FISCAL IMPACT

VALUE OF PROPOSED PEBBLE CREEK DEVELOPMENT

	Number	Estimated D.U. Market Value	Total
Detached Single Family Units	354	65,000/d.u.	23,010,000
Townhouse or Cluster Single Family Garden Apartments	542	60,000/d.u.	32,520,000 22,500,000
Commercial	450 10,000 sf @ \$25/sf	50,000/d.u. 250,000	22,300,000
	land	84,000	334,000
Clubhouse and Golf Course			1,000,000
			\$79,364,000

ANNUAL PROPERTY TAXES GENERATED FROM THE ABOVE VALUE

5% of assessed market value	79,364,000 <u>× .05</u> \$3,968,200	
\$3,968,200 ÷ 100 = \$39,3	82	
×22.4	<u>50</u>	
\$890,86	0.9	
Schools	49.21	\$438,392.64
Greenville Technical	2.23	19,866.20
Greenville County	16.59	147,793.82
Library	3.12	27,794.86
Jet Port Bonds	.22	1,959.90
County Art Museum	.56	4,988.82
Metro Sewer District	3.56	31,714.65
Fire District	16.04	142,894.08
Auditorium	.22	1,959.89
Hospital System	5.35	47,661.06
Recreation Commission	2.90	25,834.97
	100.00	\$890,860.90

ESTIMATED ANNUAL SCHOOL EXPENSES AS A RESULT OF THE PROPOSED PUD PLAN

Unit Type	No. of Children/DU	No. of Dwelling Units	No. of Children	Total Population
Detached Single Family	1.5/du	354	531	1239
Townhouse 2 Bedroom 50%	.4/du	271	108	650
Townhouse 3 Bedroom 50%	1.0/du	271	271	813
Apartments 1 Bedroom 30%	.02/du	135	3	273
Apartments 2 Bedroom 35%	.1/du	157	16	330
Apartments 3 Bedroom 35%	.3/du	158	48	364
			977	3669

Minus 10.5% enrolled (977) in private schools = 874