



Marshall County Neighborhood Revitalization



Tax Incentive Program 2017-2019

How It Works ** How you can qualify ** Application

Property Tax Rebate Percentage Per Year

Year 1 — 60% Year 2 — 60% Year 3 — 60%

5% of tax increment of any given year will be retained by Marshall County for handling/processing.
(a minimum of \$25.00)

TOWNSHIPS

- Clear Fork
- Cottage Hill
- Herkimer
- Logan
- Marysville
- Noble
- Oketo
- Richland
- Rock
- St. Bridget
- Vermillion
- Walnut

Participation Taxing Districts

MARSHALL COUNTY

CITIES

- Axtell
- Blue Rapids
- Frankfort
- Marysville
- Summerfield
- Vermillion
- Waterville

CEMETERIES

- Barrett
- Beattie Union
- Home City
- Morrison
- Mount Hope
- Prospect Hill
- Vermillion

FIRE DISTRICTS

- #1
- #3
- #9

USD

- 113
- 115
- 364
- 380
- 498

WATERSHED

- #70
- #110

**IT IS STRONGLY RECOMMENDED THAT LOCAL IN COUNTY
CONTRACTORS AND SUPPLIERS ARE USED IN ALL
NEIGHBORHOOD REVITALIZATION PROJECTS!!!!!!**

Application Procedures

1. Prior to the commencement of construction on any improvement or new construction for which a tax rebate will be requested, the applicant-owner shall complete an application for the Neighborhood Revitalization Program.
2. The application and the \$25.00 fee must be filed in the Marshall County Clerk's Office prior to the commencement of construction.
3. Please take a preconstruction picture with date on the picture of the building site and have that accompanying the application.
4. The County Clerk's Office will return a copy of the application to the applicant within fifteen (15) working days, indicating approval or denial of the project.
5. The project must be completed within one(1) year of application date. Upon completion of the project, the applicant must notify the Marshall County Appraiser's Office.
6. Upon completion of the project construction costs of the project need to be provided to the Marshall County Appraiser's office.
7. The Marshall County Appraiser's office will then conduct an on-site inspection of the construction project and determine the new valuation of the real estate accordingly.
8. Valuation Notices (mailed the following March) will reflect the full market and ag use value of the parcel.
9. All real estate tax for the subject property must have all taxes paid in full and up to date for the initial and each succeeding year by May 10th.
- 10. Upon verification of payment of all real estate and personal property taxes, the County Treasurer will issue a rebate check for the portion qualifying (see example) for the Neighborhood Revitalization Plan by July 1 of the year . (If the tax statement is sent out in November of 2010 you will receive the rebate check in July of 2011)**
- 11. If ALL taxes are not paid in full by May 10th you are no longer eligible for the Neighborhood Revitalization Program and no rebate check will be issued.**

Example: Your rebate is made up of only participating entities not all entities so your rebate check will not be a total refund or the percentage of your total taxes for example:

If you live in Marysville Township you will receive rebate on the following:

Marshall County, Marysville Township, USD 364

You will not receive rebate on the following entities that did not participate in the program:

State, and the North Central Regional Library

REMEMBER: If project is not completed within the year time limit it may be subject to reduced rebates.

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Neighborhood Revitalization Checklist

- _____ The Applicant owns the land.
- _____ The proposed project is or will be on a permanent foundation
- _____ The proposed project will be taxed as real estate.
- _____ The applicant has supplied necessary cost information and drawings with dimensions. (floor plan or sketch)
- _____ The applicant will meet the minimum investment of \$5,000 on residential, agricultural, commercial, industrial, or recreational property.
- _____ The applicant's taxes and special assessment on the property are current.

_____ Date _____
County Clerk's signature

- _____ The applicant has received the appropriate building permits. (if applicable)
- _____ The applicant has paid the appropriate application fees
- _____ The proposed project will begin on or after the date of designation of the Neighborhood Revitalization area for appropriate taxing units.
- _____ The proposed project will increase the appraised valuation a minimum of \$5,000 on residential, commercial, industrial, or agricultural property. **If when your project is completed it does not raise the value a minimum of \$5,000.00 then it will NOT be eligible for a rebate.**

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- _____ Do you have a parcel in Neighborhood Revitalization currently on this Parcel ID?
Yes_____ No _____ If Yes, I waive the remaining years of that projects rebate.

_____ Date _____
Owner's Signature

Return completed Application packet to the :

Marshall County Clerk's Office

1201 Broadway, Suite 2

Marysville, KS 66508

Phone 785-562-5361 Fax 785-562-5262

Marshall County

Neighborhood Revitalization Application

Application # _____

Application Fee: \$25.00

1. Owner's Name: _____

2. Owner's Mailing Address: _____

3. Property Address: _____

4. Legal Description of the Property: _____

5. Building Permit No. (If Applicable) _____

6. Parcel Identification Number: _____

(can be obtained from Clerk's Office)

7. Proposed Property Use:

Residential: _____ New or _____ Rehab
_____ Residence _____ Other (Explain) _____
_____ Single Family _____ Multi-Family _____ # of units

Commercial: _____ New _____ Rehab

Industrial: _____ New _____ Rehab

Agriculture: _____ New _____ Rehab

8. Demolition Plan (if proposed) : _____

9. Proposed Improvement Description (you may reference an attached development plan)

10. Estimated Cost of Improvements: Total \$ _____

11. Estimated Date Construction Will Begin: _____ 12. Estimated Completion Date of Construction: _____

13. County Appraiser's Statement of Appraised Value: _____

14. Proof of Historical Register Listing (if applicable): _____

15. Applicant agrees and acknowledges that: (a) Applicant has received, read, and understands the criteria for qualifications and the procedure to be completed to qualify, (b) applicant will follow all required procedures, (c) within 15 days after completion, of the application the County Clerk will notify if application was approved to allow for construction to start, (d) the construction project must be completed in one year from the application date (e) **If when your project is completed it does not raise the value a minimum of \$5,000.00 then it will NOT be eligible for a rebate. (f) they agree that they are no longer in the program if their taxes are not paid in full by May 10th, and will not be eligible to participate in the Tax Rebate Program.**

Under penalty of perjury, I hereby state that all information contained in the above Application is true and correct.

Owners Signature _____ Date

_____ Approved
_____ Not Approved Reason(s) _____

By _____ Date _____

Marshall County Commissioners

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