

This report provides a fiscal impact analysis for the proposed 26 lot residential development on Rucker Road. To conduct this analysis the following assumptions were made:

1. For future year expenditures and revenues, the five year average Consumer Price Index for all Items for the Atlanta Metropolitan Area is used as an inflationary factor. The five year average is 1.46 percent annually.
2. Property Tax Revenues are based on the average value of a residential property as identified in the 2011 Tax Year Digest. The average value is \$215,635.
3. Impact Fees for a residential lot are \$2,057.56.
4. The expenditure analysis utilizes the Fiscal Year 2012 Approved Budget as the base expenditure year.
5. The analysis anticipates a three year build out of the development, beginning in Fiscal Year 2012.

Based on the above assumptions the Net Present Value of this development to the City is \$164,846.

