

Selected Records - (Range 1 to 25)

Main Record



DATA UPDATES

NEW SEARCH
NEW COUNTY

[User Specific Notes - View / Add](#)

[Single Page Print](#)

Mapping Available: [View Tax Map](#) [Virtual Earth](#) [Street Map](#) [FLOOD Map](#)

General Property Description

Prop. Address: 2348 RTE 19 N	Municipality: TOWN OF WARSAW	Town Swis Code: 564889 / WYOMING COUNTY
Owner: WAL-MART REAL ESTATE BUSINESS	Tax / Map Acct#: 081.000-0002-050.1220000	School Dist: WARSAW
Owner 2:	Print Key: 61.-2-50.122	School Code: 564801
Owner Mailing: 702 8TH ST	Deed Book / Page: 683 / 846	Census Tract
BENTONVILLE, AR72718	Sub Div:	PHONE
Property Zip Demographics: 14569	Misc:	Radius Search: 1/8 1/4 1/2 1.Mile 2.Mile

Structural Characteristics

Bldg Sq Feet: 75167	Built: 1993	Uses As 1:
1st Floor: 0	Story Height: 22	Uses As 2:
2nd Floor: 0	Heat:	No. Of Bldgs:
House Type:	Fireplaces: 0	Residential Units: 0
Bedrooms: 0.0	Fuel:	Exterior:
Bath: 0.0	Water: PUBLIC	Garage: 0
Basement:	Sewer: NONE	Number Stories: 1.0
Basement SF: 0	Utilities: GAS & ELEC	Central Air: NO
Improve 1 / YR:	Size 1: 0 X 0	Total SqFT 1: 0
Improve 2 / YR:	Size 2: 0 X 0	Total SqFT 2: 0
Improve 3 / YR:	Size 3: 0 X 0	Total SqFT 3: 0
Improve 4 / YR:	Size 4: 0 X 0	Total SqFT 4: 0

Building Number:	Use Code:	Use Description:	Total Rentable Square Feet:	No. of Units
1	D03	LOCAL CENTER	75,167	0

The square feet of the building(s) in this table may be included in the "Bldg Sq Feet" listed in the above Structural Characteristics

Land Characteristics

Acreage : 27.31	Land SqFt: 1189624	Lot Size: 0 X 0
Class Code: 453	Class Name: RETAIL OUTLET	
East / Longitude: 622070 / -78.128728	North / Latitude 1008770 / 42.767815	FLOOD Map

Tax / Assessment Data

Tax / Map Acct #: 081.000-0002-050.1220000	School Tax: \$82,897.20 -Calc
Total Assessment: \$3,720,700.00	County Tax: \$44,276.93
Land: \$1,092,400.00	City Tax: \$0.00

Old Assessment: \$3,720,700.00
Assessor Full
Market Value: \$3,720,700.00

Account #:

Sales Information

Comparables

Similar Listings

Sales Price:	Sales Date:	Grantor:	Deed Book / Page:	Deed Type:	Deed Valid:	ARMS Length:
\$1.00	02/05/2003	WAL-MART STORES INC	683 / 846			
\$279,160.00	11/18/1992	NATIONAL REALTY CORP	01 /	W	1	N

----- 1-----

No more records to display.

ReSelect Records

New search in a different county.
New search in the same municipality.

**

Copyright 2007 Landmax Data Systems, Inc. All rights Reserved

[Disclaimer](#)

[Terms](#)

www.landmaxdata.com

2008 - 2009 School Tax Rates

September 1, 2008

SCHOOL	TOWN	SCHOOL RATE	LIBRARY RATE	TOTAL RATE
ALDEN	BENNINGTON			38.680483
ALEXANDER	ATTICA			23.433220
	BENNINGTON			44.109590
	MIDDLEBURY			22.495890
ATTICA	ATTICA	17.391966	.303285	17.695251
	BENNINGTON	32.738010	.570893	33.308903
	JAVA	17.952825	.313066	18.265891
	MIDDLEBURY	16.696128	.291151	16.987279
	ORANGEVILLE	16.696128	.291151	16.987279
	SHELDON	17.952825	.313066	18.265891
	WETHERSFIELD	16.696128	.291151	16.987279
FILLMORE	GENESEE FALLS	13.689851	.267630	13.957481
	PIKE	13.689853	.267632	13.957485
HOLLAND	JAVA			19.069285
	SHELDON			19.069285
IROQUOIS	BENNINGTON			31.903416
KESHEQUA	GENESEE FALLS	20.541936	.467549	21.009485
LETCHWORTH	CASTILE	14.909834	.656980	15.566814
	EAGLE	14.909624	.656971	15.566595
	GAINESVILLE	14.909624	.656971	15.566595
	GENESEE FALLS	14.909624	.656971	15.566595
	PIKE	14.909624	.656971	15.566595
	WARSAW	14.909624	.656971	15.566595
	WETHERSFIELD	14.909624	.656971	15.566595

School with Library 2008.doc

2008 - 2009 School Tax Rates

September 1, 2008

SCHOOL	TOWN	SCHOOL RATE	LIBRARY RATE	TOTAL RATE
PAVILION	COVINGTON			21.607137
	MIDDLEBURY			21.607137
PERRY	CASTILE	16.752251	.543319	17.295570
	COVINGTON	16.752334	.543323	17.295657
	PERRY	16.752237	.543319	17.295556
	WARSAW	16.752084	.543315	17.295399
PIONEER	ARCADE	17.382109	.248968	17.631077
	EAGLE	13.548529	.194111	13.742640
	JAVA	14.582389	.208845	14.791234
	SHELDON	14.568311	.208722	14.777033
	WETHERSFIELD	13.551024	.194147	13.745171
WARSAW	GAINESVILLE	21.498131	.094686	21.592817
	JAVA	23.116270	.101813	23.218083
	MIDDLEBURY	21.498131	.094686	21.592817
	ORANGEVILLE	21.498131	.094686	21.592817
	WARSAW	21.498577	.094688	21.593265
	WETHERSFIELD	21.498131	.094686	21.592817
WYOMING	ATTICA	18.441016	.198631	18.639647
	COVINGTON	17.703375	.190686	17.894061
	MIDDLEBURY	17.703375	.190686	17.894061
	PERRY	17.703375	.190686	17.894061
	WARSAW	17.703375	.190686	17.894061

<<Back>>

2009 TOWN & COUNTY TAX RATES
 January 1, 2009
WYOMING COUNTY

	<u>DISTRICT CODE</u>	<u>RATE</u>
ARCADE		
FIRE PROTECTION	FD201	.535872
HIGHWAY		3.125946
TOWN		1.852724
COUNTY PROGRAMS		5.108878
MEDICAID		4.273997
User fees:		
TOWN GARBAGE FEE [PER UNIT] RECYC		174.92
ATTICA		
FIRE PROTECTION	FD221	.793538
HIGHWAY		2.545819
TOWN		2.296041
COUNTY PROGRAMS		4.197540
MEDICAID		3.472499
BENNINGTON		
VARYSBURG FIRE DIST	FD242	.725828
COWLESVILLE FIRE DIST	FD243	1.681799
HARRIS CORNER FIRE DIST	FD244	2.936783
BENNINGTON FIRE DIST	FD245	1.513817
COWLESVILLE LIGHT DIST	LD241	.245216
TOWN		6.599239
COUNTY PROGRAMS		7.864544
MEDICAID		6.538059
WD241 WATER DIST PER UNIT		293.20
CASTILE		
FIRE PROTECTION	FD262	.362708
LIGHTING DISTRICT	LD261	.317207
HIGHWAY		1.641539
TOWN		1.809697
COUNTY PROGRAMS		3.989751
MEDICAID		3.333675
User fees:		
SEWER DIST. [PER UNIT]		299.98
RECYC DIST. [PER UNIT] RECYC FULL		195.00
RECYC 6		97.50
COVINGTON		
PAVILION FIRE PROTECTION	FD281	.960819
WYOMING FIRE PROTECTION	FD282	.726470
PERRY CTR FIRE PROTECTION	FD283	.492044
TOWN		6.377723
COUNTY PROGRAMS		4.113955
MEDICAID		3.334145
User fees:		
Water District [PER UNIT]		35.00
EAGLE		
BLISS FIRE DIST	FD302	.934644
BLISS LIGHT DIST	LD301	.767498
TOWN		0.000000
COUNTY PROGRAMS		4.208349
MEDICAID		3.333775
User fees:		
WATER DIST. [PER UNIT]		50.00

2009 TOWN & COUNTY TAX RATES

January 1, 2009

	<u>DISTRICT CODE</u>	<u>RATE</u>
GAINESVILLE		
GAINESVILLE FIRE PROT	FD321	.835368
SILVER SPRINGS FIRE DIST	FD322	.783856
CASTILE FIRE DIST	FD323	.476447
HIGHWAY		2.783053
TOWN		2.889307
COUNTY PROGRAMS		4.110124
MEDICAID		3.333838
User fees:		
RECYC DIST. [PER UNIT]	RECYC FULL	195.00
	RECYC 6	97.50
GENESEE FALLS		
FIRE PROTECTION	FD342	1.128813
LIGHT DISTRICT	LD341	1.421803
TOWN		11.314860
COUNTY PROGRAMS		4.396100
MEDICAID		3.334736
User fees:		
RECYC DIST. [PER UNIT]	RECYC FULL	195.00
	RECYC 6	97.50
JAVA		
NORTH JAVA FIRE DIST	FD363	.475674
STRYKERSVILLE FIRE PROT	FD364	1.139611
NORTH JAVA FIRE PROT	FD365	.453067
NORTH JAVA LIGHT DIST	LD361	.398529
JAVA CENTER LIGHT DIST	LD366	.358466
NORTH JAVA WATER DIST	WD362	1.848582
TOWN		3.912326
COUNTY PROGRAMS		4.350711
MEDICAID		3.584419
MIDDLEBURY		
FIRE PROTECTION	FD381	.865335
AMBULANCE	FD381	.168061
HIGHWAY		3.893621
TOWN		4.350406
COUNTY PROGRAMS		4.142746
MEDICAID		3.333433
User fees:		
RECYC DIST. [PER UNIT]	RECYC FULL	195.00
	RECYC 6	97.50
ORANGEVILLE		
VARYSBURG FIRE PROT	FD401	.580485
ORANGEVILLE FIRE PROT	FD402	.558689
ORANGEVILLE LIGHT	LD403	.384957
ORANGEVILLE LIGHT	LD404	0.000000
TOWN		8.074737
COUNTY PROGRAMS		4.101036
MEDICAID		3.333375
User fees:		
RECYC DIST. [PER UNIT]	RECYC FULL	195.00
	RECYC 6	97.50

2009 TOWN & COUNTY TAX RATES

January 1, 2009

	<u>DISTRICT CODE</u>	<u>RATE</u>
PERRY		
PERRY CENTER FIRE DIST	FD423	.100526
PERRY FIRE DIST	FD424	.361857
PERRY CENTER LIGHT DIST	LD421	.345208
HIGHWAY		2.474506
TOWN		2.773015
COUNTY PROGRAMS		3.986631
MEDICAID		3.333587
User fees:		
SILVER LAKE SEWER DIST. [PER UNIT]		227.24
RECYC DIST. [PER UNIT] RECYC FULL		195.00
RECYC 6		97.50
PERRY CENTER WATER DIST. [PER UNIT]		190.00
PIKE		
FIRE PROTECTION	FD441	.441884
HIGHWAY		3.851678
TOWN		4.858414
COUNTY PROGRAMS		4.187747
MEDICAID		3.333641
User fees:		
RECYC DIST. [PER UNIT] RECYC FULL		195.00
RECYC 6		97.50
SHELDON		
VARYSBURG FIRE DIST	FD463	.784516
STRYKERSVILLE FIRE PROT	FD464	1.091148
NORTH JAVA FIRE PROT	FD465	.448431
VARYSBURG FIRE PROT	FD466	.721210
SHELDON FIRE PROT	FD467	1.002518
HARRIS CORNERS FIRE PROT	FD468	2.167057
SHELDON LIGHT (STRYKERSVILLE)	LD461	.247126
SHELDON LIGHT (VARYSBURG)	LD462	.341387
SHELDON LIGHT (BYRNCLIFF)	LD463	.403527
SHELDON LIGHT (JOHNSONBURG)	LD469	.452722
TOWN		0.000000
COUNTY PROGRAMS		4.356460
MEDICAID		3.585034
User fees:		
RECYC DIST. [PER UNIT] RECYC FULL		195.00
RECYC 6		97.50
WARSAW		
FIRE PROTECTION	FD482	.470653
WATER DISTRICT	WD482	.266088
HIGHWAY		3.106459
TOWN		3.460759
COUNTY PROGRAMS		3.992408
MEDICAID		3.333328
User fees:		
RECYC DIST. [PER UNIT] RECYC FULL		195.00
RECYC 6		97.50
WETHERSFIELD		
NORTH JAVA FIRE PROT	FD501	.414922
BLISS FIRE PROTECTION	FD502	.416348
GAINESVILLE FIRE PROT & RESCUE SQUAD	FD503	.837754
TOWN		1.654625
COUNTY PROGRAMS		4.203665
MEDICAID		3.334489

APPENDIX M - FISCAL IMPACTS ASSOCIATED WITH THE PROPOSED ACTION

CALCULATION OF TAXABLE ASSESSED VALUATION (TAV)
FOR THE POST- EXPANSION PROJECT

1. Existing project site - 27 acres w/ store of	76,800 sq.ft. (per Ref. 1)
TAV for Building =	\$2,628,300 (calculated)
TAV for Land =	\$1,092,400 (per Ref. 1)
Total TAV =	<u>\$3,720,700</u> (per Ref. 1)
2. Proposed Expanded site - 27 acres w/ store of	147,956 sq.ft.
TAV for Bldg : assume existing x ratio increase in SF	
= \$2,628,200 x (147,956 / 75,167) =	\$5,063,446 (calc.)
TAV for Land =	<u>\$1,092,400</u> (per Ref 1)
Total TAV =	<u>\$6,155,846</u> (calc.)
3. Ratio of Projected Expanded Site Total TAV / Existing Site Total TAV =	1.654486
Ratio of Expanded Site TAV Increase / Existing Site TAV =	0.6545

4. Calculation of Projected **Increase** in Property Taxes Post - Expansion

	Town (Ref 2)	School District (Ref 1)	County (Ref 2)
Existing Property Tax - 2008	\$24,606	\$82,897	\$26,139
TAV Ratio INCREASE due to Expansion	0.6545	0.6545	0.6545
ADDITIONAL Property Tax without 485-b Abatement	<u>\$16,104</u>	<u>\$54,255</u>	<u>\$17,108</u>
Year 1 Add'l tax = x mult x 0.5	\$8,052	\$27,127	\$8,554
Year 2 Add'l tax mult x 0.55	\$8,857	\$29,840	\$9,409
Year 3 Add'l tax mult x 0.6	\$9,663	\$32,553	\$10,265
Year 4 Add'l tax mult x 0.65	\$10,468	\$35,266	\$11,120
Year 5 Add'l tax mult x 0.7	\$11,273	\$37,978	\$11,975
Year 6 Add'l tax mult x 0.75	\$12,078	\$40,691	\$12,831
Year 7 Add'l tax mult x 0.8	\$12,883	\$43,404	\$13,686
Year 8 Add'l tax mult x 0.85	\$13,689	\$46,116	\$14,542
Year 9 Add'l tax mult x 0.9	\$14,494	\$48,829	\$15,397
Year 10 Add'l tax mult x 0.95	\$15,299	\$51,542	\$16,252
Year 11 Add'l tax mult x 1	\$16,104	\$54,254	\$17,108
Average Add'l Property Tax, Years 1 - 10	\$11,676	\$39,335	\$12,403
Total Annual recurring property tax , years 11 and on	\$40,710	\$137,151	\$43,247

References:

1. Landmax online Data Updates - 12/30/08 (copy attached)
2. 12/30/08 phone conversation with T/O Warsaw Tax Collector. Info given was combined with 2008 Town and County property tax total of \$50,745 +/-, with break down including: \$15,376 for County programs, \$10,267 for County Medicaid, \$10,801.63 for Town general, \$11,585 for Town Highway maintenance, \$1728 for Town Fire District and \$491 for Town Water District, plus extra for County recycling.

NOTE: THE ABOVE CALCULATIONS WERE PROVIDED TO GIVE AN ILLUSTRATION OF TYPICAL PROPERTY TAX REVENUE INCREASE ANTICIPATED FOR THIS PROJECT. ACTUAL TAX REVENUES WILL DIFFER, BASED ON ASSIGNED TAXABLE ASSESSED VALUATION AND VARIATIONS IN TAX RATES.