

# Errata Sheet

There are two numerical corrections in “How Much Value Does the City Of Philadelphia Receive from its Park and Recreation System?”

First, due to a conceptual error, the figure for “Property Value from Park Proximity” (under the heading of “Wealth Increasing Factors to Citizens” on pages 3 and 8) represents a total rather than an annualized value. While the total value of \$688,849,000 is correct, it must be multiplied by .055 to create an annualized value. This is based on the fact that, in 2007, 5.5 percent of Philadelphia residences were sold.\* It is at the time of sale that owners realize the gain from park proximity. The annual estimate of “Property Value from Park Proximity” is thus \$37,887,000. The corrected total for annual “Wealth Increasing Factors to Citizens” on page 3 is \$78,150,000.

Second, the “Revenue Producing Factors for City Government” is higher than stated in the report. This factor was underestimated because revenue from the real estate transfer tax was not included in the calculation. There is a 4 percent transfer tax on the sale of real estate, with 1 percent paid to the Commonwealth of Pennsylvania and 3 percent to the City of Philadelphia. Given that the park-proximate added value of residences sold in Philadelphia in 2007 was \$37.9 million (*see above*), the 3 percent tax on that amount provided \$1,137,000 in revenue in 2007. Thus, the corrected “Estimated Total, Municipal Revenue Producing Factors” is \$24,443,000.

The Estimated Annual Value of the Philadelphia Park and Recreation System (corrected)	
<b><i>Revenue Producing Factors for City Government</i></b>	
Tax Receipts from Increased Property Value	\$18,129,000
Tax Receipts from Increased Tourism Value	\$5,177,000
Tax Receipts from Real Estate Transfer Tax	\$1,137,000
<b><i>Estimated Total</i></b>	<b><i>\$24,443,000</i></b>
<b><i>Cost Saving Factors for City Government</i></b>	
Stormwater Management Value	\$5,949,000
Air Pollution Mitigation Value	\$1,534,000
Community Cohesion Value	\$8,600,000
<b><i>Estimated Total</i></b>	<b><i>\$16,083,000</i></b>
<b><i>Cost Saving Factors to Citizens</i></b>	
Direct Use Value	\$1,076,303,000
Health Value	\$69,419,000
<b><i>Estimated Total</i></b>	<b><i>\$1,145,722,000</i></b>
<b><i>Wealth Increasing Factors to Citizens</i></b>	
Property Value from Park Proximity	\$37,887,000
Net Profit from Tourism	\$40,263,000
<b><i>Estimated Total</i></b>	<b><i>\$78,150,000</i></b>
<i>Center for City Park Excellence, Trust for Public Land, 2008</i>	

\* Calculation performed by The Trust for Public Land using sales data provided by the City of Philadelphia’s Board of Revision of Taxes.