

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR FINANCIAL ASSISTANCE

Saint-Gobain Ceramics & Plastics Inc

(Applicant Name)

6311 Inducon Corporate Drive, Suite One
Sanborn, New York 14132
Phone: 716-278-8760 Fax: 716-278-8769
<http://niagaracountybusiness.com>

Updated April 2022

NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

I. APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: Saint-Gobain Ceramics & Plastics Inc

Mailing Address: 3840 Fishcreek Rd,

City/Town/Village & Zip code: Stow, OH 44224

Phone: (330) 208-5008

Website: https://www.ceramicmaterials.saint-gobain.com/

Fed Id. No.: 13-1780510

Contact Person, and Title: Andrea Bolton, Business Expansion Manager

Email: Andrea.Bolton@Saint-Gobain.com

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Wholly owned subsidiary of Compagnie de Saint-Gobain

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

1. Form of Entity



Corporation

Date of Incorporation: 2/21/1951

State of Incorporation: Delaware



2. Partnership

General _____ or Limited _____

Number of general partners _____

If applicable, number of limited partners _____

Date of formation _____

Jurisdiction of Formation _____



Limited Liability Company/Partnership (number of members _____)

Date of organization: _____

State of Organization: _____



3. Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York?

If other than from applicant, by what means will the site be acquired for this project?

D) Describe the project:

Acquisition of land and/or building for new manufacturing operation. Phase I development construction of ~125,000 sq ft manufacturing facility. Phase II expansion up to 300,000 sq ft. The proposed location is adjacent to the Niagara Falls international airport. ~60 ft stacks would need to be constructed to support the manufacturing activities

1. Project site (land)

(a) Indicate approximate size (In acres or square feet) of project site.

55 acres

(b) Indicate the present use of the project site. Industrial

Indicate number, size (in square feet) and approximate age of existing buildings on site

4-buildings, cumulative 500K SQFT, original construction 1943, condition deteriorating.

2. Does the project consist of the construction of a new building or buildings?

If yes, indicate number and size (in square feet) of new buildings.

Phase I is going to 100K SQFT with the potential to expand up to 300K SQFT

3. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation.

TBD

4. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

Another Saint-Gobain business unit is operating on the site

5. List principal items/categories of equipment to be acquired as part of the project.

Kiln and production equipment that supports mixing, extrusion, packaging etc.

6. Has construction work on this project begun?

NO

E) Inter-Municipal Move Determination

Will the project result in the removal of a plant or facility of the applicant from one area of the State of New York to another?

5. Yes or No

Will the project result in the removal of a plant or facility of another proposed occupant of the project from one area of the State of New York to another area of the State of New York?

6. Yes or No

Will the project result in the abandonment of one or more plants or facilities located in the State of New York?

7. Yes or No

If Yes to any of the questions above, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

F) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations. *This requirement has been waived for the preliminary hearing.*

III. SOURCES & USES OF FUNDS

A) Estimated Project Costs:

| | | |
|--|----|------------|
| Property Acquisition | \$ | 4,023,000 |
| Construction (Improvements) | \$ | 19,000,000 |
| Equipment Purchases/Fixtures/Furnishings | \$ | 18,000,000 |
| Soft costs (i.e. engineering, architectural) | \$ | 500,000 |
| Other (describe) | \$ | |
| TOTAL USES OF FUNDS | \$ | 41,523,000 |

B) Sources of Funds for Project Costs (*Must match above Total Uses of Funds*):

| | | |
|--------------------|----|---------|
| Bank Financing | \$ | 0 |
| Equity | \$ | 0 |
| Grants/Tax Credits | \$ | 730,000 |

| | |
|---|---------------|
| Taxable or Tax Exempt Bond | \$ 0 |
| Other Saint-Gobain will internally finance | \$ 40,793,000 |
| TOTAL SOURCES OF FUNDS | \$ 41,523,000 |

C) Identify each state and federal grant/credit:

| | |
|-------------------------|-------------|
| New York Excelsior | \$1,000,000 |
| Customized job training | \$TBD |
| | \$ |
| | \$ |
| TOTAL PUBLIC FUNDS | \$ |

IV. FINANCIAL ASSISTANCE REQUESTED

A.) Benefits Requested:

Sales Tax Exemption
 Mortgage Recording Tax Exemption
 Real Property Tax Abatement (PILOT)

B.) Value of Incentives: LEAVE THIS SECTION BLANK (will be estimated by NCIDA Staff)

Property Tax Exemption

Estimated duration of Property Tax exemption: 15 years

Sales and Use Tax

Estimated value of Sales Tax exemption for facility construction: 760,000

Estimated value of Sales Tax exemption for fixtures and equipment: 1,440,000

Estimated duration of Sales Tax exemption: 5 years

Mortgage Recording Tax Exemption Benefit

Estimated value of Mortgage Recording Tax exemption: Not Applicable

C.) Financial Assistance Determination:

If financial incentives are not provided by NCIDA, is the project financially viable?

Yes or No

If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

The project in Wheatfield is predicated on state and local economic assistance. Without such assistance, the project decision would have favored Ohio (the competing location).

V. EMPLOYMENT PLAN

| | # of Retained Jobs | Retained Jobs Average Annual Salary | # of Created Jobs <i>(3 yrs after project completion)</i> | Created Jobs Average Annual Salary |
|-------------------|--------------------|-------------------------------------|--|------------------------------------|
| Full Time | 63 | 78,626 | 30 | 60,600 |
| Part time | 0 | \$ 0 | 0 | \$ 0 |
| TOTAL FTEs | 63 | \$ 0 | 30 | \$ 0 |

Annual Salary Range of Jobs to be Created: \$ 52,000 to \$95,000

Category of Jobs to be Retained and Created:

Job Categories (ie. Management, Administrative, Production, etc.) _____

Managerial and Production

VI. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300)("JTPA") in which the project is located.

- B. First Consideration for Employment: In accordance with Section 858-b(2) of the General Municipal Law, the applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.

- C. Compliance with Section 224-a(8)(a) of N.Y Labor Law. The applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. You further acknowledge and understand that you have certain obligations as related thereto pursuant to Section 224-a(8)(a) of the New York Labor.

- D. Annual Sales Tax Filings: In accordance with Section 874(8) of the General Municipal Law, the Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.

- E. Annual Employment Reports: The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

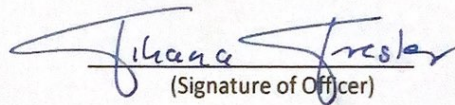
- F. Compliance with N.Y. GML Sec. 862(1): Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- G. Compliance with Applicable Laws: The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H. False and Misleading Information: The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I. Recapture: Should the Applicant not expend or hire as presented, the Agency may view such information/status as failing to meet the established standards of economic performance. In such events, some or all of the benefits taken by the Applicant will be subject to recapture.
- J. Absence of Conflicts of Interest: The applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein described.

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Agency and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

State of OHIO County of SUMMIT

Tihana Tresler, being first duly sworn, deposes and says:

1. That I am the GENERAL MANAGER (Corporate Office) of SAINT-GOBAIN NORPRO (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalty of perjury
this 4th day of February, 2021

Thoburn T. Dunlap
(Notary Public)



This Application should be submitted to the Niagara County Industrial Development Agency, 6311
Inducon Corporate Drive, Suite One, Sanborn, New York 14132.

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

NOTE: No design is completed yet.

B. HOLD HARMLESS AGREEMENT

Applicant hereby releases the NIAGARA COUNTY INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency including without limiting the generality of the foregoing, all causes of action and reasonable attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all out of pocket costs incurred by the Agency in processing of the Application, including reasonable attorneys' fees, if any. Notwithstanding anything contained herein to the contrary, the foregoing indemnities shall not be applicable with respect to misconduct, negligence, or criminal activity on the part of the Agency. It is understood and agreed that the Applicant has the right to join in any defense, and participate in the management of the defense, of any claim for which the Agency seeks indemnification.

In addition to the foregoing, the Applicant understands and acknowledges that (i) this application does not create or give rise to any legal obligations on the part of the Niagara County Industrial Development Agency (the "Agency") or the Applicant except as expressly stated herein, (ii) the terms and conditions governing the award of the financial assistance described herein will be set forth in a separate agreement(s), with the Agency, the form of which will be provided to the Applicant only upon the processing and approval of this application, (iii) the requested financial assistance described in application is based upon the representations made by the Applicant, based upon the Applicant's actual knowledge as of the date of this application, to the Agency, regarding the project, and (iv) that the Agency reserves the right to revise the financial assistance described in this application if any aspect of the project changes after receipt of the application, including changes to the number of jobs, amount of capital investment, or wages, by way of example only. In addition, the Applicant reserves the right to retract, clarify, amend or modify any such representations made prior to (or concurrently with) the submittal of this application to the Agency.

Timana Tresler
(Applicant Signature)

By: 02/04/2025

Name: TIMANA TRESLER

Title: GENERAL MANAGER NORPRO

Thoburn T. Dunlap
(Notary Public)

Sworn to before me this 4th
of February, 2025

[stamp]



Real Property Tax Benefits (Detailed):

** This section of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

| Dollar Value of New Construction and Renovation Costs | Estimated New Assessed Value of Property Subject to IDA* | County Tax Rate/1000 | Local Tax Rate (Town/City/Village)/1000 | School Tax Rate/1000 |
|---|--|----------------------|---|----------------------|
| | | | | |

*Apply equalization rate to value

| PILOT Year | % Payment | County PILOT Amount | Local PILOT amount | School PILOT Amount | Total PILOT | Full Tax Payment w/o PILOT | Net Exemption |
|--------------|-----------|---------------------|--------------------|---------------------|---------------------|----------------------------|---------------------|
| 1 | 15% | \$ 18,428 | \$ - | \$ 55,190 | \$ 73,618 | \$ 490,786 | \$ 417,168 |
| 2 | 15% | \$ 18,428 | \$ - | \$ 55,190 | \$ 73,618 | \$ 490,786 | \$ 417,168 |
| 3 | 25% | \$ 30,713 | \$ - | \$ 91,983 | \$ 122,696 | \$ 490,786 | \$ 368,089 |
| 4 | 25% | \$ 30,713 | \$ - | \$ 91,983 | \$ 122,696 | \$ 490,786 | \$ 368,089 |
| 5 | 35% | \$ 42,998 | \$ - | \$ 128,777 | \$ 171,775 | \$ 490,786 | \$ 319,011 |
| 6 | 35% | \$ 42,998 | \$ - | \$ 128,777 | \$ 171,775 | \$ 490,786 | \$ 319,011 |
| 7 | 35% | \$ 42,998 | \$ - | \$ 128,777 | \$ 171,775 | \$ 490,786 | \$ 319,011 |
| 8 | 35% | \$ 42,998 | \$ - | \$ 128,777 | \$ 171,775 | \$ 490,786 | \$ 319,011 |
| 9 | 35% | \$ 42,998 | \$ - | \$ 128,777 | \$ 171,775 | \$ 490,786 | \$ 319,011 |
| 10 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| 11 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| 12 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| 13 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| 14 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| 15 | 45% | \$ 55,284 | \$ - | \$ 165,570 | \$ 220,854 | \$ 490,786 | \$ 269,932 |
| TOTAL | | \$ 644,975 | \$ - | \$ 1,931,650 | \$ 2,576,626 | \$ 7,361,787 | \$ 4,785,162 |

*Estimates provided are based on current property tax rates and assessment value

Structure

No image found for this Parcel.

| Building 1 | |
|-------------------------------|------------|
| Number of Identical Buildings | 1 |
| Actual Year Built | 1943 |
| Effective Year Built | |
| Construction Quality | 2.0 |
| Condition | 3 - Normal |
| Building Perimeter | |
| Gross Floor Area | 165270 |
| Number of Stories | 2.0 |
| Story Height | 26 |
| Air Conditioning % | 0% |
| Sprinkler % | 0% |
| Number of Elevators | |
| Basement Perimeter | |
| Basement Sq. Ft | |

2024 Final Assessment Information

| | |
|----------------------|-------------|
| Land Assessed Value | \$134,983 |
| Total Assessed Value | \$1,400,000 |
| Equalization Rate | 38.00% |
| Full Market Value | \$3,684,200 |
| Partial Construction | No |
| County Taxable | \$1,400,000 |
| Municipal Taxable | \$1,400,000 |
| School Taxable | \$1,400,000 |

Property Description

| | |
|-------------------|----------------------|
| Property Type | 714 - Lite Ind Manfr |
| Neighborhood Code | 45 |
| SWIS | 294000 |
| Water Supply | 3 - Comm/public |
| Utilities | 4 - Gas & elec |
| Sewer Type | 3 - Comm/public |
| Zoning | |
| School | Niagara Wheatfield |

Last Property Sale

| | |
|----------------------|-----------------------------|
| Deed Date | 08/09/2007 |
| Deed Book | 3408 |
| Deed Page | 938 |
| Contract Date | |
| Sale Date | 06/20/2007 |
| Full Sale Price | \$1 |
| Net Sale Price | \$1 |
| Usable For Valuation | No |
| Arms Length | No |
| Prior Owner | Patriot Wheatfield Assoc LP |

Owner Information

| Owner Name | Address 1 | Address 2 | PO Box | City | State | Zip | Unit Name | Unit Number |
|-------------------------------|-----------------------|-----------|--------|-------|-------|-------|-----------|-------------|
| Patriot Wheatfield Assoc II L | 1200 Liberty Ridge Dr | | | Wayne | PA | 19087 | Ste | 115 |

Sales

| Deed Date | Deed Book | Deed Page | Contract Date | Sale Date | Last Physical Inspection Date | Sale Price | Net Sale Price | Usable for Valuation | Arms Length | Prior Owner |
|------------|-----------|-----------|---------------|------------|-------------------------------|------------|----------------|----------------------|-------------|-----------------------------|
| 08/09/2007 | 3408 | 938 | | 06/20/2007 | | \$1 | \$1 | No | No | Patriot Wheatfield Assoc LP |

No Exemption Data Found

Land

| Site # | Land Type | Acres | Front | Depth | Sq Ft | Soil Rating |
|--------|--------------|-------|-------|-------|-------|-------------|
| 1 | 01 - Primary | 15.10 | | | | |

Commercial Site Uses

| Site # | Commercial Use | Total Units | Total Rentable Area (sqft.) |
|--------|--------------------|-------------|-----------------------------|
| 1 | F06 - Nat gas dstr | 0 | 66040 |
| 1 | F09 - Light mfg | 0 | 478964 |
| 1 | E02 - Walk-up off | 0 | 32762 |
| 1 | Z98 - Non-contrib | 0 | 5608 |

Improvements

| Site # | Structure Code | SqFt | Dimensions | Quantity | Overall Condition | Actual Year Built | Effective Year Built |
|--------|--------------------|-----------|-----------------|----------|-------------------|-------------------|----------------------|
| 1 | AP1 - Fence-chn lk | | 14652.00 x 8.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | LP3 - Patio-concr | | 80000.00 x 6.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | MH5 - Mobile home | | 66.00 x 14.00 | 2.00 | 3 - Normal | 1979 | |
| 1 | FC1 - Shed-machine | 260.00 | | 1.00 | 3 - Normal | 1980 | |
| 1 | FC2 - Shed-aluminm | 300.00 | | 1.00 | 3 - Normal | 2005 | |
| 1 | TK5 - Tank-vt bulk | 100000.00 | | 1.00 | 3 - Normal | 1960 | |

Special Districts

| Code Description | Type | Primary Units | Secondary Units | Amount |
|------------------|------|---------------|-----------------|--------|
|------------------|------|---------------|-----------------|--------|

| | | | | |
|---------------------------|---|--------|--------|----------------|
| CS400 - Whfd ncsd1 cap | S | 171.00 | 0.00 | \$1,400,000.00 |
| CS401 - Whfd ncsd1 user | S | 171.00 | 171.00 | \$0.00 |
| FP401 - Whfd fire protect | A | 0.00 | 0.00 | \$1,400,000.00 |
| RD291 - County refuse | A | 0.00 | 0.00 | \$1,400,000.00 |
| RD403 - Wheatfield refuse | S | 0.00 | 1.00 | \$0.00 |
| SD401 - Wheat sewer (u) | A | 0.00 | 0.00 | \$1,400,000.00 |
| WD404 - Whfd county water | A | 0.00 | 0.00 | \$1,400,000.00 |

Structure

No image found for this Parcel.

| Building 1 | |
|-------------------------------|------------|
| Number of Identical Buildings | 1 |
| Actual Year Built | 1943 |
| Effective Year Built | |
| Construction Quality | 2.0 |
| Condition | 3 - Normal |
| Building Perimeter | |
| Gross Floor Area | 45900 |
| Number of Stories | 2.0 |
| Story Height | 26 |
| Air Conditioning % | 0% |
| Sprinkler % | 0% |
| Number of Elevators | |
| Basement Perimeter | |
| Basement Sq. Ft | |

2024 Final Assessment Information

| | |
|----------------------|-----------|
| Land Assessed Value | \$39,523 |
| Total Assessed Value | \$50,000 |
| Equalization Rate | 38.00% |
| Full Market Value | \$131,600 |
| Partial Construction | No |
| County Taxable | \$50,000 |
| Municipal Taxable | \$50,000 |
| School Taxable | \$50,000 |

Property Description

| | |
|-------------------|----------------------|
| Property Type | 714 - Lite Ind Manfr |
| Neighborhood Code | 45 |
| SWIS | 294000 |
| Water Supply | 3 - Comm/public |
| Utilities | 4 - Gas & elec |
| Sewer Type | 3 - Comm/public |
| Zoning | |
| School | Niagara Wheatfield |

Last Property Sale

No Sales Data Found

Owner Information

| Owner Name | Address 1 | Address 2 | PO Box | City | State | Zip | Unit Name | Unit Number |
|-----------------------------|-----------------------|-----------|--------|-------|-------|-------|-----------|-------------|
| Patriot Wheatfield Assoc LP | 1200 Liberty Ridge Dr | | | Wayne | PA | 19087 | Ste | 115 |

Sales

| Deed Date | Deed Book | Deed Page | Contract Date | Sale Date | Last Physical Inspection Date | Sale Price | Net Sale Price | Usable for Valuation | Arms Length | Prior Owner |
|----------------------------|-----------|-----------|---------------|-----------|-------------------------------|------------|----------------|----------------------|-------------|-------------|
| No data available in table | | | | | | | | | | |

No Exemption Data Found

Land

| Site # | Land Type | Acres | Front | Depth | Sq Ft | Soil Rating |
|--------|--------------|-------|-------|-------|-------|-------------|
| 1 | 01 - Primary | 4.30 | | | | |

Commercial Site Uses

| Site # | Commercial Use | Total Units | Total Rentable Area (sqft.) |
|--------|--------------------|-------------|-----------------------------|
| 1 | F06 - Nat gas dstr | 0 | 66040 |
| 1 | F09 - Light mfg | 0 | 478964 |
| 1 | E02 - Walk-up off | 0 | 32762 |
| 1 | Z98 - Non-contrib | 0 | 5608 |

Improvements

| Site # | Structure Code | SqFt | Dimensions | Quantity | Overall Condition | Actual Year Built | Effective Year Built |
|--------|--------------------|-----------|-----------------|----------|-------------------|-------------------|----------------------|
| 1 | AP1 - Fence-chn lk | | 14652.00 x 8.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | LP3 - Patio-concr | | 80000.00 x 6.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | MH5 - Mobile home | | 66.00 x 14.00 | 2.00 | 3 - Normal | 1979 | |
| 1 | FC1 - Shed-machine | 260.00 | | 1.00 | 3 - Normal | 1980 | |
| 1 | FC2 - Shed-aluminm | 300.00 | | 1.00 | 3 - Normal | 2005 | |
| 1 | TK5 - Tank-vt bulk | 100000.00 | | 1.00 | 3 - Normal | 1960 | |

Special Districts

| Code Description | Type | Primary Units | Secondary Units | Amount |
|---------------------------|------|---------------|-----------------|-------------|
| CS400 - Whfd ncsd1 cap | S | 6.00 | 0.00 | \$50,000.00 |
| CS401 - Whfd ncsd1 user | S | 6.00 | 6.00 | \$0.00 |
| FP401 - Whfd fire protect | A | 0.00 | 0.00 | \$50,000.00 |
| RD291 - County refuse | A | 0.00 | 0.00 | \$50,000.00 |
| RD403 - Wheatfield refuse | S | 0.00 | 1.00 | \$0.00 |
| SD401 - Wheat sewer (u) | A | 0.00 | 0.00 | \$50,000.00 |
| WD404 - Whfd county water | A | 0.00 | 0.00 | \$50,000.00 |

Structure

No image found for this Parcel.

| Building 1 | |
|-------------------------------|------------|
| Number of Identical Buildings | 1 |
| Actual Year Built | 1943 |
| Effective Year Built | |
| Construction Quality | 2.0 |
| Condition | 3 - Normal |
| Building Perimeter | |
| Gross Floor Area | 359620 |
| Number of Stories | 2.0 |
| Story Height | 26 |
| Air Conditioning % | 0% |
| Sprinkler % | 0% |
| Number of Elevators | |
| Basement Perimeter | |
| Basement Sq. Ft | |

2024 Final Assessment Information

| | |
|----------------------|-----------|
| Land Assessed Value | \$90,000 |
| Total Assessed Value | \$108,050 |
| Equalization Rate | 38.00% |
| Full Market Value | \$284,300 |
| Partial Construction | No |
| County Taxable | \$108,050 |
| Municipal Taxable | \$108,050 |
| School Taxable | \$108,050 |

Property Description

| | |
|-------------------|----------------------|
| Property Type | 714 - Lite Ind Manfr |
| Neighborhood Code | 45 |
| SWIS | 294000 |
| Water Supply | 3 - Comm/public |
| Utilities | 4 - Gas & elec |
| Sewer Type | 3 - Comm/public |
| Zoning | |
| School | Niagara Wheatfield |

Last Property Sale

No Sales Data Found

Owner Information

| Owner Name | Address 1 | Address 2 | PO Box | City | State | Zip | Unit Name | Unit Number |
|-----------------------------|-----------------------|-----------|--------|-------|-------|-------|-----------|-------------|
| Patriot Wheatfield Assoc LP | 1200 Liberty Ridge Dr | | | Wayne | PA | 19087 | Ste | 115 |

Sales

| Deed Date | Deed Book | Deed Page | Contract Date | Sale Date | Last Physical Inspection Date | Sale Price | Net Sale Price | Usable for Valuation | Arms Length | Prior Owner |
|----------------------------|-----------|-----------|---------------|-----------|-------------------------------|------------|----------------|----------------------|-------------|-------------|
| No data available in table | | | | | | | | | | |

No Exemption Data Found

Land

| Site # | Land Type | Acres | Front | Depth | Sq Ft | Soil Rating |
|--------|--------------|-------|-------|-------|-------|-------------|
| 1 | 01 - Primary | 55.10 | | | | |

Commercial Site Uses

| Site # | Commercial Use | Total Units | Total Rentable Area (sqft.) |
|--------|--------------------|-------------|-----------------------------|
| 1 | F06 - Nat gas dstr | 0 | 66040 |
| 1 | F09 - Light mfg | 0 | 478964 |
| 1 | E02 - Walk-up off | 0 | 32762 |
| 1 | Z98 - Non-contrib | 0 | 5608 |

Improvements

| Site # | Structure Code | SqFt | Dimensions | Quantity | Overall Condition | Actual Year Built | Effective Year Built |
|--------|--------------------|-----------|-----------------|----------|-------------------|-------------------|----------------------|
| 1 | AP1 - Fence-chn lk | | 14652.00 x 8.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | LP3 - Patio-concr | | 80000.00 x 6.00 | 1.00 | 3 - Normal | 1948 | |
| 1 | MH5 - Mobile home | | 66.00 x 14.00 | 2.00 | 3 - Normal | 1979 | |
| 1 | FC1 - Shed-machine | 260.00 | | 1.00 | 3 - Normal | 1980 | |
| 1 | FC2 - Shed-aluminm | 300.00 | | 1.00 | 3 - Normal | 2005 | |
| 1 | TK5 - Tank-vt bulk | 100000.00 | | 1.00 | 3 - Normal | 1960 | |

Special Districts

| Code Description | Type | Primary Units | Secondary Units | Amount |
|---------------------------|------|---------------|-----------------|--------------|
| CS400 - Whfd ncsd1 cap | S | 15.00 | 0.00 | \$108,050.00 |
| CS401 - Whfd ncsd1 user | S | 15.00 | 15.00 | \$0.00 |
| FP401 - Whfd fire protect | A | 0.00 | 0.00 | \$108,050.00 |
| RD291 - County refuse | A | 0.00 | 0.00 | \$108,050.00 |
| RD403 - Wheatfield refuse | S | 0.00 | 1.00 | \$0.00 |
| SD401 - Wheat sewer (u) | A | 0.00 | 0.00 | \$108,050.00 |
| WD404 - Whfd county water | A | 0.00 | 0.00 | \$108,050.00 |