

# Fiscal Impact Analysis Worksheet - Version 12.6.12 - Proposed Land Use

This Excel file will assist you with most of the Fiscal Impact Worksheet's calculations. Please skip inapplicable questions.

Use the numbers in this program to fill in the identical section on the worksheet.

Please enter the information requested in the relevant yellow highlighted cells

2a) How many residential units are proposed? What types?

Single Family Detached

81

Townhome/Condominium/Multifamily

Apartment

Manufactured Home Park Unit

Total

81

Are any units affordable? If yes, how many?

## Residential Expenses - School Expenses

2b) How many students are generated?

	Student Generation Rate	Students Generated
Single Family Detached	0.4	32.4
Townhome/Condominium/Multifamily	0.17	0
Apartment	0.31	0
Manufactured Home Park Unit	0.46	0
Total		32.4

2c) What is the schools expenses?

Total Students	32.4
Per Student Operating Costs	\$8,321.05
Per Student Capital Costs	\$2,063.94
Per Student School Costs	\$10,384.99
Total School Fiscal Impact	\$ 336,473.68

## Residential Expenses - Non-School Expenses

2d) What is the total population generated?

Total Units	81
Average Household Size	2.45

Total Population Generated	198.45
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2e) What are the total non-school expenses?

Total Population Generated	198.45
Per-Capita Non School Costs	\$ 1,183.67
Total Non-School Costs	\$ 234,899.31

2f) What is the total residential expenses?

Total School Expenses	\$ 336,473.68
Total Non-School Expenses	\$ 234,899.31
Total Residential Expenses	\$ 571,372.99

### Residential Revenues

2g) What is the average expected market value for each type of unit sold?

	Unit Type	Number of Type	Price for Each Unit Type
Single Family Detached		81	\$525,000
		0	\$ -
		0	\$ -
		0	\$ -
Townhome/Condominium/Multifamily		0	\$ -
		0	\$ -
		0	\$ -
Apartment (Value of Apartment Complex (Total))			
Manufactured Home Park Unit (Value of Park Property (Total))		0	
Total Expected Real Estate Sales Amount			\$ 42,525,000.00

2h) What are the total real estate taxes paid?

Total Expected Real Estate Sales Amount	42525000
Real Estate Tax Rate	0.0084
Total Real Estate Tax Revenue	\$ 357,210.00

2i) What is are total personal property taxes paid?

Total Real Estate Tax Revenue	357210
Personal property Tax Revenue (as % of Real Estate Taxes Paid)	0.15
Total Personal Property Tax Revenue	\$ 53,581.50

2j) What are the total sales and meals taxes paid?

Total Real Estate Tax Revenue	357210
Sales and Meals Tax Revenue (as % of real estate taxes paid)	0.09
Total Personal Property Tax Revenue	\$ 32,148.90

2k) What are total conservation easement taxes paid? (If any)

Total Acreage in Conservation Easement	
Conservation Easement Real Estate Tax Rate	2000
Total Conservation Easement Tax Revenue	\$ -

2l) What are the total HOA taxes paid (for property rentable to non-HOA members, if any)?

Total Market Value of any HOA Property Rentable to non-HOA Members	0
Real Estate Tax Rate	0.0084
Total Rentable HOA Property Tax Revenue	\$ -

2m) What is the total residential tax revenue?

\$ 442,940.40

#### Residential Fiscal Impact

2n) What is the residential fiscal impact?

\$ (128,432.59)

#### Commercial Expenses

3a) How many new businesses are proposed? (Include all businesses that will rent or lease space)

Total Number of New Businesses	0
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3b) What is the expected real estate market value for each business property (at buildout)?

	Business Property	Expected Market Value
1		
2		
3		
4		
5		
6		
Total Commercial Real Estate Expected Market Value		\$ -

3c) What are the commercial expenses?

Total Commercial Real Estate Taxes Paid	0
Per-Business Commercial Expense Rate	0.00445
Total Commercial Expenses	\$ -

Commercial Revenues

3d) What are the commercial real estate taxes paid?

Total Commercial Real Estate Assessment Value	0
Real Estate Tax Rate	0.0084
Total Commercial Real Estate Taxes Paid	\$ -

3e) What are the business personal property taxes paid?

	Proposed Businesses Name (s)	Initial Capital Investment		
1			\$	-
2		\$ -	\$	-
3		\$ -	\$	-
4		\$ -	\$	-
5		\$ -	\$	-
6		\$ -	\$	-
Total Business Personal Property Taxes Paid			\$	-

3f) What are the business machinery and tools taxes paid (for manufacturers only)?

	Proposed Businesses Name(s)	Initial Capital Investment		
1		\$ -	\$	-
2		\$ -	\$	-
3		\$ -	\$	-
4		\$ -	\$	-
5		\$ -	\$	-
6		\$ -	\$	-
Total Business Personal Property Taxes Paid			\$	-

3g) What are retail sales-based taxes paid? (if any)

	Proposed Business Name(s)	Estimated Retail Sales	Estimated Prepared Meals Sales	Estimated Hotel/Motel/Condo Room Sales		
1		\$ -	\$ -	\$ -	\$	-
2		\$ -	\$ -	\$ -	\$	-
3		\$ -	\$ -	\$ -	\$	-
4		\$ -	\$ -	\$ -	\$	-
5		\$ -	\$ -	\$ -	\$	-
6		\$ -	\$ -	\$ -	\$	-
Total Sales-Based Tax Paid		\$ -	\$ -	\$ -	\$	-
Total Business Sales Tax Revenue					\$	-

3h) What are the proposed annual business license fees paid?

	Proposed Business Name(s)	Business Type	Estimated Sales	License Fee Rate	
1		Manufacturers	\$ -	#N/A	#N/A
2		Retail Sales	\$ -	#N/A	#N/A
3		Retail Sales	\$ -	#N/A	#N/A
4		Retail Sales	\$ -	#N/A	#N/A
5		Other Services	\$ -	#N/A	#N/A

6	Manufacturers	\$	-	#N/A	#N/A
	Total Business License Revenue				#N/A

3i) What are the total commercial revenues? #N/A

#### Commercial Fiscal Impact

3j) What is the net commercial fiscal impact? #N/A

3k) What is the proposed fiscal impact? #N/A

You will now estimate the current conditions of the proposal property. Please click on worksheet tab labeled "Current" below and follow the instructions.

What is the final fiscal impact? #N/A

#### Phasing - Residential Phasing

6a) When will proposed residential units be built?

Total Units Proposed	81					
	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
Homes Built	15	15	15	15	21	81
Total Res Exp	\$ 571,372.99	\$ 571,372.99	\$ 571,372.99	\$ 571,372.99	\$ 571,372.99	
Per Unit Exp	\$ 7,053.99	\$ 7,053.99	\$ 7,053.99	\$ 7,053.99	\$ 7,053.99	\$ 7,053.99
Total Res Exp	\$ 105,809.81	\$ 105,809.81	\$ 105,809.81	\$ 105,809.81	\$ 148,133.74	\$ 571,372.99
Total Res Rev	\$ 442,940.40	\$ 442,940.40	\$ 442,940.40	\$ 442,940.40	\$ 442,940.40	
Per Unit Rev	\$ 5,468.40	\$ 5,468.40	\$ 5,468.40	\$ 5,468.40	\$ 5,468.40	\$ 5,468.40
Total Res Rev	\$ 82,026.00	\$ 82,026.00	\$ 82,026.00	\$ 82,026.00	\$ 82,026.00	\$ 410,130.00
Per Unit Impact	\$ 1,585.59	\$ 1,585.59	\$ 1,585.59	\$ 1,585.59	\$ 1,585.59	\$ 1,585.59
Res Impact	\$ 23,783.81	\$ 47,567.63	\$ 71,351.44	\$ 95,135.25	\$ 128,432.59	\$ (128,432.59)

#### Phasing - Commercial Phasing

6b) When will proposed commercial units be built?

	Total New Businesses			0
	Year 1	Year 2		Buildout
Bus Built	0	0		0
Bus Exp	\$ -	\$ -		
Per Bus Exp	#DIV/0!	#DIV/0!		
Year Bus Exp	#DIV/0!	#DIV/0!		
Bus Rev	#N/A	#N/A		
Per Bus Rev	#N/A	#N/A		
Year Bus Rev	#N/A	#N/A		
Bus Impact	#N/A	#N/A		

6c) What is the final phasing projection?

	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
Res Impact	\$ 23,783.81	\$ 47,567.63	\$ 71,351.44	\$ 95,135.25	\$ 128,432.59	\$ 128,432.59
Bus Impact	#N/A	#N/A	#N/A	#N/A	#N/A	
Final Impact	#N/A	#N/A	#N/A	#N/A	#N/A	

## Employment

7a) How many full-time equivalent jobs (FTE) will be generated from the proposal? What will be the average payroll?

	Business	FTE Jobs Generated	Average Payroll
1			
2			\$ -
3			\$ -
4			\$ -
5			\$ -
6			\$ -













