



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 timing for payment.

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





Actual Bills 2022

SCHEENECTADY COUNTY - TOWN OF NISKAYUNA 2022 PROPERTY TAX BILL AND RECEIPT

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

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

Robert
Diane
409 Myron S
Niskayuna, N.Y. 12309

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 town is:
The assessor estimates the **Full Market Value** of this property as of July 2022.
If you feel your assessment is too high, you have the right to seek a **redundant Assessment in New York State** is available at the assessor's office and **complaints on the above assessment has passed.**

Exemption Value Tax Purpose Full Value Estimate

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Tax
HOMESTEAD PARCEL			
State & Fed Mandates	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	
Fire District 1	4,564,904	3.7	
Sewer Dist 100a SECUN			1.00
Water Dist 100a SECUN			1.00
TOTAL			3.275741
			402,970,000
			118.380000
			402.97
			118.38

SEE IMPORTANT INFORMATION ON REVERSE SIDE

UTILITY BILL



Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

Bill Date: 4/8/2022
Account: 0000003098.01
Usage Period: 7/1/2021 to 1/12/2022
Bill ID: 22-4-8
Service Address: MYRON STREET
10/12/21 Last Payment: \$45.85
Past Due: \$0.00

Service/Charge Name	Read Date	Previous	Current	Consumption	Code	Amount
WA	1/12/2022	470,568 gal.	486,344 gal.	15,776 gal.	A	\$48.43
TOTAL AMOUNT DUE IF PAID BY: 5/23/2022:						\$48.43

* "A" consumption based on actual readings, "C" consumption based on computer generated estimate.
Please mail payment to: Town of Niskayuna, Receiver of Taxes, One Niskayuna Circle, Niskayuna, NY 12309
Hand Delivered Payments: Accepted at the Receiver of Taxes Office, Hours: 9:00am -5:00pm M-F
For Billing Inquires Contact The Water Department at: (518) 377-8411, Hours: 7:30am -3:00pm M-F

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/wqr.

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

Detach here and return with Payment to:
Town of Niskayuna, Receiver of Taxes, 1 Niskayuna Circle, Niskayuna, NY 12309
Account: 0000003098.01
Name: MYRON STREET
Service Address: MYRON STREET
Bill ID: 22-4-8
Past Due: \$0.00
Current Charges: \$48.43
TOTAL AMOUNT DUE IF PAID BY: 5/23/2022: \$48.43

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 5/23/2022

240,000.00	3.275741	402.97
1.00	402.970000	402.97
1.00	118.380000	118.38

UTILITY BILL



Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

Bill Date: 10/7/2022
Account: 0000003098.01
Usage Period: 1/12/2022 to 7/5/2022
Bill ID: 22-10-7
Service Address: MYRON STREET
04/19/22 Last Payment: \$48.43
Past Due: \$0.00

Service/Charge Name	Read Date	Previous	Current	Consumption	Code	Amount
WA	7/5/2022	486,344 gal.	501,338 gal.	14,994 gal.	A	\$46.03
TOTAL AMOUNT DUE IF PAID BY: 11/7/2022:						\$46.03

* "A" consumption based on actual readings, "C" consumption based on computer generated estimate.
Please mail payment to: Town of Niskayuna, Receiver of Taxes, One Niskayuna Circle, Niskayuna, NY 12309
Hand Delivered Payments: Accepted at the Receiver of Taxes Office, Hours: 9:00am -5:00pm M-F
For Billing Inquires Contact The Water Department at: (518) 377-8411, Hours: 7:30am -3:00pm M-F

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 8-20-2024**. View the Annual Water Quality Report at www.niskayuna.org/wqr.

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

Detach here and return with Payment to:
Town of Niskayuna, Receiver of Taxes, 1 Niskayuna Circle, Niskayuna, NY 12309
Account: 0000003098.01
Name: MYRON STREET
Service Address: MYRON STREET
Bill ID: 22-10-7
Past Due: \$0.00
Current Charges: \$46.03
TOTAL AMOUNT DUE IF PAID BY: 11/7/2022: \$46.03

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 11/7/2022



Actual Bills 2023

SCHEENECTADY 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

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/ 4224
Addr
Town
Scho
NYS

James Robert
James Donna
109 Myron
Niskayuna, NY 12309

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, 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.ny.gov
complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption
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PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value of
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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
Fire District 1	TOTAL 4,944,299	2.2	240,000.00
Sewer District 1	SECUN 1.00		76.079228
Water District 1	SECUN 1.00		86.046025

SEE IMPORTANT INFORMATION ON REVERSE SIDE

UTILITY BILL

Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

Bill Date: 4/10/2023
Account: 0000003098.01
Usage Period: 7/5/2022 to 1/10/2023
Bill Id: 23-4-10
Service Address: MYRON STREET

Service/Charge Name	Read Date	Previous	Current	Consumption	Code*	Amount
WA	1/10/2023	501,338 gal	517,494 gal	16,156 gal	A	\$49.60
TOTAL AMOUNT DUE IF PAID BY: 5/24/2023:						\$49.60

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

Please mail payment to: Town of Niskayuna, Receiver of Taxes, One Niskayuna Circle, Niskayuna, NY 12309

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

For Billing Inquires Contact The Water Department at: (518) 377-8411, Hours: 7:30am -3:00pm M-F

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 5-28-2024. View the Annual Water Quality Report at www.niskayuna.org/awqr.

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

Account: 0000003098.01
Name: MYRON STREET
Service Address: MYRON STREET
Bill ID: 23-4-10

Past Due: \$0.00
Current Charges: \$49.60
TOTAL AMOUNT DUE IF PAID BY: 5/24/2023: \$49.60

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 5/24/2023

UTILITY BILL

Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

Bill Date: 10/6/2023
Account: 0000003098.01
Usage Period: 1/10/2023 to 7/7/2023
Bill Id: 23-10-6
Service Address: MYRON STREET

Service/Charge Name	Read Date	Previous	Current	Consumption	Code*	Amount
WA	7/7/2023	517,494 gal	\$33,731 gal	16,237 gal	A	\$49.85
TOTAL AMOUNT DUE IF PAID BY: 11/6/2023:						\$49.85

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

Please mail payment to: Town of Niskayuna, Receiver of Taxes, One Niskayuna Circle, Niskayuna, NY 12309

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

For Billing Inquires Contact The Water Department at: (518) 377-8411, Hours: 7:30am -3:00pm M-F

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 5-28-2024. View the Annual Water Quality Report at www.niskayuna.org/awqr.

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

Account: 0000003098.01
Name: MYRON STREET
Service Address: MYRON STREET
Bill ID: 23-10-6

Past Due: \$0.00
Current Charges: \$49.85
TOTAL AMOUNT DUE IF PAID BY: 11/6/2023: \$49.85

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 11/6/2023



Actual Bills 2024

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

Bill No. 002211
Sequence No. 1970
Page No. 1 of 1

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
Address: 1409 Myron St
Town of: Niskayuna
School: Niskayuna Central
NYS Tax & Finance School District Code:
210 - 1 Family Res Roll Sect. 1
Parcel Dimensions: 90.00 X 130.00
Account No.
Bank Code

Estimated State Aid: CNTY 58,066,536
TOWN 1,256,908

Evans, Robert J.
Evans, Donna M.
1409 Myron St
Niskayuna, NY 12309

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 240,000
The Uniform Percentage of Value used to establish assessments in your municipality was: 79.00
The assessor estimates the Full Market Value of this property as of July 1, 2022 was: 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
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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 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	1.9	240,000.00	3.324336	797.84
Sewer District 1 SECUN				72.210784	72.21
Water District 1 SECUN				92.971590	92.97

PAID
JAN 31 2024

UTILITY BILL



Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

Bill Date: 04/05/2024
Account: 0000003098.01
Usage Period: 07/07/2023 to 01/10/2024
Bill Id: 24-4-5
Service Address: MYRON STREET
10/16/23 Last Payment: \$49.85
Past Due: \$0.00

Service/Charge Name	Read Date	Previous	Current	Consumption	Code*	Amount
NTCS	01/10/2024	533,731 gal.	548,348 gal.	14,617 gal.	A	\$136.73
WA	01/10/2024	533,731 gal.	548,348 gal.	14,617 gal.	A	\$100.56
TOTAL AMOUNT DUE IF PAID BY: 05/20/2024:						\$257.29

* "A" consumption based on actual readings, "C" consumption based on computer generated estimate.
Please mail payment to:
Town of Niskayuna
Receiver of Taxes
One Niskayuna Circle
Niskayuna, NY 12309
Hand Delivered Payments:
Accepted at the Receiver of Taxes Office
Hours: 9:00am -5:00pm M-F
For Billing Inquires Contact The Water Department at:
(518) 377-8411, Hours: 7:30am -3:00pm M-F

/view 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 drop 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.

Wm
Love Bill
50

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

Account: 0000003098.01
Name: [REDACTED]
Service Address: MYRON STREET
Bill ID: 24-4-5
Past Due: \$0.00
Current Charges: \$257.29
TOTAL AMOUNT DUE IF PAID BY: 05/20/2024: \$257.29

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 05/20/2024



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 2023						
Municipality	Minimum charge	Periodicity	Rate per 1000 gal	Minimum Amount	Minimum yearly 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	\$ 215.76	quarterly			\$863.04	* 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: [REDACTED] RUFFNER ROAD

11/03/23 Last Payment: \$231.90
Past Due: \$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.	A	\$111.56
WA	1/10/2024	99,066 gal.	122,472 gal.	23,406 gal.	A	\$139.23
TOTAL AMOUNT DUE IF PAID BY: 5/20/2024:						\$250.79

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

Please mail payment to:

Town of Niskayuna
Receiver of Taxes
One Niskayuna Circle
Niskayuna, NY 12309

Hand Delivered Payments:

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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



Calculating Your Utility Bill

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

$\$4.40 \text{ per } 1000 \text{ gal} \times 13,916 = \61.23

$\$78.00 + \$61.23 = \mathbf{\$139.23}$

Sewer 6 Usage	23,406 gal
\$79.00 for the first	<u>14,235 gal</u>
That leaves	9,171 gal

$\$3.55 \text{ per } 1000 \text{ gal} \times 9,171 = \32.55

$\$79.00 + \$32.56 = \mathbf{\$111.56}$

Water Consumption	\$139.23
Sewer 6 Usage	<u>\$111.56</u>
Total Utility Bill	\$250.79



Utility Bill (based on 6 month usage)

System Usage	52 gallons per day 80.09 gal/day	100 gallons per day 128.25 gal/day	250 gallons per day
Water	\$78.00 \$100.56	\$116.54 \$139.23	\$236.99
Sewer 1	\$155.00 \$156.73	\$173.74	\$297.74
Sewer 6	\$79.00	\$93.68 \$111.56	\$190.86

Spring 2024 Utility Bill

\$257.29

\$250.79



Actual Bills 2024

ECTADY COUNTY - TOWN OF NISKAYUNA
4 PROPERTY TAX BILL AND RECEIPT
01/2024 to 12/31/2024 * Warrant Date 12/31/2023

Bill No. 004078
Sequence No. 4167
Page No. 1 of 1

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 50.12-1-8
Address: 1218 Ruffner Rd
Town of: Niskayuna
School: Niskayuna Central
NYS Tax & Finance School District Code:
210 - 1 Family Res Roll Sect. 1
Parcel Dimensions: 125.00 X 180.00
Account No.
Bank Code 950

Estimated State Aid: CNTY 58,066,536
TOWN 1,256,908

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 270,000
The Uniform Percentage of Value used to establish assessments in your municipality was: 79.00
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	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Vetcom Cts	53,400	CO/TOWN/SCH	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 PARCEL					
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
Sewer District 6 SECUN			1.00	270.353405	270.35
Water District 1 SECUN			1.00	92.971590	92.97

SEE IMPORTANT INFORMATION ON REVERSE SIDE

UTILITY BILL



Town of Niskayuna
One Niskayuna Circle
Niskayuna, NY 12309

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: \$231.90
Past Due: \$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.	A	\$111.56
WA	1/10/2024	99,066 gal.	122,472 gal.	23,406 gal.	A	\$139.23
TOTAL AMOUNT DUE IF PAID BY: 5/20/2024						\$250.79

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

Please mail payment to:
Town of Niskayuna
Receiver of Taxes
One Niskayuna Circle
Niskayuna, NY 12309

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

For Billing Inquires Contact The Water Department at:
(518) 377-8411, Hours: 7:30am - 3:00pm M-F

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.

Rates Effective July 2023	Residential minimum	Commercial minimum	Minimum Usage gal.	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

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

Account: 0000004181.01
Name: [REDACTED]
Service Address: RUFFNER ROAD
Bill ID: 24-4-5
Past Due: \$0.00
Current Charges: \$250.79

TOTAL AMOUNT DUE IF PAID BY: 5/20/2024: \$250.79

PLEASE MAKE CHECKS PAYABLE TO: RECEIVER OF TAXES (EXACT PAYMENT AMOUNT ONLY)
ABSOLUTELY NO PAYMENTS WILL BE ACCEPTED AFTER 5/20/2024



Projected Impact on Residents

Assuming Minimum Use

Actual

	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

Actual

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.