

## **LOCAL TAX BILL EXPLANATION**

Every Town property owner receives two tax bills yearly. In January of each year property owners will receive their **County and Town Real Property Tax Bill**. Saratoga County and the Town of Clifton Park have combined their taxing authority in order to consolidate and simplify the annual tax process. Please note that the Town of Clifton Park **does not** levy a property tax. There is No Town Tax to support the Town's General Fund Budget. In September property owners receive a School District tax bill. For example, the Shenendehowa Central School District tax bill is a property tax bill which is entirely separate from your Town budget and finances. County and Town Taxes are **due in January**.

### **The County and Town Tax Bill format will show:**

- 1. County Tax** – The general county tax and the New York State Medicaid Mandated tax are listed first and are determined by the County. Typically this will be approximately 38% of the total tax.
- 2. Town Levy** - There are several categories of “**Special Districts**” which have been created to meet specific local needs within the Town. Special District levies will vary by the location of the property. Typically a tax bill will include one or more of the following district levies:

Library	Hydrant Maintenance
Ambulance	Sewer Fees
Fire	Neighborhood Parks
Street Lighting	
- 3.** The actual **property address** and tax parcel identifiers are shown on the tax bill together with a use description (residence), the size of the parcel and Bank codes if using an escrow account.
- 4.** Clifton Park uses a “**Full Market Value**” **assessment system**. The assessed value of your property is shown in this category.
- 5. Exemptions** are listed below the assessed value and might include: Senior Citizen, Disabled, Veteran or Low Income. (**STAR** exemptions only apply to the school tax bill – the separate tax bill that is mailed in September of each year). STAR #1 exemptions must be renewed every year through the Assessor's Office.

### **Questions? Complaints? Grievances? Concerns?**

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