

EXAMPLE 1: NET YIELD—EXISTING ZONING

Parcel	Net Area	15% for Roads	Remaining Area	Zoning/DU per Acre	Yield	
					SF	MF*
1	24.4	3.7	20.7	R 12/3.63	75.1	
2a	30.9	4.6	26.3	RM/12.5		328.8
2b	20.3	3.2	17.1	R 10/4.36	74.6	
2c	1.2	—	1.2	C-1	—	—
3	26.3	4.0	22.3	R 10/4.36	97.2	
4	32.3	4.9	27.4	R 12/3.63	99.5	
5	31.9	4.8	27.1	R 12/3.63	98.4	
6	8.4	1.3	7.1	R 12/3.63	25.8	
7	26.3	4.0	22.3	RM/12.5		278.8
8	33.4	5.0	28.4	RM/12.5		355.0
9a	11.9	1.8	10.8	RM/12.5		135.0
9b	16.1	2.4	13.7	R 12/3.63	49.7	
	263.4		224.4		520.3	1097.6*
						1617.9

*Assumes 50% garden apt. and 50% townhouse or clustered single family

VALUE OF PROPOSAL USING EXISTING ZONING WITH NET AREA

Unit	Number	Estimated DU Market Value	Total
Detached Single Family	520	\$65,000/du	\$33,800,000
Townhouse or Clustered Single Family	549	50,000/du	27,450,000
Garden Apartment	549	60,000/du	32,940,000
Commercial	10,000 sf@S25/sf	250,000	334,100
Clubhouse and Golf Course	land	84,000	1,000,000
			\$95,524,000

Annual Property Taxes Generated from the Above Value:

5% of assessed market value	95,524,100
	x .05
	4,776,205
4,776,205 ÷ 100 =	47,762
	x22.450
	1,072,257
Schools 49.21%	\$527,658

Unit Type	No. of Children/DU	No. of Dwelling Units	No. of Children	Total Population
Detached Single Family	1.5/du	520.3	781	1821
Townhouse 2 Bedroom 50%	.4/du	274.4	110	659
Townhouse 3 Bedroom 50%	1.0/du	274.4	274	823
Apts. 1 bedroom 30%	.02/du	164.6	3	332
Apts. 2 bedroom 35%	.1/du	192.1	19	403
Apts. 3 bedroom 35%	.3/du	192.1	58	442
		1617.9	1245	4480

Estimated Annual School Expenses

	1245
Minus 10.5% enrolled in private schools	-131
	1114
1114 children @ 1213/child	1,351,282
5% annual escalation	67,564
Total	\$1,418,846