

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

	<b>Townhomes (All Bedroom Configurations)</b>	
	<b>DVRPC/Econsult 2018 Multipliers for Total Persons and SAC</b>	<b>DVRPC/Econsult 2018 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	103	103
New School-Aged Children	23	3
<b>Net Township Fiscal Impact</b>	<b>\$ 89,828</b>	<b>\$ 89,828</b>
<b>Net School District Fiscal Impact</b>	<b>\$ 39,842</b>	<b>\$ 578,168</b>

**NOTES:**

1. DVRPC/Econsult multipliers estimate 2.72 total persons and 0.60 school-aged children per household for townhouse units of all bedroom configurations.
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.)