Shelby County Fiscal Impact Model
v. 3.1 11/27/06
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Project Summary
Budget year dollars 2006

PD08-328 CC Windsor Park 0	Units	Average Appraised Value per Unit	Total Appraised Value	Total Assessed Value	Average Pupils Per New Unit	Pupils
Project profile						
Residential (dwelling units)						
Residential - single family, detached	0	$0	$0	$0	0.57	0.00
Residential - single family attached	88	$195,300	$17,186,400	$4,296,600	0.43	37.84
Residential - condominium	0	$0	$0	$0	0.21	0.00
Residential - multi-family apartment	0	$0	$0	$0	0.21	0.00
Subtotal	88		$17,186,400	$4,296,600		37.84
Commercial (square feet)						
Commercial - office	0	$0	$0	$0		
Commercial - retail	0	$0	$0	$0		
Commercial - hotel/motel	0	$0	$0	$0		
Commercial - other	230,500	$548	$126,314,000	$50,525,600		
Subtotal	230,500		$126,314,000	$50,525,600		
Industrial (square feet)	0	$0	$0	$0		
Project total			$143,500,400	$54,822,200		

Project-related expenditures	
General purpose	$327,458
Transfers	
Transfer to the Med	$1,311
Transfer to Shelby County Bd of Ed	$13,546
Transfer to City of Memphis Bd of Ed	$34,294
Debt service	
Schools	$56,422
Roads	$25,202
All other	$19,870
Total expenditures	$478,103
Project-related revenue	
Local taxes	$2,475,269
Local revenue	$10,944
State source	$16,273
Elected officials	$26,156
Investments, misc, other	$953
Capital proffers (annualized)	$0
Total revenue	$2,529,595
Revenue offsets	
Current real property tax on parcel land value	$627,121
Net project fiscal impact	**$1,424,371**

LAND USE OWNERSHIP DISCLOSURE

Please identify every person who has an ownership interest of 10% or more in the subject application whether they be the current owners, the contract buyers, or the lenders. If current owner or contract buyer are public corporations, please note the fact and list no other owners. Only lenders which are not institutions (banks, saving and loans or credit unions) need be listed.

	NAMES	ADDRESSES
CURRENT OWNERS	Waymon H. Welch, Jr	7751 Wolf River Blvd Germantown TN 38138
	James K. Dickinson	c/o Welch Realty 7751 Wolf River Blvd Germantown, TN 38138
CONTRACT OWNERS/BUYERS	N/A	
NON-INSTITUTIONAL LENDERS INCLUDING SELLERS(S) IF THE PENDING SALE IS OWNER FINANCED	NONE	