Shelby County Fiscal Impact Model
v. 3.1 11/27/06
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Project Summary

Budget year dollars	2006					
PD08-331cc Forest Creek, 3rd Am 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	0	$0	$0	$0	0.43	0.00
Residential - condominium	432	$60,048	$25,940,736	$0	0.21	90.72
Residential - multi-family apartment	0	$0	$0	$10,376,294	0.21	0.00
Subtotal	432		$25,940,736	$10,376,294		90.72
Commercial (square feet)						
Commercial - office	0	$0	$0	$0		
Commercial - retail	0	$0	$0	$0		
Commercial - hotel/motel	0	$0	$0	$0		
Commercial - other	156,773	$65	$10,190,245	$4,076,098		
Subtotal	156,773		$10,190,245	$4,076,098		
Industrial (square feet)	0	$0	$0	$0		
Project total			$36,130,981	$14,452,392		

Project-related expenditures	
General purpose	$459,663
Transfers	
Transfer to the Med	$20,931
Transfer to Shelby County Bd of Ed	$66,500
Transfer to City of Memphis Bd of Ed	$168,355
Debt service	
Schools	$135,215
Roads	$24,439
All other	$33,613
Total expenditures	$908,715
Project-related revenue	
Local taxes	$641,838
Local revenue	$25,045
State source	$23,438
Elected officials	$64,812
Investments, misc, other	$1,439
Capital proffers (annualized)	$0
Total revenue	$756,571
Revenue offsets	
Current real property tax on parcel land value	$163,811
Net project fiscal impact	**($315,955)**