



Application for Refund or Credit of Real Property Taxes

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners CIDC Colonie IV LLC					
Mailing address of owners (number and street or PO box) 886 Watervliet Shaker Rd.			Location of property (street address) 886 Watervliet Shaker Rd.		
City, village, or post office Albany		State NY	ZIP code 12205	City, town, or village Albany	
Daytime contact number (518) 783-2766 Opt. 2		Evening contact number (518) 783-2766 Opt. 2		Tax map number of section/block/lot; Property identification (see tax bill or assessment roll) 012689 30.-2-10.1	
Account number (as appears on tax bill) NA		Amount of taxes paid or payable 5,075.77		Date of payment 01-08-2026	
Reasons for requesting a refund or credit: Mistake in the determination or transcription of a special assessment or other charge based on units of service provided by a special district. Refund amount should be \$5,008.98.					

I hereby request a refund or credit of real property taxes levied by The Town of Colonie for the year(s) 2026.
(County, city, village, etc.)

Signature of applicant 	Date 02-23-2026
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Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received 2/23/2026	Date warrant annexed 1/1/2026
Last day for collection of taxes without interest 1/31/2026	Recommendation Approve application* <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official 	Date 3/3/2026

* If this application is approved, and the same error appears on a current assessment roll, send a copy of this form, including all attachments, to the assessor and board of assessment review. They must treat this application as a petition for the correction of that current roll (Form RP-553).

Part 3 – For use by the tax levying body or official designated by resolution _____ : (insert number or date, if applicable)

Application approved (Mark an X in the applicable box):

Clerical error Error in essential fact Unlawful Entry

Amount of taxes paid 5,075.77	Amount of taxes due 66.79	Amount of refund or credit 5,008.98
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Application denied (reason):

Signature of chief executive officer or official designated by resolution	Date
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Instructions

General information

Where to send

Submit two copies of this application to the County Director of Real Property Tax Services (in Nassau and Tompkins Counties, submit to Chief Assessing Officer). In a village which has retained its assessing unit status, submit to the village assessor or chairman of village board of trustees.

When to send

You must submit this application within three years of the annexation of the warrant for the collection of such tax.

Refunds

If the tax was already paid, and the application is approved, the applicant is entitled to a refund of the overpayment.

Credits

If the tax has not yet been paid, and the application is approved, the applicant is entitled to a credit reducing the amount of the outstanding tax. The corrected tax must be paid with the interest and penalties that have accrued up to that point. No additional interest and penalties will be imposed if the corrected tax is paid within eight days of the date on which the notice of approval is mailed to the applicant. The interest and penalties on the credited portion of the tax are cancelled.

Types of correctable errors

Real Property Tax Law (RPTL) section 550 recognize the following types of correctable errors:

Clerical error (RPTL section 550, subdivision 2):

- (a) an entry of assessed value on the tax roll which differs from the entry for the same parcel on the property record card, field book, or other final work product of the assessor, or the final verified statement of the board of assessment review due to an error in transcription
- (b) a mathematical error in the calculation of a partial exemption
- (c) an incorrect entry due to failure of the assessor to act on a partial exemption
- (d) an arithmetical error in the calculation or extension of the tax
- (e) an incorrect entry due to a mistake in the determination or transcription of a special assessment or other charge based on units of service provided by a special district
- (f) a duplicate entry of the description or assessed valuation, or both, of an entire single parcel
- (g) an entry on a tax roll which is incorrect by reason of an arithmetical mistake by the assessor appearing on the property record card, field book, or other final work product of the assessor
- (h) an incorrect entry on a tax roll of a re-levied school tax or re-levied village tax which has been previously paid
- (i) an entry on a tax roll which is incorrect by reason of a mistake in transcription of a re-levied school tax or re-levied village tax

Error in essential fact (RPTL section 550, subdivision 3):

- (a) the assessment of an improvement destroyed or removed prior to taxable status date
- (b) the assessment of an improvement not in existence or present on a different parcel

- (c) an incorrect entry of acreage which was considered by the assessor in valuing the parcel and which resulted in an incorrect assessed valuation, where such acreage is shown to be incorrect on a survey submitted by the applicant
- (d) not applicable to refunds
- (e) not applicable to refunds
- (f) misclassification of a parcel in an approved assessing unit which is exclusively used for either residential or non-residential purposes

Unlawful entry (RPTL section 550, subdivision 7):

- (a) an assessment of wholly exempt property on the taxable portion of the assessment roll
- (b) an assessment of real property located entirely outside the boundaries of the assessing unit, the school district, or the special district in which the real property is designated as being located
- (c) an entry made by a person or body without the authority to make such entry
- (d) an assessment of taxable state land which exceeds the assessment as approved by the Office of Real Property Tax Services (ORPTS)
- (e) an assessment of special franchise property which exceeds the final assessment as made by ORPTS or the full value of that special franchise as determined by ORPTS adjusted by the final state equalization rate established by the ORPTS for the assessment roll upon which that value appears

For an *unlawful entry*, attach a statement signed by assessor or majority of board of assessors substantiating that that parcel should have been granted tax exempt status on tax roll.

Albany County Real Property Tax Service Agency
 Tax Bill Correction Worksheet

Date: 3/23/2026
 Municipality: Town of Colonie
 Property Address: 886 Watervliet Shaker Rd
 Tax ID Number: 30.-2-10.1
 Tax(s) to be corrected: 2026 Property Tax

Original Bill

Levy Description	Taxable Value / Units	Rate	Tax Amount
Albany County Tax	-	5.87025	\$ -
Colonie Town Tax	-	4.59607	\$ -
Verdoy Fire District	-	1.835947	\$ -
Sewer Non Res Conn	38	133.572893	\$ 5,075.77
Latham Water Dist	-	0.289834	\$ -
Total Tax Due			\$ 5,075.77

Correct Bill

Levy Description	Taxable Value	Rate	Tax Amount
Albany County Tax	-	5.87025	\$ -
Colonie Town Tax	-	4.59607	\$ -
Verdoy Fire District	-	1.835947	\$ -
Sewer Non Res Avail	1	66.786447	\$ 66.79
Latham Water Dist	-	0.289834	\$ -
Total Tax Due			\$ 66.79

Correction

Original Amount Due	\$ 5,075.77
Correct Amount Due	\$ 66.79
Refund Due	\$ 5,008.98

Property Address	Owner Name	SBL #	Property Class Code	Incorrectly Paid	Should Have Paid	Refund Amount
886 Watervliet Shaker Rd, Albany NY 12205	CIDC Colonie IV LLC	30.-2-10.1	612	\$ 5,075.77	66.79 \$	5,008.98



Peter G. Crummey
Town Supervisor

TOWN OF COLONIE
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PURE WATERS
347 Old Niskayuna Road
Latham, New York 12110

Telephone: (518) 783-2766 Ext 4
Fax: (518) 783-2883
www.colonie.org/departments/purewaters

MEMORANDUM

TO: Michael McGuire, IAO, CCD
Director of Real Property Tax Service Agency

FROM: Tim Ryan, Superintendent
DPW/Division of Pure Waters

DATE: February 2, 2026

SUBJECT: **886 Watervliet Shaker Road**
Albany County Refund Request

At the request of CIDC Colonie IV LLC, we investigated the Sewer Benefit Assessment associated with the 2026 General Tax Bill for the above subject property.

Based on our investigation, we determined that the property was incorrectly assessed for sewer charges due to the use of water consumption data that was attributable to other parcels, despite the meter physically being located on the subject property. At the time the property was assessed for the current tax year, it was vacant and not connected to sewer. As such, the property should have been charged as having sewer available but not connected.

The following breakdown reflects the suggested refund proposed to the 2026 General Tax Bill for this property:

What should have been charged:

Description	Taxable Value	Tax Rate	Tax Amount
SEWER NON RES AVAIL	1	66.786447	\$66.79

What was charged:

Description	Taxable Value	Tax Rate	Tax Amount
SEWER NON RES CONN	38	133.572893	\$5,075.77

Based upon our evaluation, we recommend a refund to CIDC Colonie IV LLC in the amount of **\$5,008.98** for the 2026 General Tax Bill.

Please contact me if you have any questions regarding our recommendation.

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2026

FISCAL YEAR: 1/1/2026 to 12/31/2026 WARRANT DATE: 12/31/2025 STATE AID: CNTY \$137,280,327 TWN \$4,507,268

MAKE CHECKS PAYABLE TO:

Kimberly J. Cuva, Receiver of Taxes

BANK	BILL	TAX MAP NUMBER
	32436	012689 30.-2-10.1

MEMORIAL TOWN HALL
534 NEW LOUDON RD.
LATHAM, NY 12110

TO PAY IN PERSON:

Memorial Town Hall
534 New Loudon Rd.
Latham, NY 12110
Mon. - Fri. 8:30 am - 4:30 pm

PROPERTY INFORMATION:

ACCOUNT#: _____
DIMENSION: 8.87 Acres
ROLL SECTION: 8 CLASS: 612 - SCHOOL
LOCATION: 886 Watervliet Shaker Rd
MUNICIPALITY: Town of Colonie
SCHOOL: 012601 South Colonie
FULL MARKET VALUE: As of 6/1/24 8,752,860
UNIFORM % OF VALUE: 43.7
LAND ASSESSMENT: 684,800
TOTAL ASSESSMENT: 3,825,000

PROPERTY OWNER:

CIDC Colonie IV LLC
15375 Blue Fish Cir
Lakewood Ranch, FL 34202

EXEMPTION	VALUE	FULL VALUE	TAX PURPOSE
BOCES	3,825,000	8,752,860	C/T/S

PROPERTY TAX PAYERS BILL OF RIGHTS:

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.

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHANGE FROM PRIOR YEAR LEVY	TAXABLE VALUE OR UNITS	RATE	TAX AMOUNT
ALBANY COUNTY TAX	36,665,434	2.5	0.00	5.87025	0.00
COLONIE TOWN TAX	28,980,768	2.5	0.00	4.59607	0.00
VERDOY FIRE DISTRICT	1,218,291	4.6	0.00	1.835947	0.00
SEWER NON RES CONN	0	0.0	38.00	133.572893	5,075.77
LATHAM WATER DIST	1,584,890	0.0	0.00	0.289834	0.00

TOTAL TAX AMOUNT: \$5,075.77

FULL PAYMENT OPTION

Paid From	Paid To	Tax Amount	Penalty	Total Due
12/31/2025	02/02/2026	5,075.77		5,075.77
02/03/2026	03/02/2026	5,075.77	50.76	5,126.53
03/03/2026	03/31/2026	5,075.77	101.52	5,177.29

TOWN OF COLONIE TAX OFFICE - TOWN & COUNTY 2026

MUNICIPALITY: Town of Colonie
SCHOOL: 012601 SOUTH COLONIE
LOCATION: 886 WATERVLIET SHAKER RD

RECEIVER'S STUB

BILL NUMBER: 32436
Tax Map: 012689 30.-2-10.1
BANK:

CIDC Colonie IV LLC
15375 Blue Fish Cir
Lakewood Ranch, FL 34202

**TOTAL BASE TAX:
\$5,075.77**

AMOUNT ENCLOSED:

\$

CHECK THIS BOX TO REQUEST A RECEIPT

RECEIVER STUB MUST BE RETURNED WITH PAYMENT

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