

**Summary of Annual Fiscal Impacts  
Proposed Residential Development  
Radnor Township, Delaware County**

	<b>4-Bedroom Townhomes</b>	
	<b>Rutgers 2006 Multipliers for Total Persons and SAC</b>	<b>Rutgers 2006 Multipliers for Total Persons, RTSD- Derived Multiplier for SAC</b>
Residential Units	38	38
Value per Unit	\$1,750,000	\$1,750,000
Market Value of Proposed Development	\$66,500,000	\$66,500,000
Assessed Value (approx. 65.78% of market value)	\$43,750,000	\$43,750,000
New Residential Population	112	112
New School-Aged Children	24	3
<b>Net Township Fiscal Impact</b>	<b>\$ 81,270</b>	<b>\$ 81,270</b>
<b>Net School District Fiscal Impact</b>	<b>\$ 13,109</b>	<b>\$ 578,351</b>

- NOTES:**
1. Rutgers multipliers estimate 2.95 total persons and 0.64 school-aged children per household for 4-bedroom townhouse units.
  2. Population multiplier derived from Radnor Township School District estimates 0.0769 school-aged children per household at comparable townhouse properties in Radnor Township. Sample size was 39 units, which yielded a total of 3 school-aged children according to the School District Transportation Department. (3 children divided by 39 units = 0.769 children per unit.)