

**Wilson (095)**  
**Tax Year 2026 | Reappraisal 2026**

Jan 1 Owner  
 MIDWAY 840 LLC  
 C/O GTIS PARTNERS  
 787 SEVENTH AVE, 50TH FLOOR  
 NEW YORK NY 10019

Current Owner

**COUCHVILLE PK**

Ctrl Map: 138    Group:    Parcel: 083.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$7,818,900  
**Improvement Value:** \$54,502,500  
**Total Market Appraisal:** \$62,321,400  
**Assessment Percentage:** 40%  
**Assessment:** \$24,928,560

**Subdivision Data**

**Subdivision:**  
 SCP ACQUISITIONS LLC  
**Plat Book:** 31    **Plat Page:** 507

**Block:**    **Lot:**  
                     1

**Additional Information**

**General Information**

**Class:** 09 - Industrial  
**City #:**  
**Special Service District 1:** 950  
**District:** 23  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:**  
**Special Service District 2:** 000  
**Neighborhood:** J01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:** C4

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

**Deed Acres:** 53.19    **Calculated Acres:** 0    **Total Land Units:** 53.19

| Land Code    | Soil Class | Units |
|--------------|------------|-------|
| 20 - ACREAGE |            | 53.19 |

**Commercial Building #: 1**

**Improvement Type:**  
 40 - WAREHOUSE  
**Quality:**  
 1+ - AVERAGE +  
**Building Sketch**



**Actual Year Built:**

2022

**Business Living Area:**

633981

**Interior/Exterior Areas**

| Type                   | Square Feet | Exterior Wall      |
|------------------------|-------------|--------------------|
| 40 - WAREHOUSE         | 627,658     | 16 - PRECAST PANEL |
| OFA - Office - Average | 6,323       | 16 - PRECAST PANEL |

**Commercial Features**

| Type                      | Units      |
|---------------------------|------------|
| CAW - CANOPY              | 315 X 1    |
| SPR - SPRINKLER SYSTEM    | 633981 X 1 |
| CAW - CANOPY              | 315 X 1    |
| HAC - HEATING AND COOLING | 6323 X 1   |

**Outbuildings & Yard Items**

| Building # | Type                   | Description      | Area/Units |
|------------|------------------------|------------------|------------|
| 1          | ASP - ASPHALT PAVING   |                  | 337,549    |
| 1          | CNC - CONCRETE PAVING  |                  | 111,720    |
| 1          | LGT - LIGHTS           | 11 POLES/1 LIGHT | 11         |
| 1          | CLF - CHAIN LINK FENCE |                  | 1,120      |
| 1          | CPY - CANOPY           |                  | 480        |
| 1          | CPY - CANOPY           |                  | 128        |

**Sale Information**

| Sale Date  | Price        | Book | Page  | Vacant/Improved | Type Instrument     | Qualification        |
|------------|--------------|------|-------|-----------------|---------------------|----------------------|
| 4/14/2023  | \$66,755,125 | 2246 | 617   | I - IMPROVED    | WD - WARRANTY DEED  | N - NON-ARM'S LENGTH |
| 3/1/2022   | \$0          | 2164 | 1583  |                 | QC - QUITCLAIM DEED | -                    |
| 12/15/2021 | \$2,154,600  | 2152 | 1064  | I - IMPROVED    | WD - WARRANTY DEED  | P - MULTIPLE PARCELS |
| 8/21/2008  | \$0          | 1319 | 247   |                 | -                   | -                    |
| 2/9/1970   | \$0          | 232  | 255   |                 | -                   | -                    |
| 11/6/1969  | \$0          | 232  | 251   |                 | -                   | -                    |
| 11/6/1969  | \$0          | 232  | 249   |                 | -                   | -                    |
| 4/4/1904   | \$0          | 169  | 417-2 |                 | -                   | -                    |
| 12/10/1007 | \$203,800    | 1290 | 1029  | V - VACANT      | WD - WARRANTY DEED  | N - NON-ARM'S LENGTH |