

**Summary of Annual Fiscal Impacts
Parkhouse Residential Development
Upper Providence Township, Montgomery County, PA**

	Existing Use		Proposed Use - 600 Residential Units					
	Vacant Land	Single Family Detached	Towns 28' Wide Front Access	Towns 20' Wide Rear Access	Towns 24' Wide Stacked	Active Adult Carriage Home Villas	TOTAL	
Residential Units	0	44	151	176	76	153	600	
Non-Residential Square Feet	0	0	0	0	0	0	0	
Total Market Value	n/a	\$44,000,000	\$117,025,000	\$110,000,000	\$39,900,000	\$133,875,000	\$444,800,000	
Equivalent value per Unit	n/a	\$1,000,000	\$775,000	\$625,000	\$525,000	\$875,000	\$3,800,000	
Assessed Value (approx. 35.46% of market value)	\$4,279,140	\$15,602,837	\$41,498,227	\$39,007,092	\$14,148,936	\$47,473,404	\$157,730,496	
Residential Population	0	154	335	391	169	213	1,262	
Total School-Aged Children	0	41	32	37	16	0	126	
Employees	0	0	0	0	0	0	0	
Upper Providence Township								
Real Estate Tax Revenue (2.5 mills)	\$ 10,698	\$ 39,007	\$ 103,746	\$ 97,518	\$ 35,372	\$ 118,684	\$ 394,326	
Non-Property Tax Revenue	\$ -	\$ 2,227	\$ 7,387	\$ 8,610	\$ 3,718	\$ 7,318	\$ 29,261	
Earned Income Tax Revenue (0.5%)	\$ -	\$ 65,591	\$ 175,906	\$ 166,807	\$ 61,026	\$ 74,504	\$ 543,834	
Real Estate Transfer Tax (0.5%)	\$ -	\$ 22,000	\$ 58,513	\$ 55,000	\$ 19,950	\$ 66,938	\$ 222,400	
Local Services Tax (\$47 per resident worker)	\$ -	\$ 705	\$ 1,551	\$ 1,833	\$ 752	\$ 987	\$ 5,828	
Total Township Revenues	\$ 10,698	\$ 129,531	\$ 347,102	\$ 329,768	\$ 120,819	\$ 268,430	\$ 1,195,650	
Total Township Expenditures	\$ -	\$ (70,041)	\$ (152,028)	\$ (177,198)	\$ (76,518)	\$ (96,450)	\$ (572,235)	
Net Township Fiscal Impact	\$ 10,698	\$ 59,489	\$ 195,074	\$ 152,569	\$ 44,301	\$ 171,980	\$ 623,415	
Spring-Ford Area School District								
Real Estate Tax Revenue (29.6712 mills)	\$ 126,967	\$ 462,955	\$ 1,231,302	\$ 1,157,387	\$ 419,816	\$ 1,408,593	\$ 4,680,053	
Non-Property Tax Revenue	\$ -	\$ 5,932	\$ 15,777	\$ 14,830	\$ 5,379	\$ 18,049	\$ 59,967	
Intergovernmental Revenue	\$ -	\$ 151,376	\$ 117,305	\$ 136,727	\$ 59,041	\$ -	\$ 464,450	
Earned Income Tax Revenue (0.5%)	\$ -	\$ 65,591	\$ 175,906	\$ 166,807	\$ 61,026	\$ 74,504	\$ 543,834	
Real Estate Transfer Tax (0.5%)	\$ -	\$ 22,000	\$ 58,513	\$ 55,000	\$ 19,950	\$ 66,938	\$ 222,400	
Local Services Tax (\$5 per resident worker)	\$ -	\$ 75	\$ 165	\$ 195	\$ 80	\$ 105	\$ 620	
Total School District Revenues	\$ 126,967	\$ 707,854	\$ 1,598,803	\$ 1,530,751	\$ 565,213	\$ 1,568,083	\$ 5,970,704	
Total School District Expenditures	\$ -	\$ (689,175)	\$ (534,060)	\$ (622,480)	\$ (268,798)	\$ -	\$ (2,114,513)	
Net School District Fiscal Impact	\$ 126,967	\$ 18,680	\$ 1,064,743	\$ 908,270	\$ 296,414	\$ 1,568,083	\$ 3,856,191	
Total Development-Generated Revenues (Township + School District)	\$ 137,665	\$ 837,385	\$ 1,945,905	\$ 1,860,518	\$ 686,032	\$ 1,836,513	\$ 7,166,354	
Total Development-Generated Expenditures (Township + School District)	\$ -	\$ (759,216)	\$ (686,088)	\$ (799,679)	\$ (345,316)	\$ (96,450)	\$ (2,686,748)	
Total Net Annual Fiscal Impact	\$ 137,665	\$ 78,169	\$ 1,259,817	\$ 1,060,840	\$ 340,716	\$ 1,740,064	\$ 4,479,606	