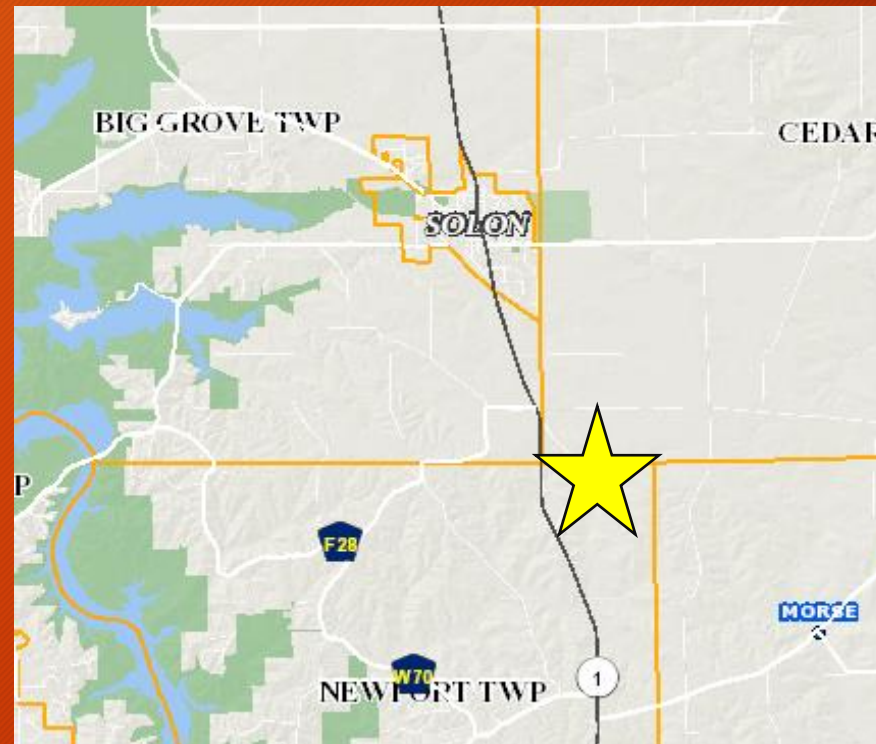




SOLON
IN THE FRINGE

FRINGE AREA DEVELOPMENTS





Harpers Hollow



HARPERS HOLLOW

Harpers Hollow

- 1 ACRE LOTS
- SOLOON SCHOOL DISTRICT
- POND
- PRIVATE SEPTICS
- COMMUNITY WELL
- 2 MILES FROM SOLOON



Harpers Hollow

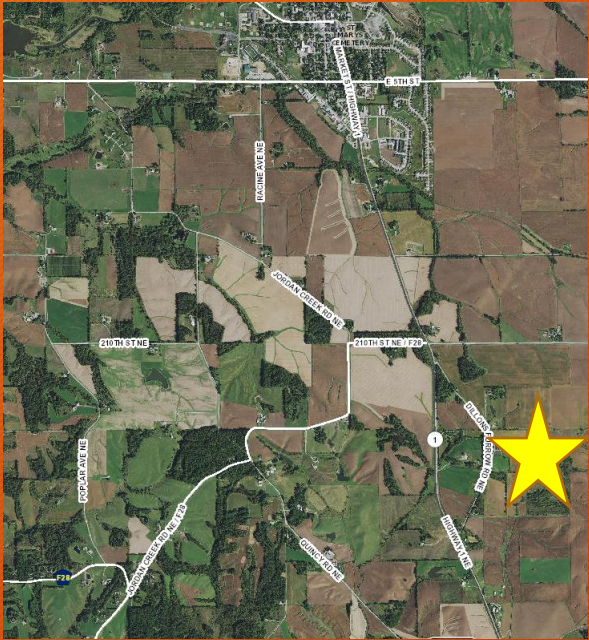


<https://youtu.be/vi09w5iXtYg>





SPARTAN HOLLOW





SPARTAN HOLLOW

- 52 LOTS – 1ST PHASE 32 LOTS
- 2 PHASES
- WALKING TRAILS
- PASTORAL VIEWS
- SOLON SCHOOL DISTRICT
- WALK OUT LOTS
- 2 COMMUNITY WELLS
- RURAL POCKET NEIGHBORHOOD





SPARTAN HOLLOW

- WHAT'S A RURAL POCKET NEIGHBORHOOD?
- MARGINAL ACCESS ROAD
- SHARED SEPTICS
- 1/3 ACRE LOTS
- POND VIEW
- WALKING TRAIL

<https://www.youtube.com/watch?v=5fK6cail0gM>





COMMUNITY GAIN			
	Curent 72 Acres Ag Land	One(1) Lot in Spartan Hollow *	Future growth lot outside of Spartan
Assessed value of dwelling & land x Assume Rollback factor	\$ 85,900.00 69.186300%	\$ 525,000.00 55.074300%	\$ 575,000.00 55.074300%
Gross Taxable value	59,431.00	\$ 289,140.00	\$ 306,844.00
Total Combined Levy Rate	28.0587500%	28.0587500%	28.0587500%
Gross Taxes (gross taxable value x 10 %)	\$ 1,667.56	\$ 8,112.91	\$ 8,609.66
Ag Land credit	35.97-		
Homestead		220.08-	233.56-
	\$ 1,632.00	\$ 7,892.83	\$ 8,376.10
%			
Solon School	57.91 \$ 945.21	\$ 4,570.74	\$ 4,850.60
County-Rural	33.45 \$ 545.88	\$ 2,639.36	\$ 2,800.97
Kirkwood Community College (area x)	4.48 \$ 73.11	\$ 353.60	\$ 375.25
County EMA-JECC	2.62 \$ 42.76	\$ 206.79	\$ 219.45
Newport Township	0.28 \$ 4.57	\$ 22.10	\$ 23.45
County Assessor	1 \$ 16.32	\$ 78.93	\$ 83.76
Ag Extension	0.24 \$ 3.92	\$ 18.94	\$ 20.10
*based off of an average assessed value of \$525k per dwelling and land			
The Community Gain			
	72 Acres Ag Land	52 Residential Lots Spartan Hollow *	Future growth 212 potential lots **
Total Taxes	\$ 1,632.00	\$ 410,427.16	\$ 1,775,733.20
Who benefits? ...and how much do they benefit \$\$\$			
Solon School	57.91 \$ 945.09	\$ 237,678.37	\$ 1,028,327.10
County-Rural	33.44 \$ 545.88	\$ 137,246.84	\$ 593,805.18
Kirkwood Community College (area x)	4.48 \$ 73.11	\$ 18,387.14	\$ 79,552.85
County EMA-JECC	2.62 \$ 4.57	\$ 10,753.19	\$ 46,524.21
Newport Township	0.28 \$ 4.57	\$ 1,149.20	\$ 4,972.05
County Assessor	1 \$ 16.32	\$ 4,104.27	\$ 17,757.33
Ag Extension	0.24 \$ 3.92	\$ 985.03	\$ 4,261.76
** Includes Spartan Hollow			

