

EXAMPLE 2: NET YIELD—EXISTING ZONING USED FOR DETACHED SINGLE FAMILY UNITS

Parcel	Net Area	15% for Roads	Remaining Area	Zoning/DU per Acre	Yield
1	24.4	3.7	20.7	R 12/3.63	75.1
2a	30.9	4.6	26.3	RM/4.36	114.7
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/4.36	97.2
8	33.4	5.0	28.4	RM/4.36	123.8
9a	11.9	1.8	10.8	RM/4.36	47.1
9b	16.1	2.4	13.7	R 12/3.63	49.7
	<u>263.4</u>		<u>224.4</u>		<u>903</u>

VALUE OF DETACHED SINGLE FAMILY DEVELOPMENT

	Number	Estimated DU Market Value	Total
Detached Single Family	903	65,000/du	\$58,695,000
Commercial	10,000 sf @ \$25/sf land	250,000 84,000	334,000
Clubhouse and Golf Course			1,000,000
			<u>\$60,029,000</u>

Annual Property Taxes Generated from the Above Value:

5% of assessed market value \$60,029,000  
 $\times .05$   
 \$ 3,001,450

$3,001,450 \div 100 =$  \$30,015  
 $\times 22,450$

Schools 49.21 \$673,826  
 \$331,590

Estimated Annual School Expenses as a Result of Total Development in Single Family

Unit Type	No. of Children/DU	No. of Dwelling Units	No. of Children	Total Population
Detached Single Family	1.5/du	903	1355	3161

Minus 10.5% enrolled in private schools  
 1355  
 $-142$   
 1213

1213 students @ \$1213/child = \$1,471,369  
 5% annual escalation  $+ 73,569$   
 Total \$1,544,938