

Town of Niskayuna

2024 Spring Utility Bill Update



Change for 2023 tax bill



Important Tax Notice

Change in Your January 2023 Town of Niskayuna Property Tax Bill

Please note that for Sewer District 1 (the sewer district for this mailing address), the Town of Niskayuna has moved the charge for sewer maintenance and operations off of your 2023 Property Tax Bill. This charge has not been eliminated, it will instead be billed based on use and included in the Water & Sewer Utility Bill that is mailed out in the spring and the fall.

Please make any necessary changes to your budget or bill payment systems to adjust to the change in timin for payment.

For more information go to https://www.niskayuna.org/sewer1bill or call 518-386-4543.



SCHENECTADY COUNTY - TOWN OF NISKAY 2022 PROPERTY TAX BILL AND RECEIP

* For Fiscal Year 01/01/2022 to 12/31/2022

* Warrant Date 12/31/2

MAKE CHECKS PAYABLE TO:

Diane R. Percy
Receiver of Taxes
Mail To:
One Niskayuna Circle
Niskayuna, NY 12309-4381

TO PAY IN PERSON

ACCEPTED BY MAIL ONLY OR TOWN HALL DROP BOX PENALTY FREE PERIOD JANUARY 1ST - JANUARY 31ST SEE NOTICE ON REVERSE SIDE



PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The Uniform Percentage of Value used to establish assessments in your measurement the Full Market Value of this property as of July If you feel your assessment is too high, you have the right to seek a redu Assessment in New York State!" is available at the assessor's office and complaints on the above assessment has passed.

<u>Exemption</u> <u>Value Tax Purpose</u> <u>Full Value Estimate</u>

PROPERTY TAXI	<u>ES</u>	Total Tax Levy	% Change From Prior Year	Ta
HOMESTEAD P	ADCEL	Total Tax Boll	21101 1541	
State & Fed Mandat		16,456,425	-1.9	
Town General		4,945,948	-0.3	
Town Highway		3,746,378	1.5	
Election Charge		314,293	1.5	
Pire District 1	TOTAL	4,564,904	3.7	
Sewer Dist 100a	SECUN			
Water Dist 100a	SECUN			
SEE IMPORTANT	INFORMATIO	N ON REVERSE SIDE		





For Billing Inquires Contact The Water Department at:

(518) 377-8411. Hours: 7:30am -3:00pm M-F

Town of Niskayuna One Niskayuna Circle Niskayuna, NY 12309



w or pay by credit / debit card or e-check at www.niskayuna.org/waterbilling (a fee of \$3.75 will apply) or pay by phone 844-915-2881 (a fee of \$4.75 will apply) Mail or p a check in the Drop Box (Exact amount only - no cash please)

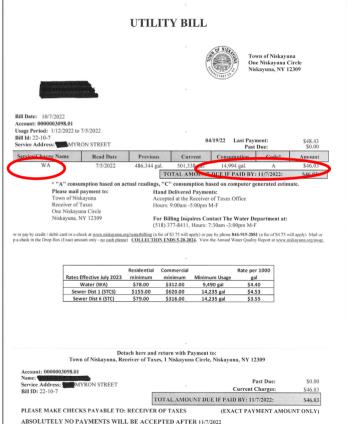
COLLECTION ENDS 5-20-2024. View the Annual Water Quality Report at www.niskayuna.org/awqr.

Niskayuna, NY 12309

Rates Effective July 2023	Residential minimum	Commercial minimum	Minimum Usage	Rate per 1000 gal
Water (WA)	\$78.00	\$312.00	9,490 gal	\$4.40
Sewer Dist 1 (STCS)	\$155.00	\$620.00	14,235 gal	\$4.53
Sewer Dist 6 (STC)	\$79.00	\$316.00	14,235 gal	\$3.55



240,000.00 3.275741 1.00 402.970000 402.97 1.00 118.380000 118.38



2



SCHENECTADY COUNTY - TOWN OF NISKAYUNA 2023 PROPERTY TAX BILL AND RECEIPT

* For Fiscal Year 01/01/2023 to 12/31/2023

* Warrant Date 12/31/2022

MAKE CHECKS PAYABLE TO: Diane R. Percy Receiver of Taxes Mail To: One Niskayuna Circle Niskayuna, NY 12309-4381





PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

SEE IMPORTANT INFORMATION ON REVERSE SIDE

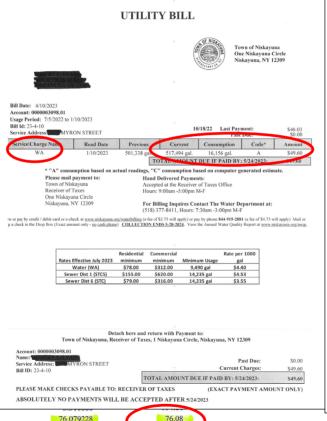
The Uniform Percentage of Value used to establish assessments in your municipality was:

The assessor estimates the Full Market Value of this property as of July 1, 2021 was:

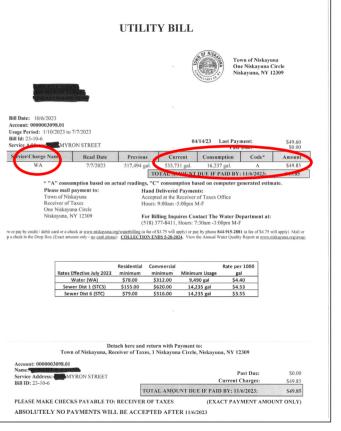
If you feel your assessment is too high, you have the right to seek a reduction in the future. Assessment in New York State" is available at the assessor's office and on-line: www.tax.n complaints on the above assessment has passed.

<u>Exemption</u> <u>Value Tax Purpose</u> <u>Full Value Estimate</u> <u>Exemption</u>

PROPERTY TAXES Taxing Purpose	Total Tax Levy	% Change From <u>Prior Year</u>	Taxable Assessed Value or
HOMESTEAD PARCEL			
State & Fed Mandates	15,768,302	-4.2	240,000.00
Town General	6,172,610	24.8	240,000.00
Town Highway	2,584,193	-31.0	240,000.00
Election Charge	324,464	3.2	240,000.00
THE DISTRICT TOTAL	4,944,299	2.2	240,000.00
Sewer District I SECUN			1.00
Water District 1 SECUN			1.00



86.046025





SCHENECTADY COUNTY - TOWN OF NISKAYUNA

2024 PROPERTY TAX BILL AND RECEIPT

* For Fiscal Year 01/01/2024 to 12/31/2024

* Warrant Date 12/31/2023

Sequence No.

Page No.

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002211

MAKE CHECKS PAYABLE TO:

Diane R. Percy Receiver of Taxes

Mail To:

One Niskayuna Circle

Niskayuna, NY 12309-4381

TO PAY IN PERSON

ACCEPTED BY MAIL OR TOWN HALL DROP BOX PENALTY FREE PERIOD JANUARY 1ST - JANUARY 31ST

SEE NOTICE ON REVERSE SIDE

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

422400 40.18-1-86

1409 Myron St Address:

Niskayuna Town of:

School: Niskavuna Central

NYS Tax & Finance School District Code:

210 - 1 Family Res

Roll Sect. 1

Parcel Dimensions:

90.00 X 130.00

CNTY 58.066.536

TOWN 1,256,908

Account No. Bank Code

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The Uniform Percentage of Value used to establish assessments in your municipality was:

The assessor estimates the Full Market Value of this property as of July 1, 2022 was:

Estimated State Aid:

240,000 79.00

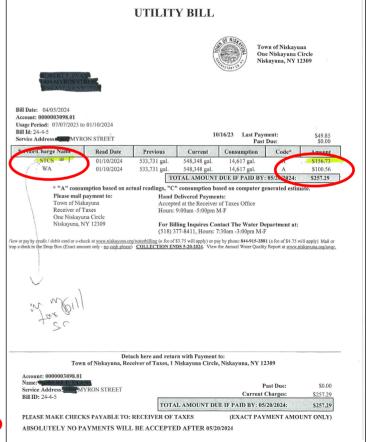
303.800

If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption Value Tax Purpose Full Value Estimate Exemption Value Tax Purpose Full Value Estimate

PROPERTY TAXES		% Change From	Taxable Assessed Value or Units	Rates per \$1000	
Taxing Purpose	Total Tax Levy	Prior Year		or per Unit	Tax Amount
HOMESTEAD PARCEL					
State & Fed Mandates	16,202,708	2.8	240,000.00	6.325109	1,518.03
Town General	5,006,964	-18.9	240,000.00	1.560410	374.50
Town Highway	3,868,853	49.7	240,000.00	1.206474	289.55
Election Charge	329,010	1.4	240,000.00	.099330	23.84
Drainage/stormsewers TOTAL	120,192	100.0	240,000.00	.044860	10.77
Fire District 1 TOTAL	5,037,396	1:0	240,000.00	3.324336	707.84
Sewer District 1 SECUN			PAID 1.00	72.210784	72.21
Water District SECUN			.00	92.971590	92.97
SEE IMPORTANT INFORMATION	ON ON REVERSE SIDE				

JAN 31 2024





New Rates for 2023 usage

System	Residential Base (6 month cycle)	Commercial Base (6 month cycle)	Minimum Usage (6 month cycle)	Rate per 1000 gal used over minimum
Water	\$78.00	\$312.00	9,490 gallons	\$4.40
Sewer 1 (to City)	\$155.00	\$620.00	14,235 gallons	\$4.53
Sewer 6 (Nisky)	\$79.00	\$316.00	14,235 gallons	\$3.55

For Water:

These base rates were set using an assumption of a 52 gallon per day minimum water usage. This results in a base usage amount of 9,490 gallons of water per 6 month period.

Above that usage the \$4.40 per 1000 gallons is applied.

For Sewer:

The sewer base was set as 1.5 times the base amount of water used at 14,235 gallons per 6 month period. This is to allow for water usage that does not go into the sewer system - lawn watering, car washing, pool filling etc. Above 14,235 gallons the corresponding rate of \$4.53 per 1000 gallons for Sewer 1, and \$3.55 per 1000 gallons for Sewer 6 is applied



Local Water Cost Comparison

Projected rates for 2	2023	1							
Municipality Minimum charge		Periodicity	Rate per 1000 gal		Minimum Amount	_	Minimum early cost	Notes	
Niskayuna	\$	78.00	bi-annual	\$	4.40	9490	\$	156.00	
Albany	\$	38.72	quarterly	\$	3.96	none	\$	179.59	*2022 rates; usage set at 9490 to match Niskayuna
Colonie	\$	85.00	bi-annual	\$	4.40	20,000	\$	170.00	
Clifton Park	\$	17.25	quarterly	\$	4.40	none	\$	96.46	*2022 minimum, 2023 rate; usage set at 9490 to match Niskayuna
Troy			quarterly	\$	4.03				
Queensbury	\$	35.00	quarterly	\$	2.40	8000	\$	143.58	*2022 rates; usage set at 9490 to match Niskayuna
Schenectady, City	S	215.76	quarterly					S863.04	* Not metered
Schenectady, City	\$	313.31	quarterly				\$1,253.24 \$		Sewer fee

Note: This comparison is for the water utility bills only. It does not include debt service as that is unique to each municipality.

Note: City of Schenectady Sewer cost is included as reference point to Sewer 1.



Calculating Your Utility Bill

Bill Date: 4/5/2024 Account: 0000004181.01

Usage Period: 7/7/2023 to 1/10/2024

Bill Id: 24-4-5

Service Address. RUFFNER ROAD

Last Payment:

Past Due:

\$231.90 \$0.00

Service\Charge Name	Read Date	Previous	Current	Consumption	Code*	Amount
STC	1/10/2024	99,066 gal.	122,472 gal.	23,406 gal.	Α	\$111.56
WA	1/10/2024	99,066 gal.	122,472 gal.	23,406 gal.	A	\$139.23
		T	OTAL AMOUNT	DUE IF PAID BY:	5/20/2024:	\$250.79

^{* &}quot;A" consumption based on actual readings, "C" consumption based on computer generated estimate.

Please mail payment to:

Hand Delivered Payments: Town of Niskayuna Accepted at the Receiver of Taxes Office

Receiver of Taxes

One Niskayuna Circle Niskayuna, NY 12309

Hours: 9:00am -5:00pm M-F

For Billing Inquires Contact The Water Department at:

11/03/23

(518) 377-8411, Hours: 7:30am -3:00pm M-F

w or pay by credit / debit card or e-check at www.niskayuna.org/waterbilling (a fee of \$3.75 will apply) or pay by phone 844-915-2881 (a fee of \$4.75 will apply) Mail or p a check in the Drop Box (Exact amount only - no cash please) COLLECTION ENDS 5-20-2024. View the Annual Water Quality Report at www.niskayuna.org/awgr.

	Residential	Commercial		Rate per 1000
Rates Effective July 2023	minimum	minimum	Minimum Usage	gal
Water (WA)	\$78.00	\$312.00	9,490 gal	\$4.40
Sewer Dist 1 (STCS)	\$155.00	\$620.00	14,235 gal	\$4.53
Sewer Dist 6 (STC)	\$79.00	\$316.00	14,235 gal	\$3.55



Calculating Your Utility Bill

Water Consumption 23,406 gal \$78.00 for the first 9,490 gal That leaves 13,916 gal

\$4.40 per 1000 gal x 13,916 = \$61.23

\$78.00 + \$61.23 = **\$139.23**

 Sewer 6 Usage
 23,406 gal

 \$79.00 for the first
 14,235 gal

 That leaves
 9,171 gal

3.55 per 1000 gal x 9,171 = 32.55

\$79.00 + \$32.56 = **\$111.56**

Water Consumption \$139.23 Sewer 6 Usage \$111.56 Total Utility Bill \$250.79



Utility Bill (based on 6 month usage)

System Usage	52 gallons per day	100 gallons per day	5 gal/day 250 gallons per day	
Water	\$100.56 \$78.00	\$139 \$116.54	.23 \$236.99	
Sewer 1	\$156.73 \$155.00	\$173.74	\$297.74	
Sewer 6	\$79.00	\$111 \$93.68	.56 \$190.86	



4 PROPERTY TAX BILL AND RECEIPT

01/2024 to 12/31/2024

* Warrant Date 12/31/2023

Sequence No.

Page No.

4167 1 of 1

MAKE CHECKS PAYABLE TO:

Diane R. Percy Receiver of Taxes Mail To:

One Niskavuna Circle

Niskayuna, NY 12309-4381

TO PAY IN PERSON

ACCEPTED BY MAIL OR TOWN HALL DROP BOX PENALTY FREE PERIOD JANUARY 1ST - JANUARY 31ST SEE NOTICE ON REVERSE SIDE

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

422400 50.12-1-8

1218 Ruffner Rd Address: Town of: Niskavuna

Niskayuna Central School:

NYS Tax & Finance School District Code:

210 - 1 Family Res

270,000

79.00

Parcel Dimensions: 125.00 X 180.00

CNTY 58,066,536

TOWN 1,256,908

Account No.

Bank Code

Roll Sect.

Estimated State Aid:

950

Bill Date: 4/5/2024 Account: 0000004181.01

Usage Period: 7/7/2023 to 1/10/2024 Bill Id: 24-4-5 Service Address RUFFNER ROAD

11/03/23 Last Payment: Past Due:

Town of Niskayuna

One Niskavuna Circle

Niskayuna, NY 12309

\$231.90

Previous Current Consumption 99,066 gal. 122,472 gal. \$111.56 122,472 gal. \$139.23 TOTAL AMOUNT DUE IF PAID BY: 5/20/20

* "A" consumption based on actual readings, "C" consumption based on computer generated estimate

Please mail payment to: Town of Niskayuna Receiver of Taxes One Niskayıma Circle

Read Date

1/10/2024

1/10/2024

Hand Delivered Payments: Accepted at the Receiver of Taxes Office Hours: 9:00am -5:00pm M-F

Niskavuna, NY 12309 For Billing Inquires Contact The Water Department at:

UTILITY BILL

(518) 377-8411, Hours: 7:30am -3:00pm M-F

w or pay by credit / debit card or e-check at www.niskayuna.org/waterbilling (a fee of \$3.75 will apply) or pay by phone 844-915-2881 (a fee of \$4.75 will apply) Mail or p a check in the Drop Box (Exact amount only - no cash please) COLLECTION ENDS 5-20-2024. View the Annual Water Quality Report at www.niskayuna.org/awar.

	Residential	Commercial		Rate per 1000
Rates Effective July 2023	minimum	minimum	Minimum Usage	gal
Water (WA)	\$78.00	\$312.00	9,490 gal	\$4.40
Sewer Dist 1 (STCS)	\$155.00	\$620.00	14,235 gal	\$4.53
Sewer Dist 6 (STC)	\$79.00	\$316.00	14,235 gal	\$3.55

Detach here and return with Payment to: Town of Niskayuna, Receiver of Taxes, 1 Niskayuna Circle, Niskayuna, NY 12309

Account: 0000004181.01

Bill ID: 24-4-5

Current Charges: TOTAL AMOUNT DUE IF PAID BY: 5/20/2024:

Past Due:

(EXACT PAYMENT AMOUNT ONEY)

\$0.00

\$250.79

\$250,79

ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 5/20/2024

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is:

The Uniform Percentage of Value used to establish assessments in your municipality was:

The assessor estimates the Full Market Value of this property as of July 1, 2022 was:

341,800 If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your

Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value <u>Tax Purpose</u>	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Vetcom Cts	53,400 CO/TOWN/SCI	H 67,595	Vetcom Cts	53,400	CO/TOWN/SCH	67,595

	PROPERTY TAXES Taxing Purpose		Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
	HOMESTEAD PAR	CEL					
	State & Fed Mandates		16,202,708	2.8	163,200.00	6.325109	1,032.26
	Town General		5,006,964	-18.9	163,200.00	1.560410	254.66
	Town Highway		3,868,853	49.7	163,200.00	1.206474	196.90
	Election Charge		329,010	1.4	163,200.00	.099330	16.21
	Brush Removal				0.00		58.00
	Drainage/stormsewers	TOTAL	120,192	100.0	270,000.00	.044860	12.11
	Fire District 1	TOTAL	5,037,396	1.9	270,000.00	3.324336	897.57
6	Sewer District 6	SECUN			1.00	270.353405	270.35
V	Water District 1	SECUN			1.00	92.971590	92.97
	SEE IMPORTANT IN	FORMATION	ON ON REVERSE SIDE				



Assuming Minimum Use

		İ		<u> </u>	
	Amount on Amount on			Annual System	
2022	Tax bill	Utility bill Spring	Utility bill Fall	Cost Total	
Water	\$118.38	\$30.00	\$30.00	\$178.38	
Sewer 1	\$402.97	n/a	n/a	\$402.97	
Sewer 6	\$244.44	\$64.47	\$64.47	\$373.38	
	Capital Debt	Operations and Maintenance		Annual System	2022 to 2023
2023	Tax bill	Utility bill Spring	Utility bill Fall	Cost Total	Difference
Water	\$86.05	\$30.00	\$30.00	\$146.05	-\$32.33
Sewer 1	\$76.08	n/a	\$0.00	\$231.08	-\$326.89
Sewer 6	\$249.58	\$64.47	\$64.47	\$378.52	\$5.14

Note: The 2023 bills reflect the 2022 usage at the previous year's rate. In 2024, both Spring and Fall utility bills will reflect the new minimums and rates.



Projected Impact on Residents Assuming Minimum Use

	Capital Debt	Operations and	Maintenance	Annual System	2022 to 2023
2023	Tax bill	Utility bill Spring	Utility bill Fall	Cost Total	Difference
Water	\$86.05	\$30.00	\$30.00	\$146.05	-\$32.33
Sewer 1	\$76.08	n/a	\$0.00	\$76.08	-\$326.89
Sewer 6	\$249.58	\$64.47	\$64.47	\$378.52	\$5.14
	Capital Debt	Operations and Maintenance		Annual System	2022 to 2024
2024	Tax bill	Utility bill Spring	Utility bill Fall	Cost Total	Difference
Water	\$85.57	\$78.00	\$78.00	\$241.57	\$63.19
Sewer 1	\$72.21	\$155.00	\$155.00	\$382.21	-\$20.76
Sewer 6	\$270.35	\$79.00	\$79.00	\$428.35	\$54.97

Note: In 2024 both Spring and Fall utility bills will reflect the new minimum usage and rates.