

Tioga County Pennsylvania

Project Profile



Grand Canyon of Pennsylvania - Wellsboro, PA

Tioga County is located in north central Pennsylvania where the region is lush with trees, and the landscape is dissected hills and valleys. Wellsboro, the county seat, is a quaint town with a historical downtown area. Keeping pace with their needs, the county assessment office has diligently developed and maintained a set of hard copy tax maps to support assessment operations. The county realized the need for GIS and implemented a simple conversion of their existing tax maps.

As needs and demands increased, GIS Coordinator Scott Zubek and Assistant Chief Assessor Joshua Zeyn realized that the existing GIS would not hold up to their rigorous needs for accurate maps and reliable information. Accurate maps and reliable information would be needed to support the implementation of a new computerized mass appraisal system (CAMA). Meanwhile, they also needed to support the demand placed on county resources due to the Marcellus Shale boom.



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Assessment

- Sidwell used original source documents and delivered the data in the latest version of the Esri [Parcel Fabric](#).
- The county could **visualize** what their data could look like, specifically parcel data verified against the CAMA database.
- Sidwell greatly improved data accuracy by utilizing the original source documents. When completed, it was discovered that in certain instances houses/lots were associated with the wrong parcel. As a result, these houses/lots were incorrectly up for delinquent sale.
- County officials realized that modernizing their operations would have a great impact on the community and decided to move forward with the entire countwide project.

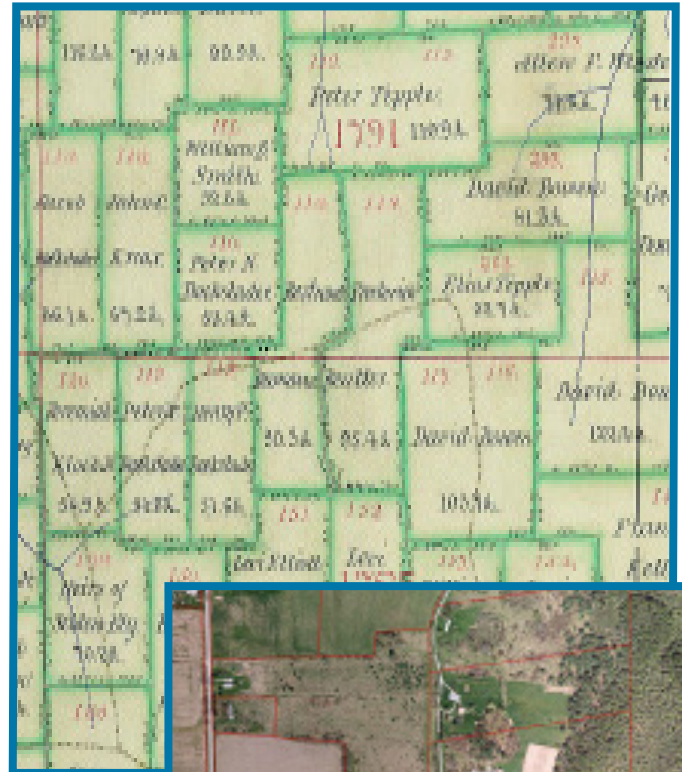
Solution

- Sidwell captured over **60,000 documents** of maps, plats, and other legal documents that were used to construct the countywide parcel layer.
- Sidwell positioned over **2,500 GPS control points** in state plane coordinates. The information was helpful in tying down locations, establishing a framework for nearby parcels, and building the Parcel Fabric data model.
- Many original source documents, like the maps shown here, were used in conjunction with recorded surveys and plats. These documents helped Sidwell identify, locate, and inventory all ownership properties within the county.
- For all parcels, Sidwell placed an accuracy value based upon how that parcel was constructed. This will be used by the county for defending assessment values.

Impact

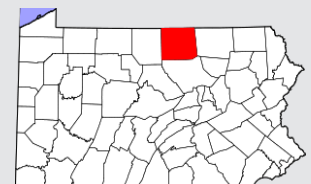
- The [parcel fabric](#) was implemented with the county's LGIM and CAMA system.
- Streamlined efforts allow for dynamic joining of new parcel data and CAMA attributes. The county can take advantage of simple geoprocessing routines to keep this data current and be easier to publish across the jurisdiction.
- The county has complete faith that the data being consumed by its users is accurate and reliable.

- Because of the efforts to modernize the GIS, the county can now take full advantage of Esri's solution templates. Their [parcel tax viewer](#) even utilizes the data from the LGIM.



Tioga County

Area: 1,137 sq. miles
Parcels: 27,830
Population: 41,981
Density: 37/sq. mi
*as of 2010 census



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