

RIDGEFIELD SCHOOL DISTRICT

Impact Fee Calculation

APPENDIX A

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10} - 1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School	Formula
\$2,464,949.00	\$3,308,270.00	\$4,380,641.00	Facility Cost
100	200	127	Additional Capacity
\$24,649.49	\$16,541.35	\$34,493.24	Cost per Student (CS)
0.356	0.094	0.147	Student Factor (SF)
\$8,775.22	\$1,554.89	\$5,070.51	CS x SF
\$180.17	\$180.17	\$180.17	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
50.11%	50.11%	50.11%	State Match Eligibility %
\$2,892.67	\$992.93	\$1,725.31	State Match Credit (SM)
\$5,882.55	\$561.95	\$0.00	CS x SF - SM
		\$6,444.50	Cost per Single Family Residence
		0.035	Average Interest Rate
		0.410598761	Tax Credit Numerator
		0.049370957	Tax Credit Denominator
		8.316605323	Tax Credit Multiplier (TCM)
		\$302,036.00	Average Assessed Value (AAV)
		2511914.21	TCM x AAV
		0.00070	Tax Levy Rate (TLR)
		\$1,758.34	TCM x AAV x TLR = (TC)
		\$4,686.16	Cost per Single Family Residence - Tax Credit
		\$702.92	15% reduction (A)
		\$3,983.23	Calculated Single Family Fee Amount
		\$3,983	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$2,464,949.00	\$3,308,270.00	\$4,380,641.00	Facility Cost
100	200	127	Additional Capacity
\$24,649.49	\$16,541.35	\$34,493.24	Cost per Student (CS)
0.135	0.055	0.054	Student Factor (SF)
\$3,327.68	\$909.77	\$1,862.63	CS x SF
\$180.17	\$180.17	\$180.17	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
50.11%	50.11%	50.11%	State Match Eligibility %
\$1,096.94	\$580.97	\$633.79	State Match Credit (SM)
\$2,230.74	\$328.80	\$0.00	CS x SF - SM
		\$2,559.54	Cost per Multi-Family Residence
		0.035	Average Interest Rate
		0.410598761	Tax Credit Numerator
		0.049370957	Tax Credit Denominator
		8.316605323	Tax Credit Multiplier (TCM)
		\$76,555.00	Average Assessed Value (AAV)
		636677.72	TCM x AAV
		0.00070	Tax Levy Rate (TLR)
		\$445.67	TCM x AAV x TLR = (TC)
		\$2,113.87	Cost per Multi-Family Residence - Tax Credit
		\$317.08	15% reduction (A)
		\$1,796.79	Calculated Multi-Family Fee Amount
		\$1,796	Recommended Fee Amount