

Ridgefield School District 2015 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
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.190	0.086	0.077	Student Factor (SF)
\$11,046.08	\$4,999.80	\$5,553.09	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,638.37	\$964.05	\$959.07	State Match Credit (SM)
\$9,407.71	\$4,035.75	\$4,594.02	CS x SF - SM
		\$18,037.47	Cost per Single Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$334,434.00	Average Assessed Value (AAV)
		3279779.61	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$4,755.68	TCM x AAV x TLR = (TC)
		\$13,281.79	Cost per Single Family Residence - Tax Credit
		\$1,992.27	15% reduction (A)
		\$11,289.53	Calculated Single Family Fee Amount
		\$7,900.00	2016 Recommended Fee Amount
		\$11,200.00	2017 Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
\$9,592.65	\$5,174.22	\$6,274.27	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,422.80	\$997.68	\$1,083.63	State Match Credit (SM)
\$8,169.85	\$4,176.53	\$5,190.64	CS x SF - SM
		\$17,537.03	Cost per Multi-Family Residence
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$100,096.00	Average Assessed Value (AAV)
		981637.09	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$1,423.37	TCM x AAV x TLR = (TC)
		\$16,113.65	Cost per Multi-Family Residence - Tax Credit
		\$2,417.05	15% reduction (A)
		\$13,696.60	Calculated Multi-Family Fee Amount
		\$4,900.00	2016 Recommended Fee Amount
		\$6,947.00	2017 Recommended Fee Amount