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APPENDIX N

No Annexation Alternative Data

SINGLE-FAMILY HOME ALTERNATIVE (NO ANNEXATION)

UNITS AND MARKET/ASSESSED VALUE

Town/Village Assessment Factor **0.5000** (multiply by Market Rate to get Assessed Value)

| | Total Units | Market Price per Unit | Total Market Value | Total Assessed Value |
|-------------------------|-------------|-----------------------|---------------------|----------------------|
| 3BR Single-Family Homes | 12 | \$400,000 | \$4,800,000 | \$2,400,000 |
| 4BR Single-Family Homes | 108 | \$500,000 | \$54,000,000 | \$27,000,000 |
| Total | | | \$58,800,000 | \$29,400,000 |

TAXES GENERATED

| | TOTAL ALL UNITS | |
|-----------------------|------------------|--------------------|
| | 3BR SFHs | 4BR SFHs |
| Chester UFSD (School) | \$79,341 | \$892,586 |
| Orange County | \$14,218 | \$159,956 |
| Village | \$28,800 | \$28,800 |
| Town | \$11,057 | \$124,386 |
| Part Town | \$64,795 | \$64,795 |
| Highway | \$17,113 | \$17,113 |
| Fire | \$3,328 | \$37,436 |
| TOTAL | \$136,743 | \$1,296,271 |
| | | \$1,433,014 |

| | PER UNIT | |
|-----------------------|-----------------|-----------------|
| | 3BR SFHs | 4BR SFHs |
| Chester UFSD (School) | \$6,612 | \$8,265 |
| Orange County | \$1,185 | \$1,481 |
| Village | \$2,400 | \$2,400 |
| Town | \$921 | \$1,152 |
| Part Town | \$600 | \$600 |
| Highway | \$158 | \$158 |
| Fire | \$277 | \$347 |
| | \$11,395 | \$12,003 |

2008/2009 TAX RATES (7/1/08 TO 6/30/09)

| | Rate per \$1,000 AV | Town | Village |
|-----------------------|---------------------|------|---------|
| Chester UFSD (School) | \$33.0587 | X | X |
| Orange County | \$5.9243 | X | X |
| Village | \$12.0000 | X | X |
| Town | \$4.6069 | X | X |
| Part Town | \$2.3998 | X | X |
| Highway | \$0.6338 | X | X |
| Fire | \$1.3865 | X | X |

SINGLE-FAMILY HOME ALTERNATIVE (NO ANNEXATION)

STUDENT EXPENSE AND SCHOOLTAX REVENUE ANALYSIS

2008-2009 Chester UFSD

School Tax Levy **\$13,682,558**
 School Enrollment **1,035**
 School Tax Levy per Student = **\$13,220**

All Schoolkids/Taxes per Unit (Estimated)

| | Students Generated | Student Expense ¹ | School Tax Generated | Net Benefit / (Deficit) |
|-------------------------|--------------------|------------------------------|----------------------|-------------------------|
| 3BR Single-Family Homes | 0.58 | (\$7,668) | \$6,612 | (\$1,056) |
| 4BR Single-Family Homes | 1.05 | (\$13,881) | \$8,265 | (\$5,616) |

Total Student Expense and Schooltax Revenue (Estimated)

| | Students Generated | Student Expense | School Tax Generated | Net Benefit / (Deficit) |
|------------------------------------|--------------------|----------------------|----------------------|-------------------------|
| 12 3BR Single-Family Homes | 7.0 | (\$92,010) | \$79,341 | (\$12,669) |
| 108 4BR Single-Family Homes | 113.4 | (\$1,499,132) | \$892,586 | (\$606,547) |
| TOTAL | 120.4 | (\$1,591,143) | \$971,927 | (\$619,216) |
| TOTAL (rounded to 121 kids) | 121.0 | (\$1,599,620) | \$971,927 | (\$627,693) |

| | PERSONS Generated per Unit | # of Units | PERSONS Generated per Unit |
|-------------------------|----------------------------|------------|----------------------------|
| 3BR Single-Family Homes | 2.95 | 12 | 35 |
| 4BR Single-Family Homes | 3.67 | 108 | 396 |
| | | 120 | 431 |

Zoning & Acreage analysis for SFH Alternative

Town parcel 2-1-39

| | | |
|--|---------------|-----------------------|
| Total acreage of Town parcel | 60.568 | acres |
| Less: land zoned LB | 2.649 | acres |
| Total land zoned SR-6 | 57.919 | acres |
| Total wetlands in SR-6 land | 3.677 | acres |
| Total developable SR-6 land | 54.242 | acres |
| Min. Lot size for single-family homes (SFHs) with <i>either</i> central water or central sewer | 0.5 | acres (21,780 sq. ft) |
| Total number of possible SFHs | 108 | |

Village parcel 107-3-4

| | | |
|--|--------------|-----------------------|
| Total acreage of Village parcel | 3.407 | acres |
| Total land zoned RS | 3.407 | acres |
| Total wetlands in RS land | 0.000 | acres |
| Total developable RS land | 3.407 | acres |
| Min. Lot size for single-family homes (SFHs) with <i>either</i> central water or central sewer | 0.29 | acres (12,500 sq. ft) |
| Total number of possible SFHs | 12 | |

Village parcel 108-1-1

No homes could be built on this site alone