinner Aaron P	Cassadaga Valle 062601	10,300	COUNTY TAXABLE VALUE		80,000		
Skinner Mary A	103-3-4.1	80,000	TOWN TAXABLE VALUE		80,000		
18 Lester St	FRNT 88.00 DPTH 172.00		SCHOOL TAXABLE VALUE		80,000		
Sinclairville, NY 14782	ACRES 0.84						
	EAST-0317006 NRTH-0824853						
	DEED BOOK 2021 PG-2233						
	FULL MARKET VALUE	125,392					
***** 251.13-1-63 *****							
18 Lester St						26100	
251.13-1-63	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Skinner Aaron P	Cassadaga Valle 062601	6,600	VILLAGE TAXABLE VALUE		85,000		
Skinner Sara L	103-3-3	85,000	COUNTY TAXABLE VALUE		85,000		
18 Lester St	FRNT 132.00 DPTH 137.00		TOWN TAXABLE VALUE		85,000		
Sinclairville, NY 14782	ACRES 0.42		SCHOOL TAXABLE VALUE		66,620		
	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	133,229					
***** 251.13-1-64 *****							
Lester St						26100	
251.13-1-64	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
Skinner Aaron P	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
Skinner Sara L	103-3-2.1	2,300	TOWN TAXABLE VALUE		2,300		
18 Lester St	FRNT 69.00 DPTH 169.00		SCHOOL TAXABLE VALUE		2,300		
Sinclairville, NY 14782	ACRES 0.27						
	DEED BOOK 2011 PG-6350						
	FULL MARKET VALUE	3,605					

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-65 *****							
24 Maple St						26100	
251.13-1-65	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Newark Timmy	Cassadaga Valle 062601	5,100	VILLAGE TAXABLE VALUE		45,000		
Newark April	103-3-1	45,000	COUNTY TAXABLE VALUE		45,000		
24 Maple St	FRNT 98.10 DPTH 133.00		TOWN TAXABLE VALUE		45,000		
PO Box 913	ACRES 0.30		SCHOOL TAXABLE VALUE		26,620		
Sinclairville, NY 14782	EAST-0317143 NRTH-0825064						
	DEED BOOK 2024 PG-4747						
	FULL MARKET VALUE	70,533					
***** 251.13-1-66 *****							
Lester St						26100	
251.13-1-66	311 Res vac land		VILLAGE TAXABLE VALUE		2,200		
Newark Timmy	Cassadaga Valle 062601	2,200	COUNTY TAXABLE VALUE		2,200		
Newark April	103-3-2.2	2,200	TOWN TAXABLE VALUE		2,200		
24 Maple St	FRNT 78.00 DPTH 140.00		SCHOOL TAXABLE VALUE		2,200		
PO Box 913	EAST-0317205 NRTH-0825055						
Sinclairville, NY 14782	DEED BOOK 2024 PG-4747						
	FULL MARKET VALUE	3,448					
***** 251.13-1-68 *****							
19 Maple St						26100	
251.13-1-68	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Pastor Glenna	Cassadaga Valle 062601	8,000	VILLAGE TAXABLE VALUE		25,000		
19 Maple St	103-2-5	25,000	COUNTY TAXABLE VALUE		25,000		
Sinclairville, NY 14782	ACRES 0.25		TOWN TAXABLE VALUE		25,000		
	EAST-0316996 NRTH-0825327		SCHOOL TAXABLE VALUE		6,620		
	DEED BOOK 2679 PG-850						
	FULL MARKET VALUE	39,185					
***** 251.13-1-69 *****							
17 Maple St						26100	
251.13-1-69	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
Richerson Troy E	Cassadaga Valle 062601	18,000	COUNTY TAXABLE VALUE		50,000		
Richerson Erica L	103-2-6	50,000	TOWN TAXABLE VALUE		50,000		
17 Maple St	ACRES 0.75		SCHOOL TAXABLE VALUE		50,000		
PO Box 757	EAST-0316923 NRTH-0825290						
Sinclairville, NY 14782	DEED BOOK 2021 PG-2352						
	FULL MARKET VALUE	78,370					
***** 251.13-1-70 *****							
Maple St						26100	
251.13-1-70	330 Vacant comm		VILLAGE TAXABLE VALUE		4,000		
Spinler Holdings, LLC.	Cassadaga Valle 062601	4,000	COUNTY TAXABLE VALUE		4,000		
3217 Tarbox Rd	103-2-7	4,000	TOWN TAXABLE VALUE		4,000		
Cassadaga, NY 14718	ACRES 0.25		SCHOOL TAXABLE VALUE		4,000		
	EAST-0316817 NRTH-0825296						
	DEED BOOK 2680 PG-809						
	FULL MARKET VALUE	6,270					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 34
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-71 *****							
251.13-1-71	11 Jamestown St					26100	
Bubba Farms, LLC	483 Converted Re		VILLAGE TAXABLE VALUE		80,000		
PO Box 430	Cassadaga Valle 062601	15,300	COUNTY TAXABLE VALUE		80,000		
Sinclairville, NY 14782	103-2-8	80,000	TOWN TAXABLE VALUE		80,000		
	ACRES 0.99		SCHOOL TAXABLE VALUE		80,000		
	EAST-0316766 NRTH-0825256						
	DEED BOOK 2024 PG-3525						
	FULL MARKET VALUE	125,392					
***** 251.13-1-77 *****							
251.13-1-77	16 Main St					26100	
Spinler Holdings, LLC	482 Det row bldg		VILLAGE TAXABLE VALUE		20,000		
3217 Tarbox Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		20,000		
Cassadaga, NY 14718	103-2-14	20,000	TOWN TAXABLE VALUE		20,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		20,000		
	EAST-0316835 NRTH-0825443						
	DEED BOOK 2014 PG-6330						
	FULL MARKET VALUE	31,348					
***** 251.13-1-78 *****							
251.13-1-78	18 Main St					26100	
Spinler Holdings, LLC.	486 Mini-mart		VILLAGE TAXABLE VALUE		230,000		
3217 Tarbox Rd	Cassadaga Valle 062601	8,000	COUNTY TAXABLE VALUE		230,000		
Cassadaga, NY 14718	103-2-15	230,000	TOWN TAXABLE VALUE		230,000		
	ACRES 0.25		SCHOOL TAXABLE VALUE		230,000		
	EAST-0316879 NRTH-0825425						
	DEED BOOK 2680 PG-809						
	FULL MARKET VALUE	360,502					
***** 251.13-1-79 *****							
251.13-1-79	Main St Sinclairville					26100	
Spinler Holdings, LLC.	438 Parking lot		VILLAGE TAXABLE VALUE		6,000		
3217 Tarbox Rd	Cassadaga Valle 062601	3,800	COUNTY TAXABLE VALUE		6,000		
Cassadaga, NY 14718	103-2-16	6,000	TOWN TAXABLE VALUE		6,000		
	ACRES 0.12		SCHOOL TAXABLE VALUE		6,000		
	EAST-0316938 NRTH-0825422						
	DEED BOOK 2680 PG-809						
	FULL MARKET VALUE	9,404					
***** 251.13-1-80 *****							
251.13-1-80	Main St					26100	
Spinler Holdings, LLC.	438 Parking lot		VILLAGE TAXABLE VALUE		16,000		
3217 Tarbox Rd	Cassadaga Valle 062601	8,000	COUNTY TAXABLE VALUE		16,000		
Cassadaga, NY 14718	103-2-17	16,000	TOWN TAXABLE VALUE		16,000		
	ACRES 0.25		SCHOOL TAXABLE VALUE		16,000		
	EAST-0316988 NRTH-0825424						
	DEED BOOK 2680 PG-809						
	FULL MARKET VALUE	25,078					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-83 *****							
251.13-1-83	34 Main St					26100	
Johnson Mark A	210 1 Family Res		VILLAGE TAXABLE VALUE		48,000		
Johnson Melissa L	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		48,000		
SCFCU	103-2-2	48,000	TOWN TAXABLE VALUE		48,000		
168 E Fairmount Ave	ACRES 0.50		SCHOOL TAXABLE VALUE		48,000		
Lakewood, NY 14750	DEED BOOK 2021 PG-8325						
	FULL MARKET VALUE	75,235					
***** 251.13-2-1 *****							
251.13-2-1	22 Park St					26100	
Lacki John P	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
22 Park St	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		87,500		
Sinclairville, NY 14782	Includes 102-2-2.2 1991		87,500	COUNTY TAXABLE VALUE	87,500		
	104-2-1		TOWN TAXABLE VALUE		87,500		
	ACRES 0.60		SCHOOL TAXABLE VALUE		69,120		
	EAST-0317734 NRTH-0826182						
	DEED BOOK 2412 PG-40						
	FULL MARKET VALUE	137,147					
***** 251.13-2-2 *****							
251.13-2-2	20 Park St					26100	
Lacki John P	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
22 Park St	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
Sinclairville, NY 14782	104-2-2.1	2,300	TOWN TAXABLE VALUE		2,300		
	ACRES 0.27		SCHOOL TAXABLE VALUE		2,300		
	EAST-0317699 NRTH-0826107						
	DEED BOOK 2704 PG-934						
	FULL MARKET VALUE	3,605					
***** 251.13-2-3 *****							
251.13-2-3	Park St					26100	
Housing Lmted. Partnership Sinc	411 Apartment		VILLAGE TAXABLE VALUE		655,000		
Nelson Capital Mgmt.	Cassadaga Valle 062601	10,600	COUNTY TAXABLE VALUE		655,000		
90 Howard St	104-2-3.1	655,000	TOWN TAXABLE VALUE		655,000		
Jamestown, NY 14701	ACRES 0.90		SCHOOL TAXABLE VALUE		655,000		
	EAST-0317902 NRTH-0826080						
	DEED BOOK 2049 PG-00565						
	FULL MARKET VALUE	1026,646					
***** 251.13-2-5 *****							
251.13-2-5	Church St					26100	
Sinclairville Housing	411 Apartment		VILLAGE TAXABLE VALUE		300,000		
Limited Partnership II	Cassadaga Valle 062601	11,500	COUNTY TAXABLE VALUE		300,000		
Nelson Capital Mgmt	104-2-3.2	300,000	TOWN TAXABLE VALUE		300,000		
90 Howard St	ACRES 1.10		SCHOOL TAXABLE VALUE		300,000		
Jamestown, NY 14701	EAST-0317907 NRTH-0826006						
	DEED BOOK 2049 PG-00565						
	FULL MARKET VALUE	470,219					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-6 *****							
251.13-2-6	11 Church St					26100	
Bender Faith A	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Bender Daniel M	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		70,000		
11 Church St	104-2-4	70,000	COUNTY TAXABLE VALUE		70,000		
PO Box 507	ACRES 0.75		TOWN TAXABLE VALUE		70,000		
Sinclairville, NY 14782	EAST-0318042 NRTH-0826055		SCHOOL TAXABLE VALUE		51,620		
	DEED BOOK 2582 PG-699						
	FULL MARKET VALUE	109,718					
***** 251.13-2-7 *****							
251.13-2-7	13 Church St					26100	
Hallowell Ralph A	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
13 Church St	Cassadaga Valle 062601	13,100	VILLAGE TAXABLE VALUE		45,000		
PO Box 857	104-2-6	45,000	COUNTY TAXABLE VALUE		45,000		
Sinclairville, NY 14782	ACRES 1.50		TOWN TAXABLE VALUE		45,000		
	EAST-0318209 NRTH-0826025		SCHOOL TAXABLE VALUE		26,620		
	DEED BOOK 2660 PG-409						
	FULL MARKET VALUE	70,533					
***** 251.13-2-8 *****							
251.13-2-8	8 Reed St					26100	
Russell Jordan L	210 1 Family Res		VILLAGE TAXABLE VALUE		55,800		
8 Reed St	Cassadaga Valle 062601	11,500	COUNTY TAXABLE VALUE		55,800		
Sinclairville, NY 14782	104-2-5	55,800	TOWN TAXABLE VALUE		55,800		
	ACRES 1.10		SCHOOL TAXABLE VALUE		55,800		
	EAST-0318265 NRTH-0826164						
	DEED BOOK 2019 PG-1182						
	FULL MARKET VALUE	87,461					
***** 251.13-2-10 *****							
251.13-2-10	17 Church St					26100	
Starkweather Phillip R	210 1 Family Res		VILLAGE TAXABLE VALUE		60,000		
17 Church St	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE		60,000		
PO Box 841	104-2-8	60,000	TOWN TAXABLE VALUE		60,000		
Sinclairville, NY 14782	ACRES 0.75		SCHOOL TAXABLE VALUE		60,000		
	EAST-0318392 NRTH-0825959						
	DEED BOOK 2019 PG-7693						
	FULL MARKET VALUE	94,044					
***** 251.13-2-11 *****							
251.13-2-11	15 Church St					26100	
Lessinger Matthew B	210 1 Family Res		VILLAGE TAXABLE VALUE		50,000		
6501 Charlotte Center Rd	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		50,000		
Sinclairville, NY 14782	104-2-7		50,000 TOWN TAXABLE VALUE		50,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		50,000		
	EAST-0318233 NRTH-0825860						
	DEED BOOK 2022 PG-7796						
	FULL MARKET VALUE	78,370					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-12 *****							
10 Mitchell St	210 1 Family Res					26100	
251.13-2-12	Cassadaga Valle 062601	6,400	VILLAGE TAXABLE VALUE		78,000		
Brockelbank Lori L	104-2-27	78,000	COUNTY TAXABLE VALUE		78,000		
10 Mitchell St	ACRES 3.20		TOWN TAXABLE VALUE		78,000		
Sinclairville, NY 14782	EAST-0318346 NRTH-0825662		SCHOOL TAXABLE VALUE		78,000		
	DEED BOOK 2015 PG-6934						
	FULL MARKET VALUE	122,257					
***** 251.13-2-13 *****							
8 Mitchell St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.13-2-13	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE		48,000		
Peterson Carl A	104-2-26	48,000	COUNTY TAXABLE VALUE		48,000		
Peterson Varsi A	ACRES 0.31		TOWN TAXABLE VALUE		48,000		
8 Mitchell St	EAST-0318353 NRTH-0825576		SCHOOL TAXABLE VALUE		29,620		
PO Box 552	DEED BOOK 2557 PG-173						
Sinclairville, NY 14782	FULL MARKET VALUE	75,235					
***** 251.13-2-14 *****							
6 Mitchell St	210 1 Family Res					26100	
251.13-2-14	Cassadaga Valle 062601	5,200	VILLAGE TAXABLE VALUE		48,000		
Neid Erin	104-2-25	48,000	COUNTY TAXABLE VALUE		48,000		
PO Box 955	ACRES 0.31		TOWN TAXABLE VALUE		48,000		
Sinclairville, NY 14782	EAST-0318323 NRTH-0825482		SCHOOL TAXABLE VALUE		48,000		
	DEED BOOK 2014 PG-5850						
	FULL MARKET VALUE	75,235					
***** 251.13-2-16 *****							
39 East Av	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.13-2-16	Cassadaga Valle 062601	2,100	VILLAGE TAXABLE VALUE		61,000		
Goodwill Cynthia	104-2-19	61,000	COUNTY TAXABLE VALUE		61,000		
39 East Ave	ACRES 0.12		TOWN TAXABLE VALUE		61,000		
Sinclairville, NY 14782	EAST-0318788 NRTH-0825320		SCHOOL TAXABLE VALUE		42,620		
	DEED BOOK 2353 PG-678						
	FULL MARKET VALUE	95,611					
***** 251.13-2-17 *****							
35 East Ave	220 2 Family Res					26100	
251.13-2-17	Cassadaga Valle 062601	8,100	VILLAGE TAXABLE VALUE		70,000		
Anderson Candy A	Includes 104-2-21	70,000	COUNTY TAXABLE VALUE		70,000		
3686 Carmen Dr	104-2-20		TOWN TAXABLE VALUE		70,000		
Bemus Point, NY 14712	ACRES 0.55		SCHOOL TAXABLE VALUE		70,000		
	EAST-0318691 NRTH-0825331						
	DEED BOOK 2024 PG-2225						
	FULL MARKET VALUE	109,718					

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-18 *****							
31 East Av	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000	26100	
251.13-2-18	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
Love Justin	104-2-22	68,000	TOWN TAXABLE VALUE		68,000		
31 East Ave	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
Sinclairville, NY 14782	EAST-0318558 NRTH-0825375						
	DEED BOOK 2023 PG-3391						
	FULL MARKET VALUE	106,583					
***** 251.13-2-19 *****							
29 East Av	210 1 Family Res		AGED C/S 41805	0	30,000	0	30,000
251.13-2-19	Cassadaga Valle 062601	9,200	VILLAGE TAXABLE VALUE		60,000		
Lehnen Pamela	104-2-23	60,000	COUNTY TAXABLE VALUE		30,000		
29 East Av	ACRES 0.67		TOWN TAXABLE VALUE		60,000		
Sinclairville, NY 14782	DEED BOOK 2024 PG-7454		SCHOOL TAXABLE VALUE		30,000		
	FULL MARKET VALUE	94,044					
***** 251.13-2-20 *****							
25 East Ave	210 1 Family Res		ENH STAR 41834	0	0	0	43,000
251.13-2-20	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE		43,000		
Sweeney Jean T	104-2-24	43,000	COUNTY TAXABLE VALUE		43,000		
PO Box 588	ACRES 0.50		TOWN TAXABLE VALUE		43,000		
Sinclairville, NY 14782	EAST-0318316 NRTH-0825412		SCHOOL TAXABLE VALUE		0		
	FULL MARKET VALUE	67,398					
***** 251.13-2-21 *****							
11 Mitchell St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.13-2-21	Cassadaga Valle 062601	7,800	VILLAGE TAXABLE VALUE		79,000		
Mosier David M	104-4-5.2	79,000	COUNTY TAXABLE VALUE		79,000		
Mosier Melinda	ACRES 0.51		TOWN TAXABLE VALUE		79,000		
Pob 927	EAST-0318166 NRTH-0825686		SCHOOL TAXABLE VALUE		60,620		
11 Mitchell St	DEED BOOK 2477 PG-471						
Sinclairville, NY 14782	FULL MARKET VALUE	123,824					
***** 251.13-2-22 *****							
9 Mitchell St	270 Mfg housing		BAS STAR 41854	0	0	0	18,380
251.13-2-22	Cassadaga Valle 062601	6,000	VILLAGE TAXABLE VALUE		26,000		
Lacki John P	104-4-5.1	26,000	COUNTY TAXABLE VALUE		26,000		
22 Park St	ACRES 0.37		TOWN TAXABLE VALUE		26,000		
Sinclairville, NY 14782	EAST-0318140 NRTH-0825635		SCHOOL TAXABLE VALUE		7,620		
	DEED BOOK 2015 PG-4368						
	FULL MARKET VALUE	40,752					

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-23 *****							
251.13-2-23	21 East Ave					26100	
Edson Ryan	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Edson Autumn	Cassadaga Valle 062601	13,000	VILLAGE TAXABLE VALUE		40,000		
21 East Ave	104-4-6	40,000	COUNTY TAXABLE VALUE		40,000		
Sinclairville, NY 14782	ACRES 1.46		TOWN TAXABLE VALUE		40,000		
	EAST-0318112 NRTH-0825466		SCHOOL TAXABLE VALUE		21,620		
	DEED BOOK 2013 PG-3416						
	FULL MARKET VALUE	62,696					
***** 251.13-2-24 *****							
251.13-2-24	17 East Ave					26100	
Lewis David R	210 1 Family Res		VILLAGE TAXABLE VALUE		30,000		
Lewis Mabel E	Cassadaga Valle 062601	8,900	COUNTY TAXABLE VALUE		30,000		
1 Reed St	104-4-4	30,000	TOWN TAXABLE VALUE		30,000		
Sinclairville, NY 14782	ACRES 1.80		SCHOOL TAXABLE VALUE		30,000		
	EAST-0317984 NRTH-0825702						
	DEED BOOK 1933 PG-00384						
	FULL MARKET VALUE	47,022					
***** 251.13-2-25 *****							
251.13-2-25	18 East Av					26100	
Gilbert Charles L Jr	220 2 Family Res		VILLAGE TAXABLE VALUE		37,000		
18 East Ave	Cassadaga Valle 062601	7,900	COUNTY TAXABLE VALUE		37,000		
Sinclairville, NY 14782	104-5-7	37,000	TOWN TAXABLE VALUE		37,000		
	ACRES 0.52		SCHOOL TAXABLE VALUE		37,000		
	EAST-0317847 NRTH-0825269						
	DEED BOOK 2024 PG-4088						
	FULL MARKET VALUE	57,994					
***** 251.13-2-26 *****							
251.13-2-26	14 East Ave					26100	
France William	312 Vac w/imprv		VILLAGE TAXABLE VALUE		6,000		
France Patricia	Cassadaga Valle 062601	2,900	COUNTY TAXABLE VALUE		6,000		
Pob 1018 9 East Ave	104-5-6	6,000	TOWN TAXABLE VALUE		6,000		
Sinclairville, NY 14782	ACRES 0.36		SCHOOL TAXABLE VALUE		6,000		
	EAST-0317739 NRTH-0825296						
	DEED BOOK 2484 PG-846						
	FULL MARKET VALUE	9,404					
***** 251.13-2-27 *****							
251.13-2-27	East Ave					26100	
Coomer Holly E	311 Res vac land		VILLAGE TAXABLE VALUE		2,300		
Meyer John A	Cassadaga Valle 062601	2,300	COUNTY TAXABLE VALUE		2,300		
17 Lester St	104-5-5	2,300	TOWN TAXABLE VALUE		2,300		
Sinclairville, NY 14782	ACRES 0.27		SCHOOL TAXABLE VALUE		2,300		
	EAST-0317645 NRTH-0825318						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	3,605					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-28 *****							
251.13-2-28	8 East Av					26100	
Tranum Family Trust I	210 1 Family Res		VILLAGE TAXABLE VALUE		63,000		
40 Reed St	Cassadaga Valle 062601	6,400	COUNTY TAXABLE VALUE		63,000		
PO Box 508	104-5-4	63,000	TOWN TAXABLE VALUE		63,000		
Sinclairville, NY 14782	ACRES 0.40		SCHOOL TAXABLE VALUE		63,000		
	EAST-0317573 NRTH-0825336						
	DEED BOOK 2025 PG-2414						
	FULL MARKET VALUE	98,746					
***** 251.13-2-29 *****							
251.13-2-29	6 East Av		BAS STAR 41854	0	0	0	18,380
Intihar Jamie D.	210 1 Family Res		VILLAGE TAXABLE VALUE		57,600		
6 East Ave	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		57,600		
PO Box 812	Church Parsonage	57,600	TOWN TAXABLE VALUE		57,600		
Sinclairville, NY 14782	104-5-3		SCHOOL TAXABLE VALUE		39,220		
	ACRES 0.25						
	EAST-0317486 NRTH-0825355						
	DEED BOOK 2491 PG-1						
	FULL MARKET VALUE	90,282					
***** 251.13-2-30 *****							
251.13-2-30	17 Lester St					26100	
Coomer Holly E	210 1 Family Res		VILLAGE TAXABLE VALUE		127,500		
Meyer John A	Cassadaga Valle 062601	10,600	COUNTY TAXABLE VALUE		127,500		
17 Lester St	104-5-20	127,500	TOWN TAXABLE VALUE		127,500		
Sinclairville, NY 14782	ACRES 0.91		SCHOOL TAXABLE VALUE		127,500		
	EAST-0317467 NRTH-0824910						
	DEED BOOK 2021 PG-1789						
	FULL MARKET VALUE	199,843					
***** 251.13-2-31 *****							
251.13-2-31	11 Lester St		BAS STAR 41854	0	0	0	18,380
Fisher Alan W	210 1 Family Res		VILLAGE TAXABLE VALUE		62,000		
PO Box 551	Cassadaga Valle 062601	10,500	COUNTY TAXABLE VALUE		62,000		
Sinclairville, NY 14782	104-5-21	62,000	TOWN TAXABLE VALUE		62,000		
	ACRES 0.88		SCHOOL TAXABLE VALUE		43,620		
	EAST-0317462 NRTH-0825039						
	DEED BOOK 2179 PG-00556						
	FULL MARKET VALUE	97,179					
***** 251.13-2-32 *****							
251.13-2-32	9 Lester St		VET WAR CT 41121	0	7,350	3,675	0
Douglas Waldo	210 1 Family Res		ENH STAR 41834	0	0	0	54,210
Douglas Donna	Cassadaga Valle 062601	9,900	VILLAGE TAXABLE VALUE		55,000		
9 Lester St	104-5-22	55,000	COUNTY TAXABLE VALUE		47,650		
PO Box 565	ACRES 0.75		TOWN TAXABLE VALUE		51,325		
Sinclairville, NY 14782	EAST-0317491 NRTH-0825127		SCHOOL TAXABLE VALUE		790		
	DEED BOOK 1996 PG-00355						
	FULL MARKET VALUE	86,207					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-33 *****							
251.13-2-33	7 Lester St					26100	
Mitchell Michael	210 1 Family Res		VILLAGE TAXABLE VALUE		23,000		
5945 Damon Hill Rd	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		23,000		
Sinclairville, NY 14782	104-5-23	23,000	TOWN TAXABLE VALUE		23,000		
	ACRES 0.37		SCHOOL TAXABLE VALUE		23,000		
	EAST-0317401 NRTH-0825203						
	DEED BOOK 2022 PG-7013						
	FULL MARKET VALUE	36,050					
***** 251.13-2-35 *****							
251.13-2-35	4 East Ave					26100	
Jayet Anastacia Lynn	210 1 Family Res		VILLAGE TAXABLE VALUE		59,000		
4 East Ave	Cassadaga Valle 062601	5,500	COUNTY TAXABLE VALUE		59,000		
PO Box 926	104-5-2	59,000	TOWN TAXABLE VALUE		59,000		
Sinclairville, NY 14782	ACRES 0.33		SCHOOL TAXABLE VALUE		59,000		
	EAST-0317419 NRTH-0825370						
	DEED BOOK 2025 PG-3827						
	FULL MARKET VALUE	92,476					
***** 251.13-2-37 *****							
251.13-2-37	4 Parkway Dr					26100	
Christy David	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
Christy Tina	Cassadaga Valle 062601	8,600	VILLAGE TAXABLE VALUE		142,000		
4 Parkway Dr	104-4-10	142,000	COUNTY TAXABLE VALUE		142,000		
PO Box 569	ACRES 0.60		TOWN TAXABLE VALUE		142,000		
Sinclairville, NY 14782	EAST-0317541 NRTH-0825575		SCHOOL TAXABLE VALUE		123,620		
	DEED BOOK 2299 PG-328						
	FULL MARKET VALUE	222,571					
***** 251.13-2-38 *****							
251.13-2-38	311 Res vac land					26100	
Christy David E	Cassadaga Valle 062601	1,400	VILLAGE TAXABLE VALUE		1,400		
Christy Tina M	104-4-9	1,400	COUNTY TAXABLE VALUE		1,400		
6 Parkway Dr	ACRES 0.16		TOWN TAXABLE VALUE		1,400		
PO Box 569	EAST-0317618 NRTH-0825570		SCHOOL TAXABLE VALUE		1,400		
Sinclairville, NY 14782	FULL MARKET VALUE	2,194					
***** 251.13-2-39 *****							
251.13-2-39	6 Parkway Dr					26100	
Riccardi Louis	471 Funeral home		VILLAGE TAXABLE VALUE		140,000		
111 S Main St	Cassadaga Valle 062601	6,000	COUNTY TAXABLE VALUE		140,000		
Jamestown, NY 14701	104-4-11	140,000	TOWN TAXABLE VALUE		140,000		
	ACRES 0.37		SCHOOL TAXABLE VALUE		140,000		
	EAST-0317606 NRTH-0825641						
	DEED BOOK 2020 PG-5693						
	FULL MARKET VALUE	219,436					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-40 *****							
251.13-2-40	Parkway Dr					26100	
D & T Christy, Inc.	210 1 Family Res		VILLAGE TAXABLE VALUE		80,000		
Parkway Dr	Cassadaga Valle 062601	5,600	COUNTY TAXABLE VALUE		80,000		
PO Box 569	104-4-12	80,000	TOWN TAXABLE VALUE		80,000		
Sinclairville, NY 14701	ACRES 0.34		SCHOOL TAXABLE VALUE		80,000		
	EAST-0317615 NRTH-0825724						
	DEED BOOK 2620 PG-953						
	FULL MARKET VALUE	125,392					
***** 251.13-2-41 *****							
251.13-2-41	10 Parkway					26100	
Lewis Jason H	220 2 Family Res		BAS STAR 41854	0	0	0	18,380
1 Reed St	Cassadaga Valle 062601	5,500	VILLAGE TAXABLE VALUE		58,000		
Sinclairville, NY 14782	104-4-13	58,000	COUNTY TAXABLE VALUE		58,000		
	ACRES 0.33		TOWN TAXABLE VALUE		58,000		
	EAST-0317601 NRTH-0825804		SCHOOL TAXABLE VALUE		39,620		
	DEED BOOK 2631 PG-776						
	FULL MARKET VALUE	90,909					
***** 251.13-2-42 *****							
251.13-2-42	312 Vac w/imprv		VILLAGE TAXABLE VALUE		4,300		
Lewis Jason H	Cassadaga Valle 062601	3,300	COUNTY TAXABLE VALUE		4,300		
1 Reed St	104-4-1	4,300	TOWN TAXABLE VALUE		4,300		
Sinclairville, NY 14782	ACRES 0.42		SCHOOL TAXABLE VALUE		4,300		
	EAST-0317609 NRTH-0825864						
	DEED BOOK 2631 PG-776						
	FULL MARKET VALUE	6,740					
***** 251.13-2-43 *****							
251.13-2-43	311 Res vac land		VILLAGE TAXABLE VALUE		4,300		
D & T Christy, Inc.	Cassadaga Valle 062601	4,300	COUNTY TAXABLE VALUE		4,300		
Parkway Dr	104-4-2	4,300	TOWN TAXABLE VALUE		4,300		
PO Box 569	ACRES 0.60		SCHOOL TAXABLE VALUE		4,300		
Sinclairville, NY 14701	EAST-0317704 NRTH-0825816						
	DEED BOOK 2620 PG-953						
	FULL MARKET VALUE	6,740					
***** 251.13-2-44 *****							
251.13-2-44	East Ave					26100	
Peterson Nicholas	311 Res vac land		VILLAGE TAXABLE VALUE		3,700		
7403 Bowen Rd	Cassadaga Valle 062601	3,700	COUNTY TAXABLE VALUE		3,700		
Stockton, NY 14784	104-4-3	3,700	TOWN TAXABLE VALUE		3,700		
	ACRES 0.48		SCHOOL TAXABLE VALUE		3,700		
	EAST-0317839 NRTH-0825729						
	DEED BOOK 2018 PG-2710						
	FULL MARKET VALUE	5,799					

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T A X A B L E SECTION OF THE ROLL - 1
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-2-45 *****							
251.13-2-45	9 East Ave						
France William	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
9 East Ave	Cassadaga Valle 062601	7,300	VILLAGE TAXABLE VALUE		70,000		
PO Box 1018	104-4-8	70,000	COUNTY TAXABLE VALUE		70,000		
Sinclairville, NY 14782	ACRES 0.47		TOWN TAXABLE VALUE		70,000		
	EAST-0317729 NRTH-0825592		SCHOOL TAXABLE VALUE		51,620		
	DEED BOOK 2058 PG-00384						
	FULL MARKET VALUE	109,718					
***** 251.13-2-46 *****							
251.13-2-46	13 East Ave						26100
Peterson Nicholas	210 1 Family Res		VILLAGE TAXABLE VALUE		81,000		
7403 Bowen Rd	Cassadaga Valle 062601	9,200	COUNTY TAXABLE VALUE		81,000		
Stockton, NY 14784	104-4-7	81,000	TOWN TAXABLE VALUE		81,000		
	ACRES 0.67		SCHOOL TAXABLE VALUE		81,000		
	EAST-0317831 NRTH-0825571						
	DEED BOOK 2018 PG-2710						
	FULL MARKET VALUE	126,959					
***** 251.17-1-1 *****							
251.17-1-1	9 Sinclair Dr						26100
Lawson Mary L	210 1 Family Res		ENH STAR 41834	0	0	0	28,000
9 Sinclair Dr	Cassadaga Valle 062601	2,100	VILLAGE TAXABLE VALUE		28,000		
PO Box 546	103-7-1	28,000	COUNTY TAXABLE VALUE		28,000		
Sinclairville, NY 14782	ACRES 0.12		TOWN TAXABLE VALUE		28,000		
	EAST-0315963 NRTH-0824869		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2218 PG-00036						
	FULL MARKET VALUE	43,887					
***** 251.17-1-2 *****							
251.17-1-2	11 Sinclair Dr						26100
Main Ruthanne R	210 1 Family Res		VILLAGE TAXABLE VALUE		68,000		
11 Sinclair Dr	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE		68,000		
Sinclairville, NY 14782	103-7-2	68,000	TOWN TAXABLE VALUE		68,000		
	ACRES 0.50		SCHOOL TAXABLE VALUE		68,000		
	EAST-0315960 NRTH-0824740						
	DEED BOOK 2700 PG-603						
	FULL MARKET VALUE	106,583					
***** 251.17-1-3 *****							
251.17-1-3	13 Sinclair Dr						
Stenta Gregory P	311 Res vac land		VILLAGE TAXABLE VALUE		600		
13 Sinclair Dr	Cassadaga Valle 062601	600	COUNTY TAXABLE VALUE		600		
PO Box 502	103-7-6.2	600	TOWN TAXABLE VALUE		600		
Sinclairville, NY 14782	FRNT 29.00 DPTH 179.00		SCHOOL TAXABLE VALUE		600		
	ACRES 0.12						
	EAST-0315862 NRTH-0824742						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	940					

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T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.17-1-4 *****							
251.17-1-4	13 Sinclair Dr					26100	
Stenta Gregory P	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
13 Sinclair Dr	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE		120,000		
PO Box 502	Includes 103-7-6.2	120,000	COUNTY TAXABLE VALUE		120,000		
Sinclairville, NY 14782	103-7-3.2		TOWN TAXABLE VALUE		120,000		
	ACRES 1.00		SCHOOL TAXABLE VALUE		101,620		
	EAST-0315924 NRTH-0824590						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	188,088					
***** 251.17-1-5.1 *****							
251.17-1-5.1	Sinclair Dr					26100	
Stenta Gregory P	312 Vac w/imprv		VILLAGE TAXABLE VALUE		10,000		
PO Box 502	Cassadaga Valle 062601	1,200	COUNTY TAXABLE VALUE		10,000		
Sinclairville, NY 14782	Includes 103-7-3.1	10,000	TOWN TAXABLE VALUE		10,000		
	251.17-1-5.1 & 6.1		SCHOOL TAXABLE VALUE		10,000		
	103-7-6.1						
	ACRES 0.07						
	EAST-0964165 NRTH-0824649						
	DEED BOOK 2024 PG-3789						
	FULL MARKET VALUE	15,674					
***** 251.17-1-5.2 *****							
251.17-1-5.2	15 Sinclair Dr					26100	
Stenta Gregory P	311 Res vac land		VILLAGE TAXABLE VALUE		700		
13 Sinclair Dr	Cassadaga Valle 062601	700	COUNTY TAXABLE VALUE		700		
PO Box 502	Includes 103-7-3.1	700	TOWN TAXABLE VALUE		700		
Sinclairville, NY 14782	251.17-1-5.2 & 6.2		SCHOOL TAXABLE VALUE		700		
	103-7-6.1						
	ACRES 0.15						
	EAST-0315822 NRTH-0824613						
	DEED BOOK 2013 PG-6350						
	FULL MARKET VALUE	1,097					
***** 251.17-1-5.3 *****							
251.17-1-5.3	15 Sinclair Dr					26100	
Edington Heather	270 Mfg housing		VILLAGE TAXABLE VALUE		40,000		
15 Sinclair Dr	Cassadaga Valle 062601	8,100	COUNTY TAXABLE VALUE		40,000		
Sinclairville, NY 14782	Includes 103-7-3.1	40,000	TOWN TAXABLE VALUE		40,000		
	251.17-1-5.1 & 6.1		SCHOOL TAXABLE VALUE		40,000		
	103-7-6.1						
	ACRES 0.54						
	EAST-0964100 NRTH-0824671						
	DEED BOOK 2024 PG-1642						
	FULL MARKET VALUE	62,696					

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.17-1-7 *****					
251.17-1-7	Sinclair Dr				26100
Huling Gerald F Jr	311 Res vac land		VILLAGE TAXABLE VALUE	1,700	
Huling Jessica R	Cassadaga Valle 062601	1,700	COUNTY TAXABLE VALUE	1,700	
17 Sinclair Dr	103-7-5	1,700	TOWN TAXABLE VALUE	1,700	
Sinclairville, NY 14782	FRNT 33.00 DPTH 142.60		SCHOOL TAXABLE VALUE	1,700	
	ACRES 0.40				
	EAST-0315792 NRTH-0824541				
	DEED BOOK 2019 PG-7070				
	FULL MARKET VALUE	2,665			
***** 251.17-1-8 *****					
251.17-1-8	17 Sinclair Dr				26100
Huling Gerald F Jr	270 Mfg housing		VILLAGE TAXABLE VALUE	30,000	
Huling Jessica R	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	30,000	
17 Sinclair Dr	103-7-4	30,000	TOWN TAXABLE VALUE	30,000	
Sinclairville, NY 14782	ACRES 0.50		SCHOOL TAXABLE VALUE	30,000	
	EAST-0315760 NRTH-0824489				
	DEED BOOK 2019 PG-7070				
	FULL MARKET VALUE	47,022			
***** 251.17-1-14 *****					
251.17-1-14	32 Jamestown St				26100
Waite David W	210 1 Family Res		BAS STAR 41854 0 0 0	18,380	
32 Jamestown St	Cassadaga Valle 062601	11,000	VILLAGE TAXABLE VALUE	93,000	
PO Box 445	103-6-5	93,000	COUNTY TAXABLE VALUE	93,000	
Sinclairville, NY 14782	ACRES 1.00		TOWN TAXABLE VALUE	93,000	
	EAST-0316260 NRTH-0824499		SCHOOL TAXABLE VALUE	74,620	
	DEED BOOK 2468 PG-369				
	FULL MARKET VALUE	145,768			
***** 251.17-1-15 *****					
251.17-1-15	30 Jamestown St				26100
Hutton Peter E	210 1 Family Res		BAS STAR 41854 0 0 0	18,380	
Hutton Julie J	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	78,000	
30 Jamestown St	103-6-4	78,000	COUNTY TAXABLE VALUE	78,000	
PO Box 922	ACRES 0.50		TOWN TAXABLE VALUE	78,000	
Sinclairville, NY 14782	EAST-0316338 NRTH-0824575		SCHOOL TAXABLE VALUE	59,620	
	DEED BOOK 2559 PG-789				
	FULL MARKET VALUE	122,257			
***** 251.17-1-16 *****					
251.17-1-16	26 Jamestown St				26100
Bailey Matthew L	210 1 Family Res		BAS STAR 41854 0 0 0	18,380	
Bailey Shelley J	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE	86,000	
26 Jamestown St	103-6-6	86,000	COUNTY TAXABLE VALUE	86,000	
Sinclairville, NY 14782	ACRES 2.00		TOWN TAXABLE VALUE	86,000	
	EAST-0316252 NRTH-0824733		SCHOOL TAXABLE VALUE	67,620	
	DEED BOOK 2011 PG-2961				
	FULL MARKET VALUE	134,796			

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 46
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
***** 251.17-1-17 *****					
23 Jamestown St	210 1 Family Res		VILLAGE TAXABLE VALUE	71,000	26100
251.17-1-17	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	71,000	
Katilus Robert E Jr	103-3-11	71,000	TOWN TAXABLE VALUE	71,000	
Katilus Brianne S	ACRES 0.50		SCHOOL TAXABLE VALUE	71,000	
23 Jamestown St	EAST-0316661 NRTH-0824741				
Sinclairville, NY 14782	DEED BOOK 2019 PG-1185				
	FULL MARKET VALUE	111,285			
***** 251.17-1-18.1 *****					
251.17-1-18.1	312 Vac w/imprv		VILLAGE TAXABLE VALUE	5,000	26100
Katilus Robert E Jr	Cassadaga Valle 062601	2,600	COUNTY TAXABLE VALUE	5,000	
Katilus Brianne S	103-3-10	5,000	TOWN TAXABLE VALUE	5,000	
23 Jamestown St	ACRES 0.15		SCHOOL TAXABLE VALUE	5,000	
Sinclairville, NY 14782	EAST-0316637 NRTH-0824632				
	DEED BOOK 2019 PG-1185				
	FULL MARKET VALUE	7,837			
***** 251.17-1-18.2 *****					
251.17-1-18.2	210 1 Family Res		VILLAGE TAXABLE VALUE	54,900	26100
Bardo Laura	Cassadaga Valle 062601	5,600	COUNTY TAXABLE VALUE	54,900	
2406 Boutwell Hill Rd	103-3-10	54,900	TOWN TAXABLE VALUE	54,900	
Sinclairville, NY 14782	ACRES 0.34		SCHOOL TAXABLE VALUE	54,900	
	EAST-0316637 NRTH-0824632				
	DEED BOOK 2014 PG-2947				
	FULL MARKET VALUE	86,050			
***** 251.17-1-19 *****					
251.17-1-19	210 1 Family Res		BAS STAR 41854 0 0 0	18,380	26100
Vanhouten Teresa R	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	57,000	
PO Box 1013	103-3-9	57,000	COUNTY TAXABLE VALUE	57,000	
Sinclairville, NY 14782	ACRES 0.50		TOWN TAXABLE VALUE	57,000	
	EAST-0316607 NRTH-0824543		SCHOOL TAXABLE VALUE	38,620	
	DEED BOOK 2295 PG-827				
	FULL MARKET VALUE	89,342			
***** 251.17-1-20 *****					
251.17-1-20	210 1 Family Res		ENH STAR 41834 0 0 0	54,210	26100
Galbraith Bruce A	Cassadaga Valle 062601	7,700	VILLAGE TAXABLE VALUE	68,000	
Galbraith Shawnee A	103-3-8	68,000	COUNTY TAXABLE VALUE	68,000	
31 Jamestown St	ACRES 0.50 BANK 4200		TOWN TAXABLE VALUE	68,000	
PO Box 441	EAST-0316576 NRTH-0824477		SCHOOL TAXABLE VALUE	13,790	
Sinclairville, NY 14782	DEED BOOK 2106 PG-00621				
	FULL MARKET VALUE	106,583			

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 47
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.17-1-22 *****							
22 Lester St	210 1 Family Res		BAS STAR 41854	0	0	0	18,380
251.17-1-22	Cassadaga Valle 062601	17,500	VILLAGE TAXABLE VALUE		74,000		
Gray Shawn	103-3-7	74,000	COUNTY TAXABLE VALUE		74,000		
22 Lester St	ACRES 4.00		TOWN TAXABLE VALUE		74,000		
Sinclairville, NY 14782	EAST-0316939 NRTH-0824588		SCHOOL TAXABLE VALUE		55,620		
	DEED BOOK 2156 PG-00635						
	FULL MARKET VALUE	115,987					
***** 251.17-1-23 *****							
24 Lester St	210 1 Family Res		VILLAGE TAXABLE VALUE		65,000		26100
251.17-1-23	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE		65,000		
Butts Charlie C	103-3-6	65,000	TOWN TAXABLE VALUE		65,000		
24 Lester St	ACRES 0.12		SCHOOL TAXABLE VALUE		65,000		
Sinclairville, NY 14782	EAST-0317250 NRTH-0824496						
	DEED BOOK 2589 PG-588						
	FULL MARKET VALUE	101,881					
***** 251.17-1-24 *****							
Lester St	311 Res vac land		VILLAGE TAXABLE VALUE		200		26100
251.17-1-24	Cassadaga Valle 062601	200	COUNTY TAXABLE VALUE		200		
Butts Charlie C	103-3-5.2	200	TOWN TAXABLE VALUE		200		
24 Lester St	FRNT 19.00 DPTH 43.00		SCHOOL TAXABLE VALUE		200		
Sinclairville, NY 14782	ACRES 0.01						
	EAST-0317287 NRTH-0824551						
	DEED BOOK 2589 PG-588						
	FULL MARKET VALUE	313					
***** 251.17-1-25 *****							
Nobles Hill Rd	311 Res vac land		VILLAGE TAXABLE VALUE		500		26100
251.17-1-25	Cassadaga Valle 062601	500	COUNTY TAXABLE VALUE		500		
Obert Frederick B Jr	103-3-5.1	500	TOWN TAXABLE VALUE		500		
Obert Catherine	ACRES 0.25		SCHOOL TAXABLE VALUE		500		
32 Lester St	EAST-0317338 NRTH-0824468						
Sinclairville, NY 14782	DEED BOOK 1778 PG-00296						
	FULL MARKET VALUE	784					
***** 900.00-2-1 *****							
Town Of Charlotte	733 Gas well		VILLAGE TAXABLE VALUE		461		
900.00-2-1	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE		461		
Universal Resources	Gas Well Lanphere #1	461	TOWN TAXABLE VALUE		461		
Holdings Inc	Dec 17753		SCHOOL TAXABLE VALUE		461		
3152 East Main Rd	900-2-1						
Dunkirk, NY 14048	FULL MARKET VALUE	723					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 48
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
***** 900.00-4-1 *****			
900.00-4-1	Charlotte		
Shelex Drilling Inc.	733 Gas well		VILLAGE TAXABLE VALUE 1,052
PO Box 23351	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 1,052
Lexington, KY 40523	Strata Unit Well #1	1,052	TOWN TAXABLE VALUE 1,052
	Dec 013-18603		SCHOOL TAXABLE VALUE 1,052
	900-4-1		
	FULL MARKET VALUE	1,649	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S

U N I F O R M P E R C E N T O F V A L U E I S 0 6 3 . 8 0
R O L L S U B S E C T I O N - - T O T A L S

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963
	S U B - T O T A L	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963
	T O T A L	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41101	VETS C/T	2	4,305	9,305	9,305	
41121	VET WAR CT	6	18,375	44,100	22,050	
41131	VET COM CT	1	6,125	12,250	6,125	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,510	132,390	132,390	132,390
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	2		61,325		65,000
41834	ENH STAR	26				1255,780
41854	BAS STAR	51				937,380
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	500	500	500	500
	T O T A L	102	150,815	279,870	190,370	2411,050

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S
U N I F O R M P E R C E N T O F V A L U E I S 0 6 3 . 8 0
R O L L S U B S E C T I O N - - T O T A L S

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VALUATION DATE-JUL 01, 2025
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*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12929,013	12778,198	12649,143	12738,643	12711,123	10517,963

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E S E C T I O N O F T H E R O L L - 1
T H E S E A S S E S S M E N T S A R E A L S O U S E D F O R V I L L A G E P U R P O S E S

UNIFORM PERCENT OF VALUE IS 063.80

PAGE 51
VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963
	S U B - T O T A L	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963
	T O T A L	235	2322,000	12929,013	217,890	12711,123	2193,160	10517,963

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41101	VETS C/T	2	4,305	9,305	9,305	
41121	VET WAR CT	6	18,375	44,100	22,050	
41131	VET COM CT	1	6,125	12,250	6,125	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,510	132,390	132,390	132,390
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	2		61,325		65,000
41834	ENH STAR	26				1255,780
41854	BAS STAR	51				937,380
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	500	500	500	500
	T O T A L	102	150,815	279,870	190,370	2411,050

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

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VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
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UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12929,013	12778,198	12649,143	12738,643	12711,123	10517,963

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 53
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			TAXABLE VALUE
			ACCOUNT NO.
***** 444.00-4-44..SF1 *****			
	Special Franchise		
444.00-4-44..SF1	831 Tele Comm		VILLAGE TAXABLE VALUE 70,285
First Light Fiber	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 70,285
27 Fair St		70,285	TOWN TAXABLE VALUE 70,285
Norway, ME 04268	FULL MARKET VALUE	110,165	SCHOOL TAXABLE VALUE 70,285
***** 555.00-5-55..SF1 *****			
	Special Franchise		
555.00-5-55..SF1	831 Tele Comm		VILLAGE TAXABLE VALUE 6,360
Spectrum NE Buffalo	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 6,360
7820 Crescent Executive Dr		6,360	TOWN TAXABLE VALUE 6,360
Charlotte, NC 28217	FULL MARKET VALUE	9,969	SCHOOL TAXABLE VALUE 6,360
***** 666-6-66..SF1 *****			
666-6-66..SF1	868 Pipeline		VILLAGE TAXABLE VALUE 52,402
Natl Fuel Gas Dist Corp	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 52,402
Real Property Tax Service	666-6-66..SF1	52,402	TOWN TAXABLE VALUE 52,402
6363 Main St	BANK9999999		SCHOOL TAXABLE VALUE 52,402
Williamsville, NY 14221-9880	FULL MARKET VALUE	82,135	
***** 777-7-77..SF1 *****			
777-7-77..SF1	861 Elec & gas		VILLAGE TAXABLE VALUE 209,060
Niagara Mohawk Power Corp	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 209,060
dba National Grid	777-7-77..SF1	209,060	TOWN TAXABLE VALUE 209,060
Real Estate Tax Dept	BANK9999999		SCHOOL TAXABLE VALUE 209,060
300 Erie Blvd West	FULL MARKET VALUE	327,680	
Syracuse, NY 13202			
***** 888-8-88..SF1 *****			
888-8-88..SF1	866 Telephone		VILLAGE TAXABLE VALUE 575,877
Windstream New York, Inc.	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 575,877
Attn: Rash & Associates	888-8-88..SF1	575,877	TOWN TAXABLE VALUE 575,877
#503-32-1130	BANK9999999		SCHOOL TAXABLE VALUE 575,877
PO Box 260888	FULL MARKET VALUE	902,629	
Plano, TX 75026-0888			
***** 999.00-9-99..SF1 *****			
	Special Franchise		
999.00-9-99..SF1	830 Communicatin		VILLAGE TAXABLE VALUE 103,234
DFT Local Service	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 103,234
PO Box 209		103,234	TOWN TAXABLE VALUE 103,234
Fredonia, NY 14063	FULL MARKET VALUE	161,809	SCHOOL TAXABLE VALUE 103,234

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

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VALUATION DATE-JUL 01, 2025
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1017,218		1017,218		1017,218
	S U B - T O T A L	6		1017,218		1017,218		1017,218
	T O T A L	6		1017,218		1017,218		1017,218

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1017,218	1017,218	1017,218	1017,218	1017,218	1017,218

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 55
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1017,218		1017,218		1017,218
	S U B - T O T A L	6		1017,218		1017,218		1017,218
	T O T A L	6		1017,218		1017,218		1017,218

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1017,218	1017,218	1017,218	1017,218	1017,218	1017,218

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 56
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----VILLAGE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS
			TAXABLE VALUE
			ACCOUNT NO.
***** 251.13-1-49 *****			
251.13-1-49	831 Tele Comm		VILLAGE TAXABLE VALUE 110,500
Windstream New York, Inc.	Cassadaga Valle 062601		1,300 COUNTY TAXABLE VALUE 110,500
Attn: Rash & Associates	103-6-10	110,500	TOWN TAXABLE VALUE 110,500
#503-32-1130	ACRES 0.12 BANK9999999		SCHOOL TAXABLE VALUE 110,500
PO Box 260888	EAST-0316354 NRTH-0825088		
Plano, TX 75026-0888	FULL MARKET VALUE	173,197	
***** 626.001-0000-629.000.1881 ***			
626.001-0000-629.000.1881	831 Tele Comm		VILLAGE TAXABLE VALUE 3,442
Windstream New York, Inc.	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE 3,442
Rash #503-32-1130	888-8-88..Ps1	3,442	TOWN TAXABLE VALUE 3,442
PO Box 260888	626.001-9999-629.000.1881		SCHOOL TAXABLE VALUE 3,442
Plano, TX 75026-0888	626-1-999.629.000		
	FULL MARKET VALUE	5,395	
***** 626.001-999-123.700.2881 ***			
626.001-999-123.700.2881	883 Gas Trans Impr		VILLAGE TAXABLE VALUE 77,007
National Fuel Gas Distrib	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE 77,007
Corp	A/k/a 666-6-66..Ps2	77,007	TOWN TAXABLE VALUE 77,007
Real Property Tax Dept.	626.001-999-123.700.2881		SCHOOL TAXABLE VALUE 77,007
6363 Main St	626-1-999.123.700		
Williamsville, NY 14221-5887	BANK9999999		
	FULL MARKET VALUE	120,701	
***** 626.001-999-132.350.1881 ***			
626.001-999-132.350.1881	882 Elec Trans Imp		VILLAGE TAXABLE VALUE 81,339
Niagara Mohawk Power Corp	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE 81,339
dba National Grid	777-7-77..Ps1	81,339	TOWN TAXABLE VALUE 81,339
Real Estate Tax Dept	626.001-9999-132.350.1881		SCHOOL TAXABLE VALUE 81,339
300 Erie Blvd West	626-1-999.132.350		
Syracuse, NY 13202	BANK9999999		
	FULL MARKET VALUE	127,491	
***** 626.089-0000-707.000.1881 ***			
626.089-0000-707.000.1881	Tele Communications		
DFT Local Service	831 Tele Comm		VILLAGE TAXABLE VALUE 3,519
PO Box 209	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE 3,519
Fredonia, NY 14063		3,519	TOWN TAXABLE VALUE 3,519
	FULL MARKET VALUE	5,516	SCHOOL TAXABLE VALUE 3,519
***** 626.089-0000-707.000.1882 ***			
626.089-0000-707.000.1882	Telecommunications		
DFT Local Service	831 Tele Comm		VILLAGE TAXABLE VALUE 98
PO Box 209	Pine Valley 063001	0	COUNTY TAXABLE VALUE 98
Fredonia, NY 14063		98	TOWN TAXABLE VALUE 98
	FULL MARKET VALUE	154	SCHOOL TAXABLE VALUE 98

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 57
VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	5	1,300	275,807		275,807		275,807
063001	Pine Valley	1		98		98		98
	S U B - T O T A L	6	1,300	275,905		275,905		275,905
	T O T A L	6	1,300	275,905		275,905		275,905

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	6	1,300	275,905	275,905	275,905	275,905	275,905	275,905

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 58
VALUATION DATE-JUL 01, 2025
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UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE

NO SPECIAL DISTRICTS AT THIS LEVEL

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	5	1,300	275,807		275,807		275,807
063001	Pine Valley	1		98		98		98
	S U B - T O T A L	6	1,300	275,905		275,905		275,905
	T O T A L	6	1,300	275,905		275,905		275,905

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	6	1,300	275,905	275,905	275,905	275,905	275,905	275,905

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 59
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.01-1-22 *****							
29 Kent						26100	
251.01-1-22	695 Cemetery		PRIV CEMTY 27350	15,100	15,100	15,100	15,100
Evergreen Cemetery Assoc.	Cassadaga Valle 062601		15,100	VILLAGE TAXABLE VALUE		0	
802	101-5-5	15,100		COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 10.50			TOWN TAXABLE VALUE	0		
	EAST-0318553 NRTH-0828034			SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2603 PG-11						
	FULL MARKET VALUE	23,668					
***** 251.01-1-25 *****							
251.01-1-25	695 Cemetery		PRIV CEMTY 27350	19,300	19,300	19,300	19,300
Sinclairville, NY 14782	Cassadaga Valle 062601	19,300		VILLAGE TAXABLE VALUE	0		
Assoc	101-5-7	19,300		COUNTY TAXABLE VALUE	0		
PO Box 802	ACRES 5.00			TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0318034 NRTH-0827539			SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	30,251					
***** 251.01-1-31 *****							
251.01-1-31	695 Cemetery		PRIV CEMTY 27350	65,000	65,000	65,000	65,000
Evergreen Cemetery	Cassadaga Valle 062601	65,000		VILLAGE TAXABLE VALUE	0		
Association	101-3-6	65,000		COUNTY TAXABLE VALUE	0		
Box 569	ACRES 10.20			TOWN TAXABLE VALUE	0		
PO Box 802	EAST-0317478 NRTH-0827518			SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	FULL MARKET VALUE	101,881					
***** 251.03-1-12 *****							
251.03-1-12	9 Park St					26100	
The First Baptist	483 Converted Re		RELIGIOUS 25110	90,000	90,000	90,000	90,000
Religious Society Of Sinc	Cassadaga Valle 062601	16,500		VILLAGE TAXABLE VALUE	0		
Sinclairville, NY 14782	103-1-16.1	90,000		COUNTY TAXABLE VALUE	0		
	ACRES 3.40			TOWN TAXABLE VALUE	0		
	EAST-0317073 NRTH-0826035			SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	141,066					
***** 251.03-1-13 *****							
251.03-1-13	25 Park St					26100	
Village of Sinclairville	963 Municpl park		VILL OWNED 13650	40,000	40,000	40,000	40,000
8 Lester St	Cassadaga Valle 062601		31,900	VILLAGE TAXABLE VALUE	0		
Sinclairville, NY 14782	Playground	40,000		COUNTY TAXABLE VALUE	0		
	103-1-11			TOWN TAXABLE VALUE	0		
	ACRES 2.75			SCHOOL TAXABLE VALUE	0		
	EAST-0317440 NRTH-0826384						
	DEED BOOK 2686 PG-703						
	FULL MARKET VALUE	62,696					

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 60
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.03-1-15.2 *****							
251.03-1-15.2	Park St					26100	
Village of Sinclairville	311 Res vac land		VILL OWNED 13650	1,000	1,000	1,000	1,000
8 Lester	Cassadaga Valle 062601		1,000	VILLAGE TAXABLE VALUE		0	
PO Box 469	103-1-9	1,000	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.45		TOWN TAXABLE VALUE		0		
	EAST-0317435 NRTH-0826660		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2645 PG-373						
	FULL MARKET VALUE	1,567					
***** 251.03-2-10.2 *****							
251.03-2-10.2	74 East Av					26100	
Village of Sinclairville	822 Water supply		WHOLLY EX 50000	500,000	500,000	500,000	500,000
8 Lester St	Cassadaga Valle 062601		10,900	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	104-5-13.1	500,000	COUNTY TAXABLE VALUE		0		
	ACRES 0.90		TOWN TAXABLE VALUE		0		
	EAST-0968136 NRTH-0824663		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2017 PG-2742						
	FULL MARKET VALUE	783,699					
***** 251.03-2-12 *****							
251.03-2-12	East Ave					26100	
Village Of Sinclairville	822 Water supply		VILL OWNED 13650	4739,500	4739,500	4739,500	4739,500
Main St	Cassadaga Valle 062601		4,000	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	Water Works Reservoir	4739,500	COUNTY TAXABLE VALUE		0		
	104-5-12		TOWN TAXABLE VALUE		0		
	ACRES 0.40		SCHOOL TAXABLE VALUE		0		
	EAST-0319527 NRTH-0824908						
	FULL MARKET VALUE	7428,683					
***** 251.13-1-3 *****							
251.13-1-3	Park St Rear					26100	
The First Baptist	311 Res vac land		RELIGIOUS 25110	300	300	300	300
Religious Society Of Sinc	Cassadaga Valle 062601	300	VILLAGE TAXABLE VALUE		0		
PO Box 507	103-1-15.2	300	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.13		TOWN TAXABLE VALUE		0		
	EAST-0317254 NRTH-0826031		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 1841 PG-00433						
	FULL MARKET VALUE	470					
***** 251.13-1-4 *****							
251.13-1-4	11 Park St					26100	
First Baptist Church	620 Religious		RELIGIOUS 25110	205,000	205,000	205,000	205,000
PO Box 507	Cassadaga Valle 062601	7,000	VILLAGE TAXABLE VALUE		0		
Sinclairville, NY 14782	103-1-14	205,000	COUNTY TAXABLE VALUE		0		
	FRNT 120.80 DPTH 132.00		TOWN TAXABLE VALUE		0		
	ACRES 0.45		SCHOOL TAXABLE VALUE		0		
	EAST-0317337 NRTH-0825986						
	FULL MARKET VALUE	321,317					

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-5 *****							
251.13-1-5	Park St 330 Vacant comm		RELIGIOUS 25110	1,600	1,600	1,600	1,600
First Baptist Church Of	Cassadaga Valle 062601		1,600	VILLAGE TAXABLE VALUE		0	
Sinclairville	103-1-13.2	1,600	COUNTY TAXABLE VALUE		0		
PO Box 507	FRNT 27.00 DPTH 88.00		TOWN TAXABLE VALUE		0		
Sinclairville, NY 14782	ACRES 0.05		SCHOOL TAXABLE VALUE		0		
	EAST-0317392 NRTH-0826060						
	DEED BOOK 2366 PG-52						
	FULL MARKET VALUE	2,508					
***** 251.13-1-7 *****							
251.13-1-7	Park St 963 Municpl park		VILL OWNED 13650	32,600	32,600	32,600	32,600
Village Of Sinclairville	Cassadaga Valle 062601		20,600	VILLAGE TAXABLE VALUE		0	
Main St	Park	32,600	COUNTY TAXABLE VALUE		0		
Sinclairville, NY 14782	104-3-1		TOWN TAXABLE VALUE		0		
	ACRES 1.12		SCHOOL TAXABLE VALUE		0		
	EAST-0317377 NRTH-0825652						
	FULL MARKET VALUE	51,097					
***** 251.13-1-18 *****							
251.13-1-18	Main St 330 Vacant comm		NON-PROFIT 25300	8,000	8,000	8,000	8,000
Chautauqua County Land Bank	Cassadaga Valle 062601		8,000	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-24	8,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.25		TOWN TAXABLE VALUE		0		
	EAST-0316925 NRTH-0825626		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	12,539					
***** 251.13-1-19 *****							
251.13-1-19	Main St 220 2 Family Res		NONPROF ED 25130	10,000	10,000	10,000	10,000
Chautauqua County Land Bank	Cassadaga Valle 062601		3,800	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-25	10,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.12		TOWN TAXABLE VALUE		0		
	EAST-0316894 NRTH-0825626		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	15,674					
***** 251.13-1-20 *****							
251.13-1-20	Main St 220 2 Family Res		CO PROPTY 13100	15,000	15,000	15,000	15,000
Chautauqua County Land Bank	Cassadaga Valle 062601		1,900	VILLAGE TAXABLE VALUE		0	
PO Box 603	103-1-26	15,000	COUNTY TAXABLE VALUE		0		
Fredonia, NY 14063	ACRES 0.06		TOWN TAXABLE VALUE		0		
	EAST-0316872 NRTH-0825625		SCHOOL TAXABLE VALUE		0		
	DEED BOOK 2021 PG-2491						
	FULL MARKET VALUE	23,511					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-24 *****							
251.13-1-24	15 Main St						
Sinclairville Free Library	611 Library		NONPROF ED 25120	300,000	300,000	300,000	300,000
Pob 609	Cassadaga Valle 062601		15,100	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	103-1-27.3	300,000	COUNTY	TAXABLE VALUE		0	
	FRNT 75.00 DPTH 325.00		TOWN	TAXABLE VALUE		0	
	ACRES 0.57		SCHOOL	TAXABLE VALUE		0	
	EAST-0316758 NRTH-0825709		FP003 Charlotte fp 1		0 TO		
	DEED BOOK 2388 PG-733		300,000 EX				
	FULL MARKET VALUE	470,219					
***** 251.13-1-46 *****							
251.13-1-46	Jamestown St						
Village of Sinclairville	330 Vacant comm		VILL OWNED 13650	2,100	2,100	2,100	2,100
8 Lester St	Cassadaga Valle 062601		2,100	VILLAGE TAXABLE VALUE		0	
PO Box 469	103-5-5	2,100	COUNTY	TAXABLE VALUE		0	
Sinclairville, NY 14757	ACRES 0.12		TOWN	TAXABLE VALUE		0	
	EAST-0316593 NRTH-0825285		SCHOOL	TAXABLE VALUE		0	
	DEED BOOK 2013 PG-5060						
	FULL MARKET VALUE	3,292					
***** 251.13-1-67 *****							
251.13-1-67	8 Lester St					26100	
Village Of Sinclairville	652 Govt bldgs		VILL OWNED 13650	90,000	90,000	90,000	90,000
8 Lester	Cassadaga Valle 062601		18,600	VILLAGE TAXABLE VALUE		0	
Sinclairville, NY 14782	103-2-3	90,000	COUNTY	TAXABLE VALUE		0	
	ACRES 0.83		TOWN	TAXABLE VALUE		0	
	EAST-0317205 NRTH-0825297		SCHOOL	TAXABLE VALUE		0	
	DEED BOOK 2337 PG-595						
	FULL MARKET VALUE	141,066					
***** 251.13-1-81 *****							
251.13-1-81	Main St					26100	
Sinclairville Fire Hall	438 Parking lot		VOL FIRE 26400	25,000	25,000	25,000	25,000
Main St	Cassadaga Valle 062601		14,000	VILLAGE TAXABLE VALUE		0	
PO Box 403	103-2-4	25,000	COUNTY	TAXABLE VALUE		0	
Sinclairville, NY 14782	ACRES 0.50		TOWN	TAXABLE VALUE		0	
	EAST-0317080 NRTH-0825318		SCHOOL	TAXABLE VALUE		0	
	FULL MARKET VALUE	39,185					
***** 251.13-1-82 *****							
251.13-1-82	30 Main St					26100	
Sinclairville Vol	662 Police/fire		VOL FIRE 26400	445,000	445,000	445,000	445,000
Fire Company	Cassadaga Valle 062601	14,000	VILLAGE TAXABLE VALUE		0		
30 Main St	103-2-18	445,000	COUNTY	TAXABLE VALUE		0	
Pob 403	ACRES 0.50		TOWN	TAXABLE VALUE		0	
Sinclairville, NY 14782	EAST-0317125 NRTH-0825391		SCHOOL	TAXABLE VALUE		0	
	FULL MARKET VALUE	697,492					

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 251.13-1-84 *****							
	36 Main St					26100	
251.13-1-84	681 Culture bldg		NON-PROFIT 25300	45,000	45,000	45,000	45,000
Valley Historical Society	Cassadaga Valle 062601		3,800	VILLAGE TAXABLE VALUE		0	
PO Box 1045	103-2-1	45,000	COUNTY	TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 0.12		TOWN	TAXABLE VALUE	0		
	EAST-0317223 NRTH-0825520		SCHOOL	TAXABLE VALUE	0		
	DEED BOOK 1823 PG-00376						
	FULL MARKET VALUE	70,533					
***** 251.13-2-34 *****							
	311 Res vac land		RELIGIOUS 25110	9,900	9,900	9,900	9,900
251.13-2-34	Ch Cassadaga Valle 062601		9,900	VILLAGE TAXABLE VALUE		0	
County Samaritan House, Inc	Parking Lot	9,900	COUNTY	TAXABLE VALUE	0		
7415 Rt 380	104-5-24		TOWN	TAXABLE VALUE	0		
Stockton, NY 14784	ACRES 0.75		SCHOOL	TAXABLE VALUE	0		
	EAST-0317451 NRTH-0825283						
	DEED BOOK 2017 PG-3672						
	FULL MARKET VALUE	15,517					
***** 251.13-2-36 *****							
	2 East Ave					26100	
251.13-2-36	620 Religious		RELIGIOUS 25110	190,000	190,000	190,000	190,000
County Samaritan House, Inc	Ch Cassadaga Valle 062601		7,700	VILLAGE TAXABLE VALUE		0	
7415 Rt 380	104-5-1	190,000	COUNTY	TAXABLE VALUE	0		
Stockton, NY 14784	ACRES 0.50		TOWN	TAXABLE VALUE	0		
	EAST-0317348 NRTH-0825389		SCHOOL	TAXABLE VALUE	0		
	DEED BOOK 2017 PG-3672						
	FULL MARKET VALUE	297,806					

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

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VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	23	292,100	6849,400	6849,400			
	S U B - T O T A L	23	292,100	6849,400	6849,400			
	T O T A L	23	292,100	6849,400	6849,400			

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
	T O T A L	22	6349,400	6349,400	6349,400	6349,400

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

PAGE 65
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	23	292,100	6849,400					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
CURRENT DATE 5/07/2026

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	23	292,100	6849,400	6849,400			
	S U B - T O T A L	23	292,100	6849,400	6849,400			
	T O T A L	23	292,100	6849,400	6849,400			

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
	T O T A L	22	6349,400	6349,400	6349,400	6349,400

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

PAGE 67
VALUATION DATE-JUL 01, 2025
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RPS150/V04/L015
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UNIFORM PERCENT OF VALUE IS 063.80
R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	23	292,100	6849,400					

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L

THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

S W I S T O T A L S

UNIFORM PERCENT OF VALUE IS 063.80

PAGE 68
VALUATION DATE-JUL 01, 2025
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1	TOTAL		300,000	300,000	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	269	2615,400	21071,438	7067,290	14004,148	2193,160	11810,988
063001	Pine Valley	1		98		98		98
	S U B - T O T A L	270	2615,400	21071,536	7067,290	14004,246	2193,160	11811,086
	T O T A L	270	2615,400	21071,536	7067,290	14004,246	2193,160	11811,086

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13650	VILL OWNED	6	4905,200	4905,200	4905,200	4905,200
25110	RELIGIOUS	6	496,800	496,800	496,800	496,800
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	3	99,400	99,400	99,400	99,400
41101	VETS C/T	2	4,305	9,305	9,305	

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
VILLAGE - Sinclairville
SWIS - 062601

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L

THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES

S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 69
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
41121	VET WAR CT	6	18,375	44,100	22,050	
41131	VET COM CT	1	6,125	12,250	6,125	
41147	VET DIS V	1	9,000			
41720	AG DIST	9	92,510	132,390	132,390	132,390
41800	AGED C/T/S	1	18,500	18,500	18,500	18,500
41805	AGED C/S	2		61,325		65,000
41834	ENH STAR	26				1255,780
41854	BAS STAR	51				937,380
42100	FARM SILOS	2	1,500	1,500	1,500	1,500
47610	BUSINV 897	1	500	500	500	500
	T O T A L	124	6500,215	6629,270	6539,770	8760,450

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	235	2322,000	12929,013	12778,198	12649,143	12738,643	12711,123	10517,963
5	SPECIAL FRANCHISE	6		1017,218	1017,218	1017,218	1017,218	1017,218	1017,218
6	UTILITIES & N.C.	6	1,300	275,905	275,905	275,905	275,905	275,905	275,905
8	WHOLLY EXEMPT	23	292,100	6849,400					
*	SUB TOTAL	270	2615,400	21071,536	14071,321	13942,266	14031,766	14004,246	11811,086
**	GRAND TOTAL	270	2615,400	21071,536	14071,321	13942,266	14031,766	14004,246	11811,086

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 70
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-1 *****						
199.00-2-1	7980 Barnum Rd				26200	
Krupa Joseph R	240 Rural res		ENH STAR 41834	0	0	54,210
Krupa Sharon	Cassadaga Valle 062601	49,700	COUNTY TAXABLE VALUE	135,000		
7980 Barnum Rd	1-1-1.3	135,000	TOWN TAXABLE VALUE	135,000		
Cassadaga, NY 14718	ACRES 42.00		SCHOOL TAXABLE VALUE	80,790		
	EAST-0309221 NRTH-0856378		FP003 Charlotte fp 1	135,000 TO		
	DEED BOOK 2442 PG-155					
	FULL MARKET VALUE	211,599				
***** 199.00-2-2 *****						
199.00-2-2	7950 Barnum Rd				26200	
Sargent Gary R	220 2 Family Res		BAS STAR 41854	0	0	18,380
Sargent Kathy Lynn	Cassadaga Valle 062601	10,600	COUNTY TAXABLE VALUE	109,000		
7950 Barnum Rd	1-1-1.4.201	109,000	TOWN TAXABLE VALUE	109,000		
Cassadaga, NY 14718	ACRES 0.90		SCHOOL TAXABLE VALUE	90,620		
	EAST-0307480 NRTH-0855981		FP003 Charlotte fp 1	109,000 TO		
	DEED BOOK 2673 PG-731					
	FULL MARKET VALUE	170,846				
***** 199.00-2-3 *****						
199.00-2-3	7940 Barnum Rd				26200	
Gugino Russell C	312 Vac w/imprv		COUNTY TAXABLE VALUE	4,300		
7926 Barnum Rd	Cassadaga Valle 062601	2,300	TOWN TAXABLE VALUE	4,300		
Cassadaga, NY 14718	1-1-1.4.202	4,300	SCHOOL TAXABLE VALUE	4,300		
	ACRES 0.60		FP003 Charlotte fp 1	4,300 TO		
	EAST-0307532 NRTH-0855851					
	DEED BOOK 2016 PG-7794					
	FULL MARKET VALUE	6,740				
***** 199.00-2-4 *****						
199.00-2-4	7919 Barnum Rd				26200	
Gugino Russell C	312 Vac w/imprv		COUNTY TAXABLE VALUE	5,400		
7926 Barnum Rd	Cassadaga Valle 062601	5,300	TOWN TAXABLE VALUE	5,400		
Cassadaga, NY 14718	1-1-1.2	5,400	SCHOOL TAXABLE VALUE	5,400		
	ACRES 2.30		FP003 Charlotte fp 1	5,400 TO		
	EAST-0307430 NRTH-0855355					
	DEED BOOK 2017 PG-6863					
	FULL MARKET VALUE	8,464				
***** 199.00-2-5 *****						
199.00-2-5	7920 Barnum Rd					
Gugino Frank C Jr	210 1 Family Res		BAS STAR 41854	0	0	18,380
7920 Barnum Rd	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	80,000		
Cassadaga, NY 14718	1-1-1.5	80,000	TOWN TAXABLE VALUE	80,000		
	FRNT 150.00 DPTH 455.00		SCHOOL TAXABLE VALUE	61,620		
	ACRES 1.60		FP003 Charlotte fp 1	80,000 TO		
	EAST-0307889 NRTH-0855389					
	DEED BOOK 2315 PG-132					
	FULL MARKET VALUE	125,392				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-6 *****						
199.00-2-6	7950 Barnum Rd					
Gugino Terry Marie	210 1 Family Res		BAS STAR 41854	0	0	18,380
104 Valleyview Ave	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE			68,000
Jamestown, NY 14701	1-1-1.4.301	68,000	TOWN TAXABLE VALUE			68,000
	ACRES 1.20		SCHOOL TAXABLE VALUE			49,620
	EAST-0307748 NRTH-0855861		FP003 Charlotte fp 1			68,000 TO
	DEED BOOK 2493 PG-786					
	FULL MARKET VALUE	106,583				
***** 199.00-2-7 *****						
199.00-2-7	Barnum Rd					
Sargent Gary R	311 Res vac land		COUNTY TAXABLE VALUE			1,400
Sargent Kathy Lynn	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE			1,400
7950 Barnum Rd	1-1-1.4.302	1,400	SCHOOL TAXABLE VALUE			1,400
Cassadaga, NY 14718	ACRES 0.90		FP003 Charlotte fp 1			1,400 TO
	EAST-0308013 NRTH-0855870					
	DEED BOOK 2673 PG-731					
	FULL MARKET VALUE	2,194				
***** 199.00-2-8.1 *****						
199.00-2-8.1	Barnum Rd					26200
Frost Jeffrey R	322 Rural vac>10		COUNTY TAXABLE VALUE			34,500
Wolcott Leslie L	Cassadaga Valle 062601	34,500	TOWN TAXABLE VALUE			34,500
806 Washington Ave	1-1-1.4.1	34,500	SCHOOL TAXABLE VALUE			34,500
Dunkirk, NY 14048	ACRES 35.00		FP003 Charlotte fp 1			34,500 TO
	EAST-0957699 NRTH-0856064					
	DEED BOOK 2025 PG-4163					
	FULL MARKET VALUE	54,075				
***** 199.00-2-8.2 *****						
199.00-2-8.2	7946 Barnum Rd					26200
Wojcieszyn Danny A	210 1 Family Res		ENH STAR 41834	0	0	54,210
7946 Barnum Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE			70,000
PO Box 32	1-1-1.4.1	70,000	TOWN TAXABLE VALUE			70,000
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE			15,790
	EAST-0309238 NRTH-0856134		FP003 Charlotte fp 1			70,000 TO
	DEED BOOK 2647 PG-343					
	FULL MARKET VALUE	109,718				
***** 199.00-2-8.3 *****						
199.00-2-8.3	7962 Barnum Rd					26200
Grisanti Charles Jr.	210 1 Family Res		COUNTY TAXABLE VALUE			75,000
Grisanti Lori L	Cassadaga Valle 062601	10,500	TOWN TAXABLE VALUE			75,000
7962 Barnum Rd	1-1-1.4.1	75,000	SCHOOL TAXABLE VALUE			75,000
Cassadaga, NY 14718	ACRES 0.88		FP003 Charlotte fp 1			75,000 TO
	EAST-0955861 NRTH-0856239					
	DEED BOOK 2024 PG-2036					
	FULL MARKET VALUE	117,555				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 199.00-2-8.4 *****						
199.00-2-8.4	7966 Barnum Rd					26200
Grisanti Charles Jr	270 Mfg housing		COUNTY TAXABLE VALUE	12,000		
Grisanti Lori L	Cassadaga Valle 062601	11,200	TOWN TAXABLE VALUE	12,000		
7962 Barnum Rd	1-1-1.4.1	12,000	SCHOOL TAXABLE VALUE	12,000		
Cassadaga, NY 14718	ACRES 1.04		FP003 Charlotte fp 1	12,000 TO		
	EAST-0959148 NRTH-0856256					
	DEED BOOK 2024 PG-2037					
	FULL MARKET VALUE	18,809				
***** 199.00-2-9 *****						
199.00-2-9	7926 Barnum Rd					26200
Gugino Russell C	240 Rural res		BAS STAR 41854 0 0 0		18,380	
Gugino Sandra H	Cassadaga Valle 062601	47,300	COUNTY TAXABLE VALUE	170,000		
7926 Barnum Rd	1-1-1.1	170,000	TOWN TAXABLE VALUE	170,000		
Cassadaga, NY 14718	ACRES 38.60		SCHOOL TAXABLE VALUE	151,620		
	EAST-0309232 NRTH-0855644		FP003 Charlotte fp 1	170,000 TO		
	DEED BOOK 2374 PG-928					
	FULL MARKET VALUE	266,458				
***** 199.00-2-10.1 *****						
199.00-2-10.1	7887 Barnum Rd					26200
Ulrich Kenneth A	240 Rural res		COUNTY TAXABLE VALUE	170,000		
9650 Lapp Rd	Cassadaga Valle 062601	52,700	TOWN TAXABLE VALUE	170,000		
Clarence Center, NY 14032	1-1-2	170,000	SCHOOL TAXABLE VALUE	170,000		
	ACRES 46.30		FP003 Charlotte fp 1	170,000 TO		
	DEED BOOK 2017 PG-6792					
	FULL MARKET VALUE	266,458				
***** 199.00-2-10.2 *****						
199.00-2-10.2	7881 Barnum Rd					26200
Buchanan Robert L	210 1 Family Res		COUNTY TAXABLE VALUE	90,000		
7881 Barnum Rd	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	90,000		
Cassadaga, NY 14718	1-1-2	90,000	SCHOOL TAXABLE VALUE	90,000		
	ACRES 3.70		FP003 Charlotte fp 1	90,000 TO		
	DEED BOOK 2013 PG-2395					
	FULL MARKET VALUE	141,066				
***** 199.00-2-11 *****						
199.00-2-11	Cassadaga Rd					26200
Kingsview Enterprises, Inc	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
7 West First St.	Cassadaga Valle 062601		3,000 TOWN TAXABLE VALUE	3,000		
PO Box 2	1-1-5.2	3,000	SCHOOL TAXABLE VALUE	3,000		
Lakewood, NY 14750	ACRES 1.00		FP003 Charlotte fp 1	3,000 TO		
	EAST-0311782 NRTH-0853146					
	DEED BOOK 2622 PG-206					
	FULL MARKET VALUE	4,702				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-12 *****						
3333 Cassadaga Rd					26200	
199.00-2-12	720 Mining		AG DIST 41720 0	1,740	1,740	1,740
Kingsview Enterprises, Inc	Cassadaga Valle 062601		147,400 COUNTY TAXABLE VALUE		298,260	
7 West First St.	1-1-5.1	300,000	TOWN TAXABLE VALUE	298,260		
PO Box 2	ACRES 211.00		SCHOOL TAXABLE VALUE	298,260		
Lakewood, NY 14750	EAST-0311777 NRTH-0853136		FP003 Charlotte fp 1	300,000 TO		
	DEED BOOK 2622 PG-206					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	470,219				
UNDER AGDIST LAW TIL 2030						
***** 199.00-2-13 *****						
Barnum-Rear					26200	
199.00-2-13	322 Rural vac>10		COUNTY TAXABLE VALUE	10,900		
Augspurger Chris	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
7650 Barnum Rd	1-1-22.2.1	10,900	SCHOOL TAXABLE VALUE	10,900		
Cassadaga, NY 14718	ACRES 17.70		FP003 Charlotte fp 1	10,900 TO		
	EAST-0311162 NRTH-0851655					
	DEED BOOK 2017 PG-5754					
	FULL MARKET VALUE	17,085				
***** 199.00-2-14.1 *****						
3416 Bernard Rd					26200	
199.00-2-14.1	240 Rural res		AG COMMIT 41730 0	16,630	16,630	16,630
3416 Bernard Rd., LLC	Cassadaga Valle 062601	85,300	COUNTY TAXABLE VALUE	383,370		
320 Meyer Rd	1-1-20.1	400,000	TOWN TAXABLE VALUE	383,370		
Amherst, NY 14226	ACRES 104.00		SCHOOL TAXABLE VALUE	383,370		
	EAST-0310669 NRTH-0849393		FP003 Charlotte fp 1	400,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2023 PG-7032					
UNDER AGDIST LAW TIL 2033	FULL MARKET VALUE	626,959				
***** 199.00-2-14.2 *****						
Bernard Rd						
199.00-2-14.2	311 Res vac land		COUNTY TAXABLE VALUE	3,700		
Sweet Mark W	Cassadaga Valle 062601	3,700	TOWN TAXABLE VALUE	3,700		
Sweet Tamala L	1-1-20.3	3,700	SCHOOL TAXABLE VALUE	3,700		
3366 Bernard Rd	ACRES 1.40		FP003 Charlotte fp 1	3,700 TO		
Cassadaga, NY 14718	DEED BOOK 2552 PG-493					
	FULL MARKET VALUE	5,799				
***** 199.00-2-14.3 *****						
3320 Bernard Rd						
199.00-2-14.3	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		
Snyder Steven H	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	35,000		
Snyder Debra S	1-1-20.4	35,000	SCHOOL TAXABLE VALUE	35,000		
1630 Hawks Nest Dr	ACRES 2.00		FP003 Charlotte fp 1	35,000 TO		
Fleming Island, FL 32003	DEED BOOK 2016 PG-1628					
	FULL MARKET VALUE	54,859				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-15 *****						
3308 Bernard Rd	240 Rural res		ENH STAR 41834	0	0	0 54,210
199.00-2-15	Cassadaga Valle 062601	53,300	COUNTY TAXABLE VALUE	125,000		
Mccoy George F	1-1-19.2	125,000	TOWN TAXABLE VALUE	125,000		
Mccoy Beverly A	ACRES 47.20		SCHOOL TAXABLE VALUE	70,790		
3308 Bernard Rd	EAST-0311953 NRTH-0849843		FP003 Charlotte fp 1	125,000 TO		
Cassadaga, NY 14718-9639	FULL MARKET VALUE	195,925				
***** 199.00-2-16 *****						
3366 Bernard Rd	210 1 Family Res		BAS STAR 41854	0	0	0 18,380
199.00-2-16	Cassadaga Valle 062601	13,300	COUNTY TAXABLE VALUE	200,000		
Sweet Mark W	1-1-20.2	200,000	TOWN TAXABLE VALUE	200,000		
3366 Bernard Rd	ACRES 1.60		SCHOOL TAXABLE VALUE	181,620		
Cassadaga, NY 14718	EAST-0311134 NRTH-0848469		FP003 Charlotte fp 1	200,000 TO		
	DEED BOOK 2302 PG-255					
	FULL MARKET VALUE	313,480				
***** 199.00-2-17 *****						
3313 Bernard Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,210
199.00-2-17	Cassadaga Valle 062601	19,400	COUNTY TAXABLE VALUE	106,000		
Hadley Eric C	4-1-9.2	106,000	TOWN TAXABLE VALUE	106,000		
Hadley Amy Jo	ACRES 5.09		SCHOOL TAXABLE VALUE	51,790		
Hadley, Douglas A. & Marci J.	EAST-0312223 NRTH-0848041		FP003 Charlotte fp 1	106,000 TO		
3313 Bernard Rd	DEED BOOK 2015 PG-6723					
Cassadaga, NY 14718	FULL MARKET VALUE	166,144				
***** 199.00-2-19 *****						
3322 Smith Rd	210 1 Family Res		BAS STAR 41854	0	0	0 18,380
199.00-2-19	Cassadaga Valle 062601	19,600	COUNTY TAXABLE VALUE	77,000		
Faulkner Warren N	4-1-9.4.2	77,000	TOWN TAXABLE VALUE	77,000		
3322 Smith Rd	ACRES 5.20		SCHOOL TAXABLE VALUE	58,620		
Cassadaga, NY 14718	EAST-0311809 NRTH-0847434		FP003 Charlotte fp 1	77,000 TO		
	DEED BOOK 2629 PG-375					
	FULL MARKET VALUE	120,690				
***** 199.00-2-20.1 *****						
322 Rural vac>10			COUNTY TAXABLE VALUE	20,000		
199.00-2-20.1	Cassadaga Valle 062601	20,000	TOWN TAXABLE VALUE	20,000		
Hadley Eric C	4-1-9.3	20,000	SCHOOL TAXABLE VALUE	20,000		
Hadley Amy Jo	ACRES 15.70		FP003 Charlotte fp 1	20,000 TO		
3313 Bernard Rd	EAST-0959888 NRTH-0847841					
Cassadaga, NY 14718	DEED BOOK 2015 PG-6723					
	FULL MARKET VALUE	31,348				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-20.2 *****						
199.00-2-20.2	Bernard Rd					26200
Fisher Brodie	314 Rural vac<10		COUNTY TAXABLE VALUE	8,300		
Fisher Kylee	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE	8,300		
813 23 Street SW St	4-1-9.3	8,300	SCHOOL TAXABLE VALUE	8,300		
Puyallup, WA 98371	ACRES 4.00		FP003 Charlotte fp 1	8,300	TO	
	EAST-0959924 NRTH-0848194					
	DEED BOOK 2022 PG-4422					
	FULL MARKET VALUE	13,009				
***** 199.00-2-21 *****						
199.00-2-21	3334 Smith Rd					26200
Watt Laura	270 Mfg housing		AGED C/T/S 41800	0	4,000	4,000
Sheila Nash	Cassadaga Valle 062601	6,400	ENH STAR 41834	0	0	4,000
3334 Smith Rd	4-1-9.4.1	8,000	COUNTY TAXABLE VALUE	4,000		
Cassadaga, NY 14718	ACRES 0.40		TOWN TAXABLE VALUE	4,000		
	DEED BOOK 2645 PG-397		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	12,539	FP003 Charlotte fp 1	8,000	TO	
***** 199.00-2-22 *****						
199.00-2-22	3325 Smith Rd					
Singh Jasoda	210 1 Family Res		COUNTY TAXABLE VALUE	140,000		
3325 Smith Rd	Cassadaga Valle 062601	24,600	TOWN TAXABLE VALUE	140,000		
Cassadaga, NY 14718	4-1-9.6.3	140,000	SCHOOL TAXABLE VALUE	140,000		
	ACRES 9.90		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2023 PG-2788					
	FULL MARKET VALUE	219,436				
***** 199.00-2-23 *****						
199.00-2-23	3335 Smith Rd					
Mead Walter J	270 Mfg housing		BAS STAR 41854	0	0	18,380
Mead Marygrace	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	120,000		
3335 Smith Rd	4-1-9.6.2	120,000	TOWN TAXABLE VALUE	120,000		
Cassadaga, NY 14718	ACRES 5.00		SCHOOL TAXABLE VALUE	101,620		
	EAST-0311076 NRTH-0847074		FP003 Charlotte fp 1	120,000	TO	
	DEED BOOK 2024 PG-6918					
	FULL MARKET VALUE	188,088				
***** 199.00-2-24 *****						
199.00-2-24	7403 Nelson Rd					26200
Lesch Kevin D	210 1 Family Res		BAS STAR 41854	0	0	18,380
7403 Nelson Rd	Cassadaga Valle 062601	23,200	COUNTY TAXABLE VALUE	102,500		
Cassadaga, NY 14718	4-1-5.1	102,500	TOWN TAXABLE VALUE	102,500		
	ACRES 8.40		SCHOOL TAXABLE VALUE	84,120		
	EAST-0310561 NRTH-0848204		FP003 Charlotte fp 1	102,500	TO	
	DEED BOOK 2013 PG-7239					
	FULL MARKET VALUE	160,658				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
					TAXABLE VALUE	ACCOUNT NO.
***** 199.00-2-26 *****						
7424 Nelson Rd	210 1 Family Res		COUNTY TAXABLE VALUE	29,000		26200
199.00-2-26	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	29,000		
Lesch Kevin D	4-1-4	29,000	SCHOOL TAXABLE VALUE	29,000		
7424 Nelson Rd	ACRES 1.00		FP003 Charlotte fp 1	29,000 TO		
Cassadaga, NY 14718-9645	EAST-0309486 NRTH-0847824					
	DEED BOOK 2529 PG-213					
	FULL MARKET VALUE	45,455				
***** 199.00-2-27 *****						
7419 Nelson Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
199.00-2-27	Cassadaga Valle 062601	13,800	COUNTY TAXABLE VALUE	59,000		
Carr Gerald W III	4-1-2	59,000	TOWN TAXABLE VALUE	59,000		
Carr Rosanne	ACRES 1.80		SCHOOL TAXABLE VALUE	40,620		
7419 Nelson Rd	EAST-0309215 NRTH-0848181		FP003 Charlotte fp 1	59,000 TO		
Cassadaga, NY 14718	DEED BOOK 2557 PG-294					
	FULL MARKET VALUE	92,476				
***** 199.00-2-28 *****						
Barnum Rd	105 Vac farmland		AG DIST 41720 0	15,930	15,930	15,930
199.00-2-28	Cassadaga Valle 062601	49,400	COUNTY TAXABLE VALUE	33,470		
David & Irene Lesch Irre Trust	4-1-5.3		TOWN TAXABLE VALUE	33,470		
3540 Nelson Rd	ACRES 64.60		SCHOOL TAXABLE VALUE	33,470		
Cassadaga, NY 14718	EAST-0309595 NRTH-0847575		FP003 Charlotte fp 1	49,400 TO		
	DEED BOOK 2012 PG-3748					
	FULL MARKET VALUE	77,429				
***** 199.00-2-29 *****						
Barnum Rd	311 Res vac land		COUNTY TAXABLE VALUE	1,400		26200
199.00-2-29	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
North West Mobile Home	4-1-5.4	1,400	SCHOOL TAXABLE VALUE	1,400		
Portfolio, LLC	ACRES 0.30		FP003 Charlotte fp 1	1,400 TO		
PO Box 297094	EAST-0307749 NRTH-0847592					
Brooklyn, NY 11230	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	2,194				
***** 199.00-2-30 *****						
3360 Rt 60	416 Mfg hsing pk		COUNTY TAXABLE VALUE	235,000		26200
199.00-2-30	Cassadaga Valle 062601	208,000	TOWN TAXABLE VALUE	235,000		
North West Mobile Home	4-1-5.2.1	235,000	SCHOOL TAXABLE VALUE	235,000		
Portfolio, LLC	ACRES 2.30		FP003 Charlotte fp 1	235,000 TO		
PO Box 297094	EAST-0307641 NRTH-0847428					
Brooklyn, NY 11230	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	368,339				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-31 *****						
	Rt 60					26200
199.00-2-31	416 Mfg hsing pk		COUNTY TAXABLE VALUE	296,000		
North West Mobile Home	Cassadaga Valle 062601	182,000	TOWN TAXABLE VALUE	296,000		
Portfolio, LLC	4-1-1.2	296,000	SCHOOL TAXABLE VALUE	296,000		
PO Box 297094	ACRES 1.80		FP003 Charlotte fp 1	296,000	TO	
Brooklyn, NY 11230	EAST-0307489 NRTH-0847313					
	DEED BOOK 2021 PG-8584					
	FULL MARKET VALUE	463,950				
***** 199.00-2-33 *****						
199.00-2-33	105 Vac farmland		AG DIST 41720 0	15,050	15,050	15,050
David & Irene Lesch Irre Trust	Cassadaga Valle 062601		32,400 COUNTY TAXABLE VALUE	17,350		
3540 Nelson Rd	4-1-1.1	32,400	TOWN TAXABLE VALUE	17,350		
Cassadaga, NY 14718	ACRES 32.00		SCHOOL TAXABLE VALUE	17,350		
	EAST-0308507 NRTH-0848002		FP003 Charlotte fp 1	32,400	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2012 PG-3748					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	50,784				
***** 199.00-2-34 *****						
	Barnum					26200
199.00-2-34	312 Vac w/imprv		AG DIST 41720 0	11,980	11,980	11,980
Elder Joseph C	Cassadaga Valle 062601	32,200	COUNTY TAXABLE VALUE	24,220		
Elder Wednesda	1-1-22.2.2	36,200	TOWN TAXABLE VALUE	24,220		
7494 Barnum Rd	ACRES 24.00		SCHOOL TAXABLE VALUE	24,220		
Cassadaga, NY 14718	EAST-0308944 NRTH-0848751		FP003 Charlotte fp 1	36,200	TO	
	DEED BOOK 2478 PG-971					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	56,740				
UNDER AGDIST LAW TIL 2030						
***** 199.00-2-35 *****						
	Barnum Rd					
199.00-2-35	322 Rural vac>10		AG DIST 41720 0	11,620	11,620	11,620
Elder Joseph C	Cassadaga Valle 062601	25,900	COUNTY TAXABLE VALUE	14,280		
Elder Wednesda	1-1-22.2.3	25,900	TOWN TAXABLE VALUE	14,280		
7494 Barnum Rd	ACRES 22.70 BANK 4800		SCHOOL TAXABLE VALUE	14,280		
Cassadaga, NY 14718	EAST-0309823 NRTH-0849101		FP003 Charlotte fp 1	25,900	TO	
	DEED BOOK 2478 PG-974					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	40,596				
UNDER AGDIST LAW TIL 2030						
***** 199.00-2-36 *****						
	7494 Barnum Rd					26200
199.00-2-36	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Elder Joseph C	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	140,000		
Elder Wednesd	1-1-22.3	140,000	TOWN TAXABLE VALUE	140,000		
7494 Barnum Rd	ACRES 1.00 BANK 4800		SCHOOL TAXABLE VALUE	121,620		
Cassadaga, NY 14718	EAST-0309357 NRTH-0849287		FP003 Charlotte fp 1	140,000	TO	
	DEED BOOK 2478 PG-968					
	FULL MARKET VALUE	219,436				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-37 *****						
199.00-2-37	7512 Barnum Rd					26200
Misciagno Lisa	270 Mfg housing		COUNTY TAXABLE VALUE	25,000		
7512 Barnum Rd	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	25,000		
Cassadaga, NY 14718	1-1-22.1	25,000	SCHOOL TAXABLE VALUE	25,000		
	ACRES 3.00		FP003 Charlotte fp 1	25,000	TO	
	EAST-0309397 NRTH-0849426					
	DEED BOOK 2014 PG-2073					
	FULL MARKET VALUE	39,185				
***** 199.00-2-38 *****						
199.00-2-38	Barnum Rd					
Augspurger Christian	314 Rural vac<10		COUNTY TAXABLE VALUE	6,100		
118 Iroquois Alley	Cassadaga Valle 062601	6,100	TOWN TAXABLE VALUE	6,100		
Buffalo, NY 14204	1-1-22.2.4	6,100	SCHOOL TAXABLE VALUE	6,100		
	ACRES 7.30		FP003 Charlotte fp 1	6,100	TO	
	EAST-0310213 NRTH-0850201					
	DEED BOOK 2017 PG-1327					
	FULL MARKET VALUE	9,561				
***** 199.00-2-39 *****						
199.00-2-39	7576 Barnum Rd					26200
Betts Gregory A	240 Rural res		BAS STAR 41854	0	0	18,380
7576 Barnum Rd	Cassadaga Valle 062601	33,400	COUNTY TAXABLE VALUE	71,000		
Cassadaga, NY 14718	1-1-21.1	71,000	TOWN TAXABLE VALUE	71,000		
	ACRES 19.30		SCHOOL TAXABLE VALUE	52,620		
	EAST-0309237 NRTH-0850484		FP003 Charlotte fp 1	71,000	TO	
	DEED BOOK 2152 PG-00484					
	FULL MARKET VALUE	111,285				
***** 199.00-2-40 *****						
199.00-2-40	7591 Barnum Rd					26200
Parker Clifford	240 Rural res		VET COM CT 41131	0	12,250	6,125
Parker Mary	Cassadaga Valle 062601	26,400	VET DIS CT 41141	0	16,250	12,250
7667 Barnum	1-1-21.2	65,000	ENH STAR 41834	0	0	0
PO Box 22	ACRES 16.80		COUNTY TAXABLE VALUE	36,500		54,210
Cassadaga, NY 14718	EAST-0308805 NRTH-0850429		TOWN TAXABLE VALUE	46,625		
	DEED BOOK 2089 PG-00284		SCHOOL TAXABLE VALUE	10,790		
	FULL MARKET VALUE	101,881	FP003 Charlotte fp 1	65,000	TO	
***** 199.00-2-41 *****						
199.00-2-41	3540 Nelson					26200
David & Irene Lesch Irre Trust	120 Field crops		BAS STAR 41854	0	0	18,380
Verduci Karen L	Cassadaga Valle 062601	66,200	AG BLDG 41700	0	32,000	32,000
3540 Nelson Rd	1-1-23	262,500	AG DIST 41720	0	17,740	17,740
Cassadaga, NY 14718	ACRES 85.00		COUNTY TAXABLE VALUE	212,760		
	EAST-0308028 NRTH-0849583		TOWN TAXABLE VALUE	212,760		
	DEED BOOK 2012 PG-3748		SCHOOL TAXABLE VALUE	194,380		
	FULL MARKET VALUE	411,442	FP003 Charlotte fp 1	262,500	TO	

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2033

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 199.00-2-43 *****						
199.00-2-43	7650 Barnum Rd					26200
Augspurger Chris	312 Vac w/imprv		COUNTY TAXABLE VALUE	65,500		
7650 Barnum Rd	Cassadaga Valle 062601	56,500	TOWN TAXABLE VALUE	65,500		
Cassadaga, NY 14718	1-1-21.4.2	65,500	SCHOOL TAXABLE VALUE	65,500		
	ACRES 66.00		FP003 Charlotte fp 1	65,500 TO		
	EAST-0309792 NRTH-0851150					
	DEED BOOK 2655 PG-408					
	FULL MARKET VALUE	102,665				
***** 199.00-2-44 *****						
199.00-2-44	7676 Barnum Rd					26200
Klepfer Jeremy	210 1 Family Res		COUNTY TAXABLE VALUE	149,000		
Klepfer Alicia	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	149,000		
7676 Barnum Rd	1-1-21.4.1	149,000	SCHOOL TAXABLE VALUE	149,000		
Cassadaga, NY 14718	ACRES 6.20		FP003 Charlotte fp 1	149,000 TO		
	EAST-0309049 NRTH-0851774					
	DEED BOOK 2019 PG-4002					
	FULL MARKET VALUE	233,542				
***** 199.00-2-45.1 *****						
199.00-2-45.1	Barnum Rd					26200
Bauer Family Limited	322 Rural vac>10		COUNTY TAXABLE VALUE	26,400		
Partnership	Cassadaga Valle 062601	26,400	TOWN TAXABLE VALUE	26,400		
6355 Lakeshore Rd S	1-1-4	26,400	SCHOOL TAXABLE VALUE	26,400		
Canastota, NY 13032	ACRES 23.40		FP003 Charlotte fp 1	26,400 TO		
	EAST-0309379 NRTH-0852783					
	DEED BOOK 2356 PG-213					
	FULL MARKET VALUE	41,379				
***** 199.00-2-45.2 *****						
199.00-2-45.2	Barnum Rd					26200
Fairview Land Holdings, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	21,300		
9430 Sandrock Rd	Cassadaga Valle 062601	21,300	21,300 TOWN TAXABLE VALUE	21,300	21,300	
Eden, NY 14057	1-1-4		SCHOOL TAXABLE VALUE	21,300		
	ACRES 17.10		FP003 Charlotte fp 1	21,300 TO		
	EAST-0309379 NRTH-0852783					
	DEED BOOK 2025 PG-1113					
	FULL MARKET VALUE	33,386				
***** 199.00-2-46 *****						
199.00-2-46	7667 Barnum Rd					26200
Parker Clifford R	312 Vac w/imprv		COUNTY TAXABLE VALUE	14,100		
Parker Mary E	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	14,100		
7667 Barnum Rd	1-1-25	14,100	SCHOOL TAXABLE VALUE	14,100		
PO Box 22	ACRES 1.50		FP003 Charlotte fp 1	14,100 TO		
Cassadaga, NY 14718	EAST-0308716 NRTH-0851551					
	DEED BOOK 2172 PG-00318					
	FULL MARKET VALUE	22,100				

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TAX MAP NUMBER SEQUENCE
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TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-47.1 *****						
7839 Barnum Rd	240 Rural res		COUNTY TAXABLE VALUE	162,000		26200
199.00-2-47.1	Cassadaga Valle 062601	56,100	TOWN TAXABLE VALUE	162,000		
Lehnen Steven P	1-1-26.2.1	162,000	SCHOOL TAXABLE VALUE	162,000		
Lehnen Melinda J	ACRES 51.20		FP003 Charlotte fp 1	162,000	TO	
7839 Barnum Rd	EAST-0308211 NRTH-0852453					
Cassadaga, NY 14718	DEED BOOK 2324 PG-758					
	FULL MARKET VALUE	253,918				
***** 199.00-2-47.2..a *****						
Barnum Rd	311 Res vac land		COUNTY TAXABLE VALUE	300		
199.00-2-47.2..a	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
Wilcox Beverly	1-1-26.2.6..	300	SCHOOL TAXABLE VALUE	300		
7825 Barnum Rd	FRNT 25.00 DPTH 110.00		FP003 Charlotte fp 1	300	TO	
Cassadaga, NY 14718	FULL MARKET VALUE	470				
***** 199.00-2-48 *****						
Barnum Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,500		
199.00-2-48	Cassadaga Valle 062601	19,500	TOWN TAXABLE VALUE	19,500		
Snyder Steven H	1-1-26.2.3	19,500	SCHOOL TAXABLE VALUE	19,500		
Snyder Debra	ACRES 15.20		FP003 Charlotte fp 1	19,500	TO	
1630 Hawks Nest Dr	EAST-0307894 NRTH-0853119					
Fleming Island, FL 32003	DEED BOOK 2324 PG-766					
	FULL MARKET VALUE	30,564				
***** 199.00-2-49 *****						
Barnum Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	6,500		26200
199.00-2-49	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
Snyder Steven	1-1-26.2.2	6,500	SCHOOL TAXABLE VALUE	6,500		
1630 Hawks Nest Dr	ACRES 3.00		FP003 Charlotte fp 1	6,500	TO	
Fleming Island, FL 32003	EAST-0307720 NRTH-0853505					
	DEED BOOK 2136 PG-00365					
	FULL MARKET VALUE	10,188				
***** 199.00-2-50 *****						
7805 Barnum Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
199.00-2-50	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	93,000		
Dibble Scott W	1-1-26.1	93,000	TOWN TAXABLE VALUE	93,000		
7805 Barnum Rd	ACRES 1.20		SCHOOL TAXABLE VALUE	74,620		
Cassadaga, NY 14718-9647	EAST-0307827 NRTH-0853443		FP003 Charlotte fp 1	93,000	TO	
	DEED BOOK 1657 PG-00135					
	FULL MARKET VALUE	145,768				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-51 *****						
199.00-2-51	7804 Barnum Rd					
Balona Antonio Jr A	210 1 Family Res		ENH STAR 41834	0	0	54,210
Balona Lavinia L	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	125,000		
7804 Barnum Rd	1-1-3.2	125,000	TOWN TAXABLE VALUE	125,000		
Cassadaga, NY 14718	ACRES 1.20		SCHOOL TAXABLE VALUE	70,790		
	EAST-0308179 NRTH-0853388		FP003 Charlotte fp 1	125,000 TO		
	DEED BOOK 2374 PG-865					
	FULL MARKET VALUE	195,925				
***** 199.00-2-52 *****						
199.00-2-52	Cassadaga Rd					
Balona Antonia A Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	7,000		
Balona Lavinia L	Cassadaga Valle 062601	7,000	TOWN TAXABLE VALUE	7,000		
7804 Barnum Rd	1-1-3.4	7,000	SCHOOL TAXABLE VALUE	7,000		
Cassadaga, NY 14718	ACRES 3.30		FP003 Charlotte fp 1	7,000 TO		
	EAST-0308389 NRTH-0853358					
	DEED BOOK 2471 PG-453					
	FULL MARKET VALUE	10,972				
***** 199.00-2-53.1 *****						
199.00-2-53.1	Cassadaga Rd					
Kellogg Harry C	322 Rural vac>10		COUNTY TAXABLE VALUE	20,600		
3505 Cassadaga Rd	Cassadaga Valle 062601	20,600	TOWN TAXABLE VALUE	20,600		
Cassadaga, NY 14718	1-1-3.3.1	20,600	SCHOOL TAXABLE VALUE	20,600		
	ACRES 16.40		FP003 Charlotte fp 1	20,600 TO		
	EAST-0309872 NRTH-0853727					
	DEED BOOK 2011 PG-3708					
	FULL MARKET VALUE	32,288				
***** 199.00-2-53.2 *****						
199.00-2-53.2	Cassadaga Rd					
Rivas G. Ivette	312 Vac w/imprv		COUNTY TAXABLE VALUE	60,800		
5000 Cisco Dr W	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	60,800		
Jacksonville, FL 32219	1-1-3.3.2	60,800	SCHOOL TAXABLE VALUE	60,800		
	ACRES 44.00		FP003 Charlotte fp 1	60,800 TO		
	DEED BOOK 2552 PG-531					
	FULL MARKET VALUE	95,298				
***** 199.00-2-53.3 *****						
199.00-2-53.3	3505 Cassadaga Rd					
Kellogg Harry C	210 1 Family Res		BAS STAR 41854	0	0	18,380
3505 Cassadaga Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	185,000		
Cassadaga, NY 14718	split of 1-1-3.3.1	185,000	TOWN TAXABLE VALUE	185,000		
	FRNT 200.00 DPTH 436.00		SCHOOL TAXABLE VALUE	166,620		
	ACRES 2.00		FP003 Charlotte fp 1	185,000 TO		
	DEED BOOK 2605 PG-99					
	FULL MARKET VALUE	289,969				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-2-54 *****						
199.00-2-54	Barnum-Cassadaga Rds					26200
Kingsview Enterprises, Inc	270 Mfg housing		COUNTY TAXABLE VALUE	65,300		
7 West First St.	Cassadaga Valle 062601	50,000	TOWN TAXABLE VALUE		65,300	
PO Box 2	1-1-3.1	65,300	SCHOOL TAXABLE VALUE	65,300		
Lakewood, NY 14750	ACRES 42.40		FP003 Charlotte fp 1	65,300	TO	
	EAST-0309537 NRTH-0854455					
	DEED BOOK 2622 PG-206					
	FULL MARKET VALUE	102,351				
***** 199.00-2-55 *****						
199.00-2-55	7825 Barnum Rd		ENH STAR 41834	0	0	54,210
Wilcox Beverly	270 Mfg housing		COUNTY TAXABLE VALUE	85,000		
PO Box 332	Cassadaga Valle 062601	7,800	TOWN TAXABLE VALUE	85,000		
Cassadaga, NY 14718	1-1-26.2.5	85,000	SCHOOL TAXABLE VALUE	30,790		
	ACRES 0.51		FP003 Charlotte fp 1	85,000	TO	
	EAST-0307944 NRTH-0853741					
	DEED BOOK 2504 PG-268					
	FULL MARKET VALUE	133,229				
***** 199.00-2-56 *****						
199.00-2-56	7845 Barnum Rd		ENH STAR 41834	0	0	54,210
Muscato David	270 Mfg housing		COUNTY TAXABLE VALUE	98,000		
Muscato Susan	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	98,000		
7845 Barnum Rd	1-1-26.2.4	98,000	SCHOOL TAXABLE VALUE	43,790		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	98,000	TO	
	EAST-0307808 NRTH-0853998					
	DEED BOOK 2496 PG-82					
	FULL MARKET VALUE	153,605				
***** 199.00-2-57 *****						
199.00-2-57	Barnum Rd		BAS STAR 41854	0	0	18,380
Beichner Aaron M	210 1 Family Res		COUNTY TAXABLE VALUE	238,500		
Beichner Lauren M	Cassadaga Valle 062601	22,700	TOWN TAXABLE VALUE	238,500		
7869 Barnum Rd	1-1-27	238,500	SCHOOL TAXABLE VALUE	220,120		
Cassadaga, NY 14718	ACRES 7.80		FP003 Charlotte fp 1	238,500	TO	
	EAST-0307614 NRTH-0854503					
	DEED BOOK 2719 PG-272					
	FULL MARKET VALUE	373,824				
***** 199.00-3-1.1 *****						
199.00-3-1.1	Cassadaga Rd		COUNTY TAXABLE VALUE	62,600		26200
Goot Family Irrev. Trust	312 Vac w/imprv		TOWN TAXABLE VALUE	62,600		
3268 Cassadaga Rd	Cassadaga Valle 062601	56,100	SCHOOL TAXABLE VALUE	62,600		
Cassadaga, NY 14718	1-1-6.3.1	62,600	FP003 Charlotte fp 1	62,600	TO	
	ACRES 87.10					
	EAST-0962160 NRTH-0855672					
	DEED BOOK 2023 PG-7866					
	FULL MARKET VALUE	98,119				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-1.2 *****						
199.00-3-1.2	3192 Cassadaga Rd					
Carpenter Louis B III	270 Mfg housing		COUNTY TAXABLE VALUE	45,000		
4156 Crawford Ave	Cassadaga Valle 062601	29,500	TOWN TAXABLE VALUE	45,000		
Miami, FL 33133	1-1-6.3.2	45,000	SCHOOL TAXABLE VALUE	45,000		
	ACRES 11.10		FP003 Charlotte fp 1	45,000	TO	
	DEED BOOK 2019 PG-7533					
	FULL MARKET VALUE	70,533				
***** 199.00-3-1.3 *****						
199.00-3-1.3	3230 Cassadaga Rd					
Goot Rex A	210 1 Family Res		COUNTY TAXABLE VALUE	165,000		
Goot Stephanie A	Cassadaga Valle 062601	21,400	TOWN TAXABLE VALUE	165,000		
3230 Cassadaga Rd	1-1-6.3.3	165,000	SCHOOL TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 6.40		FP003 Charlotte fp 1	165,000	TO	
	DEED BOOK 2567 PG-187					
	FULL MARKET VALUE	258,621				
***** 199.00-3-1.4.1 *****						
199.00-3-1.4.1	Cassadaga Rd				26200	
H.H. Rauh Paving, Inc.	300 Vacant Land		AG DIST 41720 0	25,870	25,870	25,870
7 W 1st St	Cassadaga Valle 062601	39,500	COUNTY TAXABLE VALUE	13,630		
Lakewood, NY 14750	1-1-6.3.1	39,500	TOWN TAXABLE VALUE	13,630		
	ACRES 15.80		SCHOOL TAXABLE VALUE	13,630		
	EAST-0961074 NRTH-0854994		FP003 Charlotte fp 1	39,500	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2681 PG-703					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	61,912				
***** 199.00-3-1.4.2 *****						
199.00-3-1.4.2	Cassadaga Rd				26200	
Goot Rex	322 Rural vac>10		COUNTY TAXABLE VALUE	17,400		
Goot Adam	Cassadaga Valle 062601	17,400	TOWN TAXABLE VALUE	17,400		
3230 Cassadaga Rd	1-1-6.3.1	17,400	SCHOOL TAXABLE VALUE	17,400		
Cassadaga, NY 14718	ACRES 12.90		FP003 Charlotte fp 1	17,400	TO	
	EAST-0961574 NRTH-0854870					
	DEED BOOK 2022 PG-4193					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	27,273				
UNDER AGDIST LAW TIL 2027						
***** 199.00-3-1.5 *****						
199.00-3-1.5	Cassadaga Rd				26200	
H.H. Rauh Paving, Inc.	314 Rural vac<10		COUNTY TAXABLE VALUE	4,100		
7 W First St	Cassadaga Valle 062601	4,100	TOWN TAXABLE VALUE	4,100		
Lakewood, NY 14750	1-1-6.3.1	4,100	SCHOOL TAXABLE VALUE	4,100		
	ACRES 4.00		FP003 Charlotte fp 1	4,100	TO	
	EAST-0961061 NRTH-0855786					
	DEED BOOK 2022 PG-4195					
	FULL MARKET VALUE	6,426				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-2 *****						
199.00-3-2	3268 Cassadaga Rd					26200
Goot Ryan M	270 Mfg housing		COUNTY TAXABLE VALUE	26,500		
3268 Cassadaga Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	26,500		
Cassadaga, NY 14718	1-1-6.2	26,500	SCHOOL TAXABLE VALUE	26,500		
	ACRES 3.50		FP003 Charlotte fp 1	26,500 TO		
	EAST-0313087 NRTH-0854273					
	DEED BOOK 2023 PG-7866					
	FULL MARKET VALUE	41,536				
***** 199.00-3-3 *****						
199.00-3-3	3257 Cassadaga Rd		FARM SILOS 42100 0	1,000	1,000	1,000
Goot Merle L	210 1 Family Res	16,100	COUNTY TAXABLE VALUE	79,000		
Goot Cynthia K	Cassadaga Valle 062601	80,000	TOWN TAXABLE VALUE	79,000		
3257 Cassadaga Rd	1-1-6.4		SCHOOL TAXABLE VALUE	79,000		
Cassadaga, NY 14718	ACRES 3.20		FP003 Charlotte fp 1	79,000 TO		
	EAST-0313280 NRTH-0853977		1,000 EX			
	DEED BOOK 2442 PG-717					
	FULL MARKET VALUE	125,392				
***** 199.00-3-3..A *****						
199.00-3-3..A	Cassadaga Rd		IND DEVEL 18020 0	100,000	100,000	100,000
County of Chautauqua IDA	331 Com vac w/im		0 COUNTY TAXABLE VALUE	0		
RWE Clean Energy, LLC	Cassadaga Valle 062601	100,000	TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloo	1-1-6.4		SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	FRNT 1.00 DPTH 1.00		FP003 Charlotte fp 1	100,000 TO		
	EAST-0313280 NRTH-0853977					
	DEED BOOK 2018 PG-5326					
	FULL MARKET VALUE	156,740				
***** 199.00-3-4 *****						
199.00-3-4	3118 Cassadaga Rd					26200
Degolier Frederick R	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Degolier Lynda A	Cassadaga Valle 062601	50,600	TOWN TAXABLE VALUE	235,000		
3118 Cassadaga Rd	1-1-8.1	235,000	SCHOOL TAXABLE VALUE	235,000		
Cassadaga, NY 14718	ACRES 43.30		FP003 Charlotte fp 1	235,000 TO		
	EAST-0315375 NRTH-0854457					
	DEED BOOK 2642 PG-256					
	FULL MARKET VALUE	368,339				
***** 199.00-3-5 *****						
199.00-3-5	Cassadaga Rd					
Goot Merle L Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	20,600		
Goot Cynthi	Cassadaga Valle 062601	20,600	TOWN TAXABLE VALUE	20,600		
3257 Cassadaga Rd	1-1-6.5	20,600	SCHOOL TAXABLE VALUE	20,600		
Cassadaga, NY 14718	ACRES 16.40		FP003 Charlotte fp 1	20,600 TO		
	EAST-0313832 NRTH-0853350					
	DEED BOOK 2445 PG-171					
	FULL MARKET VALUE	32,288				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-6.1 *****						
199.00-3-6.1	Cassadaga Rd					26200
DeGolier Frederick R	322 Rural vac>10		AG DIST 41720 0	9,660	9,660	9,660
DeGolier Lynda A	Cassadaga Valle 062601	49,500	COUNTY TAXABLE VALUE	39,840		
3118 Cassadaga Rd	1-1-6.1	49,500	TOWN TAXABLE VALUE	39,840		
Cassadaga, NY 14718	ACRES 65.10		SCHOOL TAXABLE VALUE	39,840		
	EAST-0313736 NRTH-0852822		FP003 Charlotte fp 1	49,500	TO	
	DEED BOOK 2017 PG-6387					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	77,586				
UNDER AGDIST LAW TIL 2030						
***** 199.00-3-6.2..A *****						
199.00-3-6.2..A	Cassadaga Rd					26200
County of Chautauqua IDA	331 Com vac w/im		IND DEVEL 18020 0	100,000	100,000	100,000
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	1-1-6.1	100,000	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	FRNT 1.00 DPTH 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0313736 NRTH-0852822		FP003 Charlotte fp 1	100,000	TO	
	DEED BOOK 2018 PG-5327					
	FULL MARKET VALUE	156,740				
***** 199.00-3-6.2 *****						
199.00-3-6.2	Cassadaga Rd					26200
Goot Merle L Jr	270 Mfg housing		COUNTY TAXABLE VALUE	64,300		
Goot Cynthia Kay	Cassadaga Valle 062601	36,800	TOWN TAXABLE VALUE	64,300		
3257 Cassadaga Rd	1-1-6.1	64,300	SCHOOL TAXABLE VALUE	64,300		
Cassadaga, NY 14718	ACRES 23.60		FP003 Charlotte fp 1	64,300	TO	
	EAST-0313736 NRTH-0852822					
	DEED BOOK 2716 PG-78					
	FULL MARKET VALUE	100,784				
***** 199.00-3-7 *****						
199.00-3-7	Cassadaga Rd					26200
Eberle David D	240 Rural res		COUNTY TAXABLE VALUE	140,000		
571 Montrose	Cassadaga Valle 062601	56,200	TOWN TAXABLE VALUE	140,000		
Buffalo, NY 14223	1-1-8.2	140,000	SCHOOL TAXABLE VALUE	140,000		
	ACRES 51.70		FP003 Charlotte fp 1	140,000	TO	
	EAST-0315724 NRTH-0852150					
	DEED BOOK 2590 PG-505					
	FULL MARKET VALUE	219,436				
***** 199.00-3-8 *****						
199.00-3-8	Hall Rd Rear					26200
Hall Road Hunting Club, Inc.	322 Rural vac>10		COUNTY TAXABLE VALUE	65,600		
D. Anastasi	Cassadaga Valle 062601	65,600	65,600 TOWN TAXABLE VALUE	65,600	65,600	
3910 Lockport Rd	1-1-16.1		SCHOOL TAXABLE VALUE	65,600		
Sanborn, NY 14132	ACRES 121.00		FP003 Charlotte fp 1	65,600	TO	
	DEED BOOK 2585 PG-267					
	FULL MARKET VALUE	102,821				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-3-9 *****						
199.00-3-9	3206 Bernard Rd				26200	
Ulrich William C	240 Rural res		VETS C/T 41101	0	550	550 0
6325 Webster Rd	Cassadaga Valle 062601	38,500	COUNTY TAXABLE VALUE		54,450	
Portland, NY 14769	1-1-18	55,000	TOWN TAXABLE VALUE		54,450	
	ACRES 14.00		SCHOOL TAXABLE VALUE		55,000	
	EAST-0314112 NRTH-0848639		FP003 Charlotte fp 1		55,000 TO	
	DEED BOOK 2341 PG-538					
	FULL MARKET VALUE	86,207				
***** 199.00-3-10 *****						
199.00-3-10	3160 Bernard Rd				26200	
Noody Lisa	240 Rural res		BAS STAR 41854	0	0	0 18,380
Noody Kevin	Cassadaga Valle 062601	24,700	COUNTY TAXABLE VALUE		107,600	
3160 Bernard Rd	1-1-17	107,600	TOWN TAXABLE VALUE		107,600	
Cassadaga, NY 14718	ACRES 10.00		SCHOOL TAXABLE VALUE		89,220	
	EAST-0314744 NRTH-0848647		FP003 Charlotte fp 1		107,600 TO	
	DEED BOOK 2012 PG-2098					
	FULL MARKET VALUE	168,652				
***** 199.00-3-11 *****						
199.00-3-11	3114 Bernard Rd				26200	
Jaquith Mark E	240 Rural res		VET WAR CT 41121	0	7,350	3,675 0
Jaquith Michael E	Cassadaga Valle 062601	33,300	ENH STAR 41834	0	0	0 54,210
Donna Marie Jaquith	1-1-16.2.2	80,000	COUNTY TAXABLE VALUE		72,650	
3114 Bernard Rd	ACRES 19.20		TOWN TAXABLE VALUE		76,325	
Cassadaga, NY 14718	EAST-0315354 NRTH-0848560		SCHOOL TAXABLE VALUE		25,790	
	DEED BOOK 2018 PG-3283		FP003 Charlotte fp 1		80,000 TO	
	FULL MARKET VALUE	125,392				
***** 199.00-3-12.1 *****						
199.00-3-12.1	3082 Bernard Rd				26200	
Bisbee Bonnie	240 Rural res		BAS STAR 41854	0	0	0 18,380
3082 Bernard Rd	Cassadaga Valle 062601	40,500	COUNTY TAXABLE VALUE		110,000	
Cassadaga, NY 14718	1-1-16.2.1	110,000	TOWN TAXABLE VALUE		110,000	
	ACRES 28.90		SCHOOL TAXABLE VALUE		91,620	
	EAST-0316136 NRTH-0848626		FP003 Charlotte fp 1		110,000 TO	
	DEED BOOK 2148 PG-00339					
	FULL MARKET VALUE	172,414				
***** 199.00-3-12.2 *****						
199.00-3-12.2	3074 Bernard Rd				26200	
Black Paul E	210 1 Family Res		COUNTY TAXABLE VALUE		160,000	
Black Julia A	Cassadaga Valle 062601	21,800	TOWN TAXABLE VALUE		160,000	
3074 Bernard Rd	1-1-16.2.1	160,000	SCHOOL TAXABLE VALUE		160,000	
Cassadaga, NY 14718	ACRES 6.90		FP003 Charlotte fp 1		160,000 TO	
	EAST-0964637 NRTH-0849104					
	DEED BOOK 2013 PG-1875					
	FULL MARKET VALUE	250,784				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	TAXABLE VALUE		ACCOUNT NO.
***** 199.00-3-13 *****						
199.00-3-13	Bernard Rd					26200
Kloss Kenneth R	270 Mfg housing		COUNTY TAXABLE VALUE	26,700		
Kenneth T. Kloss	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	26,700		
878 Lake St	4-1-15.5	26,700	SCHOOL TAXABLE VALUE	26,700		
Angola, NY 14006	ACRES 11.00		FP003 Charlotte fp 1	26,700 TO		
	EAST-0316147 NRTH-0847960					
	DEED BOOK 2025 PG-1028					
	FULL MARKET VALUE	41,850				
***** 199.00-3-14 *****						
199.00-3-14	3129 Bernard Rd					26200
Cook Lori A	240 Rural res		COUNTY TAXABLE VALUE	100,500		
3129 Bernard Rd	Cassadaga Valle 062601	31,000	TOWN TAXABLE VALUE	100,500		
Cassadaga, NY 14718	4-1-15.3	100,500	SCHOOL TAXABLE VALUE	100,500		
	ACRES 16.70		FP003 Charlotte fp 1	100,500 TO		
	EAST-0315574 NRTH-0847853					
	DEED BOOK 2318 PG-876					
	FULL MARKET VALUE	157,524				
***** 199.00-3-15 *****						
199.00-3-15	Bernard Rd					26200
Ulrich William C	322 Rural vac>10		COUNTY TAXABLE VALUE	38,000		
6325 Webster Rd	Cassadaga Valle 062601	38,000	TOWN TAXABLE VALUE	38,000		
Portland, NY 14769	4-1-13.1	38,000	SCHOOL TAXABLE VALUE	38,000		
	ACRES 40.00		FP003 Charlotte fp 1	38,000 TO		
	EAST-0314398 NRTH-0847327					
	DEED BOOK 2341 PG-538					
	FULL MARKET VALUE	59,561				
***** 199.00-3-16 *****						
199.00-3-16	Smith Rd					
Pecuch Sean P	314 Rural vac<10		COUNTY TAXABLE VALUE	12,800		
Pecuch Robert D	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	12,800		
3189 Smith Rd	4-1-13.2	12,800	SCHOOL TAXABLE VALUE	12,800		
Cassadaga, NY 14718	ACRES 8.00		FP003 Charlotte fp 1	12,800 TO		
	EAST-0314605 NRTH-0846795					
	DEED BOOK 2024 PG-4052					
	FULL MARKET VALUE	20,063				
***** 199.00-3-17 *****						
199.00-3-17	Smith					
Pecuch Sean P	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Pecuch Robert D	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
3189 Smith Rd	4-1-13.3	4,800	SCHOOL TAXABLE VALUE	4,800		
Cassadaga, NY 14718	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
	EAST-0313884 NRTH-0846923					
	DEED BOOK 2024 PG-4052					
	FULL MARKET VALUE	7,524				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-18 *****						
199.00-3-18	3254 Smith Rd					26200
Lawson Darcy C	210 1 Family Res		COUNTY TAXABLE VALUE	35,000		
Lawson Marie E	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE	35,000		
3262 Smith Rd	4-1-12.1	35,000	SCHOOL TAXABLE VALUE	35,000		
Cassadaga, NY 14718	ACRES 1.40		FP003 Charlotte fp 1	35,000	TO	
	EAST-0313154 NRTH-0846898					
	DEED BOOK 2025 PG-2959					
	FULL MARKET VALUE	54,859				
***** 199.00-3-19 *****						
199.00-3-19	3262 Smith Rd		ENH STAR 41834 0	0	0	54,210
Lawson Darcy C	210 1 Family Res	8,600	COUNTY TAXABLE VALUE	73,800		
Lawson Marie E	Cassadaga Valle 062601	73,800	TOWN TAXABLE VALUE	73,800		
3262 Smith Rd	4-1-12.3		SCHOOL TAXABLE VALUE	19,590		
Cassadaga, NY 14718	ACRES 0.60		FP003 Charlotte fp 1	73,800	TO	
	EAST-0312855 NRTH-0846971					
	DEED BOOK 2025 PG-2959					
	FULL MARKET VALUE	115,674				
***** 199.00-3-20.1 *****						
199.00-3-20.1	3220 Smith					26200
Lawson Darcy C	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
Lawson Marie E	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	60,000		
3262 Smith Rd	4-1-9.5 Included 1992	60,000	SCHOOL TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-12.2.1		FP003 Charlotte fp 1	60,000	TO	
	ACRES 7.60					
	EAST-0312498 NRTH-0847833					
	DEED BOOK 2025 PG-2959					
	FULL MARKET VALUE	94,044				
***** 199.00-3-20.2 *****						
199.00-3-20.2	Smith Rd					26200
Mylotte Daniel	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
3259 Bernard Rd	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
Cassadaga, NY 14718	4-1-9.5 Included 1992	4,900	SCHOOL TAXABLE VALUE	4,900		
	4-1-12.2.1		FP003 Charlotte fp 1	4,900	TO	
	ACRES 4.90					
	EAST-0312498 NRTH-0847833					
	DEED BOOK 2024 PG-4386					
	FULL MARKET VALUE	7,680				
***** 199.00-3-22.1 *****						
199.00-3-22.1	3259 Bernard Rd					26200
Mylotte Daniel	240 Rural res		COUNTY TAXABLE VALUE	116,000		
3259 Bernard Rd	Cassadaga Valle 062601	27,800	TOWN TAXABLE VALUE	116,000		
Cassadaga, NY 14718	4-1-12.2.2 Included 1992	116,000	SCHOOL TAXABLE VALUE	116,000		
	4-1-12.2.3		FP003 Charlotte fp 1	116,000	TO	
	ACRES 13.30					
	EAST-0961292 NRTH-0848134					
	DEED BOOK 2019 PG-7850					
	FULL MARKET VALUE	181,818				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 199.00-3-22.2 *****						
199.00-3-22.2	3259 Bernard Rd					26200
Lawson Darcy C	311 Res vac land		COUNTY TAXABLE VALUE	15,400		
Lawson Marie E	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE	15,400		
3262 Smith Rd	4-1-12.2.2 Included 1992	15,400	SCHOOL TAXABLE VALUE		15,400	
Cassadaga, NY 14718	4-1-12.2.3		FP003 Charlotte fp 1	15,400	TO	
	ACRES 10.80					
	EAST-0961558 NRTH-0847213					
	DEED BOOK 2025 PG-2959					
	FULL MARKET VALUE	24,138				
***** 199.00-3-22.3 *****						
199.00-3-22.3	Bernard Rd					26200
Graziano Angelo P II	314 Rural vac<10		COUNTY TAXABLE VALUE	11,100		
3231 Bernard Rd	Cassadaga Valle 062601	11,100	TOWN TAXABLE VALUE	11,100		
Cassadaga, NY 14718	4-1-12.2.2 Included 1992	11,100	SCHOOL TAXABLE VALUE		11,100	
	4-1-12.2.3		FP003 Charlotte fp 1	11,100	TO	
	ACRES 6.20					
	EAST-0961864 NRTH-0847778					
	DEED BOOK 2019 PG-6301					
	FULL MARKET VALUE	17,398				
***** 199.00-3-24 *****						
199.00-3-24	3231 Bernard Rd					26200
Graziano Angelo P II	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
3231 Bernard Rd	Cassadaga Valle 062601	12,000	COUNTY TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-12.2.4	60,000	TOWN TAXABLE VALUE	60,000		
	ACRES 1.20		SCHOOL TAXABLE VALUE	41,620		
	EAST-0313639 NRTH-0847958		FP003 Charlotte fp 1	60,000	TO	
	DEED BOOK 2013 PG-6084					
	FULL MARKET VALUE	94,044				
***** 199.00-3-25 *****						
199.00-3-25	3262 Bernard Rd					26200
Carr Robert C	260 Seasonal res		COUNTY TAXABLE VALUE	70,500		
10411 Lower Rocky River Rd	Cassadaga Valle 062601	38,900	TOWN TAXABLE VALUE	70,500		
Concord, NC 28025	1-1-19.3	70,500	SCHOOL TAXABLE VALUE	70,500		
	ACRES 26.60		FP003 Charlotte fp 1	70,500	TO	
	EAST-0312868 NRTH-0849554					
	DEED BOOK 2023 PG-1867					
	FULL MARKET VALUE	110,502				
***** 199.00-3-26 *****						
199.00-3-26	Bernard Rd					26200
Morabito Stacey D	312 Vac w/imprv		COUNTY TAXABLE VALUE	46,900		
Wintersteen Peter J	Cassadaga Valle 062601	21,900	TOWN TAXABLE VALUE	46,900		
3226 Bernard Rd	1-1-19.1	46,900	SCHOOL TAXABLE VALUE	46,900		
Cassadaga, NY 14718	ACRES 17.70		FP003 Charlotte fp 1	46,900	TO	
	EAST-0313351 NRTH-0849493					
	DEED BOOK 2014 PG-5205					
	FULL MARKET VALUE	73,511				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-3-27 *****						
199.00-3-27	3226 Bernard Rd				26200	
Morabito Stacey D	210 1 Family Res		BAS STAR 41854 0 0 0		18,380	
Wintersteen Peter J	Cassadaga Valle 062601	23,700	COUNTY TAXABLE VALUE	175,000		
3226 Bernard Rd	1-1-19.4	175,000	TOWN TAXABLE VALUE	175,000		
Cassadaga, NY 14718	ACRES 8.90		SCHOOL TAXABLE VALUE	156,620		
	EAST-0313630 NRTH-0849208		FP003 Charlotte fp 1	175,000 TO		
	DEED BOOK 2014 PG-5205					
	FULL MARKET VALUE	274,295				
***** 200.00-1-1 *****						
200.00-1-1	7951 Hall Rd				26200	
Christy Duane G	240 Rural res		COUNTY TAXABLE VALUE	90,000		
Christy Grace P	Cassadaga Valle 062601	64,300	TOWN TAXABLE VALUE	90,000		
7951 Hall Rd	1-1-9	90,000	SCHOOL TAXABLE VALUE	90,000		
Cassadaga, NY 14718	ACRES 78.50		FP003 Charlotte fp 1	90,000 TO		
	EAST-0316116 NRTH-0855847					
	FULL MARKET VALUE	141,066				
***** 200.00-1-2 *****						
200.00-1-2	7885 Hall Rd				26200	
Giaimo Julie M	240 Rural res		COUNTY TAXABLE VALUE	129,000		
Giaimo Samuel J	Cassadaga Valle 062601	47,000	TOWN TAXABLE VALUE	129,000		
7885 Hall Rd	1-1-8.3	129,000	SCHOOL TAXABLE VALUE	129,000		
Cassadaga, NY 14718	ACRES 38.10		FP003 Charlotte fp 1	129,000 TO		
	EAST-0316518 NRTH-0854624					
	DEED BOOK 2023 PG-3083					
	FULL MARKET VALUE	202,194				
***** 200.00-1-3 *****						
200.00-1-3	3034 Cassadaga Rd				26200	
Lawson Trazina	210 1 Family Res		COUNTY TAXABLE VALUE	16,500		
Lawson Ryan	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	16,500		
3034 Cassadaga Rd	1-1-7	16,500	SCHOOL TAXABLE VALUE	16,500		
Cassadaga, NY 14718	ACRES 1.70		FP003 Charlotte fp 1	16,500 TO		
	EAST-0317018 NRTH-0853742					
	DEED BOOK 2016 PG-2607					
	FULL MARKET VALUE	25,862				
***** 200.00-1-5 *****						
200.00-1-5	7685 Hall Rd				26200	
Greenstein Marshall B	210 1 Family Res		ENH STAR 41834 0 0 0		54,210	
Greenstein Patricia M J	Cassadaga Valle 062601	17,700	COUNTY TAXABLE VALUE	85,000		
7685 Hall Rd	1-1-11.2	85,000	TOWN TAXABLE VALUE	85,000		
Cassadaga, NY 14718	ACRES 4.10		SCHOOL TAXABLE VALUE	30,790		
	EAST-0317089 NRTH-0854325		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2125 PG-00372					
	FULL MARKET VALUE	133,229				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-6 *****						
7902 Hall Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,210
200.00-1-6	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	83,000		
Spinler Kevin	1-1-11.4	83,000	TOWN TAXABLE VALUE	83,000		
Spinler Jan	ACRES 1.00		SCHOOL TAXABLE VALUE	28,790		
7902 Hall Rd	EAST-0317356 NRTH-0855026		FP003 Charlotte fp 1	83,000 TO		
Cassadaga, NY 14718-9635	DEED BOOK 1983 PG-00366					
	FULL MARKET VALUE	130,094				
***** 200.00-1-7 *****						
200.00-1-7	Hall Rd					26200
Eden Valley Farm, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	33,800		
3940 Hardt Rd	Cassadaga Valle 062601	33,800	TOWN TAXABLE VALUE	33,800		
Eden, NY 14057	1-1-10	33,800	SCHOOL TAXABLE VALUE	33,800		
	ACRES 34.00		FP003 Charlotte fp 1	33,800 TO		
	EAST-0318256 NRTH-0856220					
	DEED BOOK 2016 PG-1371					
	FULL MARKET VALUE	52,978				
***** 200.00-1-8.1 *****						
200.00-1-8.1	Hall Rd		AG DIST 41720	0	26,870	26,870 26,870
Spinler Eric L	322 Rural vac>10	57,100	COUNTY TAXABLE VALUE	30,230		
Spinler Maria C	Cassadaga Valle 062601	57,100	TOWN TAXABLE VALUE	30,230		
3217 Tarbox Rd	1-1-11.1		SCHOOL TAXABLE VALUE	30,230		
Cassadaga, NY 14718	ACRES 90.40		FP003 Charlotte fp 1	57,100 TO		
	EAST-0318168 NRTH-0854953					
	DEED BOOK 2014 PG-5683					
	FULL MARKET VALUE	89,498				
***** 200.00-1-8.2 *****						
200.00-1-8.2	Hall Rd					26200
Kelley Adam L	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
Kelley Katie L	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
6879 Main St	1-1-11.1	4,900	SCHOOL TAXABLE VALUE	4,900		
Cherry Creek, NY 14723	ACRES 2.10		FP003 Charlotte fp 1	4,900 TO		
	EAST-0318168 NRTH-0854953					
	DEED BOOK 2681 PG-489					
	FULL MARKET VALUE	7,680				
***** 200.00-1-9 *****						
200.00-1-9	Hall Rd		AG DIST 41720	0	28,890	28,890 28,890
Spinler Eric L	322 Rural vac>10	44,400	COUNTY TAXABLE VALUE	15,510		
Spinler Maria C	Cassadaga Valle 062601	44,400	TOWN TAXABLE VALUE	15,510		
3217 Tarbox Rd	2-1-1		SCHOOL TAXABLE VALUE	15,510		
Cassadaga, NY 14718	ACRES 49.10		FP003 Charlotte fp 1	44,400 TO		
	DEED BOOK 2014 PG-5683					
	FULL MARKET VALUE	69,592				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-10 *****						
200.00-1-10	2846 Cassadaga Rd					
Ostroski Jerrold W	240 Rural res		BAS STAR 41854	0	0	18,380
2846 Cassadaga Rd	Cassadaga Valle 062601	26,600	COUNTY TAXABLE VALUE		82,000	
Cassadaga, NY 14718	2-1-5.4.2	82,000	TOWN TAXABLE VALUE		82,000	
	ACRES 12.00		SCHOOL TAXABLE VALUE		63,620	
	EAST-0320146 NRTH-0854182		FP003 Charlotte fp 1		82,000 TO	
	DEED BOOK 2389 PG-10					
	FULL MARKET VALUE	128,527				
***** 200.00-1-11 *****						
200.00-1-11	2816 Cassadaga Rd					
Cummings Peter C	240 Rural res		COUNTY TAXABLE VALUE		125,300	
2816 Cassadaga Rd	Cassadaga Valle 062601	48,600	TOWN TAXABLE VALUE		125,300	
Cassadaga, NY 14718	2-1-5.4.1	125,300	SCHOOL TAXABLE VALUE		125,300	
	ACRES 40.40		FP003 Charlotte fp 1		125,300 TO	
	DEED BOOK 2431 PG-125					
	FULL MARKET VALUE	196,395				
***** 200.00-1-12 *****						
200.00-1-12	N.Hill Rd					
Arsenault Phillip	322 Rural vac>10		COUNTY TAXABLE VALUE		31,700	
Arsenault Mary Ann	Cassadaga Valle 062601	31,700	TOWN TAXABLE VALUE		31,700	
12940 Belscher Rd	2-1-5.5	31,700	SCHOOL TAXABLE VALUE		31,700	
Springville, NY 14141	ACRES 31.00		FP003 Charlotte fp 1		31,700 TO	
	EAST-0322562 NRTH-0851904					
	DEED BOOK 2017 PG-1120					
	FULL MARKET VALUE	49,687				
***** 200.00-1-13 *****						
200.00-1-13	North Hill Rd				26200	
Adams Chaut. Co. Lands, LLC	322 Rural vac>10		AG COMMIT 41730	0	21,080	21,080
4284 Elm Creek Rd	Cassadaga Valle 062601		34,500 COUNTY TAXABLE VALUE		13,420	
Randolph, NY 14772	2-1-2.2	34,500	TOWN TAXABLE VALUE		13,420	
	ACRES 35.00		SCHOOL TAXABLE VALUE		13,420	
	DEED BOOK 2020 PG-7276		FP003 Charlotte fp 1		34,500 TO	
	FULL MARKET VALUE	54,075				
***** 200.00-1-14 *****						
200.00-1-14	2847 Cassadaga Rd				26200	
MacDonald Richard D	240 Rural res		VET WAR CT 41121	0	7,350	0
MacDonald Sandra L	Cassadaga Valle 062601	48,000	ENH STAR 41834	0	0	54,210
2847 Cassadaga Rd	2-1-2.3	124,000	COUNTY TAXABLE VALUE		116,650	
Cassadaga, NY 14718	ACRES 39.60		TOWN TAXABLE VALUE		120,325	
	DEED BOOK 2015 PG-1707		SCHOOL TAXABLE VALUE		69,790	
	FULL MARKET VALUE	194,357	FP003 Charlotte fp 1		124,000 TO	

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-16 *****						
7665 North Hill Rd	240 Rural res		AG COMMIT 41730 0	27,760	27,760	27,760
200.00-1-16	Cassadaga Valle 062601		55,300 COUNTY TAXABLE VALUE	72,240		
Adams Chaut. Co. Lands, LLC	2-1-24	100,000	TOWN TAXABLE VALUE	72,240		
4284 Elm Creek Rd	ACRES 50.00		SCHOOL TAXABLE VALUE	72,240		
Randolph, NY 14772	EAST-0321749 NRTH-0852138		FP003 Charlotte fp 1	100,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2020	PG-7276				
UNDER AGDIST LAW TIL 2033	FULL MARKET VALUE	156,740				
***** 200.00-1-17 *****						
Hall Rd Rear	322 Rural vac>10		COUNTY TAXABLE VALUE	32,800		
200.00-1-17	Cassadaga Valle 062601		32,800 TOWN TAXABLE VALUE	32,800		
Hoisington Richard Sr. H	2-1-22	32,800	SCHOOL TAXABLE VALUE	32,800		
7628 Hall Rd	ACRES 121.00		FP003 Charlotte fp 1	32,800 TO		
Cassadaga, NY 14718	EAST-0320211 NRTH-0850400					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2381	PG-481				
UNDER AGDIST LAW TIL 2028	FULL MARKET VALUE	51,411				
***** 200.00-1-18.1 *****						
7539 North Hill Rd	240 Rural res		COUNTY TAXABLE VALUE	185,000		
200.00-1-18.1	Cassadaga Valle 062601	34,400	TOWN TAXABLE VALUE	185,000		
Hauser Keith	2-1-23.1	185,000	SCHOOL TAXABLE VALUE	185,000		
Hauser Kathy	ACRES 20.40		FP003 Charlotte fp 1	185,000 TO		
2211 Woodsfield Dr	EAST-0322463 NRTH-0850180					
Lake View, NY 14085	DEED BOOK 2014 PG-1427					
	FULL MARKET VALUE	289,969				
***** 200.00-1-18.2 *****						
7581 North Hill Rd	260 Seasonal res		COUNTY TAXABLE VALUE	64,000		
200.00-1-18.2	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	64,000		
Holtz Edward	2-1-23.2	64,000	SCHOOL TAXABLE VALUE	64,000		
Holtz Ruby	FRNT 594.00 DPTH 1468.00		FP003 Charlotte fp 1	64,000 TO		
533 Prospect St	ACRES 20.00					
Jamestown, NY 14701	DEED BOOK 2564 PG-251					
	FULL MARKET VALUE	100,313				
***** 200.00-1-18.3 *****						
North Hill Rd	240 Rural res		COUNTY TAXABLE VALUE	260,000		
200.00-1-18.3	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	260,000		
Holtz Edward Jr	FRNT 297.00 DPTH 1470.00	260,000	SCHOOL TAXABLE VALUE	260,000		
Holtz Ruby A	ACRES 10.00		FP003 Charlotte fp 1	260,000 TO		
533 Prospect St	DEED BOOK 2587 PG-849					
Jamestown, NY 14701	FULL MARKET VALUE	407,524				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-19.1 *****						
200.00-1-19.1	7485 North Hill Rd					26200
Heinrich James A	240 Rural res		VETS C/T 41101	0	2,150	2,150
Heinrich Fredricka E	Cassadaga Valle 062601	70,000	ENH STAR 41834	0	0	0
7479 North Hill Rd	Testing	164,300	COUNTY TAXABLE VALUE		162,150	54,210
Sinclairville, NY 14782	2-1-21		TOWN TAXABLE VALUE		162,150	
	ACRES 97.70		SCHOOL TAXABLE VALUE		110,090	
	EAST-0969366 NRTH-0848873		FP003 Charlotte fp 1		164,300	TO
	DEED BOOK 2369 PG-896					
	FULL MARKET VALUE	257,524				
***** 200.00-1-19.2 *****						
200.00-1-19.2	7495 North Hill Rd					26200
Russell Daniel	260 Seasonal res		COUNTY TAXABLE VALUE		40,000	
Russell Rebecca	Cassadaga Valle 062601	14,500	TOWN TAXABLE VALUE		40,000	
7495 N Hill Rd	Testing	40,000	SCHOOL TAXABLE VALUE		40,000	
Sinclairville, NY 14782	2-1-21		FP003 Charlotte fp 1		40,000	TO
	ACRES 2.30					
	EAST-0971154 NRTH-0849263					
	DEED BOOK 2020 PG-2206					
	FULL MARKET VALUE	62,696				
***** 200.00-1-20 *****						
200.00-1-20	7447 North Hill Rd					
Alaimo Beverly	260 Seasonal res		COUNTY TAXABLE VALUE		78,200	
Holzhauser Brad	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE		78,200	
14620 Darrow Rd	5-1-1.3	78,200	SCHOOL TAXABLE VALUE		78,200	
Vermilion, OH 44089	ACRES 20.00		FP003 Charlotte fp 1		78,200	TO
	EAST-0322439 NRTH-0847945					
	DEED BOOK 2019 PG-4244					
	FULL MARKET VALUE	122,571				
***** 200.00-1-21 *****						
200.00-1-21	7413 North Hill Rd					26200
Turnbull Ronald	240 Rural res		VET COM CT 41131	0	12,250	6,125
7413 N Hill Rd	Cassadaga Valle 062601	24,700	VET DIS CT 41141	0	19,750	12,250
Sinclairville, NY 14782	5-1-1.2	79,000	BAS STAR 41854	0	0	0
	ACRES 10.00		COUNTY TAXABLE VALUE		47,000	18,380
	EAST-0322683 NRTH-0847451		TOWN TAXABLE VALUE		60,625	
	DEED BOOK 2022 PG-00084		SCHOOL TAXABLE VALUE		60,620	
	FULL MARKET VALUE	123,824	FP003 Charlotte fp 1		79,000	TO
***** 200.00-1-22 *****						
200.00-1-22	North Hill Rd					26200
MacLaren Brian K	312 Vac w/imprv		COUNTY TAXABLE VALUE		70,300	
1967 Brant Rd	Cassadaga Valle 062601	65,300	TOWN TAXABLE VALUE		70,300	
North Collins, NY 14111	5-1-1.1	70,300	SCHOOL TAXABLE VALUE		70,300	
	ACRES 120.00		FP003 Charlotte fp 1		70,300	TO
	EAST-0321288 NRTH-0847111					
	DEED BOOK 2019 PG-3637					
	FULL MARKET VALUE	110,188				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-1-23 *****						
200.00-1-23	7362 Hall Rd				26200	
Walker Douglas S	270 Mfg housing		ENH STAR 41834	0	0	54,210
7362 Hall Rd	Cassadaga Valle 062601	26,900	COUNTY TAXABLE VALUE	60,000		
Cassadaga, NY 14718	4-1-17.4	60,000	TOWN TAXABLE VALUE	60,000		
	ACRES 12.30		SCHOOL TAXABLE VALUE	5,790		
	EAST-0317576 NRTH-0847138		FP003 Charlotte fp 1	60,000 TO		
	DEED BOOK 2400 PG-385					
	FULL MARKET VALUE	94,044				
***** 200.00-1-24 *****						
200.00-1-24	7396 Hall Rd				26200	
Smith Leo P	240 Rural res		BAS STAR 41854	0	0	18,380
Smith Linda J	Cassadaga Valle 062601	26,100	COUNTY TAXABLE VALUE	190,000		
7396 Hall Rd	4-1-17.1	190,000	TOWN TAXABLE VALUE	190,000		
Cassadaga, NY 14718-9670	ACRES 11.50		SCHOOL TAXABLE VALUE	171,620		
	EAST-0318386 NRTH-0847408		FP003 Charlotte fp 1	190,000 TO		
	DEED BOOK 2685 PG-887					
	FULL MARKET VALUE	297,806				
***** 200.00-1-25 *****						
200.00-1-25	7392 Hall Rd				26200	
Morris Patricia M	270 Mfg housing		ENH STAR 41834	0	0	54,210
Morris Steven C	Cassadaga Valle 062601	28,100	COUNTY TAXABLE VALUE	165,000		
7392 Hall Rd	4-1-17.2	165,000	TOWN TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 13.60		SCHOOL TAXABLE VALUE	110,790		
	EAST-0318088 NRTH-0847584		FP003 Charlotte fp 1	165,000 TO		
	DEED BOOK 2604 PG-6					
	FULL MARKET VALUE	258,621				
***** 200.00-1-26 *****						
200.00-1-26	7406 Hall Rd				26200	
Rivera Robert S Jr	210 1 Family Res		COUNTY TAXABLE VALUE	92,000		
Rivera Stephanie M	Cassadaga Valle 062601	24,400	TOWN TAXABLE VALUE	92,000		
PO Box 865	4-1-17.3	92,000	SCHOOL TAXABLE VALUE	92,000		
Sinclairville, NY 14782	ACRES 9.60		FP003 Charlotte fp 1	92,000 TO		
	EAST-0318050 NRTH-0847906					
	DEED BOOK 2017 PG-1881					
	FULL MARKET VALUE	144,201				
***** 200.00-1-27 *****						
200.00-1-27	7422 Hall Rd				26200	
Zybert Adam Iv R	240 Rural res		BAS STAR 41854	0	0	18,380
7422 Hall Rd	Cassadaga Valle 062601	27,500	COUNTY TAXABLE VALUE	85,000		
Cassadaga, NY 14718	4-1-17.5	85,000	TOWN TAXABLE VALUE	85,000		
	ACRES 13.00		SCHOOL TAXABLE VALUE	66,620		
	EAST-0317880 NRTH-0848162		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2413 PG-479					
	FULL MARKET VALUE	133,229				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-28 *****						
200.00-1-28	7365 Hall Rd					26200
Anastasi David L	210 1 Family Res		COUNTY TAXABLE VALUE	72,000		
Anastasi Katherine W	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	72,000		
3910 Lockport Rd	4-1-19.5	72,000	SCHOOL TAXABLE VALUE	72,000		
Sanborn, NY 14132	ACRES 8.00		FP003 Charlotte fp 1	72,000 TO		
	EAST-0316746 NRTH-0847559					
	DEED BOOK 2013 PG-1000					
	FULL MARKET VALUE	112,853				
***** 200.00-1-29 *****						
200.00-1-29	3053 Bernard Rd					26200
Beu Samuel Sr	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
84 Medina St	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	60,000		
Cheektowaga, NY 14206	4-1-19.3	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 7.60		FP003 Charlotte fp 1	60,000 TO		
	EAST-0316655 NRTH-0848127					
	DEED BOOK 2020 PG-6605					
	FULL MARKET VALUE	94,044				
***** 200.00-1-30 *****						
200.00-1-30	7467 Hall Rd					26200
Russillo Tabettha R	210 1 Family Res		COUNTY TAXABLE VALUE	105,000		
7467 Hall Rd	Cassadaga Valle 062601	21,100	TOWN TAXABLE VALUE	105,000		
Cassadaga, NY 14718	1-1-15.2.2	105,000	SCHOOL TAXABLE VALUE	105,000		
	ACRES 6.10		FP003 Charlotte fp 1	105,000 TO		
	EAST-0316743 NRTH-0840571					
	DEED BOOK 2016 PG-3459					
	FULL MARKET VALUE	164,577				
***** 200.00-1-31 *****						
200.00-1-31	7497 Hall Rd					26200
Luciani James A	210 1 Family Res		COUNTY TAXABLE VALUE	141,500		
Luciani Tisha N	Cassadaga Valle 062601	20,800	TOWN TAXABLE VALUE	141,500		
126 Hopkins Rd	1-1-15.2.1	141,500	SCHOOL TAXABLE VALUE	141,500		
Williamsville, NY 14221	ACRES 5.90		FP003 Charlotte fp 1	141,500 TO		
	EAST-0316701 NRTH-0849035					
	DEED BOOK 2013 PG-5989					
	FULL MARKET VALUE	221,787				
***** 200.00-1-32 *****						
200.00-1-32	Hall Rd					26200
Arters David L	312 Vac w/imprv		COUNTY TAXABLE VALUE	85,100		
5301 Webster Rd	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	85,100		
Fredonia, NY 14063-9626	1-1-15.1	85,100	SCHOOL TAXABLE VALUE	85,100		
	ACRES 5.50		FP003 Charlotte fp 1	85,100 TO		
	EAST-0316624 NRTH-0849961					
	DEED BOOK 2302 PG-550					
	FULL MARKET VALUE	133,386				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-33 *****						
200.00-1-33	7555 Hall Rd					26200
Echevarria Domingo	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
Echevarria Jenna	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE	31,000		
7555 Hall Rd	1-1-15.3	31,000	SCHOOL TAXABLE VALUE	31,000		
Sinclairville, NY 14782	ACRES 2.50		FP003 Charlotte fp 1	31,000 TO		
	DEED BOOK 2024 PG-2602					
	FULL MARKET VALUE	48,589				
***** 200.00-1-34 *****						
200.00-1-34	7530 Hall Rd					26200
Near Richard Ii D	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
7530 Hall Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	22,000		
Cassadaga, NY 14718	1-1-14.3	22,000	TOWN TAXABLE VALUE	22,000		
	ACRES 1.00		SCHOOL TAXABLE VALUE	3,620		
	DEED BOOK 2058 PG-00115		FP003 Charlotte fp 1	22,000 TO		
	FULL MARKET VALUE	34,483				
***** 200.00-1-35 *****						
200.00-1-35	7442 Hall Rd					54,210
Hoyt David L	210 1 Family Res		ENH STAR 41834 0	0	0	
Hoyt Judy	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	125,000		
7442 Hall Rd	1-1-14.4 Included 1992	125,000	TOWN TAXABLE VALUE	125,000		
Cassadaga, NY 14718	1-1-14.2		SCHOOL TAXABLE VALUE	70,790		
	ACRES 4.00		FP003 Charlotte fp 1	125,000 TO		
	EAST-0317079 NRTH-0848380					
	DEED BOOK 2642 PG-114					
	FULL MARKET VALUE	195,925				
***** 200.00-1-37 *****						
200.00-1-37	7496 Hall Rd					26200
Walker Richard T	240 Rural res		ENH STAR 41834 0	0	0	54,210
Walker Rosemary	Cassadaga Valle 062601	69,200	COUNTY TAXABLE VALUE	165,000		
7496 Hall Rd	1-1-14.1	165,000	TOWN TAXABLE VALUE	165,000		
Cassadaga, NY 14718	ACRES 95.00		SCHOOL TAXABLE VALUE	110,790		
	EAST-0317247 NRTH-0848704		FP003 Charlotte fp 1	165,000 TO		
	DEED BOOK 2391 PG-723					
	FULL MARKET VALUE	258,621				
***** 200.00-1-38.1 *****						
200.00-1-38.1	7628 Hall Rd					26200
Hoisington Richard H	240 Rural res		AG BLDG 41700 0	31,200	31,200	31,200
7628 Hall Rd	Cassadaga Valle 062601	89,600	BAS STAR 41854 0	0	0	18,380
Cassadaga, NY 14718	1-1-13	272,500	COUNTY TAXABLE VALUE	241,300		
	ACRES 127.20		TOWN TAXABLE VALUE	241,300		
	EAST-0965045 NRTH-0850934		SCHOOL TAXABLE VALUE	222,920		
	DEED BOOK 2381 PG-481		FP003 Charlotte fp 1	272,500 TO		
	FULL MARKET VALUE	427,116				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-38.2 *****						
7591 Hall Rd	210 1 Family Res		COUNTY TAXABLE VALUE	175,000		26200
200.00-1-38.2	Cassadaga Valle 062601		22,600 TOWN TAXABLE VALUE		175,000	
Hoisington Richard H Jr	1-1-13	175,000	SCHOOL TAXABLE VALUE	175,000		
7591 Hall Rd	ACRES 7.70		FP003 Charlotte fp 1	175,000	TO	
Cassadaga, NY 14718	EAST-0965045 NRTH-0850934					
	DEED BOOK 2016 PG-3617					
	FULL MARKET VALUE	274,295				
***** 200.00-1-38.3 *****						
7577 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		26200
200.00-1-38.3	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	35,000		
Hoisington James A	1-1-13	35,000	SCHOOL TAXABLE VALUE	35,000		
7577 Hall Rd	ACRES 2.40		FP003 Charlotte fp 1	35,000	TO	
Cassadaga, NY 14718	EAST-0965045 NRTH-0850934					
	DEED BOOK 2020 PG-4594					
	FULL MARKET VALUE	54,859				
***** 200.00-1-39 *****						
2927 Cassadaga Rd	240 Rural res		AG DIST 41720 0	27,270	27,270	27,270
200.00-1-39	Cassadaga Valle 062601	59,400	BAS STAR 41854 0	0	0	18,380
Ellis Brian T	1-1-12.5	245,000	COUNTY TAXABLE VALUE	217,730		
2927 Cassadaga Rd	ACRES 62.20		TOWN TAXABLE VALUE	217,730		
Cassadaga, NY 14718	EAST-0318348 NRTH-0853190		SCHOOL TAXABLE VALUE	199,350		
	DEED BOOK 2011 PG-2495		FP003 Charlotte fp 1	245,000	TO	
	FULL MARKET VALUE	384,013				
***** 200.00-1-40 *****						
Hall Rd	311 Res vac land		COUNTY TAXABLE VALUE	2,700		26200
200.00-1-40	Cassadaga Valle 062601	2,700	TOWN TAXABLE VALUE	2,700		
Greenstein Marshall	1-1-12.3	2,700	SCHOOL TAXABLE VALUE	2,700		
Greenstein Patricia	ACRES 0.75		FP003 Charlotte fp 1	2,700	TO	
7865 Hall Rd	EAST-0317430 NRTH-0853543					
Cassadaga, NY 14718	DEED BOOK 2322 PG-13					
	FULL MARKET VALUE	4,232				
***** 200.00-1-41 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		26200
200.00-1-41	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Engasser Larry	1-1-12.2.1	4,800	SCHOOL TAXABLE VALUE	4,800		
Engasser Joan	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
8334 County Rd	EAST-0317239 NRTH-0853590					
E. Amherst, NY 14051	DEED BOOK 2023 PG-7385					
	FULL MARKET VALUE	7,524				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-1-42 *****						
200.00-1-42	7733 Hall Rd					26200
Engasser Larry N	270 Mfg housing		COUNTY TAXABLE VALUE	50,000		
Engasser Joan M	Cassadaga Valle 062601	12,400	TOWN TAXABLE VALUE	50,000		
8334 Country Rd	1-1-12.2.2	50,000	SCHOOL TAXABLE VALUE	50,000		
E. Amherst, NY 14051	ACRES 1.30		FP003 Charlotte fp 1	50,000	TO	
	EAST-0317019 NRTH-0853394					
	DEED BOOK 2016 PG-2015					
	FULL MARKET VALUE	78,370				
***** 200.00-1-43 *****						
200.00-1-43	3059 Cassadaga Rd					26200
Wragge Gary	260 Seasonal res		COUNTY TAXABLE VALUE	54,200		
Lesch Martha	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	54,200		
4885 Berry Rd	1-1-12.1	54,200	SCHOOL TAXABLE VALUE	54,200		
Fredonia, NY 14063	ACRES 21.40		FP003 Charlotte fp 1	54,200	TO	
	EAST-0316895 NRTH-0853164					
	DEED BOOK 2348 PG-112					
	FULL MARKET VALUE	84,953				
***** 200.00-1-44 *****						
200.00-1-44	Cassadaga Rd					26200
Wragge Gary	323 Vacant rural		COUNTY TAXABLE VALUE	21,600		
Lesch Martha	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	21,600		
4885 Berry Rd	1-1-12.4	21,600	SCHOOL TAXABLE VALUE	21,600		
Fredonia, NY 14063	ACRES 17.39		FP003 Charlotte fp 1	21,600	TO	
	EAST-0316126 NRTH-0852903					
	DEED BOOK 2348 PG-112					
	FULL MARKET VALUE	33,856				
***** 200.00-2-1 *****						
200.00-2-1	North Hill Rd					26200
Pollina Neal	322 Rural vac>10		COUNTY TAXABLE VALUE	89,100		
PO Box 1152	Cassadaga Valle 062601	89,100	TOWN TAXABLE VALUE	89,100		
Williamsville, NY 14231	2-1-3	89,100	SCHOOL TAXABLE VALUE	89,100		
	ACRES 169.00		FP003 Charlotte fp 1	89,100	TO	
	DEED BOOK 2304 PG-938					
	FULL MARKET VALUE	139,655				
***** 200.00-2-1..WT1 *****						
200.00-2-1..WT1	North Hill Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	3861,000	3861,000	3861,000
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0		
353 N Clark St 30thFloo	T3,T11	3861,000	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-3		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2304 PG-938		FP003 Charlotte fp 1	3861,000	TO	
	FULL MARKET VALUE	6051,724				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 100
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-2 *****						
2716 Cassadaga Rd	240 Rural res		AG DIST 41720	0	17,100	17,100
200.00-2-2	Cassadaga Valle 062601	33,900	BAS STAR 41854	0	0	18,380
Lauricella Francis S	2-1-5.6	161,000	COUNTY TAXABLE VALUE		143,900	
Lauricella Dorothy M	ACRES 19.80		TOWN TAXABLE VALUE		143,900	
2716 Cassadaga Rd	EAST-0322548 NRTH-0852916		SCHOOL TAXABLE VALUE		125,520	
Cassadaga, NY 14718-9637	DEED BOOK 2354 PG-916		FP003 Charlotte fp 1		161,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	252,351				
UNDER AGDIST LAW TIL 2030						
***** 200.00-2-3 *****						
N. Hill Rd	260 Seasonal res		COUNTY TAXABLE VALUE		54,800	26200
200.00-2-3	Cassadaga Valle 062601	41,300	TOWN TAXABLE VALUE		54,800	
Schmelzinger John R	2-1-8	54,800	SCHOOL TAXABLE VALUE		54,800	
17 Tanglewood Dr E	ACRES 30.00		FP003 Charlotte fp 1		54,800 TO	
Orchard Park, NY 14127	EAST-0324902 NRTH-0856249					
	DEED BOOK 2359 PG-756					
	FULL MARKET VALUE	85,893				
***** 200.00-2-4 *****						
7888 North Hill Rd	240 Rural res		AG DIST 41720	0	29,460	29,460
200.00-2-4	Cassadaga Valle 062601	71,300	ENH STAR 41834	0	0	54,210
Rice Mary J	2-1-7	175,000	COUNTY TAXABLE VALUE		145,540	
7888 No Hill Rd	ACRES 102.00		TOWN TAXABLE VALUE		145,540	
Cassadaga, NY 14718	EAST-0325002 NRTH-0855031		SCHOOL TAXABLE VALUE		91,330	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2215 PG-00490		FP003 Charlotte fp 1		175,000 TO	
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	274,295				
***** 200.00-2-5 *****						
2434 Cassadaga Rd	240 Rural res		ENH STAR 41834	0	0	54,210
200.00-2-5	Cassadaga Valle 062601	56,300	COUNTY TAXABLE VALUE		120,000	
Christy Harold D	2-1-9	120,000	TOWN TAXABLE VALUE		120,000	
Christy Sheryl	ACRES 52.00		SCHOOL TAXABLE VALUE		65,790	
2434 Cassadaga Rd	EAST-0327118 NRTH-0854196		FP003 Charlotte fp 1		120,000 TO	
Sinclairville, NY 14782	DEED BOOK 1914 PG-00086					
	FULL MARKET VALUE	188,088				
***** 200.00-2-6 *****						
2480 Cassadaga Rd	270 Mfg housing		BAS STAR 41854	0	0	18,380
200.00-2-6	Cassadaga Valle 062601	21,900	COUNTY TAXABLE VALUE		41,500	
Penhollow Bruce	2-1-6.2	41,500	TOWN TAXABLE VALUE		41,500	
Penhollow Sue	ACRES 7.00		SCHOOL TAXABLE VALUE		23,120	
2480 Cassadaga Rd	EAST-0326860 NRTH-0853890		FP003 Charlotte fp 1		41,500 TO	
Sinclairville, NY 14782-9617	DEED BOOK 2044 PG-00204					
	FULL MARKET VALUE	65,047				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 101
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-2-7 *****						
2516	Cassadaga Rd					26200
200.00-2-7	270 Mfg housing		AGED C/T/S 41800	0	17,550	17,550
Houben Bonita	Cassadaga Valle 062601	13,900	COUNTY TAXABLE VALUE		17,550	
2516 Cassadaga Rd	2-1-6.3	35,100	TOWN TAXABLE VALUE		17,550	
Sinclairville, NY 14782	ACRES 1.90		SCHOOL TAXABLE VALUE		17,550	
	EAST-0326078 NRTH-0853878		FP003 Charlotte fp 1		35,100 TO	
	DEED BOOK 2015 PG-2704					
	FULL MARKET VALUE	55,016				
***** 200.00-2-8 *****						
2528	Cassadaga Rd					
200.00-2-8	270 Mfg housing		COUNTY TAXABLE VALUE		14,800	
Skinner Robert D Sr	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE		14,800	
Skinner Martha Jean	2-1-6.9	14,800	SCHOOL TAXABLE VALUE		14,800	
2528 Cassadaga Rd	ACRES 1.80		FP003 Charlotte fp 1		14,800 TO	
Sinclairville, NY 14782	EAST-0325460 NRTH-0853901					
	DEED BOOK 2316 PG-553					
	FULL MARKET VALUE	23,197				
***** 200.00-2-9 *****						
2552	Cassadaga Rd					
200.00-2-9	270 Mfg housing		ENH STAR 41834	0	0	30,000
Goodwill Barbara A	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE		30,000	
2552 Cassadaga Rd	2-1-6.4	30,000	TOWN TAXABLE VALUE		30,000	
Sinclairville, NY 14782	ACRES 4.00		SCHOOL TAXABLE VALUE		0	
	EAST-0325307 NRTH-0853789		FP003 Charlotte fp 1		30,000 TO	
	DEED BOOK 2020 PG-3642					
	FULL MARKET VALUE	47,022				
***** 200.00-2-11 *****						
2600	Cassadaga Rd					
200.00-2-11	270 Mfg housing		BAS STAR 41854	0	0	18,380
Sullivan Dale W	Cassadaga Valle 062601	37,200	COUNTY TAXABLE VALUE		60,000	
Sullivan Carol	2-1-6.6	60,000	TOWN TAXABLE VALUE		60,000	
2600 Cassadaga Rd	ACRES 24.20		SCHOOL TAXABLE VALUE		41,620	
Sinclairville, NY 14782	EAST-0323875 NRTH-0853907		FP003 Charlotte fp 1		60,000 TO	
	DEED BOOK 2295 PG-285					
	FULL MARKET VALUE	94,044				
***** 200.00-2-12 *****						
2663	Cassadaga Rd					
200.00-2-12	210 1 Family Res		COUNTY TAXABLE VALUE		75,000	
Sullivan Brett	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE		75,000	
2663 Cassadaga Rd	2-1-5.7	75,000	SCHOOL TAXABLE VALUE		75,000	
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1		75,000 TO	
	EAST-0323280 NRTH-0853455					
	DEED BOOK 2024 PG-3638					
	FULL MARKET VALUE	117,555				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 102
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-14 *****						
	North Hill Rd					26200
200.00-2-14	260 Seasonal res		COUNTY TAXABLE VALUE	58,000		
Arsenault Philip	Cassadaga Valle 062601	30,000	TOWN TAXABLE VALUE	58,000		
12940 Belscher Rd	2-1-25	58,000	SCHOOL TAXABLE VALUE	58,000		
Springville, NY 14141	ACRES 15.60		FP003 Charlotte fp 1	58,000 TO		
	EAST-0323147 NRTH-0852847					
	DEED BOOK 2705 PG-798					
	FULL MARKET VALUE	90,909				
***** 200.00-2-16 *****						
	2619 Cassadaga Rd					
200.00-2-16	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Conway John T	Cassadaga Valle 062601	24,400	COUNTY TAXABLE VALUE	125,000		
Conway Jennifer J	2-1-6.7.1	125,000	TOWN TAXABLE VALUE	125,000		
2619 Cassadaga Rd	ACRES 9.60		SCHOOL TAXABLE VALUE	106,620		
Sinclairville, NY 14782	EAST-0324470 NRTH-0853234		FP003 Charlotte fp 1	125,000 TO		
	DEED BOOK 2614 PG-969					
	FULL MARKET VALUE	195,925				
***** 200.00-2-17 *****						
	2581 Cassadaga Rd					
200.00-2-17	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
Rose Trudy E	Cassadaga Valle 062601	17,700	COUNTY TAXABLE VALUE	99,000		
Krause Josef	2-1-6.7.2	99,000	TOWN TAXABLE VALUE	99,000		
2581 Cassadaga Rd	ACRES 4.10		SCHOOL TAXABLE VALUE	44,790		
Sinclairville, NY 14782	EAST-0324658 NRTH-0853180		FP003 Charlotte fp 1	99,000 TO		
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	155,172				
***** 200.00-2-18 *****						
	Cassadaga Rd					
200.00-2-18	210 1 Family Res		COUNTY TAXABLE VALUE	40,000		
Skinner Robert D	Cassadaga Valle 062601	17,900	TOWN TAXABLE VALUE	40,000		
2528 Cassadaga Rd	2-1-6.8	40,000	SCHOOL TAXABLE VALUE	40,000		
Sinclairville, NY 14782	ACRES 4.20		FP003 Charlotte fp 1	40,000 TO		
	EAST-0325635 NRTH-0853418					
	DEED BOOK 2299 PG-931					
	FULL MARKET VALUE	62,696				
***** 200.00-2-19 *****						
	Cassadaga Rd					26200
200.00-2-19	280 Res Multiple		COUNTY TAXABLE VALUE	106,000		
Skinner Robert D Sr	Cassadaga Valle 062601	52,300	TOWN TAXABLE VALUE	106,000		
Skinner Martha Jean	2-1-6.1	106,000	SCHOOL TAXABLE VALUE	106,000		
2528 Cassadaga Rd	ACRES 45.30		FP003 Charlotte fp 1	106,000 TO		
Sinclairville, NY 14782	EAST-0326396 NRTH-0853381					
	DEED BOOK 2657 PG-392					
	FULL MARKET VALUE	166,144				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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PAGE 103
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 200.00-2-20 *****						
200.00-2-20	Cassadaga Rd					26200
Wilkes Jeffrey Leonard	322 Rural vac>10		COUNTY TAXABLE VALUE	39,400		
906 Main Rd Uppr	Cassadaga Valle 062601	39,400	TOWN TAXABLE VALUE	39,400		
Irving, NY 14081	2-1-18	39,400	SCHOOL TAXABLE VALUE	39,400		
	ACRES 42.00		FP003 Charlotte fp 1	39,400 TO		
	EAST-0327549 NRTH-0852672					
	DEED BOOK 2365 PG-220					
	FULL MARKET VALUE	61,755				
***** 200.00-2-21 *****						
200.00-2-21	S. Of Cassadaga Rd					
Rose Trudy E	322 Rural vac>10		COUNTY TAXABLE VALUE	37,700		
Krause Josef	Cassadaga Valle 062601	37,700	TOWN TAXABLE VALUE	37,700		
2581 Cassadaga Rd	Merged 2-1-5.1 Into 2-1-6	37,700	SCHOOL TAXABLE VALUE	37,700		
Sinclairville, NY 14782	2-1-6.10		FP003 Charlotte fp 1	37,700 TO		
	ACRES 39.60					
	EAST-0326710 NRTH-0852177					
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	59,091				
***** 200.00-2-21..WT1 *****						
200.00-2-21..WT1	S. Of Cassadaga Rd					
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	Merged 2-1-5.1 Into 2-1-6	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	T57		SCHOOL TAXABLE VALUE		0	
	2-1-6.10		FP003 Charlotte fp 1	1930,500 TO		
	EAST-0326710 NRTH-0852177					
	DEED BOOK 2370 PG-595					
	FULL MARKET VALUE	3025,862				
***** 200.00-2-22 *****						
200.00-2-22	Cassadaga Rd					
Rose Trudy E	322 Rural vac>10		COUNTY TAXABLE VALUE	48,500		
Krause Josef	Cassadaga Valle 062601	48,500	TOWN TAXABLE VALUE	48,500		
2581 Cassadaga Rd	2-1-5.2	48,500	SCHOOL TAXABLE VALUE	48,500		
Sinclairville, NY 14782	ACRES 61.50		FP003 Charlotte fp 1	48,500 TO		
	EAST-0357093 NRTH-0855609					
	DEED BOOK 2024 PG-3097					
	FULL MARKET VALUE	76,019				
***** 200.00-2-22..WT1 *****						
200.00-2-22..WT1	Cassadaga Rd					
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T20	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	2-1-5.2		SCHOOL TAXABLE VALUE		0	
	EAST-0357093 NRTH-0855609		FP003 Charlotte fp 1	1930,500 TO		
	DEED BOOK 2370 PG-592					
	FULL MARKET VALUE	3025,862				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 104
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-2-23 *****						
200.00-2-23	7650 North Hill Rd					
Anderson Jack E	240 Rural res		COUNTY TAXABLE VALUE	327,000		
7650 North Hill Rd	Cassadaga Valle 062601	52,200	TOWN TAXABLE VALUE	327,000		
Cassadaga, NY 14718	2-1-5.8	327,000	SCHOOL TAXABLE VALUE	327,000		
	ACRES 45.60		FP003 Charlotte fp 1	327,000	TO	
	EAST-0323673 NRTH-0851890					
	DEED BOOK 2623 PG-876					
	FULL MARKET VALUE	512,539				
***** 200.00-2-25..WT1 *****						
200.00-2-25..WT1	7630 North Hill Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St	2-1-19	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	EAST-0325203 NRTH-0850970		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 2020 PG-7276		FP003 Charlotte fp 1	1930,500	TO	
	FULL MARKET VALUE	3025,862				
***** 200.00-2-25.1 *****						
200.00-2-25.1	7630 North Hill Rd					26200
Adams Chaut. Co. Lands, LLC	240 Rural res		AG COMMIT 41730	0	28,350	28,350
4284 Elm Creek Rd	Cassadaga Valle 062601		83,900 COUNTY TAXABLE VALUE		94,650	
Randolph, NY 14772	2-1-19	123,000	TOWN TAXABLE VALUE	94,650		
	ACRES 144.00		SCHOOL TAXABLE VALUE	94,650		
	EAST-0325203 NRTH-0850970		FP003 Charlotte fp 1	123,000	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2020 PG-7276					
UNDER AGDIST LAW TIL 2033	FULL MARKET VALUE	192,790				
***** 200.00-2-25.2 *****						
200.00-2-25.2	North Hill Rd					26200
Cherry Creek Sno-Goers, Inc.	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
PO Box 243	Cassadaga Valle 062601		10,900 TOWN TAXABLE VALUE		10,900	
Cassadaga, NY 14718	2-1-19	10,900	SCHOOL TAXABLE VALUE	10,900		
	ACRES 6.00		FP003 Charlotte fp 1	10,900	TO	
	EAST-0325203 NRTH-0850970					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-1950					
UNDER AGDIST LAW TIL 2031	FULL MARKET VALUE	17,085				
***** 200.00-2-26 *****						
200.00-2-26	7512 North Hill Rd					26200
Kalodimos Odysseas	240 Rural res		COUNTY TAXABLE VALUE	130,000		
Kalodimos Alexis C	Cassadaga Valle 062601	83,300	TOWN TAXABLE VALUE	130,000		
7512 North Hill Rd	2-1-20.1	130,000	SCHOOL TAXABLE VALUE	130,000		
Sinclairville, NY 14782	ACRES 147.30		FP003 Charlotte fp 1	130,000	TO	
	EAST-0325504 NRTH-0849189					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	203,762				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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PAGE 105
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 200.00-2-26..WT1 *****						
200.00-2-26..WT1	North Hill Rd				26200	
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0	COUNTY TAXABLE VALUE	0	
353 N Clark St	T21	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-20.1		SCHOOL TAXABLE VALUE	0		
	EAST-0325504 NRTH-0849189		FP003 Charlotte fp 1	1930,500 TO		
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	3025,862				
***** 200.00-2-27 *****						
200.00-2-27	North Hill Rd				26200	
Kalodimos Odysseas	322 Rural vac>10		COUNTY TAXABLE VALUE	60,500		
Kalodimos Alexis C	Cassadaga Valle 062601	60,500	TOWN TAXABLE VALUE	60,500		
7512 North Hill Rd	5-1-8	60,500	SCHOOL TAXABLE VALUE	60,500		
Sinclairville, NY 14782	ACRES 102.00		FP003 Charlotte fp 1	60,500 TO		
	EAST-0325393 NRTH-0847568					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	94,828				
***** 200.00-2-28 *****						
200.00-2-28	7388 N. Hill Rd				26200	
Forbes Scott D	210 1 Family Res		BAS STAR 41854	0	0	18,380
Darwin & Ruth Forbes	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	79,000		
7388 N. Hill Rd	5-1-6	79,000	TOWN TAXABLE VALUE	79,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	60,620		
	EAST-0323182 NRTH-0846950		FP003 Charlotte fp 1	79,000 TO		
	DEED BOOK 2014 PG-1681					
	FULL MARKET VALUE	123,824				
***** 200.00-2-29 *****						
200.00-2-29	North Hill Rd				26200	
Kalodimos Odysseas	322 Rural vac>10		COUNTY TAXABLE VALUE	28,000		
Kalodimos Alexis C	Cassadaga Valle 062601	28,000	TOWN TAXABLE VALUE	28,000		
7512 North Hill Rd	5-1-7	28,000	SCHOOL TAXABLE VALUE	28,000		
Sinclairville, NY 14782	ACRES 25.70		FP003 Charlotte fp 1	28,000 TO		
	EAST-0323710 NRTH-0847775					
	DEED BOOK 2344 PG-901					
	FULL MARKET VALUE	43,887				
***** 200.00-2-30 *****						
200.00-2-30	North Hill Rd					
Clark James	270 Mfg housing		COUNTY TAXABLE VALUE	42,800		
23 Roosevelt Dr	Cassadaga Valle 062601	42,800	TOWN TAXABLE VALUE	42,800		
Lockport, NY 14094	2-1-20.3	42,800	SCHOOL TAXABLE VALUE	42,800		
	ACRES 39.00		FP003 Charlotte fp 1	42,800 TO		
	DEED BOOK 2287 PG-841					
	FULL MARKET VALUE	67,085				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 200.00-2-32 *****						
200.00-2-32	North Hill Rd					
Clark James K	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
23 Roosevelt Dr	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Lockport, NY 14094	2-1-20.2	3,000	SCHOOL TAXABLE VALUE	3,000		
	ACRES 1.00		FP003 Charlotte fp 1	3,000	TO	
	DEED BOOK 2354 PG-665					
	FULL MARKET VALUE	4,702				
***** 201.00-1-1 *****						
201.00-1-1	7955 Rood Rd				26200	
Zahn David L	240 Rural res		VET WAR CT 41121 0	7,350	3,675	0
7955 Rood Rd	Cassadaga Valle 062601	62,300	ENH STAR 41834 0	0	0	54,210
Cherry Creek, NY 14723	2-1-10	115,000	COUNTY TAXABLE VALUE	107,650		
	ACRES 72.00		TOWN TAXABLE VALUE	111,325		
	DEED BOOK 2525 PG-167		SCHOOL TAXABLE VALUE	60,790		
	FULL MARKET VALUE	180,251	FP003 Charlotte fp 1	115,000	TO	
***** 201.00-1-2.1 *****						
201.00-1-2.1	Rood Rd				26200	
Lewis Dennis G Jr.	312 Vac w/imprv		COUNTY TAXABLE VALUE	70,000		
7895 Rood Rd	Cassadaga Valle 062601	64,000	TOWN TAXABLE VALUE	70,000		
Cherry Creek, NY 14723	2-1-12.1	70,000	SCHOOL TAXABLE VALUE	70,000		
	ACRES 114.90		FP003 Charlotte fp 1	70,000	TO	
	EAST-0329339 NRTH-0854694					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-4739					
UNDER AGDIST LAW TIL 2029	FULL MARKET VALUE	109,718				
***** 201.00-1-2.2 *****						
201.00-1-2.2	7901 Rood Rd				26200	
Lewis Dennis G Jr.	210 1 Family Res		COUNTY TAXABLE VALUE	10,000		
7895 Rood Rd	Cassadaga Valle 062601	4,500	TOWN TAXABLE VALUE	10,000		
Cherry Creek, NY 14723	2-1-12.4	10,000	SCHOOL TAXABLE VALUE	10,000		
	FRNT 145.00 DPTH 198.00		FP003 Charlotte fp 1	10,000	TO	
	ACRES 0.65					
	EAST-0329339 NRTH-0854694					
	DEED BOOK 2024 PG-4739					
	FULL MARKET VALUE	15,674				
***** 201.00-1-3 *****						
201.00-1-3	Rood Rd					
Lewis Dennis G Jr.	314 Rural vac<10		COUNTY TAXABLE VALUE	11,300		
7895 Rood Rd	Cassadaga Valle 062601	11,300	TOWN TAXABLE VALUE	11,300		
Cherry Creek, NY 14723	2-1-12.3	11,300	SCHOOL TAXABLE VALUE	11,300		
	ACRES 6.40		FP003 Charlotte fp 1	11,300	TO	
	EAST-0329976 NRTH-0854337					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024 PG-4739					
UNDER AGDIST LAW TIL 2026	FULL MARKET VALUE	17,712				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 107
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-4 *****						
7895 Rood Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,210
201.00-1-4	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	75,000		
Lewis Dennis G Jr.	2-1-13	75,000	TOWN TAXABLE VALUE	75,000		
7895 Rood Rd	ACRES 0.50		SCHOOL TAXABLE VALUE	20,790		
Cherry Creek, NY 14723	EAST-0330200 NRTH-0854481		FP003 Charlotte fp 1	75,000 TO		
	DEED BOOK 2024 PG-4739					
	FULL MARKET VALUE	117,555				
***** 201.00-1-5 *****						
7919 Rood Rd	210 1 Family Res		ENH STAR 41834	0	0	0 54,210
201.00-1-5	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	62,000		
York Wayne C	2-1-12.2	62,000	TOWN TAXABLE VALUE	62,000		
York Denise	ACRES 1.00		SCHOOL TAXABLE VALUE	7,790		
7919 Rood Rd	EAST-0330186 NRTH-0854953		FP003 Charlotte fp 1	62,000 TO		
PO Box 228	DEED BOOK 1881 PG-00082					
Cassadaga, NY 14718	FULL MARKET VALUE	97,179				
***** 201.00-1-6 *****						
7994 Rood Rd	240 Rural res		COUNTY TAXABLE VALUE	66,000		
201.00-1-6	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	66,000		
Zahn David L	2-1-11	66,000	SCHOOL TAXABLE VALUE	66,000		
7955 Rood Rd	ACRES 10.00		FP003 Charlotte fp 1	66,000 TO		
Cherry Creek, NY 14723	EAST-0330869 NRTH-0855932					
	DEED BOOK 2689 PG-940					
	FULL MARKET VALUE	103,448				
***** 201.00-1-8 *****						
Lewis Rd Rear	322 Rural vac>10		COUNTY TAXABLE VALUE	22,500		
201.00-1-8	Pine Valley 063001	22,500	TOWN TAXABLE VALUE	22,500		
Picus Silva, Inc.	3-1-3	22,500	SCHOOL TAXABLE VALUE	22,500		
PO Box 207	ACRES 50.00		FP003 Charlotte fp 1	22,500 TO		
Prosperity, WV 25909	DEED BOOK 2022 PG-1007					
	FULL MARKET VALUE	35,266				
***** 201.00-1-14 *****						
Lewis Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		
201.00-1-14	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Dankert Brian C	3-1-10.2	19,300	SCHOOL TAXABLE VALUE	19,300		
Dankert Karen	ACRES 15.00		FP003 Charlotte fp 1	19,300 TO		
Mary Jane Dankert	EAST-0334577 NRTH-0850531					
9600 Chautauqua Rd	DEED BOOK 2023 PG-7694					
Fredonia, NY 14063	FULL MARKET VALUE	30,251				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 108
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-15 *****						
	Lewis Rd					26200
201.00-1-15	260 Seasonal res		COUNTY TAXABLE VALUE	61,000		
Sheehan James G	Cassadaga Valle 062601	23,900	TOWN TAXABLE VALUE	61,000		
429 S Legion Dr	3-1-9	61,000	SCHOOL TAXABLE VALUE	61,000		
Buffalo, NY 14220	ACRES 15.00		FP003 Charlotte fp 1	61,000	TO	
	EAST-0334605 NRTH-0850038					
	DEED BOOK 2019 PG-6550					
	FULL MARKET VALUE	95,611				
***** 201.00-1-17 *****						
	Lewis Rd					26200
201.00-1-17	322 Rural vac>10		AG COMMIT 41730 0	30,770	30,770	30,770
Chase Morris E	Cassadaga Valle 062601	50,100	COUNTY TAXABLE VALUE	19,330		
Chase Barbara J	3-1-10.3	50,100	TOWN TAXABLE VALUE	19,330		
2148 Cook Rd	ACRES 67.08		SCHOOL TAXABLE VALUE	19,330		
Cherry Creek, NY 14723	EAST-0333356 NRTH-0850026		FP003 Charlotte fp 1	50,100	TO	
	DEED BOOK 2019 PG-7992					
	FULL MARKET VALUE	78,527				
***** 201.00-1-18 *****						
	Cook Rd					26200
201.00-1-18	322 Rural vac>10		AG COMMIT 41730 0	23,440	23,440	23,440
Chase Morris E	Cassadaga Valle 062601	33,700	COUNTY TAXABLE VALUE	10,260		
Chase Barbara J	3-1-10.1	33,700	TOWN TAXABLE VALUE	10,260		
2148 Cook Rd	ACRES 33.90		SCHOOL TAXABLE VALUE	10,260		
Cherry Creek, NY 14723	EAST-0333120 NRTH-0851482		FP003 Charlotte fp 1	33,700	TO	
	DEED BOOK 2016 PG-6375					
	FULL MARKET VALUE	52,821				
***** 201.00-1-18..A *****						
	Cook Rd					26200
201.00-1-18..A	331 Com vac w/im		IND DEVEL 18020 0	70,000	70,000	70,000
County of Chautauqua IDA	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0		
201 W Third St	3-1-10.1	70,000	TOWN TAXABLE VALUE	0		
Jamestown, NY 14701	FRNT 1.00 DPTH 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0333120 NRTH-0851482		FP003 Charlotte fp 1	70,000	TO	
	FULL MARKET VALUE	109,718				
***** 201.00-1-19 *****						
	Cook Rd					26200
201.00-1-19	312 Vac w/imprv		AG COMMIT 41730 0	27,360	27,360	27,360
Chase Morris E	Cassadaga Valle 062601	57,100	FARM SILOS 42100 0	100	100	100
Chase Barbara J	3-1-12	59,100	COUNTY TAXABLE VALUE	31,640		
2148 Cook Rd	ACRES 73.00		TOWN TAXABLE VALUE	31,640		
Cherry Creek, NY 14723	EAST-0332401 NRTH-0850093		SCHOOL TAXABLE VALUE	31,640		
	DEED BOOK 2016 PG-6375		FP003 Charlotte fp 1	59,000	TO	
	FULL MARKET VALUE	92,633	100 EX			

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 109
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-19..WT1 *****						
201.00-1-19..WT1	Cook Rd		IND DEVEL 18020	0	3861,000	3861,000
County of Chautauqua IDA	879 Wind		0	COUNTY TAXABLE VALUE	0	3861,000
RWE Clean Energy, LLC	Cassadaga Valle 062601	3861,000	TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloo	T48 & T53		SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	3-1-12		FP003 Charlotte fp 1	3861,000	TO	
	EAST-0332401 NRTH-0850093					
	DEED BOOK 2016 PG-6375					
	FULL MARKET VALUE	6051,724				
***** 201.00-1-22 *****						
201.00-1-22	7586 Rood Rd		BAS STAR 41854	0	0	18,380
LeBaron Brett G	240 Rural res	25,400	COUNTY TAXABLE VALUE	183,000		
LeBaron Rebecca	Cassadaga Valle 062601	183,000	TOWN TAXABLE VALUE	183,000		
7586 Rood Rd	2-1-16.3		SCHOOL TAXABLE VALUE	164,620		
Sinclairville, NY 14782	ACRES 10.70		FP003 Charlotte fp 1	183,000	TO	
	EAST-0330053 NRTH-0848826					
	DEED BOOK 2393 PG-891					
	FULL MARKET VALUE	286,834				
***** 201.00-1-23.1 *****						
201.00-1-23.1	7564 Rood Rd		COUNTY TAXABLE VALUE	58,500		
LeBaron Brett G	270 Mfg housing	15,800	TOWN TAXABLE VALUE	58,500		
LeBaron Rebecca H	Cassadaga Valle 062601	58,500	SCHOOL TAXABLE VALUE	58,500		
7586 Rood Rd	2-1-16.2		FP003 Charlotte fp 1	58,500	TO	
Sinclairville, NY 14782	ACRES 3.00					
	EAST-0978037 NRTH-0848777					
	DEED BOOK 2025 PG-2430					
	FULL MARKET VALUE	91,693				
***** 201.00-1-24 *****						
201.00-1-24	7534 Rood Rd		BAS STAR 41854	0	0	18,380
LeBaron Mark	210 1 Family Res	23,500	COUNTY TAXABLE VALUE	175,000		
7534 Rood Rd	Cassadaga Valle 062601	175,000	TOWN TAXABLE VALUE	175,000		
Sinclairville, NY 14782	2-1-16.4		SCHOOL TAXABLE VALUE	156,620		
	ACRES 8.70		FP003 Charlotte fp 1	175,000	TO	
	EAST-0329595 NRTH-0848414					
	DEED BOOK 2017 PG-3351					
	FULL MARKET VALUE	274,295				
***** 201.00-1-25 *****						
201.00-1-25	7515 Rood Rd		ENH STAR 41834	0	0	54,210
Pattyson Paul D	210 1 Family Res	14,000	COUNTY TAXABLE VALUE	130,000		
Pattyson Barbara J	Cassadaga Valle 062601	130,000	TOWN TAXABLE VALUE	130,000		
7515 Rood Rd	5-1-16.2		SCHOOL TAXABLE VALUE	75,790		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	130,000	TO	
	EAST-0328953 NRTH-0847915					
	DEED BOOK 2640 PG-94					
	FULL MARKET VALUE	203,762				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 110
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-26.1 *****						
201.00-1-26.1	Rood Rd					26200
Snyder Peter	311 Res vac land		COUNTY TAXABLE VALUE	1,000		
Snyder Carol A	Cassadaga Valle 062601	1,000	TOWN TAXABLE VALUE	1,000		
PO Box 872	5-1-15.4.1	1,000	SCHOOL TAXABLE VALUE	1,000		
Sinclairville, NY 14782	ACRES 0.80		FP003 Charlotte fp 1	1,000	TO	
	EAST-0327874 NRTH-0846924					
	DEED BOOK 2354 PG-411					
	FULL MARKET VALUE	1,567				
***** 201.00-1-27 *****						
201.00-1-27	Rood Rd					
Forbes Scott D	312 Vac w/imprv		COUNTY TAXABLE VALUE	54,000		
7388 North Hill Rd	Cassadaga Valle 062601	52,500	TOWN TAXABLE VALUE	54,000		
Sinclairville, NY 14782	5-1-16.3	54,000	SCHOOL TAXABLE VALUE	54,000		
	ACRES 75.00		FP003 Charlotte fp 1	54,000	TO	
	EAST-0327976 NRTH-0847464					
	DEED BOOK 2458 PG-754					
	FULL MARKET VALUE	84,639				
***** 201.00-1-28 *****						
201.00-1-28	Rood Rd					26200
Wagner Daniel Burnham	240 Rural res		COUNTY TAXABLE VALUE	135,000		
Wagner James Rennie	Cassadaga Valle 062601	93,700	TOWN TAXABLE VALUE	135,000		
30 Hannaford Cove Rd	2-1-17	135,000	SCHOOL TAXABLE VALUE	135,000		
Cape Elizabeth, ME 04107	ACRES 186.00		FP003 Charlotte fp 1	135,000	TO	
	EAST-0328134 NRTH-0850084					
	DEED BOOK 2019 PG-4209					
	FULL MARKET VALUE	211,599				
***** 201.00-1-28..WT1 *****						
201.00-1-28..WT1	Rood Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T35	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	2-1-17		SCHOOL TAXABLE VALUE	0		
	EAST-0328134 NRTH-0850084		FP003 Charlotte fp 1	1930,500	TO	
	DEED BOOK 2019 PG-4209					
	FULL MARKET VALUE	3025,862				
***** 201.00-1-29.1 *****						
201.00-1-29.1	7717 Rood Rd					26200
LeBaron Teddy B	240 Rural res		AG DIST 41720	0	16,910	16,910
LeBaron Beverly	Cassadaga Valle 062601	117,400	VET DIS CT 41141	0	24,500	12,250
7717 Rood Rd	2-1-15	265,000	ENH STAR 41834	0	0	54,210
Sinclairville, NY 14782	ACRES 274.80		VET COM CT 41131	0	12,250	6,125
	EAST-0329736 NRTH-0851809		FARM SILOS 42100	0	5,000	5,000
	FULL MARKET VALUE	415,361	COUNTY TAXABLE VALUE	206,340		
			TOWN TAXABLE VALUE	224,715		
			SCHOOL TAXABLE VALUE	188,880		
			FP003 Charlotte fp 1	260,000	TO	
			5,000 EX			

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2030

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 201.00-1-29.2 *****						
201.00-1-29.2	Rood Rd					
Lebaron Jon T	322 Rural vac>10		AG DIST 41720 0	12,710	12,710	12,710
Lebaron Laura A	Cassadaga Valle 062601	15,700	COUNTY TAXABLE VALUE	2,990		
167 Temple St	FRNT 400.00 DPTH 1200.00	15,700	TOWN TAXABLE VALUE		2,990	
Fredonia, NY 14063	ACRES 11.10		SCHOOL TAXABLE VALUE		2,990	
	DEED BOOK 2577 PG-246		FP003 Charlotte fp 1	15,700	TO	
	FULL MARKET VALUE	24,608				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						
***** 201.00-1-30.1..WT1 *****						
201.00-1-30.1..WT1	Cook Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020 0	1930,500	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T4	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	3-1-2.1		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2016 PG-6375		FP003 Charlotte fp 1	1930,500	TO	
	FULL MARKET VALUE	3025,862				
***** 201.00-1-30.1 *****						
201.00-1-30.1	2148 Cook Rd					26200
Chase Morris E	240 Rural res		AG DIST 41720 0	28,640	28,640	28,640
Chase Barbara J	Cassadaga Valle 062601	75,200	COUNTY TAXABLE VALUE	76,360		
2148 Cook Rd	3-1-2.1	105,000	TOWN TAXABLE VALUE		76,360	
Cherry Creek, NY 14723	ACRES 116.60		SCHOOL TAXABLE VALUE		76,360	
	DEED BOOK 2016 PG-6375		FP003 Charlotte fp 1	105,000	TO	
	FULL MARKET VALUE	164,577				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						
***** 201.00-1-30.2 *****						
201.00-1-30.2	2200 Cook Rd					26200
Chase Barbara Jean	210 1 Family Res		COUNTY TAXABLE VALUE	135,000		
Chase Morris	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE		135,000	
2200 Cook Rd	3-1-2.2	135,000	SCHOOL TAXABLE VALUE		135,000	
Cherry Creek, NY 14723	ACRES 3.70		FP003 Charlotte fp 1	135,000	TO	
	DEED BOOK 2024 PG-7646					
	FULL MARKET VALUE	211,599				
***** 201.00-1-32.1 *****						
201.00-1-32.1	Rood Rd					26200
Schroeder Douglas E	322 Rural vac>10		COUNTY TAXABLE VALUE	15,300		
5402 Harvey Rd	Cassadaga Valle 062601	15,300	TOWN TAXABLE VALUE		15,300	
Sinclairville, NY 14782	2-1-14.1	15,300	SCHOOL TAXABLE VALUE		15,300	
	ACRES 10.70		FP003 Charlotte fp 1	15,300	TO	
	EAST-0329695 NRTH-0853578					
	DEED BOOK 2011 PG-4753					
	FULL MARKET VALUE	23,981				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 112
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 201.00-1-32.2 *****						
7835 Rood Rd	240 Rural res		COUNTY TAXABLE VALUE	150,000		26200
201.00-1-32.2	Cassadaga Valle 062601	29,700	TOWN TAXABLE VALUE	150,000		
Schroeder David E	2-1-14.3	150,000	SCHOOL TAXABLE VALUE	150,000		
7835 Rood Rd	ACRES 15.30		FP003 Charlotte fp 1	150,000 TO		
Sinclairville, NY 14782	EAST-0329695 NRTH-0853578					
	DEED BOOK 2543 PG-57					
	FULL MARKET VALUE	235,110				
***** 201.00-1-33 *****						
201.00-1-33	Cassadaga Rd		BAS STAR 41854 0	0	0	18,380
Morano Nicole	270 Mfg housing		COUNTY TAXABLE VALUE	67,000		
2395 Cassadaga Rd	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	67,000		
Sinclairville, NY 14782	2-1-14.2	67,000	SCHOOL TAXABLE VALUE	48,620		
	ACRES 2.40		FP003 Charlotte fp 1	67,000 TO		
	EAST-0328411 NRTH-0853573					
	DEED BOOK 2017 PG-2726					
	FULL MARKET VALUE	105,016				
***** 216.00-2-1 *****						
216.00-2-1	Barnum Rd		AG DIST 41720 0	16,530	16,530	16,530
David & Irene Lesch Irre Trust	105 Vac farmland		45,500 COUNTY TAXABLE VALUE	30,970		
3540 Nelson Rd	4-1-6.2	47,500	TOWN TAXABLE VALUE	30,970		
Cassadaga, NY 14718	ACRES 51.80		SCHOOL TAXABLE VALUE	30,970		
	EAST-0308930 NRTH-0846789		FP003 Charlotte fp 1	47,500 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2012 PG-3748					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	74,451				
***** 216.00-2-2 *****						
216.00-2-2	7358 Nelson Rd		COUNTY TAXABLE VALUE	54,000		26200
Rosado Elizabeth	210 1 Family Res		TOWN TAXABLE VALUE	54,000		
Santiago-Gonzalez Julio	Cassadaga Valle 062601	12,000	54,000 SCHOOL TAXABLE VALUE	54,000		
7358 Nelson Rd	4-1-6.1		FP003 Charlotte fp 1	54,000 TO		
Cassadaga, NY 14718	ACRES 1.20					
	EAST-0309595 NRTH-0847575					
	DEED BOOK 2022 PG-8675					
	FULL MARKET VALUE	84,639				
***** 216.00-2-3 *****						
216.00-2-3	7320 Nelson Rd		CW 15 VET/ 41162 0	7,350	0	0
Macdonald Timothy P	240 Rural res		BAS STAR 41854 0	0	0	18,380
7320 Nelson Hill Rd	Cassadaga Valle 062601	29,000	COUNTY TAXABLE VALUE	120,650		
Cassadaga, NY 14718	4-1-8.4	128,000	TOWN TAXABLE VALUE	128,000		
	ACRES 14.60		SCHOOL TAXABLE VALUE	109,620		
	EAST-0310017 NRTH-0846134		FP003 Charlotte fp 1	128,000 TO		
	DEED BOOK 2245 PG-203					
	FULL MARKET VALUE	200,627				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 113
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 216.00-2-4 *****						
216.00-2-4	Nelson Rd					
Washington Scott W	312 Vac w/imprv		COUNTY TAXABLE VALUE	21,300		
Washington Miriam	Cassadaga Valle 062601	19,800	TOWN TAXABLE VALUE	21,300		
7284 Nelson Rd	4-1-8.1	21,300	SCHOOL TAXABLE VALUE	21,300		
Cassadaga, NY 14718	ACRES 23.40		FP003 Charlotte fp 1	21,300 TO		
	EAST-0310478 NRTH-0845448					
	DEED BOOK 2306 PG-812					
	FULL MARKET VALUE	33,386				
***** 216.00-2-5 *****						
216.00-2-5	7284 Nelson Rd				26200	
Washington Scott W	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
Washington Miriam	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	140,000		
7284 Nelson Rd	4-1-8.3	140,000	TOWN TAXABLE VALUE	140,000		
Cassadaga, NY 14718	ACRES 4.00		SCHOOL TAXABLE VALUE	85,790		
	EAST-0310144 NRTH-0845406		FP003 Charlotte fp 1	140,000 TO		
	DEED BOOK 2163 PG-00474					
	FULL MARKET VALUE	219,436				
***** 216.00-2-6 *****						
216.00-2-6	7220 Nelson Rd					
Travis Bryon M	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
7220 Nelson Rd	Cassadaga Valle 062601	16,800	COUNTY TAXABLE VALUE	80,000		
Cassadaga, NY 14718	4-1-37.5	80,000	TOWN TAXABLE VALUE	80,000		
	FRNT 381.00 DPTH 420.00		SCHOOL TAXABLE VALUE	61,620		
	ACRES 3.60		FP003 Charlotte fp 1	80,000 TO		
	EAST-0310549 NRTH-0844315					
	DEED BOOK 2012 PG-5597					
	FULL MARKET VALUE	125,392				
***** 216.00-2-7 *****						
216.00-2-7	7200 Nelson Rd				26200	
Johnson Kristin E	210 1 Family Res		COUNTY TAXABLE VALUE	69,000		
7200 Nelson Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	69,000		
Sinclairville, NY 14782	4-1-37.3.1	69,000	SCHOOL TAXABLE VALUE	69,000		
	ACRES 1.00		FP003 Charlotte fp 1	69,000 TO		
	EAST-0310612 NRTH-0843836					
	DEED BOOK 2016 PG-5930					
	FULL MARKET VALUE	108,150				
***** 216.00-2-8 *****						
216.00-2-8	Nelson Rd Rear				26200	
Nelson Kristen E	314 Rural vac<10		COUNTY TAXABLE VALUE	2,000		
7200 Nelson Rd	Cassadaga Valle 062601	2,000	TOWN TAXABLE VALUE	2,000		
Sinclairville, NY 14782	4-1-37.3.2	2,000	SCHOOL TAXABLE VALUE	2,000		
	ACRES 1.60		FP003 Charlotte fp 1	2,000 TO		
	EAST-0310897 NRTH-0843919					
	DEED BOOK 2016 PG-5930					
	FULL MARKET VALUE	3,135				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 114
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-9 *****						
	Nelson Rd					26200
216.00-2-9	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
Roberts Myron H	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Roberts Tammy L	4-1-37.4	3,000	SCHOOL TAXABLE VALUE	3,000		
3164 Matson Rd	ACRES 1.00		FP003 Charlotte fp 1	3,000	TO	
Jamestown, NY 14701	EAST-0310721 NRTH-0843801					
	DEED BOOK 2025 PG-4907					
	FULL MARKET VALUE	4,702				
***** 216.00-2-10 *****						
	7188 Nelson Rd					26200
216.00-2-10	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		
Roberts Myron H	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	68,000		
Roberts Tammy L	4-1-37.2	68,000	SCHOOL TAXABLE VALUE	68,000		
3164 Matson Rd	ACRES 1.70		FP003 Charlotte fp 1	68,000	TO	
Jamestown, NY 14701	EAST-0310932 NRTH-0843692					
	DEED BOOK 2025 PG-4907					
	FULL MARKET VALUE	106,583				
***** 216.00-2-11.1 *****						
	Nelson Rd					26200
216.00-2-11.1	322 Rural vac>10		COUNTY TAXABLE VALUE	54,600		
Smith Michael J	Cassadaga Valle 062601	54,600	TOWN TAXABLE VALUE	54,600		
Johnson Morgan R	4-1-32	54,600	SCHOOL TAXABLE VALUE	54,600		
7141 Nelson Rd	ACRES 82.00		FP003 Charlotte fp 1	54,600	TO	
Cassadaga, NY 14718	EAST-0310034 NRTH-0842623					
	DEED BOOK 2017 PG-2416					
	FULL MARKET VALUE	85,580				
***** 216.00-2-11.2 *****						
	Nelson Rd					
216.00-2-11.2	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Smith Michael J	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Johnson Morgan R	ACRES 2.00	4,800	SCHOOL TAXABLE VALUE	4,800		
7141 Nelson Rd	DEED BOOK 2017 PG-2416		FP003 Charlotte fp 1	4,800	TO	
Cassadaga, NY 14718	FULL MARKET VALUE	7,524				
***** 216.00-2-11.3 *****						
	7141 Nelson Rd					26200
216.00-2-11.3	210 1 Family Res		COUNTY TAXABLE VALUE	165,000		
Smith Michael J	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	165,000		
Johnson Morgan K	4-1-32	165,000	SCHOOL TAXABLE VALUE	165,000		
7141 Nelson Rd	ACRES 6.00		FP003 Charlotte fp 1	165,000	TO	
Sinclairville, NY 14782	EAST-0959026 NRTH-0843136					
	DEED BOOK 2017 PG-2414					
	FULL MARKET VALUE	258,621				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 115
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-12 *****						
	Rt 60					26200
216.00-2-12	270 Mfg housing		COUNTY TAXABLE VALUE	63,800		
Ralph C. and Joy Abram-Braden	Cassadaga Valle 062601		43,800 TOWN TAXABLE VALUE		63,800	
Revocable Living Trust	4-1-34.1	63,800	SCHOOL TAXABLE VALUE	63,800		
150 Olivia Dr	ACRES 33.60		FP003 Charlotte fp 1	63,800	TO	
Monaca, PA 15061	EAST-0309090 NRTH-0841141					
	DEED BOOK 2020 PG-5619					
	FULL MARKET VALUE	100,000				
***** 216.00-2-13.1 *****						
	6948 Rt 60					26200
216.00-2-13.1	240 Rural res		ENH STAR 41834	0		54,210
Stewart Jeanne A	Cassadaga Valle 062601	45,900	FARM SILOS 42100	0	400	400
6948 Rt 60	4-1-33	109,000	COUNTY TAXABLE VALUE	108,600		
Cassadaga, NY 14718	ACRES 36.50		TOWN TAXABLE VALUE	108,600		
	EAST-0308965 NRTH-0840577		SCHOOL TAXABLE VALUE	54,390		
	DEED BOOK 2700 PG-346		FP003 Charlotte fp 1	108,600	TO	
	FULL MARKET VALUE	170,846	400 EX			
***** 216.00-2-13.2 *****						
	6949 Rt 60					26200
216.00-2-13.2	447 Truck termnl		COUNTY TAXABLE VALUE	270,000		
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601		28,100 TOWN TAXABLE VALUE		270,000	
8080 Barnum Rd	4-1-33	270,000	SCHOOL TAXABLE VALUE	270,000		
Cassadaga, NY 14718	ACRES 13.60		FP003 Charlotte fp 1	270,000	TO	
	EAST-0308965 NRTH-0840577					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	423,197				
***** 216.00-2-14.1 *****						
	Rt 60					26200
216.00-2-14.1	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Stewart Jeanne A	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	55,000		
6948 Rt 60	7-1-1.1	55,000	SCHOOL TAXABLE VALUE	55,000		
Cassadaga, NY 14718	ACRES 29.30		FP003 Charlotte fp 1	55,000	TO	
	EAST-0309523 NRTH-0839938					
	DEED BOOK 2700 PG-346					
	FULL MARKET VALUE	86,207				
***** 216.00-2-14.2.1 *****						
	6906 Rt 60					26200
216.00-2-14.2.1	430 Mtor veh srv		COUNTY TAXABLE VALUE	205,000		
Estok Ann M	Cassadaga Valle 062601	28,900	TOWN TAXABLE VALUE	205,000		
6906 Rt 60	7-1-1.1	205,000	SCHOOL TAXABLE VALUE	205,000		
Cassadaga, NY 14718	ACRES 2.50		FP003 Charlotte fp 1	205,000	TO	
	EAST-0956718 NRTH-0839926					
	DEED BOOK 2022 PG-6449					
	FULL MARKET VALUE	321,317				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-14.2.2 *****						
6934 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	200,000		26200
216.00-2-14.2.2	Cassadaga Valle 062601	35,200	TOWN TAXABLE VALUE	200,000		
Deveraux Justin	7-1-1.1	200,000	SCHOOL TAXABLE VALUE	200,000		
Hilton Kelly	ACRES 10.30		FP003 Charlotte fp 1	200,000 TO		
6934 Rt 60	EAST-0957205 NRTH-0839920					
Cassadaga, NY 14718	DEED BOOK 2021 PG-2236					
	FULL MARKET VALUE	313,480				
***** 216.00-2-14.3 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	17,700		26200
216.00-2-14.3	Cassadaga Valle 062601		17,700 TOWN TAXABLE VALUE	17,700		
Legacy & Legends HoldingsLLC	7-1-1.1	17,700	SCHOOL TAXABLE VALUE	17,700		
8080 Barnum Rd	ACRES 13.30		FP003 Charlotte fp 1	17,700 TO		
Cassadaga, NY 14718	EAST-0309523 NRTH-0839938					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	27,743				
***** 216.00-2-15 *****						
Route 60	322 Rural vac>10		COUNTY TAXABLE VALUE	21,000		26200
216.00-2-15	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	21,000		
Miller Danny L	7-1-2.1	21,000	SCHOOL TAXABLE VALUE	21,000		
5281 Herrick Rd	ACRES 16.80		FP003 Charlotte fp 1	21,000 TO		
Gerry, NY 14740	EAST-0309630 NRTH-0839536					
	DEED BOOK 2017 PG-5496					
	FULL MARKET VALUE	32,915				
***** 216.00-2-16 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	22,900		26200
216.00-2-16	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	22,900		
Fiorella Ronald Jr	7-1-2.3	22,900	SCHOOL TAXABLE VALUE	22,900		
136 E Elmwood Ave	ACRES 18.80		FP003 Charlotte fp 1	22,900 TO		
Falconer, NY 14733	EAST-0310386 NRTH-0839215					
	DEED BOOK 2294 PG-789					
	FULL MARKET VALUE	35,893				
***** 216.00-2-17 *****						
6876 Rt 60	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
216.00-2-17	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	73,000		
Samuelson Linda L	7-1-2.2	73,000	TOWN TAXABLE VALUE	73,000		
6876 Rt 60	ACRES 2.00		SCHOOL TAXABLE VALUE	54,620		
Cassadaga, NY 14718	EAST-0308198 NRTH-0839522		FP003 Charlotte fp 1	73,000 TO		
	DEED BOOK 2017 PG-5497					
	FULL MARKET VALUE	114,420				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-18 *****						
216.00-2-18	320 Rural vacant		COUNTY TAXABLE VALUE	13,600		
Jaquith Michael	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	13,600		
6889 Route 60	7-1-2.4	13,600	SCHOOL TAXABLE VALUE	13,600		
Cassadaga, NY 14718	ACRES 9.70		FP003 Charlotte fp 1	13,600	TO	
	EAST-0307703 NRTH-0839340					
	DEED BOOK 2021 PG-5707					
	FULL MARKET VALUE	21,317				
***** 216.00-2-19 *****						
216.00-2-19	270 Mfg housing		COUNTY TAXABLE VALUE	37,000		
Jaquith Michael	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	37,000		
6889 Route 60	7-1-1.2	37,000	SCHOOL TAXABLE VALUE	37,000		
Cassadaga, NY 14718	ACRES 0.50		FP003 Charlotte fp 1	37,000	TO	
	EAST-0307955 NRTH-0839645					
	DEED BOOK 2021 PG-5707					
	FULL MARKET VALUE	57,994				
***** 216.00-2-20 *****						
216.00-2-20	322 Rural vac>10		COUNTY TAXABLE VALUE	16,000		
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601	16,000	TOWN TAXABLE VALUE	16,000		
8080 Barnum Rd	4-1-34.2	16,000	SCHOOL TAXABLE VALUE	16,000		
Cassadaga, NY 14718	ACRES 11.40		FP003 Charlotte fp 1	16,000	TO	
	EAST-0307822 NRTH-0841148					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	25,078				
***** 216.00-2-21 *****						
216.00-2-21	322 Rural vac>10		COUNTY TAXABLE VALUE	21,400		
Legacy & Legends HoldingsLLC	Cassadaga Valle 062601	21,400	TOWN TAXABLE VALUE	21,400		
8080 Barnum Rd	4-1-35.3	21,400	SCHOOL TAXABLE VALUE	21,400		
Cassadaga, NY 14718	ACRES 17.20		FP003 Charlotte fp 1	21,400	TO	
	EAST-0307664 NRTH-0841916					
	DEED BOOK 2023 PG-1023					
	FULL MARKET VALUE	33,542				
***** 216.00-2-22 *****						
216.00-2-22	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		
Zybert Ryan C	Cassadaga Valle 062601	8,600	TOWN TAXABLE VALUE	68,000		
7026 Rt 60	4-1-35.2	68,000	SCHOOL TAXABLE VALUE	68,000		
Cassadaga, NY 14718	ACRES 0.60		FP003 Charlotte fp 1	68,000	TO	
	EAST-0308243 NRTH-0841547					
	DEED BOOK 2021 PG-7097					
	FULL MARKET VALUE	106,583				

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-2-23 *****						
216.00-2-23	322 Rural vac>10		COUNTY TAXABLE VALUE	26,900		
Nichols Howard	Cassadaga Valle 062601	26,900	TOWN TAXABLE VALUE	26,900		
Nichols Dorothy	4-1-35.1	26,900	SCHOOL TAXABLE VALUE	26,900		
13442 Main St	ACRES 24.20		FP003 Charlotte fp 1	26,900	TO	
Akron, NY 14001	EAST-0308544 NRTH-0841918					
	FULL MARKET VALUE	42,163				
***** 216.00-2-24 *****						
216.00-2-24	322 Rural vac>10		COUNTY TAXABLE VALUE	37,000		
Nichols Howard	Cassadaga Valle 062601	37,000	TOWN TAXABLE VALUE	37,000		
Nichols Dorothy	4-1-36.1	37,000	SCHOOL TAXABLE VALUE	37,000		
13442 Main St	ACRES 38.60		FP003 Charlotte fp 1	37,000	TO	
Akron, NY 14001	EAST-0308922 NRTH-0842781					
	FULL MARKET VALUE	57,994				
***** 216.00-2-25 *****						
216.00-2-25	Rt 60		COUNTY TAXABLE VALUE	41,000		
Fowler Fred M	270 Mfg housing		TOWN TAXABLE VALUE	41,000		
Fowler Kathryn H	Cassadaga Valle 062601	16,800	SCHOOL TAXABLE VALUE	41,000		
Rt 60	4-1-36.2	41,000	FP003 Charlotte fp 1	41,000	TO	
PO Box 11	ACRES 3.60					
Cassadaga, NY 14718	EAST-0308278 NRTH-0842771					
	DEED BOOK 2013 PG-6290					
	FULL MARKET VALUE	64,263				
***** 216.00-2-26 *****						
216.00-2-26	Rt 60		COUNTY TAXABLE VALUE	55,000		
SL Empire Solar II LLC	331 Com vac w/im		TOWN TAXABLE VALUE	55,000		
575 Lexington Ave Fl 12	Cassadaga Valle 062601	19,100	SCHOOL TAXABLE VALUE	55,000		
New York, NY 10022	4-1-36.3.1	55,000	FP003 Charlotte fp 1	55,000	TO	
	ACRES 14.80					
	EAST-0307674 NRTH-0842712					
	DEED BOOK 2024 PG-1235					
	FULL MARKET VALUE	86,207				
***** 216.00-2-28.1 *****						
216.00-2-28.1	Nelson Rd		COUNTY TAXABLE VALUE	63,800		
Roberts Myron H	312 Vac w/imprv		TOWN TAXABLE VALUE	63,800		
3164 Matson Rd	Cassadaga Valle 062601	61,800	SCHOOL TAXABLE VALUE	63,800		
Jamestown, NY 14701	4-1-37.1	63,800	FP003 Charlotte fp 1	63,800	TO	
	ACRES 106.10					
	EAST-0957466 NRTH-0844310					
	DEED BOOK 2025 PG-4906					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	100,000				
UNDER AGDIST LAW TIL 2028						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 216.00-2-28.2 *****						
216.00-2-28.2	Nelson Rd					26200
Johnson Scott	311 Res vac land		COUNTY TAXABLE VALUE	3,500		
Johnson Kristen	Cassadaga Valle 062601	3,500	TOWN TAXABLE VALUE	3,500		
7200 Nelson Rd	4-1-37.1	3,500	SCHOOL TAXABLE VALUE	3,500		
Cassadaga, NY 14718	ACRES 1.30		FP003 Charlotte fp 1	3,500 TO		
	EAST-0959000 NRTH-0844141					
	DEED BOOK 2021 PG-3833					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	5,486				
UNDER AGDIST LAW TIL 2028						
***** 216.00-2-29 *****						
216.00-2-29	Barnum Rd					26200
David & Irene Lesch Irre Trust	105 Vac farmland		AG DIST 41720 0	21,380	21,380	21,380
3540 Nelson Rd	Cassadaga Valle 062601		48,900 COUNTY TAXABLE VALUE	27,520		
Cassadaga, NY 14718	4-1-8.2	48,900	TOWN TAXABLE VALUE	27,520		
	ACRES 63.00		SCHOOL TAXABLE VALUE	27,520		
	EAST-0308861 NRTH-0845749		FP003 Charlotte fp 1	48,900 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2012 PG-3748					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	76,646				
***** 216.00-2-30 *****						
216.00-2-30	Rt 60					26200
Scarlett Holdings, LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	16,500		
4890 W Main Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	16,500		
Fredonia, NY 14063	4-1-7	16,500	SCHOOL TAXABLE VALUE	16,500		
	ACRES 12.00		FP003 Charlotte fp 1	16,500 TO		
	EAST-0307406 NRTH-0846253					
	DEED BOOK 2025 PG-5538					
	FULL MARKET VALUE	25,862				
***** 216.00-3-1 *****						
216.00-3-1	3315 Smith Rd					
Dueell Amanda F	210 1 Family Res		COUNTY TAXABLE VALUE	130,000		
Pleszewski, Sharon	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	130,000		
3315 Smith Rd	4-1-9.7	130,000	SCHOOL TAXABLE VALUE	130,000		
Cassadaga, NY 14718	ACRES 4.00		FP003 Charlotte fp 1	130,000 TO		
	EAST-0311829 NRTH-0846806					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	203,762				
***** 216.00-3-2 *****						
216.00-3-2	Smith Rd					26200
Dueell Amanda F	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
Pleszewski, Sharon	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
3315 Smith Rd	4-1-9.1	14,700	SCHOOL TAXABLE VALUE	14,700		
Cassadaga, NY 14718	ACRES 10.00		FP003 Charlotte fp 1	14,700 TO		
	EAST-0312134 NRTH-0846648					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	23,041				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-3 *****						
216.00-3-3	Smith Rd					26200
Duell Amanda F	322 Rural vac>10		COUNTY TAXABLE VALUE	47,900		
Pleszewski, Sharon	Cassadaga Valle 062601	47,900	TOWN TAXABLE VALUE	47,900		
3315 Smith Rd	4-1-9.6.1	47,900	SCHOOL TAXABLE VALUE	47,900		
Cassadaga, NY 14718	ACRES 59.60		FP003 Charlotte fp 1	47,900 TO		
	EAST-0311478 NRTH-0845888					
	DEED BOOK 2017 PG-2916					
	FULL MARKET VALUE	75,078				
***** 216.00-3-4 *****						
216.00-3-4	3300 Ames Rd					
Purdy Sean P	240 Rural res		COUNTY TAXABLE VALUE	180,000		
Purdy Deanna M	Cassadaga Valle 062601	53,800	TOWN TAXABLE VALUE	180,000		
3300 Ames Rd	4-1-10.2.3	180,000	SCHOOL TAXABLE VALUE	180,000		
Cassadaga, NY 14718	ACRES 47.90		FP003 Charlotte fp 1	180,000 TO		
	EAST-0312693 NRTH-0845381					
	DEED BOOK 2021 PG-7519					
	FULL MARKET VALUE	282,132				
***** 216.00-3-5 *****						
216.00-3-5	3203 Smith Rd					26200
Mcgonagal George	240 Rural res		COUNTY TAXABLE VALUE	122,000		
Of Gcm Living	Cassadaga Valle 062601	55,300	TOWN TAXABLE VALUE	122,000		
Randy Mcgonagal	4-1-11	122,000	SCHOOL TAXABLE VALUE	122,000		
2854 Deer Hound Way	ACRES 50.00		FP003 Charlotte fp 1	122,000 TO		
Palm Harbor, FL 34683	EAST-0313665 NRTH-0845566					
	DEED BOOK 2310 PG-59					
	FULL MARKET VALUE	191,223				
***** 216.00-3-6 *****						
216.00-3-6	3189 Smith Rd					26200
Robert D. & Patricia B. Pecuch	240 Rural res		BAS STAR 41854 0 0 0 18,380			
Irrevocable Family Trust	Cassadaga Valle 062601	55,300	COUNTY TAXABLE VALUE	175,000		
3189 Smith Rd	4-1-14	175,000	TOWN TAXABLE VALUE	175,000		
Cassadaga, NY 14718	ACRES 50.00		SCHOOL TAXABLE VALUE	156,620		
	EAST-0314685 NRTH-0845523		FP003 Charlotte fp 1	175,000 TO		
	DEED BOOK 2024 PG-3448					
	FULL MARKET VALUE	274,295				
***** 216.00-3-7 *****						
216.00-3-7	3138 Smith Rd					26200
Shutt William A Sr	270 Mfg housing		VET WAR CT 41121 0 4,050 3,675 0			
Shutt Jean	Cassadaga Valle 062601	24,700	ENH STAR 41834 0 0 27,000			
3138 Smith Rd	4-1-15.1	27,000	COUNTY TAXABLE VALUE	22,950		
Cassadaga, NY 14718	ACRES 10.00		TOWN TAXABLE VALUE	23,325		
	EAST-0315416 NRTH-0847002		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1902 PG-00232		FP003 Charlotte fp 1	27,000 TO		
	FULL MARKET VALUE	42,320				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-8 *****						
3119 Smith Rd	240 Rural res		COUNTY TAXABLE VALUE	145,000		26200
216.00-3-8	Cassadaga Valle 062601	32,200	TOWN TAXABLE VALUE	145,000		
Tenpas Eugene B	4-1-15.2.2	145,000	SCHOOL TAXABLE VALUE	145,000		
Gugino Taylor A	ACRES 18.00		FP003 Charlotte fp 1	145,000	TO	
3119 Smith Rd	EAST-0315445 NRTH-0845614					
Cassadaga, NY 14718	DEED BOOK 2016 PG-4484					
	FULL MARKET VALUE	227,273				
***** 216.00-3-9 *****						
3190 Ames Rd	270 Mfg housing		VET WAR CT 41121	0	7,350	3,675
216.00-3-9	Cassadaga Valle 062601	11,300	ENH STAR 41834	0	0	0
McNiff Fred K	4-1-28.2.2	55,000	COUNTY TAXABLE VALUE		47,650	54,210
3190 Ames Rd	ACRES 1.30		TOWN TAXABLE VALUE		51,325	
Cassadaga, NY 14718	EAST-0314544 NRTH-0843960		SCHOOL TAXABLE VALUE		790	
	DEED BOOK 2093 PG-00284		FP003 Charlotte fp 1		55,000	TO
	FULL MARKET VALUE	86,207				
***** 216.00-3-10.1 *****						
3172 Ames Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE		3,900	
216.00-3-10.1	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE		3,900	
McNiff Fred K	4-1-28.2.4	3,900	SCHOOL TAXABLE VALUE		3,900	
3190 Ames Rd	ACRES 0.90		FP003 Charlotte fp 1		3,900	TO
Cassadaga, NY 14718	EAST-0314709 NRTH-0844061					
	DEED BOOK 2622 PG-134					
	FULL MARKET VALUE	6,113				
***** 216.00-3-10.2 *****						
Ames Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE		3,400	
216.00-3-10.2	Cassadaga Valle 062601		3,400 TOWN TAXABLE VALUE		3,400	
McNiff-Hendzlik Jeanne M	4-1-28.2.4	3,400	SCHOOL TAXABLE VALUE		3,400	
3174 Ames Rd	ACRES 1.20		FP003 Charlotte fp 1		3,400	TO
Cassadaga, NY 14718	EAST-0314709 NRTH-0844061					
	DEED BOOK 2024 PG-5841					
	FULL MARKET VALUE	5,329				
***** 216.00-3-11 *****						
3174 Ames Rd	210 1 Family Res		COUNTY TAXABLE VALUE		20,000	26200
216.00-3-11	Cassadaga Valle 062601		9,700 TOWN TAXABLE VALUE		20,000	
McNiff-Hendzlik Jeanne M	4-1-28.2.1	20,000	SCHOOL TAXABLE VALUE		20,000	
3174 Ames Rd	FRNT 90.00 DPTH 375.00		FP003 Charlotte fp 1		20,000	TO
Cassadaga, NY 14718	ACRES 0.73					
	EAST-0314829 NRTH-0844173					
	DEED BOOK 2024 PG-5841					
	FULL MARKET VALUE	31,348				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 216.00-3-12 *****						
3164 Ames Rd					26200	
216.00-3-12	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
McNiff John H	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	110,000		
3166 Ames Rd	4-1-28.2.3	110,000	TOWN TAXABLE VALUE	110,000		
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE	91,620		
	EAST-0314861 NRTH-0844271		FP003 Charlotte fp 1	110,000 TO		
	DEED BOOK 2095 PG-00201					
	FULL MARKET VALUE	172,414				
***** 216.00-3-13 *****						
216.00-3-13	Ames Rd				26200	
Feather Bruce G	322 Rural vac>10		COUNTY TAXABLE VALUE	16,500		
2736 Lottsville- Niobe Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	16,500		
Bear Lake, PA 16402	4-1-27.2	16,500	SCHOOL TAXABLE VALUE	16,500		
	ACRES 12.00		FP003 Charlotte fp 1	16,500 TO		
	EAST-0315363 NRTH-0843502					
	DEED BOOK 1879 PG-00453					
	FULL MARKET VALUE	25,862				
***** 216.00-3-14 *****						
216.00-3-14	Ames Rd					
Brainard Linda	260 Seasonal res		COUNTY TAXABLE VALUE	100,000		
5171 Glenwood Dr	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	100,000		
Williamsville, NY 14221	4-1-27.5	100,000	SCHOOL TAXABLE VALUE	100,000		
	ACRES 6.20		FP003 Charlotte fp 1	100,000 TO		
	EAST-0315107 NRTH-0843272					
	DEED BOOK 2675 PG-647					
	FULL MARKET VALUE	156,740				
***** 216.00-3-15 *****						
216.00-3-15	Ames Rd				26200	
Davis Jacob N	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
3189 Ames Rd	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
Cassadaga, NY 14718	4-1-28.4	3,000	SCHOOL TAXABLE VALUE	3,000		
	ACRES 1.00		FP003 Charlotte fp 1	3,000 TO		
	EAST-0314539 NRTH-0843573					
	DEED BOOK 2022 PG-5164					
	FULL MARKET VALUE	4,702				
***** 216.00-3-16 *****						
3189 Ames Rd						
216.00-3-16	270 Mfg housing		COUNTY TAXABLE VALUE	39,600		
Davis Jacob N	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	39,600		
3189 Ames Rd	4-1-28.5	39,600	SCHOOL TAXABLE VALUE	39,600		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	39,600 TO		
	EAST-0314494 NRTH-0843607					
	DEED BOOK 2022 PG-5164					
	FULL MARKET VALUE	62,069				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-17 *****						
216.00-3-17	3203 Ames Rd					26200
Green Heather	270 Mfg housing		COUNTY TAXABLE VALUE	45,000		
Green Jamal	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	45,000		
3203 Ames Rd	4-1-28.3	45,000	SCHOOL TAXABLE VALUE	45,000		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	45,000	TO	
	EAST-0314354 NRTH-0843494					
	DEED BOOK 2022 PG-7129					
	FULL MARKET VALUE	70,533				
***** 216.00-3-18 *****						
216.00-3-18	Ames Rd					
Ward Jeffrey R	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Ward Jacquelyn A	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
1165 Jarrett Dr	4-1-28.6	4,800	SCHOOL TAXABLE VALUE	4,800		
Lewiston, NY 14092	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0314149 NRTH-0842728					
	DEED BOOK 2645 PG-562					
	FULL MARKET VALUE	7,524				
***** 216.00-3-19 *****						
216.00-3-19	3292 Ames Rd					26200
Luh Thomas C	240 Rural res		ENH STAR 41834 0	0	0	54,210
Luh Donna	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE	160,000		
3292 Ames Rd	4-1-10.2.2	160,000	TOWN TAXABLE VALUE	160,000		
Cassadaga, NY 14718	ACRES 14.40		SCHOOL TAXABLE VALUE	105,790		
	EAST-0313684 NRTH-0844077		FP003 Charlotte fp 1	160,000	TO	
	DEED BOOK 2458 PG-794					
	FULL MARKET VALUE	250,784				
***** 216.00-3-20 *****						
216.00-3-20	3304 Ames Rd					
Geber Gene Michael	240 Rural res		COUNTY TAXABLE VALUE	90,000		
Brown Bonnie J	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	90,000		
3304 Ames Rd	4-1-10.2.4	90,000	SCHOOL TAXABLE VALUE	90,000		
Cassadaga, NY 14718	ACRES 11.00		FP003 Charlotte fp 1	90,000	TO	
	EAST-0312803 NRTH-0843840					
	DEED BOOK 2018 PG-5645					
	FULL MARKET VALUE	141,066				
***** 216.00-3-21 *****						
216.00-3-21	3312 Ames Rd					
Crowell Jeffrey L	240 Rural res		COUNTY TAXABLE VALUE	68,000		
3312 Ames Rd	Cassadaga Valle 062601	25,700	TOWN TAXABLE VALUE	68,000		
Cassadaga, NY 14718	4-1-10.2.5	68,000	SCHOOL TAXABLE VALUE	68,000		
	ACRES 11.00		FP003 Charlotte fp 1	68,000	TO	
	EAST-0312264 NRTH-0843753					
	DEED BOOK 2469 PG-784					
	FULL MARKET VALUE	106,583				

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T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-22 *****						
3311 Ames Rd						26200
216.00-3-22	240 Rural res		COUNTY TAXABLE VALUE	70,000		
Sheedy John D	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	70,000		
1296 Fairfax Ave	4-1-10.1	70,000	SCHOOL TAXABLE VALUE	70,000		
North Tonawanda, NY 14120	FRNT 1152.00 DPTH 380.00		FP003 Charlotte fp 1	70,000	TO	
	ACRES 10.30					
	EAST-0312800 NRTH-0843279					
	DEED BOOK 2653 PG-986					
	FULL MARKET VALUE	109,718				
***** 216.00-3-23 *****						
3335 Ames Rd						
216.00-3-23	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		
Morton Christopher P	Cassadaga Valle 062601	32,800	TOWN TAXABLE VALUE	89,000		
Russell Rebecca A	4-1-10.2.6	89,000	SCHOOL TAXABLE VALUE	89,000		
12374 Pennsylvania Ave	ACRES 18.60		FP003 Charlotte fp 1	89,000	TO	
Silver Creek, NY 14136	EAST-0312349 NRTH-0842302					
	DEED BOOK 2020 PG-5392					
	FULL MARKET VALUE	139,498				
***** 216.00-3-24 *****						
Ames Rd						26200
216.00-3-24	270 Mfg housing		COUNTY TAXABLE VALUE	105,000		
Scritchfield Everett L Jr	Cassadaga Valle 062601	48,300	TOWN TAXABLE VALUE	105,000		
6681 Schuyler Dr	4-1-10.2.1	105,000	SCHOOL TAXABLE VALUE	105,000		
Derby, NY 14047	ACRES 40.00		FP003 Charlotte fp 1	105,000	TO	
	EAST-0315125 NRTH-0842347					
	DEED BOOK 2022 PG-4957					
	FULL MARKET VALUE	164,577				
***** 216.00-3-25.1 *****						
Ames Rd						
216.00-3-25.1	322 Rural vac>10		COUNTY TAXABLE VALUE	39,100		
Ward Jeffrey R	Cassadaga Valle 062601	39,100	TOWN TAXABLE VALUE	39,100		
Ward Jacquelyn A	ACRES 41.50	39,100	SCHOOL TAXABLE VALUE	39,100		
1165 Jarrett Dr	DEED BOOK 2645 PG-562		FP003 Charlotte fp 1	39,100	TO	
Lewiston, NY 14092	FULL MARKET VALUE	61,285				
***** 216.00-3-25.2 *****						
3220 Ames Rd						26200
216.00-3-25.2	270 Mfg housing		COUNTY TAXABLE VALUE	60,000		
Gonzalez Inez	Cassadaga Valle 062601	23,400	TOWN TAXABLE VALUE	60,000		
3220 Ames Rd	4-1-28.1	60,000	SCHOOL TAXABLE VALUE	60,000		
Cassadaga, NY 14718	ACRES 8.60		FP003 Charlotte fp 1	60,000	TO	
	EAST-0314726 NRTH-0842728					
	DEED BOOK 2017 PG-2653					
	FULL MARKET VALUE	94,044				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-26 *****						
216.00-3-26	Hooker Rd					26200
Hagburg Kurtis J	312 Vac w/imprv		COUNTY TAXABLE VALUE	9,000		
5816 Thornton Rd	Cassadaga Valle 062601	5,500	TOWN TAXABLE VALUE	9,000		
Cherry Creek, NY 14723	4-1-25.2.5	9,000	SCHOOL TAXABLE VALUE	9,000		
	ACRES 6.00		FP003 Charlotte fp 1	9,000 TO		
	EAST-0315288 NRTH-0841253					
	DEED BOOK 2391 PG-943					
	FULL MARKET VALUE	14,107				
***** 216.00-3-27 *****						
216.00-3-27	3130 Hooker Rd					26200
Kifer William J	270 Mfg housing		ENH STAR 41834	0	0	41,000
Kifer Sylvia	Cassadaga Valle 062601	26,400	COUNTY TAXABLE VALUE	41,000		
3130 Hooker Rd	4-1-25.2.2	41,000	TOWN TAXABLE VALUE	41,000		
PO Box 923	ACRES 11.80		SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0315233 NRTH-0840908		FP003 Charlotte fp 1	41,000 TO		
	DEED BOOK 2291 PG-695					
	FULL MARKET VALUE	64,263				
***** 216.00-3-28 *****						
216.00-3-28	3154 Hooker Rd					18,380
Pritchard Donald R Jr	210 1 Family Res		BAS STAR 41854	0	0	
Walker Stephanie K	Cassadaga Valle 062601	17,200	COUNTY TAXABLE VALUE	143,600		
3154 Hooker Rd	4-1-29.7	143,600	TOWN TAXABLE VALUE	143,600		
PO Box 934	ACRES 3.80		SCHOOL TAXABLE VALUE	125,220		
Sinclairville, NY 14782	EAST-0314932 NRTH-0840520		FP003 Charlotte fp 1	143,600 TO		
	DEED BOOK 2354 PG-404					
	FULL MARKET VALUE	225,078				
***** 216.00-3-30 *****						
216.00-3-30	3196 Hooker Rd					54,210
Mekus Todd M	210 1 Family Res		ENH STAR 41834	0	0	
3196 Hooker Rd	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	129,000		
Sinclairville, NY 14782	4-1-29.6	129,000	TOWN TAXABLE VALUE	129,000		
	ACRES 3.00		SCHOOL TAXABLE VALUE	74,790		
	EAST-0314195 NRTH-0840468		FP003 Charlotte fp 1	129,000 TO		
	DEED BOOK 2334 PG-868					
	FULL MARKET VALUE	202,194				
***** 216.00-3-31 *****						
216.00-3-31	3216 Hooker Rd					0
Pfeiffer Kyle B	240 Rural res		RPTL 466-a 41631	0	12,000	
3216 Hooker Rd	Cassadaga Valle 062601	55,200	COUNTY TAXABLE VALUE	108,000		
Sinclairville, NY 14782	4-1-29.4	120,000	TOWN TAXABLE VALUE	108,000		
	ACRES 49.80		SCHOOL TAXABLE VALUE	120,000		
	EAST-0313687 NRTH-0841247		FP003 Charlotte fp 1	120,000 TO		
	DEED BOOK 2023 PG-5390					
	FULL MARKET VALUE	188,088				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-32 *****						
216.00-3-32	Hooker Rd					
Lowczys Daniel P	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
957 Silk Rd	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
Fulton, NY 13069	4-1-29.5	24,000	SCHOOL TAXABLE VALUE	24,000		
	ACRES 20.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0313202 NRTH-0841119					
	DEED BOOK 2023 PG-7692					
	FULL MARKET VALUE	37,618				
***** 216.00-3-33 *****						
216.00-3-33	3278 Hooker Rd					
Lowczys Daniel P	240 Rural res		VET COM CT 41131	0	12,250	6,125
957 Silk Rd	Cassadaga Valle 062601	41,100	VET DIS CT 41141	0	12,000	12,000
Fulton, NY 13069	4-1-29.3	120,000	ENH STAR 41834	0	0	54,210
	ACRES 29.70		COUNTY TAXABLE VALUE	95,750		
	EAST-0312627 NRTH-0841277		TOWN TAXABLE VALUE	101,875		
	DEED BOOK 2023 PG-7692		SCHOOL TAXABLE VALUE	65,790		
	FULL MARKET VALUE	188,088	FP003 Charlotte fp 1	120,000	TO	
***** 216.00-3-34.1.WT1 *****						
216.00-3-34.1.WT1	Hooker Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE	0	0	
353 N Clark St 30thFloor	T38	1930,500	TOWN TAXABLE VALUE	0		
Chicago, IL 60654	7-1-9		SCHOOL TAXABLE VALUE	0		
	EAST-0314122 NRTH-0839523		FP003 Charlotte fp 1	1930,500	TO	
	DEED BOOK 2576 PG-310					
	FULL MARKET VALUE	3025,862				
***** 216.00-3-34.1 *****						
216.00-3-34.1	3239 Hooker Rd					26200
Carlstrom Heather	312 Vac w/imprv		COUNTY TAXABLE VALUE	90,500		
32801 Highway 441 N Lot 251	Cassadaga Valle 062601	58,200	TOWN TAXABLE VALUE	90,500		
Okeechobee, FL 34972	7-1-9	90,500	SCHOOL TAXABLE VALUE	90,500		
	ACRES 94.00		FP003 Charlotte fp 1	90,500	TO	
	EAST-0961741 NRTH-0839411					
	DEED BOOK 2576 PG-310					
	FULL MARKET VALUE	141,850				
***** 216.00-3-34.2 *****						
216.00-3-34.2	3175 Hooker Rd					26200
Lippert Angelle	240 Rural res		VET DIS CT 41141	0	23,500	12,250
Lippert Jonathan	Cassadaga Valle 062601	54,500	VET COM CT 41131	0	12,250	6,125
3175 Hooker Rd	7-1-9	235,000	COUNTY TAXABLE VALUE	199,250		
Sinclairville, NY 14782	ACRES 48.90		TOWN TAXABLE VALUE	216,625		
	EAST-0965539 NRTH-0839771		SCHOOL TAXABLE VALUE	235,000		
	DEED BOOK 2022 PG-8645		FP003 Charlotte fp 1	235,000	TO	
	FULL MARKET VALUE	368,339				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-35 *****						
216.00-3-35	6954 Nelson Hill Rd					26200
Deering Randall Laverne	210 1 Family Res		COUNTY TAXABLE VALUE	37,000		
6954 Nelson Hill Rd	Cassadaga Valle 062601	19,100	TOWN TAXABLE VALUE		37,000	
Sinclairville, NY 14782	7-1-8	37,000	SCHOOL TAXABLE VALUE	37,000		
	ACRES 4.90		FP003 Charlotte fp 1	37,000	TO	
	EAST-0311992 NRTH-0840044					
	DEED BOOK 2018 PG-1901					
	FULL MARKET VALUE	57,994				
***** 216.00-3-36 *****						
216.00-3-36	6913 Nelson Hill Rd					26200
Genovese Jason M Jr.	260 Seasonal res		COUNTY TAXABLE VALUE	81,000		
9050 Route 60	Cassadaga Valle 062601	46,900	TOWN TAXABLE VALUE	81,000		
Cassadaga, NY 14718	7-1-7	81,000	SCHOOL TAXABLE VALUE	81,000		
	ACRES 38.00		FP003 Charlotte fp 1	81,000	TO	
	EAST-0311547 NRTH-0839574					
	DEED BOOK 2025 PG-5521					
	FULL MARKET VALUE	126,959				
***** 216.00-3-37.1 *****						
216.00-3-37.1	Nelson Rd					
Dunlap Scott P	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
7045 Nelson Rd	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Sinclairville, NY 14782	4-1-31.2.1	4,800	SCHOOL TAXABLE VALUE	4,800		
	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0311049 NRTH-0840591					
	DEED BOOK 2664 PG-136					
	FULL MARKET VALUE	7,524				
***** 216.00-3-37.2 *****						
216.00-3-37.2	7005 Barnum					
Miller John S	270 Mfg housing		COUNTY TAXABLE VALUE	25,000		
Gilbert Doreen J	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	25,000		
7019 Nelson Rd	4-1-31.2.6	25,000	SCHOOL TAXABLE VALUE	25,000		
Sinclairville, NY 14782	ACRES 6.60		FP003 Charlotte fp 1	25,000	TO	
	DEED BOOK 2016 PG-7522					
	FULL MARKET VALUE	39,185				
***** 216.00-3-38 *****						
216.00-3-38	7019 Nelson Rd		ENH STAR 41834 0	0	0	54,210
Miller John	210 1 Family Res		COUNTY TAXABLE VALUE	90,000		
Gilbert Doreen J	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	90,000		
7019 Nelson Rd	4-1-31.2.4	90,000	SCHOOL TAXABLE VALUE	35,790		
Sinclairville, NY 14782	FRNT 225.00 DPTH 350.00		FP003 Charlotte fp 1	90,000	TO	
	ACRES 1.70					
	EAST-0311450 NRTH-0840586					
	FULL MARKET VALUE	141,066				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-39 *****						
216.00-3-39	Nelson Rd					
Miller John S	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Gilbert Doreen J	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
7019 Nelson Rd	4-1-31.2.5	4,800	SCHOOL TAXABLE VALUE	4,800		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0311239 NRTH-0840875					
	DEED BOOK 2492 PG-866					
	FULL MARKET VALUE	7,524				
***** 216.00-3-40 *****						
216.00-3-40	7034 Nelson Hill Rd					26200
Rogers Nathan C	210 1 Family Res		COUNTY TAXABLE VALUE	82,000		
7034 Nelson Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	82,000		
Sinclairville, NY 14782	4-1-30	82,000	SCHOOL TAXABLE VALUE	82,000		
	ACRES 2.00		FP003 Charlotte fp 1	82,000	TO	
	EAST-0311520 NRTH-0840943					
	DEED BOOK 2023 PG-3287					
	FULL MARKET VALUE	128,527				
***** 216.00-3-41 *****						
216.00-3-41	Hooker Rd					
Morton Christopher P	322 Rural vac>10		COUNTY TAXABLE VALUE	26,600		
Morton Rebecca A	Cassadaga Valle 062601	26,600	TOWN TAXABLE VALUE	26,600		
12374 Pennsylvania Ave	4-1-29.2	26,600	SCHOOL TAXABLE VALUE	26,600		
Silver Creek, NY 14136	ACRES 23.70		FP003 Charlotte fp 1	26,600	TO	
	EAST-0311928 NRTH-0841291					
	DEED BOOK 2022 PG-5352					
	FULL MARKET VALUE	41,693				
***** 216.00-3-42 *****						
216.00-3-42	7045 Nelson Rd		BAS STAR 41854	0	0	18,380
Dunlap Scott P	270 Mfg housing		COUNTY TAXABLE VALUE	60,000		
Dunlap Stephanie S	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	60,000		
7045 Nelson Rd	4-1-31.2.3	60,000	SCHOOL TAXABLE VALUE	41,620		
Sinclairville, NY 14782	FRNT 225.00 DPTH 390.00		FP003 Charlotte fp 1	60,000	TO	
	ACRES 1.80					
	EAST-0311209 NRTH-0841204					
	DEED BOOK 2011 PG-6074					
	FULL MARKET VALUE	94,044				
***** 216.00-3-43 *****						
216.00-3-43	W. Side Of Co. 75					
Smith Michael J	314 Rural vac<10		COUNTY TAXABLE VALUE	8,600		
Johnson Morgan R	Cassadaga Valle 062601	8,600	TOWN TAXABLE VALUE	8,600		
7141 Nelson Rd	4-1-31.2.2	8,600	SCHOOL TAXABLE VALUE	8,600		
Cassadaga, NY 14718	ACRES 4.20		FP003 Charlotte fp 1	8,600	TO	
	EAST-0311053 NRTH-0841549					
	DEED BOOK 2019 PG-8030					
	FULL MARKET VALUE	13,480				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 216.00-3-44 *****						
216.00-3-44	7086 Nelson Rd					
Hadley Jodi	240 Rural res		COUNTY TAXABLE VALUE	210,000		
7086 Nelson Rd	Cassadaga Valle 062601	27,200	TOWN TAXABLE VALUE	210,000		
Sinclairville, NY 14782	4-1-31.3.2	210,000	SCHOOL TAXABLE VALUE	210,000		
	ACRES 12.60		FP003 Charlotte fp 1	210,000	TO	
	EAST-0311762 NRTH-0842089					
	DEED BOOK 2023 PG-4713					
	FULL MARKET VALUE	329,154				
***** 216.00-3-45 *****						
216.00-3-45	7118 Nelson Rd					
Watt Laura L	240 Rural res		BAS STAR 41854	0	0	18,380
3705 Bard Rd	Cassadaga Valle 062601	25,700	COUNTY TAXABLE VALUE	170,000		
Cassadaga, NY 14718	4-1-31.3.1	170,000	TOWN TAXABLE VALUE	170,000		
	ACRES 15.70		SCHOOL TAXABLE VALUE	151,620		
	EAST-0311875 NRTH-0842813		FP003 Charlotte fp 1	170,000	TO	
	DEED BOOK 2366 PG-422					
	FULL MARKET VALUE	266,458				
***** 216.00-3-46 *****						
216.00-3-46	3397 Ames Rd					26200
McLaughlin Michael S	210 1 Family Res		BAS STAR 41854	0	0	18,380
3397 Ames Rd	Cassadaga Valle 062601	19,300	FARM SILOS 42100	0	700	700
Cassadaga, NY 14718	4-1-31.1	35,000	COUNTY TAXABLE VALUE	34,300		
	ACRES 5.00		TOWN TAXABLE VALUE	34,300		
	EAST-0311384 NRTH-0842912		SCHOOL TAXABLE VALUE	15,920		
	DEED BOOK 2371 PG-351		FP003 Charlotte fp 1	34,300	TO	
	FULL MARKET VALUE	54,859	700 EX			
***** 216.00-3-47 *****						
216.00-3-47	3384 Ames Rd					
Walsh Adam W	270 Mfg housing		BAS STAR 41854	0	0	18,380
3384 Ames Rd	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE	56,300		
Cassadaga, NY 14718	4-1-31.3.4	56,300	TOWN TAXABLE VALUE	56,300		
	ACRES 14.40		SCHOOL TAXABLE VALUE	37,920		
	EAST-0311142 NRTH-0843822		FP003 Charlotte fp 1	56,300	TO	
	DEED BOOK 2013 PG-1816					
	FULL MARKET VALUE	88,245				
***** 216.00-3-48 *****						
216.00-3-48	Ames Rd					
Gullo Dennis	322 Rural vac>10		COUNTY TAXABLE VALUE	28,900		
Gullo Penny	Cassadaga Valle 062601	28,900	TOWN TAXABLE VALUE	28,900		
5970 Rt 5	4-1-31.3.3	28,900	SCHOOL TAXABLE VALUE	28,900		
Brocton, NY 14716	ACRES 14.50		FP003 Charlotte fp 1	28,900	TO	
	EAST-0311953 NRTH-0843818					
	DEED BOOK 2023 PG-1178					
	FULL MARKET VALUE	45,298				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-1 *****						
3100 Smith Rd	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
217.00-1-1	Cassadaga Valle 062601	37,800	COUNTY TAXABLE VALUE	165,000		
Blair Mark C	4-1-15.4	165,000	TOWN TAXABLE VALUE	165,000		
Konert Amber C	ACRES 25.00		SCHOOL TAXABLE VALUE	146,620		
3100 Smith Rd	DEED BOOK 2584 PG-775		FP003 Charlotte fp 1	165,000 TO		
Cassadaga, NY 14718	FULL MARKET VALUE	258,621				
***** 217.00-1-2.1 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
217.00-1-2.1	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
Anastasi David L	4-1-19.1	2,900	SCHOOL TAXABLE VALUE	2,900		
Anastasi Katherine W	ACRES 0.92		FP003 Charlotte fp 1	2,900 TO		
3910 Lockport Rd	EAST-0965160 NRTH-0847116					
Sanborn, NY 14132	FULL MARKET VALUE	4,545				
***** 217.00-1-2.2 *****						
7355 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	25,400		
217.00-1-2.2	Cassadaga Valle 062601	22,400	TOWN TAXABLE VALUE	25,400		
Herriven Jody P	4-1-19.1	25,400	SCHOOL TAXABLE VALUE	25,400		
Heckman Michael J	ACRES 7.50		FP003 Charlotte fp 1	25,400 TO		
9269 Pearson Rd	EAST-0965038 NRTH-0846890					
Middleport, NY 14105	DEED BOOK 2711 PG-858					
	FULL MARKET VALUE	39,812				
***** 217.00-1-3 *****						
Smith Rd	270 Mfg housing		COUNTY TAXABLE VALUE	24,000		
217.00-1-3	Cassadaga Valle 062601	23,300	TOWN TAXABLE VALUE	24,000		
O'Rourke Elizabeth	4-1-19.4	24,000	SCHOOL TAXABLE VALUE	24,000		
Harroun David	ACRES 8.50		FP003 Charlotte fp 1	24,000 TO		
29 S Main St	EAST-0316819 NRTH-0846466					
Cassadaga, NY 14718	DEED BOOK 2019 PG-6771					
	FULL MARKET VALUE	37,618				
***** 217.00-1-4 *****						
7322 Hall Rd	240 Rural res		COUNTY TAXABLE VALUE	140,000		
217.00-1-4	Cassadaga Valle 062601	36,400	TOWN TAXABLE VALUE	140,000		
Sidote Joseph A	4-1-19.2.2	140,000	SCHOOL TAXABLE VALUE	140,000		
Williams Janice M	ACRES 23.00		FP003 Charlotte fp 1	140,000 TO		
61 Bellhurst Rd	EAST-0317586 NRTH-0846786					
Tonawanda, NY 14150	DEED BOOK 2011 PG-6504					
	FULL MARKET VALUE	219,436				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-5 *****						
217.00-1-5	Hall Rd					
Myers Mary S	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
41 Hale St	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
Yatesville, PA 18640	4-1-19.2.3	14,700	SCHOOL TAXABLE VALUE	14,700		
	ACRES 10.00		FP003 Charlotte fp 1	14,700	TO	
	EAST-0317904 NRTH-0846005					
	DEED BOOK 2020 PG-2073					
	FULL MARKET VALUE	23,041				
***** 217.00-1-6 *****						
217.00-1-6	7276 Hall Rd				26200	
Dean Loretta M	240 Rural res		COUNTY TAXABLE VALUE	89,500		
7276 Hall Rd	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	89,500		
Sinclairville, NY 14782	4-1-20.3	89,500	SCHOOL TAXABLE VALUE	89,500		
	ACRES 10.60		FP003 Charlotte fp 1	89,500	TO	
	EAST-0318197 NRTH-0845755					
	DEED BOOK 2021 PG-2171					
	FULL MARKET VALUE	140,282				
***** 217.00-1-7 *****						
217.00-1-7	7268 Hall Rd				26200	
Yonkers Norman R Jr	240 Rural res		COUNTY TAXABLE VALUE	159,500		
Carlson-Yonkers Pamela S	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	159,500		
7268 Hall Rd	4-1-20.4	159,500	SCHOOL TAXABLE VALUE	159,500		
Cassadaga, NY 14718	ACRES 10.60		FP003 Charlotte fp 1	159,500	TO	
	EAST-0318297 NRTH-0845479					
	DEED BOOK 2019 PG-5965					
	FULL MARKET VALUE	250,000				
***** 217.00-1-8 *****						
217.00-1-8	7256 Hall Rd				26200	
King Nolend	240 Rural res		COUNTY TAXABLE VALUE	108,000		
7256 Hall Rd	Cassadaga Valle 062601	25,300	TOWN TAXABLE VALUE	108,000		
Cassadaga, NY 14718	4-1-20.5	108,000	SCHOOL TAXABLE VALUE	108,000		
	ACRES 10.60		FP003 Charlotte fp 1	108,000	TO	
	EAST-0318300 NRTH-0845303					
	DEED BOOK 2018 PG-4012					
	FULL MARKET VALUE	169,279				
***** 217.00-1-9 *****						
217.00-1-9	Hall Rd				26200	
Moore Joan L	270 Mfg housing		COUNTY TAXABLE VALUE	30,000		
180 Hinds St	Cassadaga Valle 062601	25,900	TOWN TAXABLE VALUE	30,000		
Tonawanda, NY 14150	4-1-20.1	30,000	SCHOOL TAXABLE VALUE	30,000		
	ACRES 13.60		FP003 Charlotte fp 1	30,000	TO	
	EAST-0318256 NRTH-0844999					
	DEED BOOK 1694 PG-00196					
	FULL MARKET VALUE	47,022				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-1-10.1 *****						
7238	Hall Rd					26200
217.00-1-10.1	270 Mfg housing		COUNTY TAXABLE VALUE	70,000		
Anderson William Glenn	Cassadaga Valle 062601	22,000	TOWN TAXABLE VALUE	70,000		
Anderson Tammy Lynn	4-1-20.2	70,000	SCHOOL TAXABLE VALUE	70,000		
5495 Oakwood	ACRES 7.10		FP003 Charlotte fp 1	70,000	TO	
North Tonawanda, NY 14120	EAST-0318198 NRTH-0844551					
	DEED BOOK 2018 PG-2270					
	FULL MARKET VALUE	109,718				
***** 217.00-1-10.2.1 *****						
	Hall Rd					
217.00-1-10.2.1	322 Rural vac>10		COUNTY TAXABLE VALUE	6,500		
Anderson William Glenn	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
Anderson Tammy Lynn	ACRES 3.00	6,500	SCHOOL TAXABLE VALUE	6,500		
5495 Oakwood	DEED BOOK 2018 PG-2270		FP003 Charlotte fp 1	6,500	TO	
North Tonawanda, NY 14120	FULL MARKET VALUE	10,188				
***** 217.00-1-10.2.2 *****						
	Hall Rd					
217.00-1-10.2.2	322 Rural vac>10		COUNTY TAXABLE VALUE	9,200		
Snyder Richard E Jr.	Cassadaga Valle 062601	9,200	TOWN TAXABLE VALUE	9,200		
Snyder Michele K	ACRES 14.10	9,200	SCHOOL TAXABLE VALUE	9,200		
1090 Backus Rd	DEED BOOK 2703 PG-282		FP003 Charlotte fp 1	9,200	TO	
Derby, NY 14047	FULL MARKET VALUE	14,420				
***** 217.00-1-11 *****						
	Hall Rd					26200
217.00-1-11	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
Herriven Jody	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
9269 Pearson Rd	4-1-19.2.1	24,000	SCHOOL TAXABLE VALUE	24,000		
Middleport, NY 14105	ACRES 20.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0318289 NRTH-0846037					
	DEED BOOK 2019 PG-4609					
	FULL MARKET VALUE	37,618				
***** 217.00-1-12 *****						
	North Hill Rd Rear					26200
217.00-1-12	322 Rural vac>10		COUNTY TAXABLE VALUE	8,000		
Herriven Jody	Cassadaga Valle 062601	8,000	TOWN TAXABLE VALUE	8,000		
9269 Pearson Rd	5-1-2	8,000	SCHOOL TAXABLE VALUE	8,000		
Middleport, NY 14105	ACRES 11.40		FP003 Charlotte fp 1	8,000	TO	
	EAST-0319299 NRTH-0846331					
	DEED BOOK 2019 PG-4609					
	FULL MARKET VALUE	12,539				
***** 217.00-1-13 *****						
	South side of Smith Rd					26200
217.00-1-13	322 Rural vac>10		COUNTY TAXABLE VALUE	24,000		
Higgs Donald E	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	24,000		
2411 E Ryan Dr	5-1-3	24,000	SCHOOL TAXABLE VALUE	24,000		
Midland, MI 48642	ACRES 60.00		FP003 Charlotte fp 1	24,000	TO	
	EAST-0320470 NRTH-0845945					
	DEED BOOK 2020 PG-3213					
	FULL MARKET VALUE	37,618				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-14 *****						
217.00-1-14	North Hill Rd					
MacLaren Brian K	322 Rural vac>10		COUNTY TAXABLE VALUE	38,800		
1967 Brant Rd	Cassadaga Valle 062601	38,800	TOWN TAXABLE VALUE	38,800		
North Collins, NY 14111	5-1-4.3	38,800	SCHOOL TAXABLE VALUE	38,800		
	ACRES 41.20		FP003 Charlotte fp 1	38,800	TO	
	DEED BOOK 2019 PG-3636					
	FULL MARKET VALUE	60,815				
***** 217.00-1-15 *****						
217.00-1-15	7371 North Hill Rd				26200	
Chaffee Donald W	240 Rural res		BAS STAR 41854 0	0	0	18,380
Chaffee Benjamin G	Cassadaga Valle 062601	131,600	COUNTY TAXABLE VALUE	184,600		
7371 North Hill Rd	5-1-4.1	184,600	TOWN TAXABLE VALUE	184,600		
Sinclairville, NY 14782	ACRES 84.80		SCHOOL TAXABLE VALUE	166,220		
	EAST-0322201 NRTH-0845527		FP003 Charlotte fp 1	184,600	TO	
	DEED BOOK 2013 PG-6142					
	FULL MARKET VALUE	289,342				
***** 217.00-1-16 *****						
217.00-1-16	7241 North Hill Rd				26200	
Postle Benjamin John	210 1 Family Res		COUNTY TAXABLE VALUE	75,500		
Postle Kelly A	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	75,500		
26 Burr Oak Dr	5-1-4.2	75,500	SCHOOL TAXABLE VALUE	75,500		
Pittsford, NY 14534	ACRES 5.00		FP003 Charlotte fp 1	75,500	TO	
	EAST-0322169 NRTH-0844387					
	DEED BOOK 2014 PG-5355					
	FULL MARKET VALUE	118,339				
***** 217.00-1-17 *****						
217.00-1-17	942 Co. reforest				26200	
County Of Chautauqua	Cassadaga Valle 062601	57,000	COUNTY TAXABLE VALUE	57,000		
Gerace Office Bldg	5-1-30	57,000	TOWN TAXABLE VALUE	57,000		
Mayville, NY 14757	ACRES 90.00		SCHOOL TAXABLE VALUE	57,000		
	EAST-0321132 NRTH-0843667		FP003 Charlotte fp 1	57,000	TO	
	FULL MARKET VALUE	89,342				
***** 217.00-1-18.1 *****						
217.00-1-18.1	North Hill Rd				26200	
Smith Harold A	322 Rural vac>10		COUNTY TAXABLE VALUE	61,600		
Berman Rhonda S	Cassadaga Valle 062601	61,000	TOWN TAXABLE VALUE	61,600		
7101 North Hill Rd	5-1-29	61,600	SCHOOL TAXABLE VALUE	61,600		
Sinclairville, NY 14782	ACRES 103.20		FP003 Charlotte fp 1	61,600	TO	
	EAST-0969569 NRTH-0842576					
	DEED BOOK 2687 PG-505					
	FULL MARKET VALUE	96,552				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-18.2 *****						
217.00-1-18.2	7163 North Hill Rd					
Lukacz David J	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
Lukacz Carole A	Cassadaga Valle 062601	34,000	TOWN TAXABLE VALUE	48,000		
7163 North Hill Rd	ACRES 19.90	48,000	SCHOOL TAXABLE VALUE	48,000		
Sinclairville, NY 14782	DEED BOOK 2017 PG-7173		FP003 Charlotte fp 1	48,000	TO	
	FULL MARKET VALUE	75,235				
***** 217.00-1-18.3 *****						
217.00-1-18.3	7101 North Hill Rd					26200
Berman Oliver G	270 Mfg housing		COUNTY TAXABLE VALUE	119,000		
Berman Rhonda S	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	119,000		
7101 North Hill Rd	5-1-29	119,000	SCHOOL TAXABLE VALUE	119,000		
Sinclairville, NY 14782	ACRES 2.10		FP003 Charlotte fp 1	119,000	TO	
	EAST-0970923 NRTH-0842192					
	DEED BOOK 2021 PG-4506					
	FULL MARKET VALUE	186,520				
***** 217.00-1-19 *****						
217.00-1-19	2726 Hooker Rd					26200
Guichard John H Jr	240 Rural res		ENH STAR 41834 0	0	0	54,210
Guichard Wanda	Cassadaga Valle 062601	34,800	COUNTY TAXABLE VALUE	89,000		
2726 Hooker Rd	13-1-2.1	89,000	TOWN TAXABLE VALUE	89,000		
Sinclairville, NY 14782	ACRES 20.80		SCHOOL TAXABLE VALUE	34,790		
	EAST-0322355 NRTH-0840999		FP003 Charlotte fp 1	89,000	TO	
	DEED BOOK 2482 PG-236					
	FULL MARKET VALUE	139,498				
***** 217.00-1-20 *****						
217.00-1-20	2729 Hooker Rd					
Carlstrom Jake William	210 1 Family Res		COUNTY TAXABLE VALUE	40,000		
2729 Hooker Rd	Cassadaga Valle 062601	5,500	TOWN TAXABLE VALUE	40,000		
Sinclairville, NY 14782	13-3-2	40,000	SCHOOL TAXABLE VALUE	40,000		
	ACRES 0.33		FP003 Charlotte fp 1	40,000	TO	
	EAST-0322374 NRTH-0840204					
	DEED BOOK 2012 PG-2751					
	FULL MARKET VALUE	62,696				
***** 217.00-1-21 *****						
217.00-1-21	Charlotte Ctr					26200
Johnson Jason R	120 Field crops		AG DIST 41720 0	14,420	14,420	14,420
Johnson Deborah A	Cassadaga Valle 062601	50,800	COUNTY TAXABLE VALUE	41,380		
6810 Charlotte Center Rd	13-3-6.1	55,800	TOWN TAXABLE VALUE	41,380		
Sinclairville, NY 14782	ACRES 69.40		SCHOOL TAXABLE VALUE	41,380		
	EAST-0321378 NRTH-0839581		FP003 Charlotte fp 1	55,800	TO	
	DEED BOOK 2019 PG-6555					
	FULL MARKET VALUE	87,461				

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2030

STATE OF NEW YORK
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-1-22 *****						
217.00-1-22	2761 Hooker Rd				26200	
Banach Richard A Sr	270 Mfg housing		ENH STAR 41834	0	0	13,000
2761 Hooker Rd	Cassadaga Valle 062601	5,700	COUNTY TAXABLE VALUE		13,000	
Sinclairville, NY 14782	13-3-1	13,000	TOWN TAXABLE VALUE		13,000	
	ACRES 0.35		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2022 PG-4153		FP003 Charlotte fp 1	13,000	TO	
	FULL MARKET VALUE	20,376				
***** 217.00-1-23 *****						
217.00-1-23	2768 Hooker Rd				26200	
Telford Amanda L	240 Rural res		BAS STAR 41854	0	0	18,380
Telford Richard D	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE		115,000	
2768 Hooker Rd	13-1-1	115,000	TOWN TAXABLE VALUE		115,000	
Sinclairville, NY 14782	ACRES 15.00		SCHOOL TAXABLE VALUE		96,620	
	EAST-0321680 NRTH-0840983		FP003 Charlotte fp 1	115,000	TO	
	DEED BOOK 2021 PG-5833					
	FULL MARKET VALUE	180,251				
***** 217.00-1-24 *****						
217.00-1-24	2788 Hooker Rd					
Duke Karen	312 Vac w/imprv		COUNTY TAXABLE VALUE		27,500	
2788 Hooker Rd	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE		27,500	
PO Box 701	5-1-28.3	27,500	SCHOOL TAXABLE VALUE		27,500	
Sinclairville, NY 14782	ACRES 4.00		FP003 Charlotte fp 1	27,500	TO	
	EAST-0321025 NRTH-0840529					
	DEED BOOK 2690 PG-836					
	FULL MARKET VALUE	43,103				
***** 217.00-1-25 *****						
217.00-1-25	2812 Hooker Rd					
Oakes Kevin W	240 Rural res		AG DIST 41720	0	12,420	12,420
Oakes Serene-Beth	Cassadaga Valle 062601	56,000	BAS STAR 41854	0	0	18,380
2812 Hooker Rd	5-1-28.2	203,000	COUNTY TAXABLE VALUE		190,580	
PO Box 885	ACRES 34.80 BANK 9275		TOWN TAXABLE VALUE		190,580	
Sinclairville, NY 14782	EAST-0320620 NRTH-0840588		SCHOOL TAXABLE VALUE		172,200	
	DEED BOOK 2392 PG-698		FP003 Charlotte fp 1	203,000	TO	
	FULL MARKET VALUE	318,182				
***** 217.00-1-26.2 *****						
217.00-1-26.2	2860 Hooker Rd					
Sue A. Oakes Revocable Trust	240 Rural res		AG DIST 41720	0	23,230	23,230
2860 Hooker Rd	Cassadaga Valle 062601	57,300	ENH STAR 41834	0	0	54,210
Sinclairville, NY 14782-9614	5-1-28.1	175,000	COUNTY TAXABLE VALUE		151,770	
	ACRES 67.70		TOWN TAXABLE VALUE		151,770	
	DEED BOOK 2012 PG-6510		SCHOOL TAXABLE VALUE		97,560	
	FULL MARKET VALUE	274,295	FP003 Charlotte fp 1	175,000	TO	

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-27.1 *****						
217.00-1-27.1	2881 Hooker Rd					26200
Lanphere Justin	240 Rural res		COUNTY TAXABLE VALUE	50,000		
12131 Hanford Rd	Cassadaga Valle 062601	35,100	TOWN TAXABLE VALUE	50,000		
Silver Creek, NY 14136	8-1-1	50,000	SCHOOL TAXABLE VALUE	50,000		
	ACRES 21.20		FP003 Charlotte fp 1	50,000 TO		
	EAST-0967631 NRTH-0839663					
	DEED BOOK 2647 PG-915					
	FULL MARKET VALUE	78,370				
***** 217.00-1-27.2 *****						
217.00-1-27.2	2889 Hooker Rd					26200
TenPas Howard	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Lanphere Ericka	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	55,000		
2889 Hooker Rd	8-1-1	55,000	SCHOOL TAXABLE VALUE	55,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	55,000 TO		
	EAST-0967490 NRTH-0840108					
	DEED BOOK 2018 PG-1232					
	FULL MARKET VALUE	86,207				
***** 217.00-1-28.2.a *****						
217.00-1-28.2.a	6853 Hall Rd		BAS STAR 41854 0	0	0	18,380
Higgs Jeffrey J	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
7207 Rood Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	31,000		
Sinclairville, NY 14782	7-1-12.5	31,000	SCHOOL TAXABLE VALUE	12,620		
	ACRES 2.00		FP003 Charlotte fp 1	31,000 TO		
	DEED BOOK 2571 PG-506					
	FULL MARKET VALUE	48,589				
***** 217.00-1-28.3 *****						
217.00-1-28.3	Hall Rd					
Higgs Gary W	322 Rural vac>10		COUNTY TAXABLE VALUE	53,300		
Higgs Roberta A	Cassadaga Valle 062601	53,300	TOWN TAXABLE VALUE	53,300		
7150 Rood Rd	217.00-1-28.1	53,300	SCHOOL TAXABLE VALUE	53,300		
Sinclairville, NY 14782	217.00-1-28.3		FP003 Charlotte fp 1	53,300 TO		
	ACRES 77.50					
	DEED BOOK 2575 PG-549					
	FULL MARKET VALUE	83,542				
***** 217.00-1-29 *****						
217.00-1-29	6875 Hall Rd					
Mekus Todd	312 Vac w/imprv		COUNTY TAXABLE VALUE	12,500		
3196 Hooker Rd	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	12,500		
Sinclairville, NY 14782	7-1-12.4	12,500	SCHOOL TAXABLE VALUE	12,500		
	ACRES 6.00		FP003 Charlotte fp 1	12,500 TO		
	EAST-0317139 NRTH-0839150					
	DEED BOOK 2019 PG-1200					
	FULL MARKET VALUE	19,592				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-30 *****						
6899 Hall Rd	210 1 Family Res		VET WAR CT 41121	0	7,350	3,675 0
217.00-1-30	Cassadaga Valle 062601	16,500	VET DIS CT 41141	0	24,500	12,250 0
Lawson Todd C	7-1-12.3	122,500	COUNTY TAXABLE VALUE		90,650	
Lawson Cherri	ACRES 3.40		TOWN TAXABLE VALUE		106,575	
6899 Hall Rd	EAST-0317464 NRTH-0839449		SCHOOL TAXABLE VALUE		122,500	
Sinclairville, NY 14782	DEED BOOK 2015 PG-5171		FP003 Charlotte fp 1		122,500	TO
	FULL MARKET VALUE	192,006				
***** 217.00-1-31 *****						
6905 Hall Rd	270 Mfg housing		BAS STAR 41854	0	0	0 18,380
217.00-1-31	Cassadaga Valle 062601	16,800	COUNTY TAXABLE VALUE		32,500	
Nopper Nicole Lynn	7-1-12.2.3	32,500	TOWN TAXABLE VALUE		32,500	
6905 Hall Rd	ACRES 3.60		SCHOOL TAXABLE VALUE		14,120	
Sinclairville, NY 14782	EAST-0317336 NRTH-0839716		FP003 Charlotte fp 1		32,500	TO
	DEED BOOK 2602 PG-101					
	FULL MARKET VALUE	50,940				
***** 217.00-1-32 *****						
Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE		7,400	
217.00-1-32	Cassadaga Valle 062601	7,400	TOWN TAXABLE VALUE		7,400	
Higgs Gary W	7-1-12.2.1	7,400	SCHOOL TAXABLE VALUE		7,400	
7150 Rood Rd	ACRES 3.50		FP003 Charlotte fp 1		7,400	TO
Sinclairville, NY 14782	EAST-0317370 NRTH-0839892					
	DEED BOOK 2535 PG-218					
	FULL MARKET VALUE	11,599				
***** 217.00-1-33 *****						
3027 Hooker Rd	210 1 Family Res		BAS STAR 41854	0	0	0 18,380
217.00-1-33	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE		101,000	
Lanphere Clifford W	7-1-12.2.2	101,000	TOWN TAXABLE VALUE		101,000	
Lanphere Jennifer Ann	ACRES 3.00		SCHOOL TAXABLE VALUE		82,620	
181 Morris Lake Dr	EAST-0317065 NRTH-0839727		FP003 Charlotte fp 1		101,000	TO
Hawthorne, FL 32640	DEED BOOK 2017 PG-3384					
	FULL MARKET VALUE	158,307				
***** 217.00-1-34 *****						
3047 Hooker Rd	240 Rural res		RPTL 466-a 41631	0	40,400	40,400 0
217.00-1-34	Cassadaga Valle 062601	50,200	COUNTY TAXABLE VALUE		363,600	
Levy Myron Douglas	7-1-11.1	404,000	TOWN TAXABLE VALUE		363,600	
Levy Carol R	ACRES 28.00		SCHOOL TAXABLE VALUE		404,000	
3047 Hooker Rd	EAST-0316611 NRTH-0839589		FP003 Charlotte fp 1		404,000	TO
Sinclairville, NY 14782	DEED BOOK 2020 PG-1009					
	FULL MARKET VALUE	633,229				

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-1-35 *****						
3075 Hooker Rd	210 1 Family Res		COUNTY TAXABLE VALUE	59,000		26200
217.00-1-35	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	59,000		
Laurie Tyler	7-1-11.2	59,000	SCHOOL TAXABLE VALUE	59,000		
Laurie Shelby	ACRES 2.00		FP003 Charlotte fp 1	59,000 TO		
3075 Hooker Rd	EAST-0316350 NRTH-0840144					
Sinclairville, NY 14782	DEED BOOK 2016 PG-6464					
	FULL MARKET VALUE	92,476				
***** 217.00-1-36 *****						
3098 Hooker Rd	210 1 Family Res		COUNTY TAXABLE VALUE	30,000		
217.00-1-36	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	30,000		
Hagberg Craig G	4-1-25.1	30,000	SCHOOL TAXABLE VALUE	30,000		
Hagberg Terri A	ACRES 5.00		FP003 Charlotte fp 1	30,000 TO		
Pob 973	EAST-0316158 NRTH-0840904					
3098 Hooker Rd	DEED BOOK 2258 PG-605					
Sinclairville, NY 14782-0973	FULL MARKET VALUE	47,022				
***** 217.00-1-37 *****						
Hooker Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	17,300		
217.00-1-37	Cassadaga Valle 062601	17,300	TOWN TAXABLE VALUE	17,300		
Hagburg Kurtis J	4-1-25.2.1	17,300	SCHOOL TAXABLE VALUE	17,300		
5816 Thornton Rd	ACRES 12.80		FP003 Charlotte fp 1	17,300 TO		
Cherry Creek, NY 14723	EAST-0315885 NRTH-0841383					
	DEED BOOK 2260 PG-201					
	FULL MARKET VALUE	27,116				
***** 217.00-1-38 *****						
3062 Hooker Rd	240 Rural res		COUNTY TAXABLE VALUE	132,000		26200
217.00-1-38	Cassadaga Valle 062601	29,300	TOWN TAXABLE VALUE	132,000		
Bennett William	4-1-25.2.3	132,000	SCHOOL TAXABLE VALUE	132,000		
Bennett Shanon	ACRES 14.90		FP003 Charlotte fp 1	132,000 TO		
3062 Hooker Rd	EAST-0316341 NRTH-0841137					
Sinclairville, NY 14782-9608	DEED BOOK 2025 PG-1198					
	FULL MARKET VALUE	206,897				
***** 217.00-1-39 *****						
3042 Hooker Rd	240 Rural res		VET WAR CT 41121 0	7,350	3,675	0
217.00-1-39	Cassadaga Valle 062601	24,700	BAS STAR 41854 0	0	0	18,380
Chamberlin Claude	4-1-25.2.4	80,000	COUNTY TAXABLE VALUE	72,650		
Chamberlin Roberta	ACRES 10.00		TOWN TAXABLE VALUE	76,325		
3042 Hooker Rd	EAST-0316782 NRTH-0840537		SCHOOL TAXABLE VALUE	61,620		
Sinclairville, NY 14782	DEED BOOK 2195 PG-00506		FP003 Charlotte fp 1	80,000 TO		
	FULL MARKET VALUE	125,392				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-40 *****						
217.00-1-40	Hall Rd					
Kimmerly Alicia	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Morley Angela	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
18 Lodi St	4-1-24.2	4,800	SCHOOL TAXABLE VALUE	4,800		
Forestville, NY 14062	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0317219 NRTH-0841581					
	DEED BOOK 2024 PG-5605					
	FULL MARKET VALUE	7,524				
***** 217.00-1-41.1 *****						
217.00-1-41.1	2962 Hooker Rd					26200
Kimmerly Alicia	322 Rural vac>10		COUNTY TAXABLE VALUE	18,200		
Morley Angela	Cassadaga Valle 062601	18,200	TOWN TAXABLE VALUE	18,200		
18 Lodi St	4-1-24.1	18,200	SCHOOL TAXABLE VALUE	18,200		
Forestville, NY 14062	ACRES 13.80		FP003 Charlotte fp 1	18,200	TO	
	EAST-0317798 NRTH-0840921					
	DEED BOOK 2024 PG-5605					
	FULL MARKET VALUE	28,527				
***** 217.00-1-41.2 *****						
217.00-1-41.2	2962 Hooker Rd					26200
Kennelley Robert	240 Rural res		COUNTY TAXABLE VALUE	95,000		
3139 Huntington Ln	Cassadaga Valle 062601	29,100	TOWN TAXABLE VALUE	95,000		
Lakeland, FL 33810	4-1-24.1	95,000	SCHOOL TAXABLE VALUE	95,000		
	ACRES 14.70		FP003 Charlotte fp 1	95,000	TO	
	EAST-0317798 NRTH-0840921					
	DEED BOOK 2023 PG-5981					
	FULL MARKET VALUE	148,903				
***** 217.00-1-42 *****						
217.00-1-42	2910 Hooker Rd					26200
Jesionowski Brad J	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Jesionowski Kelley Anne	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	73,000		
2910 Hooker Rd	4-1-23.2	73,000	TOWN TAXABLE VALUE	73,000		
Sinclairville, NY 14782	ACRES 2.00		SCHOOL TAXABLE VALUE	54,620		
	EAST-0318753 NRTH-0840458		FP003 Charlotte fp 1	73,000	TO	
	DEED BOOK 2472 PG-793					
	FULL MARKET VALUE	114,420				
***** 217.00-1-43 *****						
217.00-1-43	2726 Hooker Rd					26200
Guichard Ernest	312 Vac w/imprv		COUNTY TAXABLE VALUE	42,000		
9 Church St A-503	Cassadaga Valle 062601	30,900	TOWN TAXABLE VALUE	42,000		
Sinclairville, NY 14782	4-1-23.1	42,000	SCHOOL TAXABLE VALUE	42,000		
	ACRES 29.80		FP003 Charlotte fp 1	42,000	TO	
	EAST-0318438 NRTH-0841070					
	DEED BOOK 2021 PG-3091					
	FULL MARKET VALUE	65,831				

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T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-44 *****						
217.00-1-44	7108 Hall Rd					26200
Christine Daley, A Life Estate	240 Rural res		VET WAR CT 41121 0	7,350	3,675	0
Daley Sean P	Cassadaga Valle 062601		56,900 ENH STAR 41834	0	0	0
7108 Hall Rd	4-1-22	195,000	COUNTY TAXABLE VALUE	187,650		54,210
PO Box 409	ACRES 54.00		TOWN TAXABLE VALUE	191,325		
Cassadaga, NY 14718-0409	EAST-0318157 NRTH-0842375		SCHOOL TAXABLE VALUE	140,790		
	DEED BOOK 2011 PG-6184		FP003 Charlotte fp 1	195,000	TO	
	FULL MARKET VALUE	305,643				
***** 217.00-1-45 *****						
217.00-1-45	Hall Rd					26200
Sciascia Salvatore J	322 Rural vac>10		COUNTY TAXABLE VALUE	57,000		
Sciascia Karen M	Cassadaga Valle 062601	57,000	TOWN TAXABLE VALUE	57,000		
7192 Hall Rd	4-1-21.1	57,000	SCHOOL TAXABLE VALUE	57,000		
Cassadaga, NY 14718	ACRES 54.20		FP003 Charlotte fp 1	57,000	TO	
	EAST-0318236 NRTH-0843583					
	DEED BOOK 2592 PG-170					
	FULL MARKET VALUE	89,342				
***** 217.00-1-46 *****						
217.00-1-46	Hall Rd					26200
Sciascia Salvatore J	314 Rural vac<10		COUNTY TAXABLE VALUE	8,300		
7192 Hall Rd	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE	8,300		
Cassadaga, NY 14718	4-1-21.2	8,300	SCHOOL TAXABLE VALUE	8,300		
	ACRES 4.00		FP003 Charlotte fp 1	8,300	TO	
	EAST-0317343 NRTH-0844233					
	DEED BOOK 2359 PG-375					
	FULL MARKET VALUE	13,009				
***** 217.00-1-47 *****						
217.00-1-47	7192 Hall Rd					
Sciascia Salvatore J	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Sciascia Karen M	Cassadaga Valle 062601	13,800	COUNTY TAXABLE VALUE	115,000		
7192 Hall Rd	4-1-21.3	115,000	TOWN TAXABLE VALUE	115,000		
Cassadaga, NY 14718	FRNT 135.00 DPTH 579.00		SCHOOL TAXABLE VALUE	96,620		
	ACRES 1.80		FP003 Charlotte fp 1	115,000	TO	
	EAST-0317495 NRTH-0843929					
	DEED BOOK 2431 PG-853					
	FULL MARKET VALUE	180,251				
***** 217.00-1-48 *****						
217.00-1-48	7113 Hall Rd					26200
Smith Kevin M	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Hojnacki-Smith Andrea J	Cassadaga Valle 062601	59,000	TOWN TAXABLE VALUE	235,000		
7113 Hall Rd	4-1-26	235,000	SCHOOL TAXABLE VALUE	235,000		
Cassadaga, NY 14718	ACRES 61.00		FP003 Charlotte fp 1	235,000	TO	
	EAST-0316177 NRTH-0842368					
	DEED BOOK 2017 PG-7565					
	FULL MARKET VALUE	368,339				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-49.1 *****						
217.00-1-49.1	Ames Rd					26200
Christopher Carol A	322 Rural vac>10		COUNTY TAXABLE VALUE	16,300		
6865 Schuyler Dr	Cassadaga Valle 062601	16,300	TOWN TAXABLE VALUE	16,300		
Derby, NY 14047-9302	4-1-27.1	16,300	SCHOOL TAXABLE VALUE	16,300		
	ACRES 11.70		FP003 Charlotte fp 1	16,300	TO	
	DEED BOOK 2616 PG-951					
	FULL MARKET VALUE	25,549				
***** 217.00-1-49.2.1 *****						
217.00-1-49.2.1	7197 Hall Rd					26200
Hough Jay K Jr	240 Rural res		COUNTY TAXABLE VALUE	153,000		
7197 Hall Rd	Cassadaga Valle 062601	32,200	TOWN TAXABLE VALUE	153,000		
Cassadaga, NY 14718	4-1-27.7	153,000	SCHOOL TAXABLE VALUE	153,000		
	ACRES 18.20		FP003 Charlotte fp 1	153,000	TO	
	DEED BOOK 2021 PG-1522					
	FULL MARKET VALUE	239,812				
***** 217.00-1-49.2.2 *****						
217.00-1-49.2.2	3077 Ames Rd					26200
Imm Michael B	210 1 Family Res		CW 15 VET/ 41162	0	7,350	0
Imm Wendy S	Cassadaga Valle 062601	11,500	BAS STAR 41854	0	0	18,380
3077 Ames Rd	4-1-27.7	118,000	COUNTY TAXABLE VALUE		110,650	
Cassadaga, NY 14718	ACRES 1.10		TOWN TAXABLE VALUE		118,000	
	DEED BOOK 2695 PG-369		SCHOOL TAXABLE VALUE		99,620	
	FULL MARKET VALUE	184,953	FP003 Charlotte fp 1		118,000	TO
***** 217.00-1-49.2.3 *****						
217.00-1-49.2.3	Ames Rd					26200
Imm Michael B	314 Rural vac<10		COUNTY TAXABLE VALUE	4,200		
3077 Ames Rd	Cassadaga Valle 062601	4,200	TOWN TAXABLE VALUE	4,200		
Cassadaga, NY 14718	4-1-27.7	4,200	SCHOOL TAXABLE VALUE	4,200		
	ACRES 1.70		FP003 Charlotte fp 1	4,200	TO	
	DEED BOOK 2016 PG-2845					
	FULL MARKET VALUE	6,583				
***** 217.00-1-50 *****						
217.00-1-50	Ames Rd					
Christopher Carol A	314 Rural vac<10		COUNTY TAXABLE VALUE	10,800		
6865 Schuyler Dr	Cassadaga Valle 062601	10,800	TOWN TAXABLE VALUE	10,800		
Derby, NY 14047	4-1-27.6	10,800	SCHOOL TAXABLE VALUE	10,800		
	ACRES 5.90		FP003 Charlotte fp 1	10,800	TO	
	EAST-0315924 NRTH-0843376					
	DEED BOOK 2431 PG-989					
	FULL MARKET VALUE	16,928				

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T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-51 *****						
7155 Hall Rd	270 Mfg housing		COUNTY TAXABLE VALUE	45,000		26200
217.00-1-51	Cassadaga Valle 062601	25,200	TOWN TAXABLE VALUE	45,000		
Mosier Anne T	4-1-27.3	45,000	SCHOOL TAXABLE VALUE	45,000		
7155 Hall Rd	ACRES 10.50		FP003 Charlotte fp 1	45,000	TO	
Cassadaga, NY 14718	EAST-0316300 NRTH-0843191					
	DEED BOOK 2015 PG-4028					
	FULL MARKET VALUE	70,533				
***** 217.00-1-53 *****						
Ames Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE	22,500		26200
217.00-1-53	Cassadaga Valle 062601	22,100	TOWN TAXABLE VALUE	22,500		
Christopher Carol A	4-1-15.2.3	22,500	SCHOOL TAXABLE VALUE	22,500		
6865 Schuyler Dr	ACRES 18.00		FP003 Charlotte fp 1	22,500	TO	
Derby, NY 14047	DEED BOOK 2546 PG-27					
	FULL MARKET VALUE	35,266				
***** 217.00-1-54 *****						
3060 Ames Rd	270 Mfg housing		ENH STAR 41834 0	0	0	34,700
217.00-1-54	Cassadaga Valle 062601		13,100 COUNTY TAXABLE VALUE	34,700		
Harmon Ronald Charles Sr	4-1-18.4	34,700	TOWN TAXABLE VALUE	34,700		
Harmon Charlotte	ACRES 1.50		SCHOOL TAXABLE VALUE	0		
3060 Ames Rd	EAST-0316679 NRTH-0844498		FP003 Charlotte fp 1	34,700	TO	
Cassadaga, NY 14718	DEED BOOK 2024 PG-2952					
	FULL MARKET VALUE	54,389				
***** 217.00-1-55 *****						
Crnr Ames & Hall Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	6,000		
217.00-1-55	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE	6,000		
Witherspoon Brendan	4-1-18.7	6,000	SCHOOL TAXABLE VALUE	6,000		
6898 Schuyler Dr	ACRES 2.70		FP003 Charlotte fp 1	6,000	TO	
Derby, NY 14047	EAST-0316883 NRTH-0844697					
	DEED BOOK 2025 PG-3503					
	FULL MARKET VALUE	9,404				
***** 217.00-1-56.1 *****						
3083 Smith Rd	270 Mfg housing		COUNTY TAXABLE VALUE	49,200		26200
217.00-1-56.1	Cassadaga Valle 062601	21,200	TOWN TAXABLE VALUE	49,200		
Harmon Randall	4-1-18.1	49,200	SCHOOL TAXABLE VALUE	49,200		
Harmon Alicia	ACRES 17.00		FP003 Charlotte fp 1	49,200	TO	
3083 Smith Rd	EAST-0316504 NRTH-0845066					
Cassadaga, NY 14718	DEED BOOK 2019 PG-7811					
	FULL MARKET VALUE	77,116				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-56.2 *****						
217.00-1-56.2	Smith Rd					26200
Briggs Kevin J	311 Res vac land		COUNTY TAXABLE VALUE	800		
Briggs Kathryn P	Cassadaga Valle 062601	800	TOWN TAXABLE VALUE	800		
3067 Smith Rd	4-1-18.1	800	SCHOOL TAXABLE VALUE	800		
Cassadaga, NY 14718	FRNT 30.00 DPTH 240.00		FP003 Charlotte fp 1	800 TO		
	ACRES 0.17					
	EAST-0316504 NRTH-0845066					
	DEED BOOK 2672 PG-877					
	FULL MARKET VALUE	1,254				
***** 217.00-1-57 *****						
217.00-1-57	7253 Hall Rd					26200
Kegelmeyer Jimi	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
Wright-Kegelmeyer Evelyn	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	21,000		
7253 Hall Rd	4-1-18.2	21,000	TOWN TAXABLE VALUE	21,000		
Cassadaga, NY 14718	ACRES 1.00		SCHOOL TAXABLE VALUE	2,620		
	EAST-0316941 NRTH-0845230		FP003 Charlotte fp 1	21,000 TO		
	DEED BOOK 2390 PG-911					
	FULL MARKET VALUE	32,915				
***** 217.00-1-58 *****						
217.00-1-58	7263 Hall Rd					26200
Durward Jeffrey	270 Mfg housing		COUNTY TAXABLE VALUE	16,000		
7263 Hall Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	16,000		
Cassadaga, NY 14718	4-1-18.3	16,000	SCHOOL TAXABLE VALUE	16,000		
	ACRES 1.00		FP003 Charlotte fp 1	16,000 TO		
	EAST-0316882 NRTH-0845371					
	DEED BOOK 2023 PG-1537					
	FULL MARKET VALUE	25,078				
***** 217.00-1-59 *****						
217.00-1-59	7273 Hall Rd					26200
Galardo Anthony Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,000		
Galardo Sheryl	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	20,000		
353 Ashley Creek Dr	4-1-18.5	20,000	SCHOOL TAXABLE VALUE	20,000		
Elgin, SC 29045	ACRES 1.80		FP003 Charlotte fp 1	20,000 TO		
	EAST-0316999 NRTH-0845653					
	DEED BOOK 2020 PG-2413					
	FULL MARKET VALUE	31,348				
***** 217.00-1-60 *****						
217.00-1-60	7297 Hall Rd					26200
Walker Jerry E	270 Mfg housing		COUNTY TAXABLE VALUE	60,000		
Walker Peggy J	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	60,000		
7297 Hall Rd	4-1-16	60,000	SCHOOL TAXABLE VALUE	60,000		
Cassadaga, NY 14718	ACRES 1.00		FP003 Charlotte fp 1	60,000 TO		
	EAST-0316986 NRTH-0846038					
	DEED BOOK 2635 PG-136					
	FULL MARKET VALUE	94,044				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-1-61 *****						
217.00-1-61	3067 Smith Rd					26200
Briggs Kevin	210 1 Family Res		BAS STAR 41854	0	0	18,380
Briggs Kathryn	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		75,000	
3067 Smith Rd	4-1-18.6	75,000	TOWN TAXABLE VALUE		75,000	
Cassadaga, NY 14718	ACRES 2.00		SCHOOL TAXABLE VALUE		56,620	
	EAST-0316792 NRTH-0845983		FP003 Charlotte fp 1		75,000 TO	
	FULL MARKET VALUE	117,555				
***** 217.00-1-62 *****						
217.00-1-62	3095 Smith Rd					26200
Walker Robert W	270 Mfg housing		VET WAR CT 41121	0	7,350	3,675
Thomas Joanna	Cassadaga Valle 062601	25,000	BAS STAR 41854	0	0	18,380
3095 Smith Rd	4-1-15.2.4	140,000	VET COM CT 41131	0	12,250	6,125
Cassadaga, NY 14718	ACRES 10.30		COUNTY TAXABLE VALUE		120,400	
	EAST-0316168 NRTH-0845372		TOWN TAXABLE VALUE		130,200	
	DEED BOOK 2011 PG-4759		SCHOOL TAXABLE VALUE		121,620	
	FULL MARKET VALUE	219,436	FP003 Charlotte fp 1		140,000 TO	
***** 217.00-1-63 *****						
217.00-1-63	Smith Rd					26200
Blount James J	270 Mfg housing		COUNTY TAXABLE VALUE		30,000	
141 Wilmington Ave	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE		30,000	
Tonawanda, NY 14150	4-1-15.2.1	30,000	SCHOOL TAXABLE VALUE		30,000	
	ACRES 11.20		FP003 Charlotte fp 1		30,000 TO	
	EAST-0315789 NRTH-0845561					
	DEED BOOK 2022 PG-6239					
	FULL MARKET VALUE	47,022				
***** 217.00-2-1 *****						
217.00-2-1	7364 North Hill Rd					
Davis Rex S	311 Res vac land		COUNTY TAXABLE VALUE		13,100	
Davis Lorraine F	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE		13,100	
1557 S Starr Rd	5-1-5.7	13,100	SCHOOL TAXABLE VALUE		13,100	
Apache Junction, AZ 85119	ACRES 1.50		FP003 Charlotte fp 1		13,100 TO	
	EAST-0323095 NRTH-0846352					
	DEED BOOK 2019 PG-2775					
	FULL MARKET VALUE	20,533				
***** 217.00-2-2 *****						
217.00-2-2	7330 North Hill Rd					
Mosier Anne	270 Mfg housing		COUNTY TAXABLE VALUE		18,000	
7330 North Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		18,000	
Sinclairville, NY 14782	5-1-5.6	18,000	SCHOOL TAXABLE VALUE		18,000	
	ACRES 2.00		FP003 Charlotte fp 1		18,000 TO	
	EAST-0323148 NRTH-0845935					
	DEED BOOK 2021 PG-8623					
	FULL MARKET VALUE	28,213				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 217.00-2-3 *****						
217.00-2-3	7320 North Hill Rd					
Carpenter John A	270 Mfg housing		BAS STAR 41854	0	0	18,380
7320 North Hill Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		50,000	
Sinclairville, NY 14782	5-1-5.4	50,000	TOWN TAXABLE VALUE		50,000	
	ACRES 2.00		SCHOOL TAXABLE VALUE		31,620	
	EAST-0323186 NRTH-0845146		FP003 Charlotte fp 1		50,000 TO	
	DEED BOOK 2272 PG-624					
	FULL MARKET VALUE	78,370				
***** 217.00-2-4 *****						
217.00-2-4	7266 North Hill Rd					26200
Lerow Timothy S	210 1 Family Res		BAS STAR 41854	0	0	18,380
7266 North Hill Rd	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		69,500	
Sinclairville, NY 14782	5-1-5.2	69,500	TOWN TAXABLE VALUE		69,500	
	ACRES 1.00		SCHOOL TAXABLE VALUE		51,120	
	EAST-0323085 NRTH-0844901		FP003 Charlotte fp 1		69,500 TO	
	DEED BOOK 2640 PG-19					
	FULL MARKET VALUE	108,934				
***** 217.00-2-5.1 *****						
217.00-2-5.1	7370 North Hill Rd					
Maple Run Land Holdings, LLC	322 Rural vac>10		AG DIST 41720	0	28,020	28,020
PO Box 542	Cassadaga Valle 062601		55,700 COUNTY TAXABLE VALUE		27,680	
Sinclairville, NY 14782	5-1-5.8	55,700	TOWN TAXABLE VALUE		27,680	
	ACRES 85.80		SCHOOL TAXABLE VALUE		27,680	
	EAST-0972487 NRTH-0845298		FP003 Charlotte fp 1		55,700 TO	
	DEED BOOK 2017 PG-2796					
	FULL MARKET VALUE	87,304				
***** 217.00-2-5.2 *****						
217.00-2-5.2	7370 North Hill Rd					
Morley Kenneth A	240 Rural res		COUNTY TAXABLE VALUE		180,000	
Morley Tina M	Cassadaga Valle 062601	29,400	TOWN TAXABLE VALUE		180,000	
7370 North Hill Rd	5-1-5.8	180,000	SCHOOL TAXABLE VALUE		180,000	
Sinclairville, NY 14782	ACRES 15.00		FP003 Charlotte fp 1		180,000 TO	
	EAST-0971895 NRTH-0846125					
	DEED BOOK 2017 PG-7730					
	FULL MARKET VALUE	282,132				
***** 217.00-2-5.3 *****						
217.00-2-5.3	7218 North Hill Rd					
Tytka Daniel	312 Vac w/imprv		COUNTY TAXABLE VALUE		27,700	
8195 Golden Oak Cir	Cassadaga Valle 062601	26,200	TOWN TAXABLE VALUE		27,700	
Williamsville, NY 14221	5-1-5.8	27,700	SCHOOL TAXABLE VALUE		27,700	
	ACRES 23.10		FP003 Charlotte fp 1		27,700 TO	
	EAST-0970024 NRTH-0843788					
	DEED BOOK 2024 PG-6688					
	FULL MARKET VALUE	43,417				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-6 *****						
217.00-2-6	7263 Rood Rd					26200
Ross Billie Jo	312 Vac w/imprv		COUNTY TAXABLE VALUE	22,000		
7263 Rood Rd	Cassadaga Valle 062601	12,000	TOWN TAXABLE VALUE	22,000		
Sinclairville, NY 14782	5-1-9.2	22,000	SCHOOL TAXABLE VALUE	22,000		
	ACRES 1.20		FP003 Charlotte fp 1	22,000	TO	
	EAST-0325210 NRTH-0844607					
	DEED BOOK 2651 PG-287					
	FULL MARKET VALUE	34,483				
***** 217.00-2-7 *****						
217.00-2-7	7284 Rood Rd					26200
Peacock Steven John	240 Rural res		AG COMMIT 41730	0	6,200	6,200
Peacock Susan Lee	Cassadaga Valle 062601	54,500	BAS STAR 41854	0	0	18,380
7284 Rood Rd	5-1-9.1	95,000	COUNTY TAXABLE VALUE	88,800		
Sinclairville, NY 14782	ACRES 48.80		TOWN TAXABLE VALUE	88,800		
	EAST-0325616 NRTH-0845663		SCHOOL TAXABLE VALUE	70,420		
	DEED BOOK 2581 PG-619		FP003 Charlotte fp 1	95,000	TO	
	FULL MARKET VALUE	148,903				
***** 217.00-2-10 *****						
217.00-2-10	Rood Rd					26200
Southern Tier Coon	534 Social org.		COUNTY TAXABLE VALUE	68,700		
Hunters	Cassadaga Valle 062601	53,200	TOWN TAXABLE VALUE	68,700		
PO Box 541	5-1-12	68,700	SCHOOL TAXABLE VALUE	68,700		
Sinclairville, NY 14782	ACRES 47.00		FP003 Charlotte fp 1	68,700	TO	
	EAST-0327296 NRTH-0845592					
	FULL MARKET VALUE	107,680				
***** 217.00-2-12 *****						
217.00-2-12	7325 Rood Rd					26200
Gustafson Jared D	260 Seasonal res		COUNTY TAXABLE VALUE	81,500		
177 Gardner St	Cassadaga Valle 062601	31,800	TOWN TAXABLE VALUE	81,500		
Fredonia, NY 14063	5-1-10.2.2	81,500	SCHOOL TAXABLE VALUE	81,500		
	ACRES 17.60		FP003 Charlotte fp 1	81,500	TO	
	EAST-0326450 NRTH-0845103					
	DEED BOOK 2019 PG-6832					
	FULL MARKET VALUE	127,743				
***** 217.00-2-13 *****						
217.00-2-13	Rood Rd					26200
Gustafson Jared D	314 Rural vac<10		COUNTY TAXABLE VALUE	3,900		
177 Gardner St	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
Fredonia, NY 14063	5-1-10.3	3,900	SCHOOL TAXABLE VALUE	3,900		
	ACRES 1.50		FP003 Charlotte fp 1	3,900	TO	
	EAST-0326389 NRTH-0844815					
	DEED BOOK 2019 PG-6832					
	FULL MARKET VALUE	6,113				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 147
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-2-14 *****						
217.00-2-14	Corner Rood Rd & Mill Cre					26200
Hayes Russell W	311 Res vac land		COUNTY TAXABLE VALUE	3,900		
119 Kendrick St	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
PO Box 24	5-1-10.1	3,900	SCHOOL TAXABLE VALUE	3,900		
Sherman, NY 14781	ACRES 1.50		FP003 Charlotte fp 1	3,900 TO		
	EAST-0326957 NRTH-0844841					
	DEED BOOK 2025 PG-1874					
	FULL MARKET VALUE	6,113				
***** 217.00-2-15 *****						
217.00-2-15	Rood Rd					26200
Peacock Steven John	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Peacock Susan Lee	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
7284 Rood Rd	5-1-10.4.1	4,800	SCHOOL TAXABLE VALUE	4,800		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
	EAST-0326253 NRTH-0844460					
	DEED BOOK 2581 PG-619					
	FULL MARKET VALUE	7,524				
***** 217.00-2-16 *****						
217.00-2-16	7314 Rood Rd					
Bommer Darlene	210 1 Family Res		COUNTY TAXABLE VALUE	20,000		
Rorick Damien	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE	20,000		
899 Maryville Dr Apt 4	5-1-10.4.3	20,000	SCHOOL TAXABLE VALUE	20,000		
Cheektowaga, NY 14225	ACRES 2.70		FP003 Charlotte fp 1	20,000 TO		
	EAST-0326443 NRTH-0844366					
	DEED BOOK 2022 PG-5957					
	FULL MARKET VALUE	31,348				
***** 217.00-2-17 *****						
217.00-2-17	7326 Rood Rd					26200
Deering Gilbert Jr	210 1 Family Res		COUNTY TAXABLE VALUE	20,000		
Deering Dorothy	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	20,000		
7326 Rood Rd	5-1-10.4.2	20,000	SCHOOL TAXABLE VALUE	20,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	20,000 TO		
	EAST-0326107 NRTH-0844678					
	DEED BOOK 2146 PG-00580					
	FULL MARKET VALUE	31,348				
***** 217.00-2-18 *****						
217.00-2-18	2441 Millcreek Rd					
Kauffman Scott P	312 Vac w/imprv		COUNTY TAXABLE VALUE	68,000		
Kauffman Sandra M	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	68,000		
3941 S Nesmith Ave	5-1-10.4.4	68,000	SCHOOL TAXABLE VALUE	68,000		
Bemus Point, NY 14712	ACRES 2.90		FP003 Charlotte fp 1	68,000 TO		
	EAST-0326745 NRTH-0844476					
	DEED BOOK 2684 PG-442					
	FULL MARKET VALUE	106,583				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-19 *****						
2431 Millcreek Rd	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		26200
217.00-2-19	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	89,000		
Swanson James	5-1-13	89,000	SCHOOL TAXABLE VALUE	89,000		
Swanson Jolean	ACRES 6.00		FP003 Charlotte fp 1	89,000	TO	
2431 Millcreek Rd	EAST-0327404 NRTH-0844619					
Sinclairville, NY 14782	DEED BOOK 2020 PG-5378					
	FULL MARKET VALUE	139,498				
***** 217.00-2-20 *****						
2394 East Rd	240 Rural res		COUNTY TAXABLE VALUE	165,000		26200
217.00-2-20	Cassadaga Valle 062601	67,800	TOWN TAXABLE VALUE	165,000		
Hopkins Jill M	5-1-22.1	165,000	SCHOOL TAXABLE VALUE	165,000		
2394 East Rd	ACRES 90.40		FP003 Charlotte fp 1	165,000	TO	
Sinclairville, NY 14782-9622	EAST-0327753 NRTH-0842053					
	DEED BOOK 2015 PG-5953					
	FULL MARKET VALUE	258,621				
***** 217.00-2-23 *****						
2418 East Rd	210 1 Family Res		AG COMMIT 41730 0	18,990	18,990	18,990
217.00-2-23	Cassadaga Valle 062601	35,400	COUNTY TAXABLE VALUE	166,010		
Boyland Chad A	5-1-22.3	185,000	TOWN TAXABLE VALUE	166,010		
Hazelton Jennifer L	ACRES 21.60		SCHOOL TAXABLE VALUE	166,010		
2418 East Rd	EAST-0327678 NRTH-0840554		FP003 Charlotte fp 1	185,000	TO	
Sinclairville, NY 14782	DEED BOOK 2021 PG-2215					
	FULL MARKET VALUE	289,969				
***** 217.00-2-24 *****						
	East Rd					26200
217.00-2-24	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
Rafferty Rose Marie	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	48,000		
55539 Stilwell Rd	5-1-22.2	48,000	SCHOOL TAXABLE VALUE	48,000		
Hamburg, NY 14075	ACRES 8.00		FP003 Charlotte fp 1	48,000	TO	
	EAST-0327155 NRTH-0840780					
	DEED BOOK 2296 PG-425					
	FULL MARKET VALUE	75,235				
***** 217.00-2-25.1 *****						
	East Rd					26200
217.00-2-25.1	322 Rural vac>10		COUNTY TAXABLE VALUE	58,900		
Deering Teresa	Cassadaga Valle 062601	58,900	TOWN TAXABLE VALUE	58,900		
Deering Jeffrey	8-1-13.1	58,900	SCHOOL TAXABLE VALUE	58,900		
2543 East Rd	ACRES 96.30		FP003 Charlotte fp 1	58,900	TO	
Sinclairville, NY 14782-9622	EAST-0974322 NRTH-0839265					
	DEED BOOK 2019 PG-4574					
	FULL MARKET VALUE	92,320				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 149
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.00-2-25.2 *****						
217.00-2-25.2	2515 East Rd					26200
Walnut Tree Park Corp.	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
2515 East Rd	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE	60,000		
Sinclairville, NY 14782-9622	8-1-13.1	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 3.70		FP003 Charlotte fp 1	60,000	TO	
	EAST-0974024 NRTH-0840134					
	DEED BOOK 2021 PG-7424					
	FULL MARKET VALUE	94,044				
***** 217.00-2-26 *****						
217.00-2-26	6810 Charlotte Center Rd					26200
Johnson Jason R	322 Rural vac>10		AG DIST 41720 0	23,860	23,860	23,860
Johnson Deborah A	Cassadaga Valle 062601	37,900	COUNTY TAXABLE VALUE	14,040		
6810 Charlotte Center Rd	8-1-11.2	37,900	TOWN TAXABLE VALUE	14,040		
Sinclairville, NY 14782	ACRES 39.90		SCHOOL TAXABLE VALUE	14,040		
	EAST-0324763 NRTH-0838804		FP003 Charlotte fp 1	37,900	TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	59,404				
UNDER AGDIST LAW TIL 2030						
***** 217.00-2-27 *****						
217.00-2-27	2478 East Rd					
Fierle Nicholas	240 Rural res		COUNTY TAXABLE VALUE	235,000		
Jeffrey S & Cheryl A. Fierle	Cassadaga Valle 062601	69,500	TOWN TAXABLE VALUE	235,000		
1953 Hanley Dr	5-1-23.2	235,000	SCHOOL TAXABLE VALUE	235,000		
Lakeview, NY 14085	ACRES 96.10		FP003 Charlotte fp 1	235,000	TO	
	EAST-0326545 NRTH-0843221					
	DEED BOOK 2017 PG-7241					
	FULL MARKET VALUE	368,339				
***** 217.00-2-28 *****						
217.00-2-28	314 Rural vac<10					26200
Higgs David A	Cassadaga Valle 062601	3,100	COUNTY TAXABLE VALUE	3,100		
7250 Rood Rd	5-1-24.4.1	3,100	TOWN TAXABLE VALUE	3,100		
Sinclairville, NY 14782-9619	ACRES 2.80		SCHOOL TAXABLE VALUE	3,100		
	EAST-0325865 NRTH-0844050		FP003 Charlotte fp 1	3,100	TO	
	DEED BOOK 2471 PG-919					
	FULL MARKET VALUE	4,859				
***** 217.00-2-29 *****						
217.00-2-29	7250 Rood Rd					26200
Higgs David A	270 Mfg housing		ENH STAR 41834 0	0	0	54,210
Higgs Sharon L	Cassadaga Valle 062601	16,100	COUNTY TAXABLE VALUE	58,000		
7250 Rood Rd	5-1-24.4.2	58,000	TOWN TAXABLE VALUE	58,000		
Sinclairville, NY 14782	ACRES 3.20		SCHOOL TAXABLE VALUE	3,790		
	EAST-0325526 NRTH-0844147		FP003 Charlotte fp 1	58,000	TO	
	DEED BOOK 1635 PG-00145					
	FULL MARKET VALUE	90,909				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-2-30 *****						
217.00-2-30	Rood Rd					26200
Higgs David A	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,100		
Higgs Sharon L	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE	15,100		
7250 Rood Rd	5-1-24.7	15,100	SCHOOL TAXABLE VALUE	15,100		
Sinclairville, NY 14782-9619	ACRES 4.00		FP003 Charlotte fp 1	15,100 TO		
	EAST-0324887 NRTH-0843774					
	DEED BOOK 2326 PG-89					
	FULL MARKET VALUE	23,668				
***** 217.00-2-31 *****						
217.00-2-31	7200 Rood Rd					26200
Singer Stephen J	210 1 Family Res		CW 15 VET/ 41162	0	7,350	0
Singer Kay M	Cassadaga Valle 062601	16,600	ENH STAR 41834	0	0	54,210
7200 Rood Rd	5-1-24.6	124,000	CW DISBLD 41172	0	24,500	0
Sinclairville, NY 14782	ACRES 3.50		COUNTY TAXABLE VALUE	92,150		
	EAST-0324919 NRTH-0843396		TOWN TAXABLE VALUE	124,000		
	DEED BOOK 2586 PG-727		SCHOOL TAXABLE VALUE	69,790		
	FULL MARKET VALUE	194,357	FP003 Charlotte fp 1	124,000 TO		
***** 217.00-2-32 *****						
217.00-2-32	Rood Rd					26200
Williams Scott & Vicki	322 Rural vac>10		AG DIST 41720	0	19,510	19,510
Carlstrom Jake	Cassadaga Valle 062601	33,500	COUNTY TAXABLE VALUE	13,990		
6751 Hall Rd	5-1-24.1	33,500	TOWN TAXABLE VALUE	13,990		
Sinclairville, NY 14782	ACRES 33.50		SCHOOL TAXABLE VALUE	13,990		
	EAST-0325673 NRTH-0843443		FP003 Charlotte fp 1	33,500 TO		
	DEED BOOK 2020 PG-5887					
	FULL MARKET VALUE	52,508				
***** 217.00-2-34 *****						
217.00-2-34	7150 Rood Rd					26200
Higgs Gary	210 1 Family Res		ENH STAR 41834	0	0	54,210
Higgs Roberta	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE	87,000		
7150 Rood Rd	Includes 5-1-24.8	87,000	TOWN TAXABLE VALUE	87,000		
Sinclairville, NY 14782-9619	.32 Acres		SCHOOL TAXABLE VALUE	32,790		
	5-1-24.5		FP003 Charlotte fp 1	87,000 TO		
	ACRES 3.10					
	EAST-0324548 NRTH-0843614					
	DEED BOOK 1783 PG-00239					
	FULL MARKET VALUE	136,364				
***** 217.00-2-35 *****						
217.00-2-35	N. Hill Rd					
Pacileo Joseph W	312 Vac w/imprv		COUNTY TAXABLE VALUE	59,700		
3001 Valleyview Cir	Cassadaga Valle 062601	39,700	TOWN TAXABLE VALUE	59,700		
Erie, PA 16509	5-1-27.3.1	59,700	SCHOOL TAXABLE VALUE	59,700		
	ACRES 27.70		FP003 Charlotte fp 1	59,700 TO		
	EAST-0323387 NRTH-0842405					
	DEED BOOK 2518 PG-908					
	FULL MARKET VALUE	93,574				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-2-36 *****						
217.00-2-36	N. Hill Rd					
Pacileo Joseph W	322 Rural vac>10		COUNTY TAXABLE VALUE	11,200		
Pacileo Karri	Cassadaga Valle 062601	11,200	TOWN TAXABLE VALUE	11,200		
3001 Valleyview Cir	5-1-27.3.2	11,200	SCHOOL TAXABLE VALUE	11,200		
Erie, PA 16509	ACRES 6.30		FP003 Charlotte fp 1	11,200	TO	
	EAST-0323225 NRTH-0842828					
	DEED BOOK 2469 PG-282					
	FULL MARKET VALUE	17,555				
***** 217.00-2-37 *****						
217.00-2-37	7176 North Hill Rd					
Whitacre Carson A	270 Mfg housing		COUNTY TAXABLE VALUE	34,000		
Whitacre Chanel A	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	34,000		
5195 Spooner Rd	5-1-5.5	34,000	SCHOOL TAXABLE VALUE	34,000		
Ashville, NY 14710	ACRES 2.00		FP003 Charlotte fp 1	34,000	TO	
	EAST-0323239 NRTH-0843383					
	DEED BOOK 2025 PG-3854					
	FULL MARKET VALUE	53,292				
***** 217.00-2-38 *****						
217.00-2-38	7196 North Hill Rd				26200	
Logue Dawn	210 1 Family Res		COUNTY TAXABLE VALUE	42,000		
7196 North Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	42,000		
Sinclairville, NY 14782	5-1-5.3	42,000	SCHOOL TAXABLE VALUE	42,000		
	ACRES 2.00		FP003 Charlotte fp 1	42,000	TO	
	EAST-0323049 NRTH-0843662					
	DEED BOOK 2012 PG-2872					
	FULL MARKET VALUE	65,831				
***** 217.00-2-39 *****						
217.00-2-39	7206 North Hill Rd				26200	
Caylor Jason	312 Vac w/imprv		COUNTY TAXABLE VALUE	14,500		
25 Morton St	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	14,500		
Jamestown, NY 14701	5-1-5.1	14,500	SCHOOL TAXABLE VALUE	14,500		
	ACRES 2.00		FP003 Charlotte fp 1	14,500	TO	
	EAST-0323237 NRTH-0843917					
	DEED BOOK 2576 PG-490					
	FULL MARKET VALUE	22,727				
***** 217.00-2-40 *****						
217.00-2-40	7191 Rood Rd				26200	
Myers Kristine	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
7191 Rood Rd	Cassadaga Valle 062601	16,100	TOWN TAXABLE VALUE	60,000		
Sinclairville, NY 14782-9619	5-1-25.1	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 3.20		FP003 Charlotte fp 1	60,000	TO	
	EAST-0323410 NRTH-0843259					
	DEED BOOK 2024 PG-5065					
	FULL MARKET VALUE	94,044				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.00-2-41 *****						
217.00-2-41	7207 Rood Rd					26200
Higgs Jeffrey	444 Lumber yd/ml		COUNTY TAXABLE VALUE	40,000		
7207 Rood Rd	Cassadaga Valle 062601	18,400	TOWN TAXABLE VALUE	40,000		
Sinclairville, NY 14782-9619	Includes 5-1-24.2	40,000	SCHOOL TAXABLE VALUE	40,000		
	5-1-25.2		FP003 Charlotte fp 1	40,000 TO		
	ACRES 4.50					
	EAST-0323511 NRTH-0843560					
	DEED BOOK 2024 PG-5065					
	FULL MARKET VALUE	62,696				
***** 217.00-2-43 *****						
217.00-2-43	7233 Rood Rd					26200
Harmony George	210 1 Family Res		AGED C/S 41805 0	34,000	0	34,000
7233 Rood Rd	Cassadaga Valle 062601	32,500	COUNTY TAXABLE VALUE	34,000		
Sinclairville, NY 14782-9619	5-1-24.3	68,000	TOWN TAXABLE VALUE	68,000		
	ACRES 7.50		SCHOOL TAXABLE VALUE	34,000		
	EAST-0324689 NRTH-0843987		FP003 Charlotte fp 1	68,000 TO		
	DEED BOOK 2013 PG-3536					
	FULL MARKET VALUE	106,583				
***** 217.04-1-1 *****						
217.04-1-1	7132 Rood Rd					26200
Wares Timothy J	210 1 Family Res		COUNTY TAXABLE VALUE	78,000		
7132 Rood Rd	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	78,000		
Sinclairville, NY 14782-9619	5-1-26	78,000	SCHOOL TAXABLE VALUE	78,000		
	ACRES 8.00 BANK 9235		FP003 Charlotte fp 1	78,000 TO		
	EAST-0324738 NRTH-0842315					
	DEED BOOK 2338 PG-582					
	FULL MARKET VALUE	122,257				
***** 217.04-1-2 *****						
217.04-1-2	East Rd					26200
Nalbone Louis J	312 Vac w/imprv		COUNTY TAXABLE VALUE	175,000		
Nalbone Janet M	Cassadaga Valle 062601	40,700	TOWN TAXABLE VALUE	175,000		
3706 Victoria Rd	5-1-23.1	175,000	SCHOOL TAXABLE VALUE	175,000		
Ashville, NY 14710	ACRES 29.10		FP003 Charlotte fp 1	175,000 TO		
	EAST-0325654 NRTH-0841015					
	DEED BOOK 2025 PG-3785					
	FULL MARKET VALUE	274,295				
***** 217.04-1-3.1 *****						
217.04-1-3.1	East Rd					20,390
Nobles Nelson B.S.	322 Rural vac>10		AG COMMIT 41730 0	20,390	20,390	20,390
7690 Rt 83	Cassadaga Valle 062601	34,300	COUNTY TAXABLE VALUE	13,910		
South Dayton, NY 14138	5-1-23.4	34,300	TOWN TAXABLE VALUE	13,910		
	ACRES 34.70		SCHOOL TAXABLE VALUE	13,910		
	EAST-0324210 NRTH-0840390		FP003 Charlotte fp 1	34,300 TO		
	DEED BOOK 2017 PG-6984					
	FULL MARKET VALUE	53,762				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2033						

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 153
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-3.2 *****						
217.04-1-3.2	East Rd					
Nalbone Louis J	322 Rural vac>10		COUNTY TAXABLE VALUE	16,600		
Nalbone Janet M	Cassadaga Valle 062601	16,600	TOWN TAXABLE VALUE	16,600		
3706 Victoria Rd	5-1-23.4	16,600	SCHOOL TAXABLE VALUE	16,600		
Ashville, NY 14710	ACRES 12.10		FP003 Charlotte fp 1	16,600	TO	
	EAST-0324210 NRTH-0840390					
	DEED BOOK 2025 PG-3785					
	FULL MARKET VALUE	26,019				
***** 217.04-1-3.3 *****						
217.04-1-3.3	East Rd					
London Anastacia K	314 Rural vac<10		COUNTY TAXABLE VALUE	12,700		
5062 Stoneledge Rd	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE	12,700		
Ashville, NY 14710	5-1-23.4	12,700	SCHOOL TAXABLE VALUE	12,700		
	ACRES 7.90		FP003 Charlotte fp 1	12,700	TO	
	EAST-0972348 NRTH-0840556					
	DEED BOOK 2014 PG-5974					
	FULL MARKET VALUE	19,906				
***** 217.04-1-3.4 *****						
217.04-1-3.4	2560 East Rd					
Swearingen Kasandra	210 1 Family Res		COUNTY TAXABLE VALUE	75,000		
2560 East Rd	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	75,000		
Sinclairville, NY 14782	5-1-23.4	75,000	SCHOOL TAXABLE VALUE	75,000		
	ACRES 3.00		FP003 Charlotte fp 1	75,000	TO	
	EAST-0324210 NRTH-0840390					
	DEED BOOK 2022 PG-4312					
	FULL MARKET VALUE	117,555				
***** 217.04-1-3.5 *****						
217.04-1-3.5	2562 East Rd					
Spinler Kaitlyn	210 1 Family Res		COUNTY TAXABLE VALUE	65,000		
2562 East Rd	Cassadaga Valle 062601	14,500	TOWN TAXABLE VALUE	65,000		
Sinclairville, NY 14782	5-1-23.4	65,000	SCHOOL TAXABLE VALUE	65,000		
	ACRES 2.30		FP003 Charlotte fp 1	65,000	TO	
	EAST-0972978 NRTH-0840554					
	DEED BOOK 2023 PG-6442					
	FULL MARKET VALUE	101,881				
***** 217.04-1-4 *****						
217.04-1-4	2543 East Rd				26200	
Deering Teresa	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
2543 East Rd	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	38,000		
Sinclairville, NY 14782	8-1-13.2	38,000	TOWN TAXABLE VALUE	38,000		
	ACRES 3.00		SCHOOL TAXABLE VALUE	19,620		
	EAST-0325050 NRTH-0824081		FP003 Charlotte fp 1	38,000	TO	
	DEED BOOK 2444 PG-83					
	FULL MARKET VALUE	59,561				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-5 *****						
2559 East Rd	210 1 Family Res		BAS STAR 41854	0	0	0
217.04-1-5	Cassadaga Valle 062601	13,100	COUNTY TAXABLE VALUE	92,000		18,380
Monfort Teresa	8-1-10.1	92,000	TOWN TAXABLE VALUE	92,000		
2559 East Rd	ACRES 1.50		SCHOOL TAXABLE VALUE	73,620		
Sinclairville, NY 14782	EAST-0324409 NRTH-0839707		FP003 Charlotte fp 1	92,000 TO		
	DEED BOOK 2019 PG-1197					
	FULL MARKET VALUE	144,201				
***** 217.04-1-6 *****						
2551 East Rd	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
217.04-1-6	Cassadaga Valle 062601	20,700	TOWN TAXABLE VALUE	55,000		
Monfort Teresa J	8-1-10.2.1	55,000	SCHOOL TAXABLE VALUE	55,000		
2559 East Rd	ACRES 5.10		FP003 Charlotte fp 1	55,000 TO		
Sinclairville, NY 14782	EAST-0324688 NRTH-0839644					
	DEED BOOK 2020 PG-6701					
	FULL MARKET VALUE	86,207				
***** 217.04-1-7 *****						
S. Side East Rd	240 Rural res		BAS STAR 41854	0	0	0
217.04-1-7	Cassadaga Valle 062601	22,900	COUNTY TAXABLE VALUE	76,000		18,380
Belote Phillip J Jr	8-1-10.2.2	76,000	TOWN TAXABLE VALUE	76,000		
Belote Cheryl L	ACRES 8.00		SCHOOL TAXABLE VALUE	57,620		
2577 East Rd	EAST-0324864 NRTH-0840090		FP003 Charlotte fp 1	76,000 TO		
Sinclairville, NY 14782	DEED BOOK 2563 PG-463					
	FULL MARKET VALUE	119,122				
***** 217.04-1-8 *****						
2623 East Rd	270 Mfg housing		BAS STAR 41854	0	0	0
217.04-1-8	Cassadaga Valle 062601	19,100	COUNTY TAXABLE VALUE	74,000		18,380
Haire Glen	8-1-9.4	74,000	TOWN TAXABLE VALUE	74,000		
Haire Martha	ACRES 4.90		SCHOOL TAXABLE VALUE	55,620		
2623 East Rd	EAST-0323810 NRTH-0839932		FP003 Charlotte fp 1	74,000 TO		
Sinclairville, NY 14782	DEED BOOK 2310 PG-953					
	FULL MARKET VALUE	115,987				
***** 217.04-1-9 *****						
6914 Charlotte Center Rd	240 Rural res		COUNTY TAXABLE VALUE	76,500		26200
217.04-1-9	Cassadaga Valle 062601	32,900	TOWN TAXABLE VALUE	76,500		
McLane David	8-1-8.1		76,500 SCHOOL TAXABLE VALUE	76,500		
6914 Charlotte Center Rd	ACRES 18.70		FP003 Charlotte fp 1	76,500 TO		
Sinclairville, NY 14782	EAST-0323504 NRTH-0839488					
	DEED BOOK 2024 PG-6711					
	FULL MARKET VALUE	119,906				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 217.04-1-10 *****						
217.04-1-10	6896 Charlotte Center Rd					26200
Fenton Richard I	210 1 Family Res		COUNTY TAXABLE VALUE	125,000		
Fenton Sharon A	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	125,000		
6896 Charlotte Ctr Rd	8-1-11.1	125,000	SCHOOL TAXABLE VALUE	125,000		
Sinclairville, NY 14782	ACRES 1.50		FP003 Charlotte fp 1	125,000	TO	
	EAST-0323211 NRTH-0838863					
	FULL MARKET VALUE	195,925				
***** 217.04-1-11 *****						
217.04-1-11	Charlotte Center Rd					26200
Fenton Richard	311 Res vac land		COUNTY TAXABLE VALUE	1,200		
Fenton Sharon	Cassadaga Valle 062601	1,200	TOWN TAXABLE VALUE	1,200		
6896 Charlotte Ctr Rd	8-1-7	1,200	SCHOOL TAXABLE VALUE	1,200		
Sinclairville, NY 14782-9613	ACRES 0.25		FP003 Charlotte fp 1	1,200	TO	
	EAST-0323000 NRTH-0838885					
	FULL MARKET VALUE	1,881				
***** 217.04-1-14 *****						
217.04-1-14	6943 Charlotte Ctr					26200
Washington Thomas Ward	210 1 Family Res		BAS STAR 41854	0		18,380
2825 Hooker Rd Rd	Cassadaga Valle 062601	5,500	COUNTY TAXABLE VALUE	30,000		
Sinclairville, NY 14782	13-3-4.1	30,000	TOWN TAXABLE VALUE	30,000		
	ACRES 0.33		SCHOOL TAXABLE VALUE	11,620		
	EAST-0322833 NRTH-0839672		FP003 Charlotte fp 1	30,000	TO	
	DEED BOOK 2013 PG-7373					
	FULL MARKET VALUE	47,022				
***** 217.04-1-15 *****						
217.04-1-15	6951 Charlotte Ctr					26200
Haskins Charlene	210 1 Family Res		ENH STAR 41834	0		32,000
Haskins John	Cassadaga Valle 062601	9,500	COUNTY TAXABLE VALUE	32,000		
6951 Charlotte Ctr Rd	13-3-4.2	32,000	TOWN TAXABLE VALUE	32,000		
Sinclairville, NY 14782	ACRES 0.70		SCHOOL TAXABLE VALUE	0		
	EAST-0322839 NRTH-0839812		FP003 Charlotte fp 1	32,000	TO	
	DEED BOOK 2074 PG-00125					
	FULL MARKET VALUE	50,157				
***** 217.04-1-16 *****						
217.04-1-16	6955 Charlotte Center Rd					26200
Newton Catherine K	210 1 Family Res		COUNTY TAXABLE VALUE	46,200		
7006 Rood Rd	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	46,200		
Sinclairville, NY 14782	13-3-3	46,200	SCHOOL TAXABLE VALUE	46,200		
	ACRES 0.50		FP003 Charlotte fp 1	46,200	TO	
	EAST-0322842 NRTH-0839904					
	DEED BOOK 2015 PG-5314					
	FULL MARKET VALUE	72,414				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-17 *****						
	Charlotte Ctr				26200	
217.04-1-17	210 1 Family Res		BAS STAR 41854	0	0	18,380
Richir David F	Cassadaga Valle 062601	29,400	CW DISBLD 41172	0	24,500	0
Richir Tina M	13-4-1	160,000	CW_15 VET/ 41162	0	7,350	0
6974 Charlotte Ctr Rd	ACRES 5.50 BANK 9232		VETS C/T 41101	0	5,000	5,000
Sinclairville, NY 14782	EAST-0323176 NRTH-0840099		COUNTY TAXABLE VALUE		123,150	
	DEED BOOK 2176 PG-00563		TOWN TAXABLE VALUE		155,000	
	FULL MARKET VALUE	250,784	SCHOOL TAXABLE VALUE		141,620	
			FP003 Charlotte fp 1		160,000 TO	
***** 217.04-1-18 *****						
	6956 Charlotte Ctr				26200	
217.04-1-18	210 1 Family Res		BAS STAR 41854	0	0	18,380
Palmer Alexander	Cassadaga Valle 062601	4,400	COUNTY TAXABLE VALUE		74,000	
Truax Lindsay	13-4-2	74,000	TOWN TAXABLE VALUE		74,000	
6956 Charlotte Center Rd	ACRES 0.25		SCHOOL TAXABLE VALUE		55,620	
Sinclairville, NY 14782	EAST-0323042 NRTH-0839815		FP003 Charlotte fp 1		74,000 TO	
	DEED BOOK 2012 PG-6793					
	FULL MARKET VALUE	115,987				
***** 217.04-1-21 *****						
	East Rd				26200	
217.04-1-21	314 Rural vac<10		COUNTY TAXABLE VALUE		4,500	
Haire Glenn	Cassadaga Valle 062601	4,500	TOWN TAXABLE VALUE		4,500	
Haire Martha	8-1-9.1	4,500	SCHOOL TAXABLE VALUE		4,500	
2623 East Rd	ACRES 4.40		FP003 Charlotte fp 1		4,500 TO	
Sinclairville, NY 14782	EAST-0323514 NRTH-0839966					
	DEED BOOK 2138 PG-00630					
	FULL MARKET VALUE	7,053				
***** 217.04-1-22 *****						
	2610 East Rd				26200	
217.04-1-22	210 1 Family Res		COUNTY TAXABLE VALUE		131,500	
Hopkins Jeffrey A	Cassadaga Valle 062601	19,600	TOWN TAXABLE VALUE		131,500	
Hopkins Sharon L	8-1-9.2	131,500	SCHOOL TAXABLE VALUE		131,500	
2610 East Rd	ACRES 1.60		FP003 Charlotte fp 1		131,500 TO	
Sinclairville, NY 14782	EAST-0323735 NRTH-0840213					
	DEED BOOK 2016 PG-7828					
	FULL MARKET VALUE	206,113				
***** 217.04-1-23 *****						
	East Rd				26200	
217.04-1-23	311 Res vac land		COUNTY TAXABLE VALUE		200	
Boyland Chad	Cassadaga Valle 062601	200	TOWN TAXABLE VALUE		200	
2418 East Rd	13-2-3	200	SCHOOL TAXABLE VALUE		200	
Sinclairville, NY 14782	ACRES 0.12		FP003 Charlotte fp 1		200 TO	
	EAST-0323716 NRTH-0840324					
	DEED BOOK 2023 PG-6361					
	FULL MARKET VALUE	313				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.04-1-24 *****						
217.04-1-24	East Rd					26200
Boyland Chad	314 Rural vac<10		COUNTY TAXABLE VALUE	6,200		
2418 East Rd	Cassadaga Valle 062601	6,200	TOWN TAXABLE VALUE	6,200		
Sinclairville, NY 14782	13-2-4.2	6,200	SCHOOL TAXABLE VALUE	6,200		
	ACRES 2.80		FP003 Charlotte fp 1	6,200 TO		
	EAST-0323595 NRTH-0840483					
	DEED BOOK 2023 PG-6361					
	FULL MARKET VALUE	9,718				
***** 217.04-1-26 *****						
217.04-1-26	N. Side Of East Rd					
Newton Catherine K	311 Res vac land		COUNTY TAXABLE VALUE	1,100		
7006 Rood Rd	Cassadaga Valle 062601	1,100	TOWN TAXABLE VALUE	1,100		
Sinclairville, NY 14782	13-2-4.3	1,100	SCHOOL TAXABLE VALUE	1,100		
	FRNT 100.00 DPTH 253.00		FP003 Charlotte fp 1	1,100 TO		
	EAST-0321626 NRTH-0839729					
	DEED BOOK 2527 PG-849					
	FULL MARKET VALUE	1,724				
***** 217.04-1-27 *****						
217.04-1-27	7006 Rood Rd					26200
Newton Catherine K	210 1 Family Res		BAS STAR 41854	0	0	18,380
7006 Rood Rd	Cassadaga Valle 062601	9,900	COUNTY TAXABLE VALUE	90,000		
Sinclairville, NY 14782	13-2-6	90,000	TOWN TAXABLE VALUE	90,000		
	ACRES 0.75		SCHOOL TAXABLE VALUE	71,620		
	EAST-0323127 NRTH-0840432		FP003 Charlotte fp 1	90,000 TO		
	DEED BOOK 2527 PG-849					
	FULL MARKET VALUE	141,066				
***** 217.04-1-28 *****						
217.04-1-28	7002 Rood Rd					26200
Abbey Jean M	210 1 Family Res		ENH STAR 41834	0	0	54,210
7002 Rood Rd	Cassadaga Valle 062601	8,800	COUNTY TAXABLE VALUE	66,000		
Sinclairville, NY 14782	13-2-5	66,000	TOWN TAXABLE VALUE	66,000		
	ACRES 0.62		SCHOOL TAXABLE VALUE	11,790		
	DEED BOOK 2206 PG-00552		FP003 Charlotte fp 1	66,000 TO		
	FULL MARKET VALUE	103,448				
***** 217.04-1-30 *****						
217.04-1-30	Charlotte Ctr					26200
Richir Tina M	300 Vacant Land		COUNTY TAXABLE VALUE	2,100		
6974 Charlotte Center Rd	Cassadaga Valle 062601	2,100	TOWN TAXABLE VALUE	2,100		
Sinclairville, NY 14782	13-1-7	2,100	SCHOOL TAXABLE VALUE	2,100		
	ACRES 0.50		FP003 Charlotte fp 1	2,100 TO		
	EAST-0322857 NRTH-0840356					
	DEED BOOK 2015 PG-4499					
	FULL MARKET VALUE	3,292				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.04-1-31 *****						
217.04-1-31	Hooker Rd					26200
Haskins Allen J	311 Res vac land		COUNTY TAXABLE VALUE	1,700		
7011 Rood Rd	Cassadaga Valle 062601	1,700	TOWN TAXABLE VALUE	1,700		
Sinclairville, NY 14782	13-1-2.2	1,700	SCHOOL TAXABLE VALUE	1,700		
	ACRES 0.40		FP003 Charlotte fp 1	1,700 TO		
	EAST-0322698 NRTH-0840421					
	DEED BOOK 2020 PG-3666					
	FULL MARKET VALUE	2,665				
***** 217.04-1-32 *****						
217.04-1-32	7011 Rood Rd					26200
Haskins Allen J	210 1 Family Res		COUNTY TAXABLE VALUE	50,000		
7011 Rood Rd	Cassadaga Valle 062601	9,900	TOWN TAXABLE VALUE	50,000		
Sinclairville, NY 14782	13-1-6	50,000	SCHOOL TAXABLE VALUE	50,000		
	ACRES 0.75		FP003 Charlotte fp 1	50,000 TO		
	EAST-0322766 NRTH-0840472					
	DEED BOOK 2020 PG-3666					
	FULL MARKET VALUE	78,370				
***** 217.04-1-33 *****						
217.04-1-33	7019 Rood Rd					26200
Smith Keith A	210 1 Family Res		COUNTY TAXABLE VALUE	53,000		
7041 North Hill Rd	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	53,000		
Sinclairville, NY 14782	13-1-5	53,000	SCHOOL TAXABLE VALUE	53,000		
	ACRES 1.00		FP003 Charlotte fp 1	53,000 TO		
	EAST-0322763 NRTH-0840595					
	DEED BOOK 2489 PG-816					
	FULL MARKET VALUE	83,072				
***** 217.04-1-34 *****						
217.04-1-34	7025 Rood Rd					26200
Walsh Dalton	311 Res vac land		COUNTY TAXABLE VALUE	13,100		
Bossard Rachel E	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	13,100		
7052 Rood Rd	13-1-4	13,100	SCHOOL TAXABLE VALUE	13,100		
Sinclairville, NY 14782	ACRES 1.50		FP003 Charlotte fp 1	13,100 TO		
	EAST-0322845 NRTH-0840880					
	DEED BOOK 2023 PG-5469					
	FULL MARKET VALUE	20,533				
***** 217.04-1-35 *****						
217.04-1-35	7041 N. Hill					26200
Smith Keith A	210 1 Family Res		COUNTY TAXABLE VALUE	79,700		
7041 N. Hill	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	79,700		
Sinclairville, NY 14782	13-1-3	79,700	SCHOOL TAXABLE VALUE	79,700		
	ACRES 2.90		FP003 Charlotte fp 1	79,700 TO		
	DEED BOOK 2014 PG-5811					
	FULL MARKET VALUE	124,922				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 217.04-1-36 *****						
217.04-1-36	7052 Rood Rd					26200
Walsh Dalton M	210 1 Family Res		COUNTY TAXABLE VALUE	155,000		
7052 Rood Rd	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	155,000		
Sinclairville, NY 14782	13-2-2.1	155,000	SCHOOL TAXABLE VALUE	155,000		
	ACRES 5.50		FP003 Charlotte fp 1	155,000 TO		
	EAST-0323155 NRTH-0840778					
	DEED BOOK 2020 PG-4263					
	FULL MARKET VALUE	242,947				
***** 217.04-1-37 *****						
217.04-1-37	7076 Rood Rd					26200
Boyland Donald	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
Boyland Martha	Cassadaga Valle 062601	17,900	COUNTY TAXABLE VALUE	105,000		
7076 Rood Rd	13-2-2.2	105,000	TOWN TAXABLE VALUE	105,000		
Sinclairville, NY 14782	ACRES 4.20		SCHOOL TAXABLE VALUE	50,790		
	EAST-0323542 NRTH-0841100		FP003 Charlotte fp 1	105,000 TO		
	DEED BOOK 1987 PG-00320					
	FULL MARKET VALUE	164,577				
***** 217.04-1-41 *****						
217.04-1-41	7104 Rood Rd					
Bonasera Dominic	210 1 Family Res		COUNTY TAXABLE VALUE	44,500		
Bonasera Monica	Cassadaga Valle 062601	18,500	TOWN TAXABLE VALUE	44,500		
7104 Rood Rd	5-1-23.3	44,500	SCHOOL TAXABLE VALUE	44,500		
Sinclairville, NY 14782	ACRES 8.50		FP003 Charlotte fp 1	44,500 TO		
	EAST-0323942 NRTH-0841565					
	DEED BOOK 2018 PG-4423					
	FULL MARKET VALUE	69,749				
***** 218.00-1-1 *****						
218.00-1-1	Rood Rd					26200
Snyder Peter	314 Rural vac<10		COUNTY TAXABLE VALUE	9,000		
Snyder Carol	Cassadaga Valle 062601	9,000	TOWN TAXABLE VALUE	9,000		
PO Box 872	5-1-15.3.1	9,000	SCHOOL TAXABLE VALUE	9,000		
Sinclairville, NY 14782	ACRES 4.40		FP003 Charlotte fp 1	9,000 TO		
	EAST-0327924 NRTH-0846569					
	DEED BOOK 2163 PG-00223					
	FULL MARKET VALUE	14,107				
***** 218.00-1-2 *****						
218.00-1-2	7441 Rood Rd					26200
Snyder Peter A	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
Snyder Carol A	Cassadaga Valle 062601	14,200	COUNTY TAXABLE VALUE	66,500		
PO Box 872	5-1-15.3.2	66,500	TOWN TAXABLE VALUE	66,500		
Sinclairville, NY 14782	ACRES 2.10		SCHOOL TAXABLE VALUE	12,290		
	EAST-0328148 NRTH-0846504		FP003 Charlotte fp 1	66,500 TO		
	DEED BOOK 1935 PG-00318					
	FULL MARKET VALUE	104,232				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-3 *****						
218.00-1-3	7465 Rood Rd					
Green Robert C	270 Mfg housing		BAS STAR 41854	0	0	18,380
Green Dawn E	Cassadaga Valle 062601	14,500	COUNTY TAXABLE VALUE	21,500		
6782 RT 60	5-1-15.4.2	21,500	TOWN TAXABLE VALUE	21,500		
Cassadaga, NY 14718	ACRES 2.30		SCHOOL TAXABLE VALUE	3,120		
	EAST-0328374 NRTH-0846928		FP003 Charlotte fp 1	21,500 TO		
	DEED BOOK 2353 PG-588					
	FULL MARKET VALUE	33,699				
***** 218.00-1-4 *****						
218.00-1-4	7462 Rood Rd					26200
Snyder Peter A Jr	210 1 Family Res		COUNTY TAXABLE VALUE	78,000		
Snyder Nicole D	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	78,000		
7462 Rood Rd	5-1-17.2.2	78,000	SCHOOL TAXABLE VALUE	78,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	78,000 TO		
	EAST-0328728 NRTH-0846799					
	DEED BOOK 2105 PG-4029					
	FULL MARKET VALUE	122,257				
***** 218.00-1-5.1 *****						
218.00-1-5.1	7502 Rood Rd					26200
Pattysen Phillip W	240 Rural res		FARM SILOS 42100	0	1,000	1,000
Pattysen Shan	Cassadaga Valle 062601	66,600	BAS STAR 41854	0	0	18,380
7502 Rood Rd	5-1-16.1Merged 2001	151,000	COUNTY TAXABLE VALUE	150,000		
Sinclairville, NY 14782-9618	5-1-17.2.1		TOWN TAXABLE VALUE	150,000		
	ACRES 86.40		SCHOOL TAXABLE VALUE	131,620		
	EAST-0330177 NRTH-0846830		FP003 Charlotte fp 1	150,000 TO		
	DEED BOOK 2472 PG-67		1,000 EX			
	FULL MARKET VALUE	236,677				
***** 218.00-1-5.2 *****						
218.00-1-5.2	7480 Rood Rd					
Pantall Samuel G Jr	210 1 Family Res		VET WAR CT 41121	0	7,350	3,675
Pantall Paula K	Cassadaga Valle 062601	9,000	VET DIS CT 41141	0	21,000	12,250
7480 Rood Rd	5-1-17.2.3	140,000	ENH STAR 41834	0	0	54,210
Sinclairville, NY 14782	ACRES 4.40		COUNTY TAXABLE VALUE	111,650		
	DEED BOOK 2530 PG-656		TOWN TAXABLE VALUE	124,075		
	FULL MARKET VALUE	219,436	SCHOOL TAXABLE VALUE	85,790		
			FP003 Charlotte fp 1	140,000 TO		
***** 218.00-1-6 *****						
218.00-1-6	Mill Creek Rd Rear					26200
Grace Lawrence	260 Seasonal res		COUNTY TAXABLE VALUE	85,000		
965 Colvin Blvd	Cassadaga Valle 062601	49,300	TOWN TAXABLE VALUE	85,000		
Kenmore, NY 14217	6-1-1.1	85,000	SCHOOL TAXABLE VALUE	85,000		
	ACRES 64.20		FP003 Charlotte fp 1	85,000 TO		
	EAST-0331906 NRTH-0847256					
	DEED BOOK 2024 PG-4829					
	FULL MARKET VALUE	133,229				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
				TAXABLE VALUE	ACCOUNT NO.	
***** 218.00-1-7.1 *****						
218.00-1-7.1	2220 Mill Creek Rd				26200	
Pepin Ronald D Jr	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,900		
18 Elm Cir	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	15,900		
Amherst, NY 14226	6-1-3.2	15,900	SCHOOL TAXABLE VALUE	15,900		
	ACRES 9.20		FP003 Charlotte fp 1	15,900 TO		
	EAST-0332214 NRTH-0845924					
	DEED BOOK 2018 PG-6690					
	FULL MARKET VALUE	24,922				
***** 218.00-1-7.2 *****						
218.00-1-7.2	2196 Mill Creek Rd				26200	
Barbaro Mark	314 Rural vac<10		COUNTY TAXABLE VALUE	7,200		
Barbaro Marlo	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
6617 Royal Pkwy N	6-1-3.2	7,200	SCHOOL TAXABLE VALUE	7,200		
Lockport, NY 14094	ACRES 3.40		FP003 Charlotte fp 1	7,200 TO		
	EAST-0332214 NRTH-0845924					
	DEED BOOK 2022 PG-4737					
	FULL MARKET VALUE	11,285				
***** 218.00-1-8 *****						
218.00-1-8	2230 Millcreek Rd				26200	
Johnson Andrew	270 Mfg housing		COUNTY TAXABLE VALUE	20,800		
2235 Millcreek Rd	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE	20,800		
Sinclairville, NY 14782	6-1-1.3	20,800	SCHOOL TAXABLE VALUE	20,800		
	ACRES 2.80		FP003 Charlotte fp 1	20,800 TO		
	EAST-0331657 NRTH-0845889					
	DEED BOOK 2022 PG-6723					
	FULL MARKET VALUE	32,602				
***** 218.00-1-10 *****						
218.00-1-10	Mill Creek Rd				26200	
Geary Michael J	314 Rural vac<10		COUNTY TAXABLE VALUE	7,200		
Geary Dawn R	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
824 Main St	5-1-18.2.1	7,200	SCHOOL TAXABLE VALUE	7,200		
Dunkirk, NY 14048	ACRES 3.40		FP003 Charlotte fp 1	7,200 TO		
	EAST-0330753 NRTH-0845772					
	DEED BOOK 2441 PG-355					
	FULL MARKET VALUE	11,285				
***** 218.00-1-11 *****						
218.00-1-11	2290 Mill Creek Rd				26200	
Walker Jason	210 1 Family Res		COUNTY TAXABLE VALUE	59,000		
Walker Jenna	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	59,000		
415 Eagle St	5-1-18.2.2	59,000	SCHOOL TAXABLE VALUE	59,000		
Dunkirk, NY 14048	ACRES 6.50		FP003 Charlotte fp 1	59,000 TO		
	EAST-0330333 NRTH-0845794					
	DEED BOOK 2018 PG-8185					
	FULL MARKET VALUE	92,476				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-12 *****						
218.00-1-12	Mill Creek Rd					26200
Notar Robert E	322 Rural vac>10		COUNTY TAXABLE VALUE	17,900		
2988 East Pleasant Ave	Cassadaga Valle 062601	17,900	TOWN TAXABLE VALUE	17,900		
Eden, NY 14057	5-1-19.3	17,900	SCHOOL TAXABLE VALUE	17,900		
	ACRES 13.50		FP003 Charlotte fp 1	17,900	TO	
	EAST-0330042 NRTH-0845143					
	FULL MARKET VALUE	28,056				
***** 218.00-1-13 *****						
218.00-1-13	2281 Millcreek Rd					26200
Vaillancourt Herven J Jr	270 Mfg housing		COUNTY TAXABLE VALUE	31,000		
5018 Tonawanda Creek Rd	Cassadaga Valle 062601		29,400 TOWN TAXABLE VALUE		31,000	
N Tonawanda, NY 14120	5-1-19.2	31,000	SCHOOL TAXABLE VALUE	31,000		
	ACRES 15.00		FP003 Charlotte fp 1	31,000	TO	
	EAST-0330554 NRTH-0845173					
	DEED BOOK 2021 PG-8419					
	FULL MARKET VALUE	48,589				
***** 218.00-1-14 *****						
218.00-1-14	Mill Creek Rd					26200
Johnson Andrew J	314 Rural vac<10		COUNTY TAXABLE VALUE	14,200		
Johnson Angie	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	14,200		
2235 Mill Creek Rd	5-1-19.4	14,200	SCHOOL TAXABLE VALUE	14,200		
Sinclairville, NY 14782-9634	ACRES 9.50		FP003 Charlotte fp 1	14,200	TO	
	EAST-0330914 NRTH-0845184					
	DEED BOOK 2512 PG-265					
	FULL MARKET VALUE	22,257				
***** 218.00-1-15 *****						
218.00-1-15	2235 Millcreek Rd					26200
Johnson Andrew J	240 Rural res		BAS STAR 41854 0	0	0	18,380
Johnson Angie	Cassadaga Valle 062601	32,000	COUNTY TAXABLE VALUE	125,000		
2235 Mill Creek Rd	6-1-2	125,000	TOWN TAXABLE VALUE	125,000		
Sinclairville, NY 14782-9634	ACRES 17.80		SCHOOL TAXABLE VALUE	106,620		
	EAST-0331428 NRTH-0844999		FP003 Charlotte fp 1	125,000	TO	
	DEED BOOK 2512 PG-265					
	FULL MARKET VALUE	195,925				
***** 218.00-1-16 *****						
218.00-1-16	2185 Millcreek Rd					26200
Payne Jeffrey	312 Vac w/imprv		COUNTY TAXABLE VALUE	50,000		
Payne Lisa	Cassadaga Valle 062601	36,400	TOWN TAXABLE VALUE	50,000		
95 W Fairmount Ave	6-1-3.3	50,000	SCHOOL TAXABLE VALUE	50,000		
Lakewood, NY 14750	ACRES 23.00		FP003 Charlotte fp 1	50,000	TO	
	EAST-0331277 NRTH-0844979					
	DEED BOOK 2024 PG-1456					
	FULL MARKET VALUE	78,370				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-1-17 *****						
218.00-1-17	Millcreek Rd Rear					26200
Alcox Michael T	321 Abandoned ag		COUNTY TAXABLE VALUE	6,000		
13984 Trenton Oval	Cassadaga Valle 062601	6,000	TOWN TAXABLE VALUE	6,000		
Strongsville Ohio, 44136	6-1-16.5	6,000	SCHOOL TAXABLE VALUE	6,000		
	ACRES 7.20		FP003 Charlotte fp 1	6,000 TO		
	EAST-0331512 NRTH-0843923					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	9,404				
***** 218.00-1-18 *****						
218.00-1-18	Millcreek Rd Rear					26200
Alcox Michael T	260 Seasonal res		COUNTY TAXABLE VALUE	38,000		
13984 Trenton Oval	Cassadaga Valle 062601	16,800	TOWN TAXABLE VALUE	38,000		
Strongsville Ohio, 44136	6-1-16.2.3	38,000	SCHOOL TAXABLE VALUE	38,000		
	ACRES 11.70		FP003 Charlotte fp 1	38,000 TO		
	EAST-0332201 NRTH-0844052					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	59,561				
***** 218.00-1-19 *****						
218.00-1-19	Millcreek Rd					26200
Alcox Michael T	314 Rural vac<10		COUNTY TAXABLE VALUE	4,100		
13984 Trenton Oval	Pine Valley 063001	4,100	TOWN TAXABLE VALUE	4,100		
Strongsville Ohio, 44136	6-1-15.4	4,100	SCHOOL TAXABLE VALUE	4,100		
	ACRES 1.60		FP003 Charlotte fp 1	4,100 TO		
	EAST-0332776 NRTH-0845932					
	DEED BOOK 1913 PG-00493					
	FULL MARKET VALUE	6,426				
***** 218.00-1-20 *****						
218.00-1-20	Millcreek Rd					26200
Lopian Thomas L	314 Rural vac<10		COUNTY TAXABLE VALUE	12,100		
Lopian Kristen L	Pine Valley 063001	12,100	TOWN TAXABLE VALUE	12,100		
8211 Rood Rd	6-1-15.3	12,100	SCHOOL TAXABLE VALUE	12,100		
Cherry Creek, NY 14723	ACRES 7.30		FP003 Charlotte fp 1	12,100 TO		
	EAST-0332937 NRTH-0843554					
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	18,966				
***** 218.00-1-21 *****						
218.00-1-21	2133 Millcreek Rd Rear					26200
Lopian Thomas L	210 1 Family Res		COUNTY TAXABLE VALUE	49,500		
Lopian Kristen L	Cassadaga Valle 062601	7,100	TOWN TAXABLE VALUE	49,500		
8211 Rood Rd	6-1-16.2.2	49,500	SCHOOL TAXABLE VALUE	49,500		
Cherry Creek, NY 14723	ACRES 9.40		FP003 Charlotte fp 1	49,500 TO		
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	77,586				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-1-22 *****						
218.00-1-22	Millcreek Rd Rear					26200
Lopian Thomas L	321 Abandoned ag		COUNTY TAXABLE VALUE	14,600		
Lopian Kristen L	Cassadaga Valle 062601	14,600	TOWN TAXABLE VALUE	14,600		
8211 Rood Rd	6-1-16.4	14,600	SCHOOL TAXABLE VALUE	14,600		
Cherry Creek, NY 14723	ACRES 9.90		FP003 Charlotte fp 1	14,600 TO		
	EAST-0331328 NRTH-0843249					
	DEED BOOK 2022 PG-1976					
	FULL MARKET VALUE	22,884				
***** 218.00-1-23 *****						
218.00-1-23	Mill Creek Rd					26200
Stec Charles G	322 Rural vac>10		COUNTY TAXABLE VALUE	10,400		
Zerkle Lori A	Cassadaga Valle 062601	10,400	TOWN TAXABLE VALUE	10,400		
2016 Center St	6-1-16.2.6	10,400	SCHOOL TAXABLE VALUE	10,400		
North Collins, NY 14111	ACRES 16.50		FP003 Charlotte fp 1	10,400 TO		
	EAST-0332022 NRTH-0842858					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	16,301				
***** 218.00-1-24 *****						
218.00-1-24	2117 Mill Creek Rd					26200
Stec Charles G	260 Seasonal res		COUNTY TAXABLE VALUE	67,500		
Zerkle Lori A	Pine Valley 063001	29,000	TOWN TAXABLE VALUE	67,500		
2016 Center St	6-1-15.6	67,500	SCHOOL TAXABLE VALUE	67,500		
North Collins, NY 14111	ACRES 14.60		FP003 Charlotte fp 1	67,500 TO		
	EAST-0333428 NRTH-0842769					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	105,799				
***** 218.00-1-25 *****						
218.00-1-25	East Rd Rear					26200
Case James M	314 Rural vac<10		COUNTY TAXABLE VALUE	6,500		
Case Jeanne M	Pine Valley 063001	6,500	TOWN TAXABLE VALUE	6,500		
2154 East Rd	6-1-15.5	6,500	SCHOOL TAXABLE VALUE	6,500		
Sinclairville, NY 14782-9621	ACRES 8.20		FP003 Charlotte fp 1	6,500 TO		
	EAST-0333268 NRTH-0842336					
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	10,188				
***** 218.00-1-26 *****						
218.00-1-26	2154 East Rd		ENH STAR 41834 0	0	0	54,210
Case James M	240 Rural res		COUNTY TAXABLE VALUE	119,000		
Case Jeanne M	Cassadaga Valle 062601	61,700	TOWN TAXABLE VALUE	119,000		
2154 East Rd	6-1-16.2.4	119,000	SCHOOL TAXABLE VALUE	64,790		
Sinclairville, NY 14782-9621	ACRES 69.90		FP003 Charlotte fp 1	119,000 TO		
	EAST-0333136 NRTH-0841237					
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	186,520				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-26..WT1 *****						
218.00-1-26..WT1	East Rd					26200
County of Chautauqua IDA	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
RWE Clean Energy, LLC	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
353 N Clark St 30thFloo	T41	1930,500	TOWN TAXABLE VALUE		0	
Chicago, IL 60654	6-1-16.2.4		SCHOOL TAXABLE VALUE		0	
	EAST-0333136 NRTH-0841237		FP003 Charlotte fp 1	1930,500	TO	
	DEED BOOK 1967 PG-00137					
	FULL MARKET VALUE	3025,862				
***** 218.00-1-27 *****						
218.00-1-27	2211 East Rd					18,380
Rice Lisa L	271 Mfg housings		BAS STAR 41854	0	0	0
Altamus Crystal Rose	Cassadaga Valle 062601	23,900	COUNTY TAXABLE VALUE		27,100	
2211 East Rd	9-1-1.3	27,100	TOWN TAXABLE VALUE		27,100	
Sinclairville, NY 14782	ACRES 9.10		SCHOOL TAXABLE VALUE		8,720	
	EAST-0331573 NRTH-0839979		FP003 Charlotte fp 1	27,100	TO	
	DEED BOOK 2016 PG-5574					
	FULL MARKET VALUE	42,476				
***** 218.00-1-28 *****						
218.00-1-28	6960 Cleland Rd					
Jarnot James	240 Rural res		COUNTY TAXABLE VALUE		245,000	
84 Borden Rd	Cassadaga Valle 062601	31,000	TOWN TAXABLE VALUE		245,000	
West Seneca, NY 14224	9-1-1.7	245,000	SCHOOL TAXABLE VALUE		245,000	
	ACRES 16.70		FP003 Charlotte fp 1	245,000	TO	
	EAST-0331708 NRTH-0839503					
	DEED BOOK 2021 PG-6628					
	FULL MARKET VALUE	384,013				
***** 218.00-1-29 *****						
218.00-1-29	2211 Cleland Rd					26200
Miller Katelyn R	311 Res vac land		COUNTY TAXABLE VALUE		2,800	
6984 Cleland Rd	Cassadaga Valle 062601	2,800	TOWN TAXABLE VALUE		2,800	
Sinclairville, NY 14782	9-1-1.1	2,800	SCHOOL TAXABLE VALUE		2,800	
	ACRES 1.30		FP003 Charlotte fp 1	2,800	TO	
	EAST-0331006 NRTH-0839753					
	DEED BOOK 2023 PG-2272					
	FULL MARKET VALUE	4,389				
***** 218.00-1-30 *****						
218.00-1-30	6984 Cleland Rd					26200
Miller Katelyn R	210 1 Family Res		COUNTY TAXABLE VALUE		72,000	
6984 Cleland Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		72,000	
Sinclairville, NY 14782	9-1-1.2	72,000	SCHOOL TAXABLE VALUE		72,000	
	ACRES 2.00		FP003 Charlotte fp 1	72,000	TO	
	EAST-0331103 NRTH-0840053					
	DEED BOOK 2023 PG-2272					
	FULL MARKET VALUE	112,853				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-1-31.1 *****						
2170 East Rd						26200
218.00-1-31.1	314 Rural vac<10		COUNTY TAXABLE VALUE	5,200		
Mettler Robert	Cassadaga Valle 062601	5,200	TOWN TAXABLE VALUE	5,200		
5982 Miller Rd	6-1-16.2.1	5,200	SCHOOL TAXABLE VALUE	5,200		
Lockport, NY 14094	ACRES 5.40		FP003 Charlotte fp 1	5,200 TO		
	EAST-0331878 NRTH-0841705					
	DEED BOOK 2024 PG-7552					
	FULL MARKET VALUE	8,150				
***** 218.00-1-31.2 *****						
2170 East Rd						26200
218.00-1-31.2	240 Rural res		COUNTY TAXABLE VALUE	115,000		
Hy Christian	Cassadaga Valle 062601	35,800	TOWN TAXABLE VALUE	115,000		
2170 East Rd	6-1-16.2.1	115,000	SCHOOL TAXABLE VALUE	115,000		
Sinclairville, NY 14782	ACRES 22.10		FP003 Charlotte fp 1	115,000 TO		
	EAST-0980245 NRTH-0841263					
	DEED BOOK 2024 PG-6702					
	FULL MARKET VALUE	180,251				
***** 218.00-1-32 *****						
East Rd						26200
218.00-1-32	270 Mfg housing		COUNTY TAXABLE VALUE	58,200		
Mettler Robert E	Cassadaga Valle 062601	48,200	TOWN TAXABLE VALUE	58,200		
Mettler Irene	6-1-16.1	58,200	SCHOOL TAXABLE VALUE	58,200		
5982 Miller Rd	ACRES 39.90		FP003 Charlotte fp 1	58,200 TO		
Lockport, NY 14094	EAST-0331519 NRTH-0842636					
	DEED BOOK 2330 PG-133					
	FULL MARKET VALUE	91,223				
***** 218.00-1-33 *****						
2224 East Rd						26200
218.00-1-33	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Gierlinger Kevin M	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	55,000		
Gierlinger Jennifer M	6-1-16.3	55,000	TOWN TAXABLE VALUE	55,000		
2224 East Rd	ACRES 3.00		SCHOOL TAXABLE VALUE	36,620		
Sinclairville, NY 14782	EAST-0331035 NRTH-0840635		FP003 Charlotte fp 1	55,000 TO		
	DEED BOOK 2020 PG-6633					
	FULL MARKET VALUE	86,207				
***** 218.00-1-34 *****						
6985 Cleland Rd						26200
218.00-1-34	312 Vac w/imprv		COUNTY TAXABLE VALUE	54,000		
Pound Darrin J	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	54,000		
Travis-Pound Debra J	8-1-17.2	54,000	SCHOOL TAXABLE VALUE	54,000		
2153 Maple Hill Rd	ACRES 4.00		FP003 Charlotte fp 1	54,000 TO		
Hinsdale, NY 14743	EAST-0330840 NRTH-0839610					
	DEED BOOK 2022 PG-5090					
	FULL MARKET VALUE	84,639				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-35.1 *****						
218.00-1-35.1	2281 East Rd					26200
Christy Travis	283 Res w/Comuse		BUSINV 897 47610	0	4,750	4,750
Davis Amy	Cassadaga Valle 062601	18,900	COUNTY TAXABLE VALUE		85,250	
PO Box 1017	8-1-17.1	90,000	TOWN TAXABLE VALUE		85,250	
Sinclairville, NY 14782	ACRES 4.80		SCHOOL TAXABLE VALUE		85,250	
	EAST-0330453 NRTH-0839967		FP003 Charlotte fp 1		90,000 TO	
	DEED BOOK 2017 PG-6579					
	FULL MARKET VALUE	141,066				
***** 218.00-1-35.2 *****						
218.00-1-35.2	2289 East Rd					
Murray Edward	210 1 Family Res		COUNTY TAXABLE VALUE		50,000	
Surette Paula	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE		50,000	
2289 East Rd	8-1-17.5	50,000	SCHOOL TAXABLE VALUE		50,000	
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1		50,000 TO	
	DEED BOOK 2021 PG-5916					
	FULL MARKET VALUE	78,370				
***** 218.00-1-36 *****						
218.00-1-36	2286 East Rd					26200
Thomas Anne	210 1 Family Res		BAS STAR 41854	0	0	18,380
Thomas Dennis Jr	Cassadaga Valle 062601	21,000	COUNTY TAXABLE VALUE		105,000	
Dennis & Tanya Thomas	5-1-20.2	105,000	TOWN TAXABLE VALUE		105,000	
2286 East Rd	ACRES 6.00		SCHOOL TAXABLE VALUE		86,620	
Sinclairville, NY 14782-9622	EAST-0330434 NRTH-0840470		FP003 Charlotte fp 1		105,000 TO	
	DEED BOOK 2023 PG-5371					
	FULL MARKET VALUE	164,577				
***** 218.00-1-37 *****						
218.00-1-37	East Rd					26200
Gierlinger Frank X	322 Rural vac>10		COUNTY TAXABLE VALUE		72,000	
2329 East Rd	Cassadaga Valle 062601	72,000	TOWN TAXABLE VALUE		72,000	
Sinclairville, NY 14782-9622	5-1-21	72,000	SCHOOL TAXABLE VALUE		72,000	
	ACRES 145.00		FP003 Charlotte fp 1		72,000 TO	
	EAST-0329065 NRTH-0842208					
	FULL MARKET VALUE	112,853				
***** 218.00-1-38 *****						
218.00-1-38	East Rd					26200
Webber Albert F	270 Mfg housing		COUNTY TAXABLE VALUE		146,000	
Webber Sherrie Jean	Cassadaga Valle 062601	68,900	TOWN TAXABLE VALUE		146,000	
187 Buffum St	5-1-20.1	146,000	SCHOOL TAXABLE VALUE		146,000	
Buffalo, NY 14210	ACRES 94.00		FP003 Charlotte fp 1		146,000 TO	
	EAST-0330432 NRTH-0842798					
	DEED BOOK 2021 PG-1531					
	FULL MARKET VALUE	228,840				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-39 *****						
2325 Millcreek	260 Seasonal res		COUNTY TAXABLE VALUE	45,000		26200
218.00-1-39	Cassadaga Valle 062601		25,400 TOWN TAXABLE VALUE		45,000	
Shimwell-Pasizs Constance	5-1-19.1	45,000	SCHOOL TAXABLE VALUE	45,000		
5518 Mapleton Rd	ACRES 10.70		FP003 Charlotte fp 1	45,000	TO	
Lockport, NY 14094	EAST-0329714 NRTH-0845137					
	DEED BOOK 2433 PG-594					
	FULL MARKET VALUE	70,533				
***** 218.00-1-40 *****						
218.00-1-40	Mill Creek Rd		COUNTY TAXABLE VALUE	38,800		26200
Todaro Frank J	312 Vac w/imprv		TOWN TAXABLE VALUE	38,800		
Todaro Cecile L	5-1-14.2.2	38,800	SCHOOL TAXABLE VALUE	38,800		
188 Ransom Rd	ACRES 37.50		FP003 Charlotte fp 1	38,800	TO	
Lancaster, NY 14086	EAST-0329251 NRTH-0844860					
	DEED BOOK 2012 PG-5777					
	FULL MARKET VALUE	60,815				
***** 218.00-1-41.2 *****						
218.00-1-41.2	2371 Millcreek		COUNTY TAXABLE VALUE	110,000		26200
Weise Larry A	210 1 Family Res		TOWN TAXABLE VALUE	110,000		
PO Box 903	Cassadaga Valle 062601	19,300	SCHOOL TAXABLE VALUE	110,000		
Sinclairville, NY 14782	5-1-14.1	110,000	FP003 Charlotte fp 1	110,000	TO	
	ACRES 5.00					
	EAST-0976828 NRTH-0845081					
	DEED BOOK 2020 PG-1885					
	FULL MARKET VALUE	172,414				
***** 218.00-1-42 *****						
218.00-1-42	2399 Millcreek Rd		BAS STAR 41854	0	0	18,380
Weise Kevin L	270 Mfg housing		COUNTY TAXABLE VALUE	33,000		
Weise Kathleen	Cassadaga Valle 062601	19,600	TOWN TAXABLE VALUE	33,000		
2399 Mill Creek Rd	5-1-14.4	33,000	SCHOOL TAXABLE VALUE	14,620		
Sinclairville, NY 14782	ACRES 5.20		FP003 Charlotte fp 1	33,000	TO	
	EAST-0328013 NRTH-0844896					
	DEED BOOK 2370 PG-74					
	FULL MARKET VALUE	51,724				
***** 218.00-1-43 *****						
218.00-1-43	Mill Creek Rd		COUNTY TAXABLE VALUE	70,000		26200
Nigro Albert A	260 Seasonal res		TOWN TAXABLE VALUE	70,000		
Nigro Patti A	Cassadaga Valle 062601	38,900	SCHOOL TAXABLE VALUE	70,000		
165 Washington Highway	5-1-14.2.1	70,000	FP003 Charlotte fp 1	70,000	TO	
Amherst, NY 14226	ACRES 26.50					
	DEED BOOK 2587 PG-907					
	FULL MARKET VALUE	109,718				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-1-44 *****						
218.00-1-44	312 Vac w/imprv		COUNTY TAXABLE VALUE	10,200		
Kinney Ernest	Cassadaga Valle 062601	9,800	TOWN TAXABLE VALUE	10,200		
4449 Lower Bush Rd	5-1-14.3	10,200	SCHOOL TAXABLE VALUE	10,200		
Kennedy, NY 14747	ACRES 4.90		FP003 Charlotte fp 1	10,200	TO	
	EAST-0329106 NRTH-0845900					
	FULL MARKET VALUE	15,987				
***** 218.00-1-45 *****						
218.00-1-45	Mill Creek Rd					26200
Buck Thomas S	312 Vac w/imprv		COUNTY TAXABLE VALUE	21,100		
120 E Pearl St	Cassadaga Valle 062601	20,100	TOWN TAXABLE VALUE	21,100		
Falconer, NY 14733	5-1-18.1	21,100	SCHOOL TAXABLE VALUE	21,100		
	ACRES 5.50		FP003 Charlotte fp 1	21,100	TO	
	EAST-0329426 NRTH-0845922					
	DEED BOOK 2217 PG-00548					
	FULL MARKET VALUE	33,072				
***** 218.00-1-46 *****						
218.00-1-46	Rood Rd					26200
Russo Michael J	322 Rural vac>10		FARM SILOS 42100	0	1,000	1,000
7440 Rood Rd	Cassadaga Valle 062601	12,800	COUNTY TAXABLE VALUE	11,800		
Sinclairville, NY 14782	5-1-17.1	12,800	TOWN TAXABLE VALUE	11,800		
	ACRES 12.60		SCHOOL TAXABLE VALUE	11,800		
	EAST-0328770 NRTH-0845993		FP003 Charlotte fp 1	11,800	TO	
	DEED BOOK 2023 PG-5268		1,000 EX			
	FULL MARKET VALUE	20,063				
***** 218.00-1-47 *****						
218.00-1-47	7440 Rood Rd					26200
Russo Michael J	210 1 Family Res		VET COM CT 41131	0	12,250	6,125
7440 Rood Rd	Cassadaga Valle 062601	20,100	VET DIS CT 41141	0	18,750	12,250
Sinclairville, NY 14782	5-1-15.1	125,000	COUNTY TAXABLE VALUE	94,000		
	ACRES 5.50		TOWN TAXABLE VALUE	106,625		
	EAST-0328392 NRTH-0846367		SCHOOL TAXABLE VALUE	125,000		
	DEED BOOK 2023 PG-5268		FP003 Charlotte fp 1	125,000	TO	
	FULL MARKET VALUE	195,925				
***** 218.00-2-5.1 *****						
218.00-2-5.1	7261 Housington Rd					26200
Troska Michael	210 1 Family Res		Dis & Lim 41932	0	18,450	0
7261 Housington Rd	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	18,450		
Cherry Creek, NY 14723-9747	6-1-8.1	36,900	TOWN TAXABLE VALUE	36,900		
	ACRES 2.00		SCHOOL TAXABLE VALUE	36,900		
	EAST-0338514 NRTH-0846989		FP003 Charlotte fp 1	36,900	TO	
	DEED BOOK 2684 PG-862					
	FULL MARKET VALUE	57,837				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-5.2 *****						
218.00-2-5.2	Housington Rd					26200
Budniewski Raymond Jr	311 Res vac land		COUNTY TAXABLE VALUE	1,000		
Budniewski Christine A	Cassadaga Valle 062601	1,000	TOWN TAXABLE VALUE	1,000		
2715 Yule Tree Dr	6-1-8.1	1,000	SCHOOL TAXABLE VALUE	1,000		
Edgewater, FL 32141	ACRES 2.00		FP003 Charlotte fp 1	1,000	TO	
	EAST-0338514 NRTH-0846989					
	DEED BOOK 2626 PG-21					
	FULL MARKET VALUE	1,567				
***** 218.00-2-6 *****						
218.00-2-6	7253 Housington Rd					26200
Budniewski R Jr	260 Seasonal res		COUNTY TAXABLE VALUE	70,000		
Budniewski C	Cassadaga Valle 062601	44,200	TOWN TAXABLE VALUE	70,000		
2715 Yule Tree Dr	6-1-8.2	70,000	SCHOOL TAXABLE VALUE	70,000		
Edgewater, FL 32141	ACRES 48.70		FP003 Charlotte fp 1	70,000	TO	
	EAST-0338745 NRTH-0846108					
	FULL MARKET VALUE	109,718				
***** 218.00-2-9 *****						
218.00-2-9	Boutwell Hill Rd					26200
Korbas Ann Marie	322 Rural vac>10		COUNTY TAXABLE VALUE	48,000		
20 North Beagle St	Pine Valley 063001	48,000	TOWN TAXABLE VALUE	48,000		
Dunkirk, NY 14048	9-1-6	48,000	SCHOOL TAXABLE VALUE	48,000		
	ACRES 60.00		FP003 Charlotte fp 1	48,000	TO	
	EAST-0337314 NRTH-0839692					
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	75,235				
***** 218.00-2-10 *****						
218.00-2-10	Boutwell Hill Rd					26200
Korbas Ann Marie	260 Seasonal res		COUNTY TAXABLE VALUE	89,000		
20 North Beagle St	Pine Valley 063001	61,400	TOWN TAXABLE VALUE	89,000		
Dunkirk, NY 14048	9-1-4.1	89,000	SCHOOL TAXABLE VALUE	89,000		
	ACRES 69.00		FP003 Charlotte fp 1	89,000	TO	
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	139,498				
***** 218.00-2-11 *****						
218.00-2-11	2045 East Rd					26200
Vogel Eric	260 Seasonal res		COUNTY TAXABLE VALUE	125,000		
Vogel Mary Ellen H	Cassadaga Valle 062601	29,700	TOWN TAXABLE VALUE	125,000		
232 Brunck Rd	9-1-3.4	125,000	SCHOOL TAXABLE VALUE	125,000		
Lancaster, NY 14086	ACRES 15.30		FP003 Charlotte fp 1	125,000	TO	
	EAST-0334716 NRTH-0838977					
	DEED BOOK 2581 PG-356					
	FULL MARKET VALUE	195,925				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-12 *****						
	East Rd					26200
218.00-2-12	260 Seasonal res		COUNTY TAXABLE VALUE	35,000		
Milligan Robert	Cassadaga Valle 062601	29,500	TOWN TAXABLE VALUE	35,000		
5131 Garden Path	9-1-3.3	35,000	SCHOOL TAXABLE VALUE	35,000		
Hamburg, NY 14075	ACRES 15.10		FP003 Charlotte fp 1	35,000	TO	
	EAST-0334440 NRTH-0838920					
	DEED BOOK 2279 PG-29					
	FULL MARKET VALUE	54,859				
***** 218.00-2-13 *****						
	2079 East Rd					26200
218.00-2-13	312 Vac w/imprv		COUNTY TAXABLE VALUE	40,500		
The Michael B & Cathleen A	Cassadaga Valle 062601	21,300	TOWN TAXABLE VALUE	40,500		
118 Shore Lane	9-1-3.5	40,500	SCHOOL TAXABLE VALUE	40,500		
Sugarloaf Key, FL 33042	ACRES 15.20		FP003 Charlotte fp 1	40,500	TO	
	EAST-0334088 NRTH-0838875					
	DEED BOOK 2021 PG-7497					
	FULL MARKET VALUE	63,480				
***** 218.00-2-14 *****						
	East Rd					
218.00-2-14	312 Vac w/imprv		COUNTY TAXABLE VALUE	19,900		
Bommer Robert	Cassadaga Valle 062601	19,100	TOWN TAXABLE VALUE	19,900		
Bommer Roxanne	9-1-3.1	19,900	SCHOOL TAXABLE VALUE	19,900		
16 Seton Rd	ACRES 14.80		FP003 Charlotte fp 1	19,900	TO	
Buffalo, NY 14225	EAST-0333740 NRTH-0838846					
	DEED BOOK 2254 PG-70					
	FULL MARKET VALUE	31,191				
***** 218.00-2-15 *****						
	East Rd					26200
218.00-2-15	260 Seasonal res		COUNTY TAXABLE VALUE	67,000		
Gray Donald J	Cassadaga Valle 062601	33,900	TOWN TAXABLE VALUE	67,000		
1954 Crescent Ter	9-1-3.2.4	67,000	SCHOOL TAXABLE VALUE	67,000		
Lakeview, NY 14085	ACRES 19.80		FP003 Charlotte fp 1	67,000	TO	
	EAST-0333400 NRTH-0838845					
	DEED BOOK 2180 PG-00325					
	FULL MARKET VALUE	105,016				
***** 218.00-2-16 *****						
	2131 East Rd					26200
218.00-2-16	312 Vac w/imprv		COUNTY TAXABLE VALUE	29,000		
Manhard Larry	Cassadaga Valle 062601	24,300	TOWN TAXABLE VALUE	29,000		
Manhard William	9-1-3.2.2	29,000	SCHOOL TAXABLE VALUE	29,000		
46 Claude Dr	ACRES 15.20		FP003 Charlotte fp 1	29,000	TO	
Depew, NY 14043	EAST-0333000 NRTH-0838808					
	DEED BOOK 2016 PG-5854					
	FULL MARKET VALUE	45,455				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-2-17 *****						
2139 East Rd						26200
218.00-2-17	260 Seasonal res		COUNTY TAXABLE VALUE	140,000		
Brown Charles W Jr	Cassadaga Valle 062601	30,400	TOWN TAXABLE VALUE	140,000		
Brown Carrie	9-1-3.2.3	140,000	SCHOOL TAXABLE VALUE	140,000		
29 Woodlane Dr	ACRES 16.10		FP003 Charlotte fp 1	140,000 TO		
West Seneca, NY 14224	EAST-0332676 NRTH-0838815					
	DEED BOOK 2015 PG-6430					
	FULL MARKET VALUE	219,436				
***** 218.00-2-18 *****						
218.00-2-18	East Rd					26200
Brown Charles W Jr	314 Rural vac<10		COUNTY TAXABLE VALUE	13,900		
Brown Carrie	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	13,900		
29 Woodlane Dr	9-1-3.2.1	13,900	SCHOOL TAXABLE VALUE	13,900		
West Seneca, NY 14224	ACRES 9.20		FP003 Charlotte fp 1	13,900 TO		
	EAST-0332396 NRTH-0838814					
	DEED BOOK 2015 PG-6430					
	FULL MARKET VALUE	21,787				
***** 218.00-2-19 *****						
218.00-2-19	East Rd					26200
Korbas Ann Marie	322 Rural vac>10		COUNTY TAXABLE VALUE	16,300		
20 North Beagle St	Cassadaga Valle 062601	16,300	TOWN TAXABLE VALUE	16,300		
Dunkirk, NY 14048	6-1-13.1	16,300	SCHOOL TAXABLE VALUE	16,300		
	ACRES 11.70		FP003 Charlotte fp 1	16,300 TO		
	DEED BOOK 1857 PG-00551					
	FULL MARKET VALUE	25,549				
***** 218.00-2-20 *****						
218.00-2-20	1980 Mill Creek Rd					
Flick Gary R	260 Seasonal res		COUNTY TAXABLE VALUE	20,000		
Flick Rebecca A	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	20,000		
383 Akron St	6-1-13.2.2	20,000	SCHOOL TAXABLE VALUE	20,000		
Lockport, NY 14094	ACRES 2.90		FP003 Charlotte fp 1	20,000 TO		
	EAST-0335718 NRTH-0841216					
	DEED BOOK 2016 PG-6463					
	FULL MARKET VALUE	31,348				
***** 218.00-2-22 *****						
218.00-2-22	2010 Mill Creek Rd					26200
Myers David Z	322 Rural vac>10		COUNTY TAXABLE VALUE	47,800		
Myers Michelle J	Pine Valley 063001	45,800	TOWN TAXABLE VALUE	47,800		
5570 Glenwood Park Ave	6-1-12	47,800	SCHOOL TAXABLE VALUE	47,800		
Erie, PA 16509	ACRES 52.50		FP003 Charlotte fp 1	47,800 TO		
	EAST-0335404 NRTH-0843287					
	DEED BOOK 2022 PG-3218					
	FULL MARKET VALUE	74,922				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 218.00-2-23 *****						
218.00-2-23	Mill Creek Rd					26200
Millcreek Conservation Club	260 Seasonal res		COUNTY TAXABLE VALUE	36,000		
Mike Zink	Pine Valley 063001	13,800	TOWN TAXABLE VALUE		36,000	
4 Sawgrass Ln	6-1-14.2	36,000	SCHOOL TAXABLE VALUE	36,000		
Lancaster, NY 14086	ACRES 1.80		FP003 Charlotte fp 1	36,000	TO	
	EAST-0334841 NRTH-0841992					
	FULL MARKET VALUE	56,426				
***** 218.00-2-24 *****						
218.00-2-24	2148 East Rd					26200
Vanrensselaer Robert	312 Vac w/imprv		COUNTY TAXABLE VALUE	56,000		
Vanrensselaer Cy	Cassadaga Valle 062601	40,600	TOWN TAXABLE VALUE	56,000		
12 Center St	6-1-13.2.1	56,000	SCHOOL TAXABLE VALUE	56,000		
Forestville, NY 14062	ACRES 43.70		FP003 Charlotte fp 1	56,000	TO	
	EAST-0335307 NRTH-0840987					
	DEED BOOK 2431 PG-138					
	FULL MARKET VALUE	87,774				
***** 218.00-2-25.1 *****						
218.00-2-25.1	2058 East Rd					26200
Howe Autumn D	240 Rural res		COUNTY TAXABLE VALUE	170,000		
PO Box 93	Pine Valley 063001	22,900	TOWN TAXABLE VALUE	170,000		
Stockton, NY 14784	6-1-15.1	170,000	SCHOOL TAXABLE VALUE	170,000		
	ACRES 8.00		FP003 Charlotte fp 1	170,000	TO	
	EAST-0334052 NRTH-0841158					
	DEED BOOK 2022 PG-4979					
	FULL MARKET VALUE	266,458				
***** 218.00-2-25.2 *****						
218.00-2-25.2	2078 East Rd					26200
McCalister Drew	260 Seasonal res		COUNTY TAXABLE VALUE	75,000		
2078 East Rd	Pine Valley 063001	18,000	TOWN TAXABLE VALUE	75,000		
Sinclairville, NY 14782	6-1-15.1	75,000	SCHOOL TAXABLE VALUE	75,000		
	ACRES 8.00		FP003 Charlotte fp 1	75,000	TO	
	EAST-0334052 NRTH-0841158					
	DEED BOOK 2025 PG-3931					
	FULL MARKET VALUE	117,555				
***** 218.00-2-26 *****						
218.00-2-26	2088 East Rd					26200
Miller Kim M	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
52 Susan Dr	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
Depew, NY 14043	6-1-16.2.501	10,900	SCHOOL TAXABLE VALUE	10,900		
	ACRES 6.00		FP003 Charlotte fp 1	10,900	TO	
	EAST-0333748 NRTH-0841150					
	DEED BOOK 2017 PG-6856					
	FULL MARKET VALUE	17,085				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-2-27 *****						
2096 East Rd						26200
218.00-2-27	260 Seasonal res		COUNTY TAXABLE VALUE	20,000		
Kelly Duane R	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	20,000		
Kelly Kimberly	6-1-16.2.502	20,000	SCHOOL TAXABLE VALUE	20,000		
901 Bennett Rd	ACRES 6.00		FP003 Charlotte fp 1	20,000 TO		
Angola, NY 14006	EAST-0333604 NRTH-0841128					
	DEED BOOK 2500 PG-551					
	FULL MARKET VALUE	31,348				
***** 218.00-2-28 *****						
218.00-2-28	Mill Creek Rd					26200
Stec Charles G	321 Abandoned ag		COUNTY TAXABLE VALUE	3,100		
Zerkle Lori A	Cassadaga Valle 062601	3,100	TOWN TAXABLE VALUE	3,100		
2016 Center St	6-1-16.2.7	3,100	SCHOOL TAXABLE VALUE	3,100		
North Collins, NY 14111	ACRES 2.80		FP003 Charlotte fp 1	3,100 TO		
	EAST-0333662 NRTH-0841821					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	4,859				
***** 218.00-2-29 *****						
218.00-2-29	Mill Creek Rd					26200
Stec Charles G	322 Rural vac>10		COUNTY TAXABLE VALUE	14,300		
Zerkle Lori A	Pine Valley 063001	14,300	TOWN TAXABLE VALUE	14,300		
2016 Center St	6-1-15.7	14,300	SCHOOL TAXABLE VALUE	14,300		
North Collins, NY 14111	ACRES 19.80		FP003 Charlotte fp 1	14,300 TO		
	EAST-0334044 NRTH-0842251					
	DEED BOOK 2540 PG-887					
	FULL MARKET VALUE	22,414				
***** 218.00-2-30 *****						
2040 Millcreek Rd						26200
218.00-2-30	260 Seasonal res		COUNTY TAXABLE VALUE	80,000		
Hess Courtland	Pine Valley 063001	40,000	TOWN TAXABLE VALUE	80,000		
Hess Ann	6-1-14.1	80,000	SCHOOL TAXABLE VALUE	80,000		
7634 Akron Rd	ACRES 28.20		FP003 Charlotte fp 1	80,000 TO		
Lockport, NY 14094	EAST-0334641 NRTH-0843489					
	DEED BOOK 2025 PG-1913					
	FULL MARKET VALUE	125,392				
***** 218.00-2-31 *****						
218.00-2-31	Mill Creek Rd					26200
Sikorski James Joseph Sr	260 Seasonal res		COUNTY TAXABLE VALUE	37,000		
Sikorski James Joseph Jr	Pine Valley 063001	37,000	30,800 TOWN TAXABLE VALUE	37,000		
1501 Transit Rd	6-1-15.2.1		SCHOOL TAXABLE VALUE	37,000		
Elma, NY 14059	ACRES 16.50		FP003 Charlotte fp 1	37,000 TO		
	EAST-0334117 NRTH-0843662					
	DEED BOOK 2024 PG-7577					
	FULL MARKET VALUE	57,994				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 218.00-2-32 *****						
218.00-2-32	Mill Creek Rd					26200
Sage Robert J Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	27,500		
2100 Mill Creek Rd	Pine Valley 063001	27,500	TOWN TAXABLE VALUE	27,500		
Sinclairville, NY 14782	6-1-15.2.2	27,500	SCHOOL TAXABLE VALUE	27,500		
	ACRES 13.00		FP003 Charlotte fp 1	27,500 TO		
	EAST-0333490 NRTH-0843897					
	DEED BOOK 2019 PG-1270					
	FULL MARKET VALUE	43,103				
***** 218.00-2-33 *****						
218.00-2-33	Millcreek Rd					
Deering Kevin	322 Rural vac>10		COUNTY TAXABLE VALUE	32,100		
Deering Dolores	Cassadaga Valle 062601	32,100	TOWN TAXABLE VALUE	32,100		
9721 Rt 60	6-1-3.5	32,100	SCHOOL TAXABLE VALUE	32,100		
Fredonia, NY 14063	ACRES 31.50		FP003 Charlotte fp 1	32,100 TO		
	EAST-0334481 NRTH-0844240					
	DEED BOOK 2015 PG-7276					
	FULL MARKET VALUE	50,313				
***** 218.00-2-34 *****						
218.00-2-34	2156 Millcreek Rd					
Isula James	312 Vac w/imprv		COUNTY TAXABLE VALUE	40,200		
9287 Sauer Rd	Cassadaga Valle 062601	33,800	TOWN TAXABLE VALUE	40,200		
Eden, NY 14057	6-1-3.4	40,200	SCHOOL TAXABLE VALUE	40,200		
	ACRES 34.00		FP003 Charlotte fp 1	40,200 TO		
	EAST-0334142 NRTH-0844499					
	DEED BOOK 2016 PG-2019					
	FULL MARKET VALUE	63,009				
***** 218.00-2-35 *****						
218.00-2-35	Lewis Rd					
Pascatore Peter	312 Vac w/imprv		COUNTY TAXABLE VALUE	27,000		
24 Wilbury Pl Uppr	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	27,000		
Buffalo, NY 14216	6-1-3.6	27,000	SCHOOL TAXABLE VALUE	27,000		
	ACRES 15.00		FP003 Charlotte fp 1	27,000 TO		
	EAST-0333287 NRTH-0844739					
	DEED BOOK 2023 PG-4652					
	FULL MARKET VALUE	42,320				
***** 218.00-2-36 *****						
218.00-2-36	7185 Lewis Rd					26200
Pepin Ronald D Jr	260 Seasonal res		COUNTY TAXABLE VALUE	8,500		
18 Elm Cir	Cassadaga Valle 062601	2,100	TOWN TAXABLE VALUE	8,500		
Amherst, NY 14226	6-1-3.1	8,500	SCHOOL TAXABLE VALUE	8,500		
	ACRES 0.50		FP003 Charlotte fp 1	8,500 TO		
	EAST-0332480 NRTH-0845015					
	DEED BOOK 2025 PG-2916					
	FULL MARKET VALUE	13,323				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 233.00-2-1.1 *****						
6803 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	61,000		26200
233.00-2-1.1	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE	61,000		
Overton Kevin	7-1-3.3.1	61,000	SCHOOL TAXABLE VALUE	61,000		
Overton Kim	ACRES 5.10		FP003 Charlotte fp 1	61,000 TO		
6803 Rt 60	DEED BOOK 2025 PG-2476					
Cassadaga, NY 14718	FULL MARKET VALUE	95,611				
***** 233.00-2-1.2.1 *****						
6819 Rt 60	331 Com vac w/im		COUNTY TAXABLE VALUE	85,000		26200
233.00-2-1.2.1	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	85,000		
Mekus Todd M	7-1-3.3.2	85,000	SCHOOL TAXABLE VALUE	85,000		
3196 Hooker Rd	ACRES 1.00		FP003 Charlotte fp 1	85,000 TO		
Sinclairville, NY 14782	DEED BOOK 2023 PG-2850					
	FULL MARKET VALUE	133,229				
***** 233.00-2-1.2.2 *****						
6831 Rt 60	312 Vac w/imprv		COUNTY TAXABLE VALUE	27,200		26200
233.00-2-1.2.2	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	27,200		
Jaquith Michael	7-1-3.3.2	27,200	SCHOOL TAXABLE VALUE	27,200		
6889 Rt 60	ACRES 8.00		FP003 Charlotte fp 1	27,200 TO		
Cassadaga, NY 14718	DEED BOOK 2021 PG-5409					
	FULL MARKET VALUE	42,633				
***** 233.00-2-2 *****						
Rt 60	320 Rural vacant		COUNTY TAXABLE VALUE	4,000		26200
233.00-2-2	Cassadaga Valle 062601	4,000	TOWN TAXABLE VALUE	4,000		
DiPasquale Dan	7-1-3.1	4,000	SCHOOL TAXABLE VALUE	4,000		
5775 West St	ACRES 1.55		FP003 Charlotte fp 1	4,000 TO		
Sanborn, NY 14132	DEED BOOK 2024 PG-7714					
	FULL MARKET VALUE	6,270				
***** 233.00-2-3 *****						
314 Rural vac<10			COUNTY TAXABLE VALUE	5,600		26200
233.00-2-3	Cassadaga Valle 062601	5,600	TOWN TAXABLE VALUE	5,600		
Rapp Gregory L	7-1-3.5	5,600	SCHOOL TAXABLE VALUE	5,600		
6749 Rt 60	ACRES 2.50		FP003 Charlotte fp 1	5,600 TO		
Cassadaga, NY 14718	DEED BOOK 2015 PG-5138					
	FULL MARKET VALUE	8,777				
***** 233.00-2-4 *****						
Route 60			COUNTY TAXABLE VALUE	28,000		26200
233.00-2-4	482 Det row bldg		TOWN TAXABLE VALUE	28,000		
Strong William J	Cassadaga Valle 062601	7,700	SCHOOL TAXABLE VALUE	28,000		
6707 Rt 60	7-1-29	28,000	FP003 Charlotte fp 1	28,000 TO		
Cassadaga, NY 14718	FRNT 272.00 DPTH 150.00					
	ACRES 0.50					
	EAST-0307200 NRTH-0837353					
	DEED BOOK 2688 PG-797					
	FULL MARKET VALUE	43,887				

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T A X A B L E SECTION OF THE ROLL - 1

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 233.00-2-5 *****						
	Route 60					26200
233.00-2-5	311 Res vac land		COUNTY TAXABLE VALUE	300		
Pattison Albert W	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
Callen Candice A	Parking Lot Of Halfway Di	300	SCHOOL TAXABLE VALUE	300		
6695 Rt 60	7-1-28		FP003 Charlotte fp 1	300 TO		
PO Box 230	ACRES 0.06					
Cassadaga, NY 14718	EAST-0307188 NRTH-0837074					
	DEED BOOK 2623 PG-212					
	FULL MARKET VALUE	470				
***** 233.00-2-6 *****						
	6722 RT 60					26200
233.00-2-6	270 Mfg housing		BAS STAR 41854 0	0		11,000
Loucks Clifford J	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	11,000		
Mansfield-Loucks Alice	7-1-4.1	11,000	TOWN TAXABLE VALUE	11,000		
6722 RT 60	ACRES 0.50		SCHOOL TAXABLE VALUE	0		
Cassadaga, NY 14718	EAST-0307604 NRTH-0837392		FP003 Charlotte fp 1	11,000 TO		
	DEED BOOK 2021 PG-5400					
	FULL MARKET VALUE	17,241				
***** 233.00-2-7 *****						
	Rt 60					26200
233.00-2-7	311 Res vac land		COUNTY TAXABLE VALUE	3,400		
Pastor Dennis	Cassadaga Valle 062601	3,400	TOWN TAXABLE VALUE	3,400		
Pilarski Rhonda	7-1-4.4.1	3,400	SCHOOL TAXABLE VALUE	3,400		
6726 Route 60	ACRES 1.20		FP003 Charlotte fp 1	3,400 TO		
Cassadaga, NY 14718	EAST-0307494 NRTH-0837538					
	DEED BOOK 2017 PG-3750					
	FULL MARKET VALUE	5,329				
***** 233.00-2-8 *****						
	Rt 60					26200
233.00-2-8	311 Res vac land		COUNTY TAXABLE VALUE	1,700		
Gens Jeffrey	Cassadaga Valle 062601	1,700	TOWN TAXABLE VALUE	1,700		
6746 Rt 60	7-1-4.4.2	1,700	SCHOOL TAXABLE VALUE	1,700		
Cassadaga, NY 14718	ACRES 0.40		FP003 Charlotte fp 1	1,700 TO		
	EAST-0307536 NRTH-0837594					
	DEED BOOK 2023 PG-6909					
	FULL MARKET VALUE	2,665				
***** 233.00-2-9 *****						
	6746 Rt 60					26200
233.00-2-9	210 1 Family Res		COUNTY TAXABLE VALUE	68,000		
Gens Jeffrey	Cassadaga Valle 062601	10,600	TOWN TAXABLE VALUE	68,000		
6746 Rt 60	7-1-4.3.2	68,000	SCHOOL TAXABLE VALUE	68,000		
Cassadaga, NY 14718	ACRES 0.90		FP003 Charlotte fp 1	68,000 TO		
	EAST-0307828 NRTH-0837620					
	DEED BOOK 2023 PG-6909					
	FULL MARKET VALUE	106,583				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-10 *****						
6782 Rt 60	210 1 Family Res		COUNTY TAXABLE VALUE	55,000		26200
233.00-2-10	Cassadaga Valle 062601	12,000	TOWN TAXABLE VALUE	55,000		
Green Dawn	7-1-3.2	55,000	SCHOOL TAXABLE VALUE	55,000		
Green Stephanie	ACRES 1.20		FP003 Charlotte fp 1	55,000	TO	
6782 Rt 60	DEED BOOK 2022 PG-8996					
Cassadaga, NY 14718	FULL MARKET VALUE	86,207				
***** 233.00-2-11 *****						
233.00-2-11	270 Mfg housing		COUNTY TAXABLE VALUE	20,000		26200
Green Dawn	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	20,000		
Green Stephanie	7-1-3.7	20,000	SCHOOL TAXABLE VALUE	20,000		
6782 Rt 60	ACRES 1.00		FP003 Charlotte fp 1	20,000	TO	
Cassadaga, NY 14718	EAST-0307969 NRTH-0838256					
	DEED BOOK 2022 PG-8996					
	FULL MARKET VALUE	31,348				
***** 233.00-2-12 *****						
6764-6824 Route 60	331 Com vac w/im		COUNTY TAXABLE VALUE	165,000		
233.00-2-12	Cassadaga Valle 062601	69,900	TOWN TAXABLE VALUE	165,000		
Genovese Jason M Jr.	7-1-3.6	165,000	SCHOOL TAXABLE VALUE	165,000		
PO Box 8	ACRES 97.30		FP003 Charlotte fp 1	165,000	TO	
Dunkirk, NY 14048	EAST-0309391 NRTH-0838643					
	DEED BOOK 2019 PG-7917					
	FULL MARKET VALUE	258,621				
***** 233.00-2-13 *****						
233.00-2-13	260 Seasonal res		COUNTY TAXABLE VALUE	5,000		26200
Genovese Jason	Cassadaga Valle 062601	2,300	TOWN TAXABLE VALUE	5,000		
PO Box 8	7-1-3.4	5,000	SCHOOL TAXABLE VALUE	5,000		
Dunkirk, NY 14048	ACRES 1.90		FP003 Charlotte fp 1	5,000	TO	
	DEED BOOK 2017 PG-4036					
	FULL MARKET VALUE	7,837				
***** 233.00-2-14 *****						
6897 Nelson Hill Rd	270 Mfg housing		COUNTY TAXABLE VALUE	18,000		26200
233.00-2-14	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	18,000		
Miller Donald R	7-1-6	18,000	SCHOOL TAXABLE VALUE	18,000		
6897 Nelson Rd	ACRES 2.00		FP003 Charlotte fp 1	18,000	TO	
Sinclairville, NY 14782	EAST-0312209 NRTH-0838750					
	DEED BOOK 2208 PG-00229					
	FULL MARKET VALUE	28,213				

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-15 *****						
233.00-2-15	6893 Nelson Rd					26200
Zappia Kyle J	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		
Zappia Karen L	Cassadaga Valle 062601	32,700	TOWN TAXABLE VALUE	55,000		
7 Hines St	7-1-5.5	55,000	SCHOOL TAXABLE VALUE	55,000		
Buffalo, NY 14220	ACRES 18.50		FP003 Charlotte fp 1	55,000 TO		
	EAST-0311826 NRTH-0838534					
	DEED BOOK 2020 PG-5941					
	FULL MARKET VALUE	86,207				
***** 233.00-2-16 *****						
233.00-2-16	6873 Nelson Hill Rd					26200
Mcbratnie Wendy A	210 1 Family Res		BAS STAR 41854	0	0	18,380
6873 Nelson Hill Rd	Cassadaga Valle 062601	25,200	COUNTY TAXABLE VALUE	124,000		
Sinclairville, NY 14782-9606	7-1-5.3	124,000	TOWN TAXABLE VALUE	124,000		
	ACRES 10.50		SCHOOL TAXABLE VALUE	105,620		
	EAST-0311914 NRTH-0838161		FP003 Charlotte fp 1	124,000 TO		
	DEED BOOK 2142 PG-00609					
	FULL MARKET VALUE	194,357				
***** 233.00-2-17 *****						
233.00-2-17	6865 Nelson Hill Rd					26200
J & C Yannie Family Trust	240 Rural res		VET WAR CT 41121	0	7,350	3,675
6865 Nelson Hill Rd	Cassadaga Valle 062601		26,400 VET DIS CT 41141	0	15,100	12,250
Sinclairville, NY 14782	7-1-5.4	151,000	BAS STAR 41854	0	0	18,380
	ACRES 11.80		COUNTY TAXABLE VALUE	128,550		
	EAST-0312006 NRTH-0837816		TOWN TAXABLE VALUE	135,075		
	DEED BOOK 2019 PG-6417		SCHOOL TAXABLE VALUE	132,620		
	FULL MARKET VALUE	236,677	FP003 Charlotte fp 1	151,000 TO		
***** 233.00-2-18 *****						
233.00-2-18	Rt 60					26200
Allenbrand, Anthony & Diane	321 Abandoned ag		AG COMMIT 41730	0	28,520	28,520
Allenbrand Michael J	Cassadaga Valle 062601		53,500 COUNTY TAXABLE VALUE	24,980		
6525 Andrews Rd	7-1-5.1	53,500	TOWN TAXABLE VALUE	24,980		
Sinclairville, NY 14782	ACRES 78.20		SCHOOL TAXABLE VALUE	24,980		
	EAST-0311801 NRTH-0837078		FP003 Charlotte fp 1	53,500 TO		
	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	83,856				
***** 233.00-2-19 *****						
233.00-2-19	6789 Nelson Hill Rd					26200
Riggle Earl C	210 1 Family Res		ENH STAR 41834	0	0	54,210
6789 Nelson Hill Rd	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	85,000		
Sinclairville, NY 14782-9606	7-1-5.2	85,000	TOWN TAXABLE VALUE	85,000		
	ACRES 5.00		SCHOOL TAXABLE VALUE	30,790		
	EAST-0312797 NRTH-0836426		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 1958 PG-00288					
	FULL MARKET VALUE	133,229				

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COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 180
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-20 *****						
6858 Nelson Hill Rd	240 Rural res		COUNTY TAXABLE VALUE	130,000		26200
233.00-2-20	Cassadaga Valle 062601	69,200	TOWN TAXABLE VALUE	130,000		
Shoemaker John	7-1-10	130,000	SCHOOL TAXABLE VALUE	130,000		
Shoemaker Sarah	ACRES 95.00		FP003 Charlotte fp 1	130,000	TO	
6858 Nelson Hill Rd	EAST-0313957 NRTH-0837756					
Sinclairville, NY 14782-9606	FULL MARKET VALUE	203,762				
***** 233.00-2-21 *****						
233.00-2-21	Nelson Hill Rd		AG COMMIT 41730	0	6,880	26200
Allenbrand, Anthony & Diane	105 Vac farmland		8,300 COUNTY TAXABLE VALUE		1,420	6,880
Allenbrand Michael J	Cassadaga Valle 062601	8,300	TOWN TAXABLE VALUE		1,420	
6525 Andrews Rd	7-1-23.2.2		SCHOOL TAXABLE VALUE		1,420	
Sinclairville, NY 14782	ACRES 4.00		FP003 Charlotte fp 1	8,300	TO	
	EAST-0314428 NRTH-0835703					
	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	13,009				
***** 233.00-2-22 *****						
233.00-2-22	319 Nelson Hill Rd		AG COMMIT 41730	0	9,910	26200
Allenbrand Anthony J	210 1 Family Res		COUNTY TAXABLE VALUE		35,090	9,910
Allenbrand Diane L	Cassadaga Valle 062601	23,800	TOWN TAXABLE VALUE		35,090	
6525 Andrews Rd	7-1-23.1	45,000	SCHOOL TAXABLE VALUE		35,090	
Sinclairville, NY 14782-9642	ACRES 9.00		FP003 Charlotte fp 1	45,000	TO	
	EAST-0314134 NRTH-0835530					
	DEED BOOK 2189 PG-00637					
	FULL MARKET VALUE	70,533				
***** 233.00-2-23 *****						
233.00-2-23	County Highway 133		AG DIST 41720	0	26,480	26200
Allenbrand, Anthony & Diane	320 Rural vacant		56,100 COUNTY TAXABLE VALUE		29,620	26,480
Allenbrand Michael J	Cassadaga Valle 062601	56,100	TOWN TAXABLE VALUE		29,620	
6525 Andrews Rd	7-1-23.2.1		SCHOOL TAXABLE VALUE		29,620	
Sinclairville, NY 14782	ACRES 87.00		FP003 Charlotte fp 1	56,100	TO	
	EAST-0312872 NRTH-0835681					
	DEED BOOK 2023 PG-1526					
	FULL MARKET VALUE	87,931				
***** 233.00-2-24 *****						
233.00-2-24	County Rd.133		AG COMMIT 41730	0	23,510	26200
Allenbrand Anthony & Diane	322 Rural vac>10		58,500 COUNTY TAXABLE VALUE		34,990	23,510
Allenbrand Michael J	Cassadaga Valle 062601	58,500	TOWN TAXABLE VALUE		34,990	
6525 Andrews Rd	7-1-22.1		SCHOOL TAXABLE VALUE		34,990	
Sinclairville, NY 14782	ACRES 95.00		FP003 Charlotte fp 1	58,500	TO	
	EAST-0312623 NRTH-0834616					
	DEED BOOK 2023 PG-1525					
	FULL MARKET VALUE	91,693				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-25 *****						
233.00-2-25	6691 Nelson Hill Rd					26200
Allenbrand Anthony J	210 1 Family Res		COUNTY TAXABLE VALUE	69,000		
Allenbrand Diane A	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	69,000		
6525 Andrews Rd	7-1-22.2	69,000	SCHOOL TAXABLE VALUE	69,000		
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1	69,000	TO	
	EAST-0314848 NRTH-0834666					
	DEED BOOK 2024 PG-6048					
	FULL MARKET VALUE	108,150				
***** 233.00-2-26 *****						
233.00-2-26	Andrews		AG COMMIT 41730	0	20,780	20,780
Allenbrand Anthony J	120 Field crops		COUNTY TAXABLE VALUE	58,520		
Allenbrand Diane	Cassadaga Valle 062601	79,300	TOWN TAXABLE VALUE	58,520		
6525 Andrews Rd	7-1-21	79,300	SCHOOL TAXABLE VALUE	58,520		
Sinclairville, NY 14782	ACRES 172.50		FP003 Charlotte fp 1	79,300	TO	
	EAST-0312889 NRTH-0833461					
	DEED BOOK 2023 PG-1524					
	FULL MARKET VALUE	124,295				
***** 233.00-2-27 *****						
233.00-2-27	Andrews Rd		AG COMMIT 41730	0	26,450	26,450
Allenbrand Anthony J	105 Vac farmland		COUNTY TAXABLE VALUE	32,650		
Allenbrand Diane	Cassadaga Valle 062601	59,100	TOWN TAXABLE VALUE	32,650		
6525 Andrews Rd	10-1-8.1	59,100	SCHOOL TAXABLE VALUE	32,650		
Sinclairville, NY 14782	ACRES 97.00		FP003 Charlotte fp 1	59,100	TO	
	EAST-0315638 NRTH-0831682					
	DEED BOOK 2023 PG-1524					
	FULL MARKET VALUE	92,633				
***** 233.00-2-28 *****						
233.00-2-28	Andrews Rd		COUNTY TAXABLE VALUE	3,000		
Allenbrand Anthony J	314 Rural vac<10		TOWN TAXABLE VALUE	3,000		
Allenbrand Diane L	Cassadaga Valle 062601	3,000	SCHOOL TAXABLE VALUE	3,000		
6525 Andrews Rd	10-1-6.1	3,000	FP003 Charlotte fp 1	3,000	TO	
Sinclairville, NY 14782	ACRES 1.02					
	EAST-0315344 NRTH-0831117					
	DEED BOOK 2338 PG-847					
	FULL MARKET VALUE	4,702				
***** 233.00-2-30 *****						
233.00-2-30	320 Rural vacant		AG COMMIT 41730	0	28,620	28,620
Allenbrand Anthony J	Cassadaga Valle 062601	46,200	COUNTY TAXABLE VALUE	17,580		
J & Diane L	10-1-5	46,200	TOWN TAXABLE VALUE	17,580		
6525 Andrews Rd	ACRES 54.00		SCHOOL TAXABLE VALUE	17,580		
Sinclairville, NY 14782	EAST-0312934 NRTH-0831154		FP003 Charlotte fp 1	46,200	TO	
	FULL MARKET VALUE	72,414				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2033						

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 182
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-31 *****						
6538	Rt 60					26200
233.00-2-31	240 Rural res		COUNTY TAXABLE VALUE	295,000		
Tabone Paul S	Cassadaga Valle 062601	59,800	TOWN TAXABLE VALUE	295,000		
11 Georges Place	7-1-25.1	295,000	SCHOOL TAXABLE VALUE	295,000		
Fredonia, NY 14063	ACRES 99.20		FP003 Charlotte fp 1	295,000	TO	
	EAST-0310377 NRTH-0833848					
	DEED BOOK 2018 PG-1681					
	FULL MARKET VALUE	462,382				
***** 233.00-2-32 *****						
233.00-2-32	Route 60					
Alford Tommie L Sr	322 Rural vac>10		COUNTY TAXABLE VALUE	8,600		
Koehn Susan	Cassadaga Valle 062601	8,600	TOWN TAXABLE VALUE	8,600		
6496 Route 60	7-1-25.3	8,600	SCHOOL TAXABLE VALUE	8,600		
Cassadaga, NY 14718	ACRES 12.80		FP003 Charlotte fp 1	8,600	TO	
	EAST-0309351 NRTH-0833220					
	DEED BOOK 2386 PG-666					
	FULL MARKET VALUE	13,480				
***** 233.00-2-33 *****						
233.00-2-33	Rt 60					26200
Vaughn Julie A	322 Rural vac>10		COUNTY TAXABLE VALUE	31,000		
47 W 6th St	Cassadaga Valle 062601	31,000	TOWN TAXABLE VALUE	31,000		
Dunkirk, NY 14048	7-1-24	31,000	SCHOOL TAXABLE VALUE	31,000		
	ACRES 30.00		FP003 Charlotte fp 1	31,000	TO	
	EAST-0308636 NRTH-0832676					
	DEED BOOK 2023 PG-7282					
	FULL MARKET VALUE	48,589				
***** 233.00-2-34 *****						
6396	Rt. 60					
233.00-2-34	210 1 Family Res		COUNTY TAXABLE VALUE	85,000		
Cusimano Angelena	Cassadaga Valle 062601	18,600	TOWN TAXABLE VALUE	85,000		
6396 Rt. 60	10-1-1.3.2	85,000	SCHOOL TAXABLE VALUE	85,000		
PO Box 765	ACRES 4.60		FP003 Charlotte fp 1	85,000	TO	
Sinclairville, NY 14782	EAST-0308052 NRTH-0831708					
	DEED BOOK 2017 PG-5936					
	FULL MARKET VALUE	133,229				
***** 233.00-2-35 *****						
6382	RT 60					
233.00-2-35	240 Rural res		VET WAR CT 41121 0	7,350	3,675	0
Marcello Nancy	Cassadaga Valle 062601	25,700	ENH STAR 41834 0	0	0	54,210
Marcello Fred J	10-1-1.5	74,000	COUNTY TAXABLE VALUE	66,650		
PO Box 731	ACRES 11.00		TOWN TAXABLE VALUE	70,325		
Sinclairville, NY 14782	EAST-0307846 NRTH-0831420		SCHOOL TAXABLE VALUE	19,790		
	DEED BOOK 2294 PG-782		FP003 Charlotte fp 1	74,000	TO	
	FULL MARKET VALUE	115,987				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 183
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 233.00-2-36 *****						
233.00-2-36	6404 Rt 60				26200	
Baggiano Dennis J	270 Mfg housing		COUNTY TAXABLE VALUE	37,000		
Baggiano Rebecca A	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE	37,000		
309 E Everett St	10-1-1.3.1	37,000	SCHOOL TAXABLE VALUE	37,000		
Falconer, NY 14733	ACRES 2.50		FP003 Charlotte fp 1	37,000 TO		
	EAST-0307484 NRTH-0831728					
	DEED BOOK 2021 PG-7770					
	FULL MARKET VALUE	57,994				
***** 233.00-2-37 *****						
233.00-2-37	6418 Rte 60				26200	
Higgs Timothy D	240 Rural res		ENH STAR 41834 0	0	0	54,210
Higgs Patricia	Cassadaga Valle 062601	28,800	COUNTY TAXABLE VALUE	65,000		
PO Box 1048	10-1-1.1	65,000	TOWN TAXABLE VALUE	65,000		
Sinclairville, NY 14782	ACRES 14.40		SCHOOL TAXABLE VALUE	10,790		
	EAST-0307977 NRTH-0832192		FP003 Charlotte fp 1	65,000 TO		
	DEED BOOK 2372 PG-367					
	FULL MARKET VALUE	101,881				
***** 233.00-2-38 *****						
233.00-2-38	6496 Rt 60				26200	
Alford Tommie L Sr	240 Rural res		BAS STAR 41854 0	0	0	18,380
Koehn Susan	Cassadaga Valle 062601	34,100	COUNTY TAXABLE VALUE	131,000		
6496 Rt 60	7-1-25.2	131,000	TOWN TAXABLE VALUE	131,000		
Cassadaga, NY 14718	ACRES 20.00		SCHOOL TAXABLE VALUE	112,620		
	EAST-0308337 NRTH-0832997		FP003 Charlotte fp 1	131,000 TO		
	DEED BOOK 2386 PG-666					
	FULL MARKET VALUE	205,329				
***** 233.00-2-39 *****						
233.00-2-39	6550 Rt 60				26200	
Jaquith Mark E	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Jaquith Amy L	Cassadaga Valle 062601	15,400	COUNTY TAXABLE VALUE	100,000		
6550 Rt 60	7-1-26.2	100,000	TOWN TAXABLE VALUE	100,000		
Cassadaga, NY 14718	ACRES 2.80		SCHOOL TAXABLE VALUE	81,620		
	EAST-0307295 NRTH-0834153		FP003 Charlotte fp 1	100,000 TO		
	DEED BOOK 2507 PG-28					
	FULL MARKET VALUE	156,740				
***** 233.00-2-40 *****						
233.00-2-40	6611 Rt 60				26200	
Jaquith Amy L	260 Seasonal res		COUNTY TAXABLE VALUE	59,000		
Kelly Bradley S./Daniel M.	Cassadaga Valle 062601	49,000	TOWN TAXABLE VALUE	59,000		
Patrick & Janet Kelly	7-1-26.1	59,000	SCHOOL TAXABLE VALUE	59,000		
6611 Rt 60	ACRES 63.20		FP003 Charlotte fp 1	59,000 TO		
Cassadaga, NY 14718	EAST-0309192 NRTH-0834634					
	DEED BOOK 2021 PG-8285					
	FULL MARKET VALUE	92,476				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 184
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-41 *****						
6598 Rt 60	240 Rural res		COUNTY TAXABLE VALUE	58,000		26200
233.00-2-41	Cassadaga Valle 062601	39,600	TOWN TAXABLE VALUE	58,000		
Catanese Randall W	7-1-27.3	58,000	SCHOOL TAXABLE VALUE	58,000		
4171 Pickard Rd	ACRES 27.50		FP003 Charlotte fp 1	58,000 TO		
Sinclairville, NY 14782	EAST-0309267 NRTH-0834988					
	DEED BOOK 2011 PG-2486					
	FULL MARKET VALUE	90,909				
***** 233.00-2-42 *****						
Route 60	430 Mtor veh srv		COUNTY TAXABLE VALUE	250,000		26200
233.00-2-42	Cassadaga Valle 062601	15,750	TOWN TAXABLE VALUE	250,000		
Gay-Mark Tire-Wheel Inc	7-1-27.2	250,000	SCHOOL TAXABLE VALUE	250,000		
6624 Rt 60	ACRES 2.00		FP003 Charlotte fp 1	250,000 TO		
Cassadga, NY 14718	EAST-0307348 NRTH-0835716					
	DEED BOOK 1817 PG-00041					
	FULL MARKET VALUE	391,850				
***** 233.00-2-43.1 *****						
Rt 60	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		26200
233.00-2-43.1	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Gay-Mark Tire-Wheel, Inc.	7-1-27.1		SCHOOL TAXABLE VALUE	4,800		
6624 Rt 60	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
Cassadaga, NY 14718	EAST-0309324 NRTH-0835996					
	DEED BOOK 2113 PG-00365					
	FULL MARKET VALUE	7,524				
***** 233.00-2-43.2 *****						
Rt 60	322 Rural vac>10		AG DIST 41720 0	4,870	4,870	4,870
233.00-2-43.2	Cassadaga Valle 062601	81,500	80,000 COUNTY TAXABLE VALUE	76,630		
D & J Crowell Family Trust	7-1-27.1		TOWN TAXABLE VALUE	76,630		
8193 Farrington Hollow Rd	ACRES 166.50		SCHOOL TAXABLE VALUE	76,630		
Cherry Creek, NY 14723	EAST-0309324 NRTH-0835996		FP003 Charlotte fp 1	81,500 TO		
	DEED BOOK 2022 PG-2075					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	127,743				
UNDER AGDIST LAW TIL 2030						
***** 233.00-2-44 *****						
Route 60	311 Res vac land		COUNTY TAXABLE VALUE	5,600		26200
233.00-2-44	Cassadaga Valle 062601	5,600	TOWN TAXABLE VALUE	5,600		
Genovese Jason	7-1-4.2	5,600	SCHOOL TAXABLE VALUE	5,600		
PO Box 8	ACRES 6.20		FP003 Charlotte fp 1	5,600 TO		
Dunkirk, NY 14048	EAST-0309614 NRTH-0837544					
	DEED BOOK 2017 PG-4037					
	FULL MARKET VALUE	8,777				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 185
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 233.00-2-45 *****						
233.00-2-45	6726 Route 60					26200
Pastor Dennis	280 Res Multiple		ENH STAR 41834	0	0	54,210
Pilarski Rhonda	Cassadaga Valle 062601	37,600	COUNTY TAXABLE VALUE	142,000		
6726 Route 60	7-1-4.3.1	142,000	TOWN TAXABLE VALUE	142,000		
Cassadaga, NY 14718	ACRES 13.00		SCHOOL TAXABLE VALUE	87,790		
	EAST-0308450 NRTH-0837518		FP003 Charlotte fp 1	142,000 TO		
	DEED BOOK 2017 PG-3750					
	FULL MARKET VALUE	222,571				
***** 234.00-1-1 *****						
234.00-1-1	Hall Rd		AG DIST 41720	0	23,870	23,870
Carlstrom Darren J	322 Rural vac>10		COUNTY TAXABLE VALUE	29,030		
6757 Hall Rd	Cassadaga Valle 062601	52,900	TOWN TAXABLE VALUE	29,030		
Sinclairville, NY 14782	7-1-13.3.2	52,900	SCHOOL TAXABLE VALUE	29,030		
	ACRES 76.40		FP003 Charlotte fp 1	52,900 TO		
	EAST-0316983 NRTH-0837807					
	DEED BOOK 2612 PG-929					
	FULL MARKET VALUE	82,915				
***** 234.00-1-1..WT1 *****						
234.00-1-1..WT1	Hall Rd		IND DEVEL 18020	0	1930,500	1930,500
County of Chautauqua IDA	879 Wind		0 COUNTY TAXABLE VALUE	0		
RWE Clean Energy, LLC	Cassadaga Valle 062601		TOWN TAXABLE VALUE	0		
353 N Clark St 30thFloo	T43	1930,500	SCHOOL TAXABLE VALUE	0		
Chicago, IL 60654	7-1-13.3.2		FP003 Charlotte fp 1	1930,500 TO		
	EAST-0316983 NRTH-0837807					
	DEED BOOK 2612 PG-929					
	FULL MARKET VALUE	3025,862				
***** 234.00-1-2 *****						
234.00-1-2	6151 Hall Rd					26200
Williams Scott	314 Rural vac<10		COUNTY TAXABLE VALUE	6,500		
Williams Vicki	Cassadaga Valle 062601	6,500	TOWN TAXABLE VALUE	6,500		
6751 Hall Rd	7-1-13.4	6,500	SCHOOL TAXABLE VALUE	6,500		
Sinclairville, NY 14782	ACRES 3.00		FP003 Charlotte fp 1	6,500 TO		
	EAST-0317391 NRTH-0837265					
	DEED BOOK 2419 PG-91					
	FULL MARKET VALUE	10,188				
***** 234.00-1-3 *****						
234.00-1-3	Hall Rd		AG DIST 41720	0	1,390	1,390
Williams Scott A	105 Vac farmland		COUNTY TAXABLE VALUE	3,610		
Williams Vicki J	Cassadaga Valle 062601	1,700	TOWN TAXABLE VALUE	3,610		
6751 Hall Rd	7-1-13.2	5,000	SCHOOL TAXABLE VALUE	3,610		
Sinclairville, NY 14782	ACRES 0.40		FP003 Charlotte fp 1	5,000 TO		
	EAST-0317609 NRTH-0837137					
	DEED BOOK 2015 PG-7441					
	FULL MARKET VALUE	7,837				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-4 *****						
6821 Hall Rd	270 Mfg housing		ENH STAR 41834	0	0	25,000
234.00-1-4	Cassadaga Valle 062601	16,300	COUNTY TAXABLE VALUE	25,000		
Boyland Ronald J	7-1-13.1	25,000	TOWN TAXABLE VALUE	25,000		
6821 Hall Rd	ACRES 3.30		SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0316898 NRTH-0837821		FP003 Charlotte fp 1	25,000 TO		
	DEED BOOK 2658 PG-559					
	FULL MARKET VALUE	39,185				
***** 234.00-1-5.1 *****						
Hall Rd	322 Rural vac>10		AG DIST 41720	0	23,710	23,710
234.00-1-5.1	Cassadaga Valle 062601	36,500	COUNTY TAXABLE VALUE	12,790		
Carlstrom Darren J	7-1-13.3.1	36,500	TOWN TAXABLE VALUE	12,790		
6757 Hall Rd	ACRES 37.90		SCHOOL TAXABLE VALUE	12,790		
Sinclairville, NY 14782	EAST-0316207 NRTH-0837652		FP003 Charlotte fp 1	36,500 TO		
	DEED BOOK 2647 PG-918					
	FULL MARKET VALUE	57,210				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-5.2 *****						
6774 Hall Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE	16,800		
234.00-1-5.2	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	16,800		
Williams Scott A	7-1-13.3.1	16,800	SCHOOL TAXABLE VALUE	16,800		
Williams Vicki J	ACRES 2.00		FP003 Charlotte fp 1	16,800 TO		
6751 Hall Rd	EAST-0316207 NRTH-0837652					
Sinclairville, NY 14782	DEED BOOK 2015 PG-7440					
	FULL MARKET VALUE	26,332				
***** 234.00-1-6.1 *****						
2825 Hooker Rd	210 1 Family Res		FARM SILOS 42100	0	400	400
234.00-1-6.1	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	89,600		
Sharp Lauren	8-1-2	90,000	TOWN TAXABLE VALUE	89,600		
Sharp Michelle A	ACRES 4.30		SCHOOL TAXABLE VALUE	89,600		
2825 Hooker Rd	EAST-0968696 NRTH-0840116		FP003 Charlotte fp 1	89,600 TO		
Sinclairville, NY 14782	DEED BOOK 2018 PG-1921		400 EX			
	FULL MARKET VALUE	141,066				
***** 234.00-1-6.2 *****						
Hooker Rd	322 Rural vac>10		AG COMMIT 41730	0	16,310	16,310
234.00-1-6.2	Cassadaga Valle 062601	52,100	COUNTY TAXABLE VALUE	35,790		
Nobles Nelson B.S.	8-1-2	52,100	TOWN TAXABLE VALUE	35,790		
7690 Rt 83	ACRES 73.20		SCHOOL TAXABLE VALUE	35,790		
South Dayton, NY 14138	EAST-0968313 NRTH-0838850		FP003 Charlotte fp 1	52,100 TO		
	DEED BOOK 2017 PG-6984					
	FULL MARKET VALUE	81,661				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2033						

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-7 *****						
234.00-1-7	311 Res vac land		AG DIST 41720	0	1,010	1,010
Johnson Jason R	Cassadaga Valle 062601	7,000	COUNTY TAXABLE VALUE		5,990	
Johnson Deborah A	8-1-4	7,000	TOWN TAXABLE VALUE		5,990	
6810 Charlotte Center Rd	ACRES 9.20		SCHOOL TAXABLE VALUE		5,990	
Sinclairville, NY 14782	EAST-0320821 NRTH-0838334		FP003 Charlotte fp 1		7,000 TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	10,972				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-8 *****						
234.00-1-8	Charlotte Center Rd		AG DIST 41720	0	24,690	24,690
Johnson Jason R	322 Rural vac>10		COUNTY TAXABLE VALUE		18,910	
Johnson Deborah A	Cassadaga Valle 062601	43,600	TOWN TAXABLE VALUE		18,910	
6810 Charlotte Center Rd	8-1-5	43,600	SCHOOL TAXABLE VALUE		18,910	
Sinclairville, NY 14782	ACRES 48.00		FP003 Charlotte fp 1		43,600 TO	
	EAST-0321835 NRTH-0838459					
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	68,339				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-9 *****						
234.00-1-9	6893 Charlotte Center Rd		COUNTY TAXABLE VALUE		60,000	
Lisciadro Brandon	210 1 Family Res		TOWN TAXABLE VALUE		60,000	
Abbott Courtney	Cassadaga Valle 062601	9,900	SCHOOL TAXABLE VALUE		60,000	
6893 Charlotte Center Rd	8-1-6	60,000	FP003 Charlotte fp 1		60,000 TO	
Sinclairville, NY 14782	ACRES 0.75					
	EAST-0322805 NRTH-0838675					
	DEED BOOK 2018 PG-4367					
	FULL MARKET VALUE	94,044				
***** 234.00-1-10 *****						
234.00-1-10	6749 Charlotte Center Rd		FARM SILOS 42100	0	4,100	4,100
Johnson Jason R	112 Dairy farm		AG DIST 41720	0	30,250	30,250
Johnson Deborah A	Cassadaga Valle 062601	87,600	COUNTY TAXABLE VALUE		180,850	
6810 Charlotte Center Rd	8-1-3	215,200	TOWN TAXABLE VALUE		180,850	
Sinclairville, NY 14782	ACRES 123.00		SCHOOL TAXABLE VALUE		180,850	
	EAST-0320941 NRTH-0836973		FP003 Charlotte fp 1		211,100 TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	337,304				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-11 *****						
234.00-1-11	6723 Charlotte Center Rd		COUNTY TAXABLE VALUE		76,000	
Flowers Alexander D	210 1 Family Res		TOWN TAXABLE VALUE		76,000	
6723 Charlotte Center Rd	Cassadaga Valle 062601	17,000	SCHOOL TAXABLE VALUE		76,000	
Sinclairville, NY 14782	8-1-36.2	76,000	FP003 Charlotte fp 1		76,000 TO	
	ACRES 3.00					
	EAST-0322145 NRTH-0836140					
	DEED BOOK 2019 PG-2154					
	FULL MARKET VALUE	119,122				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-12.1 *****						
234.00-1-12.1	6697 Charlotte Center Rd					26200
Roeseler Randy D	240 Rural res		COUNTY TAXABLE VALUE	211,000		
Roeseler Marian L	Cassadaga Valle 062601	65,100	TOWN TAXABLE VALUE	211,000		
6512 Wick Rd	8-1-36.1	211,000	SCHOOL TAXABLE VALUE	211,000		
Lockport, NY 14094	ACRES 81.30		FP003 Charlotte fp 1	211,000	TO	
	EAST-0320412 NRTH-0835607					
	DEED BOOK 2640 PG-166					
	FULL MARKET VALUE	330,721				
***** 234.00-1-12.2 *****						
234.00-1-12.2	6677 Charlotte Center Rd		VET WAR CT 41121	0	7,350	3,675
Benson Phillip M	210 1 Family Res		BAS STAR 41854	0	0	18,380
Benson Susan L	Cassadaga Valle 062601	18,700	VET DIS CT 41141	0	8,000	8,000
6677 Charlotte Center Rd	8-1-36.3	160,000	COUNTY TAXABLE VALUE	144,650		
Sinclairville, NY 14782	ACRES 4.70		TOWN TAXABLE VALUE	148,325		
	DEED BOOK 2674 PG-31		SCHOOL TAXABLE VALUE	141,620		
	FULL MARKET VALUE	250,784	FP003 Charlotte fp 1	160,000	TO	
***** 234.00-1-13.1 *****						
234.00-1-13.1	6623 Charlotte Center Rd		ENH STAR 41834	0	0	45,000
Shreve Charlene	210 1 Family Res		COUNTY TAXABLE VALUE	45,000		
6621 Charlotte Ctr Rd	Cassadaga Valle 062601	24,300	TOWN TAXABLE VALUE	45,000		
PO Box 935	8-1-30.1	45,000	SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 9.50		FP003 Charlotte fp 1	45,000	TO	
	EAST-0320869 NRTH-0834691					
	DEED BOOK 2391 PG-267					
	FULL MARKET VALUE	70,533				
***** 234.00-1-13.2 *****						
234.00-1-13.2	6621 Charlotte Center Rd					26200
Shreve Charlene	270 Mfg housing		COUNTY TAXABLE VALUE	80,000		
6823 Charlotte Center Rd	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	80,000		
PO Box 935	8-1-30.1	80,000	SCHOOL TAXABLE VALUE	80,000		
Sinclairville, NY 14782	ACRES 6.00		FP003 Charlotte fp 1	80,000	TO	
	EAST-0320869 NRTH-0834691					
	DEED BOOK 2624 PG-670					
	FULL MARKET VALUE	125,392				
***** 234.00-1-13.3 *****						
234.00-1-13.3	Charlotte Center Rd					26200
Swan Billie Jo	311 Res vac land		COUNTY TAXABLE VALUE	1,400		
6617 Charlotte Center Rd	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
Sinclairville, NY 14782	8-1-30.1	1,400	SCHOOL TAXABLE VALUE	1,400		
	ACRES 0.75		FP003 Charlotte fp 1	1,400	TO	
	EAST-0968829 NRTH-0834052					
	DEED BOOK 2011 PG-6551					
	FULL MARKET VALUE	2,194				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-14 *****						
234.00-1-14	6617 Charlotte Center Rd					26200
Swan Billie Jo	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
6617 Charlotte Center Rd	Cassadaga Valle 062601	2,100	COUNTY TAXABLE VALUE	54,000		
Sinclairville, NY 14782	8-1-33	54,000	TOWN TAXABLE VALUE	54,000		
	ACRES 0.12		SCHOOL TAXABLE VALUE	35,620		
	EAST-0320594 NRTH-0833952		FP003 Charlotte fp 1	54,000 TO		
	DEED BOOK 2565 PG-492					
	FULL MARKET VALUE	84,639				
***** 234.00-1-15 *****						
234.00-1-15	6617 Charlotte Center Rd					26200
Swan Billie Jo	311 Res vac land		COUNTY TAXABLE VALUE	1,400		
6617 Charlotte Center Rd	Cassadaga Valle 062601	1,400	TOWN TAXABLE VALUE	1,400		
Sinclairville, NY 14782	8-1-30.2	1,400	SCHOOL TAXABLE VALUE	1,400		
	ACRES 0.30		FP003 Charlotte fp 1	1,400 TO		
	EAST-0320513 NRTH-0833909					
	DEED BOOK 2565 PG-492					
	FULL MARKET VALUE	2,194				
***** 234.00-1-16.1 *****						
234.00-1-16.1	Charlotte Center Rd					26200
Nickerson Terri L	322 Rural vac>10		COUNTY TAXABLE VALUE	12,200		
6593 Charlotte Center Rd	Cassadaga Valle 062601	12,100	TOWN TAXABLE VALUE	12,200		
Sinclairville, NY 14782	8-1-29	12,200	SCHOOL TAXABLE VALUE	12,200		
	ACRES 7.20		FP003 Charlotte fp 1	12,200 TO		
	EAST-0319761 NRTH-0834218					
	DEED BOOK 2017 PG-1716					
	FULL MARKET VALUE	19,122				
***** 234.00-1-16.2 *****						
234.00-1-16.2	Charlotte Center Rd					26200
Williams Scott A	322 Rural vac>10		AG DIST 41720 0	0	0	0
Williams Vicki	Cassadaga Valle 062601	23,700	COUNTY TAXABLE VALUE	23,700		
6757 Hall Rd	part of	23,700	TOWN TAXABLE VALUE	23,700		
Sinclairville, NY 14782	8-1-29		SCHOOL TAXABLE VALUE	23,700		
	ACRES 57.70		FP003 Charlotte fp 1	23,700 TO		
	EAST-0319761 NRTH-0834218					
	DEED BOOK 2644 PG-361					
	FULL MARKET VALUE	37,147				
***** 234.00-1-17 *****						
234.00-1-17	6593 Charlotte Center Rd					0
Nickerson Teri L	210 1 Family Res		VET WAR CT 41121 0	7,350	3,675	0
6593 Charlotte Center Rd	Cassadaga Valle 062601	14,400	BAS STAR 41854 0	0	0	18,380
Sinclairville, NY 14782	8-1-28.4	70,000	COUNTY TAXABLE VALUE	62,650		
	ACRES 2.20		TOWN TAXABLE VALUE	66,325		
	DEED BOOK 2440 PG-910		SCHOOL TAXABLE VALUE	51,620		
	FULL MARKET VALUE	109,718	FP003 Charlotte fp 1	70,000 TO		

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-18 *****						
234.00-1-18	Charlotte Center Rd					26200
Carlstrom Jake W	322 Rural vac>10		COUNTY TAXABLE VALUE	19,100		
6757 Hall Rd	Cassadaga Valle 062601	19,000	TOWN TAXABLE VALUE	19,100		
Sinclairville, NY 14782	8-1-28.1	19,100	SCHOOL TAXABLE VALUE	19,100		
	ACRES 14.60		FP003 Charlotte fp 1	19,100 TO		
	EAST-0320426 NRTH-0833062					
	DEED BOOK 2013 PG-5441					
	FULL MARKET VALUE	29,937				
***** 234.00-1-19 *****						
234.00-1-19	6559 Charlotte Center Rd		CW 15 VET/ 41162 0	7,350	0	0
Ceranowicz John	281 Multiple res		COUNTY TAXABLE VALUE	98,050		
408 Lakeshore Dr E	Cassadaga Valle 062601	39,700	TOWN TAXABLE VALUE	105,400		
Dunkirk, NY 14048	8-1-37.2	105,400	SCHOOL TAXABLE VALUE	105,400		
	ACRES 15.30		FP003 Charlotte fp 1	105,400 TO		
	EAST-0319901 NRTH-0833204					
	DEED BOOK 2019 PG-3228					
	FULL MARKET VALUE	165,204				
***** 234.00-1-20 *****						
234.00-1-20	6553 Charlotte Center Rd					26200
Wilcox Andrew J	260 Seasonal res		COUNTY TAXABLE VALUE	28,000		
44 Londonderry Ln	Cassadaga Valle 062601	7,700	TOWN TAXABLE VALUE	28,000		
Getzville, NY 14086	8-1-37.3	28,000	SCHOOL TAXABLE VALUE	28,000		
	ACRES 0.50		FP003 Charlotte fp 1	28,000 TO		
	EAST-0319985 NRTH-0832500					
	DEED BOOK 2025 PG-5847					
	FULL MARKET VALUE	43,887				
***** 234.00-1-21 *****						
234.00-1-21	Charlotte Center Rd					26200
Bohnsack David G	314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
PO Box 737	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
Sinclairville, NY 14782	8-1-37.1	4,800	SCHOOL TAXABLE VALUE	4,800		
	ACRES 2.00		FP003 Charlotte fp 1	4,800 TO		
	EAST-0319955 NRTH-0832344					
	DEED BOOK 2489 PG-103					
	FULL MARKET VALUE	7,524				
***** 234.00-1-22 *****						
234.00-1-22	Charlotte Center Rd		BAS STAR 41854 0	0	0	18,380
Bohnsack David G	270 Mfg housing		COUNTY TAXABLE VALUE	25,000		
PO Box 737	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	25,000		
Sinclairville, NY 14782	11-1-4.6	25,000	SCHOOL TAXABLE VALUE	6,620		
	ACRES 1.70		FP003 Charlotte fp 1	25,000 TO		
	EAST-0319925 NRTH-0832252					
	DEED BOOK 2489 PG-103					
	FULL MARKET VALUE	39,185				

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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-24 *****						
6521 Charlotte Center Rd	270 Mfg housing		VET WAR CT 41121	0	6,300	3,675
234.00-1-24	Cassadaga Valle 062601	16,300	ENH STAR 41834	0	0	0
Suber Jeremy G	11-1-4.1	42,000	COUNTY TAXABLE VALUE		35,700	42,000
Suber Rebecca	ACRES 3.30		TOWN TAXABLE VALUE		38,325	
6521 Charlotte Center Rd	EAST-0319431 NRTH-0832066		SCHOOL TAXABLE VALUE		0	
PO Box 1063	DEED BOOK 2351 PG-755		FP003 Charlotte fp 1		42,000	TO
Sinclairville, NY 14782	FULL MARKET VALUE	65,831				
***** 234.00-1-25 *****						
6509 Charlotte Center Rd	270 Mfg housing		BAS STAR 41854	0	0	0
234.00-1-25	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE		90,000	18,380
Carlson Bruce D	11-1-4.7.1	90,000	TOWN TAXABLE VALUE		90,000	
6509 Charlotte Center Rd	ACRES 3.10		SCHOOL TAXABLE VALUE		71,620	
Sinclairville, NY 14782	EAST-0319383 NRTH-0831845		FP003 Charlotte fp 1		90,000	TO
	DEED BOOK 2015 PG-2165					
	FULL MARKET VALUE	141,066				
***** 234.00-1-26 *****						
6501 Charlotte Center Rd	210 1 Family Res		COUNTY TAXABLE VALUE		105,000	26200
234.00-1-26	Cassadaga Valle 062601	12,700	TOWN TAXABLE VALUE		105,000	
Paulino Robert A	11-1-4.7.3	105,000	SCHOOL TAXABLE VALUE		105,000	
Lessinger Elizabeth C	ACRES 1.40		FP003 Charlotte fp 1		105,000	TO
6501 Charlotte Center Rd	EAST-0319243 NRTH-0831636					
Sinclairville, NY 14782	DEED BOOK 2020 PG-1924					
	FULL MARKET VALUE	164,577				
***** 234.00-1-27 *****						
6497 Charlotte Center Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE		22,500	26200
234.00-1-27	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE		22,500	
Rivera Angelo J	11-1-4.5	22,500	SCHOOL TAXABLE VALUE		22,500	
145 Eagle St Lowr	ACRES 1.80		FP003 Charlotte fp 1		22,500	TO
Fredonia, NY 14063	EAST-0319193 NRTH-0831464					
	DEED BOOK 2012 PG-4480					
	FULL MARKET VALUE	35,266				
***** 234.00-1-28 *****						
6490 abbey Rd	322 Rural vac>10		COUNTY TAXABLE VALUE		13,800	26200
234.00-1-28	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE		13,800	
Crowell Jason A	11-1-1	13,800	SCHOOL TAXABLE VALUE		13,800	
Crowell Lorie A	ACRES 17.00		FP003 Charlotte fp 1		13,800	TO
6490 abbey Rd	DEED BOOK 2025 PG-5331					
Sinclairville, NY 14782	FULL MARKET VALUE	21,630				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-29 *****						
234.00-1-29	6465 Charlott Ctr. Rd					26200
Foster Lily	210 1 Family Res		BAS STAR 41854	0	0	18,380
James Foster	Cassadaga Valle 062601	13,100	COUNTY TAXABLE VALUE	25,000		
6465 Charlott Ctr. Rd	11-1-2	25,000	TOWN TAXABLE VALUE	25,000		
Sinclairville, NY 14782	ACRES 1.50		SCHOOL TAXABLE VALUE	6,620		
	EAST-0318751 NRTH-0830837		FP003 Charlotte fp 1	25,000 TO		
	DEED BOOK 2021 PG-4249					
	FULL MARKET VALUE	39,185				
***** 234.00-1-30 *****						
234.00-1-30	6490 abbey Rd					26200
Crowell Jason A	240 Rural res		COUNTY TAXABLE VALUE	120,000		
Crowell Lorie A	Cassadaga Valle 062601	48,300	TOWN TAXABLE VALUE	120,000		
6490 abbey Rd	10-1-10	120,000	SCHOOL TAXABLE VALUE	120,000		
Sinclairville, NY 14782	ACRES 40.00		FP003 Charlotte fp 1	120,000 TO		
	DEED BOOK 2025 PG-5331					
	FULL MARKET VALUE	188,088				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2030						
***** 234.00-1-32 *****						
234.00-1-32	Hall Rd					26200
Gane Greg B	322 Rural vac>10		AG DIST 41720	0	23,510	23,510
5481 Hodge Rd	Cassadaga Valle 062601	33,700	COUNTY TAXABLE VALUE	10,190		
Sinclairville, NY 14782	10-1-9	33,700	TOWN TAXABLE VALUE	10,190		
	ACRES 33.80		SCHOOL TAXABLE VALUE	10,190		
	EAST-0317332 NRTH-0830933		FP003 Charlotte fp 1	33,700 TO		
	FULL MARKET VALUE	52,821				
MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2030						
***** 234.00-1-33.1 *****						
234.00-1-33.1	Andrews Rd					26200
Maple Run Land Holdings, LLC	322 Rural vac>10		AG DIST 41720	0	17,940	17,940
PO Box 542	Cassadaga Valle 062601	24,400	COUNTY TAXABLE VALUE	6,460		
Sinclairville, NY 14782	10-1-7.1		TOWN TAXABLE VALUE	6,460		
	ACRES 20.60		SCHOOL TAXABLE VALUE	6,460		
	EAST-0964292 NRTH-0830802		FP003 Charlotte fp 1	24,400 TO		
	DEED BOOK 2017 PG-2796					
	FULL MARKET VALUE	38,245				
***** 234.00-1-33.2 *****						
234.00-1-33.2	Andrews Rd					26200
Lanphere Myron	311 Res vac land	300	COUNTY TAXABLE VALUE	300		
Lanphere Linda M	Cassadaga Valle 062601	300	TOWN TAXABLE VALUE	300		
85 Water St	10-1-7.1		SCHOOL TAXABLE VALUE	300		
PO Box 711	FRNT 36.00 DPTH 168.00		FP003 Charlotte fp 1	300 TO		
Sinclairville, NY 14782	ACRES 0.07					
	EAST-0964915 NRTH-0830387					
	DEED BOOK 2635 PG-362					
	FULL MARKET VALUE	470				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-33.3 *****						
6439	Nelson Rd					26200
234.00-1-33.3	210 1 Family Res		COUNTY TAXABLE VALUE	225,000		
Smith Darin A	Cassadaga Valle 062601	18,200	TOWN TAXABLE VALUE	225,000		
57 Water St	10-1-7.1	225,000	SCHOOL TAXABLE VALUE	225,000		
Sinclairville, NY 14782	ACRES 4.40		FP003 Charlotte fp 1	225,000	TO	
	EAST-0964500 NRTH-0830544					
	DEED BOOK 2013 PG-6145					
	FULL MARKET VALUE	352,665				
***** 234.00-1-34 *****						
6480	Nelson Hill Rd		BAS STAR 41854 0	0	0	18,380
234.00-1-34	210 1 Family Res		COUNTY TAXABLE VALUE	102,500		
Robbins Branden J	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	102,500		
6480 Nelson Hill Rd	10-1-8.2.2	102,500	SCHOOL TAXABLE VALUE	84,120		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	102,500	TO	
	EAST-0316572 NRTH-0831480					
	DEED BOOK 2014 PG-3313					
	FULL MARKET VALUE	160,658				
***** 234.00-1-35.1 *****						
	Nelson Rd					26200
234.00-1-35.1	322 Rural vac>10		COUNTY TAXABLE VALUE	14,600		
Robbins Branden J	Cassadaga Valle 062601	14,600	TOWN TAXABLE VALUE	14,600		
6480 Nelson Rd	10-1-8.2.1	14,600	SCHOOL TAXABLE VALUE	14,600		
Sinclairville, NY 14782	ACRES 9.90		FP003 Charlotte fp 1	14,600	TO	
	EAST-0316697 NRTH-0831774					
	DEED BOOK 2015 PG-5098					
	FULL MARKET VALUE	22,884				
***** 234.00-1-35.2 *****						
6468	Nelson Rd					26200
234.00-1-35.2	210 1 Family Res		COUNTY TAXABLE VALUE	89,000		
Johnson Cody N	Cassadaga Valle 062601	18,900	TOWN TAXABLE VALUE	89,000		
6468 Nelson Rd	10-1-8.2.1	89,000	SCHOOL TAXABLE VALUE	89,000		
Sinclairville, NY 14782	ACRES 4.80		FP003 Charlotte fp 1	89,000	TO	
	EAST-0316697 NRTH-0831774					
	DEED BOOK 2023 PG-6815					
	FULL MARKET VALUE	139,498				
***** 234.00-1-36 *****						
6523	Nelson Hill Rd					26200
234.00-1-36	210 1 Family Res		COUNTY TAXABLE VALUE	65,000		
Emmott Andrew R	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	65,000		
6523 Nelson Hill Rd	7-1-20	65,000	SCHOOL TAXABLE VALUE	65,000		
PO Box 997	ACRES 8.00		FP003 Charlotte fp 1	65,000	TO	
Sinclairville, NY 14782	EAST-0315657 NRTH-0832404					
	DEED BOOK 2022 PG-3382					
	FULL MARKET VALUE	101,881				

STATE OF NEW YORK
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T A X A B L E SECTION OF THE ROLL - 1

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VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-37 *****						
234.00-1-37	Nelson Hill Rd					26200
Morley Ann M	105 Vac farmland		AG DIST 41720 0	26,960	26,960	26,960
Holt Stephen W	Cassadaga Valle 062601	40,800	COUNTY TAXABLE VALUE	13,840		
6593 Nelson Rd	7-1-17	40,800	TOWN TAXABLE VALUE	13,840		
Sinclairville, NY 147872	ACRES 44.00		SCHOOL TAXABLE VALUE	13,840		
	EAST-0316937 NRTH-0833052		FP003 Charlotte fp 1	40,800 TO		
	DEED BOOK 2020 PG-3940					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	63,950				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-38 *****						
234.00-1-38	Hall Rd					26200
Williams Scott A	322 Rural vac>10		AG DIST 41720 0	21,420	21,420	21,420
Williams Vicki	Cassadaga Valle 062601	36,100	COUNTY TAXABLE VALUE	14,680		
6757 Hall Rd	7-1-16.1	36,100	TOWN TAXABLE VALUE	14,680		
Sinclairville, NY 14782	ACRES 37.30		SCHOOL TAXABLE VALUE	14,680		
	EAST-0318108 NRTH-0832779		FP003 Charlotte fp 1	36,100 TO		
	DEED BOOK 2644 PG-361					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	56,583				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-39 *****						
234.00-1-39	6602 Hall Rd					26200
Wiles Casey	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
6602 Hall Rd	Cassadaga Valle 062601	15,900	COUNTY TAXABLE VALUE	45,000		
Sinclairville, NY 14782	7-1-16.2	45,000	TOWN TAXABLE VALUE	45,000		
	ACRES 3.10		SCHOOL TAXABLE VALUE	26,620		
	EAST-0318153 NRTH-0833587		FP003 Charlotte fp 1	45,000 TO		
	DEED BOOK 2579 PG-504					
	FULL MARKET VALUE	70,533				
***** 234.00-1-40 *****						
234.00-1-40	Hall Rd					26200
Williams Scott A	320 Rural vacant		AG DIST 41720 0	25,470	25,470	25,470
Williams Vicki J	Cassadaga Valle 062601	39,400	COUNTY TAXABLE VALUE	13,930		
6751 Hall Rd	7-1-15	39,400	TOWN TAXABLE VALUE	13,930		
Sinclairville, NY 14782	ACRES 42.00		SCHOOL TAXABLE VALUE	13,930		
	EAST-0318243 NRTH-0834869		FP003 Charlotte fp 1	39,400 TO		
	DEED BOOK 2015 PG-7441					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	61,755				
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-41 *****						
234.00-1-41	Hall Rd					26200
Lizauckas Anthony L III	260 Seasonal res		COUNTY TAXABLE VALUE	60,000		
Bowers Karey N	Cassadaga Valle 062601		37,100 TOWN TAXABLE VALUE		60,000	
Anthony & Susan Lizauckas	7-1-18.2	60,000	SCHOOL TAXABLE VALUE	60,000		
81 Twyla Pl	ACRES 24.00		FP003 Charlotte fp 1	60,000 TO		
Buffalo, NY 14223	EAST-0317179 NRTH-0834054					
	DEED BOOK 2023 PG-4162					
	FULL MARKET VALUE	94,044				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-1-42 *****						
6593 Nelson Hill Rd	240 Rural res		AG DIST 41720	0	22,780	22,780
234.00-1-42	Cassadaga Valle 062601	81,100	FARM SILOS 42100	0	500	500
Morley Ann M	7-1-19	125,000	COUNTY TAXABLE VALUE		101,720	
Morley David F	ACRES 139.00		TOWN TAXABLE VALUE		101,720	
6593 Nelson Hill Rd	EAST-0315700 NRTH-0834631		SCHOOL TAXABLE VALUE		101,720	
Sinclairville, NY 14782	DEED BOOK 2019 PG-6439		FP003 Charlotte fp 1		124,500 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	195,925	500 EX			
UNDER AGDIST LAW TIL 2030						
***** 234.00-1-43 *****						
Hall Rd	240 Rural res		COUNTY TAXABLE VALUE		140,000	
234.00-1-43	Cassadaga Valle 062601	50,500	TOWN TAXABLE VALUE		140,000	
Rick David G	7-1-18.1	140,000	SCHOOL TAXABLE VALUE		140,000	
196 Midland Ave	ACRES 43.20		FP003 Charlotte fp 1		140,000 TO	
Tonawanda, NY 14223	EAST-0317091 NRTH-0835095					
	DEED BOOK 2202 PG-00117					
	FULL MARKET VALUE	219,436				
***** 234.00-1-44.1 *****						
Hall Rd	210 1 Family Res		BAS STAR 41854	0	0	18,380
234.00-1-44.1	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE		70,000	
Williams Scott A	7-1-14	70,000	TOWN TAXABLE VALUE		70,000	
Williams Vicki J	ACRES 2.00		SCHOOL TAXABLE VALUE		51,620	
6751 Hall Rd	EAST-0317237 NRTH-0836705		FP003 Charlotte fp 1		70,000 TO	
Sinclairville, NY 14782	DEED BOOK 2015 PG-7442					
	FULL MARKET VALUE	109,718				
***** 234.00-1-44.2..WT1 *****						
Hall Rd	879 Wind		IND DEVEL 18020	0	1930,500	1930,500
234.00-1-44.2..WT1	Cassadaga Valle 062601		0 COUNTY TAXABLE VALUE		0	
County of Chautauqua IDA	T33	1930,500	TOWN TAXABLE VALUE		0	
201 W Third St	7-1-14		SCHOOL TAXABLE VALUE		0	
Jamestown, NY 14701	EAST-0317237 NRTH-0836705		FP003 Charlotte fp 1		1930,500 TO	
	DEED BOOK 2015 PG-7441					
	FULL MARKET VALUE	3025,862				
***** 234.00-1-44.2 *****						
6752 Hall Rd	112 Dairy farm		AG DIST 41720	0	38,240	38,240
234.00-1-44.2	Cassadaga Valle 062601	81,100	FARM SILOS 42100	0	75,000	75,000
Williams Scott A	7-1-14	480,000	COUNTY TAXABLE VALUE		366,760	
Williams Vicki J	ACRES 78.00		TOWN TAXABLE VALUE		366,760	
6751 Hall Rd	EAST-0317237 NRTH-0836705		SCHOOL TAXABLE VALUE		366,760	
Sinclairville, NY 14782	DEED BOOK 2015 PG-7441		FP003 Charlotte fp 1		405,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	752,351	75,000 EX			
UNDER AGDIST LAW TIL 2030						

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-1.1 *****						
234.00-2-1.1	Charlotte Center Rd					26200
Johnson Jason R	312 Vac w/imprv		AG DIST 41720	0	18,050	18,050
Johnson Deborah A	Cassadaga Valle 062601	73,400	COUNTY TAXABLE VALUE		65,350	
6810 Charlotte Center Rd	8-1-12.1	83,400	TOWN TAXABLE VALUE		65,350	
Sinclairville, NY 14782	ACRES 150.30		SCHOOL TAXABLE VALUE		65,350	
	EAST-0324602 NRTH-0837382		FP003 Charlotte fp 1		83,400 TO	
	DEED BOOK 2019 PG-6555					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	130,721				
UNDER AGDIST LAW TIL 2030						
***** 234.00-2-1.2 *****						
234.00-2-1.2	6810 Charlotte Center Rd					26200
Johnson Jason R	112 Dairy farm		BAS STAR 41854	0	0	18,380
Johnson Deborah A	Cassadaga Valle 062601	33,800	AG DIST 41720	0	14,760	14,760
6810 Charlotte Center Rd	8-1-12.2	143,800	FARM SILOS 42100	0	1,300	1,300
Sinclairville, NY 14782	ACRES 19.70		COUNTY TAXABLE VALUE		127,740	
	EAST-0324602 NRTH-0837382		TOWN TAXABLE VALUE		127,740	
	DEED BOOK 2019 PG-6555		SCHOOL TAXABLE VALUE		109,360	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	225,392	FP003 Charlotte fp 1		142,500 TO	
UNDER AGDIST LAW TIL 2030			1,300 EX			
***** 234.00-2-3 *****						
234.00-2-3	6684 Harper Rd					
North Harold	270 Mfg housing		ENH STAR 41834	0	0	54,210
North Saramarie	Cassadaga Valle 062601	37,800	COUNTY TAXABLE VALUE		84,000	
6684 Harper Rd	8-1-26.2.2	84,000	TOWN TAXABLE VALUE		84,000	
Sinclairville, NY 14782	ACRES 25.00		SCHOOL TAXABLE VALUE		29,790	
	DEED BOOK 2293 PG-291		FP003 Charlotte fp 1		84,000 TO	
	FULL MARKET VALUE	131,661				
***** 234.00-2-4 *****						
234.00-2-4	6732 Harper Rd					26200
North James	240 Rural res		AG COMMIT 41730	0	13,680	13,680
Jaroszynski Iana	Cassadaga Valle 062601	81,700	ENH STAR 41834	0	0	54,210
6732 Harper Rd	8-1-26.2.1	175,000	COUNTY TAXABLE VALUE		161,320	
Sinclairville, NY 14782	ACRES 112.40		TOWN TAXABLE VALUE		161,320	
	EAST-0324518 NRTH-0834768		SCHOOL TAXABLE VALUE		107,110	
	DEED BOOK 2012 PG-5527		FP003 Charlotte fp 1		175,000 TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	274,295				
UNDER AGDIST LAW TIL 2033						
***** 234.00-2-7 *****						
234.00-2-7	Boutwell Hill					26200
Green James D	322 Rural vac>10		COUNTY TAXABLE VALUE		61,400	
Green Margaret	Cassadaga Valle 062601	61,400	TOWN TAXABLE VALUE		61,400	
2494 Boutwell Hill Rd	8-1-23.4	61,400	SCHOOL TAXABLE VALUE		61,400	
Sinclairville, NY 14782	ACRES 105.40		FP003 Charlotte fp 1		61,400 TO	
	EAST-0326722 NRTH-0834286					
	DEED BOOK 2017 PG-7217					
	FULL MARKET VALUE	96,238				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-8 *****						
234.00-2-8	2472 Boutwell Hill Rd					26200
Sharp Robert E	210 1 Family Res		ENH STAR 41834	0	0	54,210
2472 Boutwell Hill Rd	Cassadaga Valle 062601	28,700	COUNTY TAXABLE VALUE	85,000		
Sinclairville, NY 14782-9625	8-1-23.2	85,000	TOWN TAXABLE VALUE	85,000		
	ACRES 14.20		SCHOOL TAXABLE VALUE	30,790		
	EAST-0326520 NRTH-0832696		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2013 PG-5213					
	FULL MARKET VALUE	133,229				
***** 234.00-2-9.1 *****						
234.00-2-9.1	2378 Thornton Rd					26200
Hitchcock Paul E	210 1 Family Res		AGED C/T/S 41800	0	24,000	24,000
Hitchcock Connie L	Cassadaga Valle 062601	21,900	ENH STAR 41834	0	0	24,000
2378 Thornton Rd	8-1-23.1	48,000	COUNTY TAXABLE VALUE	24,000		
Sinclairville, NY 14782	ACRES 7.00		TOWN TAXABLE VALUE	24,000		
	EAST-0327268 NRTH-0832671		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	75,235	FP003 Charlotte fp 1	48,000 TO		
***** 234.00-2-9.2 *****						
234.00-2-9.2	2457 Boutwell Hill Rd					26200
Merzweiler Diana P	270 Mfg housing		COUNTY TAXABLE VALUE	39,000		
2457 Boutwell Hill Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	39,000		
Sinclairville, NY 14782	8-1-23.1	39,000	SCHOOL TAXABLE VALUE	39,000		
	ACRES 2.00		FP003 Charlotte fp 1	39,000 TO		
	EAST-0327268 NRTH-0832671					
	DEED BOOK 2663 PG-988					
	FULL MARKET VALUE	61,129				
***** 234.00-2-10 *****						
234.00-2-10	2476 Thornton Rd					26200
Abbey Jack	210 1 Family Res		BAS STAR 41854	0	0	18,380
Abbey Geraldine	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	62,000		
2476 Thornton Rd	8-1-23.3.3	62,000	TOWN TAXABLE VALUE	62,000		
Sinclairville, NY 14782-9615	ACRES 1.00		SCHOOL TAXABLE VALUE	43,620		
	DEED BOOK 2013 PG-3343		FP003 Charlotte fp 1	62,000 TO		
	FULL MARKET VALUE	97,179				
***** 234.00-2-11 *****						
234.00-2-11	Boutwell Hill Rd					26200
Abbey Jack	270 Mfg housing		COUNTY TAXABLE VALUE	15,000		
2476 Thornton Rd	Cassadaga Valle 062601	9,900	TOWN TAXABLE VALUE	15,000		
Sinclairville, NY 14782	8-1-23.3.2	15,000	SCHOOL TAXABLE VALUE	15,000		
	ACRES 1.60		FP003 Charlotte fp 1	15,000 TO		
	DEED BOOK 1900 PG-00239					
	FULL MARKET VALUE	23,511				

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-12 *****						
234.00-2-12	Boutwell Hill Rd					26200
Abbey Jack	449 Other Storag		COUNTY TAXABLE VALUE	30,000		
2476 Thornton Rd	Cassadaga Valle 062601	13,100	TOWN TAXABLE VALUE	30,000		
Sinclairville, NY 14782	8-1-23.3.1	30,000	SCHOOL TAXABLE VALUE	30,000		
	ACRES 1.50		FP003 Charlotte fp 1	30,000	TO	
	DEED BOOK 1898 PG-00009					
	FULL MARKET VALUE	47,022				
***** 234.00-2-13 *****						
234.00-2-13	Thornton Rd					26200
Abbey Lawrence	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900		
Attn: Jack Abbey	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900		
2476 Thornton Rd	8-1-24	2,900	SCHOOL TAXABLE VALUE	2,900		
Sinclairville, NY 14782	ACRES 0.90		FP003 Charlotte fp 1	2,900	TO	
	FULL MARKET VALUE	4,545				
***** 234.00-2-14 *****						
234.00-2-14	2595 Thornton					
Johnson Phillip W	312 Vac w/imprv		COUNTY TAXABLE VALUE	31,500		
Johnson Lori R	Cassadaga Valle 062601	21,700	TOWN TAXABLE VALUE	31,500		
3072 Terry Rd	11-1-7.3	31,500	SCHOOL TAXABLE VALUE	31,500		
Sinclairville, NY 14782	ACRES 11.90		FP003 Charlotte fp 1	31,500	TO	
	EAST-0326676 NRTH-0831868					
	DEED BOOK 2021 PG-5859					
	FULL MARKET VALUE	49,373				
***** 234.00-2-15 *****						
234.00-2-15	6449 Gilbert Rd					
Crowell Matthew D	210 1 Family Res		BAS STAR 41854	0	0	18,380
7002 Rood Rd	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE	67,000		
Sinclairville, NY 14782	11-1-7.4	67,000	TOWN TAXABLE VALUE	67,000		
	FRNT 416.00 DPTH 520.00		SCHOOL TAXABLE VALUE	48,620		
	ACRES 5.00		FP003 Charlotte fp 1	67,000	TO	
	EAST-0326536 NRTH-0830912					
	DEED BOOK 2435 PG-511					
	FULL MARKET VALUE	105,016				
***** 234.00-2-16.1 *****						
234.00-2-16.1	2595 Thornton Rd					26200
Crowell Matthew D	240 Rural res		FARM SILOS 42100	0	400	400
Frankson Theresa J	Cassadaga Valle 062601	59,700	COUNTY TAXABLE VALUE	111,600		
6449 Gilbert Rd	11-1-7.1	112,000	TOWN TAXABLE VALUE	111,600		
Sinclairville, NY 14782	ACRES 63.30		SCHOOL TAXABLE VALUE	111,600		
	EAST-0325952 NRTH-0831304		FP003 Charlotte fp 1	111,600	TO	
	DEED BOOK 2652 PG-487		400 EX			
	FULL MARKET VALUE	175,549				

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UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-16.2 *****						
234.00-2-16.2	2533 Thornton Rd					
Neail John J	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Neail Janice M	Cassadaga Valle 062601	20,300	COUNTY TAXABLE VALUE	135,000		
2533 Thornton Rd	ACRES 5.60	135,000	TOWN TAXABLE VALUE	135,000		
Sinclairville, NY 14782-9624	DEED BOOK 2598 PG-721		SCHOOL TAXABLE VALUE	116,620		
***** 234.00-2-17 *****						
234.00-2-17	2552 Thornton Rd					
Golden Eric A	210 1 Family Res		COUNTY TAXABLE VALUE	84,000		
11250 SW Village Ct Apt 210	Cassadaga Valle 062601	15,400	TOWN TAXABLE VALUE	84,000		
Port St. Lucie, FL 34987	11-1-7.2	84,000	SCHOOL TAXABLE VALUE	84,000		
	ACRES 2.80		FP003 Charlotte fp 1	84,000 TO		
	EAST-0325684 NRTH-0832172					
	DEED BOOK 2572 PG-300					
	FULL MARKET VALUE	131,661				
***** 234.00-2-18 *****						
234.00-2-18	2494 Boutwell Hill Rd					26200
Green James	260 Seasonal res		COUNTY TAXABLE VALUE	130,000		
Green Margaret	Cassadaga Valle 062601	59,900	TOWN TAXABLE VALUE	130,000		
2494 Boutwell Hill Rd	8-1-25.1	130,000	SCHOOL TAXABLE VALUE	130,000		
Sinclairville, NY 14782	ACRES 63.90		FP003 Charlotte fp 1	130,000 TO		
	EAST-0325703 NRTH-0833653					
	DEED BOOK 2011 PG-6144					
	FULL MARKET VALUE	203,762				
***** 234.00-2-19 *****						
234.00-2-19	Harper Rd Rear					26200
River Sitters, LLC	312 Vac w/imprv		COUNTY TAXABLE VALUE	4,600		
Dan Kever	Cassadaga Valle 062601	1,600	TOWN TAXABLE VALUE	4,600		
2931 Silver Lake Blvd	8-1-38	4,600	SCHOOL TAXABLE VALUE	4,600		
Silver Lake, OH 44224	ACRES 1.10		FP003 Charlotte fp 1	4,600 TO		
	EAST-0324875 NRTH-0833287					
	DEED BOOK 2019 PG-3348					
	FULL MARKET VALUE	7,210				
***** 234.00-2-20.1 *****						
234.00-2-20.1	6612 Harper Rd					26200
McCormick Pierre	312 Vac w/imprv		COUNTY TAXABLE VALUE	35,000		
PO Box 9852	Cassadaga Valle 062601	10,500	TOWN TAXABLE VALUE	35,000		
Erie, PA 16505	8-1-27	35,000	SCHOOL TAXABLE VALUE	35,000		
	ACRES 5.50		FP003 Charlotte fp 1	35,000 TO		
	EAST-0971381 NRTH-0833689					
	DEED BOOK 2012 PG-3932					
	FULL MARKET VALUE	54,859				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-20.3 *****						
234.00-2-20.3	Harper Rd					26200
River Sitters, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	152,400		
Dan Kever	Cassadaga Valle 062601	63,200	TOWN TAXABLE VALUE	152,400		
2931 Silver Lake Blvd	8-1-27	152,400	SCHOOL TAXABLE VALUE	152,400		
Silver Lake, OH 44224	ACRES 67.90		FP003 Charlotte fp 1	152,400	TO	
	EAST-0972132 NRTH-0833344					
	DEED BOOK 2019 PG-3348					
	FULL MARKET VALUE	238,871				
***** 234.00-2-21 *****						
234.00-2-21	2596 Thornton Rd					26200
Newton Living Trust Allene O	240 Rural res		ENH STAR 41834 0 0 0 54,210			
Attn: Newton Allene O.	Cassadaga Valle 062601		60,200 COUNTY TAXABLE VALUE	110,000		
2596 Thornton Rd	11-1-6	110,000	TOWN TAXABLE VALUE	110,000		
Sinclairville, NY 14782	ACRES 65.00		SCHOOL TAXABLE VALUE	55,790		
	EAST-0323787 NRTH-0831580		FP003 Charlotte fp 1	110,000	TO	
	DEED BOOK 2564 PG-997					
	FULL MARKET VALUE	172,414				
***** 234.00-2-22 *****						
234.00-2-22	Harper Rd					26200
Lewis David R	314 Rural vac<10		COUNTY TAXABLE VALUE	4,400		
1 Reed St	Cassadaga Valle 062601	4,400	TOWN TAXABLE VALUE	4,400		
Sinclairville, NY 14782	11-1-5.3	4,400	SCHOOL TAXABLE VALUE	4,400		
	ACRES 1.80		FP003 Charlotte fp 1	4,400	TO	
	EAST-0322570 NRTH-0831032					
	DEED BOOK 2195 PG-00287					
	FULL MARKET VALUE	6,897				
***** 234.00-2-23 *****						
234.00-2-23	6477 Harper Rd					26200
Lewis David R	260 Seasonal res		COUNTY TAXABLE VALUE	17,600		
1 Reed St	Cassadaga Valle 062601	4,400	TOWN TAXABLE VALUE	17,600		
Sinclairville, NY 14782	11-1-5.2	17,600	SCHOOL TAXABLE VALUE	17,600		
	ACRES 0.25		FP003 Charlotte fp 1	17,600	TO	
	EAST-0322706 NRTH-0831144					
	FULL MARKET VALUE	27,586				
***** 234.00-2-26 *****						
234.00-2-26	6493 Harper Rd					26200
Pingitore Theresa M	260 Seasonal res		COUNTY TAXABLE VALUE	61,000		
Pingitore Nicholas J	Cassadaga Valle 062601	37,300	TOWN TAXABLE VALUE	61,000		
Pingitore, James & Patricia	Land Locked	61,000	SCHOOL TAXABLE VALUE	61,000		
PO Box 215	11-1-4.3.1		FP003 Charlotte fp 1	61,000	TO	
Angola, NY 14006-0215	ACRES 39.00					
	EAST-0321998 NRTH-0831887					
	DEED BOOK 2023 PG-1292					
	FULL MARKET VALUE	95,611				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-28 *****						
234.00-2-28	6460 Charlotte Center Rd					
Wightman Ted L	240 Rural res		COUNTY TAXABLE VALUE	135,300		
6460 Charlotte Center Rd	Cassadaga Valle 062601	50,300	TOWN TAXABLE VALUE	135,300		
Sinclairville, NY 14782	11-1-3.2	135,300	SCHOOL TAXABLE VALUE	135,300		
	ACRES 42.80		FP003 Charlotte fp 1	135,300 TO		
	EAST-0318926 NRTH-0830692					
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2024	PG-4879				
UNDER AGDIST LAW TIL 2028	FULL MARKET VALUE	212,069				
***** 234.00-2-30 *****						
234.00-2-30	6536 Charlotte Center Rd					26200
Glase Jonathan	260 Seasonal res		COUNTY TAXABLE VALUE	25,300		
11332 Springville Boston Rd	Cassadaga Valle 062601	24,300	TOWN TAXABLE VALUE	25,300		
East Concord, NY 14055	11-1-4.4	25,300	SCHOOL TAXABLE VALUE	25,300		
	ACRES 9.50		FP003 Charlotte fp 1	25,300 TO		
	EAST-0321008 NRTH-0831709					
	DEED BOOK 2018 PG-2418					
	FULL MARKET VALUE	39,655				
***** 234.00-2-31 *****						
234.00-2-31	6530 Charlotte Center Rd					26200
Mcclaran David	240 Rural res		COUNTY TAXABLE VALUE	52,000		
Mcclaran Lucy	Cassadaga Valle 062601	25,200	TOWN TAXABLE VALUE	52,000		
6530 Charlotte Center Rd	11-1-4.2	52,000	SCHOOL TAXABLE VALUE	52,000		
Sinclairville, NY 14782	ACRES 10.50		FP003 Charlotte fp 1	52,000 TO		
	EAST-0321126 NRTH-0831944					
	FULL MARKET VALUE	81,505				
***** 234.00-2-32 *****						
234.00-2-32	Harper Rd					
Cronin Duane T	322 Rural vac>10		COUNTY TAXABLE VALUE	33,100		
12 Coronado St	Cassadaga Valle 062601	33,100	TOWN TAXABLE VALUE	33,100		
Buffalo, NY 14220	8-1-28.2	33,100	SCHOOL TAXABLE VALUE	33,100		
	ACRES 33.00		FP003 Charlotte fp 1	33,100 TO		
	EAST-0322292 NRTH-0832920					
	DEED BOOK 2650 PG-115					
	FULL MARKET VALUE	51,881				
***** 234.00-2-33 *****						
234.00-2-33	6618 Charlotte Center Rd					26200
Harper Henry D Jr	240 Rural res		VET WAR CT 41121	0	7,350	0
Harper Lynette F	Cassadaga Valle 062601	67,700	BAS STAR 41854	0	0	18,380
6618 Charlotte Ctr Rd	8-1-32	190,000	COUNTY TAXABLE VALUE	182,650		
Sinclairville, NY 14782-9612	ACRES 90.10		TOWN TAXABLE VALUE	186,325		
	DEED BOOK 2469	PG-382	SCHOOL TAXABLE VALUE	171,620		
	FULL MARKET VALUE	297,806	FP003 Charlotte fp 1	190,000 TO		

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-34 *****						
234.00-2-34	6670 Charlotte Center Rd					26200
Marsh Pamela	210 1 Family Res		ENH STAR 41834	0	0	54,210
Welling Cynthia	Cassadaga Valle 062601	22,400	COUNTY TAXABLE VALUE	105,000		
6670 Charlotte Center Rd	8-1-35.2	105,000	TOWN TAXABLE VALUE	105,000		
Sinclairville, NY 14782	ACRES 7.50		SCHOOL TAXABLE VALUE	50,790		
	EAST-0322609 NRTH-0835300		FP003 Charlotte fp 1	105,000 TO		
	DEED BOOK 2012 PG-2776					
	FULL MARKET VALUE	164,577				
***** 234.00-2-35.1 *****						
234.00-2-35.1	Char Center Rd					26200
Swan Billie Jo	322 Rural vac>10		AG COMMIT 41730	0	12,330	12,330
Tarbell Kevin W	Cassadaga Valle 062601	17,100	COUNTY TAXABLE VALUE	4,770		
6617 Charlotte Center Rd	8-1-35.1	17,100	TOWN TAXABLE VALUE	4,770		
Sinclairville, NY 14782	ACRES 12.60		SCHOOL TAXABLE VALUE	4,770		
	EAST-0322000 NRTH-0835122		FP003 Charlotte fp 1	17,100 TO		
	DEED BOOK 2017 PG-1018					
	FULL MARKET VALUE	26,803				
***** 234.00-2-35.2 *****						
234.00-2-35.2	Harper Rd					
VanHouten Lucas W	314 Rural vac<10		COUNTY TAXABLE VALUE	7,900		
6617 Charlotte Center Rd	Cassadaga Valle 062601	7,900	TOWN TAXABLE VALUE	7,900		
Sinclairville, NY 14782	8-1-35.3	7,900	SCHOOL TAXABLE VALUE	7,900		
	ACRES 3.80		FP003 Charlotte fp 1	7,900 TO		
	DEED BOOK 2018 PG-2417					
	FULL MARKET VALUE	12,382				
***** 234.00-2-35.3 *****						
234.00-2-35.3	Harper Rd					
Swan Billie Jo	314 Rural vac<10		AG COMMIT 41730	0	5,160	5,160
Tarbell Kevin W	Cassadaga Valle 062601	6,200	COUNTY TAXABLE VALUE	1,040		
6617 Charlotte Center Rd	ACRES 2.80	6,200	TOWN TAXABLE VALUE	1,040		
Sinclairville, NY 14782	DEED BOOK 2017 PG-1018		SCHOOL TAXABLE VALUE		1,040	
	FULL MARKET VALUE	9,718	FP003 Charlotte fp 1	6,200 TO		
***** 234.00-2-36.1 *****						
234.00-2-36.1	Harper Rd					26200
Swan Billie Jo	314 Rural vac<10		COUNTY TAXABLE VALUE	5,100		
6617 Charlotte Center Rd	Cassadaga Valle 062601	5,100	TOWN TAXABLE VALUE	5,100		
Sinclairville, NY 14782	8-1-26.1	5,100	SCHOOL TAXABLE VALUE	5,100		
	ACRES 2.20		FP003 Charlotte fp 1	5,100 TO		
	EAST-0322691 NRTH-0836096					
	DEED BOOK 2649 PG-907					
	FULL MARKET VALUE	7,994				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 234.00-2-36.2 *****						
234.00-2-36.2	6726 Harper Rd					
Tarbell Kevin W	210 1 Family Res		BAS STAR 41854	0	0	18,380
Tarbell Leslie J	Cassadaga Valle 062601	12,700	COUNTY TAXABLE VALUE		79,000	
6726 Harper Rd	8-1-26.4	79,000	TOWN TAXABLE VALUE		79,000	
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE		60,620	
	DEED BOOK 2545	PG-414	FP003 Charlotte fp 1		79,000 TO	
	FULL MARKET VALUE	123,824				
***** 234.00-2-36.3 *****						
234.00-2-36.3	6724 Charlotte Center Rd					
Tarbell Kevin W	270 Mfg housing		COUNTY TAXABLE VALUE		28,000	
6726 Harper Rd	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE		28,000	
Sinclairville, NY 14782	8-1-26.5	28,000	SCHOOL TAXABLE VALUE		28,000	
	ACRES 2.00		FP003 Charlotte fp 1		28,000 TO	
	DEED BOOK 2560	PG-12				
	FULL MARKET VALUE	43,887				
***** 235.00-1-1 *****						
235.00-1-1	2407 East Rd					26200
Camper Larry	270 Mfg housing		ENH STAR 41834	0	0	29,000
Propheter-Camper Willena	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE		29,000	
2407 East Rd	8-1-14.2	29,000	TOWN TAXABLE VALUE		29,000	
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE		0	
	DEED BOOK 2013	PG-2850	FP003 Charlotte fp 1		29,000 TO	
	FULL MARKET VALUE	45,455				
***** 235.00-1-3 *****						
235.00-1-3	2447 East Rd					26200
Yusczyk Thomas J	280 Res Multiple		COUNTY TAXABLE VALUE		180,000	
2447 East Rd	Cassadaga Valle 062601	84,300	TOWN TAXABLE VALUE		180,000	
Sinclairville, NY 14782	8-1-14.1	180,000	SCHOOL TAXABLE VALUE		180,000	
	ACRES 117.00		FP003 Charlotte fp 1		180,000 TO	
	EAST-0327783 NRTH-0838146					
	DEED BOOK 2016	PG-2638				
	FULL MARKET VALUE	282,132				
***** 235.00-1-4.1 *****						
235.00-1-4.1	East Rd					26200
Gierlinger Frank X	270 Mfg housing		COUNTY TAXABLE VALUE		63,000	
2329 East Rd	Cassadaga Valle 062601	61,400	TOWN TAXABLE VALUE		63,000	
Sinclairville, NY 14782	8-1-15	63,000	SCHOOL TAXABLE VALUE		63,000	
	ACRES 69.00		FP003 Charlotte fp 1		63,000 TO	
	EAST-0328791 NRTH-0838134					
	FULL MARKET VALUE	98,746				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-4.2 *****						
2377 East Rd	210 1 Family Res		BAS STAR 41854	0	0	0
235.00-1-4.2	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	125,000		18,380
Gierlinger Peter M	8-1-15	125,000	TOWN TAXABLE VALUE	125,000		
Gierlinger Andrea	ACRES 3.00		SCHOOL TAXABLE VALUE	106,620		
2377 East Rd	EAST-0976787 NRTH-0840034		FP003 Charlotte fp 1	125,000 TO		
Sinclairville, NY 14782	DEED BOOK 2011 PG-2757					
	FULL MARKET VALUE	195,925				
***** 235.00-1-5 *****						
2329 East Rd	240 Rural res		VET WAR CT 41121	0	7,350	3,675
235.00-1-5	Cassadaga Valle 062601	54,200	ENH STAR 41834	0	0	0
Gierlinger Frank X	8-1-16	105,000	COUNTY TAXABLE VALUE	97,650		54,210
2329 East Rd	ACRES 50.00		TOWN TAXABLE VALUE	101,325		
Sinclairville, NY 14782	EAST-0329411 NRTH-0838115		SCHOOL TAXABLE VALUE	50,790		
	FULL MARKET VALUE	164,577	FP003 Charlotte fp 1	105,000 TO		
***** 235.00-1-6 *****						
6783 Cleland Rd	260 Seasonal res		COUNTY TAXABLE VALUE	75,000		
235.00-1-6	Cassadaga Valle 062601	29,600	TOWN TAXABLE VALUE	75,000		
Sorrento Mark	8-1-17.3.1	75,000	SCHOOL TAXABLE VALUE	75,000		
223 Losson Rd	ACRES 15.20		FP003 Charlotte fp 1	75,000 TO		
Cheektowaga, NY 14227	EAST-0330114 NRTH-0836363					
	DEED BOOK 2012 PG-4872					
	FULL MARKET VALUE	117,555				
***** 235.00-1-7 *****						
6811 Cleland	270 Mfg housing		ENH STAR 41834	0	0	49,000
235.00-1-7	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	49,000		
Cleland Timothy A	8-1-17.4	49,000	TOWN TAXABLE VALUE	49,000		
6811 Cleland Rd	ACRES 15.00		SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	EAST-0330500 NRTH-0839967		FP003 Charlotte fp 1	49,000 TO		
	DEED BOOK 2489 PG-670					
	FULL MARKET VALUE	76,803				
***** 235.00-1-8 *****						
6841 Cleland Rd	260 Seasonal res		COUNTY TAXABLE VALUE	92,000		
235.00-1-8	Cassadaga Valle 062601	35,100	TOWN TAXABLE VALUE	92,000		
Frazer Gale	8-1-17.3.2	92,000	SCHOOL TAXABLE VALUE	92,000		
191 Claudette Ct	ACRES 21.10		FP003 Charlotte fp 1	92,000 TO		
Depew, NY 14043	EAST-0330302 NRTH-0837426					
	DEED BOOK 2017 PG-1499					
	FULL MARKET VALUE	144,201				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-9 *****						
6889 Cleland Rd	210 1 Family Res		ENH STAR 41834	0	0	54,210
235.00-1-9	Cassadaga Valle 062601	22,100	COUNTY TAXABLE VALUE	120,000		
Sischo Frank A	8-1-17.3.4	120,000	TOWN TAXABLE VALUE	120,000		
Sischo Rebecca	ACRES 7.20 BANK 0232		SCHOOL TAXABLE VALUE	65,790		
6889 Cleland Rd	EAST-0330320 NRTH-0838006		FP003 Charlotte fp 1	120,000 TO		
Sinclairville, NY 14782	DEED BOOK 2490 PG-750					
	FULL MARKET VALUE	188,088				
***** 235.00-1-10 *****						
6935 Cleland Rd	240 Rural res		COUNTY TAXABLE VALUE	240,000		
235.00-1-10	Cassadaga Valle 062601	55,300	TOWN TAXABLE VALUE	240,000		
Torgalski Darryl	8-1-17.3.3	240,000	SCHOOL TAXABLE VALUE	240,000		
Torgalski Maria	ACRES 50.00		FP003 Charlotte fp 1	240,000 TO		
6935 Cleland Rd	EAST-0329997 NRTH-0838906					
Sinclairville, NY 14782	DEED BOOK 2490 PG-76					
	FULL MARKET VALUE	376,176				
***** 235.00-1-11 *****						
6936 Cleland Rd	240 Rural res		COUNTY TAXABLE VALUE	120,000		
235.00-1-11	Cassadaga Valle 062601	29,400	TOWN TAXABLE VALUE	120,000		
Spyra Peter J	9-1-1.6	120,000	SCHOOL TAXABLE VALUE	120,000		
6 Parnell Dr	ACRES 15.00		FP003 Charlotte fp 1	120,000 TO		
Churchville, NY 14428	EAST-0331766 NRTH-0838924					
	DEED BOOK 2025 PG-1234					
	FULL MARKET VALUE	188,088				
***** 235.00-1-12 *****						
6912 Cleland Rd	312 Vac w/imprv		COUNTY TAXABLE VALUE	26,200		
235.00-1-12	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	26,200		
Spyra Peter J	9-1-1.8	26,200	SCHOOL TAXABLE VALUE	26,200		
6 Parnell Dr	ACRES 10.00		FP003 Charlotte fp 1	26,200 TO		
Churchville, NY 14428	EAST-0331819 NRTH-0838533					
	DEED BOOK 2025 PG-1234					
	FULL MARKET VALUE	41,066				
***** 235.00-1-13 *****						
Cleland Rd	260 Seasonal res		COUNTY TAXABLE VALUE	45,000		
235.00-1-13	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	45,000		
Rivers Martin	9-1-1.5.1	45,000	SCHOOL TAXABLE VALUE	45,000		
Gunn John Jr	ACRES 10.00		FP003 Charlotte fp 1	45,000 TO		
8 Parnell Dr	EAST-0331758 NRTH-0838168					
Churchville, NY 14428	DEED BOOK 2711 PG-74					
	FULL MARKET VALUE	70,533				

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CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-14 *****						
235.00-1-14	Cleland Rd					
Rivers Martin	314 Rural vac<10		COUNTY TAXABLE VALUE	10,000		
8 Parnell Rd	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	10,000		
Churchville, NY 14428	9-1-1.5.2	10,000	SCHOOL TAXABLE VALUE	10,000		
	ACRES 5.00		FP003 Charlotte fp 1	10,000	TO	
	EAST-0331768 NRTH-0837956					
	DEED BOOK 2702 PG-127					
	FULL MARKET VALUE	15,674				
***** 235.00-1-15 *****						
235.00-1-15	6860 Cleland Rd					
Pasquarella Barbara	312 Vac w/imprv		COUNTY TAXABLE VALUE	26,000		
4819 Southwestern Blvd Apt A10	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	26,000		
Hamburg, NY 14075	9-1-1.4		26,000 SCHOOL TAXABLE VALUE	26,000	TO	
	ACRES 20.00		FP003 Charlotte fp 1	26,000	TO	
	EAST-0331523 NRTH-0837441					
	DEED BOOK 2383 PG-222					
	FULL MARKET VALUE	40,752				
***** 235.00-1-16.1 *****						
235.00-1-16.1	Boutwell Hill Rd				26200	
Bayik Hayati Hasan	322 Rural vac>10		COUNTY TAXABLE VALUE	15,600		
804 SE Westbury Dr	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	15,600		
Port St. Lucie, FL 34984	9-1-20.1	15,600	SCHOOL TAXABLE VALUE	15,600		
	ACRES 11.00		FP003 Charlotte fp 1	15,600	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2672 PG-85					
	FULL MARKET VALUE	24,451				
***** 235.00-1-16.2.1 *****						
235.00-1-16.2.1	6756 Cleland Rd				26200	
Adams Dean	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,000		
124 Weeks St	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	23,000		
Jamestown, NY 14701	9-1-20.3	23,000	SCHOOL TAXABLE VALUE	23,000		
	ACRES 10.00		FP003 Charlotte fp 1	23,000	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2021 PG-3957					
	FULL MARKET VALUE	36,050				
***** 235.00-1-16.2.2 *****						
235.00-1-16.2.2	2206 Boutwell Hill Rd				26200	
Muntz Gary	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,500		
Muntz Sherry Hardin	Cassadaga Valle 062601	17,100	TOWN TAXABLE VALUE	20,500		
38 Guyton Ave. WE	9-1-20.3	20,500	SCHOOL TAXABLE VALUE	20,500		
Jamestown, NY 14701	ACRES 12.60		FP003 Charlotte fp 1	20,500	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2013 PG-3659					
	FULL MARKET VALUE	32,132				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-16.2.3 *****						
2190	Boutwell Hill Rd					26200
235.00-1-16.2.3	312 Vac w/imprv		COUNTY TAXABLE VALUE	20,600		
Haskins Rodney J	Cassadaga Valle 062601	15,600	TOWN TAXABLE VALUE	20,600		
10879 County Line Rd	9-1-20.3	20,600	SCHOOL TAXABLE VALUE	20,600		
Forestville, NY 14062	ACRES 11.00		FP003 Charlotte fp 1	20,600	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2013 PG-3660					
	FULL MARKET VALUE	32,288				
***** 235.00-1-16.2.4 *****						
6828	Cleland Rd					26200
235.00-1-16.2.4	312 Vac w/imprv		COUNTY TAXABLE VALUE	18,700		
Pasquarella Anthony J	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	18,700		
6726 Harper Rd	9-1-20.3	18,700	SCHOOL TAXABLE VALUE	18,700		
Sinclairville, NY 14782	ACRES 10.00		FP003 Charlotte fp 1	18,700	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2014 PG-2705					
	FULL MARKET VALUE	29,310				
***** 235.00-1-16.2.5 *****						
6742	Cleland Rd					26200
235.00-1-16.2.5	260 Seasonal res		COUNTY TAXABLE VALUE	19,000		
HY Christian D	Cassadaga Valle 062601	13,300	TOWN TAXABLE VALUE	19,000		
307 Lotus Point Rd	9-1-20.3	19,000	SCHOOL TAXABLE VALUE	19,000		
Irving, NY 14081	ACRES 8.50		FP003 Charlotte fp 1	19,000	TO	
	EAST-0331563 NRTH-0836480					
	DEED BOOK 2014 PG-3020					
	FULL MARKET VALUE	29,781				
***** 235.00-1-17.1 *****						
	Boutwell Hill Rd					26200
235.00-1-17.1	322 Rural vac>10		COUNTY TAXABLE VALUE	41,100		
Losel James J	Pine Valley 063001	41,100	TOWN TAXABLE VALUE	41,100		
Losel Colleen M	9-1-2.2	41,100	SCHOOL TAXABLE VALUE	41,100		
8937 Notre Dame Dr	ACRES 44.40		FP003 Charlotte fp 1	41,100	TO	
Eden, NY 14057	EAST-0333400 NRTH-0837587					
	DEED BOOK 2591 PG-865					
	FULL MARKET VALUE	64,420				
***** 235.00-1-17.3 *****						
	Boutwell Hill Rd					
235.00-1-17.3	322 Rural vac>10		COUNTY TAXABLE VALUE	41,000		
Losel Daniel M	Cassadaga Valle 062601	41,000	TOWN TAXABLE VALUE	41,000		
Losel Tia	ACRES 44.30	41,000	SCHOOL TAXABLE VALUE	41,000		
2152 Buttermilk Ln	DEED BOOK 2591 PG-862		FP003 Charlotte fp 1	41,000	TO	
Lakeview, NY 14085	FULL MARKET VALUE	64,263				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-18 *****						
235.00-1-18	Boutwell Hill Rd					
Lawson David J	314 Rural vac<10		COUNTY TAXABLE VALUE	4,900		
Lawson Jill M	Cassadaga Valle 062601	4,900	TOWN TAXABLE VALUE	4,900		
61 Lakeview Ave	9-1-2.3	4,900	SCHOOL TAXABLE VALUE	4,900		
Cassadaga, NY 14718	ACRES 2.10		FP003 Charlotte fp 1	4,900	TO	
	EAST-0333673 NRTH-0836564					
	DEED BOOK 2018 PG-1535					
	FULL MARKET VALUE	7,680				
***** 235.00-1-19 *****						
235.00-1-19	Boutwell Hill Rd					26200
Metzger Richard	260 Seasonal res		COUNTY TAXABLE VALUE	45,500		
Metzger Wendy	Pine Valley 063001	29,500	TOWN TAXABLE VALUE	45,500		
5770 Hartneck Rd	9-1-2.1	45,500	SCHOOL TAXABLE VALUE	45,500		
Vally City Ohio, 44280	ACRES 27.90		FP003 Charlotte fp 1	45,500	TO	
	EAST-0334165 NRTH-0836402					
	DEED BOOK 2505 PG-595					
	FULL MARKET VALUE	71,317				
***** 235.00-1-20 *****						
235.00-1-20	Boutwell Hill Rd					26200
Galucki Woods, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	63,000		
6590 Tonawanda Creek Rd	Pine Valley 063001	50,500	TOWN TAXABLE VALUE	63,000		
Lockport, NY 14094	9-1-4.2		63,000 SCHOOL TAXABLE VALUE	63,000		
	ACRES 51.00		FP003 Charlotte fp 1	63,000	TO	
	EAST-0335693 NRTH-0837111					
	DEED BOOK 2014 PG-2472					
	FULL MARKET VALUE	98,746				
***** 235.00-1-21 *****						
235.00-1-21	1945 Boutwell Hill Rd					26200
Rupp Linda M	260 Seasonal res		COUNTY TAXABLE VALUE	70,000		
Multi Generational Irr Trust	Pine Valley 063001	46,600	TOWN TAXABLE VALUE	70,000		
127 Kandahar Dr	9-1-5.1		70,000 SCHOOL TAXABLE VALUE	70,000		
East Aurora, NY 14052	ACRES 37.50		FP003 Charlotte fp 1	70,000	TO	
	EAST-0336897 NRTH-0837315					
	DEED BOOK 2023 PG-1996					
	FULL MARKET VALUE	109,718				
***** 235.00-1-22 *****						
235.00-1-22	1907 Boutwell Hill Rd					26200
Bogdan Michael	260 Seasonal res		COUNTY TAXABLE VALUE	86,000		
Roth-Bogdan Betsy	Pine Valley 063001	46,600	TOWN TAXABLE VALUE	86,000		
9628 Carmelo Ct	9-1-5.2	86,000	SCHOOL TAXABLE VALUE	86,000		
Clarence Center, NY 14032	ACRES 37.50		FP003 Charlotte fp 1	86,000	TO	
	DEED BOOK 2021 PG-6174					
	FULL MARKET VALUE	134,796				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-25.1 *****						
235.00-1-25.1	Swanson Rd					
Wengerd Rueben A	314 Rural vac<10		COUNTY TAXABLE VALUE	5,300		
Wengerd Clara	Cassadaga Valle 062601	5,300	TOWN TAXABLE VALUE	5,300		
971 Clymer-Sherman Rd	9-1-9.2	5,300	SCHOOL TAXABLE VALUE	5,300		
Clymer, NY 14724	ACRES 2.30		FP003 Charlotte fp 1	5,300	TO	
	EAST-0984190 NRTH-0835286					
	DEED BOOK 2020 PG-1927					
	FULL MARKET VALUE	8,307				
***** 235.00-1-25.2 *****						
235.00-1-25.2	Swanson Rd					
Ullah Asad	322 Rural vac>10		COUNTY TAXABLE VALUE	54,300		
35 Coachside Ln	Cassadaga Valle 062601	54,300	TOWN TAXABLE VALUE	54,300		
Pittsford, NY 14534	9-1-9.2	54,300	SCHOOL TAXABLE VALUE	54,300		
	ACRES 80.90		FP003 Charlotte fp 1	54,300	TO	
	EAST-0985421 NRTH-0835638					
	DEED BOOK 2025 PG-5908					
	FULL MARKET VALUE	85,110				
***** 235.00-1-28 *****						
235.00-1-28	1866 Thornton Rd					
Luker Amos Lee	210 1 Family Res		COUNTY TAXABLE VALUE	67,000		
20554 Eggpt Rd	Cassadaga Valle 062601	14,900	TOWN TAXABLE VALUE	67,000		
Aberdeen, MS 39370	12-1-5.2	67,000	SCHOOL TAXABLE VALUE	67,000		
	ACRES 2.50		FP003 Charlotte fp 1	67,000	TO	
	EAST-0339660 NRTH-0831785					
	DEED BOOK 2024 PG-1986					
	FULL MARKET VALUE	105,016				
***** 235.00-1-29.1 *****						
235.00-1-29.1	1880 Thornton					
Joslyn Michael P	240 Rural res		COUNTY TAXABLE VALUE	140,000		
Joslyn Kimberly A	Cassadaga Valle 062601	24,000	TOWN TAXABLE VALUE	140,000		
1880 Thornton Rd	12-1-5.3	140,000	SCHOOL TAXABLE VALUE	140,000		
Cherry Creek, NY 14723	ACRES 9.20		FP003 Charlotte fp 1	140,000	TO	
	EAST-0330040 NRTH-0831875					
	DEED BOOK 2018 PG-6625					
	FULL MARKET VALUE	219,436				
***** 235.00-1-29.2 *****						
235.00-1-29.2	1904 Thornton					
Minckler Michael S	240 Rural res		ENH STAR 41834 0	0	0	54,210
Minckler Peggy	Cassadaga Valle 062601	16,300	COUNTY TAXABLE VALUE	131,000		
1904 Thornton Rd	12-1-5.3	131,000	TOWN TAXABLE VALUE	131,000		
Cherry Creek, NY 14723	ACRES 3.30		SCHOOL TAXABLE VALUE	76,790		
	EAST-0985106 NRTH-0831969		FP003 Charlotte fp 1	131,000	TO	
	DEED BOOK 2011 PG-3186					
	FULL MARKET VALUE	205,329				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-29.3 *****						
235.00-1-29.3	Thornton 314 Rural vac<10		COUNTY TAXABLE VALUE	4,800		
Benaddi Allal	Cassadaga Valle 062601	4,800	TOWN TAXABLE VALUE	4,800		
696 Old Warren Rd	12-1-5.3	4,800	SCHOOL TAXABLE VALUE	4,800		
Frewsburg, NY 14738	ACRES 2.00		FP003 Charlotte fp 1	4,800	TO	
	EAST-0984735 NRTH-0832133					
	DEED BOOK 2710 PG-736					
	FULL MARKET VALUE	7,524				
***** 235.00-1-30 *****						
235.00-1-30	1962 Thornton Rd				26200	
Lindquist Barry T	240 Rural res		COUNTY TAXABLE VALUE	72,000		
Lindquist Amber	Cassadaga Valle 062601	25,000	TOWN TAXABLE VALUE	72,000		
PO Box 975	9-1-12.1	72,000	SCHOOL TAXABLE VALUE	72,000		
Sinclairville, NY 14782	ACRES 10.30		FP003 Charlotte fp 1	72,000	TO	
	EAST-0336298 NRTH-0832637					
	DEED BOOK 2688 PG-623					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	112,853				
UNDER AGDIST LAW TIL 2031						
***** 235.00-1-31 *****						
235.00-1-31	Rt 85 & Cleland Rd					
Booth Willam B	210 1 Family Res		COUNTY TAXABLE VALUE	55,000		
Booth Debra L	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	55,000		
5767 Middle Ridge Rd	9-1-12.4.2	55,000	SCHOOL TAXABLE VALUE	55,000		
Madison, OH 44057	ACRES 2.00		FP003 Charlotte fp 1	55,000	TO	
	EAST-0335675 NRTH-0832315					
	DEED BOOK 2019 PG-6789					
	FULL MARKET VALUE	86,207				
***** 235.00-1-32 *****						
235.00-1-32	1992 Thornton Rd				26200	
Jedrysik Ronald E	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
1992 Thornton Rd	Cassadaga Valle 062601	22,400	COUNTY TAXABLE VALUE	75,000		
Cherry Creek, NY 14723	9-1-12.2	75,000	TOWN TAXABLE VALUE	75,000		
	ACRES 7.50		SCHOOL TAXABLE VALUE	20,790		
	EAST-0335339 NRTH-0832318		FP003 Charlotte fp 1	75,000	TO	
	DEED BOOK 2021 PG-7107					
	FULL MARKET VALUE	117,555				
***** 235.00-1-33 *****						
235.00-1-33	6617 Swanson Rd					
Lindquist Barry T	240 Rural res		BAS STAR 41854 0	0	0	18,380
Lindquist Amber J	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	115,000		
6617 Swanson Rd	9-1-12.4.3	115,000	TOWN TAXABLE VALUE	115,000		
PO Box 975	ACRES 15.00		SCHOOL TAXABLE VALUE	96,620		
Sinclairville, NY 14782	EAST-0335776 NRTH-0832884		FP003 Charlotte fp 1	115,000	TO	
	DEED BOOK 2021 PG-1643					
	FULL MARKET VALUE	180,251				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2028						

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
***** 235.00-1-34 *****						
235.00-1-34	Cleland Rd					26200
Muscarella Joseph I	322 Rural vac>10		COUNTY TAXABLE VALUE	40,500		
Muscarella Michael	Cassadaga Valle 062601	40,500	TOWN TAXABLE VALUE	40,500		
85 East Main St	9-1-12.4.1	40,500	SCHOOL TAXABLE VALUE	40,500		
Fredonia, NY 14063	ACRES 43.50		FP003 Charlotte fp 1	40,500 TO		
	EAST-0335981 NRTH-0833685					
	DEED BOOK 2297 PG-177					
	FULL MARKET VALUE	63,480				
***** 235.00-1-35 *****						
235.00-1-35	6570 Cleland Rd					26200
Hollis Terry	260 Seasonal res		COUNTY TAXABLE VALUE	55,000		
Hollis Dorothy	Cassadaga Valle 062601	28,200	TOWN TAXABLE VALUE	55,000		
408 Edgewood Dr	9-1-12.3.1	55,000	SCHOOL TAXABLE VALUE	55,000		
Sarver, PA 16055	ACRES 13.70		FP003 Charlotte fp 1	55,000 TO		
	EAST-0335237 NRTH-0834454					
	DEED BOOK 2707 PG-297					
	FULL MARKET VALUE	86,207				
***** 235.00-1-36 *****						
235.00-1-36	6574 Cleland Rd					26200
Walker Valerie	240 Rural res		COUNTY TAXABLE VALUE	135,500		
6574 Cleland Rd	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE	135,500		
Cherry Creek, NY 14723	9-1-12.3.2	135,500	SCHOOL TAXABLE VALUE	135,500		
	ACRES 14.80		FP003 Charlotte fp 1	135,500 TO		
	EAST-0334973 NRTH-0834449					
	DEED BOOK 2656 PG-913					
	FULL MARKET VALUE	212,382				
***** 235.00-1-37 *****						
235.00-1-37	Swanson Rd					26200
Hoth Kreig M	322 Rural vac>10		COUNTY TAXABLE VALUE	23,000		
Hoth Kristen M	Cassadaga Valle 062601	21,000	TOWN TAXABLE VALUE	23,000		
4518 Terrace Dr	9-1-9.1	23,000	SCHOOL TAXABLE VALUE	23,000		
Gerry, NY 14740	ACRES 16.80		FP003 Charlotte fp 1	23,000 TO		
	EAST-0335434 NRTH-0835467					
	DEED BOOK 2595 PG-793					
	FULL MARKET VALUE	36,050				
***** 235.00-1-38 *****						
235.00-1-38	Cleland Rd					26200
American State and Trust,LLC	322 Rural vac>10		COUNTY TAXABLE VALUE	41,500		
FBO Robert Von Vollen	Cassadaga Valle 062601	41,500	41,500 TOWN TAXABLE VALUE	41,500		
3374 Strunk Rd	9-1-13.2		SCHOOL TAXABLE VALUE	41,500		
Jamestown, NY 14701	ACRES 45.00		FP003 Charlotte fp 1	41,500 TO		
	EAST-0333912 NRTH-0834686					
	DEED BOOK 2015 PG-4030					
	FULL MARKET VALUE	65,047				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-39 *****						
6604 Cleland Rd	210 1 Family Res		BAS STAR 41854	0	0	0 18,380
235.00-1-39	Cassadaga Valle 062601	32,400	COUNTY TAXABLE VALUE	150,000		
Wallin Terry L	9-1-13.3	150,000	TOWN TAXABLE VALUE	150,000		
Wallin Bryelle D	ACRES 18.20		SCHOOL TAXABLE VALUE	131,620		
6604 Cleland Rd	EAST-0334667 NRTH-0835116		FP003 Charlotte fp 1	150,000 TO		
Cherry Creek, NY 14723	DEED BOOK 2020 PG-1883					
	FULL MARKET VALUE	235,110				
***** 235.00-1-40 *****						
235.00-1-40	240 Rural res		VET WAR CT 41121	0	7,350	3,675 0
Pollutro Dennis	Cassadaga Valle 062601	26,800	ENH STAR 41834	0	0	0 54,210
Pollutro Dawn	9-1-13.4	112,000	COUNTY TAXABLE VALUE	104,650		
6590 Cleland Rd	ACRES 12.20		TOWN TAXABLE VALUE	108,325		
Cherry Creek, NY 14723	EAST-0334723 NRTH-0833784		SCHOOL TAXABLE VALUE	57,790		
	DEED BOOK 2018 PG-2861		FP003 Charlotte fp 1	112,000 TO		
	FULL MARKET VALUE	175,549				
***** 235.00-1-41 *****						
6598 Cleland Rd	240 Rural res		BAS STAR 41854	0	0	0 18,380
235.00-1-41	Cassadaga Valle 062601	24,900	COUNTY TAXABLE VALUE	154,000		
Florian Mark	9-1-13.1	154,000	TOWN TAXABLE VALUE	154,000		
Florian Deborah	ACRES 10.20		SCHOOL TAXABLE VALUE	135,620		
6598 Cleland Rd	EAST-0334402 NRTH-0833812		FP003 Charlotte fp 1	154,000 TO		
Cherry Creek, NY 14723	DEED BOOK 2356 PG-331					
	FULL MARKET VALUE	241,379				
***** 235.00-1-42 *****						
6613 Cleland Rd	270 Mfg housing		COUNTY TAXABLE VALUE	54,000		
235.00-1-42	Cassadaga Valle 062601	22,200	TOWN TAXABLE VALUE	54,000		
McKeown Marjorie K	9-1-16	54,000	SCHOOL TAXABLE VALUE	54,000		
5617 Rt 380	ACRES 7.30		FP003 Charlotte fp 1	54,000 TO		
Sinclairville, NY 14782	EAST-0333592 NRTH-0833222					
	DEED BOOK 2598 PG-550					
	FULL MARKET VALUE	84,639				
***** 235.00-1-43 *****						
Thornton Rd	105 Vac farmland		AG DIST 41720	0	25,360	25,360 25,360
235.00-1-43	Cassadaga Valle 062601	49,500	COUNTY TAXABLE VALUE	24,140		
Eden Valley Farms, LLC	9-1-17	49,500	TOWN TAXABLE VALUE	24,140		
3940 Hardt Rd	ACRES 65.00		SCHOOL TAXABLE VALUE	24,140		
Eden, NY 14057	EAST-0333141 NRTH-0832888		FP003 Charlotte fp 1	49,500 TO		
	DEED BOOK 2018 PG-5839					
	FULL MARKET VALUE	77,586				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-44 *****						
235.00-1-44	Cleland Rd					26200
American State and Trust, LLC	260 Seasonal res		COUNTY TAXABLE VALUE	43,500		
FBO Robert Von Vollen	Cassadaga Valle 062601	43,500	41,300 TOWN TAXABLE VALUE		43,500	
3374 Strunk Rd	9-1-14		SCHOOL TAXABLE VALUE	43,500		
Jamestown, NY 14701	ACRES 30.00		FP003 Charlotte fp 1	43,500	TO	
	EAST-0333455 NRTH-0834985					
	DEED BOOK 2015 PG-4031					
	FULL MARKET VALUE	68,182				
***** 235.00-1-45.1 *****						
235.00-1-45.1	Cleland Rd					26200
American Estate & Trust LC	322 Rural vac>10		COUNTY TAXABLE VALUE	36,600		
FBO Robert Von Vollen	Cassadaga Valle 062601	36,600	36,600 TOWN TAXABLE VALUE		36,600	
3374 Strunk Rd	9-1-15		SCHOOL TAXABLE VALUE	36,600		
Jamestown, NY 14701	ACRES 38.00		FP003 Charlotte fp 1	36,600	TO	
	EAST-0981018 NRTH-0835004					
	DEED BOOK 2016 PG-4583					
	FULL MARKET VALUE	57,367				
***** 235.00-1-45.2 *****						
235.00-1-45.2	6646 Cleland Rd					26200
Miller Matthew	210 1 Family Res		COUNTY TAXABLE VALUE	115,000		
6646 Cleland Rd	Cassadaga Valle 062601	51,800	TOWN TAXABLE VALUE	115,000		
Cherry Creek, NY 14723	9-1-15	115,000	SCHOOL TAXABLE VALUE	115,000		
	ACRES 7.00		FP003 Charlotte fp 1	115,000	TO	
	EAST-0981143 NRTH-0834227					
	DEED BOOK 2018 PG-4137					
	FULL MARKET VALUE	180,251				
***** 235.00-1-46 *****						
235.00-1-46	6674 Cleland					26200
Hall Lynnette R	240 Rural res		COUNTY TAXABLE VALUE	62,900		
6674 Cleland Rd	Cassadaga Valle 062601	41,300	TOWN TAXABLE VALUE	62,900		
Cherry Creek, NY 14723	9-1-20.2	62,900	SCHOOL TAXABLE VALUE	62,900		
	ACRES 30.00		FP003 Charlotte fp 1	62,900	TO	
	EAST-0331883 NRTH-0834925					
	DEED BOOK 2622 PG-322					
	FULL MARKET VALUE	98,589				
***** 235.00-1-47 *****						
235.00-1-47	Thornton Rd					26200
Eden Valley Farms, LLC	105 Vac farmland		AG DIST 41720 0	21,790	21,790	21,790
3940 Hardt Rd	Cassadaga Valle 062601	34,300	COUNTY TAXABLE VALUE	12,510		
Eden, NY 14057	9-1-18.1	34,300	TOWN TAXABLE VALUE	12,510		
	ACRES 34.70		SCHOOL TAXABLE VALUE	12,510		
	EAST-0331801 NRTH-0833324		FP003 Charlotte fp 1	34,300	TO	
	DEED BOOK 2018 PG-5839					
	FULL MARKET VALUE	53,762				

MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 214
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 235.00-1-48 *****						
2103 Thornton Rd	270 Mfg housing		AG DIST 41720 0	6,200	6,200	6,200
235.00-1-48	Cassadaga Valle 062601	19,800	COUNTY TAXABLE VALUE	28,600		
Eden Valley Farms, LLC	9-1-18.2	34,800	TOWN TAXABLE VALUE	28,600		
3940 Hardt Rd	ACRES 5.30		SCHOOL TAXABLE VALUE	28,600		
Eden, NY 14057	EAST-0331586 NRTH-0832569		FP003 Charlotte fp 1	34,800 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018 PG-5839					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	54,545				
***** 235.00-1-49 *****						
Thornton Rd	320 Rural vacant		AG DIST 41720 0	19,560	19,560	19,560
235.00-1-49	Cassadaga Valle 062601	31,000	COUNTY TAXABLE VALUE	11,440		
Eden Valley Farms, LLC	9-1-19	31,000	TOWN TAXABLE VALUE	11,440		
3940 Hardt Rd	ACRES 30.00		SCHOOL TAXABLE VALUE	11,440		
Eden, NY 14057	EAST-0331265 NRTH-0833063		FP003 Charlotte fp 1	31,000 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2018 PG-5839					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	48,589				
***** 235.00-1-50.1 *****						
Boutwell Hill Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	30,300		
235.00-1-50.1	Cassadaga Valle 062601	30,300	TOWN TAXABLE VALUE	30,300		
Burkholder John J Jr	8-1-18	30,300	SCHOOL TAXABLE VALUE	30,300		
Burkholder Fannie K	ACRES 33.80		FP003 Charlotte fp 1	30,300 TO		
7030 Kings Corners Rd	EAST-0978939 NRTH-0833573					
Panama, NY 14767	DEED BOOK 2644 PG-248					
	FULL MARKET VALUE	47,492				
***** 235.00-1-50.2 *****						
Boutwell Hill Rd	485 >luse sm bld		COUNTY TAXABLE VALUE	225,000		
235.00-1-50.2	Cassadaga Valle 062601	44,000	TOWN TAXABLE VALUE	225,000		
Cassadaga Wind LLC	8-1-18	225,000	SCHOOL TAXABLE VALUE	225,000		
RWE Clean Energy, LLC	ACRES 16.20		FP003 Charlotte fp 1	225,000 TO		
353 N Clark St 30thFloo	EAST-0978929 NRTH-0835595					
Chicago, IL 60654	DEED BOOK 2019 PG-7122					
	FULL MARKET VALUE	352,665				
***** 235.00-1-54 *****						
Boutwell Hill Rd	260 Seasonal res		COUNTY TAXABLE VALUE	73,000		
235.00-1-54	Cassadaga Valle 062601	54,700	TOWN TAXABLE VALUE	73,000		
Rowan Nicholas S	8-1-20.1	73,000	SCHOOL TAXABLE VALUE	73,000		
4825 Meyer Rd	ACRES 82.30		FP003 Charlotte fp 1	73,000 TO		
N Tonawanda, NY 14120	EAST-0329339 NRTH-0834995					
	DEED BOOK 2671 PG-244					
	FULL MARKET VALUE	114,420				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 215
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 235.00-1-55 *****						
235.00-1-55	Boutwell Hill Rd					26200
Hall Ronald	270 Mfg housing		COUNTY TAXABLE VALUE	77,100		
Hall Anita	Cassadaga Valle 062601	76,100	TOWN TAXABLE VALUE	77,100		
5 Mill St Pob 446	8-1-20.2.2	77,100	SCHOOL TAXABLE VALUE	77,100		
Sinclairville, NY 14782	ACRES 82.40		FP003 Charlotte fp 1	77,100 TO		
	EAST-0328536 NRTH-0833495					
	DEED BOOK 2014 PG-00009					
	FULL MARKET VALUE	120,846				
***** 235.00-1-56 *****						
235.00-1-56	2375 Boutwell Hill Rd					
Hall Ronald M	314 Rural vac<10		COUNTY TAXABLE VALUE	11,900		
Hall Anita J	Cassadaga Valle 062601	11,900	TOWN TAXABLE VALUE	11,900		
PO Box 446	8-1-20.2.3	11,900	SCHOOL TAXABLE VALUE	11,900		
Sinclairville, NY 14782	ACRES 7.00		FP003 Charlotte fp 1	11,900 TO		
	EAST-0328838 NRTH-0833478					
	DEED BOOK 2261 PG-631					
	FULL MARKET VALUE	18,652				
***** 235.00-1-58 *****						
235.00-1-58	2273 Thornton Rd					26200
Strodtbeck Ernest C	210 1 Family Res		COUNTY TAXABLE VALUE	180,000		
Bentley Melissa R	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	180,000		
2273 Thornton Rd	11-1-13.2	180,000	SCHOOL TAXABLE VALUE	180,000		
Sinclairville, NY 14782	ACRES 4.00		FP003 Charlotte fp 1	180,000 TO		
	DEED BOOK 2025 PG-5209					
	FULL MARKET VALUE	282,132				
***** 235.00-1-61 *****						
235.00-1-61	N.side Co. Hwy. No.#66					
Gelencser Ii Joseph S	314 Rural vac<10		COUNTY TAXABLE VALUE	13,400		
Rd#2 Box 412 -A1	Cassadaga Valle 062601	13,400	TOWN TAXABLE VALUE	13,400		
Boutwell Hill Rd	8-1-21.3	13,400	SCHOOL TAXABLE VALUE	13,400		
Sinclairville, NY 14782	ACRES 8.60		FP003 Charlotte fp 1	13,400 TO		
	EAST-0328184 NRTH-0832706					
	DEED BOOK 2300 PG-866					
	FULL MARKET VALUE	21,003				
***** 235.00-1-62 *****						
235.00-1-62	2352 Thorton Rd					26200
Jordan Jason R	240 Rural res		BAS STAR 41854 0 0 0 0	18,380		
PO Box 793	Cassadaga Valle 062601	27,200	AG BLDG 41700 0 20,000 20,000	20,000		
Sinclairville, NY 14782	8-1-22.3	205,000	COUNTY TAXABLE VALUE	185,000		
	ACRES 12.60		TOWN TAXABLE VALUE	185,000		
	EAST-0327761 NRTH-0832766		SCHOOL TAXABLE VALUE	166,620		
	DEED BOOK 2331 PG-374		FP003 Charlotte fp 1	205,000 TO		
	FULL MARKET VALUE	321,317				

MAY BE SUBJECT TO PAYMENT
UNDER RPTL483 UNTIL 2029

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 216
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-63 *****						
235.00-1-63	S.side Boutwell Hill Rd					
Gelenscer Alexandria Z	210 1 Family Res		COUNTY TAXABLE VALUE	60,000		
4412 Nelson Hill Rd	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	60,000		
Stockton, NY 14784	8-1-21.2	60,000	SCHOOL TAXABLE VALUE	60,000		
	ACRES 4.00		FP003 Charlotte fp 1	60,000	TO	
	EAST-0328266 NRTH-0833416					
	DEED BOOK 2644 PG-424					
	FULL MARKET VALUE	94,044				
***** 235.00-1-64.2 *****						
235.00-1-64.2	2406 Boutwell Hill Rd					26200
Bardo Jonathan M	240 Rural res		ENH STAR 41834 0	0	0	54,210
Bardo Laura	Cassadaga Valle 062601	23,200	COUNTY TAXABLE VALUE	170,500		
2406 Boutwell Hill Rd	8-1-22.2	170,500	TOWN TAXABLE VALUE	170,500		
Sinclairville, NY 14782	ACRES 8.40		SCHOOL TAXABLE VALUE	116,290		
	EAST-0327752 NRTH-0833726		FP003 Charlotte fp 1	170,500	TO	
	DEED BOOK 2476 PG-648					
	FULL MARKET VALUE	267,241				
***** 235.00-1-65 *****						
235.00-1-65	Boutwell Hill Rd					26200
Greenawald William A	322 Rural vac>10		COUNTY TAXABLE VALUE	30,000		
Greenawald Dalia	Cassadaga Valle 062601	29,200	TOWN TAXABLE VALUE	30,000		
233 Pryor Ave	8-1-21.1	30,000	SCHOOL TAXABLE VALUE	30,000		
Tonawanda, NY 14150-8320	ACRES 27.40		FP003 Charlotte fp 1	30,000	TO	
	EAST-0328231 NRTH-0834241					
	DEED BOOK 1840 PG-00222					
	FULL MARKET VALUE	47,022				
***** 235.00-1-66 *****						
235.00-1-66	Boutwell Hill Rd					26200
Greenawald William A	322 Rural vac>10		COUNTY TAXABLE VALUE	15,200		
Greenawald Dalia	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE	15,200		
233 Pryor Ave	8-1-22.1	15,200	SCHOOL TAXABLE VALUE	15,200		
Tonawanda, NY 14150-8320	ACRES 29.00		FP003 Charlotte fp 1	15,200	TO	
	EAST-0327805 NRTH-0835173					
	DEED BOOK 1840 PG-00222					
	FULL MARKET VALUE	23,824				
***** 250.00-2-1 *****						
250.00-2-1	6362 Rt 60					
Farnsworth David A	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
6362 Rt 60	Cassadaga Valle 062601	26,500	COUNTY TAXABLE VALUE	89,000		
Sinclairville, NY 14782	10-1-1.4	89,000	TOWN TAXABLE VALUE	89,000		
	ACRES 11.90		SCHOOL TAXABLE VALUE	34,790		
	EAST-0308032 NRTH-0830975		FP003 Charlotte fp 1	89,000	TO	
	DEED BOOK 2345 PG-372					
	FULL MARKET VALUE	139,498				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 217
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-2 *****						
6346 Rt 60	240 Rural res		BAS STAR 41854	0	0	0
250.00-2-2	Cassadaga Valle 062601	26,700	COUNTY TAXABLE VALUE	134,000		18,380
Martin Kathryn	10-1-1.2	134,000	TOWN TAXABLE VALUE	134,000		
McElwain Steven	ACRES 12.10		SCHOOL TAXABLE VALUE	115,620		
6346 Rt 60	EAST-0307803 NRTH-0830563		FP003 Charlotte fp 1	134,000 TO		
Sinclairville, NY 14782	DEED BOOK 2014 PG-1468					
	FULL MARKET VALUE	210,031				
***** 250.00-2-3 *****						
3570 Hadley	210 1 Family Res		VET COM CT 41131	0	11,250	6,125
250.00-2-3	Cassadaga Valle 062601	9,500	ENH STAR 41834	0	0	0
Hadley James K	10-1-2.3	45,000	COUNTY TAXABLE VALUE	33,750		45,000
3570 Hadley Dr	ACRES 0.71		TOWN TAXABLE VALUE	38,875		
Sinclairville, NY 14782-9685	EAST-0307494 NRTH-0830176		SCHOOL TAXABLE VALUE	0		
	DEED BOOK 1994 PG-00029		FP003 Charlotte fp 1	45,000 TO		
	FULL MARKET VALUE	70,533				
***** 250.00-2-4 *****						
Rt 60	322 Rural vac>10		COUNTY TAXABLE VALUE	75,200		26200
250.00-2-4	Cassadaga Valle 062601	75,200	TOWN TAXABLE VALUE	75,200		
Hadley Grace	10-1-2.1	75,200	SCHOOL TAXABLE VALUE	75,200		
10 Hunters Ln	ACRES 157.10		FP003 Charlotte fp 1	75,200 TO		
Williamsville, NY 14221	EAST-0308760 NRTH-0830203					
	FULL MARKET VALUE	117,868				
***** 250.00-2-5 *****						
322 Rural vac>10	Cassadaga Valle 062601	64,000	COUNTY TAXABLE VALUE	64,000		26200
250.00-2-5	10-1-3	64,000	TOWN TAXABLE VALUE	64,000		
Allenbrand Anthony J	ACRES 115.00		SCHOOL TAXABLE VALUE	64,000		
Allenbrand Diane	EAST-0310457 NRTH-0830485		FP003 Charlotte fp 1	64,000 TO		
6525 Andrews Rd	DEED BOOK 2023 PG-1524					
Sinclairville, NY 14782	FULL MARKET VALUE	100,313				
***** 250.00-2-6 *****						
6525 Andrews Rd	112 Dairy farm		ENH STAR 41834	0	0	0
250.00-2-6	Cassadaga Valle 062601	70,700	FARM SILOS 42100	0	4,400	4,400
Allenbrand Anthony J	10-1-4	115,000	AG COMMIT 41730	0	25,110	25,110
Diane L	ACRES 100.00		VET COM CT 41131	0	12,250	6,125
6525 Andrews Rd	EAST-0312909 NRTH-0830542		COUNTY TAXABLE VALUE	73,240		0
Sinclairville, NY 14782	FULL MARKET VALUE	180,251	TOWN TAXABLE VALUE	79,365		
			SCHOOL TAXABLE VALUE	31,280		
			FP003 Charlotte fp 1	110,600 TO		
			4,400 EX			

MAY BE SUBJECT TO PAYMENT
UNDER AGDIST LAW TIL 2033

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 218
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-7 *****						
	Andrews Rd				26200	
250.00-2-7	320 Rural vacant		AG DIST 41720 0	3,360	3,360	3,360
Maple Run Land Holdings, LLC	Cassadaga Valle 062601		25,900 COUNTY TAXABLE VALUE		22,540	
PO Box 542	10-1-12	25,900	TOWN TAXABLE VALUE	22,540		
Sinclairville, NY 14782	ACRES 72.50		SCHOOL TAXABLE VALUE	22,540		
	EAST-0314498 NRTH-0829022		FP003 Charlotte fp 1	25,900 TO		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-2796					
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	40,596				
***** 250.00-2-8.1 *****						
	Prospect Rd				26200	
250.00-2-8.1	322 Rural vac>10		COUNTY TAXABLE VALUE	58,300		
Frost Steven G	Cassadaga Valle 062601	58,300	TOWN TAXABLE VALUE	58,300		
Frost Ashley R	10-1-13.1	58,300	SCHOOL TAXABLE VALUE	58,300		
39 Prospect St	ACRES 94.30		FP003 Charlotte fp 1	58,300 TO		
Sinclairville, NY 14782	EAST-0961171 NRTH-0828736					
	DEED BOOK 2025 PG-1784					
	FULL MARKET VALUE	91,379				
***** 250.00-2-8.2 *****						
	3465 Charlotte Hill Rd				26200	
250.00-2-8.2	270 Mfg housing		COUNTY TAXABLE VALUE	54,000		
Donaldson Michelle	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	54,000		
Lynch James	10-1-13.1	54,000	SCHOOL TAXABLE VALUE	54,000		
PO Box 963	ACRES 3.00		FP003 Charlotte fp 1	54,000 TO		
Sinclairville, NY 14718	EAST-0959433 NRTH-0828552					
	DEED BOOK 2025 PG-6718					
	FULL MARKET VALUE	84,639				
***** 250.00-2-9 *****						
	3238 Charlotte Hill Rd				26200	
250.00-2-9	210 1 Family Res		COUNTY TAXABLE VALUE	53,000		
Chamberlin Fred	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	53,000		
PO Box 1037	10-1-13.2	53,000	SCHOOL TAXABLE VALUE	53,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	53,000 TO		
	EAST-0313424 NRTH-0827691					
	DEED BOOK 2022 PG-4250					
	FULL MARKET VALUE	83,072				
***** 250.00-2-10.1 *****						
	3160 Charlotte Hill Rd				26200	
250.00-2-10.1	112 Dairy farm		FARM SILOS 42100 0	500	500	500
Fisher Donald	Cassadaga Valle 062601	83,700	ENH STAR 41834 0	0	0	54,210
Fisher Gertrude	10-1-14	195,000	AG DIST 41720 0	21,420	21,420	21,420
3160 Charlotte Hill Rd	ACRES 145.70		AG BLDG 41700 0	15,000	15,000	15,000
Sinclairville, NY 14782	EAST-0312926 NRTH-0826894		AG BLDG 41700 0	15,000	15,000	15,000
	FULL MARKET VALUE	305,643	COUNTY TAXABLE VALUE	143,080		
MAY BE SUBJECT TO PAYMENT			TOWN TAXABLE VALUE	143,080		
UNDER AGDIST LAW TIL 2030			SCHOOL TAXABLE VALUE	88,870		
			FP003 Charlotte fp 1	194,500 TO		
			500 EX			

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 219
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-10.2 *****						
250.00-2-10.2	3179 Charlotte Hill Rd					
Fisher Sarah L	270 Mfg housing		BAS STAR 41854	0	0	18,380
3179 Charlotte Hill Rd	Cassadaga Valle 062601	8,100	COUNTY TAXABLE VALUE		82,000	
Sinclairville, NY 14782	10-1-14.2	82,000	TOWN TAXABLE VALUE		82,000	
	FRNT 122.00 DPTH 195.00		SCHOOL TAXABLE VALUE		63,620	
	DEED BOOK 2574 PG-26		FP003 Charlotte fp 1		82,000 TO	
	FULL MARKET VALUE	128,527				
***** 250.00-2-10.3 *****						
250.00-2-10.3	3160 Charlotte Hill Rd					26200
American Tower, LP	837 Cell Tower		COUNTY TAXABLE VALUE		185,000	
Property Tax Dept.	Cassadaga Valle 062601	17,000	TOWN TAXABLE VALUE		185,000	
PO Box 723597	10-1-14	185,000	SCHOOL TAXABLE VALUE		185,000	
Atlanta, GA 31139	ACRES 3.80		FP003 Charlotte fp 1		185,000 TO	
	EAST-0312926 NRTH-0826894					
	DEED BOOK 2016 PG-6233					
	FULL MARKET VALUE	289,969				
***** 250.00-2-11 *****						
250.00-2-11	Sinclair Drive - Rear					26200
Haskell Rudy	322 Rural vac>10		COUNTY TAXABLE VALUE		27,100	
Sylvester Amon	Cassadaga Valle 062601	27,100	TOWN TAXABLE VALUE		27,100	
Herman Museum Circle Dr Apt 51	10-1-15	27,100	SCHOOL TAXABLE VALUE		27,100	
Houston, TX 77004	ACRES 80.60		FP003 Charlotte fp 1		27,100 TO	
	EAST-0313712 NRTH-0825604					
	DEED BOOK 2025 PG-2829					
	FULL MARKET VALUE	42,476				
***** 250.00-2-12.1 *****						
250.00-2-12.1	Rt 60 Rear					26200
Wilson Ducan B	322 Rural vac>10		COUNTY TAXABLE VALUE		8,400	
Kendrick Mitzi W	Cassadaga Valle 062601	8,400	TOWN TAXABLE VALUE		8,400	
5932 Route 60	10-1-16	8,400	SCHOOL TAXABLE VALUE		8,400	
Sinclairville, NY 14782	ACRES 12.30		FP003 Charlotte fp 1		8,400 TO	
	EAST-0960257 NRTH-0825382					
	DEED BOOK 2023 PG-6677					
	FULL MARKET VALUE	13,166				
***** 250.00-2-12.2 *****						
250.00-2-12.2	Rt 60 Rear					26200
Wilson Ducan B	105 Vac farmland		COUNTY TAXABLE VALUE		17,100	
Kendrick Mitzi W	Cassadaga Valle 062601	17,100	TOWN TAXABLE VALUE		17,100	
5932 Route 60	10-1-16	17,100	SCHOOL TAXABLE VALUE		17,100	
Sinclairville, NY 14782	ACRES 34.50		FP003 Charlotte fp 1		17,100 TO	
	EAST-0959740 NRTH-0825569					
	DEED BOOK 2023 PG-6677					
	FULL MARKET VALUE	26,803				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 220
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-12.3 *****						
250.00-2-12.3	Rt 60 Rear					26200
Young Lance	322 Rural vac>10		COUNTY TAXABLE VALUE	19,500		
Bowersox Kathleen	Cassadaga Valle 062601	19,500	TOWN TAXABLE VALUE	19,500		
5900 Sylvester Rd	10-1-16	19,500	SCHOOL TAXABLE VALUE	19,500		
Sinclairville, NY 14782	ACRES 41.40		FP003 Charlotte fp 1	19,500	TO	
	EAST-0960796 NRTH-0825491					
	DEED BOOK 2023 PG-4355					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	30,564				
UNDER AGDIST LAW TIL 2029						
***** 250.00-2-13 *****						
250.00-2-13	N. Side Us 60					26200
Kaszubowski John H	322 Rural vac>10		COUNTY TAXABLE VALUE	21,500		
Kaszubowski Col M	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	21,500		
7251 Sisson Hwy	10-1-17.1	21,500	SCHOOL TAXABLE VALUE	21,500		
Hamburg, NY 14075	ACRES 26.60		FP003 Charlotte fp 1	21,500	TO	
	EAST-0310530 NRTH-0825054					
	DEED BOOK 2459 PG-282					
	FULL MARKET VALUE	33,699				
***** 250.00-2-16 *****						
250.00-2-16	6036 Rt 60					26200
Scott William K	240 Rural res		ENH STAR 41834 0	0	0	54,210
Scott Marian E	Cassadaga Valle 062601	35,000	COUNTY TAXABLE VALUE	87,000		
6036 Rt 60	10-1-18.1	87,000	TOWN TAXABLE VALUE	87,000		
Sinclairville, NY 14782	ACRES 21.00		SCHOOL TAXABLE VALUE	32,790		
	EAST-0309295 NRTH-0824942		FP003 Charlotte fp 1	87,000	TO	
	DEED BOOK 2013 PG-5460					
	FULL MARKET VALUE	136,364				
***** 250.00-2-17 *****						
250.00-2-17	6029 Route 60					26200
Scott Kurt W	240 Rural res		BAS STAR 41854 0	0	0	18,380
6029 Route 60	Cassadaga Valle 062601	45,400	COUNTY TAXABLE VALUE	190,000		
Sinclairville, NY 14782	10-1-18.3	190,000	TOWN TAXABLE VALUE	190,000		
	ACRES 35.90		SCHOOL TAXABLE VALUE	171,620		
	EAST-0308289 NRTH-0824777		FP003 Charlotte fp 1	190,000	TO	
	DEED BOOK 2619 PG-739					
	FULL MARKET VALUE	297,806				
***** 250.00-2-18.1 *****						
250.00-2-18.1	6048 Route 60					26200
Johnson Fred A	270 Mfg housing		ENH STAR 41834 0	0	0	54,210
Johnson Diana D	Cassadaga Valle 062601	64,600	COUNTY TAXABLE VALUE	105,000		
6048 Rt 60	10-1-19.2.1	105,000	TOWN TAXABLE VALUE	105,000		
PO Box 813	ACRES 48.50		SCHOOL TAXABLE VALUE	50,790		
Sinclairville, NY 14782-0813	EAST-0958311 NRTH-0825925		FP003 Charlotte fp 1	105,000	TO	
	DEED BOOK 2294 PG-780					
	FULL MARKET VALUE	164,577				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 221
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-18.2 *****						
250.00-2-18.2	Route 60					26200
Taylor Wendy J	322 Rural vac>10		COUNTY TAXABLE VALUE	24,200		
123 W Sprowl Rd	Cassadaga Valle 062601	24,200	TOWN TAXABLE VALUE	24,200		
Wells Tannery, PA 16691	10-1-19.2.1	24,200	SCHOOL TAXABLE VALUE	24,200		
	ACRES 20.30		FP003 Charlotte fp 1	24,200 TO		
	EAST-0956034 NRTH-0825881					
	DEED BOOK 2021 PG-7648					
	FULL MARKET VALUE	37,931				
***** 250.00-2-19 *****						
250.00-2-19	6076 Rt. 60		ENH STAR 41834 0	0	0	54,210
Johnson Dixie	210 1 Family Res		COUNTY TAXABLE VALUE	85,000		
6076 Rt 60	Cassadaga Valle 062601	21,700	TOWN TAXABLE VALUE	85,000		
Sinclairville, NY 14782	10-1-19.1	85,000	SCHOOL TAXABLE VALUE	30,790		
	ACRES 6.70		FP003 Charlotte fp 1	85,000 TO		
	EAST-0308884 NRTH-0826233					
	DEED BOOK 2430 PG-603					
	FULL MARKET VALUE	133,229				
***** 250.00-2-20 *****						
250.00-2-20	6088 Rt 60		BAS STAR 41854 0	0	0	18,380
Meacham Mark A	270 Mfg housing		COUNTY TAXABLE VALUE	89,700		
6088 Rt 60	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	89,700		
Sinclairville, NY 14782	10-1-19.3	89,700	SCHOOL TAXABLE VALUE	71,320		
	ACRES 4.00		FP003 Charlotte fp 1	89,700 TO		
	EAST-0308213 NRTH-0826278					
	DEED BOOK 2430 PG-606					
	FULL MARKET VALUE	140,596				
***** 250.00-2-21 *****						
250.00-2-21	6105 Route 60					26200
Krzyzanowski Arthur A	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
Heslinger Patricia B	Cassadaga Valle 062601	17,500	COUNTY TAXABLE VALUE	85,000		
6105 Route 60	10-1-19.2.2	85,000	TOWN TAXABLE VALUE	85,000		
Sinclairville, NY 14782	ACRES 4.00		SCHOOL TAXABLE VALUE	66,620		
	EAST-0307527 NRTH-0826346		FP003 Charlotte fp 1	85,000 TO		
	DEED BOOK 2013 PG-1695					
	FULL MARKET VALUE	133,229				
***** 250.00-2-22 *****						
250.00-2-22	6111 Rt 60					26200
Bruyer David J	270 Mfg housing		COUNTY TAXABLE VALUE	85,000		
Bruyer Morgan	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE	85,000		
6111 Rt 60	10-1-20.13.2	85,000	SCHOOL TAXABLE VALUE	85,000		
Sinclairville, NY 14782	ACRES 5.09		FP003 Charlotte fp 1	85,000 TO		
	EAST-0307592 NRTH-0826618					
	DEED BOOK 2017 PG-3003					
	FULL MARKET VALUE	133,229				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 222
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-23 *****						
6139 Rt 60	270 Mfg housing		BAS STAR 41854	0	0	0 18,380
250.00-2-23	Cassadaga Valle 062601	34,100	COUNTY TAXABLE VALUE	88,000		
Bruyer John D Jr	10-1-20.13.1	88,000	TOWN TAXABLE VALUE	88,000		
6139 Rt 60	ACRES 9.30		SCHOOL TAXABLE VALUE	69,620		
Sinclairville, NY 14782	EAST-0307346 NRTH-0827186		FP003 Charlotte fp 1	88,000 TO		
	FULL MARKET VALUE	137,931				
***** 250.00-2-24 *****						
250.00-2-24	210 1 Family Res		COUNTY TAXABLE VALUE	18,000		
MK Riverholdings	Cassadaga Valle 062601	17,500	TOWN TAXABLE VALUE	18,000		
2238 Page Rd	10-1-20.5.2	18,000	SCHOOL TAXABLE VALUE	18,000		
Kennedy, NY 14747	ACRES 4.00		FP003 Charlotte fp 1	18,000 TO		
	EAST-0307552 NRTH-0827176					
	DEED BOOK 2019 PG-6904					
	FULL MARKET VALUE	28,213				
***** 250.00-2-25 *****						
250.00-2-25	Route 60		COUNTY TAXABLE VALUE	11,000		
MK Riverholdings	314 Rural vac<10		TOWN TAXABLE VALUE	11,000		
2238 Page Rd	Cassadaga Valle 062601	11,000	SCHOOL TAXABLE VALUE	11,000		
Kennedy, NY 14747	10-1-20.5.1	11,000	FP003 Charlotte fp 1	11,000 TO		
	ACRES 6.10					
	EAST-0307984 NRTH-0827188					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	17,241				
***** 250.00-2-26 *****						
250.00-2-26	Rt 60 Rear		COUNTY TAXABLE VALUE	2,700		
MK Riverholdings	314 Rural vac<10		TOWN TAXABLE VALUE	2,700		
2238 Page Rd	Cassadaga Valle 062601	2,700	SCHOOL TAXABLE VALUE	2,700		
Kennedy, NY 14747	10-1-20.10	2,700	FP003 Charlotte fp 1	2,700 TO		
	ACRES 2.40					
	EAST-0308389 NRTH-0827250					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	4,232				
***** 250.00-2-27 *****						
250.00-2-27	Rt 60		COUNTY TAXABLE VALUE	50,000		
MK Riverholdings	720 Mining		TOWN TAXABLE VALUE	50,000		
2238 Page Rd	Cassadaga Valle 062601	40,000	SCHOOL TAXABLE VALUE	50,000		
Kennedy, NY 14747	10-1-20.14	50,000	FP003 Charlotte fp 1	50,000 TO		
	ACRES 28.10					
	EAST-0308482 NRTH-0826691					
	DEED BOOK 2019 PG-6906					
	FULL MARKET VALUE	78,370				

TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP	PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				ACCOUNT NO.
				250.00-2-28	*****		
	Charlotte Hill Rd						26200
250.00-2-28	322 Rural vac>10		COUNTY TAXABLE VALUE	17,400			
Anderson Arthur A	Cassadaga Valle 062601	17,400	TOWN TAXABLE VALUE	17,400			
3429 Charlotte Hill Rd	10-1-20.8	17,400	SCHOOL TAXABLE VALUE	17,400			
Sinclairville, NY 14782	ACRES 35.29		FP003 Charlotte fp 1	17,400 TO			
	EAST-0310325 NRTH-0827056						
	DEED BOOK 2495 PG-711						
	FULL MARKET VALUE	27,273					
				250.00-2-29	*****		
	Rear Charlotte Hill Rd						26200
250.00-2-29	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900			
Trask Jesten D	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900			
3417 Charlotte Hill Rd	10-1-20.4.4	2,900	SCHOOL TAXABLE VALUE	2,900			
Sinclairville, NY 14782	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO			
	EAST-0310072 NRTH-0827776						
	DEED BOOK 2018 PG-8356						
	FULL MARKET VALUE	4,545					
				250.00-2-30	*****		
	Charlotte Hill Rd						26200
250.00-2-30	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900			
Runge Trevor J	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900			
3395 Charlotte Hill Rd	10-1-20.4.3	2,900	SCHOOL TAXABLE VALUE	2,900			
Sinclairville, NY 14782	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO			
	EAST-0310388 NRTH-0827777						
	DEED BOOK 2476 PG-24						
	FULL MARKET VALUE	4,545					
				250.00-2-31	*****		
	Prospect Rd Rear						26200
250.00-2-31	314 Rural vac<10		COUNTY TAXABLE VALUE	2,900			
Hitchcock Katherine A	Cassadaga Valle 062601	2,900	TOWN TAXABLE VALUE	2,900			
3383 Charlotte Hill Rd	10-1-20.4.1	2,900	SCHOOL TAXABLE VALUE	2,900			
Sinclairville, NY 14782	ACRES 2.60		FP003 Charlotte fp 1	2,900 TO			
	EAST-0310760 NRTH-0827775						
	DEED BOOK 2025 PG-1072						
	FULL MARKET VALUE	4,545					
				250.00-2-32	*****		
	3383 Charlotte Hill Rd						26200
250.00-2-32	271 Mfg housings		COUNTY TAXABLE VALUE	45,000			
Hitchcock Katherine A	Cassadaga Valle 062601	25,800	TOWN TAXABLE VALUE	45,000			
3383 Charlotte Hill Rd	10-1-20.3.1	45,000	SCHOOL TAXABLE VALUE	45,000			
Sinclairville, NY 14782	ACRES 3.40		FP003 Charlotte fp 1	45,000 TO			
	EAST-0310747 NRTH-0828107						
	DEED BOOK 2025 PG-1072						
	FULL MARKET VALUE	70,533					

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 250.00-2-33 *****						
250.00-2-33	3395 Prospect Hill Rd				26200	
Runge Trevor J	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
3395 Charlotte Hill Rd	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE	64,000		
Sinclairville, NY 14782	10-1-20.3.3	64,000	TOWN TAXABLE VALUE	64,000		
	ACRES 3.40		SCHOOL TAXABLE VALUE	45,620		
	EAST-0310403 NRTH-0828101		FP003 Charlotte fp 1	64,000 TO		
	DEED BOOK 2476 PG-24					
	FULL MARKET VALUE	100,313				
***** 250.00-2-34 *****						
250.00-2-34	3417 Charlotte Hill Rd				26200	
Trask Jeston D	270 Mfg housing		COUNTY TAXABLE VALUE	66,000		
3417 Charlotte Hill Rd	Cassadaga Valle 062601	16,500	TOWN TAXABLE VALUE	66,000		
Sinclairville, NY 14782	10-1-20.3.4	66,000	SCHOOL TAXABLE VALUE	66,000		
	ACRES 3.40		FP003 Charlotte fp 1	66,000 TO		
	EAST-0310055 NRTH-0828100					
	DEED BOOK 2018 PG-8356					
	FULL MARKET VALUE	103,448				
***** 250.00-2-35 *****						
250.00-2-35	3429 Charlotte Hill Rd				26200	
Anderson Arthur A	210 1 Family Res		ENH STAR 41834 0	0	0	54,210
3429 Charlotte Hill Rd	Cassadaga Valle 062601	15,400	COUNTY TAXABLE VALUE	68,000		
Sinclairville, NY 14782	10-1-20.3.2	68,000	TOWN TAXABLE VALUE	68,000		
	ACRES 2.80		SCHOOL TAXABLE VALUE	13,790		
	EAST-0309758 NRTH-0828038		FP003 Charlotte fp 1	68,000 TO		
	DEED BOOK 2495 PG-711					
	FULL MARKET VALUE	106,583				
***** 250.00-2-36 *****						
250.00-2-36	Charlotte Hill Rd				26200	
Anderson Arthur A	314 Rural vac<10		COUNTY TAXABLE VALUE	6,900		
3429 Charlotte Hill Rd	Cassadaga Valle 062601	6,900	TOWN TAXABLE VALUE	6,900		
Sinclairville, NY 14782	10-1-20.4.2	6,900	SCHOOL TAXABLE VALUE	6,900		
	ACRES 3.20 BANK 4980		FP003 Charlotte fp 1	6,900 TO		
	EAST-0309460 NRTH-0828240					
	DEED BOOK 2495 PG-711					
	FULL MARKET VALUE	10,815				
***** 250.00-2-37 *****						
250.00-2-37	3429 Charlotte hill Rd				26200	
Anderson Arthur A	322 Rural vac>10		COUNTY TAXABLE VALUE	15,100		
Hammond Elwood J	Cassadaga Valle 062601	15,100	TOWN TAXABLE VALUE	15,100		
3429 Charlotte Hill Rd	10-1-20.7	15,100	SCHOOL TAXABLE VALUE	15,100		
Sinclairville, NY 14782	ACRES 10.50		FP003 Charlotte fp 1	15,100 TO		
	EAST-0309409 NRTH-0827518					
	DEED BOOK 1999 PG-00141					
	FULL MARKET VALUE	23,668				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 225
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-38 *****						
250.00-2-38	3465 Charlotte Hill Rd				26200	
Risley Luke R	271 Mfg housings		BAS STAR 41854 0	0	0	18,380
3465 Charlotte Hill Rd	Cassadaga Valle 062601	26,100	COUNTY TAXABLE VALUE	80,000		
Sinclairville, NY 14782	10-1-20.11	80,000	TOWN TAXABLE VALUE	80,000		
	ACRES 9.20		SCHOOL TAXABLE VALUE	61,620		
	EAST-0308728 NRTH-0827332		FP003 Charlotte fp 1	80,000 TO		
	DEED BOOK 2022 PG-8053					
	FULL MARKET VALUE	125,392				
***** 250.00-2-39 *****						
250.00-2-39	Prospect Hill Rd				26200	
Brown Bryan	240 Rural res		BAS STAR 41854 0	0	0	18,380
Landon Linda	Cassadaga Valle 062601	25,400	COUNTY TAXABLE VALUE	115,000		
3479 Charlotte Hill Rd	10-1-20.12	115,000	TOWN TAXABLE VALUE	115,000		
Sinclairville, NY 14782	ACRES 10.70		SCHOOL TAXABLE VALUE	96,620		
	EAST-0308453 NRTH-0827816		FP003 Charlotte fp 1	115,000 TO		
	DEED BOOK 2453 PG-248					
	FULL MARKET VALUE	180,251				
***** 250.00-2-40 *****						
250.00-2-40	Prospect Hill Rd				26200	
Bransfield Paul	271 Mfg housings		COUNTY TAXABLE VALUE	33,000		
3501 Charlotte Hill Rd	Cassadaga Valle 062601	20,300	TOWN TAXABLE VALUE	33,000		
Sinclairville, NY 14782	10-1-20.6	33,000	SCHOOL TAXABLE VALUE	33,000		
	ACRES 5.60		FP003 Charlotte fp 1	33,000 TO		
	EAST-0308043 NRTH-0827736					
	DEED BOOK 2021 PG-4242					
	FULL MARKET VALUE	51,724				
***** 250.00-2-41 *****						
250.00-2-41	Prospect Hill Rd				26200	
Zrimsek Anthony	270 Mfg housing		COUNTY TAXABLE VALUE	48,000		
3519 Charlotte Hill Rd	Cassadaga Valle 062601	21,600	TOWN TAXABLE VALUE	48,000		
Sinclairville, NY 14782	10-1-20.17	48,000	SCHOOL TAXABLE VALUE	48,000		
	ACRES 6.60		FP003 Charlotte fp 1	48,000 TO		
	EAST-0307402 NRTH-0827846					
	DEED BOOK 2132 PG-00145					
	FULL MARKET VALUE	75,235				
***** 250.00-2-42 *****						
250.00-2-42	6175 Rt 60				26200	
Olmstead Brenda Lee	270 Mfg housing		BAS STAR 41854 0	0	0	18,380
6175 Rt 60	Cassadaga Valle 062601	16,500	COUNTY TAXABLE VALUE	40,000		
Sinclairville, NY 14782	10-1-20.16	40,000	TOWN TAXABLE VALUE	40,000		
	ACRES 3.40		SCHOOL TAXABLE VALUE	21,620		
	EAST-0307217 NRTH-0827491		FP003 Charlotte fp 1	40,000 TO		
	DEED BOOK 2311 PG-420					
	FULL MARKET VALUE	62,696				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 226
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-43 *****						
6183	Route 60					26200
250.00-2-43	210 1 Family Res		BAS STAR 41854	0	0	18,380
Marsh Joel	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	104,000		
Jo Ann	10-1-20.1	104,000	TOWN TAXABLE VALUE	104,000		
6183 Rt 60	ACRES 2.00		SCHOOL TAXABLE VALUE	85,620		
Sinclairville, NY 14782-9664	EAST-0307209 NRTH-0828119		FP003 Charlotte fp 1	104,000 TO		
	DEED BOOK 2140 PG-00557					
	FULL MARKET VALUE	163,009				
***** 250.00-2-44 *****						
250.00-2-44	Rt 60					26200
Mason Ronald	311 Res vac land		COUNTY TAXABLE VALUE	3,000		
Mason Nancy	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	3,000		
6192 Rt 60	10-1-20.9	3,000	SCHOOL TAXABLE VALUE	3,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	3,000 TO		
	EAST-0307656 NRTH-0828087					
	DEED BOOK 1915 PG-00142					
	FULL MARKET VALUE	4,702				
***** 250.00-2-45 *****						
6192	Rt 60					26200
250.00-2-45	210 1 Family Res		ENH STAR 41834	0	0	54,210
Mason Ronald	Cassadaga Valle 062601	9,500	COUNTY TAXABLE VALUE	69,000		
Mason Nancy	10-1-20.2	69,000	TOWN TAXABLE VALUE	69,000		
6192 Rt 60	ACRES 0.70		SCHOOL TAXABLE VALUE	14,790		
Sinclairville, NY 14782	EAST-0307478 NRTH-0828056		FP003 Charlotte fp 1	69,000 TO		
	FULL MARKET VALUE	108,150				
***** 250.00-2-46 *****						
6194	Rt 60					26200
250.00-2-46	210 1 Family Res		COUNTY TAXABLE VALUE	88,360		
Olmstead Tyler A	Cassadaga Valle 062601	15,000	TOWN TAXABLE VALUE	88,360		
Brooks Alyssa T	10-1-21	88,360	SCHOOL TAXABLE VALUE	88,360		
6194 Rt 60	ACRES 1.00		FP003 Charlotte fp 1	88,360 TO		
Sinclairville, NY 14782	EAST-0307564 NRTH-0828275					
	DEED BOOK 2019 PG-5237					
	FULL MARKET VALUE	138,495				
***** 250.00-2-47 *****						
6221	Route 60					26200
250.00-2-47	210 1 Family Res		BAS STAR 41854	0	0	18,380
Price Melissa J	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	45,000		
Price Corey	10-1-22	45,000	TOWN TAXABLE VALUE	45,000		
6221 Route 60	ACRES 1.00		SCHOOL TAXABLE VALUE	26,620		
Sinclairville, NY 14782	DEED BOOK 2013 PG-5189		FP003 Charlotte fp 1	45,000 TO		
	FULL MARKET VALUE	70,533				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 227
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-48 *****						
6233 Rt 60	210 1 Family Res		VET COM CT 41131	0	12,250	6,125
250.00-2-48	Cassadaga Valle 062601	11,000	ENH STAR 41834	0	0	0
Fiorella Ronald Jr	10-1-20.15	85,000	COUNTY TAXABLE VALUE		72,750	54,210
Harper Amy J	ACRES 1.00		TOWN TAXABLE VALUE		78,875	
Joyce Bigney	DEED BOOK 2022 PG-1009		SCHOOL TAXABLE VALUE		30,790	
6233 Rt 60	FULL MARKET VALUE	133,229	FP003 Charlotte fp 1		85,000 TO	
Sinclairville, NY 14782-9668						
***** 250.00-2-49 *****						
6230 Rt 60	210 1 Family Res		BAS STAR 41854	0	0	18,380
250.00-2-49	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		64,000	
Shields Jennifer S	10-1-2.4	64,000	TOWN TAXABLE VALUE		64,000	
6230 Rt 60	ACRES 1.00		SCHOOL TAXABLE VALUE		45,620	
Sinclairville, NY 14782	EAST-0307363 NRTH-0828697		FP003 Charlotte fp 1		64,000 TO	
	DEED BOOK 2633 PG-783					
	FULL MARKET VALUE	100,313				
***** 250.00-2-50 *****						
6250 Rt 60	210 1 Family Res		COUNTY TAXABLE VALUE		33,000	
250.00-2-50	Cassadaga Valle 062601	19,400	TOWN TAXABLE VALUE		33,000	
McLaughlin Michael S	10-1-2.2.1	33,000	SCHOOL TAXABLE VALUE		33,000	
McLaughlin Dawn M	ACRES 5.09		FP003 Charlotte fp 1		33,000 TO	
3397 Ames Rd	EAST-0307664 NRTH-0829338					
Cassadaga, NY 14718	DEED BOOK 2016 PG-4111					
	FULL MARKET VALUE	51,724				
***** 250.00-2-51 *****						
6282 Rt 60	210 1 Family Res		ENH STAR 41834	0	0	54,210
250.00-2-51	Cassadaga Valle 062601	19,300	COUNTY TAXABLE VALUE		125,000	
Swan Billie Jo	10-1-2.2.2	125,000	TOWN TAXABLE VALUE		125,000	
Tarbell Kevin	ACRES 5.00		SCHOOL TAXABLE VALUE		70,790	
Roberta Tarbell	EAST-0307564 NRTH-0829654		FP003 Charlotte fp 1		125,000 TO	
PO Box 1047	DEED BOOK 2016 PG-2302					
Sinclairville, NY 14782	FULL MARKET VALUE	195,925				
***** 250.00-2-52 *****						
Andrews Rd	260 Seasonal res		COUNTY TAXABLE VALUE		30,000	
250.00-2-52	Cassadaga Valle 062601	18,600	TOWN TAXABLE VALUE		30,000	
Allenbrand Anthony J	10-1-6.2	30,000	SCHOOL TAXABLE VALUE		30,000	
Allenbrand Diane L	ACRES 4.60		FP003 Charlotte fp 1		30,000 TO	
6525 Andrews Rd	EAST-0315125 NRTH-0830510					
Sinclairville, NY 14782	DEED BOOK 2370 PG-321					
	FULL MARKET VALUE	47,022				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 228
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 250.00-2-53 *****						
6454 Andrews Rd	210 1 Family Res		BAS STAR 41854	0	0	18,380
250.00-2-53	Cassadaga Valle 062601	24,600	COUNTY TAXABLE VALUE	183,000		
Smith Kenneth P	10-1-7.2	183,000	TOWN TAXABLE VALUE	183,000		
6454 Andrews Rd	ACRES 4.90		SCHOOL TAXABLE VALUE	164,620		
PO Box 535	EAST-0315300 NRTH-0830864		FP003 Charlotte fp 1	183,000 TO		
Sinclairville, NY 14782	DEED BOOK 2017 PG-1796					
	FULL MARKET VALUE	286,834				
***** 251.00-1-1.1 *****						
251.00-1-1.1	Thornton Rd		AG DIST 41720	0	20,380	20,380
Martin Vicki L	112 Dairy farm	82,800	FARM SILOS 42100	0	7,900	7,900
Lawson Jill M	Cassadaga Valle 062601	143,000	COUNTY TAXABLE VALUE	114,720		
6454 Harper Rd	11-1-5.1		TOWN TAXABLE VALUE	114,720		
Sinclairville, NY 14782	ACRES 140.20		SCHOOL TAXABLE VALUE	114,720		
	EAST-0969570 NRTH-0829810		FP003 Charlotte fp 1	135,100 TO		
	DEED BOOK 2022 PG-5509					
	FULL MARKET VALUE	224,138	7,900 EX			
***** 251.00-1-1.2 *****						
251.00-1-1.2	6437 Harper Rd		COUNTY TAXABLE VALUE	185,000		
Myles Marc C	210 1 Family Res		TOWN TAXABLE VALUE	185,000		
Myles Amanda L	Cassadaga Valle 062601	16,500	SCHOOL TAXABLE VALUE	185,000		
Harper Rd	ACRES 3.40	185,000	FP003 Charlotte fp 1	185,000 TO		
PO Box 783	DEED BOOK 2569 PG-854					
Sinclairville, NY 14782	FULL MARKET VALUE	289,969				
***** 251.00-1-1.3 *****						
251.00-1-1.3	2712 Thornton Rd		COUNTY TAXABLE VALUE	237,000		
Martin Jon K	210 1 Family Res	18,400	TOWN TAXABLE VALUE	237,000		
Martin Elizabeth V	Cassadaga Valle 062601	237,000	SCHOOL TAXABLE VALUE	237,000		
3333 Cassadaga Rd	11-1-5.1		FP003 Charlotte fp 1	237,000 TO		
Cassadaga, NY 14718	ACRES 4.50					
	EAST-0970685 NRTH-0829741					
	DEED BOOK 2016 PG-3979					
	FULL MARKET VALUE	371,473				
***** 251.00-1-1.4 *****						
251.00-1-1.4	Thornton Rd		COUNTY TAXABLE VALUE	20,200		
Myles Marc C	322 Rural vac>10	20,200	TOWN TAXABLE VALUE	20,200		
Myles Amanda L	Cassadaga Valle 062601	20,200	SCHOOL TAXABLE VALUE	20,200		
6437 Harper Rd	11-1-5.1		FP003 Charlotte fp 1	20,200 TO		
Sinclairville, NY 14782	ACRES 15.90					
	EAST-0970563 NRTH-0830336					
	DEED BOOK 2022 PG-5508					
	FULL MARKET VALUE	31,661				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 229
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.00-1-2 *****						
6554 Harper Rd	210 1 Family Res		ENH STAR 41834	0	0	54,210
251.00-1-2	Cassadaga Valle 062601	14,000	COUNTY TAXABLE VALUE	135,000		
Martin Kevin	11-1-8.3	135,000	TOWN TAXABLE VALUE	135,000		
Martin Vicki	ACRES 2.00		SCHOOL TAXABLE VALUE	80,790		
6454 Harper Rd	EAST-0322921 NRTH-0830652		FP003 Charlotte fp 1	135,000 TO		
Sinclairville, NY 14782	DEED BOOK 2013 PG-00334					
	FULL MARKET VALUE	211,599				
***** 251.00-1-3 *****						
2637 Thornton Rd	210 1 Family Res		BAS STAR 41854	0	0	18,380
251.00-1-3	Cassadaga Valle 062601	17,000	COUNTY TAXABLE VALUE	138,500		
Alden Danielle S	11-1-8.4	138,500	TOWN TAXABLE VALUE	138,500		
Sundlov Matthew J.D.	ACRES 3.70		SCHOOL TAXABLE VALUE	120,120		
Helen Bochmann	EAST-0323844 NRTH-0830411		FP003 Charlotte fp 1	138,500 TO		
2637 Thornton Rd	DEED BOOK 2021 PG-4655					
Sinclairville, NY 14782	FULL MARKET VALUE	217,085				
***** 251.00-1-4.1 *****						
Thornton Rd	240 Rural res		AG DIST 41720	0	25,390	25,390
251.00-1-4.1	Cassadaga Valle 062601	59,200	ENH STAR 41834	0	0	54,210
Martin Vicki L	11-1-8.1	112,500	COUNTY TAXABLE VALUE	87,110		
Lawson Jill M	ACRES 55.40		TOWN TAXABLE VALUE	87,110		
6454 Harper Rd	EAST-0325055 NRTH-0830063		SCHOOL TAXABLE VALUE	32,900		
Sinclairville, NY 14782	DEED BOOK 2022 PG-5509		FP003 Charlotte fp 1	112,500 TO		
	FULL MARKET VALUE	176,332				
***** 251.00-1-4.2 *****						
6436 Harper Rd	210 1 Family Res		COUNTY TAXABLE VALUE	182,500		
251.00-1-4.2	Cassadaga Valle 062601	15,200	TOWN TAXABLE VALUE	182,500		
Martin Lauren L	11-1-8.1	182,500	SCHOOL TAXABLE VALUE	182,500		
6436 Harper Rd	ACRES 2.70		FP003 Charlotte fp 1	182,500 TO		
Sinclairville, NY 14782	EAST-0325055 NRTH-0830063					
	DEED BOOK 2649 PG-562					
	FULL MARKET VALUE	286,050				
***** 251.00-1-4.3.a *****						
Thornton Rd	314 Rural vac<10		COUNTY TAXABLE VALUE	10,900		
251.00-1-4.3.a	Cassadaga Valle 062601	10,900	TOWN TAXABLE VALUE	10,900		
Fenton Lauren L	11-1-8.1	10,900	SCHOOL TAXABLE VALUE	10,900		
6436 Harper Rd	ACRES 6.00		FP003 Charlotte fp 1	10,900 TO		
Sinclairville, NY 14782	EAST-0971611 NRTH-0830530					
	DEED BOOK 2016 PG-4450					
	FULL MARKET VALUE	17,085				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 230
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 251.00-1-5 *****						
	Gilbert Rd					26200
251.00-1-5	260 Seasonal res		COUNTY TAXABLE VALUE	68,000		
Ryerse Paul E Jr	Cassadaga Valle 062601	40,800	TOWN TAXABLE VALUE	68,000		
Ryerse David S	11-1-8.2	68,000	SCHOOL TAXABLE VALUE	68,000		
6666 Wellington Dr	ACRES 44.00		FP003 Charlotte fp 1	68,000 TO		
Derby, NY 14047	EAST-0326252 NRTH-0830151					
	DEED BOOK 2672 PG-415					
	FULL MARKET VALUE	106,583				
***** 251.00-1-7 *****						
	2468 Johnson Rd					26200
251.00-1-7	312 Vac w/imprv		COUNTY TAXABLE VALUE	18,300		
Troutner Bradley D	Cassadaga Valle 062601	12,800	TOWN TAXABLE VALUE	18,300		
942 E 11th St	11-1-11.4	18,300	SCHOOL TAXABLE VALUE	18,300		
Erie, PA 16503	ACRES 8.00		FP003 Charlotte fp 1	18,300 TO		
	EAST-0326575 NRTH-0828895					
	DEED BOOK 2694 PG-275					
	FULL MARKET VALUE	28,683				
***** 251.00-1-8 *****						
	2500 Johnson Rd					26200
251.00-1-8	312 Vac w/imprv		COUNTY TAXABLE VALUE	28,000		
Troutner Bradley D	Cassadaga Valle 062601	24,400	TOWN TAXABLE VALUE	28,000		
942 E 11th St	11-1-11.5	28,000	SCHOOL TAXABLE VALUE	28,000		
Erie, PA 16503	ACRES 9.60		FP003 Charlotte fp 1	28,000 TO		
	EAST-0326244 NRTH-0828772					
	DEED BOOK 2013 PG-4369					
	FULL MARKET VALUE	43,887				
***** 251.00-1-9 *****						
	2510 Johnson Rd					26200
251.00-1-9	210 1 Family Res		COUNTY TAXABLE VALUE	65,000		
Estus Arthur II	Cassadaga Valle 062601	18,000	TOWN TAXABLE VALUE	65,000		
108 E Pearl St	11-1-11.1	65,000	SCHOOL TAXABLE VALUE	65,000		
Falconer, NY 14733	ACRES 4.30		FP003 Charlotte fp 1	65,000 TO		
	EAST-0326047 NRTH-0828925					
	DEED BOOK 2017 PG-4935					
	FULL MARKET VALUE	101,881				
***** 251.00-1-10 *****						
	Johnson Rd					26200
251.00-1-10	322 Rural vac>10		COUNTY TAXABLE VALUE	21,900		
Robert Carpenter	Cassadaga Valle 062601	21,900	TOWN TAXABLE VALUE	21,900		
40 Cass St	11-1-11.6	21,900	SCHOOL TAXABLE VALUE	21,900		
Westfield, NY 14787-1136	ACRES 17.80		FP003 Charlotte fp 1	21,900 TO		
	EAST-0325343 NRTH-0828876					
	DEED BOOK 2362 PG-103					
	FULL MARKET VALUE	34,326				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 231
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 251.00-1-11.1 *****						
2632 Johnson Rd	240 Rural res		BAS STAR 41854	0	0	18,380
251.00-1-11.1	Cassadaga Valle 062601	73,000	COUNTY TAXABLE VALUE	197,500		
Fredrickson Allen A	11-1-10	197,500	TOWN TAXABLE VALUE	197,500		
Fredrickson Hope L	ACRES 107.50		SCHOOL TAXABLE VALUE	179,120		
Pob 430	EAST-0972274 NRTH-0828621		FP003 Charlotte fp 1	197,500 TO		
Sinclairville, NY 14782	DEED BOOK 2196 PG-00170					
	FULL MARKET VALUE	309,561				
***** 251.00-1-11.2 *****						
2680 Johnson Rd	240 Rural res		COUNTY TAXABLE VALUE	200,000		26200
251.00-1-11.2	Cassadaga Valle 062601	21,500	TOWN TAXABLE VALUE	200,000		
Nickerson Kyle E	11-1-10	200,000	SCHOOL TAXABLE VALUE	200,000		
Nickerson Kelsey M	ACRES 6.50		FP003 Charlotte fp 1	200,000 TO		
2680 Johnson Rd	EAST-0971249 NRTH-0828077					
PO Box 726	DEED BOOK 2023 PG-5715					
Sinclairville, NY 14782	FULL MARKET VALUE	313,480				
***** 251.00-1-13 *****						
2495 Johnson Rd	270 Mfg housing		BAS STAR 41854	0	0	18,380
251.00-1-13	Cassadaga Valle 062601	15,200	COUNTY TAXABLE VALUE	28,200		
Benson Judy K	11-1-11.2.203	28,200	TOWN TAXABLE VALUE	28,200		
2495 Johnson Rd	ACRES 2.70		SCHOOL TAXABLE VALUE	9,820		
Sinclairville, NY 14782	EAST-0326286 NRTH-0827842		FP003 Charlotte fp 1	28,200 TO		
	DEED BOOK 2480 PG-541					
	FULL MARKET VALUE	44,201				
***** 251.00-1-14 *****						
Johnson Rd	260 Seasonal res		COUNTY TAXABLE VALUE	20,600		26200
251.00-1-14	Cassadaga Valle 062601	18,900	TOWN TAXABLE VALUE	20,600		
Drozdzowski Gerald	11-1-11.2.4	20,600	SCHOOL TAXABLE VALUE	20,600		
Drozdzowski Linda	ACRES 14.50		FP003 Charlotte fp 1	20,600 TO		
3472 Heatherwood Dr	EAST-0326633 NRTH-0827979					
Hamburg, NY 14075	FULL MARKET VALUE	32,288				
***** 251.00-1-15 *****						
2503 Johnson Rd	270 Mfg housing		COUNTY TAXABLE VALUE	32,000		26200
251.00-1-15	Cassadaga Valle 062601	28,300	TOWN TAXABLE VALUE	32,000		
Jebco OGM Resources, Inc.	11-1-11.2.201	32,000	SCHOOL TAXABLE VALUE	32,000		
111 W 2nd St	ACRES 13.80		FP003 Charlotte fp 1	32,000 TO		
Jamestown, NY 14701	EAST-0326403 NRTH-0827373					
	DEED BOOK 2016 PG-5349					
	FULL MARKET VALUE	50,157				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 232
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-16 *****						
251.00-1-16	Johnson Rd					26200
Lewis Michael James	314 Rural vac<10		COUNTY TAXABLE VALUE	6,300		
Lewis Carrie Ann	Cassadaga Valle 062601	6,300	TOWN TAXABLE VALUE	6,300		
2513 Johnson Rd	11-1-11.2.202	6,300	SCHOOL TAXABLE VALUE	6,300		
Sinclairville, NY 14782	ACRES 7.70		FP003 Charlotte fp 1	6,300 TO		
	EAST-0326641 NRTH-0827973					
	DEED BOOK 2017 PG-3551					
	FULL MARKET VALUE	9,875				
***** 251.00-1-18 *****						
251.00-1-18	2478-2482 Edson Rd					26200
Crossley Abraham L	280 Res Multiple		AG BLDG 41700	0	2,000	2,000
Crossley Mary L	Cassadaga Valle 062601	57,100	AG COMMIT 41730	0	22,410	22,410
Crossley Jeffrey S. & Wanda L.	11-1-18.2	166,300	BAS STAR 41854	0	0	18,380
2478 Edson Rd	ACRES 50.00		B STAR ADD 41864	0	0	18,380
Sinclairville, NY 14782	EAST-0326236 NRTH-0825061		COUNTY TAXABLE VALUE	141,890		
	DEED BOOK 2013 PG-4898		TOWN TAXABLE VALUE	141,890		
	FULL MARKET VALUE	260,658	SCHOOL TAXABLE VALUE	105,130		
			FP003 Charlotte fp 1	166,300 TO		
***** 251.00-1-21 *****						
251.00-1-21	2513 Johnson Rd					26200
Lewis Michael James	312 Vac w/imprv		COUNTY TAXABLE VALUE	25,000		
Lewis Carrie Ann	Cassadaga Valle 062601	22,900	TOWN TAXABLE VALUE	25,000		
2513 Johnson Rd	11-1-11.2.1	25,000	SCHOOL TAXABLE VALUE	25,000		
Sinclairville, NY 14782	ACRES 8.00		FP003 Charlotte fp 1	25,000 TO		
	EAST-0325999 NRTH-0827365					
	DEED BOOK 2017 PG-3551					
	FULL MARKET VALUE	39,185				
***** 251.00-1-22 *****						
251.00-1-22	2513 Johnson Rd					26200
Lewis Michael James	210 1 Family Res		COUNTY TAXABLE VALUE	175,000		
Lewis Carrie Ann	Cassadaga Valle 062601	22,700	TOWN TAXABLE VALUE	175,000		
2513 Johnson Rd	11-1-11.2.6	175,000	SCHOOL TAXABLE VALUE	175,000		
Sinclairville, NY 14782	ACRES 7.80		FP003 Charlotte fp 1	175,000 TO		
	EAST-0325838 NRTH-0827315					
	DEED BOOK 2017 PG-3552					
	FULL MARKET VALUE	274,295				
***** 251.00-1-23 *****						
251.00-1-23	Johnson Rd					26200
Lewis Michael James	322 Rural vac>10		COUNTY TAXABLE VALUE	19,000		
Lewis Carrie Ann	Cassadaga Valle 062601	19,000	TOWN TAXABLE VALUE	19,000		
2513 Johnson Rd	11-1-11.2.5	19,000	SCHOOL TAXABLE VALUE	19,000		
Sinclairville, NY 14782	ACRES 14.60		FP003 Charlotte fp 1	19,000 TO		
	EAST-0325636 NRTH-0826665					
	DEED BOOK 2017 PG-3552					
	FULL MARKET VALUE	29,781				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 233
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-24 *****						
251.00-1-24	2561 Johnson Rd					26200
Daniel Burngasser Living Trust	240 Rural res		COUNTY TAXABLE VALUE	139,000		
1035 Glensprings Ave	Cassadaga Valle 062601	44,100	TOWN TAXABLE VALUE		139,000	
Winter Garden, FL 34787	11-1-11.2.3	139,000	SCHOOL TAXABLE VALUE	139,000		
	ACRES 34.00		FP003 Charlotte fp 1	139,000	TO	
	EAST-0324936 NRTH-0827472					
	DEED BOOK 2014 PG-2099					
	FULL MARKET VALUE	217,868				
***** 251.00-1-25 *****						
251.00-1-25	2600 Edson Rd					26200
Bubba Farms, LLC	240 Rural res		COUNTY TAXABLE VALUE	125,000		
PO Box 430	Cassadaga Valle 062601	69,900	TOWN TAXABLE VALUE	125,000		
Sinclairville, NY 14782-0430	11-1-19.1	125,000	SCHOOL TAXABLE VALUE	125,000		
	ACRES 97.20		FP003 Charlotte fp 1	125,000	TO	
	EAST-0324551 NRTH-0826188					
	DEED BOOK 2702 PG-632					
	FULL MARKET VALUE	195,925				
***** 251.00-1-26 *****						
251.00-1-26	2541 Edson Rd					
Cornell Donald	314 Rural vac<10		COUNTY TAXABLE VALUE	10,200		
Cornell Diane	Cassadaga Valle 062601	10,200	TOWN TAXABLE VALUE	10,200		
2541 Edson Rd	11-1-19.4	10,200	SCHOOL TAXABLE VALUE	10,200		
Sinclairville, NY 14782	ACRES 5.20		FP003 Charlotte fp 1	10,200	TO	
	DEED BOOK 2404 PG-700					
	FULL MARKET VALUE	15,987				
***** 251.00-1-27 *****						
251.00-1-27	Co. Highway 64					26200
Wang Xiaopei	311 Res vac land		COUNTY TAXABLE VALUE	1,300		
Zhao Junhui	Cassadaga Valle 062601	1,300	TOWN TAXABLE VALUE	1,300		
108 Dutch Dr	11-1-21.1	1,300	SCHOOL TAXABLE VALUE	1,300		
Holland, PA 18966	FRNT 30.00 DPTH 418.00		FP003 Charlotte fp 1	1,300	TO	
	EAST-0323768 NRTH-0824521					
	DEED BOOK 2013 PG-1391					
	FULL MARKET VALUE	2,038				
***** 251.00-1-28 *****						
251.00-1-28	2617 Nobles Rd					
Kofod Craig A	322 Rural vac>10		COUNTY TAXABLE VALUE	15,500		
Kofod Rebecca C	Cassadaga Valle 062601	15,500	TOWN TAXABLE VALUE	15,500		
3623 County Rd 64 Rd #1	11-1-21.2	15,500	SCHOOL TAXABLE VALUE	15,500		
PO Box 876	ACRES 10.90		FP003 Charlotte fp 1	15,500	TO	
Sinclairville, NY 14782	DEED BOOK 2325 PG-593					
	FULL MARKET VALUE	24,295				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 251.00-1-29 *****						
251.00-1-29	Edson Rd					26200
Bowen Alan L	311 Res vac land		COUNTY TAXABLE VALUE	3,900		
Bowen Vickie L	Cassadaga Valle 062601	3,900	TOWN TAXABLE VALUE	3,900		
106 Williams St	11-1-20.1	3,900	SCHOOL TAXABLE VALUE	3,900		
Jamestown, NY 14701	ACRES 1.50		FP003 Charlotte fp 1	3,900 TO		
	EAST-0323647 NRTH-0825082					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	6,113				
***** 251.00-1-30 *****						
251.00-1-30	2648 Edson Rd					26200
Bowen Alan L	312 Vac w/imprv		COUNTY TAXABLE VALUE	66,600		
Bowen Vickie L	Cassadaga Valle 062601	44,200	TOWN TAXABLE VALUE	66,600		
106 Williams St	11-1-20.2.1	66,600	SCHOOL TAXABLE VALUE	66,600		
Jamestown, NY 14701	ACRES 48.80		FP003 Charlotte fp 1	66,600 TO		
	EAST-0322985 NRTH-0826226					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	104,389				
***** 251.00-1-31 *****						
251.00-1-31	Edson Rd					26200
Bowen Alan L	314 Rural vac<10		COUNTY TAXABLE VALUE	2,000		
Bowen Vickie L	Cassadaga Valle 062601	2,000	TOWN TAXABLE VALUE	2,000		
106 Williams St	11-1-27.3.1	2,000	SCHOOL TAXABLE VALUE	2,000		
Jamestown, NY 14701	ACRES 1.60		FP003 Charlotte fp 1	2,000 TO		
	EAST-0322199 NRTH-0826840					
	DEED BOOK 2016 PG-2147					
	FULL MARKET VALUE	3,135				
***** 251.00-1-32 *****						
251.00-1-32	2732 Edson Rd					26200
Blakey Marvin Eugene	210 1 Family Res		COUNTY TAXABLE VALUE	64,000		
2732 Edson Rd	Cassadaga Valle 062601	23,500	TOWN TAXABLE VALUE	64,000		
Sinclairville, NY 14782	11-1-27.2	64,000	SCHOOL TAXABLE VALUE	64,000		
	ACRES 8.70		FP003 Charlotte fp 1	64,000 TO		
	DEED BOOK 2019 PG-5222					
	FULL MARKET VALUE	100,313				
***** 251.00-1-33 *****						
251.00-1-33	Edson Rd					26200
Shaffer Robert L	314 Rural vac<10		COUNTY TAXABLE VALUE	11,800		
2696 Edson Rd	Cassadaga Valle 062601	11,800	TOWN TAXABLE VALUE	11,800		
Sinclairville, NY 14782	11-1-27.3.2	11,800	SCHOOL TAXABLE VALUE	11,800		
	ACRES 6.90		FP003 Charlotte fp 1	11,800 TO		
	EAST-0322068 NRTH-0825810					
	DEED BOOK 2463 PG-619					
	FULL MARKET VALUE	18,495				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 235
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-34 *****						
2696 Edson Rd	240 Rural res		BAS STAR 41854	0	0	0 18,380
251.00-1-34	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	97,000		
Shaffer Robert L	11-1-20.2.2	97,000	TOWN TAXABLE VALUE	97,000		
2696 Edson Rd	ACRES 13.10		SCHOOL TAXABLE VALUE	78,620		
Sinclairville, NY 14782	EAST-0322439 NRTH-0825566		FP003 Charlotte fp 1	97,000 TO		
***** 251.00-1-36 *****						
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2463	PG-619				
UNDER AGDIST LAW TIL 2027	FULL MARKET VALUE	152,038				
***** 251.00-1-36 *****						
2695 Edson Rd	210 1 Family Res		COUNTY TAXABLE VALUE	71,000		26200
251.00-1-36	Cassadaga Valle 062601	15,800	TOWN TAXABLE VALUE	71,000		
Fricker Melissa	11-1-23	71,000	SCHOOL TAXABLE VALUE	71,000		
2695 Edson Rd	ACRES 3.00		FP003 Charlotte fp 1	71,000 TO		
Sinclairville, NY 14782	DEED BOOK 2019 PG-3949					
***** 251.00-1-39 *****						
2780 Edson Rd	270 Mfg housing		COUNTY TAXABLE VALUE	80,000		
251.00-1-39	Cassadaga Valle 062601	13,800	TOWN TAXABLE VALUE	80,000		
Anderson Andrew S	11-1-26.3	80,000	SCHOOL TAXABLE VALUE	80,000		
2780 Edson Rd Rd	ACRES 1.80		FP003 Charlotte fp 1	80,000 TO		
Sinclairville, NY 14782	EAST-0321013 NRTH-0825249					
***** 251.00-1-40 *****						
Reed St Ext						26200
251.00-1-40	312 Vac w/imprv		COUNTY TAXABLE VALUE	12,500		
Bernard Malcolm J	Cassadaga Valle 062601	11,000	TOWN TAXABLE VALUE	12,500		
37 Pershing Ave	11-1-25	12,500	SCHOOL TAXABLE VALUE	12,500		
Jamestown, NY 14701	ACRES 1.00		FP003 Charlotte fp 1	12,500 TO		
***** 251.00-1-41 *****						
East Ave-Reed St						26200
251.00-1-41	270 Mfg housing		BAS STAR 41854	0	0	0 18,380
Lanphere Matthew	Cassadaga Valle 062601	14,900	COUNTY TAXABLE VALUE	30,000		
Lanphere Lisa	11-1-26.4.1	30,000	TOWN TAXABLE VALUE	30,000		
2841 Reed St	ACRES 2.50		SCHOOL TAXABLE VALUE	11,620		
Sinclairville, NY 14782	EAST-0320356 NRTH-0825128		FP003 Charlotte fp 1	30,000 TO		

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-42 *****						
251.00-1-42	W. Of Reed St					
Lanphere Lisa	312 Vac w/imprv		COUNTY TAXABLE VALUE	15,000		
2841 Reed St	Cassadaga Valle 062601	3,500	TOWN TAXABLE VALUE	15,000		
Sinclairville, NY 14782	11-1-26.4.2	15,000	SCHOOL TAXABLE VALUE	15,000		
	ACRES 1.30		FP003 Charlotte fp 1	15,000	TO	
	EAST-0320235 NRTH-0825401					
	DEED BOOK 2364 PG-703					
	FULL MARKET VALUE	23,511				
***** 251.00-1-43 *****						
251.00-1-43	2762 Edson Rd				26200	
Hulett Dominick P	240 Rural res		ENH STAR 41834 0	0	0	54,210
Hulett Christine M	Cassadaga Valle 062601	51,000	COUNTY TAXABLE VALUE	109,000		
William & Judy Hulett	11-1-26.1	109,000	TOWN TAXABLE VALUE	109,000		
2762 Edson Rd	ACRES 43.86		SCHOOL TAXABLE VALUE	54,790		
Sinclairville, NY 14782	EAST-0320763 NRTH-0826220		FP003 Charlotte fp 1	109,000	TO	
	DEED BOOK 2019 PG-6302					
	FULL MARKET VALUE	170,846				
***** 251.00-1-44.1 *****						
251.00-1-44.1	2750 Edson Rd				26200	
Pisarcik Anthony J	240 Rural res		ENH STAR 41834 0	0	0	54,210
Pisarcik Kathleen A	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	72,500		
2750 Edson Rd	11-1-27.1	72,500	TOWN TAXABLE VALUE	72,500		
Sinclairville, NY 14782	ACRES 13.10		SCHOOL TAXABLE VALUE	18,290		
	EAST-0969900 NRTH-0826120		FP003 Charlotte fp 1	72,500	TO	
	DEED BOOK 2328 PG-127					
	FULL MARKET VALUE	113,636				
***** 251.00-1-44.2 *****						
251.00-1-44.2	2750 Edson Rd				26200	
Pisarcik Anthony	270 Mfg housing		COUNTY TAXABLE VALUE	76,000		
Pisarcik Kathleen	Cassadaga Valle 062601	10,000	TOWN TAXABLE VALUE	76,000		
2750 Edson Rd	11-1-27.1	76,000	SCHOOL TAXABLE VALUE	76,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	76,000	TO	
	EAST-0969993 NRTH-0825679					
	DEED BOOK 2014 PG-5786					
	FULL MARKET VALUE	119,122				
***** 251.00-1-45 *****						
251.00-1-45	2715 C.johnson Rd					
Reich Thomas Hans	270 Mfg housing		COUNTY TAXABLE VALUE	35,000		
Robert Reich	Cassadaga Valle 062601	14,000	TOWN TAXABLE VALUE	35,000		
2715 C Johnson Rd	11-1-28.3	35,000	SCHOOL TAXABLE VALUE	35,000		
Sinclairville, NY 14782	ACRES 2.00		FP003 Charlotte fp 1	35,000	TO	
	EAST-0322330 NRTH-0828142					
	FULL MARKET VALUE	54,859				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 251.00-1-46 *****						
2741 Johnson Rd	240 Rural res		ENH STAR 41834	0	0	0
251.00-1-46	Cassadaga Valle 062601	43,400	VET COM CT 41131	0	12,250	6,125
Pavlock Ronald W	11-1-28.1	150,000	COUNTY TAXABLE VALUE		137,750	
Pavlock Julie A	ACRES 33.00		TOWN TAXABLE VALUE		143,875	
2741 Johnson Rd	EAST-0322056 NRTH-0827904		SCHOOL TAXABLE VALUE		95,790	
Sinclairville, NY 14782	DEED BOOK 2676 PG-757		FP003 Charlotte fp 1		150,000	TO
	FULL MARKET VALUE	235,110				
***** 251.00-1-47 *****						
2781 Johnson	240 Rural res		COUNTY TAXABLE VALUE		155,000	
251.00-1-47	Cassadaga Valle 062601	48,900	TOWN TAXABLE VALUE		155,000	
Anderson Nels Robert	11-1-28.2	155,000	SCHOOL TAXABLE VALUE		155,000	
2781 C Johnson Rd	ACRES 40.80		FP003 Charlotte fp 1		155,000	TO
Sinclairville, NY 14782	EAST-0320801 NRTH-0827615					
	DEED BOOK 2019 PG-7463					
	FULL MARKET VALUE	242,947				
***** 251.00-1-49 *****						
2823 Thornton Rd	210 1 Family Res		BAS STAR 41854	0	0	0
251.00-1-49	Cassadaga Valle 062601	20,000	COUNTY TAXABLE VALUE		126,500	
Erb Mark D	11-1-29.2	126,500	TOWN TAXABLE VALUE		126,500	
Erb Karin L	ACRES 5.40		SCHOOL TAXABLE VALUE		108,120	
2823 Thornton Rd	EAST-0320675 NRTH-0828108		FP003 Charlotte fp 1		126,500	TO
Sinclairville, NY 14782	DEED BOOK 2641 PG-753					
	FULL MARKET VALUE	198,276				
***** 251.00-1-50 *****						
2828 Thornton Rd	210 1 Family Res		BAS STAR 41854	0	0	0
251.00-1-50	Cassadaga Valle 062601	13,600	COUNTY TAXABLE VALUE		149,000	
Runge Lorie A	11-1-5.4	149,000	TOWN TAXABLE VALUE		149,000	
Emily J. Runge	ACRES 1.70		SCHOOL TAXABLE VALUE		130,620	
2828 Thornton Rd	EAST-0320577 NRTH-0828398		FP003 Charlotte fp 1		149,000	TO
Sinclairville, NY 14782	DEED BOOK 2023 PG-4358					
	FULL MARKET VALUE	233,542				
***** 251.00-1-51 *****						
Cherry Creek Rd	314 Rural vac<10		AG DIST 41720	0	8,130	8,130
251.00-1-51	Cassadaga Valle 062601	11,900	COUNTY TAXABLE VALUE		3,770	
Gane Greg B	11-1-30	11,900	TOWN TAXABLE VALUE		3,770	
5481 Hodge Rd	ACRES 7.00		SCHOOL TAXABLE VALUE		3,770	
Sinclairville, NY 14782	EAST-0320249 NRTH-0829121		FP003 Charlotte fp 1		11,900	TO
	FULL MARKET VALUE	18,652				

MAY BE SUBJECT TO PAYMENT UNDER AGDIST LAW TIL 2030						

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-1 *****						
252.00-1-1	Gilbert Rd 322 Rural vac>10		COUNTY TAXABLE VALUE	82,900		
Sass Revocable Living Trust	Wi Cassadaga Valle 062601		82,900 TOWN TAXABLE VALUE		82,900	
Sass Revocable Living Trust	Be 11-1-13.1	82,900	SCHOOL TAXABLE VALUE	82,900		
1 Country Club Acres Dr	ACRES 186.00		FP003 Charlotte fp 1	82,900	TO	
St. Charles, MO 63303	EAST-0328341 NRTH-0830297					
	DEED BOOK 2679 PG-321					
	FULL MARKET VALUE	129,937				
***** 252.00-1-2 *****						
252.00-1-2	6266 Johnson Rd 240 Rural res		ENH STAR 41834	0	0	54,210
Blum Lucinda R	Cassadaga Valle 062601	47,600	COUNTY TAXABLE VALUE	220,000		
6266 C Johnson Rd	11-1-15.1	220,000	TOWN TAXABLE VALUE	220,000		
Sinclairville, NY 14782	ACRES 39.00		SCHOOL TAXABLE VALUE	165,790		
	EAST-0329131 NRTH-0828861		FP003 Charlotte fp 1	220,000	TO	
	DEED BOOK 2507 PG-12					
	FULL MARKET VALUE	344,828				
***** 252.00-1-3 *****						
252.00-1-3	2205 Thornton Rd 240 Rural res		AG DIST 41720	0	18,810	18,810
Hulton Rochelle Lyn	Cassadaga Valle 062601	102,800	ENH STAR 41834	0	0	54,210
Newton-Cromwell Sarah	11-1-14	275,000	COUNTY TAXABLE VALUE	256,190		
Newton, William & Roslin	ACRES 206.90		TOWN TAXABLE VALUE	256,190		
2205 Thornton Rd	EAST-0330291 NRTH-0830469		SCHOOL TAXABLE VALUE	201,980		
Sinclairville, NY 14782	DEED BOOK 2012 PG-2752		FP003 Charlotte fp 1	275,000	TO	
	FULL MARKET VALUE	431,034				
***** 252.00-1-4.2 *****						
252.00-1-4.2	2169 Thornton Rd 210 1 Family Res		COUNTY TAXABLE VALUE	78,000		
Sandy Christopher	Cassadaga Valle 062601	14,200	TOWN TAXABLE VALUE	78,000		
Sandy Krista	12-1-1	78,000	SCHOOL TAXABLE VALUE	78,000		
2169 Thornton Rd	ACRES 2.10		FP003 Charlotte fp 1	78,000	TO	
Sinclairville, NY 14782	EAST-0979684 NRTH-0831759					
	DEED BOOK 2024 PG-4310					
	FULL MARKET VALUE	122,257				
***** 252.00-1-5 *****						
252.00-1-5	2103 Thornton Rd 112 Dairy farm		AG DIST 41720	0	22,470	22,470
Eden Valley Farms, LLC	Cassadaga Valle 062601	94,900	FARM SILOS 42100	0	18,600	18,600
3940 Hardt Rd	12-1-2	500,000	FARM SILOS 42100	0	170,000	170,000
Eden, NY 14057	ACRES 190.50		COUNTY TAXABLE VALUE	288,930		
	EAST-0335184 NRTH-0829851		TOWN TAXABLE VALUE	288,930		
	DEED BOOK 2018 PG-5839		SCHOOL TAXABLE VALUE	288,930		
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	783,699	FP003 Charlotte fp 1	311,400	TO	
UNDER AGDIST LAW TIL 2030			188,600 EX			

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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-6 *****						
252.00-1-6	322 Rural vac>10		COUNTY TAXABLE VALUE	78,900		
Cockaigne Holdings LLC	Cassadaga Valle 062601	78,900	TOWN TAXABLE VALUE	78,900		
350 Central Ave Apt D2	12-1-3	78,900	SCHOOL TAXABLE VALUE	78,900		
PO Box 198	ACRES 171.00		FP003 Charlotte fp 1	78,900	TO	
Fredonia, NY 14063	EAST-0337076 NRTH-0829861					
	DEED BOOK 2012 PG-6984					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	123,668				
UNDER AGDIST LAW TIL 2026						
***** 252.00-1-7 *****						
1945 Thornton Rd						26200
252.00-1-7	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Davis Benjamin J	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	42,000		
Davis Jocelyn L	12-1-4	42,000	TOWN TAXABLE VALUE	42,000		
1945 Thornton Rd	ACRES 0.50 BANK 8000		SCHOOL TAXABLE VALUE	23,620		
Cherry Creek, NY 14723	EAST-0338112 NRTH-0831973		FP003 Charlotte fp 1	42,000	TO	
	DEED BOOK 2700 PG-594					
	FULL MARKET VALUE	65,831				
***** 252.00-1-8 *****						
Thornton Rd						
252.00-1-8	322 Rural vac>10		COUNTY TAXABLE VALUE	66,100		
Cockaigne Holdings LLC	Cassadaga Valle 062601	66,100	TOWN TAXABLE VALUE	66,100		
350 Central Ave Apt D2	12-1-5.1	66,100	SCHOOL TAXABLE VALUE	66,100		
PO Box 198	ACRES 123.00		FP003 Charlotte fp 1	66,100	TO	
Fredonia, NY 14063	EAST-0338610 NRTH-0830090					
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	103,605				
***** 252.00-1-9 *****						
Cherry Creek Rd						26200
252.00-1-9	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Overend Eric R	Cassadaga Valle 062601	7,700	COUNTY TAXABLE VALUE	72,000		
1804 Thorton Rd	12-1-6	72,000	TOWN TAXABLE VALUE	72,000		
Cherry Creek, NY 14723	ACRES 0.50		SCHOOL TAXABLE VALUE	53,620		
	EAST-0340667 NRTH-0830808		FP003 Charlotte fp 1	72,000	TO	
	DEED BOOK 2068 PG-00503					
	FULL MARKET VALUE	112,853				
***** 252.00-1-10.1 *****						
Thornton Rd						26200
252.00-1-10.1	322 Rural vac>10		COUNTY TAXABLE VALUE	56,400		
Cochran & Zandi Land, LLC	Cassadaga Valle 062601	56,400	TOWN TAXABLE VALUE	56,400		
13 Six Mile Rd	12-1-7.1	56,400	SCHOOL TAXABLE VALUE	56,400		
PO Box 547	ACRES 88.10		FP003 Charlotte fp 1	56,400	TO	
Sheffield, PA 16347	EAST-0340242 NRTH-0829864					
	DEED BOOK 2013 PG-1002					
	FULL MARKET VALUE	88,401				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 240
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-10.2 *****						
252.00-1-10.2	Thornton Rd					26200
Stearns Jay E	322 Rural vac>10		COUNTY TAXABLE VALUE	16,100		
Austin Brenda	Cassadaga Valle 062601	16,100	TOWN TAXABLE VALUE	16,100		
1744 Thornton Rd	12-1-7.2	16,100	SCHOOL TAXABLE VALUE	16,100		
Cherry Creek, NY 14723	ACRES 11.50		FP003 Charlotte fp 1	16,100	TO	
	EAST-0340242 NRTH-0829864					
	DEED BOOK 2527 PG-496					
	FULL MARKET VALUE	25,235				
***** 252.00-1-10.3 *****						
252.00-1-10.3	Thornton Rd					
Overend Eric R	322 Rural vac>10		COUNTY TAXABLE VALUE	22,500		
1804 Thornton Rd	Cassadaga Valle 062601	22,500	TOWN TAXABLE VALUE	22,500		
Cherry Creek, NY 14723	12-1-7.3	22,500	SCHOOL TAXABLE VALUE	22,500		
	ACRES 18.39		FP003 Charlotte fp 1	22,500	TO	
	DEED BOOK 528 PG-743					
	FULL MARKET VALUE	35,266				
***** 252.00-1-11 *****						
252.00-1-11	322 Rural vac>10					26200
Cockaigne Holdings LLC	Cassadaga Valle 062601	31,700	COUNTY TAXABLE VALUE	31,700		
350 Central Ave Apt D2	12-1-8	31,700	TOWN TAXABLE VALUE	31,700		
PO Box 198	ACRES 31.00		SCHOOL TAXABLE VALUE	31,700		
Fredonia, NY 14063	EAST-0340597 NRTH-0825904		FP003 Charlotte fp 1	31,700	TO	
	DEED BOOK 2012 PG-6984					
	FULL MARKET VALUE	49,687				
***** 252.00-1-12 *****						
252.00-1-12	Engdahl Rd					26200
Sischo Jason P	260 Seasonal res		COUNTY TAXABLE VALUE	15,000		
Sischho Nicole L	Cassadaga Valle 062601	3,000	TOWN TAXABLE VALUE	15,000		
1400 Bates Rd	12-1-9	15,000	SCHOOL TAXABLE VALUE	15,000		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	15,000	TO	
	EAST-0340415 NRTH-0824350					
	DEED BOOK 2019 PG-7978					
	FULL MARKET VALUE	23,511				
***** 252.00-1-13 *****						
252.00-1-13	Engdahl Rd					
Meerboth Kenneth A	270 Mfg housing		COUNTY TAXABLE VALUE	44,000		
Meerboth Paul C	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	44,000		
2077 Townline Rd	12-1-10.1	44,000	SCHOOL TAXABLE VALUE	44,000		
Alden, NY 14004	ACRES 5.00		FP003 Charlotte fp 1	44,000	TO	
	EAST-0340011 NRTH-0824350					
	DEED BOOK 2572 PG-219					
	FULL MARKET VALUE	68,966				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 241
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-14 *****						
252.00-1-14	322 Rural vac>10		COUNTY TAXABLE VALUE	58,500		
Cockaigne Holdings LLC	Cassadaga Valle 062601	58,500	TOWN TAXABLE VALUE	58,500		
350 Central Ave Apt D2	12-1-10.2	58,500	SCHOOL TAXABLE VALUE	58,500		
PO Box 198	ACRES 95.00		FP003 Charlotte fp 1	58,500	TO	
Fredonia, NY 14063	EAST-0339665 NRTH-0826681					
	DEED BOOK 2012 PG-6984					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	91,693				
UNDER AGDIST LAW TIL 2026						
***** 252.00-1-15 *****						
	Engdahl Rd					26200
252.00-1-15	322 Rural vac>10		COUNTY TAXABLE VALUE	97,100		
Cockaigne Holdings LLC	Cassadaga Valle 062601	97,100	TOWN TAXABLE VALUE	97,100		
350 Central Ave Apt D2	12-1-11	97,100	SCHOOL TAXABLE VALUE	97,100		
PO Box 198	ACRES 239.00		FP003 Charlotte fp 1	97,100	TO	
Fredonia, NY 14063	EAST-0337960 NRTH-0826650					
	DEED BOOK 2012 PG-6984					
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	152,194				
UNDER AGDIST LAW TIL 2026						
***** 252.00-1-16.1 *****						
	Sincl-Ellington Rd					26200
252.00-1-16.1	322 Rural vac>10		AG DIST 41720 0	24,810	24,810	24,810
Lind Kristine M	Cassadaga Valle 062601	65,600	FARM SILOS 42100 0	5,000	5,000	5,000
Lind David R	12-1-12	65,600	COUNTY TAXABLE VALUE	35,790		
2139 Edson Rd	ACRES 118.70		TOWN TAXABLE VALUE	35,790		
Sinclairville, NY 14782-9715	EAST-0982039 NRTH-0826301		SCHOOL TAXABLE VALUE	35,790		
	DEED BOOK 2398 PG-428		FP003 Charlotte fp 1	60,600	TO	
MAY BE SUBJECT TO PAYMENT	FULL MARKET VALUE	102,821	5,000 EX			
UNDER AGDIST LAW TIL 2030						
***** 252.00-1-16.2 *****						
	2092 Engdahl Rd					26200
252.00-1-16.2	112 Dairy farm		FARM SILOS 42100 0	5,000	5,000	5,000
Spinler Nathan W	Cassadaga Valle 062601	35,200	COUNTY TAXABLE VALUE	145,000		
2092 Engdahl Rd	12-1-12	150,000	TOWN TAXABLE VALUE	145,000		
Sinclairville, NY 14782	ACRES 21.30		SCHOOL TAXABLE VALUE	145,000		
	EAST-0982260 NRTH-0824899		FP003 Charlotte fp 1	145,000	TO	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2023 PG-7912		5,000 EX			
UNDER AGDIST LAW TIL 2028	FULL MARKET VALUE	235,110				
***** 252.00-1-17 *****						
	Sincl-Ellington Rd					26200
252.00-1-17	105 Vac farmland		COUNTY TAXABLE VALUE	47,600		
Walnut Tree Park Corp.	Cassadaga Valle 062601	47,600	TOWN TAXABLE VALUE	47,600		
2515 East Rd	12-1-13.1	47,600	SCHOOL TAXABLE VALUE	47,600		
Sinclairville, NY 14782	ACRES 58.80		FP003 Charlotte fp 1	47,600	TO	
	EAST-0334623 NRTH-0826341					
	DEED BOOK 2022 PG-3216					
	FULL MARKET VALUE	74,608				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 252.00-1-18 *****						
252.00-1-18	Sincl-Ellington Rd					26200
Greenway Energy LLC	883 Gas Trans Im		COUNTY TAXABLE VALUE	25,000		
PO Box 187	Cassadaga Valle 062601	13,600	TOWN TAXABLE VALUE	25,000		
Mayville, NY 14757	12-1-13.2	25,000	SCHOOL TAXABLE VALUE	25,000		
	ACRES 1.70		FP003 Charlotte fp 1	25,000 TO		
	EAST-0334824 NRTH-0825425					
	DEED BOOK 2305 PG-293					
	FULL MARKET VALUE	39,185				
***** 252.00-1-20 *****						
252.00-1-20	Ellington Rd					
Lind Kristine M	312 Vac w/imprv		COUNTY TAXABLE VALUE	7,200		
Lind David R	Cassadaga Valle 062601	7,200	TOWN TAXABLE VALUE	7,200		
2139 Edson Rd	12-1-14	7,200	SCHOOL TAXABLE VALUE	7,200		
Sinclairville, NY 14782	ACRES 1.00		FP003 Charlotte fp 1	7,200 TO		
	EAST-0334599 NRTH-0824400					
	DEED BOOK 2398 PG-428					
	FULL MARKET VALUE	11,285				
***** 252.00-1-21 *****						
252.00-1-21	2182 Edson Rd					26200
Emmott Lukas A	210 1 Family Res		BAS STAR 41854	0	0	18,380
2182 Edson Rd	Cassadaga Valle 062601	19,000	COUNTY TAXABLE VALUE	34,400		
Sinclairville, NY 14782	12-1-15.1	34,400	TOWN TAXABLE VALUE	34,400		
	ACRES 5.00		SCHOOL TAXABLE VALUE	16,020		
	EAST-0333771 NRTH-0824426		FP003 Charlotte fp 1	34,400 TO		
	DEED BOOK 2697 PG-900					
	FULL MARKET VALUE	53,918				
***** 252.00-1-22.1 *****						
252.00-1-22.1	Edson Rd Rd					26200
Davis Peter J	322 Rural vac>10		AG DIST 41720	0	14,000	14,000
2258 Edson Rd Rd	Cassadaga Valle 062601	57,800	COUNTY TAXABLE VALUE	43,800		
Sinclairville, NY 14782	12-1-15.2	57,800	TOWN TAXABLE VALUE	43,800		
	ACRES 92.60		SCHOOL TAXABLE VALUE	43,800		
	EAST-0979870 NRTH-0826823		FP003 Charlotte fp 1	57,800 TO		
	DEED BOOK 2021 PG-1393					
	FULL MARKET VALUE	90,596				
***** 252.00-1-22.2 *****						
252.00-1-22.2	2208 Edson Rd Rd					26200
Kaminski Timothy M	240 Rural res		COUNTY TAXABLE VALUE	50,000		
Kaminski Sarah K	Cassadaga Valle 062601	39,600	TOWN TAXABLE VALUE	50,000		
2208 Edson Rd	12-1-15.2	50,000	SCHOOL TAXABLE VALUE	50,000		
Sinclairville, NY 14782	ACRES 27.60		FP003 Charlotte fp 1	50,000 TO		
	EAST-0979623 NRTH-0825142					
	DEED BOOK 2020 PG-5150					
	FULL MARKET VALUE	78,370				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 252.00-1-23.1 *****						
252.00-1-23.1	2242 Edson Rd				26200	
Davis Roger A	312 Vac w/imprv		AG BLDG 41700 0	15,000	15,000	15,000
2242 Edson Rd	Cassadaga Valle 062601	75,000	AG DIST 41720 0	24,040	24,040	24,040
Sinclairville, NY 14782	11-1-15.2.1	90,000	COUNTY TAXABLE VALUE	50,960		
	ACRES 156.10		TOWN TAXABLE VALUE	50,960		
	EAST-0329711 NRTH-0826312		SCHOOL TAXABLE VALUE	50,960		
MAY BE SUBJECT TO PAYMENT	DEED BOOK 2017 PG-6025		FP003 Charlotte fp 1	90,000	TO	
UNDER AGDIST LAW TIL 2030	FULL MARKET VALUE	141,066				
***** 252.00-1-23.2 *****						
252.00-1-23.2	2242 Edson Rd				26200	
Davis Roger	210 1 Family Res		VET COM CT 41131 0	12,250	6,125	0
Davis Lynn	Cassadaga Valle 062601	20,500	COUNTY TAXABLE VALUE	119,750		
2242 Edson Rd	11-1-15.2.1	132,000	TOWN TAXABLE VALUE	125,875		
Sinclairville, NY 14782	ACRES 5.70		SCHOOL TAXABLE VALUE	132,000		
	EAST-0329711 NRTH-0826312		FP003 Charlotte fp 1	132,000	TO	
	DEED BOOK 2012 PG-2298					
	FULL MARKET VALUE	206,897				
***** 252.00-1-24 *****						
252.00-1-24	2258 Edson Rd					
Davis Peter J	210 1 Family Res		COUNTY TAXABLE VALUE	109,000		
Davis Brittany L	Cassadaga Valle 062601	13,900	TOWN TAXABLE VALUE	109,000		
2258 Edson Rd	11-1-15.2.2	109,000	SCHOOL TAXABLE VALUE	109,000		
Sinclairville, NY 14782	ACRES 1.90		FP003 Charlotte fp 1	109,000	TO	
	EAST-0330199 NRTH-0824588					
	DEED BOOK 2017 PG-6951					
	FULL MARKET VALUE	170,846				
***** 252.00-1-25 *****						
252.00-1-25	6011 Johnson Rd				26200	
Harper Nicole J	210 1 Family Res		COUNTY TAXABLE VALUE	145,000		
6011 Johnson Rd	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	145,000		
PO Box 822	11-1-17.3	145,000	SCHOOL TAXABLE VALUE	145,000		
Sinclairville, NY 14782	ACRES 5.00		FP003 Charlotte fp 1	145,000	TO	
	EAST-0328685 NRTH-0824598					
	DEED BOOK 2023 PG-4357					
	FULL MARKET VALUE	227,273				
***** 252.00-1-26 *****						
252.00-1-26	2382 Edson Rd				26200	
Holland Roy M	240 Rural res		AG DIST 41720 0	15,180	15,180	15,180
Holland Vicki L	Cassadaga Valle 062601	34,100	ENH STAR 41834 0	0	0	54,210
2382 Edson Rd	11-1-17.2	150,000	COUNTY TAXABLE VALUE	134,820		
Sinclairville, NY 14782	ACRES 20.00		TOWN TAXABLE VALUE	134,820		
	EAST-0327556 NRTH-0824785		SCHOOL TAXABLE VALUE	80,610		
	DEED BOOK 2546 PG-952		FP003 Charlotte fp 1	150,000	TO	
	FULL MARKET VALUE	235,110				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2030						

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 252.00-1-27 *****						
6031 Johnson Rd	270 Mfg housing		COUNTY TAXABLE VALUE	55,000		26200
252.00-1-27	Cassadaga Valle 062601	24,700	TOWN TAXABLE VALUE	55,000		
Parks Kolby	11-1-17.1	55,000	SCHOOL TAXABLE VALUE	55,000		
6031 Johnson Rd	ACRES 10.00		FP003 Charlotte fp 1	55,000 TO		
Sinclairville, NY 14782	EAST-0327945 NRTH-0825297					
	DEED BOOK 2023 PG-6787					
	FULL MARKET VALUE	86,207				
***** 252.00-1-28 *****						
6061 Johnson Rd	240 Rural res		ENH STAR 41834 0	0	0	54,210
252.00-1-28	Cassadaga Valle 062601	29,400	COUNTY TAXABLE VALUE	109,500		
Olson Timothy R	11-1-17.4	109,500	TOWN TAXABLE VALUE	109,500		
Olson Linda J	ACRES 15.00		SCHOOL TAXABLE VALUE	55,290		
6061 Johnson Rd	EAST-0328020 NRTH-0825198		FP003 Charlotte fp 1	109,500 TO		
Sinclairville, NY 14782	DEED BOOK 2336 PG-314					
	FULL MARKET VALUE	171,630				
***** 252.00-1-29 *****						
Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,300		26200
252.00-1-29	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	19,300		
Olson Jeffrey L	11-1-17.6	19,300	SCHOOL TAXABLE VALUE	19,300		
Olson Doreen L	ACRES 15.00		FP003 Charlotte fp 1	19,300 TO		
85 E Ridge Rd	EAST-0327993 NRTH-0825463					
Rochester, NY 14621	DEED BOOK 2712 PG-202					
	FULL MARKET VALUE	30,251				
***** 252.00-1-30 *****						
Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	19,200		26200
252.00-1-30	Cassadaga Valle 062601	19,200	TOWN TAXABLE VALUE	19,200		
Bernard Malcolm J	11-1-17.5	19,200	SCHOOL TAXABLE VALUE	19,200		
37 Pershing Ave	ACRES 14.90		FP003 Charlotte fp 1	19,200 TO		
Jamestown, NY 14701	EAST-0328058 NRTH-0825825					
	DEED BOOK 2016 PG-7640					
	FULL MARKET VALUE	30,094				
***** 252.00-1-31.1 *****						
6193 Johnson Rd	322 Rural vac>10		COUNTY TAXABLE VALUE	15,000		26200
252.00-1-31.1	Cassadaga Valle 062601	15,000	TOWN TAXABLE VALUE	15,000		
Lopian Thomas L	11-1-16.1	15,000	SCHOOL TAXABLE VALUE	15,000		
8211 Rood Rd	ACRES 10.40		FP003 Charlotte fp 1	15,000 TO		
Cherry Creek, NY 14723	EAST-0976954 NRTH-0827367					
	DEED BOOK 2020 PG-3686					
	FULL MARKET VALUE	23,511				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 245
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-31.2.a *****						
2399 Johnson Rd	240 Rural res		COUNTY TAXABLE VALUE	117,000		
252.00-1-31.2.a	Cassadaga Valle 062601	24,800	TOWN TAXABLE VALUE	117,000		
Hattaway Joshua	11-1-16.3..	117,000	SCHOOL TAXABLE VALUE	117,000		
Hattaway Rebecca	ACRES 10.10		FP003 Charlotte fp 1	117,000	TO	
2399 Johnson Rd	DEED BOOK 2014 PG-2522					
Sinclairville, NY 14782	FULL MARKET VALUE	183,386				
***** 252.00-1-31.3 *****						
252.00-1-31.3	Johnson Rd		COUNTY TAXABLE VALUE	19,300		
Betcher Ryan M	322 Rural vac>10		TOWN TAXABLE VALUE	19,300		
1600 Lewis Rd	Cassadaga Valle 062601	19,300	SCHOOL TAXABLE VALUE	19,300		
Waterford, PA 16441	ACRES 15.00	19,300	FP003 Charlotte fp 1	19,300	TO	
	DEED BOOK 2638 PG-946					
	FULL MARKET VALUE	30,251				
***** 252.00-1-31.4 *****						
252.00-1-31.4	Johnson Rd		COUNTY TAXABLE VALUE	19,300		26200
Lindquist Duanne R	322 Rural vac>10		TOWN TAXABLE VALUE	19,300		
Lindquist Ruth E	Cassadaga Valle 062601	19,300	SCHOOL TAXABLE VALUE	19,300		
9057 Roundtop Rd	11-1-16.1	19,300	FP003 Charlotte fp 1	19,300	TO	
Forestville, NY 14062	ACRES 15.00					
	EAST-0327953 NRTH-0827112					
	DEED BOOK 2696 PG-65					
	FULL MARKET VALUE	30,251				
***** 252.00-1-31.5 *****						
252.00-1-31.5	Johnson Rd		COUNTY TAXABLE VALUE	15,100		26200
Blum Lucinda R	322 Rural vac>10		TOWN TAXABLE VALUE	15,100		
6266 Johnson Rd	Cassadaga Valle 062601	15,100	SCHOOL TAXABLE VALUE	15,100		
Sinclairville, NY 14782	11-1-16.1	15,100	FP003 Charlotte fp 1	15,100	TO	
	ACRES 10.50					
	EAST-0976963 NRTH-0827925					
	DEED BOOK 2702 PG-196					
	FULL MARKET VALUE	23,668				
***** 252.00-1-31.6 *****						
252.00-1-31.6	Johnson Rd		COUNTY TAXABLE VALUE	14,700		26200
Hattaway Joshua	322 Rural vac>10		TOWN TAXABLE VALUE	14,700		
Hattaway Rebecca	Cassadaga Valle 062601	14,700	SCHOOL TAXABLE VALUE	14,700		
2399 Johnson Rd	11-1-16.1	14,700	FP003 Charlotte fp 1	14,700	TO	
Sinclairville, NY 14782	ACRES 10.00					
	EAST-0976108 NRTH-0827630					
	DEED BOOK 2014 PG-5320					
	FULL MARKET VALUE	23,041				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 252.00-1-31.7 *****						
252.00-1-31.7	Johnson Rd					26200
Siverd Bruce E	312 Vac w/imprv		COUNTY TAXABLE VALUE	23,300		
Siverd Barbara J	Cassadaga Valle 062601	19,300	TOWN TAXABLE VALUE	23,300		
PO Box 436	11-1-16.1	23,300	SCHOOL TAXABLE VALUE	23,300		
Ripley, NY 14775	ACRES 15.00		FP003 Charlotte fp 1	23,300 TO		
	EAST-0975692 NRTH-0827258					
	DEED BOOK 2013 PG-2783					
	FULL MARKET VALUE	36,520				
***** 252.00-1-31.8 *****						
252.00-1-31.8	2431 Johnson Rd					26200
Reynolds Judith R	270 Mfg housing		COUNTY TAXABLE VALUE	145,000		
2431 Johnson Rd	Cassadaga Valle 062601	24,800	TOWN TAXABLE VALUE	145,000		
Sinclairville, NY 14782	11-1-16.1	145,000	SCHOOL TAXABLE VALUE	145,000		
	ACRES 10.10		FP003 Charlotte fp 1	145,000 TO		
	EAST-0975423 NRTH-0827393					
	DEED BOOK 2023 PG-7109					
	FULL MARKET VALUE	227,273				
***** 252.00-1-31.9 *****						
252.00-1-31.9	Johnson Rd					26200
Rivera Robert S Jr	322 Rural vac>10		COUNTY TAXABLE VALUE	14,700		
7406 Hall Rd	Cassadaga Valle 062601	14,700	TOWN TAXABLE VALUE	14,700		
Cassadaga, NY 14708	11-1-16.1	14,700	SCHOOL TAXABLE VALUE	14,700		
	ACRES 10.00		FP003 Charlotte fp 1	14,700 TO		
	EAST-0975790 NRTH-0827610					
	DEED BOOK 2018 PG-1025					
	FULL MARKET VALUE	23,041				
***** 252.00-1-32 *****						
252.00-1-32	Johnson Rd					26200
Carson Shaun B	210 1 Family Res		BAS STAR 41854 0	0	0	18,380
Carson Linda	Cassadaga Valle 062601	15,800	COUNTY TAXABLE VALUE	90,000		
Pob 951	11-1-16.2	90,000	TOWN TAXABLE VALUE	90,000		
Sinclairville, NY 14782	ACRES 3.00		SCHOOL TAXABLE VALUE	71,620		
	EAST-0326954 NRTH-0828019		FP003 Charlotte fp 1	90,000 TO		
	DEED BOOK 2459 PG-909					
	FULL MARKET VALUE	141,066				
***** 800-1-1 *****						
800-1-1	Town Of Charlotte					
Universal Resources	731 Oil-natural		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Oil Well On 11-1-9	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	Api 013-16833		FP003 Charlotte fp 1	0 TO		
	800-1-1					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 247
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 800-3-1 *****						
800-3-1	Town Of Charlotte					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	7,975		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	7,975		
Mayville, NY 14757	Oil & Gas Well On 9-1-13.	7,975	SCHOOL TAXABLE VALUE		7,975	
	J Bolibrzuck - U #1		FP003 Charlotte fp 1	7,975	TO	
	800-3-1					
	FULL MARKET VALUE	12,500				
***** 900.00-1-13 *****						
900.00-1-13	NYSRA #1-13					
PPP Future Development Inc.	733 Gas well		COUNTY TAXABLE VALUE	78		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		78	
Alexander, NY 14005	NYSRA #1-13	78	SCHOOL TAXABLE VALUE	78		
	013-22582		FP003 Charlotte fp 1	78	TO	
	900-1-13					
	FULL MARKET VALUE	122				
***** 900.00-1-18 *****						
900.00-1-18	NYSRA #1-18					
PPP Future Development, Inc.	733 Gas well		COUNTY TAXABLE VALUE	67		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		67	
Alexander, NY 14005	NYSRA #1-18	67	SCHOOL TAXABLE VALUE	67		
	31-013-22590		FP003 Charlotte fp 1	67	TO	
	900-1-18					
	FULL MARKET VALUE	105				
***** 900.00-1-435 *****						
900.00-1-435	On 1-1-22					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	16		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	16		
Mayville, NY 14757	Gas Well On 1-1-22	16	SCHOOL TAXABLE VALUE	16		
	Dec 013-11909		FP003 Charlotte fp 1	16	TO	
	900-1-435					
	FULL MARKET VALUE	25				
***** 900.00-1-436 *****						
900.00-1-436	733 Gas well		COUNTY TAXABLE VALUE	242		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	242		
PO Box 187	Gas Well On 1-1-20	242	SCHOOL TAXABLE VALUE	242		
Mayville, NY 14757	Api 013-11910		FP003 Charlotte fp 1	242	TO	
	900-1-436					
	FULL MARKET VALUE	379				
***** 900.00-1-438 *****						
900.00-1-438	733 Gas well		COUNTY TAXABLE VALUE	0		
PPP Future Development, Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		0	
9489 Alexander Rd	Gas Well On 4-1-37.1	0	SCHOOL TAXABLE VALUE	0		
Alexander, NY 14005	Dec 013-11912		FP003 Charlotte fp 1	0	TO	
	900-1-438					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-1-439 *****						
900.00-1-439	733 Gas well		COUNTY TAXABLE VALUE	83		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	83		
9489 Alexander Rd	Gas Well On 4-1-32	83	SCHOOL TAXABLE VALUE	83		
Alexander, NY 14005	Dec 013-11913		FP003 Charlotte fp 1	83	TO	
	900-1-439					
	FULL MARKET VALUE	130				
***** 900.00-1-440 *****						
900.00-1-440	733 Gas well		COUNTY TAXABLE VALUE	931		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	931		
PO Box 187	Gas Well On 4-1-36.1	931	SCHOOL TAXABLE VALUE	931		
Mayville, NY 14757	Dec 013-11914		FP003 Charlotte fp 1	931	TO	
	900-1-440					
	FULL MARKET VALUE	1,459				
***** 900.00-1-441 *****						
900.00-1-441	733 Gas well		COUNTY TAXABLE VALUE	202		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	202		
PO Box 187	Gas Well On 4-1-33	202	SCHOOL TAXABLE VALUE	202		
Mayville, NY 14757	Dec 013-11915		FP003 Charlotte fp 1	202	TO	
	900-1-441					
	FULL MARKET VALUE	317				
***** 900.00-1-442 *****						
900.00-1-442	733 Gas well		COUNTY TAXABLE VALUE	292		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	292		
PO Box 187	Gas Well On 4-1-29	292	SCHOOL TAXABLE VALUE	292		
Mayville, NY 14757	Api 013-11916		FP003 Charlotte fp 1	292	TO	
	900-1-442					
	FULL MARKET VALUE	458				
***** 900.00-1-443 *****						
900.00-1-443	733 Gas well		COUNTY TAXABLE VALUE	0		
Rangr Resources-Appalachia LLC	Cassadaga Valle 062601	0	0 TOWN TAXABLE VALUE		0	
125 State Rt 45	Gas Well On 7-1-25	0	SCHOOL TAXABLE VALUE	0		
Hartville, OH 44632	Api 013-11917		FP003 Charlotte fp 1	0	TO	
	900-1-443					
	FULL MARKET VALUE	0				
***** 900.00-1-536 *****						
900.00-1-536	Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	257		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	257		
Alexander, NY 14005	Gas Well On 2-1-3	257	SCHOOL TAXABLE VALUE	257		
	Dec 013-12979		FP003 Charlotte fp 1	257	TO	
	900-1-536					
	FULL MARKET VALUE	403				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 249
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-1-539 *****						
900.00-1-539	733 Gas well		COUNTY TAXABLE VALUE	221		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	221		
PO Box 187	Gas Well On 7-1-23.1	221	SCHOOL TAXABLE VALUE	221		
Mayville, NY 14757	Dec 013-13080		FP003 Charlotte fp 1	221	TO	
	900-1-539					
	FULL MARKET VALUE	346				
***** 900.00-1-545 *****						
900.00-1-545	733 Gas well		COUNTY TAXABLE VALUE	0		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 187	Gas Well On 7-1-5	0	SCHOOL TAXABLE VALUE	0		
Mayville, NY 14757	Dec 013-13079		FP003 Charlotte fp 1	0	TO	
	900-1-545					
	FULL MARKET VALUE	0				
***** 900.00-1-546 *****						
900.00-1-546	733 Gas well		COUNTY TAXABLE VALUE	181		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	181		
9489 Alexander Rd	Gas Well On 4-1-49	181	SCHOOL TAXABLE VALUE	181		
Alexander, NY 14005	Dec 013-13273		FP003 Charlotte fp 1	181	TO	
	900-1-546					
	FULL MARKET VALUE	284				
***** 900.00-1-548 *****						
900.00-1-548	733 Gas well		COUNTY TAXABLE VALUE	278		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	278		
9489 Alexander Rd	Gas Well On 7-1-21	278	SCHOOL TAXABLE VALUE	278		
Alexander, NY 14005	Dec 013-13279		FP003 Charlotte fp 1	278	TO	
	900-1-548					
	FULL MARKET VALUE	436				
***** 900.00-1-753 *****						
900.00-1-753	733 Gas well		COUNTY TAXABLE VALUE	1,681		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,681		
PO Box 187	Gas Well On 11-1-15.2	1,681	SCHOOL TAXABLE VALUE	1,681		
Mayville, NY 14757	Api 013-18661		FP003 Charlotte fp 1	1,681	TO	
	900-1-753					
	FULL MARKET VALUE	2,635				
***** 900.00-1-767 *****						
900.00-1-767	733 Gas well		COUNTY TAXABLE VALUE	1,012		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,012		
PO Box 187	Gas Well On 11-1-15.2	1,012	SCHOOL TAXABLE VALUE	1,012		
Mayville, NY 14757	Api 013-19394		FP003 Charlotte fp 1	1,012	TO	
	900-1-767					
	FULL MARKET VALUE	1,586				

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TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE	
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 900.00-1-773 *****						
900.00-1-773	733 Gas well		COUNTY TAXABLE VALUE		1,862	
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		1,862	
PO Box 187	Gas Well On 11-1-20.2	1,862	SCHOOL TAXABLE VALUE		1,862	
Mayville, NY 14757	Api 013-18292		FP003 Charlotte fp 1		1,862 TO	
	900-1-773					
	FULL MARKET VALUE	2,918				
***** 900.00-1-788 *****						
900.00-1-788	733 Gas well		COUNTY TAXABLE VALUE		8,132	
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		8,132	
PO Box 187	Gas Well On 11-1-15.2	8,132	SCHOOL TAXABLE VALUE		8,132	
Mayville, NY 14757	Api 013-18700		FP003 Charlotte fp 1		8,132 TO	
	900-1-788					
	FULL MARKET VALUE	12,746				
***** 900.00-2-2 *****						
	Town Of Charlotte					
900.00-2-2	733 Gas well		COUNTY TAXABLE VALUE		370	
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		370	
Holdings Inc	Gas Well Dec 17894	370	SCHOOL TAXABLE VALUE		370	
3152 East Main Rd	F Gierlinger #3		FP003 Charlotte fp 1		370 TO	
Dunkirk, NY 14048	900-2-2					
	FULL MARKET VALUE	580				
***** 900.00-2-3 *****						
	Town Of Charlotte					
900.00-2-3	733 Gas well		COUNTY TAXABLE VALUE		0	
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		0	
Holdings Inc	Gas Well On 11-1-19	0	SCHOOL TAXABLE VALUE		0	
3152 East Main Rd	Dec 013-16834		FP003 Charlotte fp 1		0 TO	
Dunkirk, NY 14048	900-2-3					
	FULL MARKET VALUE	0				
***** 900.00-2-4 *****						
	Town Of Charlotte					
900.00-2-4	733 Gas well		COUNTY TAXABLE VALUE		60	
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		60	
Holdings Inc	Gas Well Dec 16989	60	SCHOOL TAXABLE VALUE		60	
3152 East Main Rd	Benedict #3		FP003 Charlotte fp 1		60 TO	
Dunkirk, NY 14048	900-2-4					
	FULL MARKET VALUE	94				
***** 900.00-2-5 *****						
	Town Of Charlotte					
900.00-2-5	733 Gas well		COUNTY TAXABLE VALUE		0	
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		0	
Holdings Inc	Gas Well On 11-1-16	0	SCHOOL TAXABLE VALUE		0	
3152 East Main Rd	Dec 013-16841		FP003 Charlotte fp 1		0 TO	
Dunkirk, NY 14048	900-2-5					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-6 *****						
	Town Of Charlotte					
900.00-2-6	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well Dec 16845	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Sass #1		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-6					
	FULL MARKET VALUE	0				
***** 900.00-2-7 *****						
	Town Of Charlotte					
900.00-2-7	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well Dec 16846	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Sass #2		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-7					
	FULL MARKET VALUE	0				
***** 900.00-2-8 *****						
	Town Of Charlotte					
900.00-2-8	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well Dec 16988	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Drozdowski #1		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-8					
	FULL MARKET VALUE	0				
***** 900.00-2-9 *****						
	Town Of Charlotte					
900.00-2-9	733 Gas well		COUNTY TAXABLE VALUE	401		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	401		
Holdings Inc	Gas Well Dec 16832	401	SCHOOL TAXABLE VALUE	401		
3152 East Main Rd	Newton Bros #4		FP003 Charlotte fp 1	401 TO		
Dunkirk, NY 14048	900-2-9					
	FULL MARKET VALUE	629				
***** 900.00-2-10 *****						
	Town Of Charlotte					
900.00-2-10	733 Gas well		COUNTY TAXABLE VALUE	541		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	541		
Holdings Inc	Gas Well Dec 16840	541	SCHOOL TAXABLE VALUE	541		
3152 East Main Rd	Gilbert #1		FP003 Charlotte fp 1	541 TO		
Dunkirk, NY 14048	900-2-10					
	FULL MARKET VALUE	848				
***** 900.00-2-11 *****						
	733 Gas well		COUNTY TAXABLE VALUE	0		
900.00-2-11	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Universal Resources	Woncki #2	0	SCHOOL TAXABLE VALUE	0		
Holdings Inc	013-18170		FP003 Charlotte fp 1	0 TO		
3152 East Main Rd	900-2-11					
Dunkirk, NY 14048	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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PAGE 252
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			TAXABLE VALUE
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
***** 900.00-2-12 *****						
900.00-2-12	733 Gas well		COUNTY	TAXABLE VALUE		247
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		247
Holdings Inc	Penhollow #6	247	SCHOOL	TAXABLE VALUE		247
3152 East Main Rd	013-18234		FP003 Charlotte fp 1			247 TO
Dunkirk, NY 14048	900-2-12					
	FULL MARKET VALUE	387				
***** 900.00-2-13 *****						
900.00-2-13	733 Gas well		COUNTY	TAXABLE VALUE		217
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		217
Holdings Inc	Smith #1	217	SCHOOL	TAXABLE VALUE		217
3152 East Main Rd	013-18205		FP003 Charlotte fp 1			217 TO
Dunkirk, NY 14048	900-2-13					
	FULL MARKET VALUE	340				
***** 900.00-2-14 *****						
900.00-2-14	733 Gas well		COUNTY	TAXABLE VALUE		0
Pecuch Robert D	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		0
3189 Smith Rd	Ulrich #5	0	SCHOOL	TAXABLE VALUE		0
Cassadaga, NY 14718	013-18228		FP003 Charlotte fp 1			0 TO
	900-2-14					
	FULL MARKET VALUE	0				
***** 900.00-2-15 *****						
900.00-2-15	733 Gas well		COUNTY	TAXABLE VALUE		0
Sheedy John	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		0
1296 Fairfax Ave	Ames #2	0	SCHOOL	TAXABLE VALUE		0
N Tonawanda, NY 14120	013-18240		FP003 Charlotte fp 1			0 TO
	900-2-15					
	FULL MARKET VALUE	0				
***** 900.00-2-16 *****						
900.00-2-16	733 Gas well		COUNTY	TAXABLE VALUE		0
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		0
Holdings Inc	Pattyson No 4	0	SCHOOL	TAXABLE VALUE		0
3152 East Main Rd	013-18233		FP003 Charlotte fp 1			0 TO
Dunkirk, NY 14048	900-2-16					
	FULL MARKET VALUE	0				
***** 900.00-2-17 *****						
900.00-2-17	733 Gas well		COUNTY	TAXABLE VALUE		301
Universal Resources	Cassadaga Valle 062601	0	TOWN	TAXABLE VALUE		301
Holdings Inc	Gierlinger #6	301	SCHOOL	TAXABLE VALUE		301
3152 East Main Rd	013-17895		FP003 Charlotte fp 1			301 TO
Dunkirk, NY 14048	900-2-17					
	FULL MARKET VALUE	472				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-18 *****						
900.00-2-18	733 Gas well		COUNTY TAXABLE VALUE	283		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	283		
Holdings Inc	Willson #3	283	SCHOOL TAXABLE VALUE	283		
3152 East Main Rd	013-18011		FP003 Charlotte fp 1	283 TO		
Dunkirk, NY 14048	900-2-18					
	FULL MARKET VALUE	444				
***** 900.00-2-19 *****						
900.00-2-19	733 Gas well		COUNTY TAXABLE VALUE	164		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	164		
Holdings Inc	Spaulding #3	164	SCHOOL TAXABLE VALUE	164		
3152 East Main Rd	013-18127		FP003 Charlotte fp 1	164 TO		
Dunkirk, NY 14048	900-2-19					
	FULL MARKET VALUE	257				
***** 900.00-2-20 *****						
900.00-2-20	733 Gas well		COUNTY TAXABLE VALUE	653		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	653		
Holdings Inc	Horton #7	653	SCHOOL TAXABLE VALUE	653		
3152 East Main Rd	013-18227		FP003 Charlotte fp 1	653 TO		
Dunkirk, NY 14048	900-2-20					
	FULL MARKET VALUE	1,024				
***** 900.00-2-21 *****						
900.00-2-21	733 Gas well		COUNTY TAXABLE VALUE	451		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	451		
Holdings Inc	Saxton #5	451	SCHOOL TAXABLE VALUE	451		
3152 East Main Rd	013-18055		FP003 Charlotte fp 1	451 TO		
Dunkirk, NY 14048	900-2-21					
	FULL MARKET VALUE	707				
***** 900.00-2-22 *****						
900.00-2-22	733 Gas well		COUNTY TAXABLE VALUE	549		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	549		
Holdings Inc	Saxton #6	549	SCHOOL TAXABLE VALUE	549		
3152 East Main Rd	013-18551		FP003 Charlotte fp 1	549 TO		
Dunkirk, NY 14048	900-2-22					
	FULL MARKET VALUE	861				
***** 900.00-2-23 *****						
900.00-2-23	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Taber #1	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	013-17747		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-23					
	FULL MARKET VALUE	0				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 254
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-24 *****						
900.00-2-24	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Tarbell #1	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	013-18346		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-24					
	FULL MARKET VALUE	0				
***** 900.00-2-25 *****						
900.00-2-25	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well Gierlinger #1	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	013-18813		FP003 Charlotte fp 1	0 TO		
	900-2-25					
	FULL MARKET VALUE	0				
***** 900.00-2-26 *****						
900.00-2-26	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well Higgs #1	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	013-19172		FP003 Charlotte fp 1	0 TO		
	900-2-26					
	FULL MARKET VALUE	0				
***** 900.00-2-27 *****						
900.00-2-27	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well Higgs #2	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	013-19171		FP003 Charlotte fp 1	0 TO		
	900-2-27					
	FULL MARKET VALUE	0				
***** 900.00-2-28 *****						
900.00-2-28	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	437		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	437		
3152 East Main Rd	Gas Well Mcadam #1	437	SCHOOL TAXABLE VALUE	437		
Dunkirk, NY 14048	013-18900		FP003 Charlotte fp 1	437 TO		
	900-2-28					
	FULL MARKET VALUE	685				
***** 900.00-2-29 *****						
900.00-2-29	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	282		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	282		
3152 East Main Rd	Gas Well Ulrich #4	282	SCHOOL TAXABLE VALUE	282		
Dunkirk, NY 14048	013-18850		FP003 Charlotte fp 1	282 TO		
	900-2-29					
	FULL MARKET VALUE	442				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-30 *****						
900.00-2-30	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	255		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	255		
3152 East Main Rd	Gas Well N Smith #1	255	SCHOOL TAXABLE VALUE	255		
Dunkirk, NY 14048	013-19709		FP003 Charlotte fp 1	255 TO		
	900-2-30					
	FULL MARKET VALUE	400				
***** 900.00-2-31 *****						
900.00-2-31	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	468		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	468		
3152 East Main Rd	Gas Well B Johnson #1	468	SCHOOL TAXABLE VALUE	468		
Dunkirk, NY 14048	013-19774		FP003 Charlotte fp 1	468 TO		
	900-2-31					
	FULL MARKET VALUE	734				
***** 900.00-2-32 *****						
900.00-2-32	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well Pattyson #2	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	013-19017		FP003 Charlotte fp 1	0 TO		
	900-2-32					
	FULL MARKET VALUE	0				
***** 900.00-2-33 *****						
900.00-2-33	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	615		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	615		
3152 East Main Rd	Gas Well Pattyson #3	615	SCHOOL TAXABLE VALUE	615		
Dunkirk, NY 14048	013-18964		FP003 Charlotte fp 1	615 TO		
	900-2-33					
	FULL MARKET VALUE	964				
***** 900.00-2-34 *****						
900.00-2-34	Charlotte					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings Inc	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well Pattyson #6	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	013-18965		FP003 Charlotte fp 1	0 TO		
	900-2-34					
	FULL MARKET VALUE	0				
***** 900.00-2-35 *****						
900.00-2-35	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Boettcher Unit #6 1985		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-35					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-36 *****						
900.00-2-36	733 Gas well		COUNTY TAXABLE VALUE	0		
Frost William	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
39 Prospect St	Api # 31-013-19964	0	SCHOOL TAXABLE VALUE	0		
Sinclairville, NY 14782	Well Name - Frost		FP003 Charlotte fp 1	0 TO		
	900-2-36					
	FULL MARKET VALUE	0				
***** 900.00-2-37 *****						
900.00-2-37	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Sass-Pavlock Unit #1		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-37					
	FULL MARKET VALUE	0				
***** 900.00-2-38 *****						
900.00-2-38	733 Gas well		COUNTY TAXABLE VALUE	111		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	111		
Holdings Inc	Gas Well	111	SCHOOL TAXABLE VALUE	111		
3152 East Main Rd	Lebaron Unit #3		FP003 Charlotte fp 1	111 TO		
Dunkirk, NY 14048	900-2-38					
	FULL MARKET VALUE	174				
***** 900.00-2-39 *****						
900.00-2-39	733 Gas well		COUNTY TAXABLE VALUE	90		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	90		
Holding Inc	Gas Well	90	SCHOOL TAXABLE VALUE	90		
3152 East Main Rd	Lebaron 2-A		FP003 Charlotte fp 1	90 TO		
Dunkirk, NY 14048	900-2-39					
	FULL MARKET VALUE	141				
***** 900.00-2-40 *****						
900.00-2-40	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Lebaron 1		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-40					
	FULL MARKET VALUE	0				
***** 900.00-2-41 *****						
900.00-2-41	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings Inc	Gas Well	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Husarek		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-41					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 257
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-42 *****						
900.00-2-42	733 Gas well		COUNTY TAXABLE VALUE	432		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	432		
Holdings	Gas Well Hoisington 7		432 SCHOOL TAXABLE VALUE		432	
3152 East Main Rd	Dec 013-20966		FP003 Charlotte fp 1	432 TO		
Dunkirk, NY 14048	900-2-42					
	FULL MARKET VALUE	677				
***** 900.00-2-43 *****						
900.00-2-43	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings	Gas Well On 2-1-17 Patty	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Dec 013-21826		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-43					
	FULL MARKET VALUE	0				
***** 900.00-2-44 *****						
900.00-2-44	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings	Gas Well On 6-1-1.Pattyso	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Dec 013-21827		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-44					
	FULL MARKET VALUE	0				
***** 900.00-2-45 *****						
900.00-2-45	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings	Gas Well On 2-1-20	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Dec 013-21886		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-45					
	FULL MARKET VALUE	0				
***** 900.00-2-46 *****						
900.00-2-46	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings	Gas Well On 2-1-10	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Dec 013-21157		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-46					
	FULL MARKET VALUE	0				
***** 900.00-2-47 *****						
900.00-2-47	On 5-1-7		COUNTY TAXABLE VALUE	0		
Universal Resources	733 Gas well		TOWN TAXABLE VALUE	0		
Holdings	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Gas Well On 5-1-7	0	FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	Dec 013-22022					
	900-2-47					
	ACRES 0.01					
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 900.00-2-48 *****						
	On 5-1-8					
900.00-2-48	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Holdings	Gas Well On 5-1-8	0	SCHOOL TAXABLE VALUE	0		
3152 East Main Rd	Dec 013-22024		FP003 Charlotte fp 1	0 TO		
Dunkirk, NY 14048	900-2-48					
	ACRES 0.01					
	FULL MARKET VALUE	0				
***** 900.00-2-49 *****						
	On 13-3-6.1					
900.00-2-49	733 Gas well		COUNTY TAXABLE VALUE	472		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	472		
Holdings	Gas Well On 13-3-6.1	472	SCHOOL TAXABLE VALUE	472		
3152 East Main Rd	Dec 013-22017		FP003 Charlotte fp 1	472 TO		
Dunkirk, NY 14048	900-2-49					
	ACRES 0.01					
	FULL MARKET VALUE	740				
***** 900.00-2-50 *****						
	On 2-1-15					
900.00-2-50	733 Gas well		COUNTY TAXABLE VALUE	427		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	427		
Holdings	Gas Well On 2-1-15	427	SCHOOL TAXABLE VALUE	427		
3152 East Main Rd	Dec 013-22032		FP003 Charlotte fp 1	427 TO		
Dunkirk, NY 14048	900-2-50					
	ACRES 0.01					
	FULL MARKET VALUE	669				
***** 900.00-2-51 *****						
	On 2-1-6.1					
900.00-2-51	733 Gas well		COUNTY TAXABLE VALUE	180		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	180		
Holdings	Gas Well On 2-1-6.1	180	SCHOOL TAXABLE VALUE	180		
3152 East Main Rd	Dec 013-18814		FP003 Charlotte fp 1	180 TO		
Dunkirk, NY 14048	900-2-51					
	ACRES 0.01					
	FULL MARKET VALUE	282				
***** 900.00-2-52 *****						
	On 2-1-18					
900.00-2-52	733 Gas well		COUNTY TAXABLE VALUE	190		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	190		
Holdings	Gas Well On 2-1-18	190	SCHOOL TAXABLE VALUE	190		
3152 East Main Rd	Dec 013-22021		FP003 Charlotte fp 1	190 TO		
Dunkirk, NY 14048	900-2-52					
	ACRES 0.01					
	FULL MARKET VALUE	298				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 259
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-53 *****						
900.00-2-53	On 5-1-24.1					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	0		
Holdings	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3152 East Main Rd	Gas Well On 5-1-24.1	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	Dec 013-22018		FP003 Charlotte fp 1	0 TO		
	900-2-53					
	ACRES 0.01					
	FULL MARKET VALUE	0				
***** 900.00-2-54 *****						
900.00-2-54	On 5-1-28					
Universal Resources	733 Gas well		COUNTY TAXABLE VALUE	511		
Holdings	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	511		
3152 East Main Rd	Gas Well On 5-1-28	511	SCHOOL TAXABLE VALUE	511		
Dunkirk, NY 14048	Dec 013-22019		FP003 Charlotte fp 1	511 TO		
	900-2-54					
	ACRES 0.01					
	FULL MARKET VALUE	801				
***** 900.00-2-55 *****						
900.00-2-55	733 Gas well		COUNTY TAXABLE VALUE	231		
Universal Resources	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	231		
Holdings	013-22153	231	SCHOOL TAXABLE VALUE	231		
3152 East Main Rd	penhollow drillin		FP003 Charlotte fp 1	231 TO		
Dunkirk, NY 14048	900-2-55					
	FULL MARKET VALUE	362				
***** 900.00-2-56 *****						
900.00-2-56	733 Gas well		COUNTY TAXABLE VALUE	240		
Universal Resources Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		240	
3152 East Main Rd	013-22245	240	SCHOOL TAXABLE VALUE	240		
Dunkirk, NY 14048	900-2-56		FP003 Charlotte fp 1	240 TO		
	FULL MARKET VALUE	376				
***** 900.00-2-57 *****						
900.00-2-57	733 Gas well		COUNTY TAXABLE VALUE	136		
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		136	
3152 East Main Rd	Horton # 6	136	SCHOOL TAXABLE VALUE	136		
Dunkirk, NY 14048	31-013-23495		FP003 Charlotte fp 1	136 TO		
	900-2-57					
	FULL MARKET VALUE	213				
***** 900.00-2-58 *****						
900.00-2-58	733 Gas well		COUNTY TAXABLE VALUE	328		
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		328	
3152 East Main Rd	Horton # 5	328	SCHOOL TAXABLE VALUE	328		
Dunkirk, NY 14048	31-013-23496		FP003 Charlotte fp 1	328 TO		
	900-2-58					
	FULL MARKET VALUE	514				

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T A X A B L E SECTION OF THE ROLL - 1

PAGE 260
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-59 *****						
900.00-2-59	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources Holdi	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
3152 East Main Rd	Horton #3	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	31-013-23493		FP003 Charlotte fp 1	0 TO		
	900-2-59					
	FULL MARKET VALUE	0				
***** 900.00-2-60 *****						
900.00-2-60	spaulding unit #4					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	207		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		207	
Dunkirk, NY 14048	013-24167	207	SCHOOL TAXABLE VALUE	207		
	FULL MARKET VALUE	324	FP003 Charlotte fp 1	207 TO		
***** 900.00-2-61 *****						
900.00-2-61	Ulrich #7					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	1,221		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		1,221	
Dunkirk, NY 14048	013-24170	1,221	SCHOOL TAXABLE VALUE	1,221		
	FULL MARKET VALUE	1,914	FP003 Charlotte fp 1	1,221 TO		
***** 900.00-2-62 *****						
900.00-2-62	Gierlinger #7					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	211		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		211	
Dunkirk, NY 14048	013-24168	211	SCHOOL TAXABLE VALUE	211		
	FULL MARKET VALUE	331	FP003 Charlotte fp 1	211 TO		
***** 900.00-2-63 *****						
900.00-2-63	Lapp Unit 5					
Universal Resources, Inc.	733 Gas well		COUNTY TAXABLE VALUE	306		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		306	
Dunkirk, NY 14048	013-24169	306	SCHOOL TAXABLE VALUE	306		
	FULL MARKET VALUE	480	FP003 Charlotte fp 1	306 TO		
***** 900.00-2-64 *****						
900.00-2-64	Smith Unit 3					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	625		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		625	
Dunkirk, NY 14048	013-24166	625	SCHOOL TAXABLE VALUE	625		
	FULL MARKET VALUE	980	FP003 Charlotte fp 1	625 TO		
***** 900.00-2-65 *****						
900.00-2-65	Ames 1					
Purdy Sean	733 Gas well		COUNTY TAXABLE VALUE	0		
Purdy Deanna	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
3300 Ames Rd	4-1-10.2.3	0	SCHOOL TAXABLE VALUE	0		
Cassadaga, NY 14718	013-24297		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	0				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 261
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-66 *****						
Gierlinger 4						
900.00-2-66	733 Gas well		COUNTY TAXABLE VALUE	323		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		323	
3152 E Main Rd	013-24280	323	SCHOOL TAXABLE VALUE	323		
Dunkirk, NY 14048	FULL MARKET VALUE	506	FP003 Charlotte fp 1	323 TO		
***** 900.00-2-67 *****						
Lapp 2						
900.00-2-67	733 Gas well		COUNTY TAXABLE VALUE	340		
Greenway Energy, LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	340		
PO Box 187	013-24288	340	SCHOOL TAXABLE VALUE	340		
Mayville, NY 14757	FULL MARKET VALUE	533	FP003 Charlotte fp 1	340 TO		
***** 900.00-2-68 *****						
Lapp 3						
900.00-2-68	733 Gas well		COUNTY TAXABLE VALUE	340		
Greenway Energy, LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	340		
PO Box 187	013-24289	340	SCHOOL TAXABLE VALUE	340		
Mayville, NY 14757	FULL MARKET VALUE	533	FP003 Charlotte fp 1	340 TO		
***** 900.00-2-69 *****						
Lapp 4						
900.00-2-69	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
3152 E Main Rd	013-24307	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	FULL MARKET VALUE	0	FP003 Charlotte fp 1	0 TO		
***** 900.00-2-70 *****						
Lapp 6						
900.00-2-70	733 Gas well		COUNTY TAXABLE VALUE	340		
Greenway Energy, LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	340		
PO Box 187	013-24275	340	SCHOOL TAXABLE VALUE	340		
Mayville, NY 14757	FULL MARKET VALUE	533	FP003 Charlotte fp 1	340 TO		
***** 900.00-2-71 *****						
Lapp 7						
900.00-2-71	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
3152 E Main Rd	013-24276	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	FULL MARKET VALUE	0	FP003 Charlotte fp 1	0 TO		
***** 900.00-2-72 *****						
Lapp unit 8						
900.00-2-72	733 Gas well		COUNTY TAXABLE VALUE	0		
Universal Resources, Inc.,	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
3152 E Main Rd	013-24434	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	FULL MARKET VALUE	0	FP003 Charlotte fp 1	0 TO		

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 262
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-73 *****						
900.00-2-73	Hoisington 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	478		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		478	
Dunkirk, NY 14048	013-24295	478	SCHOOL TAXABLE VALUE	478		
	FULL MARKET VALUE	749	FP003 Charlotte fp 1	478 TO		
***** 900.00-2-74 *****						
900.00-2-74	Hoisington 6					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	516		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		516	
Dunkirk, NY 14048	013-24294	516	SCHOOL TAXABLE VALUE	516		
	FULL MARKET VALUE	809	FP003 Charlotte fp 1	516 TO		
***** 900.00-2-76 *****						
900.00-2-76	Horton 1					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	244		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		244	
Dunkirk, NY 14048	013-24278	244	SCHOOL TAXABLE VALUE	244		
	FULL MARKET VALUE	382	FP003 Charlotte fp 1	244 TO		
***** 900.00-2-77 *****						
900.00-2-77	Horton 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	404		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		404	
Dunkirk, NY 14048	013-24279	404	SCHOOL TAXABLE VALUE	404		
	FULL MARKET VALUE	633	FP003 Charlotte fp 1	404 TO		
***** 900.00-2-78 *****						
900.00-2-78	Penhollow 3					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	0		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
Dunkirk, NY 14048	013-24296	0	SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	0	FP003 Charlotte fp 1	0 TO		
***** 900.00-2-79 *****						
900.00-2-79	Penhollow unit 1					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	549		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		549	
Dunkirk, NY 14048	013-24435	549	SCHOOL TAXABLE VALUE	549		
	FULL MARKET VALUE	861	FP003 Charlotte fp 1	549 TO		
***** 900.00-2-80 *****						
900.00-2-80	Wilson 4a					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	0		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		0	
Dunkirk, NY 14048	013-24282	0	SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	0	FP003 Charlotte fp 1	0 TO		

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 263
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-81 *****						
900.00-2-81	Woncki 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	370		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		370	
Dunkirk, NY 14048	013-24277	370	SCHOOL TAXABLE VALUE	370		
	FULL MARKET VALUE	580	FP003 Charlotte fp 1	370 TO		
***** 900.00-2-82 *****						
900.00-2-82	Smith 6					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	401		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		401	
Dunkirk, NY 14048	013-24309	401	SCHOOL TAXABLE VALUE	401		
	FULL MARKET VALUE	629	FP003 Charlotte fp 1	401 TO		
***** 900.00-2-83 *****						
900.00-2-83	Spaulding 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	250		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		250	
Dunkirk, NY 14048	013-24281	250	SCHOOL TAXABLE VALUE	250		
	FULL MARKET VALUE	392	FP003 Charlotte fp 1	250 TO		
***** 900.00-2-84 *****						
900.00-2-84	Ulrich 2					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	795		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		795	
Dunkirk, NY 14048	013-24308	795	SCHOOL TAXABLE VALUE	795		
	FULL MARKET VALUE	1,246	FP003 Charlotte fp 1	795 TO		
***** 900.00-2-85 *****						
900.00-2-85	wilson 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	565		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		565	
Dunkirk, NY 14048	wilson 5	565	SCHOOL TAXABLE VALUE	565		
	013-25616		FP003 Charlotte fp 1	565 TO		
	FULL MARKET VALUE	886				
***** 900.00-2-86 *****						
900.00-2-86	boettcher 5					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	301		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		301	
Dunkirk, NY 14048	013-25618 boettcher 5	301	SCHOOL TAXABLE VALUE	301		
	FULL MARKET VALUE	472	FP003 Charlotte fp 1	301 TO		
***** 900.00-2-87 *****						
900.00-2-87	Lebaron 6					
Universal Resources, Inc.,	733 Gas well		COUNTY TAXABLE VALUE	266		
3152 E Main Rd	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		266	
Dunkirk, NY 14048	Lebaron 6	266	SCHOOL TAXABLE VALUE	266		
	013-25653		FP003 Charlotte fp 1	266 TO		
	FULL MARKET VALUE	417				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 264
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-2-89 *****						
900.00-2-89	Horton Unit 4		COUNTY TAXABLE VALUE	0		
Universal Resources, Inc.	733 Gas well		0 TOWN TAXABLE VALUE		0	
3152 E Main Rd	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	0		
Dunkirk, NY 14048	Horton Unit 4		FP003 Charlotte fp 1	0 TO		
	013-24433					
	FULL MARKET VALUE	0				
***** 900.00-2-90 *****						
900.00-2-90	19 Ivy St		COUNTY TAXABLE VALUE	0		
Nornew, Inc.	733 Gas well		TOWN TAXABLE VALUE	0		
2500 Tanglewood St Ste 250	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	0		
Houston, TX 77063	api # 31013-1360400	0	FP003 Charlotte fp 1	0 TO		
	located in section 3					
	900-2-90					
	FULL MARKET VALUE	0				
***** 900.00-3-2 *****						
900.00-3-2	Town Of Charlotte		COUNTY TAXABLE VALUE	313		
PPP Future Development	733 Gas well		TOWN TAXABLE VALUE	313		
9489 Alexander Rd	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	313		
Alexander, NY 14005	Gas Well	313	FP003 Charlotte fp 1	313 TO		
	J Muscarella - U #1					
	900-3-2					
	FULL MARKET VALUE	491				
***** 900.00-3-3 *****						
900.00-3-3	733 Gas well		COUNTY TAXABLE VALUE	0		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
9489 Alexander Rd	Dec 013-19214	0	SCHOOL TAXABLE VALUE	0		
Alexander, NY 14005	900-3-3		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	0				
***** 900.00-3-4 *****						
900.00-3-4	Charlotte		COUNTY TAXABLE VALUE	3,277		
Greenway Energy LLC	733 Gas well		TOWN TAXABLE VALUE	3,277		
PO Box 187	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	3,277		
Mayville, NY 14757	Gas Well On 12-1-12	3,277	FP003 Charlotte fp 1	3,277 TO		
	Dec 013-16591					
	900-3-4					
	FULL MARKET VALUE	5,136				
***** 900.00-5-1 *****						
900.00-5-1	Charlotte		COUNTY TAXABLE VALUE	1,192		
Stedman Energy Inc.	733 Gas well		TOWN TAXABLE VALUE	1,192		
PO Box 1006	Cassadaga Valle 062601	0	SCHOOL TAXABLE VALUE	1,192		
Chautauqua, NY 14722	Gas Well	1,192	FP003 Charlotte fp 1	1,192 TO		
	Dec 013-18212					
	900-5-1					
	FULL MARKET VALUE	1,868				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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PAGE 265
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-5-2 *****						
900.00-5-2	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	14		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	14		
Chautauqua, NY 14722	Gas Well Korbas #1	14	SCHOOL TAXABLE VALUE	14		
	Dec 013-19066		FP003 Charlotte fp 1	14	TO	
	900-5-2					
	FULL MARKET VALUE	22				
***** 900.00-5-3 *****						
900.00-5-3	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	416		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	416		
Chautauqua, NY 14722	Gas Well	416	SCHOOL TAXABLE VALUE	416		
	Dec 013-17837		FP003 Charlotte fp 1	416	TO	
	900-5-3					
	FULL MARKET VALUE	652				
***** 900.00-5-6 *****						
900.00-5-6	Charlotte					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	708		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	708		
Chautauqua, NY 14722	Gas Well	708	SCHOOL TAXABLE VALUE	708		
	Dec 013-18163		FP003 Charlotte fp 1	708	TO	
	900-5-6					
	FULL MARKET VALUE	1,110				
***** 900.00-5-10 *****						
900.00-5-10	733 Gas well		COUNTY TAXABLE VALUE	0		
Stedman Energy Inc.	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 1006	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Chautauqua, NY 14722	Edson Unit #2		FP003 Charlotte fp 1	0	TO	
	900-5-10					
	FULL MARKET VALUE	0				
***** 900.00-5-12 *****						
900.00-5-12	12-1-15.2					
Stedman Energy Inc.	733 Gas well		COUNTY TAXABLE VALUE	383		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	383		
Chautauqua, NY 14722	013-60173	383	SCHOOL TAXABLE VALUE	383		
	Edson # 3		FP003 Charlotte fp 1	383	TO	
	900-5-12					
	FULL MARKET VALUE	600				
***** 900.00-6-1 *****						
900.00-6-1	Charlotte					
Villafrank Joseph	733 Gas well		COUNTY TAXABLE VALUE	1,900		
Villafrank Wells	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,900		
165 Academy St	Gas Well On 11-1-3	1,900	SCHOOL TAXABLE VALUE	1,900		
Westfield, NY 14787	Villa #1		FP003 Charlotte fp 1	1,900	TO	
	900-6-1					
	FULL MARKET VALUE	2,978				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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TAX MAP NUMBER SEQUENCE
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PAGE 266
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-9-1 *****						
900.00-9-1	Charlotte					
Stedman Energy Inc.c.	733 Gas well		COUNTY TAXABLE VALUE	250		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	250		
Chautauqua, NY 14722	Gas Well	250	SCHOOL TAXABLE VALUE	250		
	Dec 013-16258		FP003 Charlotte fp 1	250 TO		
	900-9-1					
	FULL MARKET VALUE	392				
***** 900.00-9-2 *****						
900.00-9-2	Charlotte					
Greenway Energy LLC	733 Gas well		COUNTY TAXABLE VALUE	0		
PO Box 187	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
Mayville, NY 14757	Gas Well	0	SCHOOL TAXABLE VALUE	0		
	Dec 013-16259		FP003 Charlotte fp 1	0 TO		
	900-9-2					
	FULL MARKET VALUE	0				
***** 900.00-9-3 *****						
900.00-9-3	Charlotte					
Stedman Energy Inc	733 Gas well		COUNTY TAXABLE VALUE	326		
PO Box 1006	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	326		
Chautauqua, NY 14722	Gas Well Edson #1	326	SCHOOL TAXABLE VALUE	326		
	Dec 013-16054		FP003 Charlotte fp 1	326 TO		
	900-9-3					
	FULL MARKET VALUE	511				
***** 900.00-9-4 *****						
900.00-9-4	733 Gas well		COUNTY TAXABLE VALUE	0		
Greenway Energy LLC	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	0		
PO Box 187	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Mayville, NY 14757	Nys Ref #1 Unit 1628		FP003 Charlotte fp 1	0 TO		
	900-9-4					
	FULL MARKET VALUE	0				
***** 900.00-9-5 *****						
900.00-9-5	733 Gas well		COUNTY TAXABLE VALUE	1,565		
PPP Future Development	Pine Valley 063001	0	TOWN TAXABLE VALUE	1,565		
9489 Alexander St	013-22586	1,565	SCHOOL TAXABLE VALUE	1,565		
Alexander, NY 14005	Healy #2		FP003 Charlotte fp 1	1,565 TO		
	900-9-5					
	FULL MARKET VALUE	2,453				
***** 900.00-10-1 *****						
900.00-10-1	733 Gas well		COUNTY TAXABLE VALUE	848		
Greenway Energy LLC	Pine Valley 063001	0	TOWN TAXABLE VALUE	848		
PO Box 187	013-22542	848	SCHOOL TAXABLE VALUE	848		
Mayville, NY 14757	G. Hadley #1		FP003 Charlotte fp 1	848 TO		
	900-10-1					
	FULL MARKET VALUE	1,329				

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VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-11-1 *****						
900.00-11-1	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	1,826		
9489 Alexander Rd	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,826		
Alexander, NY 14005	Gas Wells On 1-1-26.2.1		1,826 SCHOOL TAXABLE VALUE		1,826	
	Dec 13209 & 14182		FP003 Charlotte fp 1	1,826	TO	
	900-11-1					
	FULL MARKET VALUE	2,862				
***** 900.00-11-2 *****						
900.00-11-2	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	17		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	17		
Alexander, NY 14005	Gas Wells On 7-1-27.1	17	SCHOOL TAXABLE VALUE	17		
	Dec 15026 15027 16627		FP003 Charlotte fp 1	17	TO	
	900-11-2					
	FULL MARKET VALUE	27				
***** 900.00-11-3 *****						
900.00-11-3	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	1,335		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,335		
Alexander, NY 14005	Gas Wells On 10-1-20.1	1,335	SCHOOL TAXABLE VALUE	1,335		
	Dec 16026 & 16027		FP003 Charlotte fp 1	1,335	TO	
	900-11-3					
	FULL MARKET VALUE	2,092				
***** 900.00-11-4 *****						
900.00-11-4	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	831		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	831		
Alexander, NY 14005	green highlands 5	831	SCHOOL TAXABLE VALUE	831		
	013-24861		FP003 Charlotte fp 1	831	TO	
	FULL MARKET VALUE	1,303				
***** 900.00-11-5 *****						
900.00-11-5	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	831		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	831		
Alexander, NY 14005	green highlands 6	831	SCHOOL TAXABLE VALUE	831		
	013-24862		FP003 Charlotte fp 1	831	TO	
	FULL MARKET VALUE	1,303				
***** 900.00-11-6 *****						
900.00-11-6	Town Of Charlotte					
PPP Future Development	733 Gas well		COUNTY TAXABLE VALUE	831		
9489 Alexander St	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	831		
Alexander, NY 14005	green highlands 8	831	SCHOOL TAXABLE VALUE	831		
	013-24902		FP003 Charlotte fp 1	831	TO	
	FULL MARKET VALUE	1,303				

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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 900.00-11-7 *****						
	Town Of Charlotte					
900.00-11-7	733 Gas well		COUNTY TAXABLE VALUE	1,470		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	1,470		
9489 Alexander St	Scott 1	1,470	SCHOOL TAXABLE VALUE	1,470		
Alexander, NY 14005	013-25061		FP003 Charlotte fp 1	1,470	TO	
	FULL MARKET VALUE	2,304				
***** 900.00-11-8 *****						
	Town Of Charlotte					
900.00-11-8	733 Gas well		COUNTY TAXABLE VALUE	843		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	843		
9489 Alexander St	Fisher 1	843	SCHOOL TAXABLE VALUE	843		
Alexander, NY 14005	013-25106		FP003 Charlotte fp 1	843	TO	
	FULL MARKET VALUE	1,321				
***** 900.00-11-9 *****						
	Town Of Charlotte					
900.00-11-9	733 Gas well		COUNTY TAXABLE VALUE	796		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	796		
9489 Alexander St	Fisher 2	796	SCHOOL TAXABLE VALUE	796		
Alexander, NY 14005	013-25107		FP003 Charlotte fp 1	796	TO	
	FULL MARKET VALUE	1,248				
***** 900.00-11-10 *****						
	Town Of Charlotte					
900.00-11-10	733 Gas well		COUNTY TAXABLE VALUE	831		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	831		
9489 Alexander St	Green Highlands 7	831	SCHOOL TAXABLE VALUE	831		
Alexander, NY 14005	013-24863		FP003 Charlotte fp 1	831	TO	
	FULL MARKET VALUE	1,303				
***** 900.00-12-1 *****						
	733 Gas well		COUNTY TAXABLE VALUE	0		
900.00-12-1	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE	0	0	
Chautauqua Energy, Inc.	Gas Well	0	SCHOOL TAXABLE VALUE	0		
Main Rd	Villa 2-1		FP003 Charlotte fp 1	0	TO	
PO Box 100	900-12-1					
Westfield, NY 14787	FULL MARKET VALUE	0				
***** 900.00-18-40 *****						
	Lind 1					
900.00-18-40	733 Gas well		COUNTY TAXABLE VALUE	5		
PPP Future Development	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	5		
9489 Alexander Rd	lind 1	5	SCHOOL TAXABLE VALUE	5		
Alexander, NY 14005	31-013-16590		FP003 Charlotte fp 1	5	TO	
	900-18-40					
	FULL MARKET VALUE	8				

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
				900.00-42-1	*****	
900.00-42-1	733 Gas well		COUNTY	TAXABLE	VALUE	0
Stedman Energy	Cassadaga Valle 062601	0	TOWN	TAXABLE	VALUE	0
PO Box 1006	Gas Well	0	SCHOOL	TAXABLE	VALUE	0
Chautauqua, NY 14722	Dec 013-21820		FP003 Charlotte	fp 1		0 TO
	900-42-1					
	FULL MARKET VALUE	0				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 270
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,022	TOTAL		88280,472	302,300	87978,172

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,001	22596,650	87370,159	29347,550	58022,609	7014,340	51008,269
063001	Pine Valley	22	611,000	1045,313		1045,313		1045,313
	S U B - T O T A L	1,023	23207,650	88415,472	29347,550	59067,922	7014,340	52053,582
	T O T A L	1,023	23207,650	88415,472	29347,550	59067,922	7014,340	52053,582

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
18020	IND DEVEL	15	27297,000	27297,000	27297,000
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	127,950	66,150	
41131	VET COM CT	12	146,000	73,500	
41141	VET DIS CT	10	183,350	118,000	
41162	CW 15_VET/	5	36,750		
41172	CW_DISBLD	2	49,000		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	57	1073,110	1073,110	1073,110
41730	AG COMMIT	23	460,640	460,640	460,640
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 271
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41834	ENH STAR	92			4669,080
41854	BAS STAR	127			2326,880
41864	B STAR ADD	1			18,380
41932	Dis & Lim	1	18,450		
42100	FARM SILOS	19	302,300	302,300	302,300
47610	BUSINV 897	1	4,750	4,750	4,750
	T O T A L	398	29969,150	29631,300	36361,890

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23207,650	88415,472	58446,322	58784,172	59067,922	52053,582

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 272
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,022	TOTAL		88280,472	302,300	87978,172

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,001	22596,650	87370,159	29347,550	58022,609	7014,340	51008,269
063001	Pine Valley	22	611,000	1045,313		1045,313		1045,313
	S U B - T O T A L	1,023	23207,650	88415,472	29347,550	59067,922	7014,340	52053,582
	T O T A L	1,023	23207,650	88415,472	29347,550	59067,922	7014,340	52053,582

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
18020	IND DEVEL	15	27297,000	27297,000	27297,000
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	127,950	66,150	
41131	VET COM CT	12	146,000	73,500	
41141	VET DIS CT	10	183,350	118,000	
41162	CW 15_VET/	5	36,750		
41172	CW_DISBLD	2	49,000		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	57	1073,110	1073,110	1073,110
41730	AG COMMIT	23	460,640	460,640	460,640
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T A X A B L E SECTION OF THE ROLL - 1

PAGE 273
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41834	ENH STAR	92			4669,080
41854	BAS STAR	127			2326,880
41864	B STAR ADD	1			18,380
41932	Dis & Lim	1	18,450		
42100	FARM SILOS	19	302,300	302,300	302,300
47610	BUSINV 897	1	4,750	4,750	4,750
	T O T A L	398	29969,150	29631,300	36361,890

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23207,650	88415,472	58446,322	58784,172	59067,922	52053,582

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 274
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 201.00-1-7 *****						
201.00-1-7	Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	233,000	0
Attn: Finance Dept	Cassadaga Valle 062601	233,000	COUNTY TAXABLE VALUE	0		
Gerace Office Bldg	Chautauqua Reforest	233,000	TOWN TAXABLE VALUE	233,000		
Mayville, NY 14757	Lot 16 Prop A		SCHOOL TAXABLE VALUE	233,000		
	3-1-1		FP003 Charlotte fp 1	233,000 TO		
	ACRES 204.80 BANK9999999					
	EAST-0332443 NRTH-0854977					
	FULL MARKET VALUE	365,204				
***** 201.00-1-9 *****						
201.00-1-9	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	260,800	0
Attn: Finance Dept	Cassadaga Valle 062601	260,800	COUNTY TAXABLE VALUE	0		
Gerace Office Bldg	Chautauqua Reforest	260,800	TOWN TAXABLE VALUE	260,800		
Mayville, NY 14757	Lot 16 Prop A		SCHOOL TAXABLE VALUE	260,800		
	3-1-4		FP003 Charlotte fp 1	260,800 TO		
	ACRES 316.84 BANK9999999					
	EAST-0337152 NRTH-0853982					
	FULL MARKET VALUE	408,777				
***** 201.00-1-10 *****						
201.00-1-10	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	797,600	0
Attn: Finance Dept	Cassadaga Valle 062601	797,600	COUNTY TAXABLE VALUE	0		
Gerace Office Bldg	Incl 3-1-7, 3-1-8, 3-1-11	797,600	TOWN TAXABLE VALUE	797,600		
Mayville, NY 14757	6-1-5, 6-1-7		SCHOOL TAXABLE VALUE	797,600		
	3-1-5		FP003 Charlotte fp 1	797,600 TO		
	ACRES 533.32 BANK9999999					
	EAST-0337958 NRTH-0851605					
	FULL MARKET VALUE	1250,157				
***** 201.00-1-11 *****						
201.00-1-11	Housington Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	214,900	0
Attn: Finance Dept	Cassadaga Valle 062601	214,900	COUNTY TAXABLE VALUE	0		
Gerace Office Bldg	Chautauqua Reforest	214,900	TOWN TAXABLE VALUE	214,900		
Mayville, NY 14757	Lot 7 Prop F		SCHOOL TAXABLE VALUE	214,900		
	3-1-6		FP003 Charlotte fp 1	214,900 TO		
	ACRES 175.00 BANK9999999					
	EAST-0338057 NRTH-0849555					
	FULL MARKET VALUE	336,834				
***** 201.00-1-31 *****						
201.00-1-31	Off Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	33,500	0
Attn: Finance Dept	Cassadaga Valle 062601	33,500	COUNTY TAXABLE VALUE	0		
County Office Bldg	Chautauqua Reforest	33,500	TOWN TAXABLE VALUE	33,500		
Mayville, NY 14757	Lot 16 Prop C		SCHOOL TAXABLE VALUE	33,500		
	3-1-14		FP003 Charlotte fp 1	33,500 TO		
	ACRES 30.00 BANK9999999					
	EAST-0331985 NRTH-0853312					
	FULL MARKET VALUE	52,508				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 218.00-2-1 *****						
218.00-2-1	Lewis Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	136,200	0
Attn: Finance Dept	Cassadaga Valle 062601	136,200	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	136,200	TOWN TAXABLE VALUE		136,200	
Mayville, NY 14757	Lot 14 Prop C		SCHOOL TAXABLE VALUE		136,200	
	6-1-4		FP003 Charlotte fp 1		136,200 TO	
	ACRES 126.50 BANK9999999					
	EAST-0333231 NRTH-0846928					
	FULL MARKET VALUE	213,480				
***** 218.00-2-3 *****						
218.00-2-3	Housington Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	85,000	0
Attn: Finance Dept	Cassadaga Valle 062601	85,000	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	85,000	TOWN TAXABLE VALUE		85,000	
Mayville, NY 14757	Lot 6 Prop E		SCHOOL TAXABLE VALUE		85,000	
	6-1-6		FP003 Charlotte fp 1		85,000 TO	
	ACRES 73.50 BANK9999999					
	EAST-0335649 NRTH-0846646					
	FULL MARKET VALUE	133,229				
***** 218.00-2-7 *****						
218.00-2-7	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	57,100	0
Attn: Finance Dept	Pine Valley 063001	57,100	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	57,100	TOWN TAXABLE VALUE		57,100	
Mayville, NY 14757	Lot 5 Prop B		SCHOOL TAXABLE VALUE		57,100	
	6-1-9		FP003 Charlotte fp 1		57,100 TO	
	ACRES 69.00 BANK9999999					
	EAST-0338652 NRTH-0842085					
	FULL MARKET VALUE	89,498				
***** 218.00-2-8 *****						
218.00-2-8	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	137,800	0
Attn: Finance Dept	Pine Valley 063001	137,800	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	137,800	TOWN TAXABLE VALUE		137,800	
Mayville, NY 14757	Lot 5 Prop C		SCHOOL TAXABLE VALUE		137,800	
	6-1-10		FP003 Charlotte fp 1		137,800 TO	
	ACRES 130.00 BANK9999999					
	EAST-0337559 NRTH-0842227					
	FULL MARKET VALUE	215,987				
***** 218.00-2-21 *****						
218.00-2-21	Mill Creek Rd				26200	
State Of New York	932 Forest s532b		ST REFOR 32252	0	137,900	0
Attn: Finance Dept	Pine Valley 063001	137,900	COUNTY TAXABLE VALUE		0	
Gerace Office Bldg	Chautauqua Reforest	137,900	TOWN TAXABLE VALUE		137,900	
Mayville, NY 14757	Lot 5 Prop N		SCHOOL TAXABLE VALUE		137,900	
	6-1-11		FP003 Charlotte fp 1		137,900 TO	
	ACRES 74.33 BANK9999999					
	EAST-0336414 NRTH-0842530					
	FULL MARKET VALUE	216,144				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 276
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-23 *****						
235.00-1-23	Boutwell Hill Rd					
State Of New York	932 Forest s532b		ST REFOR 32252	0	80,400	0
Attn: Finance Dept	Pine Valley 063001	80,400	COUNTY TAXABLE VALUE		0	0
County Office Bldg	Chautauqua Reforest	80,400	TOWN TAXABLE VALUE		80,400	
Mayville, NY 14757	Lot 4 Prop G		SCHOOL TAXABLE VALUE		80,400	
	9-1-7		FP003 Charlotte fp 1		80,400 TO	
	ACRES 51.50 BANK9999999					
	FULL MARKET VALUE	126,019				
***** 235.00-1-24 *****						
235.00-1-24	Boutwell Hill Rd					
State Of New York	932 Forest s532b		ST REFOR 32252	0	68,400	0
Attn: Finance Dept	Pine Valley 063001	68,400	COUNTY TAXABLE VALUE		0	0
County Office Bldg	Chautauqua Reforest	68,400	TOWN TAXABLE VALUE		68,400	
Mayville, NY 14757	Lot 4 Prop D		SCHOOL TAXABLE VALUE		68,400	
	9-1-8		FP003 Charlotte fp 1		68,400 TO	
	ACRES 51.45 BANK9999999					
	EAST-0338561 NRTH-0837351					
	FULL MARKET VALUE	107,210				
***** 235.00-1-26 *****						
235.00-1-26	Swanson Rd					
State Of New York	932 Forest s532b		ST REFOR 32252	0	180,200	0
Attn: Finance Dept	Pine Valley 063001	180,200	COUNTY TAXABLE VALUE		0	0
County Office Bldg	Chautauqua Reforest	180,200	TOWN TAXABLE VALUE		180,200	
Mayville, NY 14757	Lot 3 Prop A		SCHOOL TAXABLE VALUE		180,200	
	9-1-10		FP003 Charlotte fp 1		180,200 TO	
	ACRES 107.77 BANK9999999					
	EAST-0337629 NRTH-0834165					
	FULL MARKET VALUE	282,445				
***** 235.00-1-27 *****						
235.00-1-27	6554-6630 Swanson Rd					
State Of New York	932 Forest s532b		ST REFOR 32252	0	75,700	0
Attn: Finance Dept	Pine Valley 063001	75,700	COUNTY TAXABLE VALUE		0	0
County Office Bldg	Chautauqua Reforest	75,700	TOWN TAXABLE VALUE		75,700	
Mayville, NY 14757	Lot 3 Prop O		SCHOOL TAXABLE VALUE		75,700	
	9-1-11		FP003 Charlotte fp 1		75,700 TO	
	ACRES 55.00 BANK9999999					
	EAST-0337749 NRTH-0832749					
	FULL MARKET VALUE	118,652				
***** 333.00-3-26..TSL *****						
333.00-3-26..TSL	transition assmt					
State Of New York	932 Forest s532b		STATE LAND 32301	0	2,470	0
Attn: Finance Dept	Cassadaga Valle 062601	0	COUNTY TAXABLE VALUE		0	0
County Office Bldg	Chautauqua Reforest	2,470	TOWN TAXABLE VALUE		0	0
Mayville, NY 14757	transition assessment		SCHOOL TAXABLE VALUE		2,470	
	BANK9999999		FP003 Charlotte fp 1		0 TO	
	EAST-0331985 NRTH-0853312		350 EX			
	FULL MARKET VALUE	3,871				

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 277
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
*****				333.00-3-26..TSL1	*****	
	transition assmt				26200	
333.00-3-26..TSL1	932 Forest s532b		STATE LAND 32301	0	1,030	1,030 0
State Of New York	Pine Valley 063001	0	COUNTY TAXABLE VALUE		0	
Attn: Finance Dept	Chautauqua Reforest	1,030	TOWN TAXABLE VALUE		0	
County Office Bldg	transition assessment		SCHOOL TAXABLE VALUE		1,030	
Mayville, NY 14757	BANK9999999		FP003 Charlotte fp 1		0 TO	
	EAST-0331985 NRTH-0853312		150 EX			
	FULL MARKET VALUE	1,614				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 278
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	16	TOTAL		2499,000	500	2498,500

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	8	1761,000	1763,470		1763,470		1763,470
063001	Pine Valley	8	737,500	738,530		738,530		738,530
	S U B - T O T A L	16	2498,500	2502,000		2502,000		2502,000
	T O T A L	16	2498,500	2502,000		2502,000		2502,000

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
	T O T A L	16	2502,000	3,500	

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 279
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UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 280
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UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	16	TOTAL		2499,000	500	2498,500

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	8	1761,000	1763,470		1763,470		1763,470
063001	Pine Valley	8	737,500	738,530		738,530		738,530
	S U B - T O T A L	16	2498,500	2502,000		2502,000		2502,000
	T O T A L	16	2498,500	2502,000		2502,000		2502,000

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
	T O T A L	16	2502,000	3,500	

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
STATE OWNED LAND SECTION OF THE ROLL - 3

PAGE 281
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UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 282
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 22-2-21..SF1 *****						
22-2-21..SF1	866 Telephone		COUNTY TAXABLE VALUE	36,504		
Cassadaga Telephone Co	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	36,504		
PO Box 209	22-2-21..SF1	36,504	SCHOOL TAXABLE VALUE	36,504		
Fredonia, NY 14063-0209	BANK9999999		FP003 Charlotte fp 1	36,504	TO	
	FULL MARKET VALUE	57,216				
***** 44-4-44..SF1 *****						
44-4-44..SF1	860 Spec fran.		COUNTY TAXABLE VALUE	66,877		
First Light Fiber	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	66,877		
27 Fair St	Fiber Optic- New in 2023	66,877	SCHOOL TAXABLE VALUE		66,877	
Norway, ME 04268	44-4-44..SF1		FP003 Charlotte fp 1	66,877	TO	
	FULL MARKET VALUE	104,823				
***** 66-6-66..SF1 *****						
66-6-66..SF1	868 Pipeline		COUNTY TAXABLE VALUE	1,679		
Natl Fuel Gas Dist Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		1,679	
Real Property Tax Servic	66-6-66..SF1	1,679	SCHOOL TAXABLE VALUE	1,679		
6363 Main St	BANK9999999		FP003 Charlotte fp 1	1,679	TO	
Williamsville, NY 14221	FULL MARKET VALUE	2,632				
***** 77-7-77..SF1 *****						
77-7-77..SF1	861 Elec & gas		COUNTY TAXABLE VALUE	1316,482		
Niagara Mohawk Power Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		1316,482	
dba National Grid	77-7-77..SF1	1316,482	SCHOOL TAXABLE VALUE	1316,482		
Real Estate Tax Dept	BANK9999999		FP003 Charlotte fp 1	1316,482	TO	
300 Erie Blvd West	FULL MARKET VALUE	2063,451				
Syracuse, NY 13202						
***** 88-8-88..SF1 *****						
88-8-88..SF1	866 Telephone		COUNTY TAXABLE VALUE	243,986		
Windstream New York, Inc.	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE		243,986	
Attn: Rash & Associates	88-8-88..SF1	243,986	SCHOOL TAXABLE VALUE	243,986		
#503-52-1130	BANK9999999		FP003 Charlotte fp 1	243,986	TO	
PO Box 260888	FULL MARKET VALUE	382,423				
Plano, TX 75026-0888						
***** 99-9-99..SF1 *****						
99-9-99..SF1	866 Telephone		COUNTY TAXABLE VALUE	79,223		
DFT Local Service	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	79,223		
PO Box 209	707000-0626	79,223	SCHOOL TAXABLE VALUE	79,223		
Fredonia, NY 14063	99-9-99..SF1		FP003 Charlotte fp 1	79,223	TO	
	FULL MARKET VALUE	124,174				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 283
VALUATION DATE-JUL 01, 2025
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UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	6	TOTAL		1744,751		1744,751

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1744,751		1744,751		1744,751
	S U B - T O T A L	6		1744,751		1744,751		1744,751
	T O T A L	6		1744,751		1744,751		1744,751

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1744,751	1744,751	1744,751	1744,751	1744,751

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
SPECIAL FRANCHISE SECTION OF THE ROLL - 5

PAGE 284
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UNIFORM PERCENT OF VALUE IS 063.80

R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	6	TOTAL		1744,751		1744,751

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	6		1744,751		1744,751		1744,751
	S U B - T O T A L	6		1744,751		1744,751		1744,751
	T O T A L	6		1744,751		1744,751		1744,751

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	6		1744,751	1744,751	1744,751	1744,751	1744,751

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 285
VALUATION DATE-JUL 01, 2025
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TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 33-3-33..PS1 *****						
33-3-33..PS1	831 Tele Comm		COUNTY TAXABLE VALUE	500		
Dunkirk & Fredonia Telephone	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		500	
PO Box 209	33-3-33..PS1	500	SCHOOL TAXABLE VALUE	500		
Fredonia, NY 14063-0209	BANK9999999		FP003 Charlotte fp 1	500 TO		
	FULL MARKET VALUE	784				
***** 99-9-99..PS2 *****						
99-9-99..PS2	Town Outside		COUNTY TAXABLE VALUE	0		
At&t Interstate Division	836 Telecom. eq.		0 TOWN TAXABLE VALUE		0	
Property Tax Dept.	Cassadaga Valle 062601		SCHOOL TAXABLE VALUE	0		
1010 Pine 9E-L-01	Central Office Equipment	0	FP003 Charlotte fp 1	0 TO		
St. Louis, MO 63101	Initial 7300					
	99-9-99..PS2					
	BANK9999999					
	FULL MARKET VALUE	0				
***** 234.00-1-31 *****						
234.00-1-31	Center Rd				26200	
Verizon New York Inc.	831 Tele Comm		COUNTY TAXABLE VALUE	800		
Duff and Phelps, LLC	Cassadaga Valle 062601	800	TOWN TAXABLE VALUE	800		
PO Box 2749	10-1-23	800	SCHOOL TAXABLE VALUE	800		
Addison, TX 75001	FRNT 50.00 DPTH 60.00		FP003 Charlotte fp 1	800 TO		
	BANK9999999					
	EAST-0318589 NRTH-0830442					
	FULL MARKET VALUE	1,254				
***** 626.089-0000-629.000.1881*****						
626.089-0000-629.000.1881	831 Tele Comm		COUNTY TAXABLE VALUE	31,526		
Windstream New York, Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		31,526	
Attn: Rash & Associates	88-8-88..Ps1	31,526	SCHOOL TAXABLE VALUE	31,526		
#503-32-1130	626.089-9999-629.000.1881		FP003 Charlotte fp 1	31,526 TO		
PO Box 260888	626-89-999.629.000					
Plano, TX 75026-0888	BANK9999999					
	FULL MARKET VALUE	49,414				
***** 626.089-0000-629.000.1882*****						
626.089-0000-629.000.1882	831 Tele Comm		COUNTY TAXABLE VALUE	878		
Windstream New York, Inc.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		878	
Attn: Rash & Associates	88-8-88..Ps1	878	SCHOOL TAXABLE VALUE	878		
#503-32-1130	626.089-9999-629.000.1881		FP003 Charlotte fp 1	878 TO		
PO Box 260888	626-89-999.629.000					
Plano, TX 75026-0888	BANK9999999					
	FULL MARKET VALUE	1,376				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 626.089-0000-643.900.1881***						
626.089-0000-643.900.1881	831 Tele Comm		COUNTY TAXABLE VALUE	17,633		
Cassadaga Telephone Co	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	17,633		
Pob 209	22-2-21..Ps1	17,633	SCHOOL TAXABLE VALUE	17,633		
Fredonia, NY 14063-0209	626.089-9999-643.900.1881		FP003 Charlotte fp 1	17,633	TO	
	626-89-999.643.900					
	BANK99999999					
	FULL MARKET VALUE	27,638				
***** 626.089-0000-643.900.1882***						
626.089-0000-643.900.1882	831 Tele Comm		COUNTY TAXABLE VALUE	491		
Cassadaga Telephone Co	Pine Valley 063001	0	TOWN TAXABLE VALUE	491		
Pob 209	22-2-21..Ps1	491	SCHOOL TAXABLE VALUE	491		
Fredonia, NY 14063-0209	626.089-9999-643.900.1881		FP003 Charlotte fp 1	491	TO	
	626-89-999.643.900					
	BANK99999999					
	FULL MARKET VALUE	770				
***** 626.089-0000-701.390.1881***						
Telecommunications						
626.089-0000-701.390.1881	836 Telecom. eq.		COUNTY TAXABLE VALUE	2,086		
First Light Fiber	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	2,086		
55 Sicker Rd	Fiber Optic- New in 2023	2,086	SCHOOL TAXABLE VALUE		2,086	
Latham, NY 12110	44-4-44..SF1		FP003 Charlotte fp 1	2,086	TO	
	FULL MARKET VALUE	3,270				
***** 626.089-0000-701.390.1882***						
Telecommunications						
626.089-0000-701.390.1882	836 Telecom. eq.		COUNTY TAXABLE VALUE	58		
First Light Fiber	Pine Valley 063001	0	TOWN TAXABLE VALUE	58		
55 Sicker Rd	Fiber Optic- New in 2023	58	SCHOOL TAXABLE VALUE	58		
Latham, NY 12110	FULL MARKET VALUE	91	FP003 Charlotte fp 1	58	TO	
***** 626.089-999-123.700.2881 ***						
626.089-999-123.700.2881	883 Gas Trans Impr		COUNTY TAXABLE VALUE	223,267		
National Fuel Gas Distrib	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	223,267		
Corp	626.089-9999-123.700.281	223,267	SCHOOL TAXABLE VALUE	223,267		
Real Property Tax Dept.	626-89-999.123.700		FP003 Charlotte fp 1	223,267	TO	
6363 Main St	BANK99999999					
Williamsville, NY 14221-5887	FULL MARKET VALUE	349,948				
***** 626.089-999-132.350.1001 ***						
626.089-999-132.350.1001	882 Elec Trans Imp		COUNTY TAXABLE VALUE	6,736		
Niagara Mohawk Power Corp	Cassadaga Valle 062601	0	TOWN TAXABLE VALUE	6,736		
dba National Grid	77-7-77..Ps1	6,736	SCHOOL TAXABLE VALUE	6,736		
Real Estate Tax Dept	inclclairville TAP 852		FP003 Charlotte fp 1	6,736	TO	
300 Erie Blvd West	626-089-9999-132.350.1001					
Syracuse, NY 13202	BANK99999999					
	FULL MARKET VALUE	10,558				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

PAGE 287
VALUATION DATE-JUL 01, 2025
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TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 626.089-999-132.350.1881 ***						
626.089-999-132.350.1881	882 Elec Trans Imp		COUNTY TAXABLE VALUE	842,479		
Niagara Mohawk Power Corp	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		842,479	
dba National Grid	77-7-77..Ps1	842,479	SCHOOL TAXABLE VALUE	842,479		
Real Estate Tax Dept	626.089-9999-132.350.1881		FP003 Charlotte fp 1	842,479	TO	
300 Erie Blvd West	626-89-999.132.350					
Syracuse, NY 13202	BANK9999999					
	FULL MARKET VALUE	1320,500				
***** 626.089-999-830.000.2001 ***						
626.089-999-830.000.2001	741 Gas pipeline		COUNTY TAXABLE VALUE	26,283		
Chautauqua Green Energy, LLC.	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		26,283	
558 W 6th St Ste 200	66-6-68..Ps1	26,283	SCHOOL TAXABLE VALUE	26,283		
Erie, PA 16507	626.089-9999-830.000.2001		FP003 Charlotte fp 1	26,283	TO	
	Gas long transmission lin					
	FULL MARKET VALUE	41,196				
***** 626.089-999-830.000.2011 ***						
626.089-999-830.000.2011	741 Gas pipeline		COUNTY TAXABLE VALUE	68		
Chautauqua Green Energy, LLC	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		68	
558 W 6th St Ste 200	66-6-68..Ps1	68	SCHOOL TAXABLE VALUE	68		
Erie, PA 16507	meas & reg sta equipment		FP003 Charlotte fp 1	68	TO	
	626.089-9999-830.000.2011					
	FULL MARKET VALUE	107				
***** 626.089-999-830.000.2041 ***						
626.089-999-830.000.2041	741 Gas pipeline		COUNTY TAXABLE VALUE	129		
Chautauqua Green Energy, LLC	Cassadaga Valle 062601		0 TOWN TAXABLE VALUE		129	
558 W 6th St Ste 200	66-6-68..Ps1	129	SCHOOL TAXABLE VALUE	129		
Erie, PA 16507	meas & reg sta equip.		FP003 Charlotte fp 1	129	TO	
	626.089-9999-830.000.2041					
	FULL MARKET VALUE	202				

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

PAGE 288
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UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	15	TOTAL		1152,934		1152,934

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	800	1152,385		1152,385		1152,385
063001	Pine Valley	2		549		549		549
	S U B - T O T A L	15	800	1152,934		1152,934		1152,934
	T O T A L	15	800	1152,934		1152,934		1152,934

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	15	800	1152,934	1152,934	1152,934	1152,934	1152,934

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
UTILITY & R.R. SECTION OF THE ROLL - 6

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VALUATION DATE-JUL 01, 2025
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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	15	TOTAL		1152,934		1152,934

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	800	1152,385		1152,385		1152,385
063001	Pine Valley	2		549		549		549
	S U B - T O T A L	15	800	1152,934		1152,934		1152,934
	T O T A L	15	800	1152,934		1152,934		1152,934

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

NO EXEMPTIONS AT THIS LEVEL

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
6	UTILITIES & N.C.	15	800	1152,934	1152,934	1152,934	1152,934	1152,934

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 062689

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		ACCOUNT NO.	
***** 199.00-2-25 *****						
199.00-2-25	Barnum Rd				26200	
Pickett Cemetery	695 Cemetery		PRIV CEMTY 27350	0	11,000	11,000
Sinclairville, NY 14782	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE	0		
	4-1-3	11,000	TOWN TAXABLE VALUE	0		
	ACRES 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0309491 NRTH-0848208		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	17,241	11,000 EX			
***** 200.00-2-15 *****						
200.00-2-15	North Hill Rd				26200	
Luce Cemetery	695 Cemetery		PRIV CEMTY 27350	0	2,800	2,800
Sinclairville, NY 14782	Cassadaga Valle 062601	2,800	COUNTY TAXABLE VALUE	0		
	2-1-4	2,800	TOWN TAXABLE VALUE	0		
	ACRES 0.16		SCHOOL TAXABLE VALUE	0		
	FULL MARKET VALUE	4,389	FP003 Charlotte fp 1	0 TO		
			2,800 EX			
***** 216.00-2-27 *****						
216.00-2-27	3576 Luce Rd				26200	
The Open Door Baptist	620 Religious		RELIGIOUS 25110	0	305,000	305,000
Church Of Cassadaga	Cassadaga Valle 062601	27,600	COUNTY TAXABLE VALUE	0		
3576 Luce Rd	4-1-36.3.2	305,000	TOWN TAXABLE VALUE	0		
Cassadaga, NY 14718	ACRES 10.90		SCHOOL TAXABLE VALUE	0		
	EAST-0307786 NRTH-0843322		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 1928 PG-00024		305,000 EX			
	FULL MARKET VALUE	478,056				
***** 217.04-1-12 *****						
217.04-1-12	695 Cemetery		PRIV CEMTY 27350	0	12,700	12,700
Charlotte Center Cemetery	Cassadaga Valle 062601		12,700 COUNTY TAXABLE VALUE	0		
Asso	13-3-6.2	12,700	TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 1.40		SCHOOL TAXABLE VALUE	0		
	EAST-0322499 NRTH-0839438		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	19,906	12,700 EX			
***** 217.04-1-13 *****						
217.04-1-13	Rood Rd				26200	
Charlotte Center Cemetery	695 Cemetery		PRIV CEMTY 27350	0	17,500	17,500
Sinclairville, NY 14782	Cassadaga Valle 062601		17,500 COUNTY TAXABLE VALUE	0		
	13-3-5	17,500	TOWN TAXABLE VALUE	0		
	ACRES 4.00		SCHOOL TAXABLE VALUE	0		
	EAST-0322713 NRTH-0839528		FP003 Charlotte fp 1	0 TO		
	FULL MARKET VALUE	27,429	17,500 EX			

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 217.04-1-19 *****						
217.04-1-19	6942 Charlotte Center Rd				26200	
Charlotte Center Church	620 Religious		RELIGIOUS 25110	0	125,000	125,000
6942 Charlotte Center Rd	Cassadaga Valle 062601		11,000 COUNTY TAXABLE VALUE		0	125,000
PO Box 424	13-4-3	125,000	TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	ACRES 1.00		SCHOOL TAXABLE VALUE	0		
	EAST-0322999 NRTH-0839568		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 2023 PG-5763		125,000 EX			
	FULL MARKET VALUE	195,925				
***** 217.04-1-20 *****						
217.04-1-20	N. Of East Rd					
Charlotte Center Church	314 Rural vac<10		RELIGIOUS 25110	0	4,600	4,600
6942 Charlotte Center Rd	Cassadaga Valle 062601		4,600 COUNTY TAXABLE VALUE		0	
PO Box 424	8-1-8.2		4,600 TOWN TAXABLE VALUE	0		
Sinclairville, NY 14782	FRNT 272.00 DPTH 304.00		SCHOOL TAXABLE VALUE	0		
	ACRES 1.90		FP003 Charlotte fp 1	0 TO		
	EAST-0323426 NRTH-0839574		4,600 EX			
	DEED BOOK 2023 PG-5763					
	FULL MARKET VALUE	7,210				
***** 217.04-1-38 *****						
217.04-1-38	Rood Rd				26200	
Town Of Charlotte	651 Highway gar		TOWN OWNED 13500	0	50,000	50,000
7059 Rood Rd	Cassadaga Valle 062601	6,100	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	Tool House	50,000	TOWN TAXABLE VALUE	0		
	13-2-1		SCHOOL TAXABLE VALUE	0		
	FRNT 112.00 DPTH 148.00		FP003 Charlotte fp 1	0 TO		
	EAST-0323438 NRTH-0841122		50,000 EX			
	FULL MARKET VALUE	78,370				
***** 217.04-1-39 *****						
217.04-1-39	Rood Rd				26200	
Town Of Charlotte	651 Highway gar		TOWN OWNED 13500	0	300,000	300,000
7059 Rood Rd	Cassadaga Valle 062601	12,400	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782-9619	Highway Garage & Town Hal	300,000	TOWN TAXABLE VALUE	0		
	5-1-27.2		SCHOOL TAXABLE VALUE	0		
	ACRES 1.30		FP003 Charlotte fp 1	0 TO		
	EAST-0323261 NRTH-0841237		300,000 EX			
	FULL MARKET VALUE	470,219				
***** 217.04-1-40 *****						
217.04-1-40	Rood Rd				26200	
Town Of Charlotte	591 Playground		TOWN OWNED 13500	0	20,400	20,400
26 East Ave	Cassadaga Valle 062601	20,400	COUNTY TAXABLE VALUE	0		
Sinclairville, NY 14782	5-1-27.1	20,400	TOWN TAXABLE VALUE	0		
	ACRES 16.10		SCHOOL TAXABLE VALUE	0		
	EAST-0323321 NRTH-0841633		FP003 Charlotte fp 1	0 TO		
	DEED BOOK 2124 PG-00246		20,400 EX			
	FULL MARKET VALUE	31,975				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 063.80

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VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 235.00-1-59 *****						
235.00-1-59	822 Water supply		VILL OWNED 13650	0	27,500	27,500
Sinclairvll Water Wks	Cassadaga Valle 062601	27,500	COUNTY TAXABLE VALUE		0	27,500
Pob 469	11-1-12	27,500	TOWN TAXABLE VALUE		0	
Sinclairville, NY 14782	ACRES 25.00		SCHOOL TAXABLE VALUE		0	
	EAST-0328164 NRTH-0831743		FP003 Charlotte fp 1		0 TO	
	FULL MARKET VALUE	43,103	27,500 EX			
***** 251.00-1-35 *****						
251.00-1-35	695 Cemetery		PRIV CEMTY 27350	0	11,000	11,000
Richmond Cemetary	Cassadaga Valle 062601	11,000	COUNTY TAXABLE VALUE		0	11,000
Sinclairville, NY 14782	11-1-22		11,000 TOWN TAXABLE VALUE		0	
	ACRES 1.00		SCHOOL TAXABLE VALUE		0	
	EAST-0322702 NRTH-0824983		FP003 Charlotte fp 1		0 TO	
	FULL MARKET VALUE	17,241	11,000 EX			
***** 251.00-1-37 *****						
251.00-1-37	East Rd		SCHOOL 13800	0	36,800	36,800
Sinclairville School Farm	615 Educatn fac		36,800 COUNTY TAXABLE VALUE		0	36,800
PO Box 540	Cassadaga Valle 062601	36,800	TOWN TAXABLE VALUE		0	
Sinclairville, NY 14782	11-1-24		SCHOOL TAXABLE VALUE		0	
	ACRES 38.29		FP003 Charlotte fp 1		0 TO	
	EAST-0321393 NRTH-0824945					
	FULL MARKET VALUE	57,680	36,800 EX			

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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UNIFORM PERCENT OF VALUE IS 063.80
R O L L S U B S E C T I O N - - T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	13	TOTAL		924,300	924,300	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	201,400	924,300	924,300			
	S U B - T O T A L	13	201,400	924,300	924,300			
	T O T A L	13	201,400	924,300	924,300			

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
	T O T A L	13	924,300	924,300	924,300

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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R O L L S U B S E C T I O N - - T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	13	201,400	924,300				

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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R O L L S E C T I O N T O T A L S

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	13	TOTAL		924,300	924,300	

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	13	201,400	924,300	924,300			
	S U B - T O T A L	13	201,400	924,300	924,300			
	T O T A L	13	201,400	924,300	924,300			

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
	T O T A L	13	924,300	924,300	924,300

STATE OF NEW YORK
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8

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R O L L S E C T I O N T O T A L S

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
8	WHOLLY EXEMPT	13	201,400	924,300				

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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L

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S W I S T O T A L S
UNIFORM PERCENT OF VALUE IS 063.80

*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,072	TOTAL		94601,457	1227,100	93374,357

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,041	24559,850	92955,065	30271,850	62683,215	7014,340	55668,875
063001	Pine Valley	32	1348,500	1784,392		1784,392		1784,392
	S U B - T O T A L	1,073	25908,350	94739,457	30271,850	64467,607	7014,340	57453,267
	T O T A L	1,073	25908,350	94739,457	30271,850	64467,607	7014,340	57453,267

*** S Y S T E M C O D E S S U M M A R Y ***

NO SYSTEM EXEMPTIONS AT THIS LEVEL

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
13500	TOWN OWNED	3	370,400	370,400	370,400
13650	VILL OWNED	1	27,500	27,500	27,500
13800	SCHOOL	1	36,800	36,800	36,800
18020	IND DEVEL	15	27297,000	27297,000	27297,000
25110	RELIGIOUS	3	434,600	434,600	434,600
27350	PRIV CEMTY	5	55,000	55,000	55,000
32252	ST REFOR	14	2498,500		
32301	STATE LAND	2	3,500	3,500	
41101	VETS C/T	3	7,700	7,700	
41121	VET WAR CT	18	127,950	66,150	
41131	VET COM CT	12	146,000	73,500	
41141	VET DIS CT	10	183,350	118,000	
41162	CW_15_VET/	5	36,750		

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*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	COUNTY	TOWN	SCHOOL
41172	CW DISBLD	2	49,000		
41631	RPTL 466-a	2	52,400	52,400	
41700	AG BLDG	6	130,200	130,200	130,200
41720	AG DIST	57	1073,110	1073,110	1073,110
41730	AG COMMIT	23	460,640	460,640	460,640
41800	AGED C/T/S	3	45,550	45,550	45,550
41805	AGED C/S	1	34,000		34,000
41834	ENH STAR	92			4669,080
41854	BAS STAR	127			2326,880
41864	B STAR ADD	1			18,380
41932	Dis & Lim	1	18,450		
42100	FARM SILOS	19	302,300	302,300	302,300
47610	BUSINV 897	1	4,750	4,750	4,750
	T O T A L	427	33395,450	30559,100	37286,190

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,023	23207,650	88415,472	58446,322	58784,172	59067,922	52053,582
3	STATE OWNED LAND	16	2498,500	2502,000		2498,500	2502,000	2502,000
5	SPECIAL FRANCHISE	6		1744,751	1744,751	1744,751	1744,751	1744,751
6	UTILITIES & N.C.	15	800	1152,934	1152,934	1152,934	1152,934	1152,934
8	WHOLLY EXEMPT	13	201,400	924,300				
*	SUB TOTAL	1,073	25908,350	94739,457	61344,007	64180,357	64467,607	57453,267
**	GRAND TOTAL	1,073	25908,350	94739,457	61344,007	64180,357	64467,607	57453,267

STATE OF NEW YORK
COUNTY - Chautauqua
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2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
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*** S P E C I A L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	EXTENSION TYPE	EXTENSION VALUE	AD VALOREM VALUE	EXEMPT AMOUNT	TAXABLE VALUE
FP003	Charlotte fp 1	1,073	TOTAL		94901,457	1527,100	93374,357

*** S C H O O L D I S T R I C T S U M M A R Y ***

CODE	DISTRICT NAME	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	EXEMPT AMOUNT	TOTAL TAXABLE	STAR AMOUNT	STAR TAXABLE
062601	Cassadaga Valley	1,310	27175,250	114026,503	37339,140	76687,363	9207,500	67479,863
063001	Pine Valley	33	1348,500	1784,490		1784,490		1784,490
	S U B - T O T A L	1,343	28523,750	115810,993	37339,140	78471,853	9207,500	69264,353
	T O T A L	1,343	28523,750	115810,993	37339,140	78471,853	9207,500	69264,353

*** S Y S T E M C O D E S S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
50000	WHOLLY EX	1	500,000	500,000	500,000	500,000
	T O T A L	1	500,000	500,000	500,000	500,000

*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
13100	CO PROPTY	1	15,000	15,000	15,000	15,000
13500	TOWN OWNED	3		370,400	370,400	370,400
13650	VILL OWNED	7	4905,200	4932,700	4932,700	4932,700
13800	SCHOOL	1		36,800	36,800	36,800
18020	IND DEVEL	15		27297,000	27297,000	27297,000
25110	RELIGIOUS	9	496,800	931,400	931,400	931,400
25120	NONPROF ED	1	300,000	300,000	300,000	300,000
25130	NONPROF ED	1	10,000	10,000	10,000	10,000
25300	NON-PROFIT	2	53,000	53,000	53,000	53,000

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*** E X E M P T I O N S U M M A R Y ***

CODE	DESCRIPTION	TOTAL PARCELS	VILLAGE	COUNTY	TOWN	SCHOOL
26400	VOL FIRE	2	470,000	470,000	470,000	470,000
27350	PRIV CEMTY	8	99,400	154,400	154,400	154,400
32252	ST REFOR	14		2498,500		
32301	STATE LAND	2		3,500	3,500	
41101	VETS C/T	5	4,305	17,005	17,005	
41121	VET WAR CT	24	18,375	172,050	88,200	
41131	VET COM CT	13	6,125	158,250	79,625	
41141	VET DIS CT	10		183,350	118,000	
41147	VET DIS V	1	9,000			
41162	CW 15 VET/	5		36,750		
41172	CW DISBLD	2		49,000		
41631	RPTL 466-a	2		52,400	52,400	
41700	AG BLDG	6		130,200	130,200	130,200
41720	AG DIST	66	92,510	1205,500	1205,500	1205,500
41730	AG COMMIT	23		460,640	460,640	460,640
41800	AGED C/T/S	4	18,500	64,050	64,050	64,050
41805	AGED C/S	3		95,325		99,000
41834	ENH STAR	118				5924,860
41854	BAS STAR	178				3264,260
41864	B STAR ADD	1				18,380
41932	Dis & Lim	1		18,450		
42100	FARM SILOS	21	1,500	303,800	303,800	303,800
47610	BUSINV 897	2	500	5,250	5,250	5,250
	T O T A L	551	6500,215	40024,720	37098,870	46046,640

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
1	TAXABLE	1,258	25529,650	101344,485	12778,198	71095,465	71522,815	71779,045	62571,545
3	STATE OWNED LAND	16	2498,500		2502,000		2498,500	2502,000	2502,000

STATE OF NEW YORK
COUNTY - Chautauqua
TOWN - Charlotte
SWIS - 0626

2 0 2 6 T E N T A T I V E A S S E S S M E N T R O L L
T O W N T O T A L S

PAGE 301
VALUATION DATE-JUL 01, 2025
TAXABLE STATUS DATE-MAR 01, 2026
RPS150/V04/L015
CURRENT DATE 5/07/2026

UNIFORM PERCENT OF VALUE IS 063.80

*** G R A N D T O T A L S ***

ROLL SEC	DESCRIPTION	TOTAL PARCELS	ASSESSED LAND	ASSESSED TOTAL	TAXABLE VILLAGE	TAXABLE COUNTY	TAXABLE TOWN	TAXABLE SCHOOL	STAR TAXABLE
5	SPECIAL FRANCHISE	12		2761,969	1017,218	2761,969	2761,969	2761,969	2761,969
6	UTILITIES & N.C.	21	2,100	1428,839	275,905	1428,839	1428,839	1428,839	1428,839
8	WHOLLY EXEMPT	36	493,500	7773,700					
*	SUB TOTAL	1,343	28523,750	115810,993	14071,321	75286,273	78212,123	78471,853	69264,353
**	GRAND TOTAL	1,343	28523,750	115810,993	14071,321	75286,273	78212,123	78471,853	69264,353

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