Bluff Point By-Right Subdivision

Appendix B: Key Assumptions and Sources

Assumption Description	*Assumption Value Used*	*Source of Assumption Value*
Demographic Assumptions		
Northumberland County Population	12,915	2008 Census Data Projections
Northumberland County Households	9,511	2008 Census Data Projections
Student Generation Figures (Pupil/Residence)		
AECOM Fiscal Impact Analysis - 2009	0.62	Virginia Department of Education - Triennial Census
Northumberland County Actual School Population, 2010	0.91	Virginia Department of Education, 2010
Students per Family, of Families with Children	1.77	US Bureau of the Census Study - 2004
Average	1.10	Average of above values
Cost to County per Pupil	$5,184	Table 15 of Commonwealth of Virginia Superintendent of Schools Annual Repor

**Note: 2009 Superintendent's Annual Report shows annual Student Cost to County of $6,499 which would significantly increase student costs to the County*

**Note: Supporting calculations of above numbers can be found at the end of this Appendix*

Labor Force Assumptions		
Full-time Hours Annual	2,080	Virginia Employment Commission, OES Survey 2007 Bay Consortium (LWIA X
Part-time Hours Annual	1,248	Virginia Employment Commission, OES Survey 2007 Bay Consortium (LWIA X
PTE/FTE Ratio	0.86	Virginia Employment Commission, OES Survey 2007 Bay Consortium (LWIA X
Tax Rate Assumptions		
Ad Valorem Property Tax Rate	$.40 / $100 Fair Mkt Value	Office of the Commissioner of Revenue
Personal Property Tax Rate	$1.44 / $100 Fair Mkt Value	Office of the Commissioner of Revenue
Local Sales Tax	1%	Office of the Commissioner of Revenue
Property Value Assumptions		
Range of Modular Home Pre-built Values	$139,000 - $149,000	
Mobile Home Pre-built Values	$129,000	
Range of Mobile and Modular Lot Values	$30,000 - $60,0000	
Bluff Point Homes Estimated Value	$852,500	
Bluff Point Lots Estimated Value	$200,000	
Additional Model Assumptions		
Internal Capture of Current County Residents	20%	
Prebuilt Percentage of Total Property	80%	
Percent of Property not Developed	12%	
Sales Tax on Mobile Home Sales	1%	
Future Households with no Children Present	25%	

**Note: AECOM Fiscal Impact Analysis baseline assumptions, used for the PUD submittal, were used for consistency in the comparison*