

## Why the \$327.05 “Weighted Average Sewer Tax” Is a Phony Number

(For a house with a \$10,000 assessed value)

Sewer Districts	Town tax/ 2014 per unit <sup>1</sup>	Peekskill Sanitary Sewer District O&M tax - 2013 \$20.26/\$1,000 <sup>2</sup>	10 year buy-in into Peekskill Sewer District <sup>3</sup>	Estimated total tax based on one unit <sup>4</sup>
1. mohegan west	\$211.11	\$202.58		\$413.69
2. oakside	\$148.78	\$202.58		\$351.36
3. mohegan east	\$235.89	\$202.58		\$438.47
4. gomer	\$450.70	\$202.58		\$653.28
5. osceola	\$11.55	\$202.58		\$214.13
6. overlook	\$573.94	\$202.58		\$776.52
7. bonnie & jill	\$200.26	\$202.58		\$402.84
8. clover	101.22	\$202.58		\$303.80
9. hunterbrook	181.07	\$202.58		\$383.65
10. hunterbrook ext	345.88	\$202.58		\$548.46
11. suncrest	700.70	\$202.58		\$903.28
12. yorktown sewer <sup>5</sup>	592.34	0		\$592.34

### Notes

1. With the exception of district 12, the only district serviced by the Yorktown Sewage Treatment Plant, and districts 5, 9 & 10 that have expenses for the maintenance of pump stations, the taxes for the other districts are to pay off the debt service that financed the construction of the sewer lines in the streets.

Unit charge. The unit charge is based on a formula that factors in street frontage and the size of the property. In the Yorktown district, most homes are assessed as one unit. However, in other districts, a “typical” house may be assessed for two units – which would double the tax that’s shown above. For example, the Gomer district includes only 38 taxable parcels but the tax levy is spread over 84 “units.”

2. The sewage from districts 1-11 is treated at the county operated plant in Peekskill. This tax covers the plant’s operation and maintenance as well as debt service. Although the tax is paid to the county, the tax is part and parcel of being sewered. This tax **IS NOT** included in the calculation of the “weighted average sewer tax.” There are some properties that pay this tax even though they’re not sewered.

3. The properties in some sewer districts that were not originally part of the Peekskill district are charged a 10 year buy-in tax. The rate is different for each district. For Gomer, the 20113 buy-in for a house assessed at \$10,000 would be 142.00. Like the Peekskill O&M tax, this tax is part and parcel of being sewered and **IS NOT** included in the calculation of the “weighted average sewer tax.”

4. Does not include any buy-in costs. It also assumes only one unit for the town tax, even though many properties are assessed for more than one unit.

5. This is a single tax that includes all costs related to the district, including the operation and maintenance of the Yorktown Sewage Treatment Plant and debt service. Only properties that are sewered pay the tax.