

# Legacy Ridge Fiscal Analysis

Legacy Ridge			
Woodbury Population		9,460	
Total Woodbury Budget		\$12,901,039	
Total Special Districts		\$4,061,230	
Expenditures by Category			Percentage
	General Gov't	\$2,288,318	25.89%
	Public Safety	\$3,343,779	37.83%
	Public Works (Highway Funds)	\$1,934,360	21.88%
	Health and Welfare	\$138,567	1.57%
	Recreation and Culture (includes Library Fund)	\$1,134,785	12.84%
	Subtotal	\$8,839,809	100%
Townwide Property Valuation		\$751,281,715.00	
Residential Property Valuation		\$405,274,598	
Ratio of Non-residential to residential		54%	\$4,768,584
Net annual per capita costs			
	General Gov't	\$130	
	Public Safety	\$191	
	Public Works (Highway Funds)	\$110	
	Health and Welfare	\$8	
	Recreation and Culture (includes Library Fund)	\$65	
	Subtotal	\$504	

# Legacy Ridge Fiscal Analysis

Preferred Plan			
Legacy Ridge Homes		281	1,141 Population
	2 BR	0	Avg Sales Price
	3 BR	0	\$625,000
	4 BR	281	
	5 BR	0	
Multiplier			
	2 BR	2.307	
	3 BR	3.287	10.3
	4 BR	4.061	
	5 BR	4.853	
Increased Costs from Legacy Ridge			
	General Gov't		\$148,906
	Public Safety		\$217,587
	Public Works (Highway Funds)		\$125,873
	Health and Welfare		\$9,017
	Recreation and Culture (includes Library Fund)		\$73,843
	Subtotal		\$575,225

# Legacy Ridge Fiscal Analysis

## Preferred Plan

Annual Tax Levy from Legacy Ridge properties

Current Assessed Value	\$2,140,198
Future Sales Value	\$175,625,000
Equalization Rate	40%
RAR	35.02%
Mil Rate (per 1000)	\$21.22
Current Taxes	\$18,166
Future Taxes (ER)	\$1,490,705
Future Taxes (RAR)	\$1,305,112
Net (ER)	\$1,472,539
Net (RAR)	\$1,286,946

# Legacy Ridge Fiscal Analysis

## Preferred Plan

Net by Department (assuming percentages remain static)

	ER	RAR
General Gov't	\$236,986	\$188,942
Public Safety	\$346,293	\$276,090
Public Works (Highway Funds)	\$200,329	\$159,717
Health and Welfare	\$14,350	\$11,441
Recreation and Culture (includes Library Fund)	\$117,522	\$93,697
Subtotal	\$915,480	\$729,887

# Legacy Ridge Fiscal Analysis

Blank Page

Woodbury Population

Total Woodbury Budget

Total Special Districts

Expenditures by Category

**This Page Intentionally  
Blank**

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

Townwide Property Valuation

Residential Property Valuation

Ratio of Non-residential to residential

Net annual per capita costs

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

# Legacy Ridge Fiscal Analysis

## R-2A Cluster

Legacy Ridge Homes		233	946 Population
	2 BR	0	Avg Sales Price
	3 BR	0	\$625,000
	4 BR	233	
	5 BR	0	
Multiplier			
	2 BR		
	3 BR		
	4 BR		
	5 BR		
Increased Costs from Legacy Ridge			
	General Gov't		\$123,470
	Public Safety		\$180,419
	Public Works (Highway Funds)		\$104,371
	Health and Welfare		\$7,477
	Recreation and Culture (includes Library Fund)		\$61,229
	Subtotal		\$476,966

# Legacy Ridge Fiscal Analysis

## R-2A Cluster

Annual Tax Levy from Legacy Ridge  
properties

Current Assessed Value	\$1,546,000
Future Sales Value	\$145,625,000
Equalization Rate	40%
RAR	35.02%
Mil Rate (per 1000)	\$21.22
Current Taxes	\$13,122
Future Taxes (ER)	\$1,236,065
Future Taxes (RAR)	\$1,082,175
Net (ER)	\$1,217,899
Net (RAR)	\$1,064,009

# Legacy Ridge Fiscal Analysis

## R-2A Cluster

Net by Department (assuming percentages remain static)

	ER	RAR
General Gov't	\$196,504	\$156,668
Public Safety	\$287,140	\$228,929
Public Works (Highway Funds)	\$166,109	\$132,434
Health and Welfare	\$11,899	\$9,487
Recreation and Culture (includes Library Fund)	\$97,447	\$77,692
Subtotal	\$759,099	\$605,209



# Legacy Ridge Fiscal Analysis

Blank Page

Woodbury Population

Total Woodbury Budget

Total Special Districts

Expenditures by Category

**This Page Intentionally  
Blank**

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

Townwide Property Valuation

Residential Property Valuation

Ratio of Non-residential to residential

Net annual per capita costs

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

# Legacy Ridge Fiscal Analysis

**R-2A Conventional**

Legacy Ridge Homes		233	946 Population
	2 BR	0	Avg Sales P
	3 BR	0	\$625,000
	4 BR	233	
	5 BR	0	
Multiplier			
	2 BR		
	3 BR		
	4 BR		
	5 BR		
Increased Costs from Legacy Ridge			
	General Gov't	\$123,470	
	Public Safety	\$180,419	
	Public Works (Highway Funds)	\$104,371	
	Health and Welfare	\$7,477	
	Recreation and Culture (includes Library Fund)	\$61,229	
	Subtotal	\$476,966	

# Legacy Ridge Fiscal Analysis

R-2A Conventional

Annual Tax Levy from Legacy Ridge properties

Current Assessed Value	\$1,546,000
Future Sales Value	\$145,625,000
Equalization Rate	40%
RAR	35.02%
Mil Rate (per 1000)	\$21.22
Current Taxes	\$13,122
Future Taxes (ER)	\$1,236,065
Future Taxes (RAR)	\$1,082,175
Net (ER)	\$1,217,899
Net (RAR)	\$1,064,009

# Legacy Ridge Fiscal Analysis

R-2A Conventional

Net by Department (assuming percentages remain static)

	ER	RAR
General Gov't	\$196,504	\$156,668
Public Safety	\$287,140	\$228,929
Public Works (Highway Funds)	\$166,109	\$132,434
Health and Welfare	\$11,899	\$9,487
Recreation and Culture (includes Library Fund)	\$97,447	\$77,692
Subtotal	\$759,099	\$605,209

# Legacy Ridge Fiscal Analysis

Blank Page

Woodbury Population

Total Woodbury Budget

Total Special Districts

Expenditures by Category

**This Page Intentionally  
Blank**

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

Townwide Property Valuation

Residential Property Valuation

Ratio of Non-residential to residential

Net annual per capita costs

General Gov't

Public Safety

Public Works  
(Highway Funds)  
Health and Welfare

Recreation and Culture  
(includes Library Fund)  
Subtotal

# Legacy Ridge Fiscal Analysis

R-3A Conventional			
Legacy Ridge Homes			629 Population
		155	
	2 BR	price	Avg Sales Price
	3 BR		\$625,000
	4 BR		
	5 BR	155	
Multiplier			
	2 BR		
	3 BR		
	4 BR		
	5 BR	0	
Increased Costs from Legacy Ridge			
	General Gov't	\$20,226	
	Public Safety	\$29,555	
	Public Works (Highway Funds)	\$17,097	
	Health and Welfare	\$1,225	
	Recreation and Culture (includes Library Fund)	\$10,030	
	Subtotal	\$78,132	

# Legacy Ridge Fiscal Analysis

R-3A Conventional

Annual Tax Levy from Legacy Ridge  
properties

Current Assessed Value	\$1,546,000
Future Sales Value	\$96,875,000
Equalization Rate	40%
RAR	35.02%
Mil Rate (per 1000)	\$21.22
Current Taxes	\$13,122
Future Taxes (ER)	\$822,275
Future Taxes (RAR)	\$719,902
Net (ER)	\$804,109
Net (RAR)	\$701,736

# Legacy Ridge Fiscal Analysis

R-3A Conventional

Net by Department (assuming percentages remain static)

	ER	RAR
General Gov't	\$192,633	\$166,132
Public Safety	\$281,482	\$242,758
Public Works (Highway Funds)	\$162,836	\$140,434
Health and Welfare	\$11,665	\$10,060
Recreation and Culture (includes Library Fund)	\$95,527	\$82,385
Subtotal	\$744,143	\$641,770



# Legacy Ridge Schools Analysis

Legacy Ridge	Preferred Plan			
			Avg. Sales Price	
Total Houses		281		
Senior (55+) Housing Units		0		0
Non-Age Restricted Housing Units		281		\$625,000
Number of Bedrooms				
	2 BR	0		\$625,000
	3 BR	0		\$625,000
	4 BR	281		\$625,000
	5 BR	0		\$625,000
Multiplier			No. of Students	
	2BR	0.199	0	
	3 BR	0.734	0	
	4 BR	1.366	384	
	5 BR	1.955	0	
Multiplier by # of Bedrooms			3 BR	4 BR
Grade	Grades K-6	0.493	0.814	0.976
	Grade 7-9	0.138	0.315	0.526
	High School	0.103	0.236	0.454
				Totals
Number of School Children	Grades K-6	0	229	0
	Grade 7-9	0	89	0
	High School	0	66	0
				384
Percentage in Public School	3 BR	89.64%		
	4 BR	87.30%		
	5 BR	84.61%		
Number of School Children in Public Schools	Grades K-6	200		
	Grade 7-9	77		
	High School	58		
	Total	335		
PUMS School Children Analysis				
Non-Age Restricted Units		281		
Maximum Family Size		3.49		
Maximum % of School Aged Children		23.30%		
Number of School Aged Children		229		

# Legacy Ridge Schools Analysis

Legacy Ridge

Preferred Plan

Annual Tax Levy from Legacy Ridge properties

Future Sales Value	\$175,625,000
Less Star Exemption (\$30,000 per residence)	\$8,430,000
Less Senior Star Exemption (\$50000 per Senior residence)	\$0
Revised Assessed Value	\$167,195,000
Equalization Rate	40%
RAR	35.02%
School Tax Mil Rate (per \$1000)	46.6565
Future Taxes (ER)	\$3,120,293
Future Taxes (RAR)	\$2,731,817

# Legacy Ridge Schools Analysis

Legacy Ridge	Preferred Plan
--------------	----------------

School District Taxes

Cornwall School District

Annual Budget (Less State Aid)		\$30,582,310
Number of Students		3211
Per Capita Costs		\$9,524
Number of New Legacy Ridge Students (Avg. of PUMS and Fiscal Impact data)	282	282
Increased Costs		\$2,685,834
Taxes (ER Method)		\$3,120,293
Taxes (RAR Method)		\$2,731,817
Net Fiscal Impact (ER Method)		\$434,460
Net Fiscal Impact (RAR Method)		\$45,983

# Legacy Ridge Schools Analysis

Legacy Ridge	R-2A Conventional			
			Average Sales Price	
Total Houses	233			
Senior (55+) Housing Units	0			0
Non-Age Restricted Housing Units	233			\$625,000
Number of Bedrooms				
	2 BR	0		\$625,000
	3 BR	0		\$625,000
	4 BR	233		\$625,000
	5 BR	0		\$625,000
Multiplier		No. of Students		
	2BR	0.199	0	
	3 BR	0.734	0	
	4 BR	1.366	318	
	5 BR	1.955	0	
Multiplier by # of Bedrooms		3 BR	4 BR	5 BR
Grade	Grades K-6	0.493	0.814	0.976
	Grade 7-9	0.138	0.315	0.526
	High School	0.103	0.236	0.454
				Totals
Number of School Children	Grades K-6	0	190	0
	Grade 7-9	0	73	0
	High School	0	55	0
				318
Percentage in Public School	3 BR	89.64%		
	4 BR	87.30%		
	5 BR	84.61%		
Number of School Children in Public Schools	Grades K-6	166		
	Grade 7-9	64		
	High School	48		
	Total	278		
PUMS School Children Analysis				
Non-Age Restricted Units	233			
Maximum Family Size	3.49			
Maximum % of School Aged Children	23.30%			
Number of School Aged Children	189			

# Legacy Ridge Schools Analysis

Legacy Ridge

R-2A Conventional

Annual Tax Levy from Legacy Ridge properties

Future Sales Value	\$145,625,000
Less Star Exemption (\$30,000 per residence)	\$6,990,000
Less Senior Star Exemption (\$50000 per Senior residence)	\$0
Revised Assessed Value	\$138,635,000
Equalization Rate	40%
RAR	35.02%
School Tax Mil Rate (per \$1000)	\$46.6565
Future Taxes (ER)	\$2,587,290
Future Taxes (RAR)	\$2,265,172

# Legacy Ridge Schools Analysis

---

**Legacy Ridge****R-2A Conventional**

---

## School District Taxes

## Cornwall School District

Annual Budget (Less State Aid)	\$30,582,310
Number of Students	3,211
Per Capita Costs	\$9,524
Number of New Legacy Ridge Students (Avg. of PUMS and Fiscal Impact data)	234
Increased Costs	\$2,224,489
Taxes (ER Method)	\$2,587,290
Taxes (RAR Method)	\$2,265,172
Net Fiscal Impact (ER Method)	\$362,801
Net Fiscal Impact (RAR Method)	\$40,683

# Legacy Ridge Schools Analysis

Legacy Ridge	R-2A Cluster			
			Average Sales Price	
Total Houses	233			
Senior (55+) Housing Units	0			0
Non-Age Restricted Housing Units	233			\$625,000
Number of Bedrooms				
	2 BR	0		\$625,000
	3 BR	0		\$625,000
	4 BR	233		\$625,000
	5 BR	0		\$625,000
Multiplier		No. of Students		
	2BR	0.199	0	
	3 BR	0.734	0	
	4 BR	1.366	318	
	5 BR	1.955	0	
Multiplier by # of Bedrooms		3 BR	4 BR	5 BR
Grade	Grades K-6	0.493	0.814	0.976
	Grade 7-9	0.138	0.315	0.526
	High School	0.103	0.236	0.454
				Totals
Number of School Children	Grades K-6	0	190	0
	Grade 7-9	0	73	0
	High School	0	55	0
				318
Percentage in Public School	3 BR	89.64%		
	4 BR	87.30%		
	5 BR	84.61%		
Number of School Children in Public Schools	Grades K-6	166		
	Grade 7-9	64		
	High School	48		
	Total	278		
PUMS School Children Analysis				
Non-Age Restricted Units	233			
Maximum Family Size	3.49			
Maximum % of School Aged Children	23.30%			
Number of School Aged Children	189			

# Legacy Ridge Schools Analysis

Legacy Ridge

R-2A Cluster

Annual Tax Levy from Legacy Ridge properties

Future Sales Value	\$145,625,000
Less Star Exemption (\$30,000 per residence)	\$6,990,000
Less Senior Star Exemption (\$50000 per Senior residence)	\$0
Revised Assessed Value	\$138,635,000
Equalization Rate	40%
RAR	35.02%
School Tax Mil Rate (per \$1000)	\$46.6565
Future Taxes (ER)	\$2,587,290
Future Taxes (RAR)	\$2,265,172



# Legacy Ridge Schools Analysis

---

**Legacy Ridge****R-2A Cluster**

---

## School District Taxes

## Cornwall School District

Annual Budget (Less State Aid)	\$30,582,310
Number of Students	3,211
Per Capita Costs	\$9,524
Number of New Legacy Ridge Students (Avg. of PUMS and Fiscal Impact data)	234
Increased Costs	\$2,224,489
Taxes (ER Method)	\$2,587,290
Taxes (RAR Method)	\$2,265,172
Net Fiscal Impact (ER Method)	\$362,801
Net Fiscal Impact (RAR Method)	\$40,683

# Legacy Ridge Schools Analysis

Legacy Ridge	R-3A Conventional			
			Average Sales Price	
Total Houses		155		
Senior (55+) Housing Units		0		0
Non-Age Restricted Housing Units		155		\$625,000
Number of Bedrooms				
	2 BR			\$625,000
	3 BR			\$625,000
	4 BR	155		\$625,000
	5 BR			\$625,000
Multiplier		No. of Students		
	2BR	0.199	0	
	3 BR	0.734	0	
	4 BR	1.366	212	
	5 BR	1.955	0	
Multiplier by # of Bedrooms		3 BR	4 BR	5 BR
Grade	Grades K-6	0.493	0.814	0.976
	Grade 7-9	0.138	0.315	0.526
	High School	0.103	0.236	0.454
			Totals	
Number of School Children	Grades K-6	0	126	0
	Grade 7-9	0	49	0
	High School	0	37	0
				126
				49
				37
				212
Percentage in Public School	3 BR	89.64%		
	4 BR	87.30%		
	5 BR	84.61%		
Number of School Children in Public Schools	Grades K-6	110		
	Grade 7-9	43		
	High School	32		
	Total	185		
PUMS School Children Analysis				
Non-Age Restricted Units		155		
Maximum Family Size		3.49		
Maximum % of School Aged Children		23.30%		
Number of School Aged Children		126		

# Legacy Ridge Schools Analysis

Legacy Ridge

R-3A Convention

Annual Tax Levy from Legacy Ridge properties

Future Sales Value	\$96,875,000
Less Star Exemption (\$30,000 per residence)	\$4,650,000
Less Senior Star Exemption (\$50000 per Senior residence)	\$0
Revised Assessed Value	\$92,225,000
Equalization Rate	40%
RAR	35.02%
School Tax Mil Rate (per \$1000)	\$46.6565
Future Taxes (ER)	\$1,721,158
Future Taxes (RAR)	\$1,506,874

# Legacy Ridge Schools Analysis

Legacy Ridge

R-3A Conventional

Cornwall Central School District

Annual Budget (Less State Aid)	\$30,582,310
Number of Students	3,211
Per Capita Costs	\$9,524
Number of New Legacy Ridge Students (Avg. of PUMS and Fiscal Impact data)	155
Increased Costs	\$1,479,810
Taxes (ER Method)	\$1,721,158
Taxes (RAR Method)	\$1,506,874
Net Fiscal Impact (ER Method)	\$241,348
Net Fiscal Impact (RAR Method)	\$27,064