





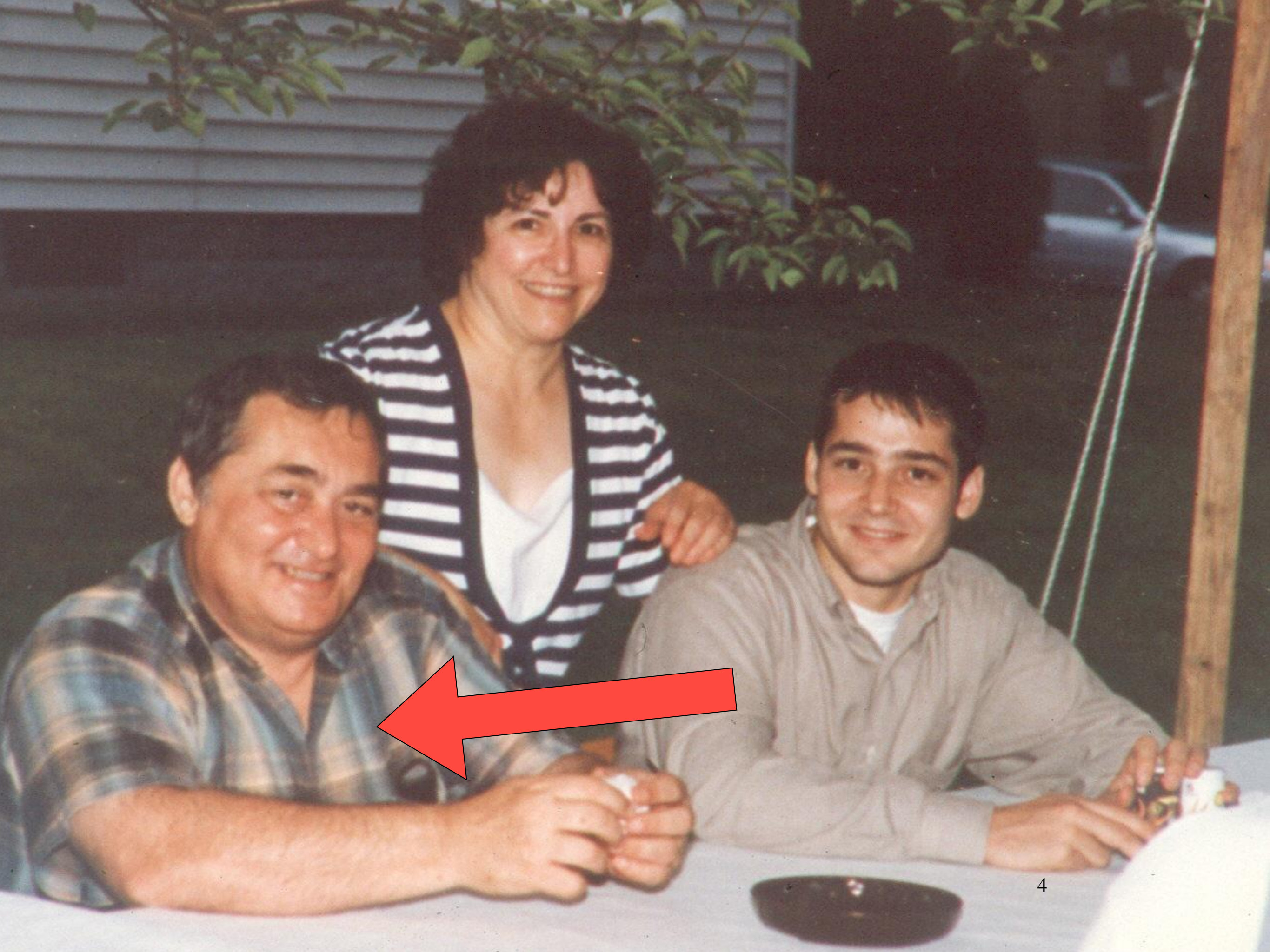
The Dollars and \$ense:

The True Cost and Benefits of Land Development Patterns

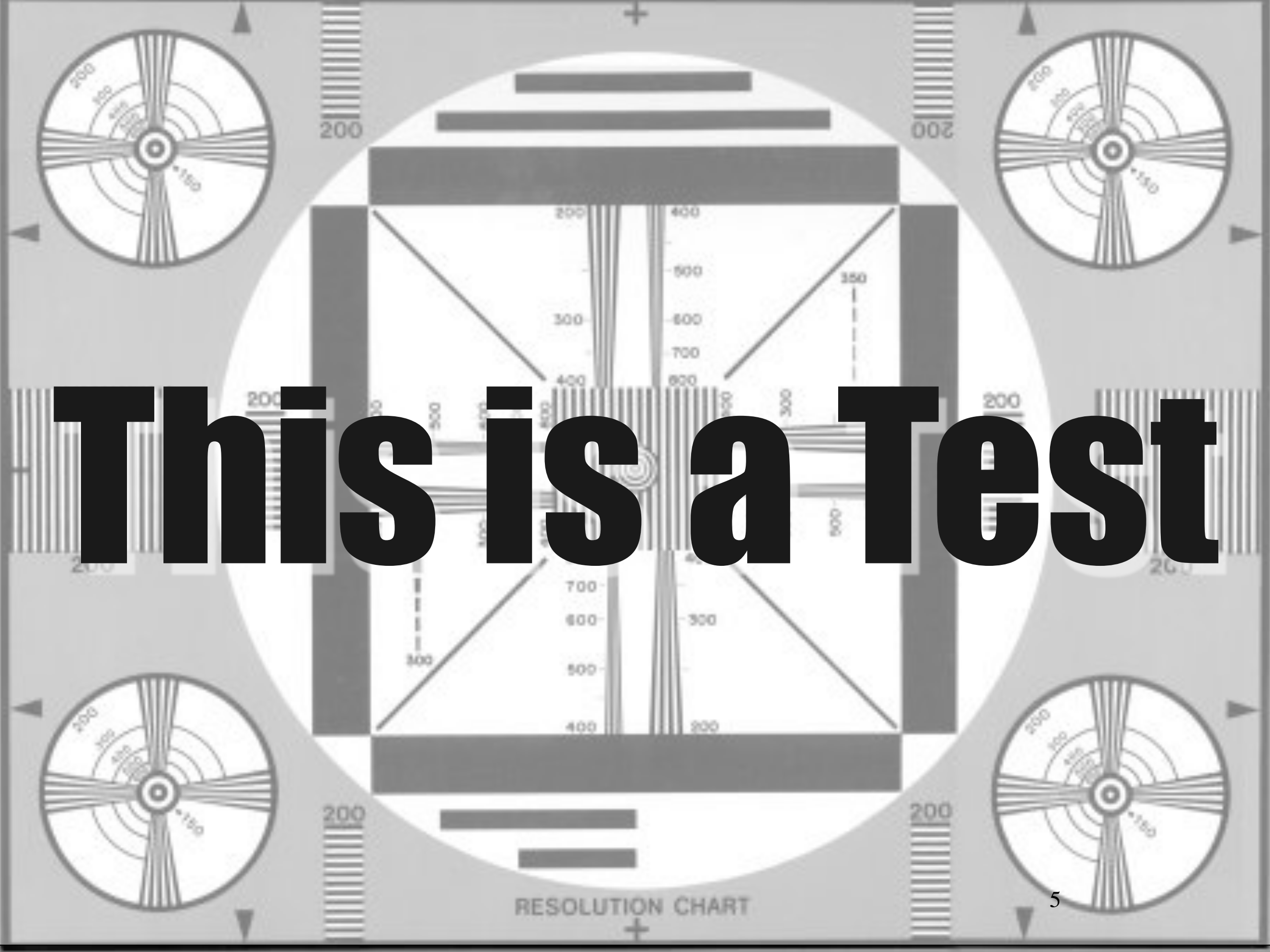


The Math of Smart Growth:

Why We Can't Afford to Keep Building the Same Way.



This is a Test



RESOLUTION CHART



Pictures

Inside Shapes

Melissa



North Carolina Collection, Pack Memorial Public Library, Asheville, NC



ASHEVILLE AND VICINITY.

1-11

Things Change...





The 3 T's - Trains, Tourism, & Tuberculosis

Pack Square, looking E Asheville, N. C.



During the 1920's

- Asheville grew by 20% population/year
- Achieved the highest debt per capita in the entire US
- Second largest city in NC, larger than Charlotte
- City thought it had \$5M in bank, but when the audit on the bank happened, it was discovered to only be \$18,000
- 3 days after the elected officials were indicted, the Mayor committed suicide





Asheville has squandered fabulous sums.
They've flung away the earnings of a lifetime.
They've mortgaged those of a generation to come.
They have ruined a city,
and in doing so,
have ruined themselves, their children, and their children's children.

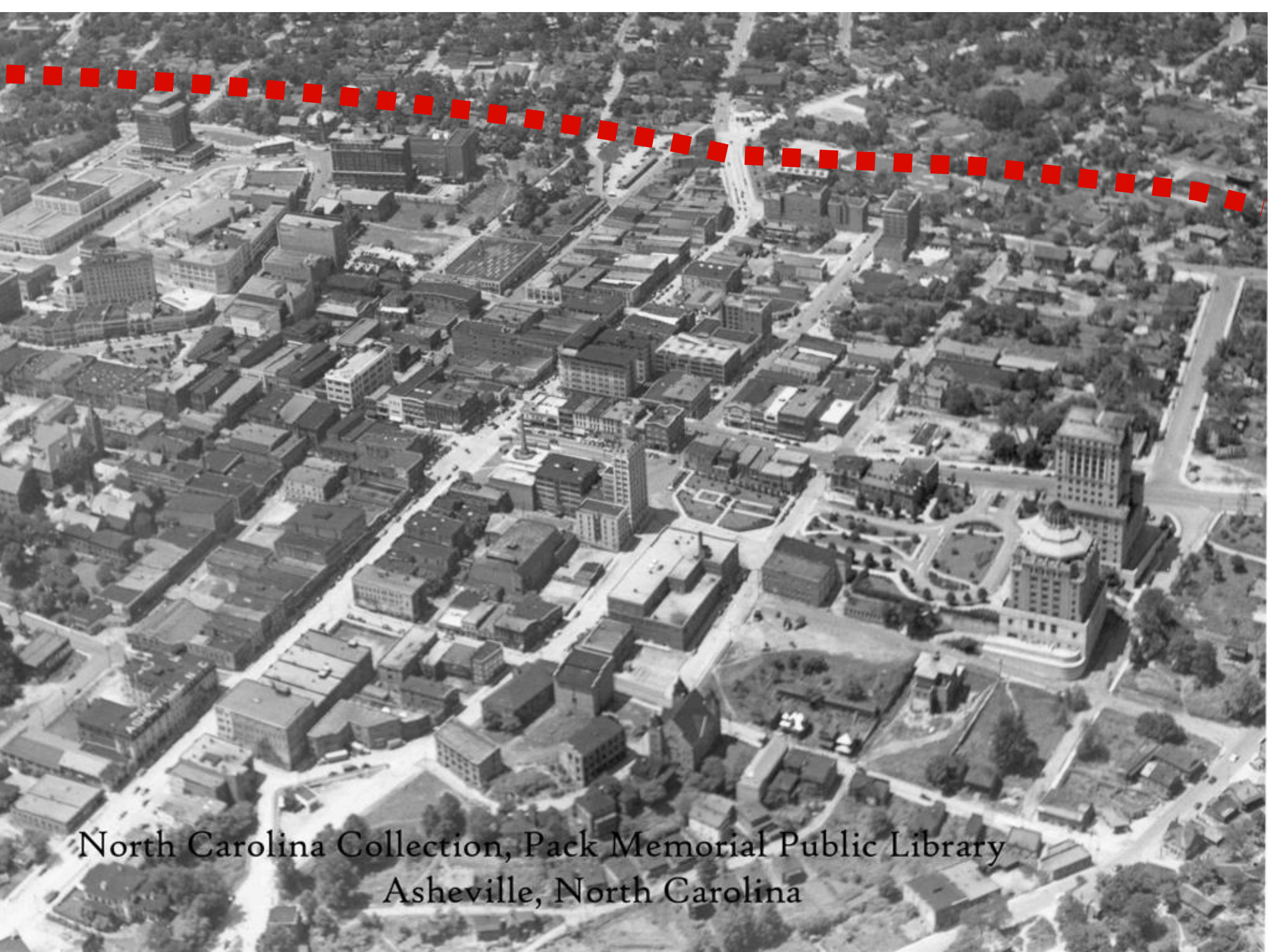
Thomas Wolfe

Author (1900-1938)
You Can't Go Home Again

The Decline Began in the 50's & 60's

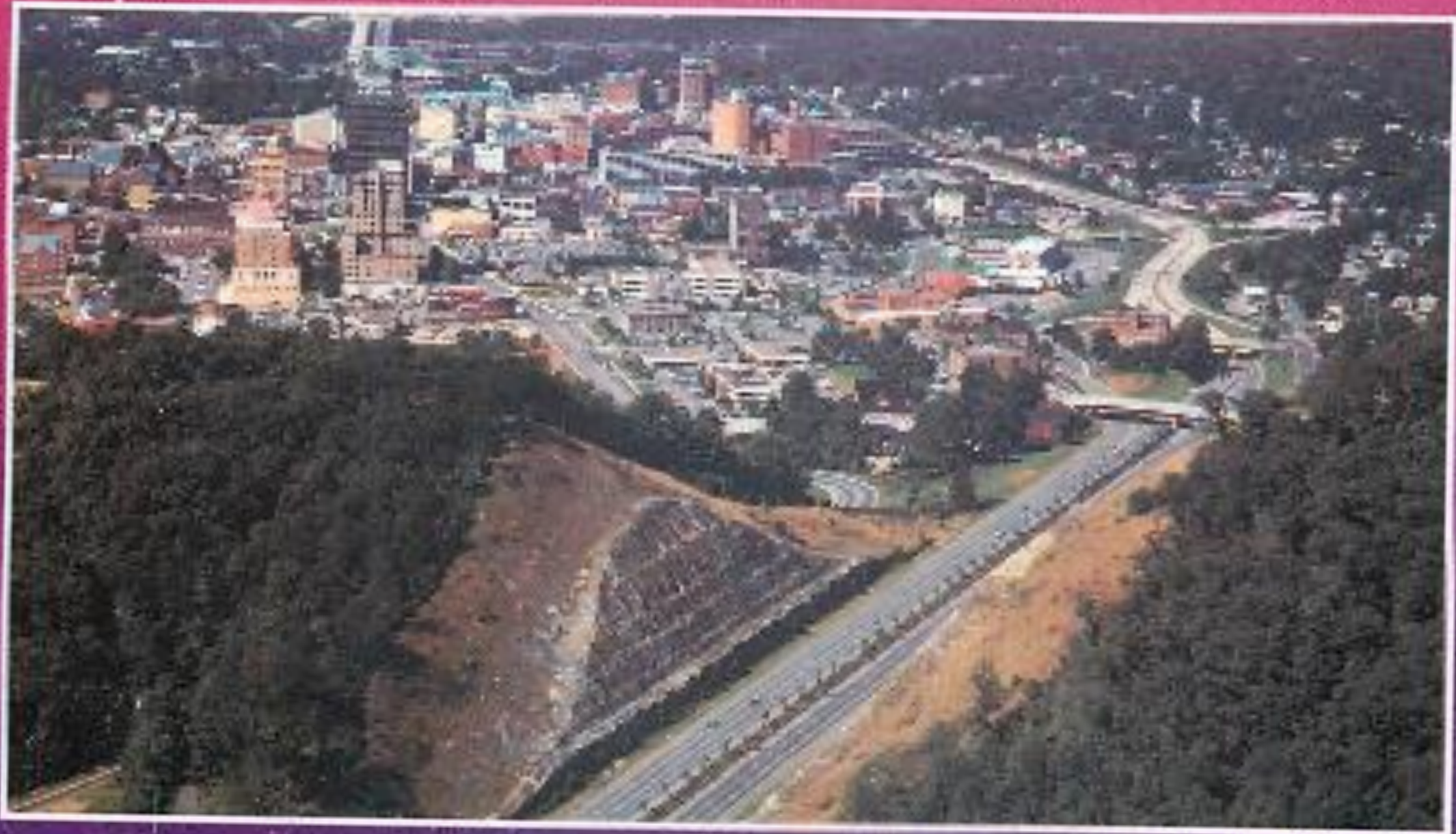
Development outside of downtown was encouraged by the new expressways.





North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina

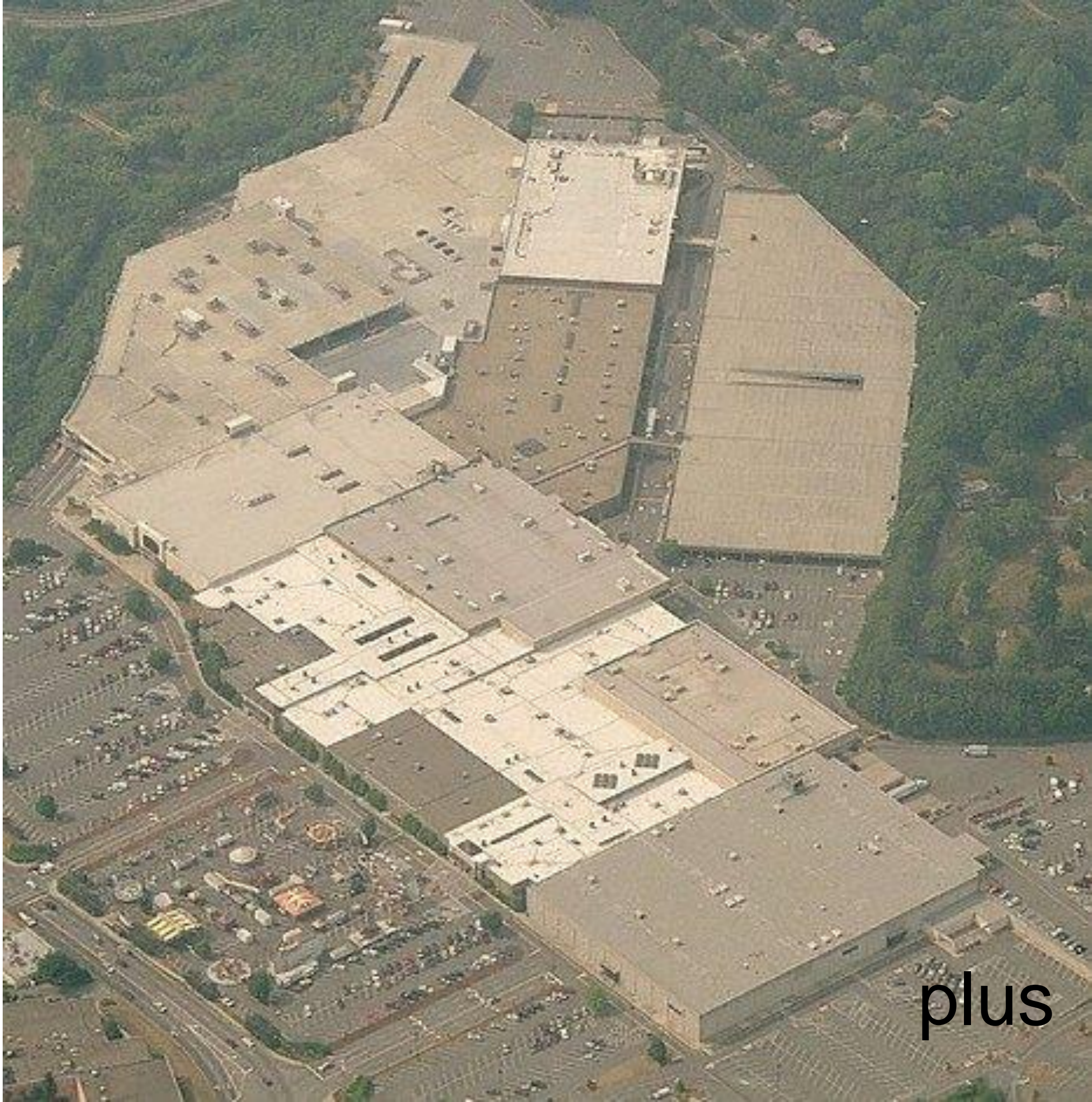




Asheville, N.C.

Land of the Sky

The
73
acre
Asheville
Mall



plus

In the 70's and 80's our downtown died





Coca-Cola

Money Saver...
Buy Coke in 16 oz.
returnable
resealable
bottles



HAVE A HAPPY DAY

FRANZ STEIN'S
LUMBER OFFICE

RESTAURANT
HOTEL ROOM 1700

SQUARE CAFE

PICK SQUARE
CIGAR STORE

PICK SQUARE CIGAR STORE

PEPPER

CLUB











JACK SCHULMAN

53

BUYERS MARKET





DONT
WALK

P
A
R

29

THE CITY OF THE FUTURE

In the 70's and 80's our
downtown died.



Asheville's de facto motto was:

“That will never work here - don't even try.”

the Dogwood Fund

The Orange Peel



Julian Price

1941 - 11/19/2001

**Salsa's
& Zambras**



51 Biltmore

Urban3

**Public
Interest
Projects**



The Public Service Building



City Watch



The Mountain Xpress



the Alternative Reading Room



The Laughing Seed

What is PIP?

- **Restoration**
- **Business - Entrepreneurs**
- **CPAs**
- **Generalists**
- **Community Building**
- **Education & Communication**
- **Social Justice**
- **More is More**
- **Patient Investment**





The Orange Peel



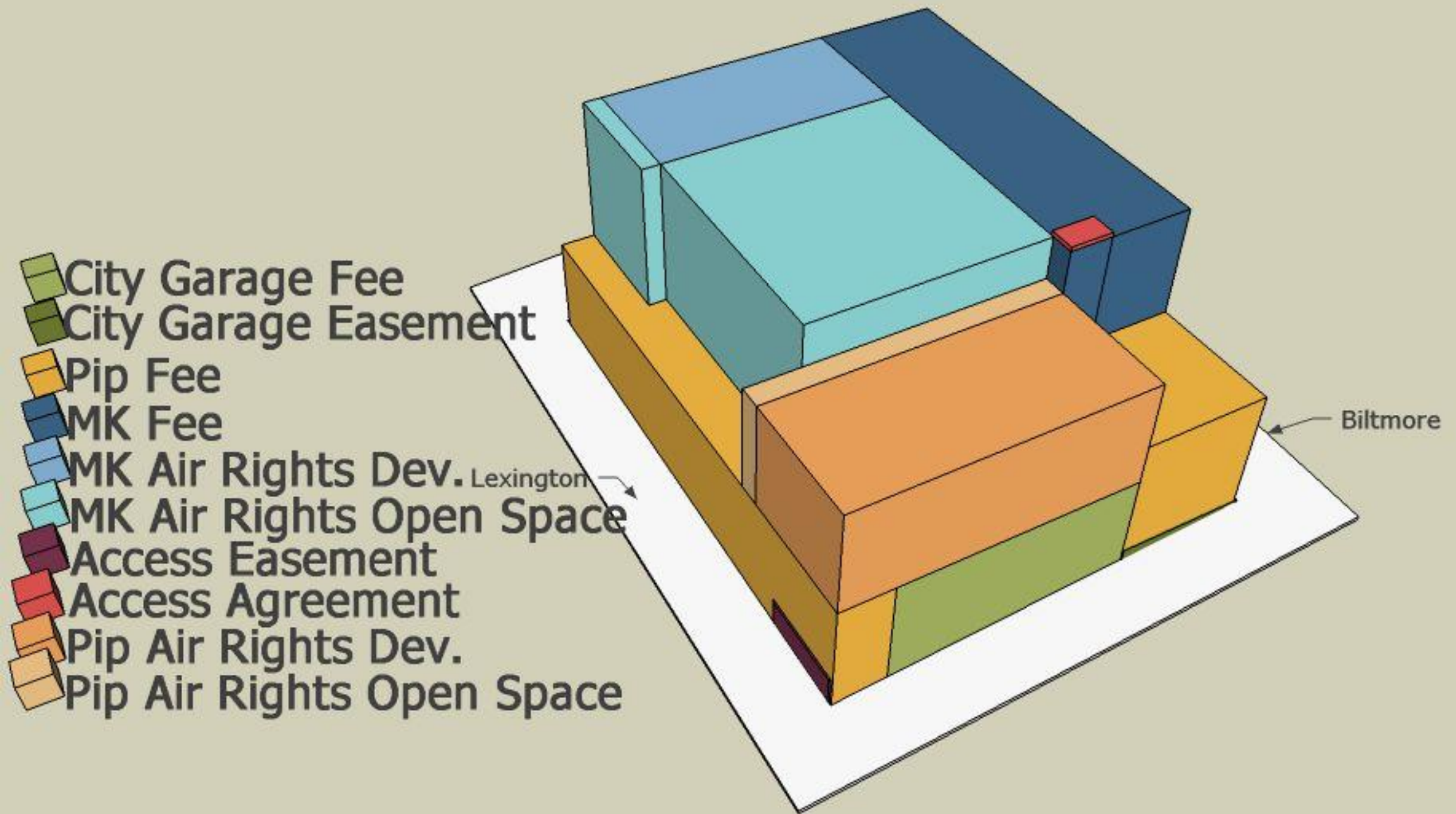
The Orange Peel

ORANGE PEEL
101 Biltmore Ave., Asheville NC
BOB DYLAN
AND HIS BAND
Ages 18 and older -with valid ID
TICKETWEB
FRI 09 APR 2004 8:30 PM



51 Biltmore Project

3-Party Public/Private Development



51 Biltmore

3D Model of the Legal Agreement



The Asheville Politick

Taking our lumps

**LOVE
ASHEVILLE
EAT
DRINK
MAKE
PLAY
BUY
LOCAL**





Community appearance and tourism: What's the link?

by Edward T. McMahon

The colorful brochures American cities and towns use to promote their charms are always filled with attractive scenes: sunsets, azaleas in bloom, historic house museums beautifully photographed. The reality is often not so lovely. Back away from the great columned house and you'll find, as likely as not, a fast food restaurant with screaming red roof to one side, and to the other a parking lot that is barren except for a flashing portable sign and a towering billboard. The brochure is handsome; the city is not.

There is an immense but too often ignored relationship between community appearance and tourism. As Mark Twain once said, "We take stock of a city like we take stock of a man. The clothes or appearance are the externals by which we judge." Unfortunately many tourism officials are far more concerned with marketing and promotion—creating fancy brochures and compelling ads—than they are with protecting and enhancing the product they are trying to sell.

Tourism involves much more than marketing. It also involves making destinations more appealing. This

means conserving and enhancing a destination's natural tourism assets. It is, after all, the heritage, culture and natural beauty of a community or region that attracts tourists. But today a person dropped along a road outside of most American cities (whether tourist destination or not) wouldn't know where he was because it all looks the same. Is it Albany or Allentown? Clarksdale or Cowpens? Providence or Pittsburgh? Who can tell?

The truth is, the more a community does to enhance its unique set of assets, whether natural, architectural, or cultural, the more tourists it will attract. On the other hand, the more a community comes to resemble Anyplace, U.S.A., the less reason there will be to visit. Make a destination more appealing and people will stay longer and spend more.

The special places didn't get that way by accident

Clearly, certain places have more appeal than others. But no place will retain its special appeal by accident. Without exception those places that have successfully protected their uniqueness—whether natural or man-made—are those places that have used vision, management and control to protect the features that make them special. Without planning and management, tourism can destroy the very attributes—both natural and man-made—that people come to see. As a result, local policies that shape growth and development are critical to the success of tourism development efforts.

Many cities have gotten used to ugliness, accepting it as inevitable to progress. But there are others across America who have begun an active push for a more appealing environment. The tools to make a community memorable and beautiful

CityWatch/Fall 1993/Page 7



The poignant contrast: The new look for Patton Avenue has rows of trees, all wiring underground and old-fashioned street lights, but still retains the intrusive billboards. "Wherever possible install underground wires and screen unsightly intrusions; prohibit billboards and strictly limit the size, height and number of other outdoor signs," suggests the author.

Among cities with no particular recreational appeal, those that have preserved their past continue to enjoy tourism. Those that haven't receive almost no tourism at all. Tourism simply doesn't go to a city that has lost its soul.



Top Travel Destinations of 2007

Asheville: #5 of the top 12

Frommer's

Located in the Smoky Mountains, Asheville is a small college town with a thriving arts, culture, and gay & lesbian scene. It is home to the Biltmore Estate, the Thomas Wolfe Memorial, and Carl Sandburg's birthplace in nearby Flat Rock. Recently, Asheville has been drawing literati and celebrities who had gravitated to New Orleans as a hub of culture. With the Blue Ridge Parkway nearby, the area is also great for driving tours and shopping trips to numerous crafts and pottery shops (we suggest picking up a hand-made broom).

A close-up, low-angle shot of a handgun, likely a semi-automatic pistol, against a solid black background. The handgun is oriented vertically, with the barrel pointing upwards. A thick, white plume of smoke or steam rises from the muzzle, curling and drifting to the left. The slide of the handgun is the central focus, with the word "Powerpoint" written vertically in a bold, white, sans-serif font. The lighting is dramatic, highlighting the metallic textures of the slide and the texture of the smoke.

Powerpoint



ULI's Priorities

Creating Resilient Communities

- What are the best new models in the real estate and land use industry, and how can we support their development?
- How can we best adapt and reuse existing real estate while eliminating obsolete space in order to create thriving communities?
- How can we influence land use leaders locally and around the world as they reshape the process of community building and developing both social and physical infrastructure?

Understanding Demand and Market Forces

- How can we best understand demand (quantity, type, price, and location of the need) for real estate and discover what the market wants short-term versus what it needs long-term?
- How can we help balance local, regional, national, and global interests as well as public and private interests, in terms of how they affect land use decisions and development?
- How will changing technology influence building and buildings, and how will people's use of technology influence how they interact with the physical environment?

Connecting Capital and the Built Environment through Value

- How can we best generate value in the built environment that is greater than its cost?
- What are the best ways to ensure the attractiveness of real estate as an investment as institutional capital allocators continue to change and become more global?
- What is the most effective way to demonstrate and explain the relationship between investment in both public projects (including infrastructure) and amenities and the impact on real estate value?

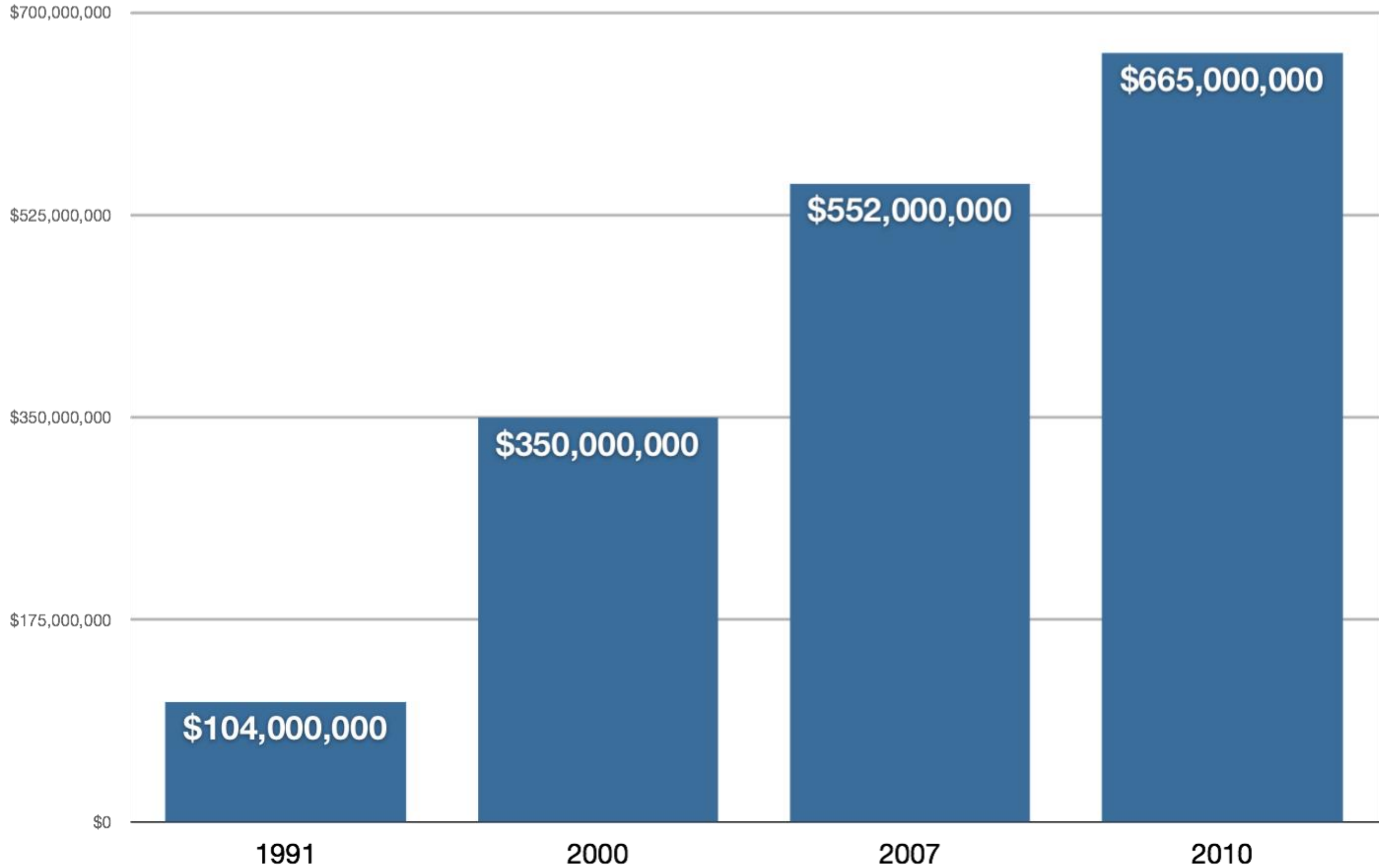
Promoting Intelligent Densification and Urbanization

- What are the most responsible ways to provide cost-effective housing for a rapidly increasing global population that is becoming increasingly urbanized?
- How can we advance the understanding of the relationship between a high quality of life and the built environment in order to promote the creation of high-quality, appropriately priced density that is attractive to users?
- What is the relationship between a thriving economy and a thriving city—between a dynamic society and the built environment?

Integrating Energy, Resources, and Uses Sustainably

- How can we best reduce the negative impact of the built environment on our natural resources and climate?
- What are the best ways to use the world's energy resources and protect the built environment from volatile and unpredictable conditions?
- How will trends in energy and resources affect the future best use of land?

Asheville CBD Taxable Value



WELCOME TO ASHEVILLE

PAST COUNCIL DECISIONS



THE BURDENS OF POOR DECISIONS ARE BECOMING UNBEARABLE!

- Parking Garages 4.5 Million & Climbing
- Pack Square Projects 10.0 Million & Climbing
- Wall Street Project 1.8 Million & Standing Empty
- New Garage for Garbage Trucks 5 Million Plus
- City Hall Beautification Project 4.8 Million
- 26.1 Million & Climbing

In 1990 Asheville City taxes were raised

2 Million Dollars

to help pay for these projects for
Downtown Dignitaries.

These are just a few of the failed policy decisions supported by the Old Council. The taxpayers can no longer afford the policies of the 80's.

Here are your choices on November 5TH
You May Vote For Six

- | | |
|------------------------------------|------------------------------------|
| ■ Gene Ellison - 2 year Incumbent | ■ Bill Moore - 2 year Incumbent |
| ■ Chris Peterson - Fresh New Ideas | ■ Carr Swicegood - Fresh New Ideas |
| ■ Charles Worley - Fresh New Ideas | ■ Barbara Field - Fresh New Ideas |
| Norma Price - 14 years Incumbent | |

SHOW YOUR SUPPORT FOR A NEW CITY COUNCIL.
DISPLAY THIS POSTER IN YOUR CAR, YOUR WINDOW, OR YOUR YARD.

PAID FOR BY: CITIZENS FOR A NEW CITY GOVERNMENT, DOROTHY F. WORLEY, TREASURER

BLUEPRINT OF CITY HALL

THE INCUMBENTS: WHY SHOULD WE VOTE AGAINST THEM?

The decade of the 80's was controlled by the incumbents
Bratton, Frank, Price, and Michalove.

During their tenure, we have witnessed the following:

1. Personal income has decreased.
2. Property taxes are at an all time high. In 1990 these four council members voted for a 16% increase in personal property taxes.
3. In 1981 water was at the top of their list of priorities. In 1991 water remains at the top of their list.
4. Increased crime rate. Inadequate police protection due to massive annexation during the past 10 years.
5. Downtown development for bureaucrats instead of water, sewer, and streets for our citizens.
6. Fewer jobs for our residents. We have lost good sound industries such as Burlington, Sayles, Kellwood, Girmes and Stencil, not to mention 3000 jobs at Enka.
7. Enormous waste of city tax dollar and manpower within the fire department (i.e.: fire trucks being routed to fender benders, etc.).
8. Downtown parking fiasco. Millions of dollars wasted on unused parking decks.
9. Turmoil in the City School System. The only voice city residents have is through our vote for Asheville City Council.
10. Community favoritism. Certain communities have been ignored far too long while others have been given the royal treatment. This cannot be tolerated. All city areas are entitled to all city services.



VOTE OUT THE POLICY MAKERS OF THE 80'S.

THEY'VE BEEN IN CHARGE TOO LONG!

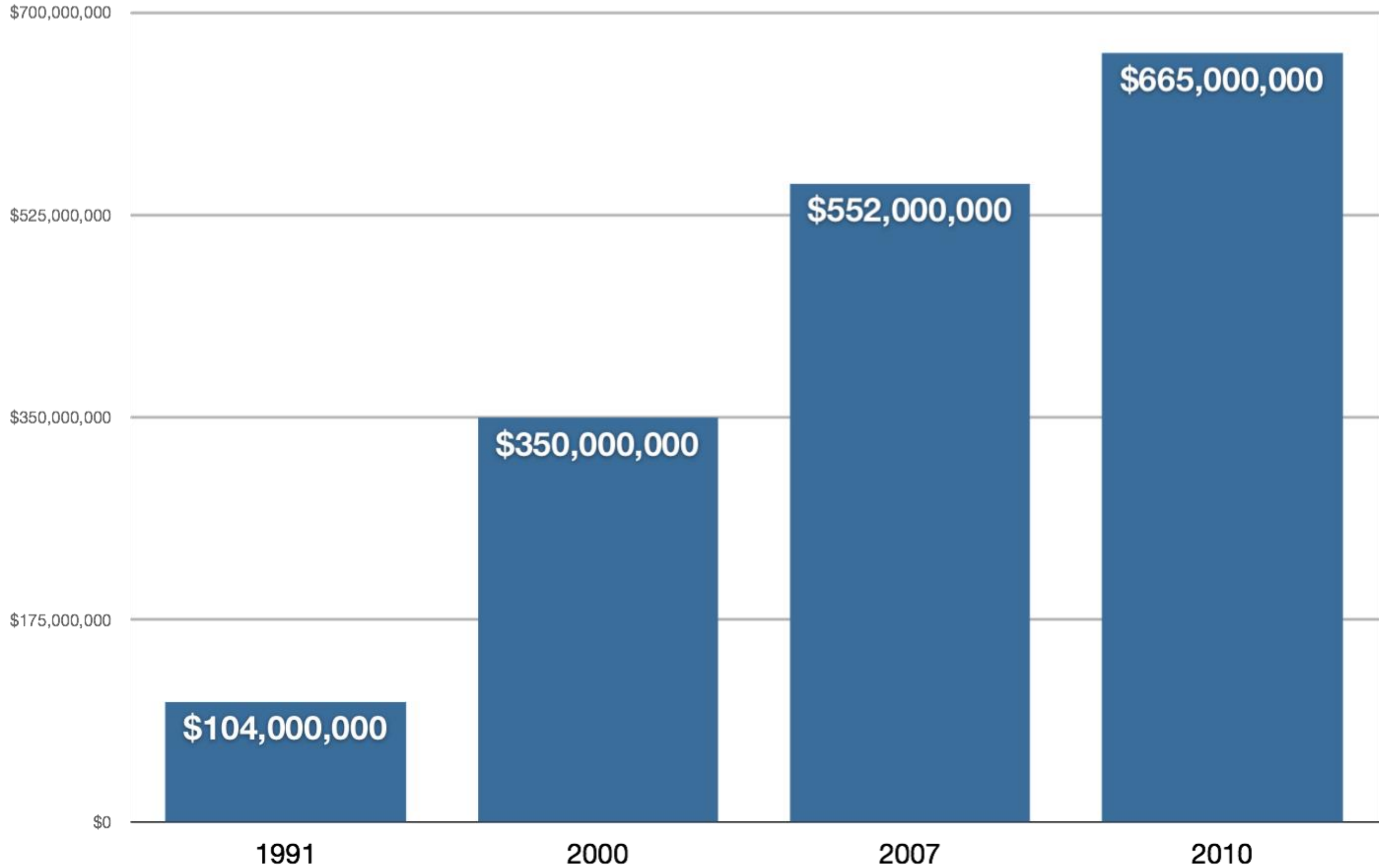


PAID FOR BY THE CITIZENS TO ELECT A NEW CITY GOVERNMENT

Asheville's de facto motto was:

“That will never work here - don't even try.”

Asheville CBD Taxable Value



Land Production





For 40 years this building remained vacant..... its tax value in 1991 was just over **\$300,000.**



Old Penneys

Today the building is valued at over **\$11,000,000** an increase of

over **3500%**

in **15 years**

The lot is less than **1/5 acre**



Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$500,000 Value/Acre

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
~~**\$500,000 Value/Acre**~~

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

\$19,542 Property Taxes/Acre

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

\$500,000 Value/Acre

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

\$58,900,000 Value/Acre

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

\$1,800,000 Value/Acre

\$19,542 Property Taxes/Acre

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

\$500,000 Value/Acre

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

\$58,900,000 Value/Acre

\$634,000 Property Taxes/Acre

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

\$1,800,000 Value/Acre

\$19,542 Property Taxes/Acre

Property Taxes as a Crop

Wheat



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre

Cannabis



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Taxes/Acre

Soybeans



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

\$19,542 Taxes/Acre

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Taxes/Acre
\$330,000 to City

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$640,000 Taxes/Acre
\$330,000 to City

Property + Retail Sales Taxes

\$77,000,000
Retail Sales



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
\$590,000 Value/Acre

\$6,500 Taxes/Acre
\$3,300 to City



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$640,000 Taxes/Acre
\$330,000 to City

Asheville Wal-Mart



\$ 50,800

Total Taxes/Acre to City

Downtown



\$330,000

Property Taxes/Acre to City

Asheville Wal-Mart



\$ 50,800

Total Taxes/Acre to City

Downtown



\$414,000

Total Taxes/Acre to City

Jobs per Acre

Asheville Wal-Mart



200 jobs @ 34.0 Acres

5.9

Downtown



14 jobs @ 0.19 Acres

73.7



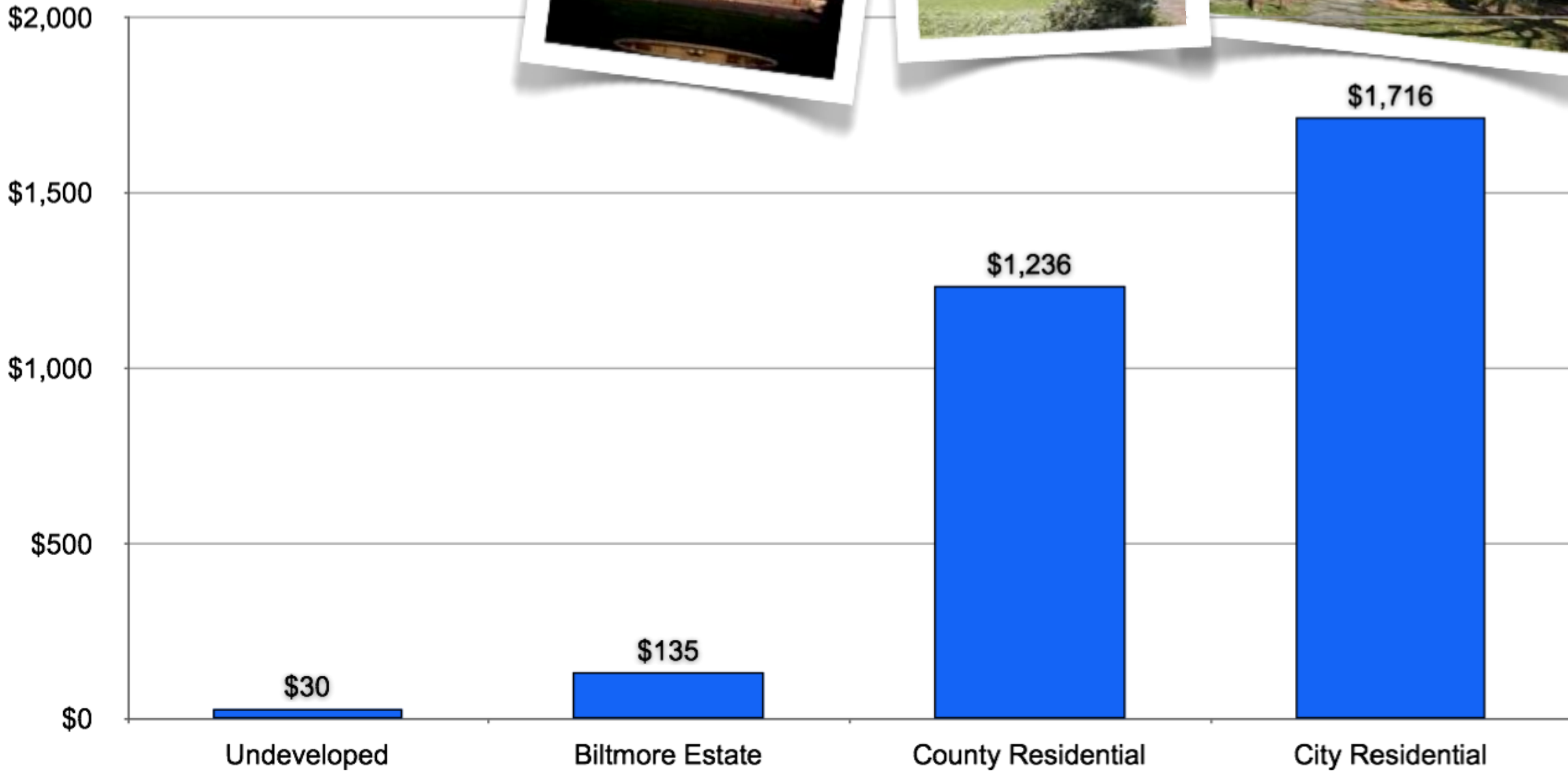
Asheville Wal Mart



Downtown

Land Consumed (Acres):	34.0	00.2
Total Property Taxes/Acre:	\$ 6,500	\$634,000
City Retail Taxes/Acre:	\$ 47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



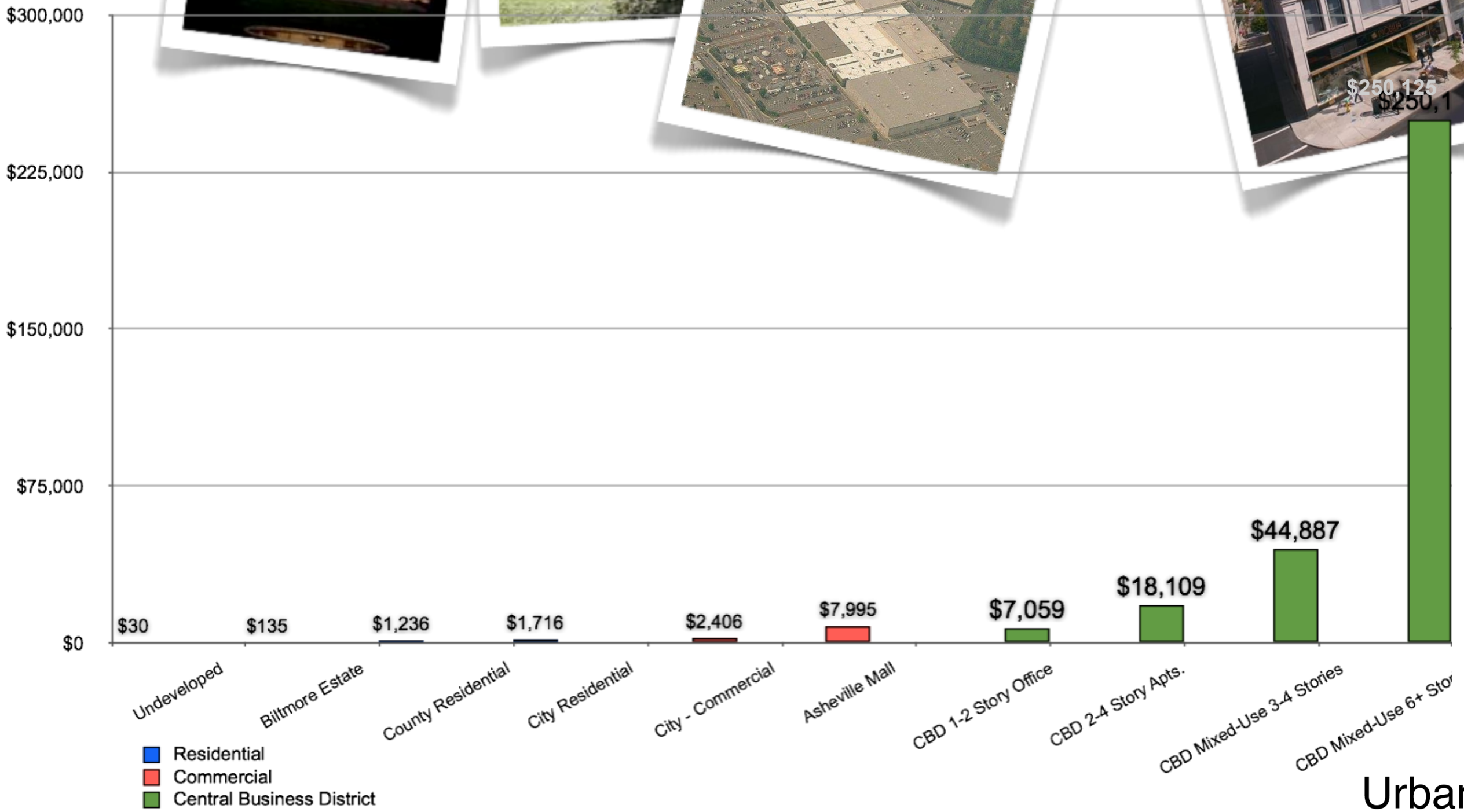
■ Residential

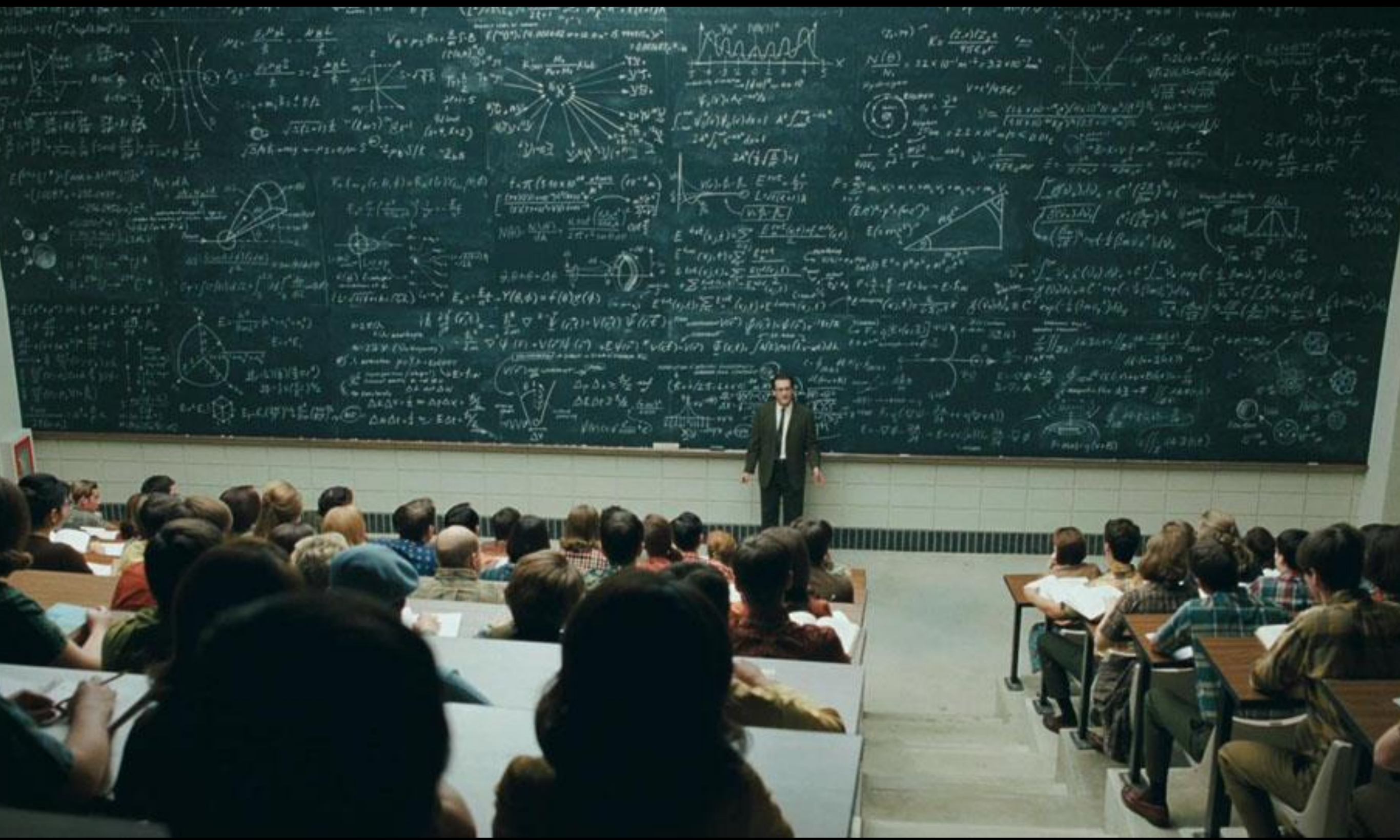
Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



■ Residential
■ Commercial

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre





Scary Math



Where does your money come from?



What is the role of Government?

Detail from [Elihu Vedder, Government \(1896\)](#), Library of Congress, Thomas Jefferson Building, Washington, D.C.

A **corporation** is a formal business association with a publicly registered [charter](#) recognizing it as a [separate legal entity](#) having its own privileges, and liabilities distinct from those of its members. Corporations take many forms, most are used to conduct [business](#).

Incorporation is the forming of a new [corporation](#). The corporation may be a business, a [non-profit organization](#), [sports club](#), or a [government](#) of a new [city](#) or [town](#).



Federal

State

CoG

County

City

Citizen



Corporation(s)





Developer Costs

- ★Land Cost
- ★Permitting
- ★Drawings
- ★Marketing
- ★Profit

Hard Costs

- ★Buildings
- ★Road & Sidewalks
- ★Sewer
- ★Water

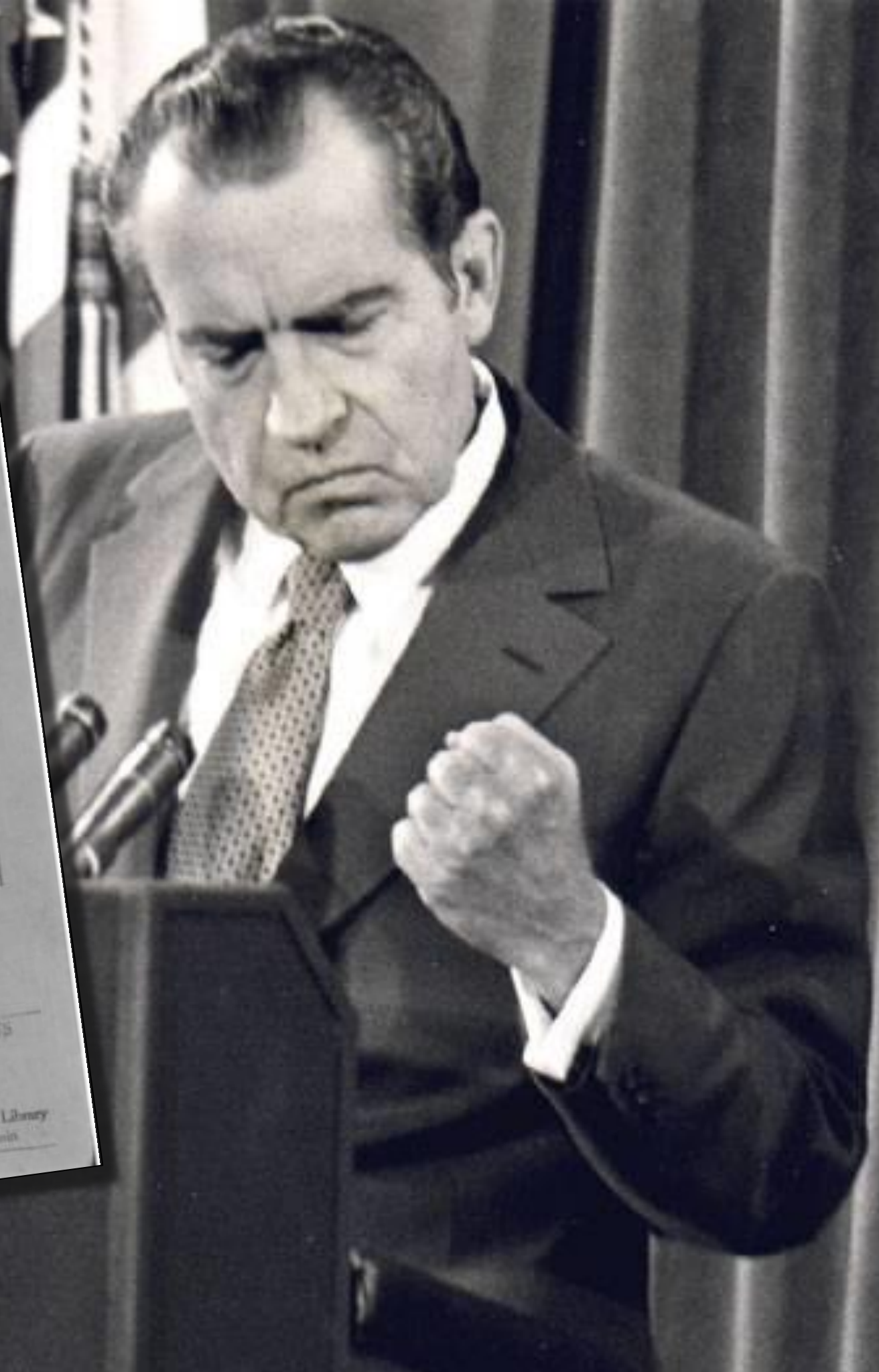
Government Service Cost

- ★Police
- ★Fire
- ★Government
- ★Schools
- ★Economic balance

Hard Costs

- ★Roads to here
- ★Public buildings
- ★Parks
- ★Sewer
- ★Water





The Costs of Sprawl

Literature Review and Bibliography

FEDERAL DOCUMENTS
DEPOSITORY
DEC 16 1974
Wisconsin State University Library
Stevens Point, Wisconsin

Prepared for CED • HUD • EPA

10/24/74
10/7

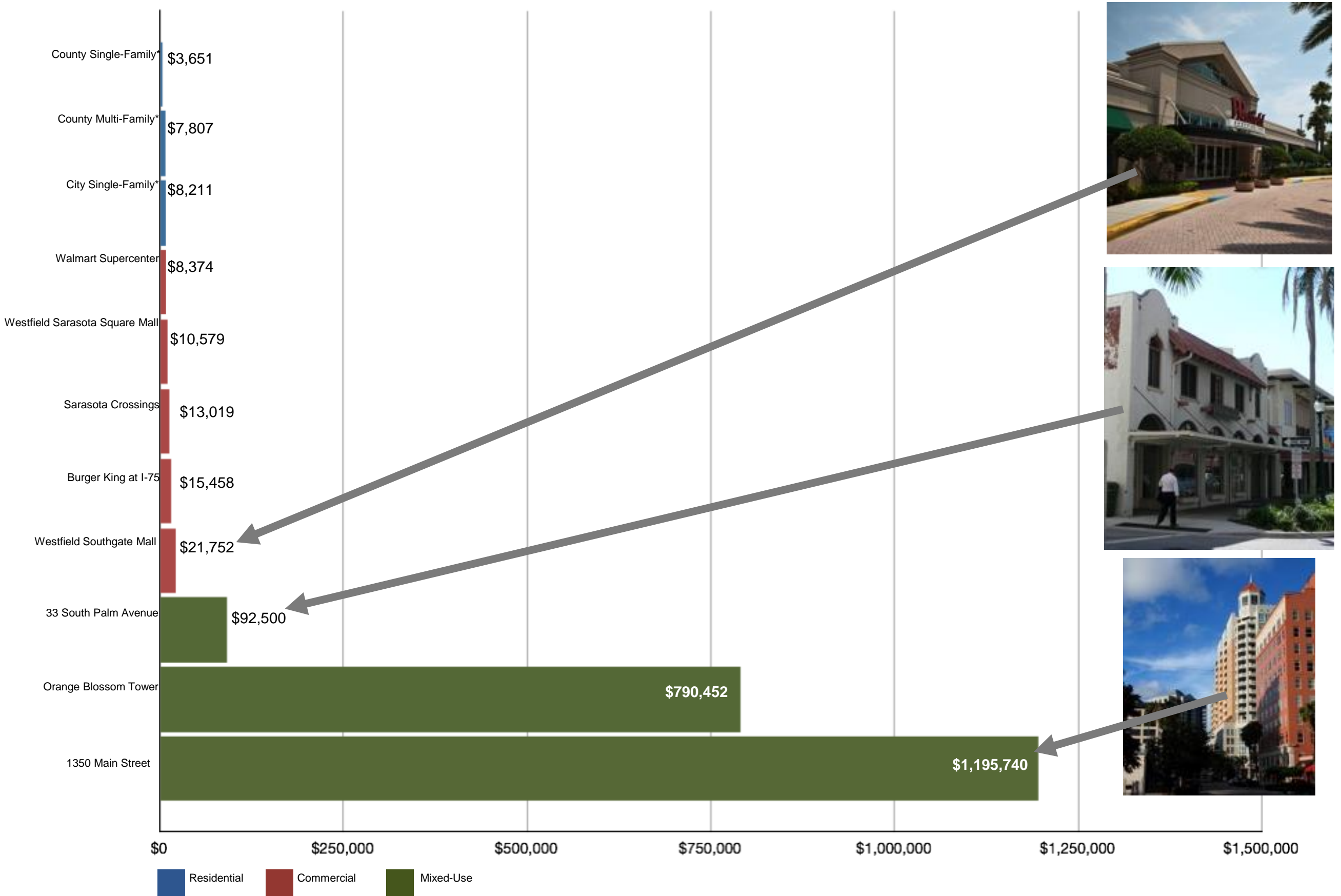




The Sarasota, FL

Case Study

Sarasota County Property Tax Revenue Profile: 2008 Tax Yield per Acre



*Average values per Board of Realtors



\$3,700 pa/y

\$92,500 pa/y

THE SEARCH FOR EFFICIENT URBAN GROWTH PATTERNS:



How can communities direct their growth
into more efficient patterns of development?
What recipe of incentives and regulations can we follow?
These are the questions I put to you.
Governor Bob Martinez, May 25, 1988

The physical form in which new development is created at the
urban fringe of our metropolitan areas has a significant impact
on the total amount of resources (both environmental and
economic) needed to accommodate urban growth. Local gov-
ernment officials make small decisions that determine the
impact among alternative development patterns, in fact, cost
and more expensive than and control land use as well as maintain
cost burden and adverse environmental effects.
The Costs of Sprawl, 1974

A Study of the Fiscal Impacts of Development in Florida

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

(Per Single Family Dwelling Unit)

Rank	DSA	Urban Form	Unit Cost
1	Downtown	Compact	\$9,251
2	Southpoint	Contiguous	\$9,767
3	Countryside	Contiguous	\$12,693
4	Cantonment	Scattered	\$15,316
5	Tampa Palms	Satellite	\$15,447
6	University	Linear	\$16,260
7	Kendall	Linear	\$16,514
8	Wellington	Scattered	\$23,960
AVERAGE			\$14,901

TOTAL EXTERNAL CAPITAL PUBLIC FACILITY COSTS

(Per Single Family Dwelling Unit)

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6	University	Linear	\$16,260
7	Kendall	Linear	\$16,514
8	Wellington	Scattered	\$23,960
AVERAGE			\$14,901

Downtown

1350 Main
5 Points
Orange Blossom

197 Units
108,200 sf
\$193.35 M
1.9 acres

357 Units
569,928 sf
\$18.9 M
30.6 acres

NW Corner of Fruitville & I-75



Comparing the cost of 357 units of multi-family housing in Sarasota County



Downtown Sarasota

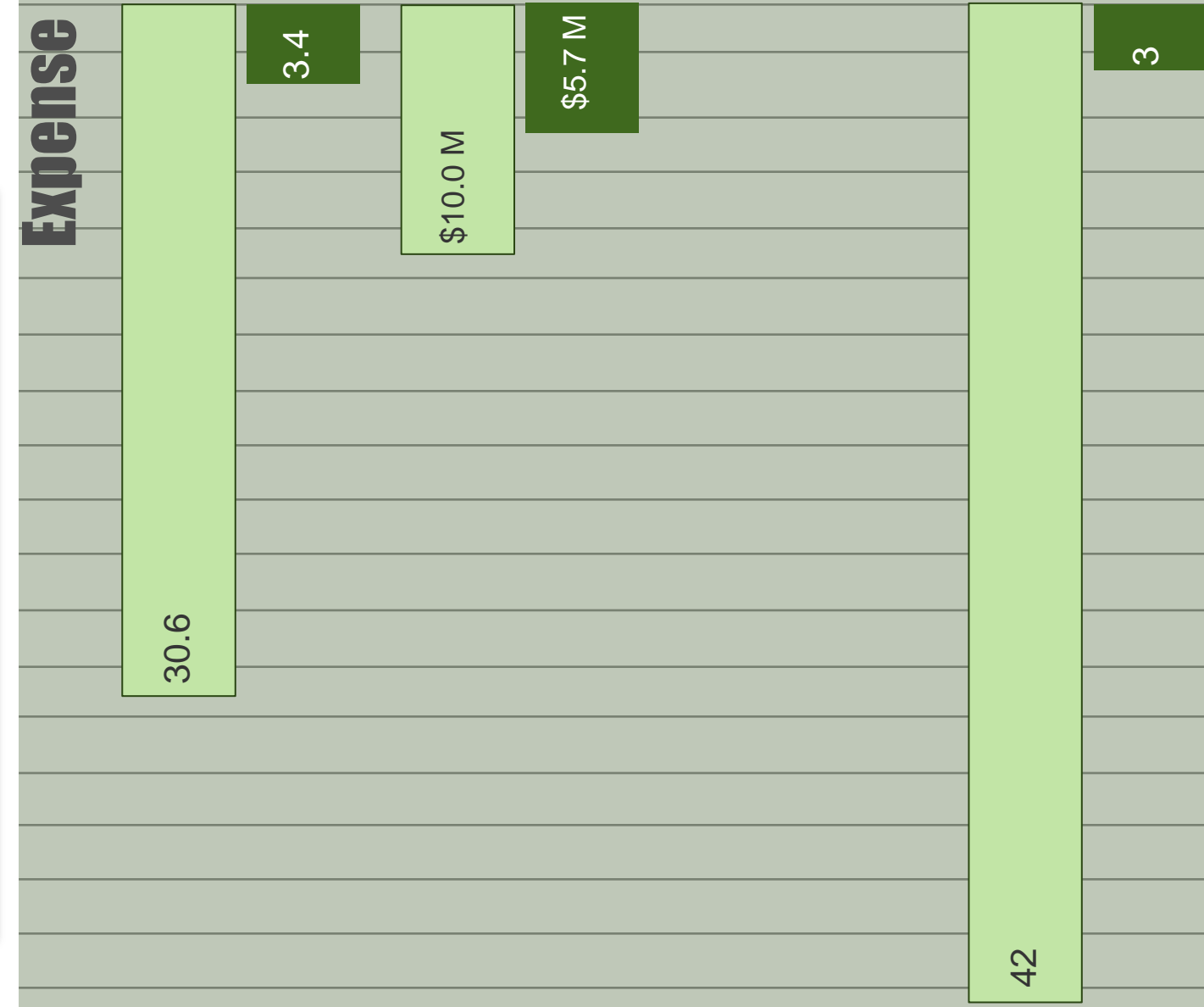


100 Marlin Lakes Circle

Revenue



Expense



Evaluating
357 multi-family units in
Sarasota County



Downtown Sarasota



100 Marlin Lakes Circle

Cumulative - at year 20



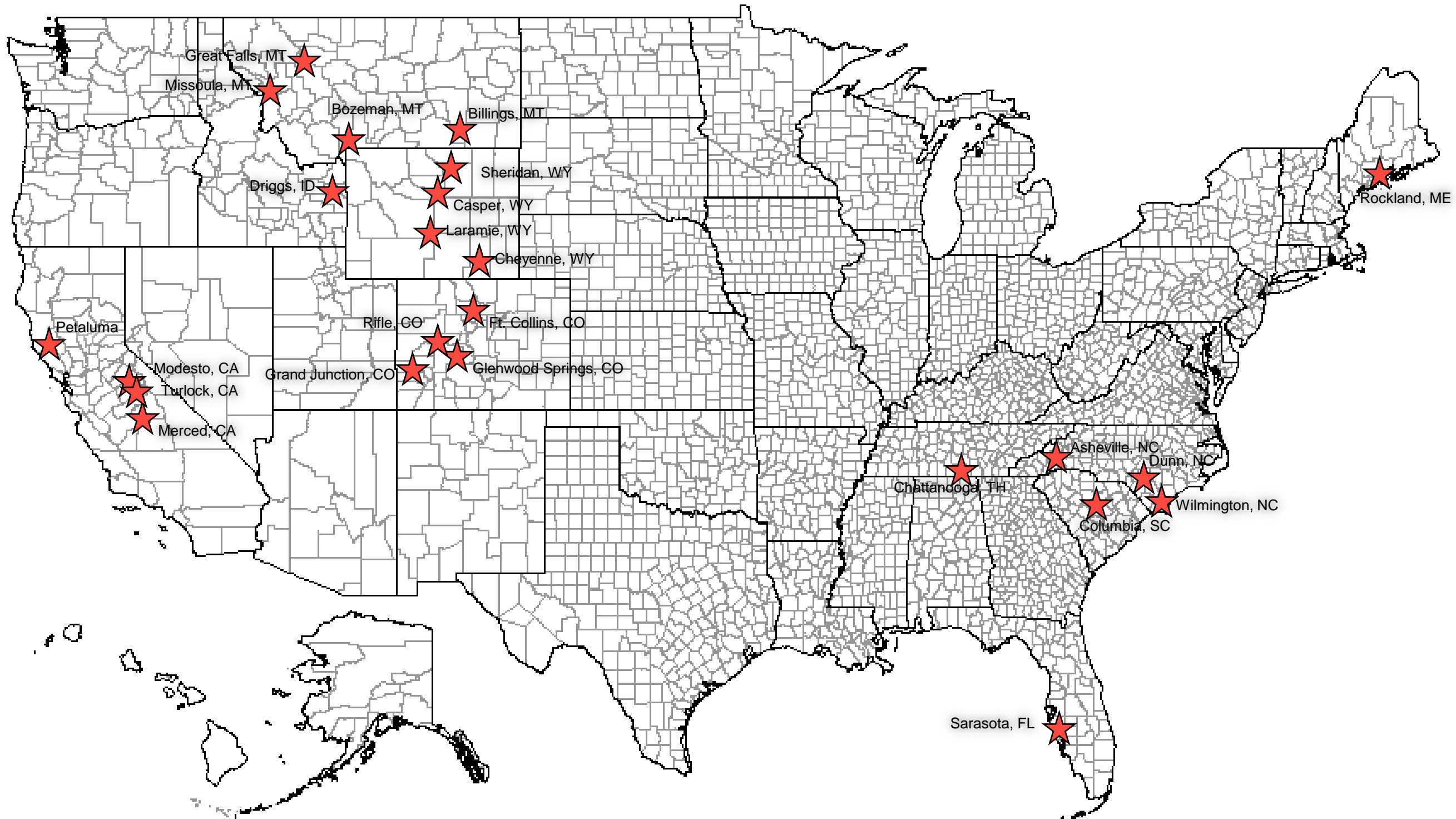


**... the relentless
rules of humble
arithmetic.**

**Justice Louis Brandeis
"Other People's Money", 1914**

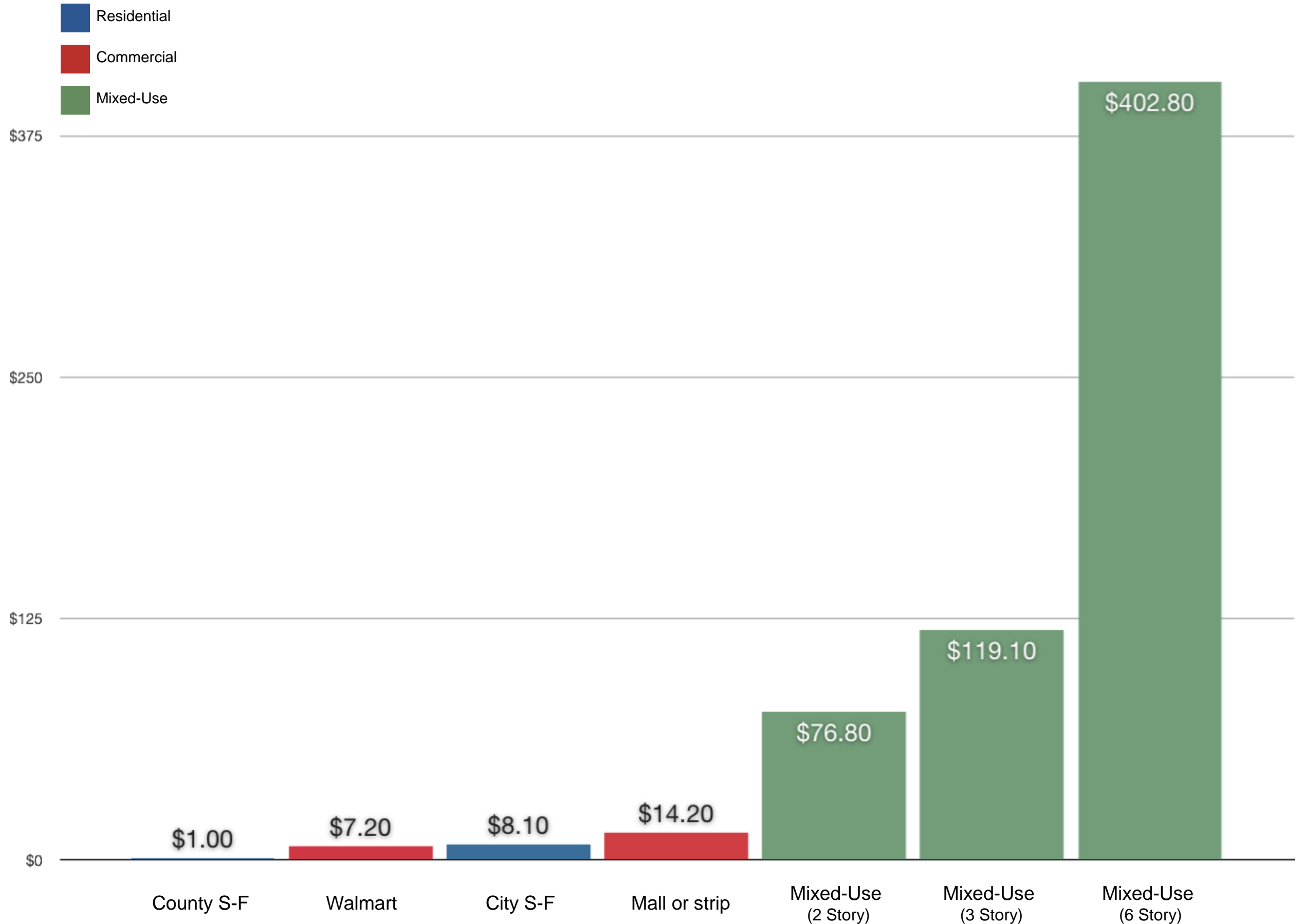
Urban3

★ Completed Study



County Property Taxes/Acre

Ratio Difference of 22 City Sample Set, Over 10 States



How do you compare a car?



Ford F150 Lariat LTD
648 miles per tank



Toyota Prius
571 miles per tank



1955 BMW Isetta
245 miles per tank



Rolls-Royce Phantom Drophead
380 miles per tank



Bugatti Veyron
390 miles per tank

How do you compare a car?



Ford F150 Lariat LTD
648 miles per tank



Toyota Prius
571 miles per tank



1955 BMW Isetta
245 miles per tank



Rolls-Royce Phantom Drophead
380 miles per tank



Bugatti Veyron
390 miles per tank

How do you compare a car?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



1955 BMW Isetta
50/70 mpg



Rolls-Royce Phantom Drophead
11/18 mpg



Bugatti Veyron
8/15 mpg

How do you compare a car?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



1955 BMW Isetta
50/70 mpg

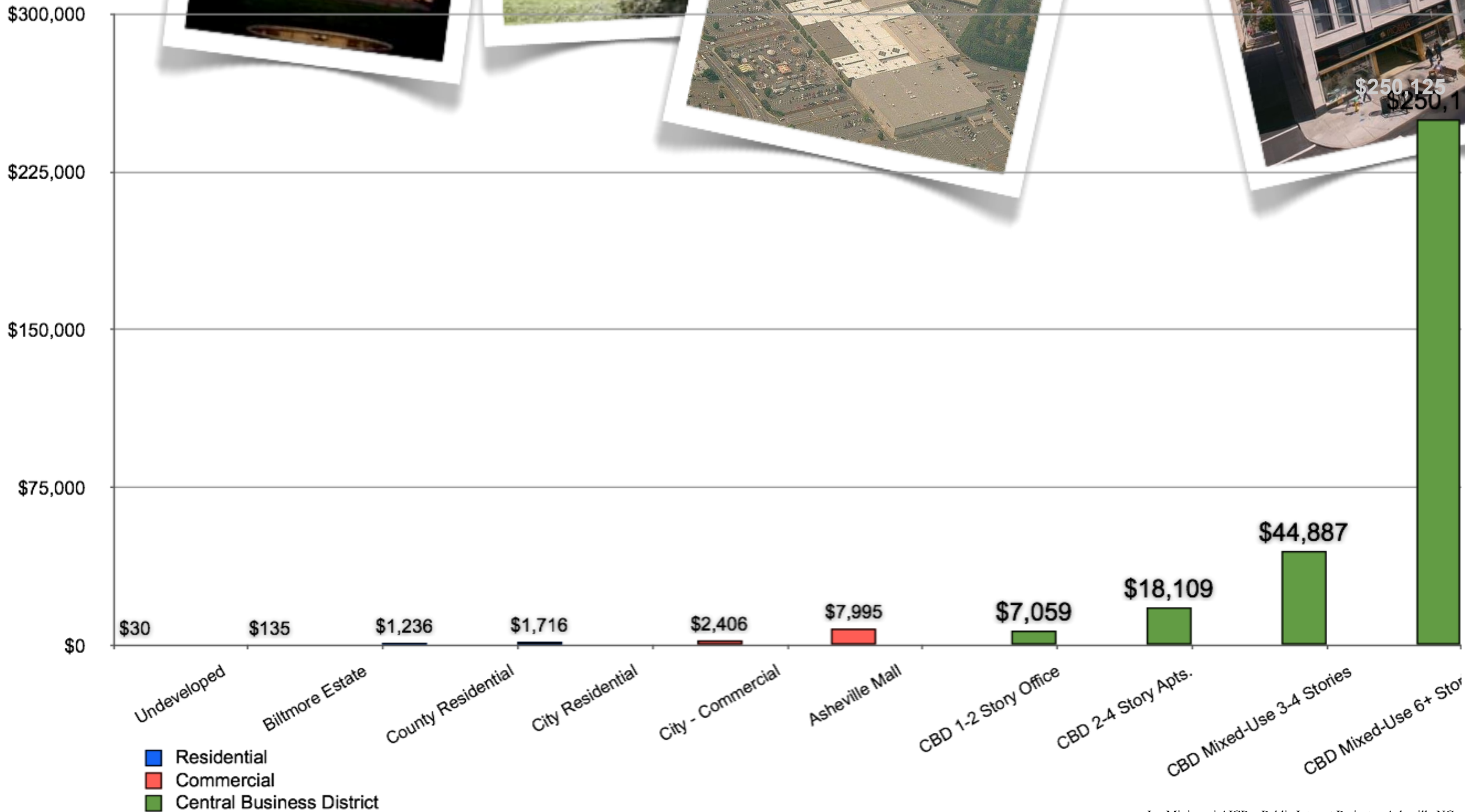


Rolls-Royce Phantom Drophead
11/18 mpg



Bugatti Veyron
8/15 mpg

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



What are the numbers for Davidson County?





Nashville

624k population

1.7M MSA

Downtown

\$3,553M Total Value

856 Total Acres

52% Taxable (445 acres)

\$4,152,442 market val/acre*

Asheville

83k population

417k MSA

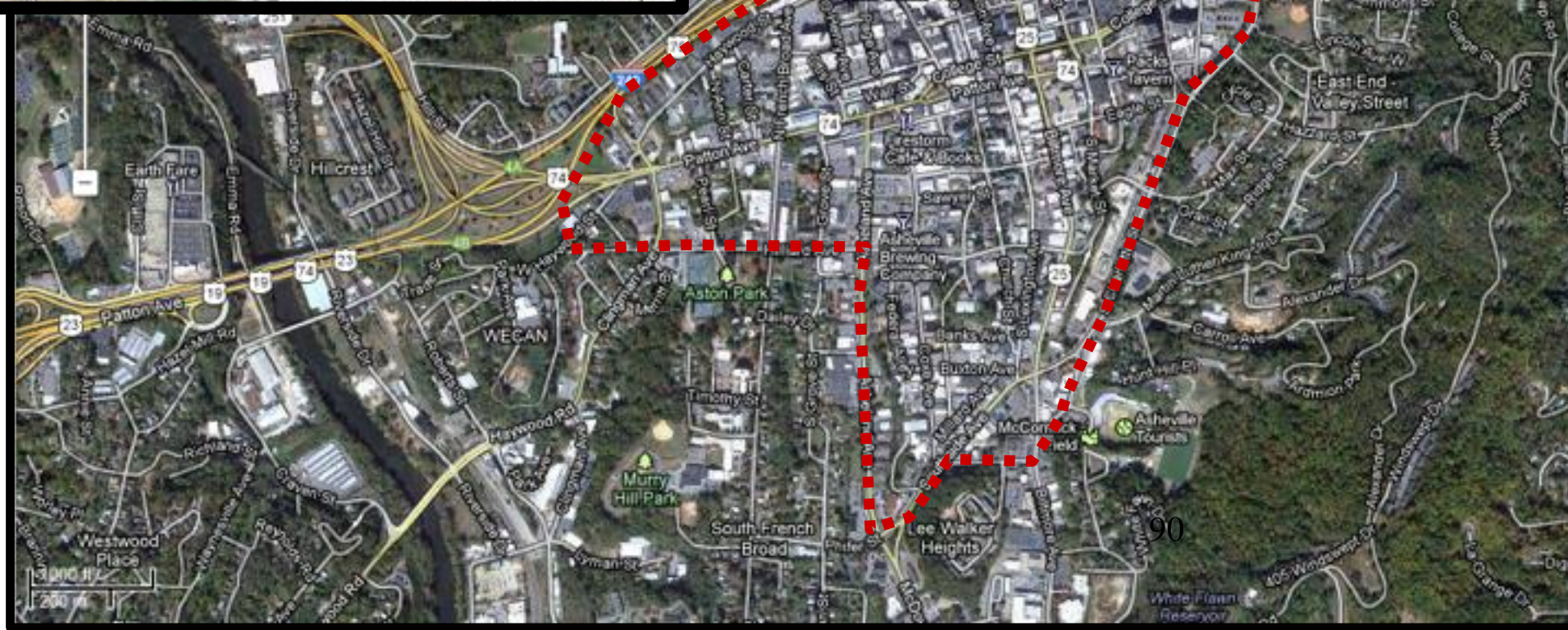
Downtown

\$668M Total Value

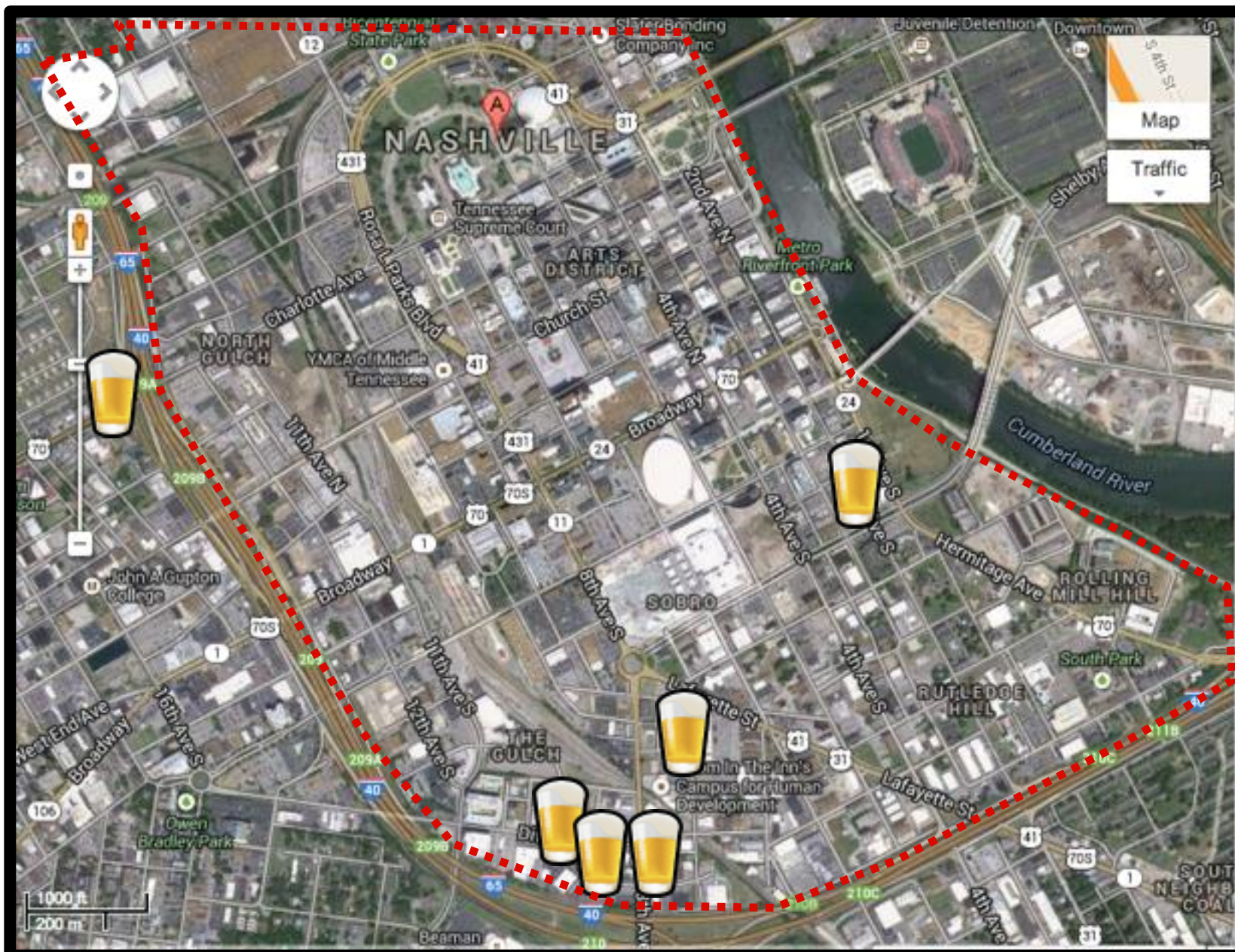
359 Total Acres

66% Taxable

\$3,839,081 market val/acre*



* Exempting non-taxable land.



Nashville

624k population

1.7M MSA

Downtown

\$3,553M Total Value

856 Total Acres

52% Taxable (445 acres)

\$4,152,442 market val/acre*

7 Breweries = 89.1k pop/brew

Asheville

83k population

417k MSA

Downtown

\$668M Total Value

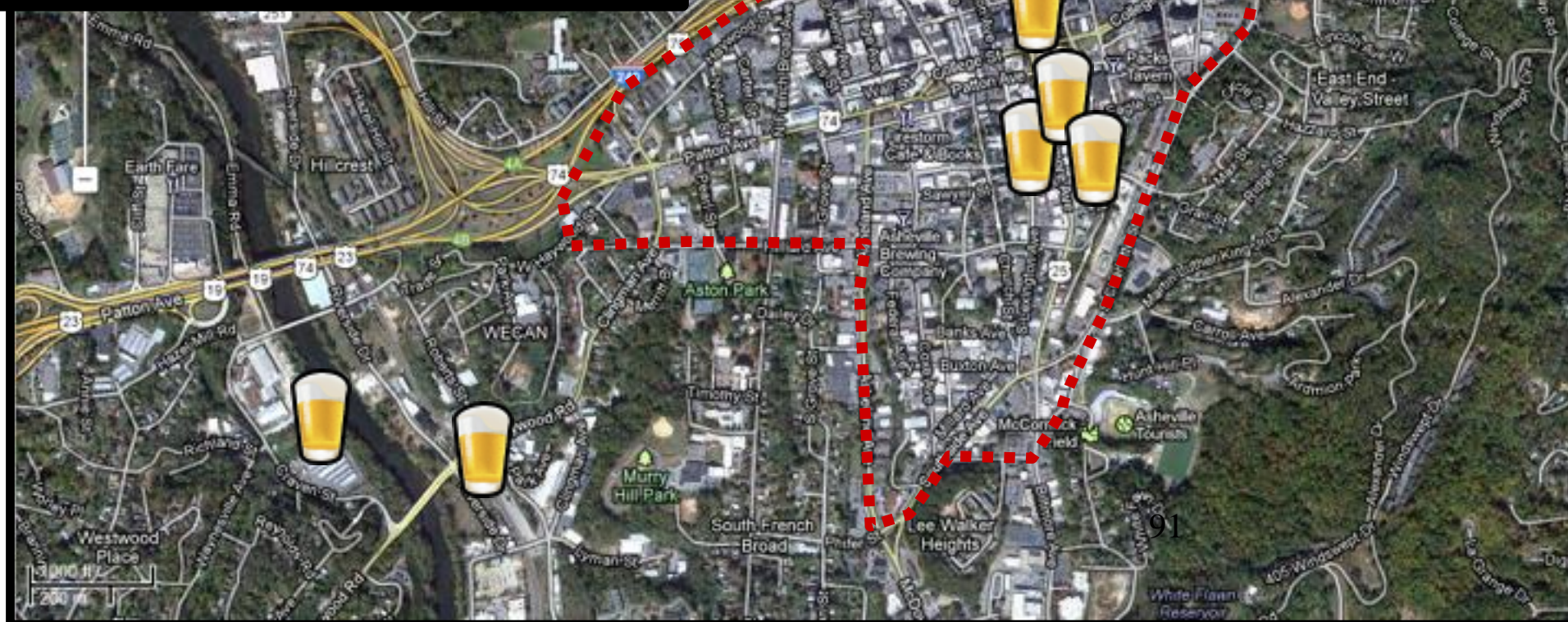
359 Total Acres

66% Taxable

\$3,839,081 market val/acre*

15 Breweries (18 MSA) = 5.5k pop/brew

* Exempting non-taxable land.

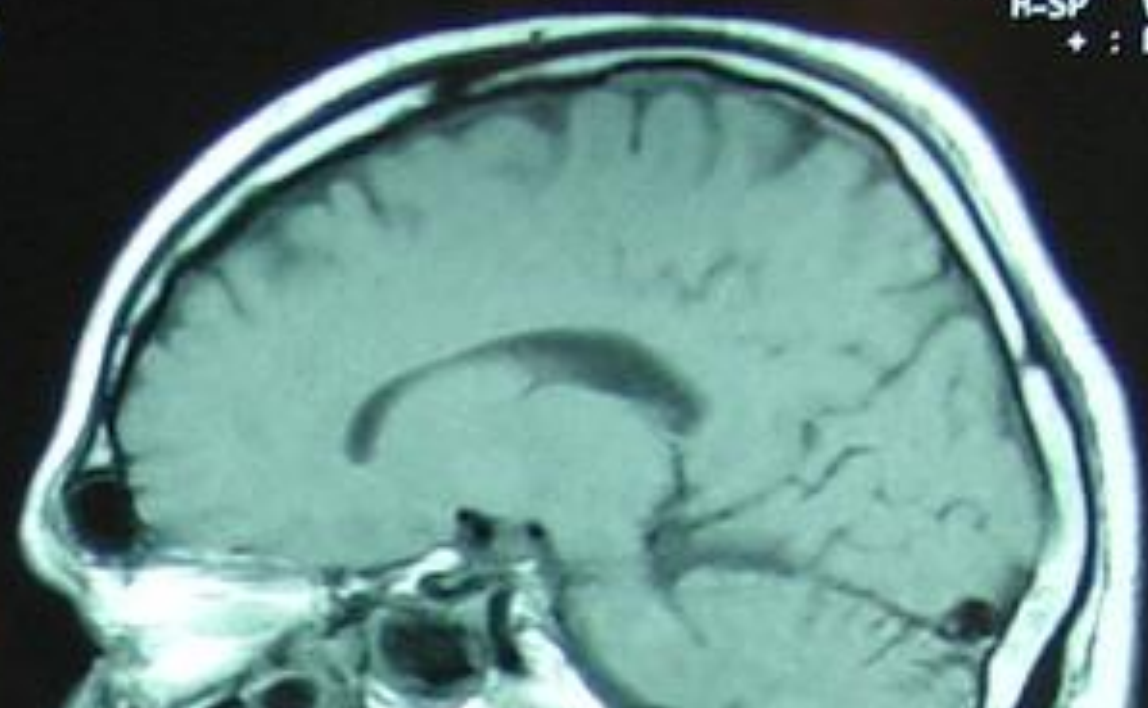
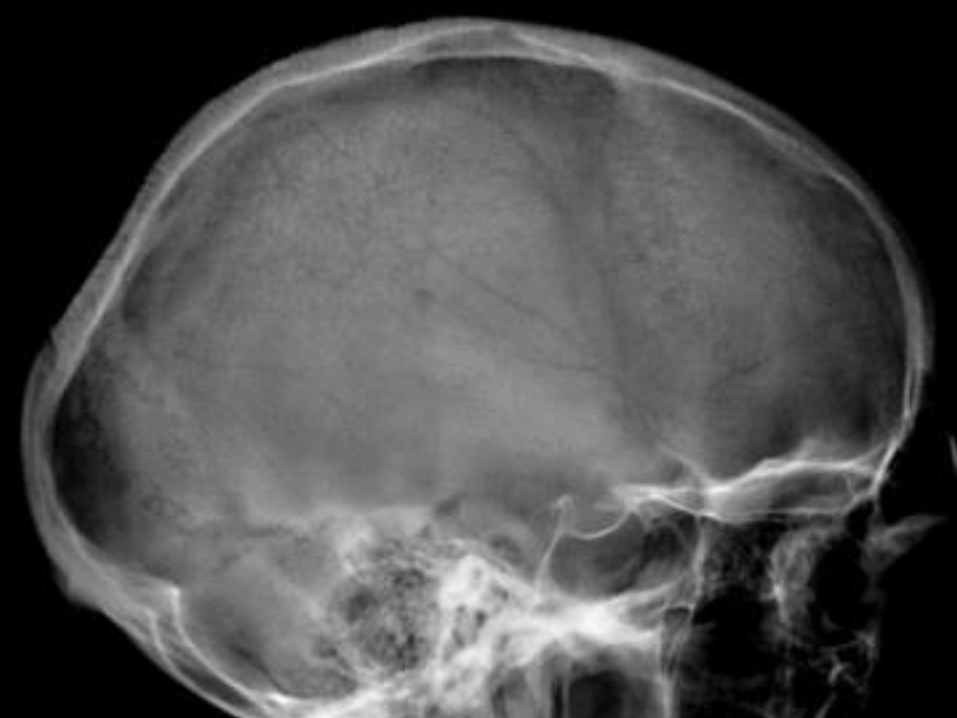


12:44

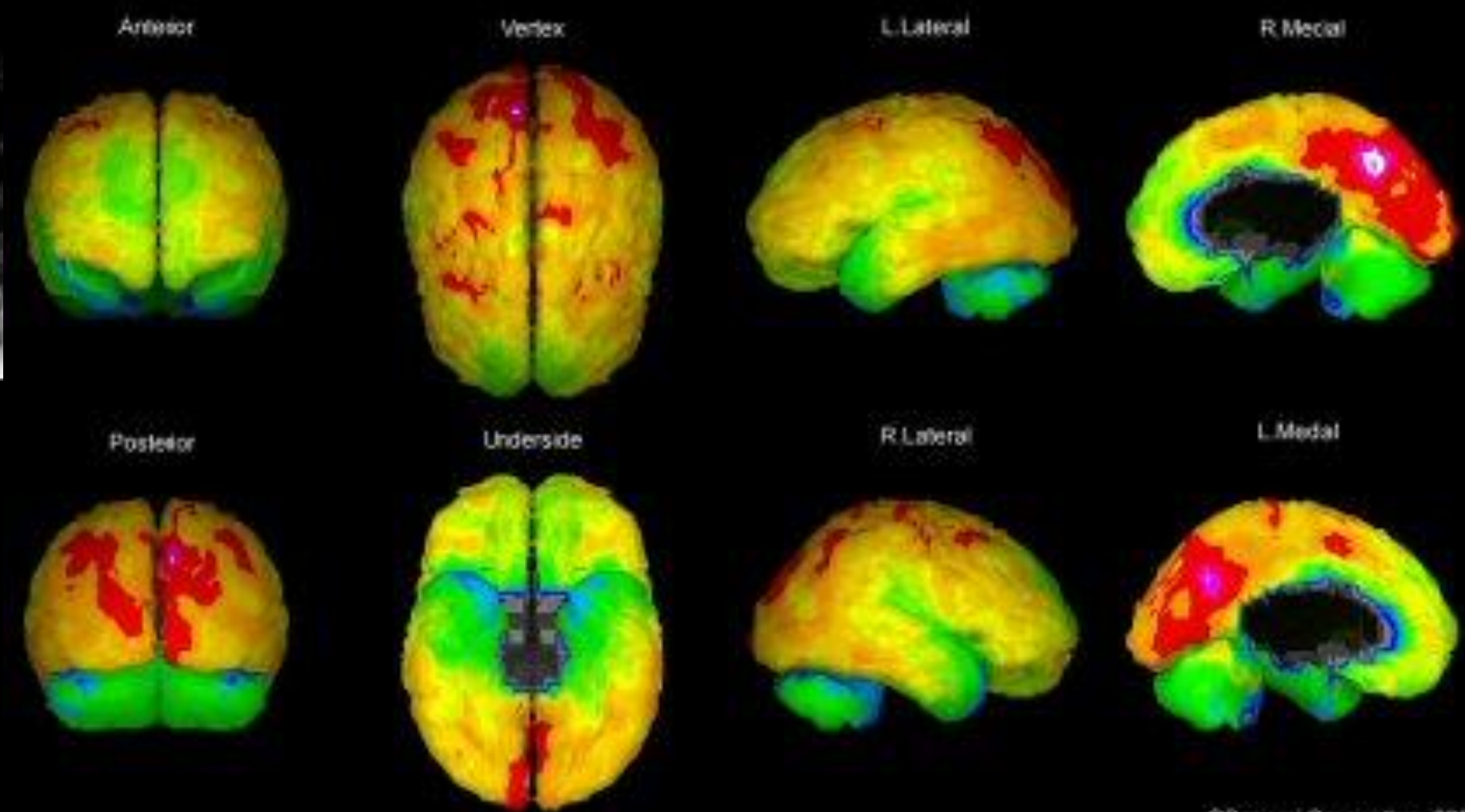
H

AL

L



3-D Cortical Perfusion Display after Talairach Transformation

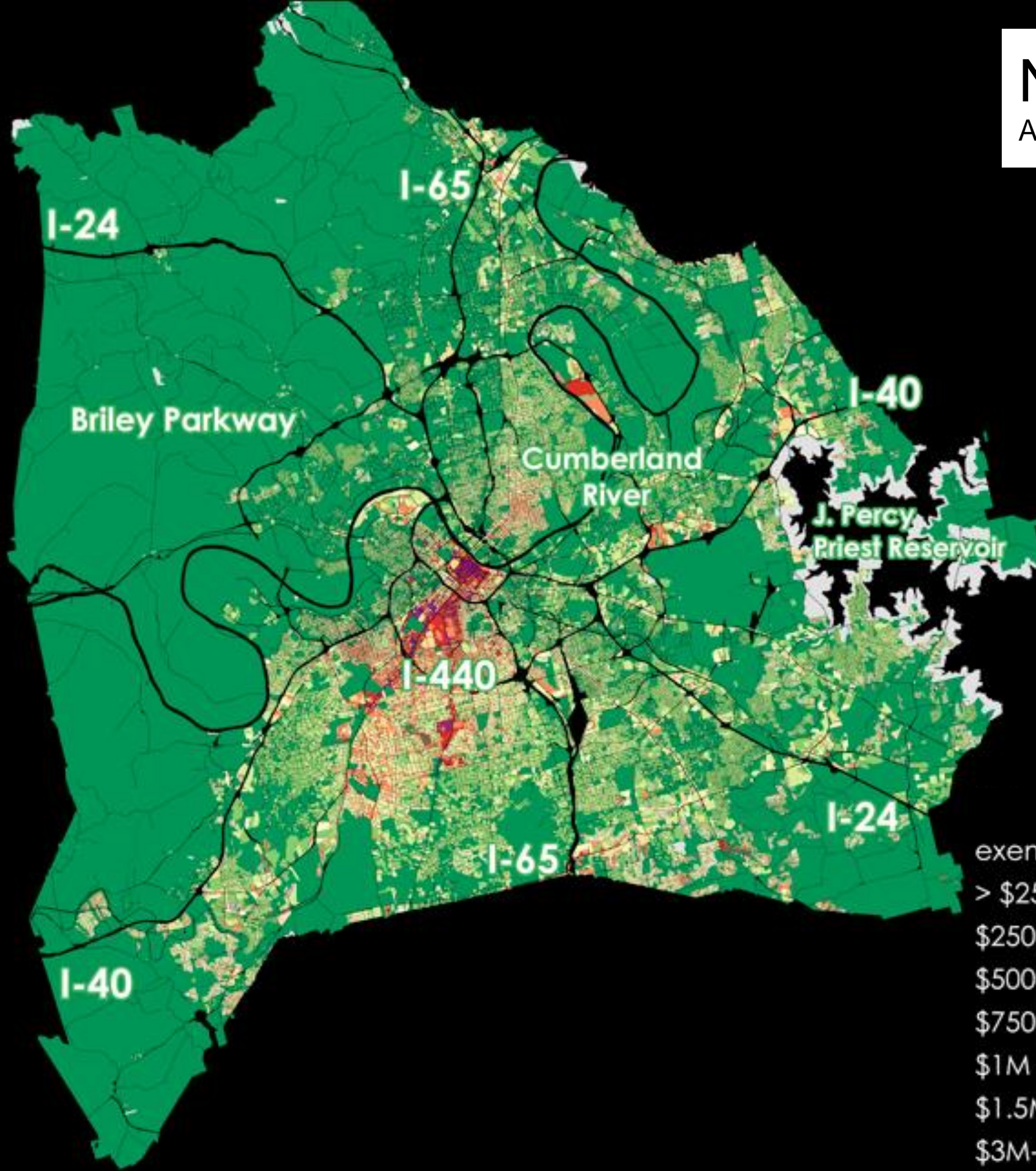


SP -15.4
SI 5.0
FSV 250*250
228 *256o
Sag-Cor 2

W 1270
C 676

Nashville, TN Total Value

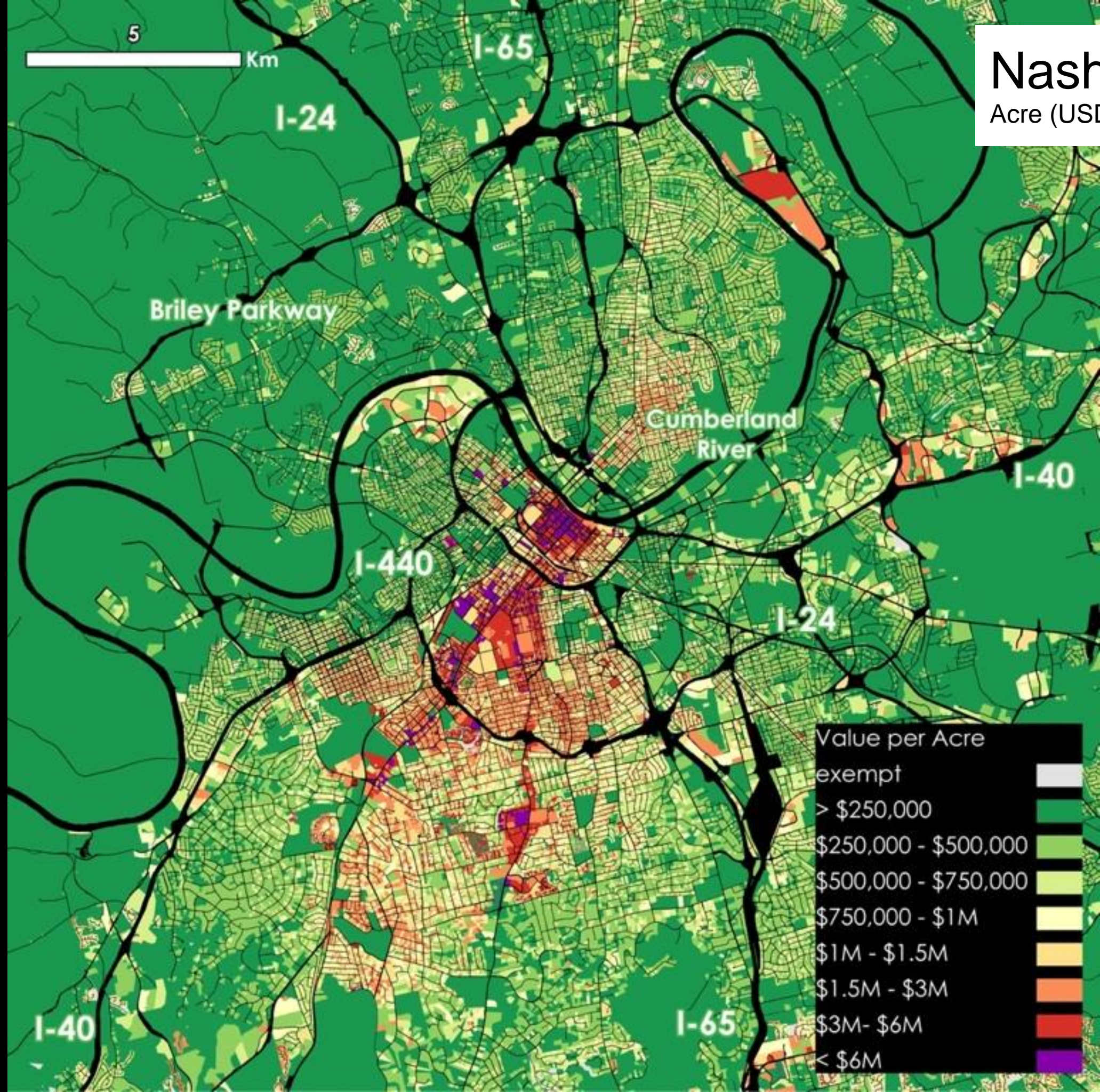
Acre (GSD)



Nashville, TN Total Value

Acre (USD)

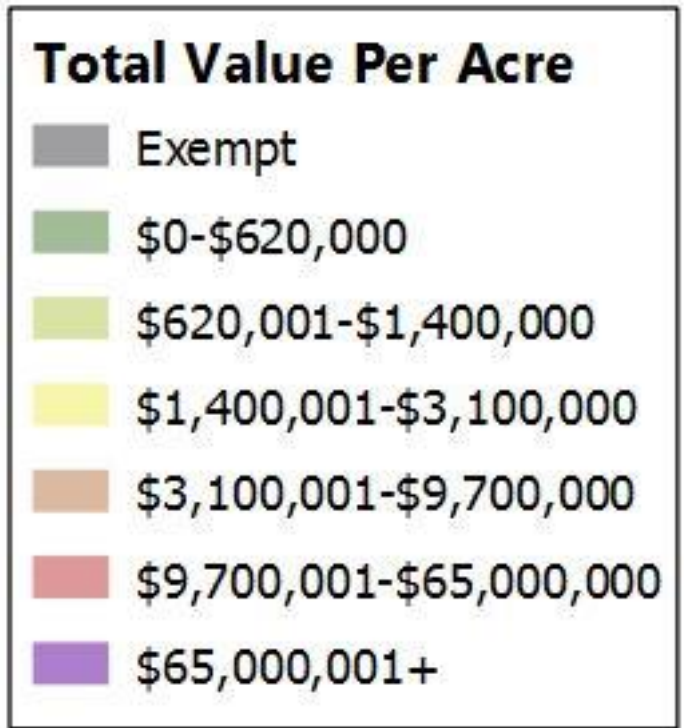
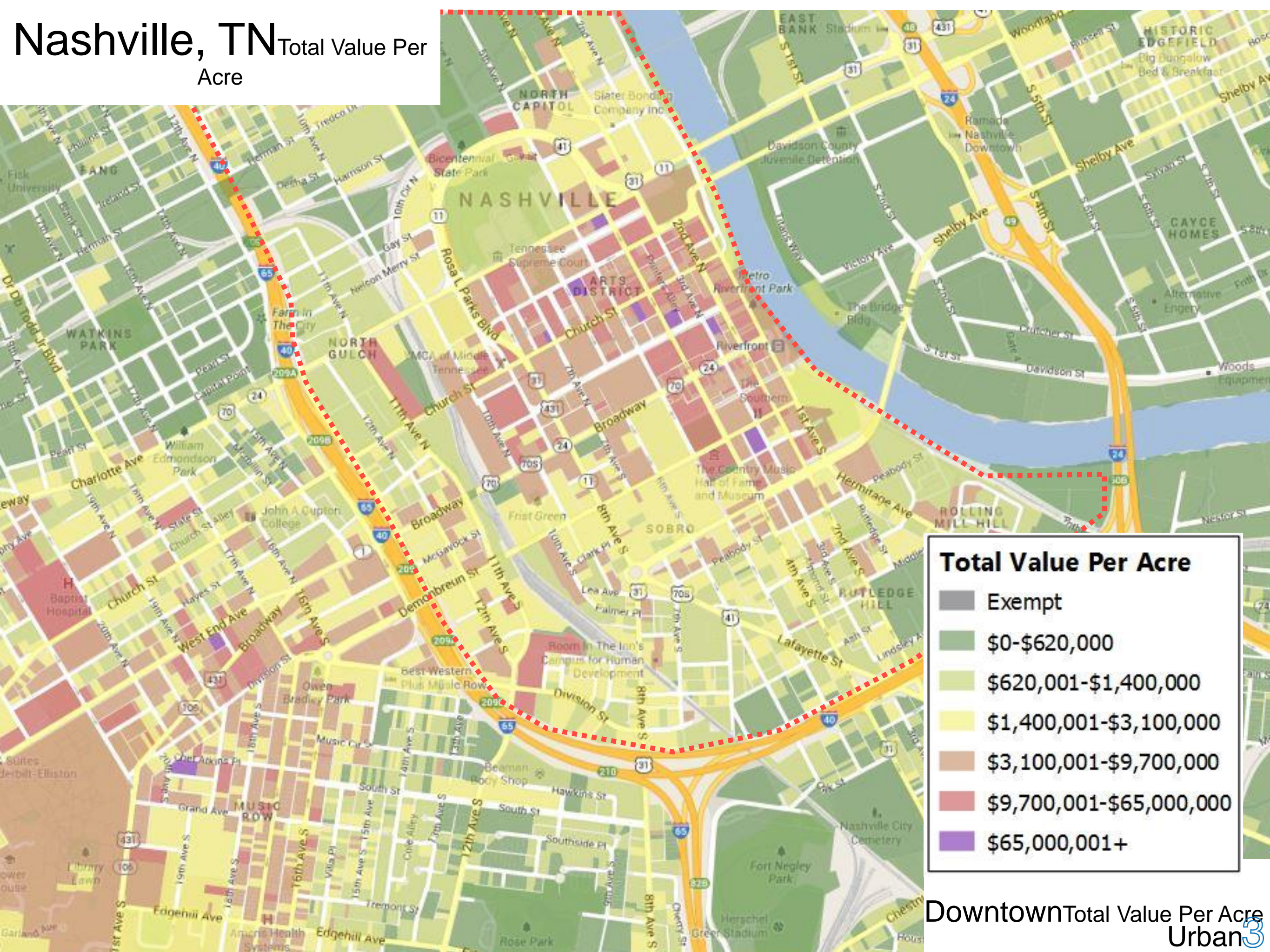
5 Km



Value per Acre

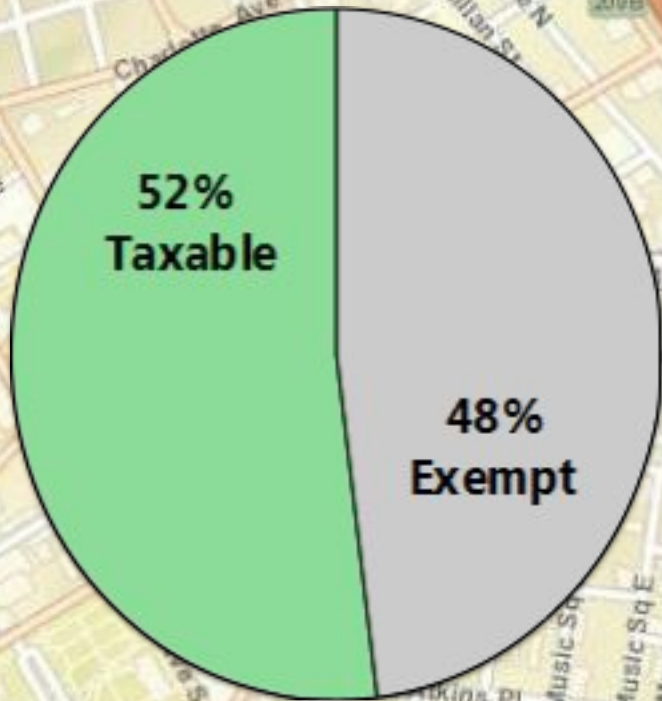
exempt	White
> \$250,000	Dark Green
\$250,000 - \$500,000	Light Green
\$500,000 - \$750,000	Yellow-Green
\$750,000 - \$1M	Yellow
\$1M - \$1.5M	Orange
\$1.5M - \$3M	Red-Orange
\$3M - \$6M	Red
< \$6M	Purple

Nashville, TN Total Value Per Acre

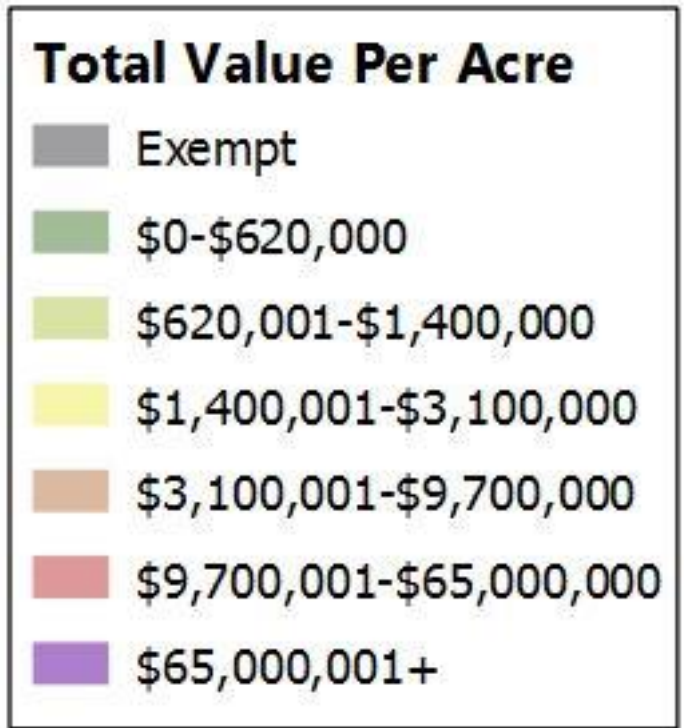
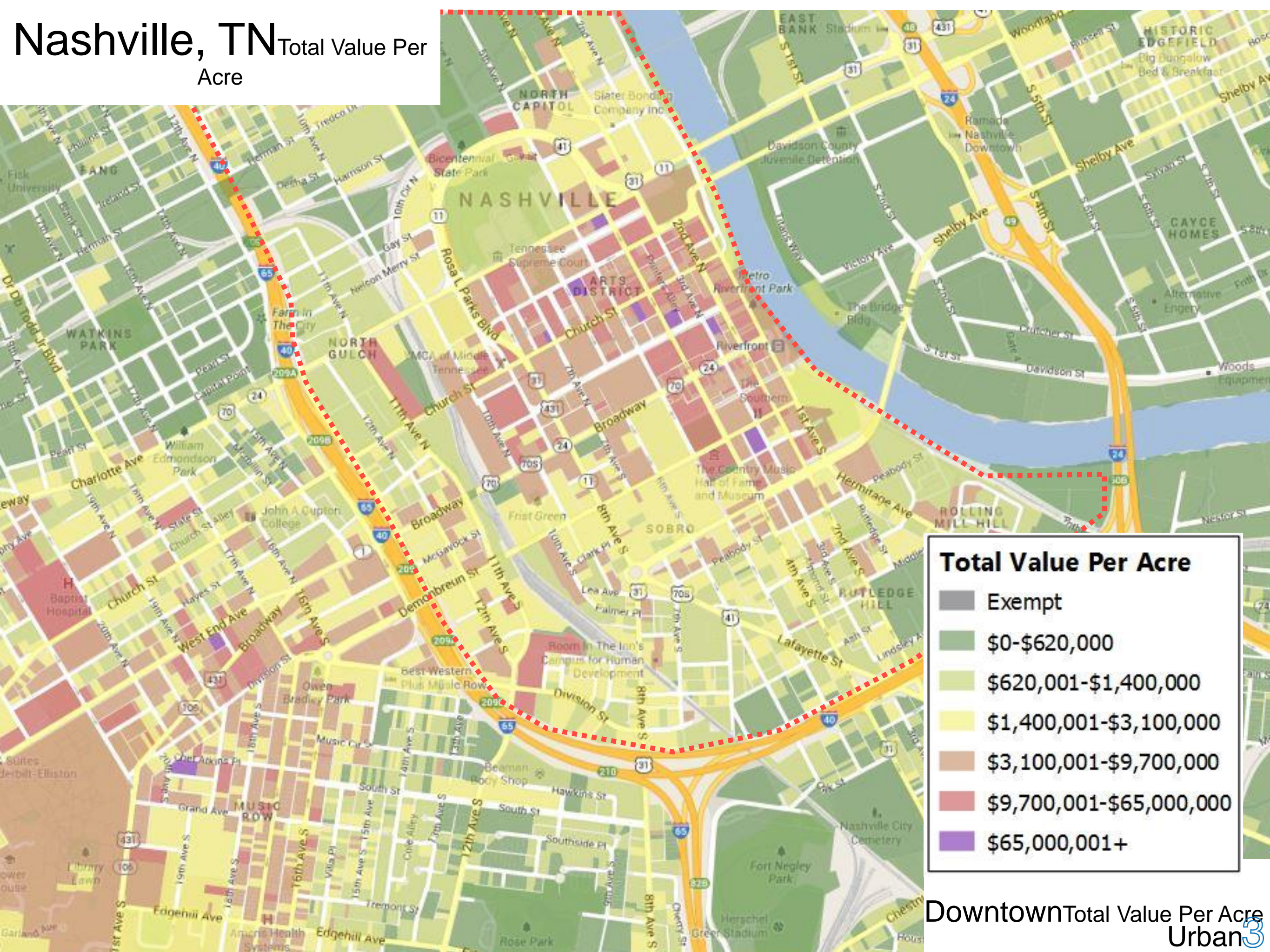


Nashville, TN Taxable and Exempt Property

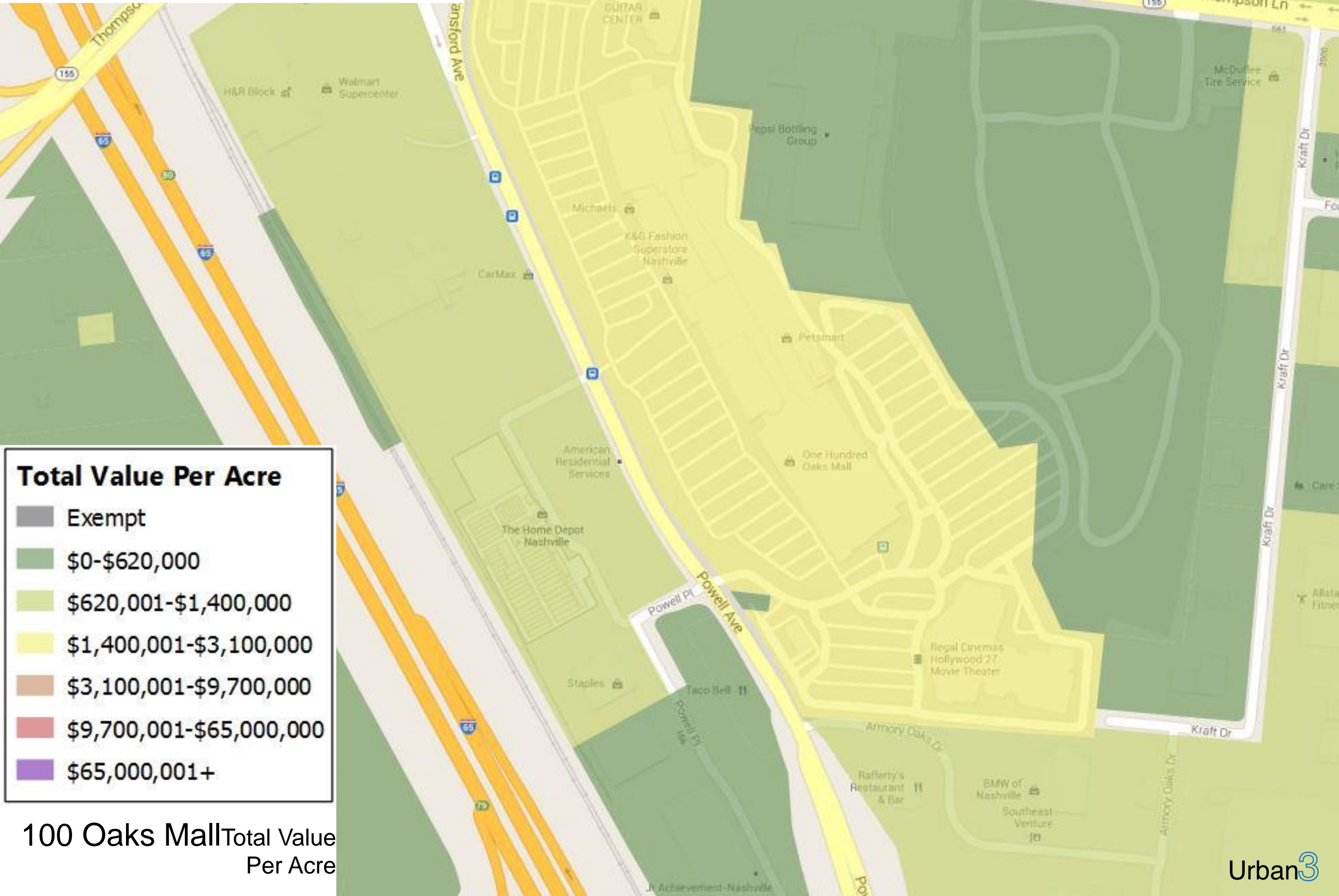
Downtown



Nashville, TN Total Value Per Acre



Nashville, TN Total Value Per Acre

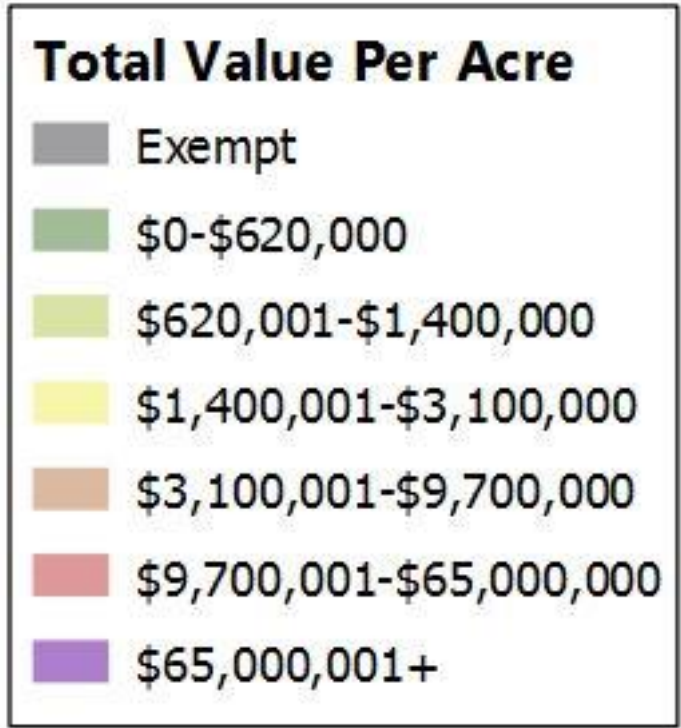
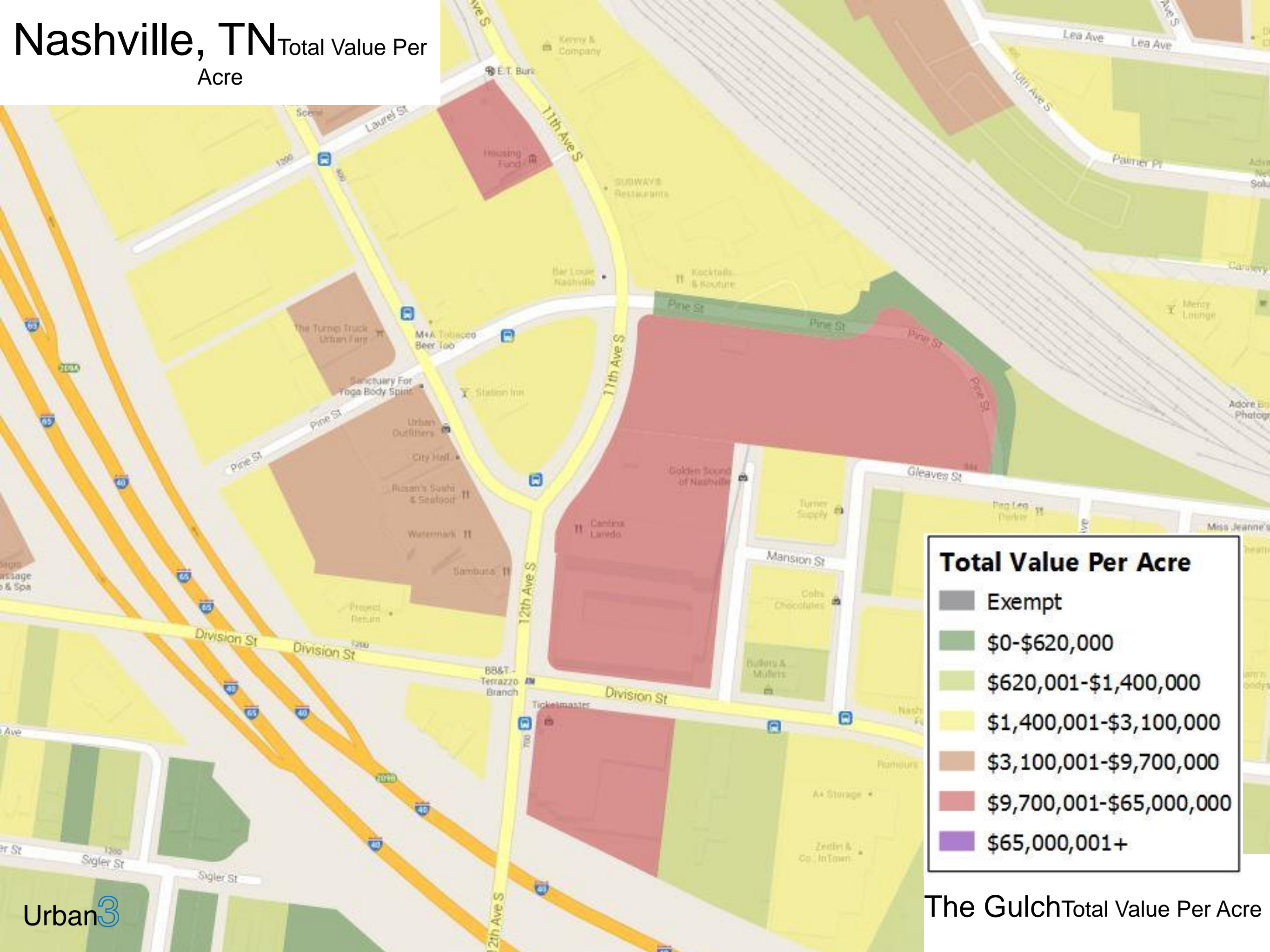


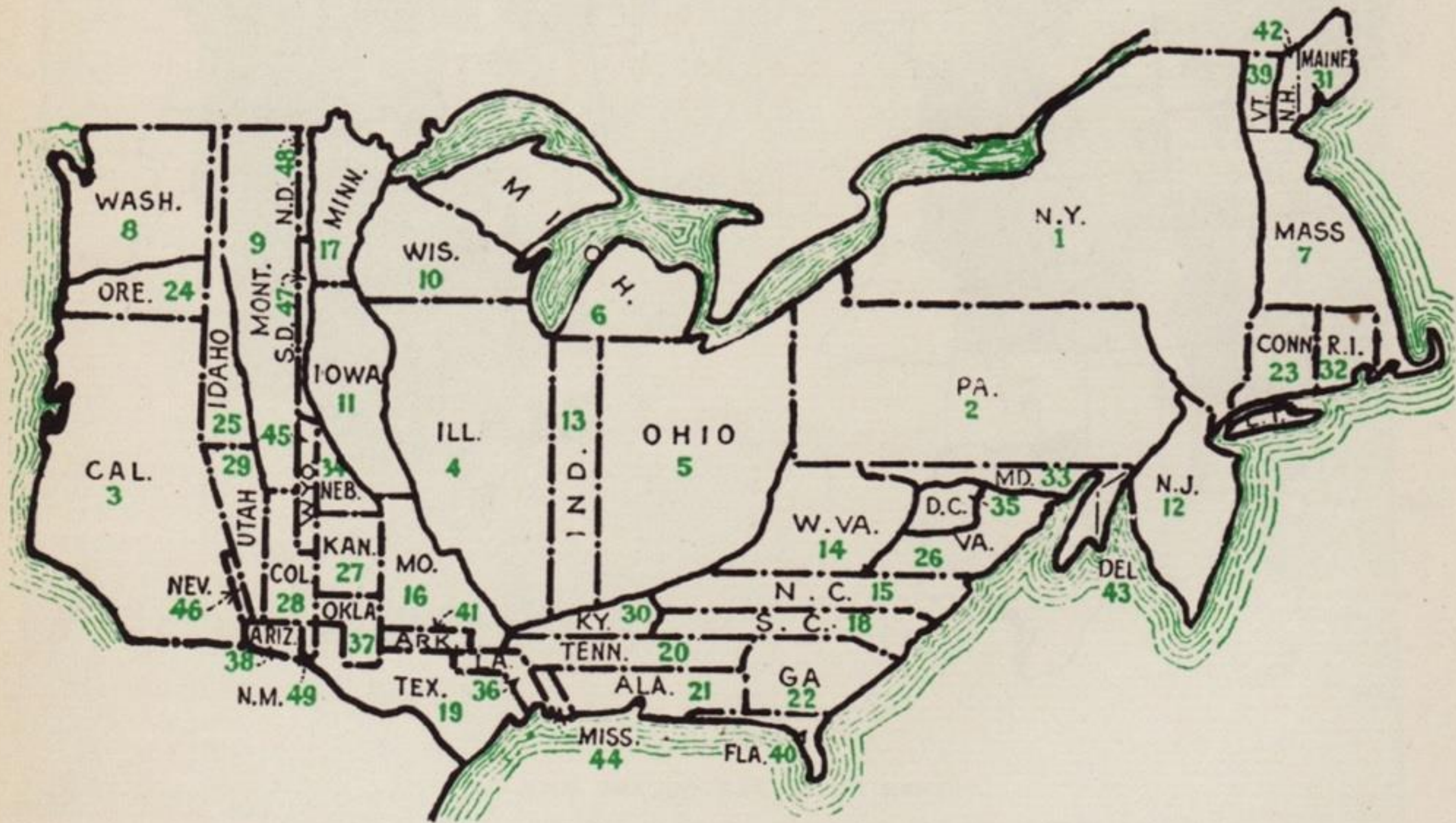
Total Value Per Acre

- Exempt
- \$0-\$620,000
- \$620,001-\$1,400,000
- \$1,400,001-\$3,100,000
- \$3,100,001-\$9,700,000
- \$9,700,001-\$65,000,000
- \$65,000,001+

100 Oaks Mall Total Value Per Acre

Nashville, TN Total Value Per Acre



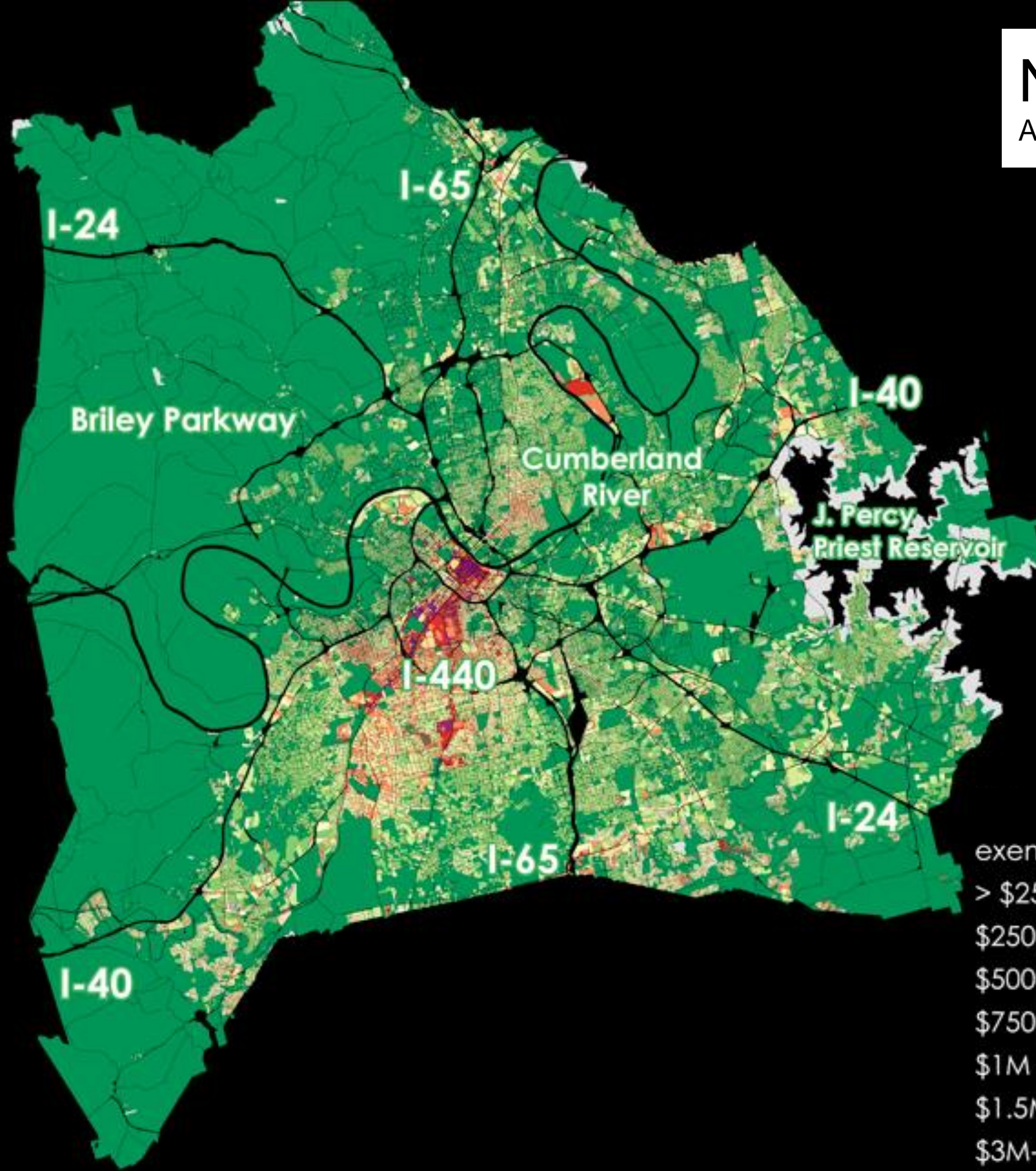


Literary Digest, April 23, 1921.

Relative Size of Each of the United States If Based on Electrical Energy Sold for Light and Power in 1921.

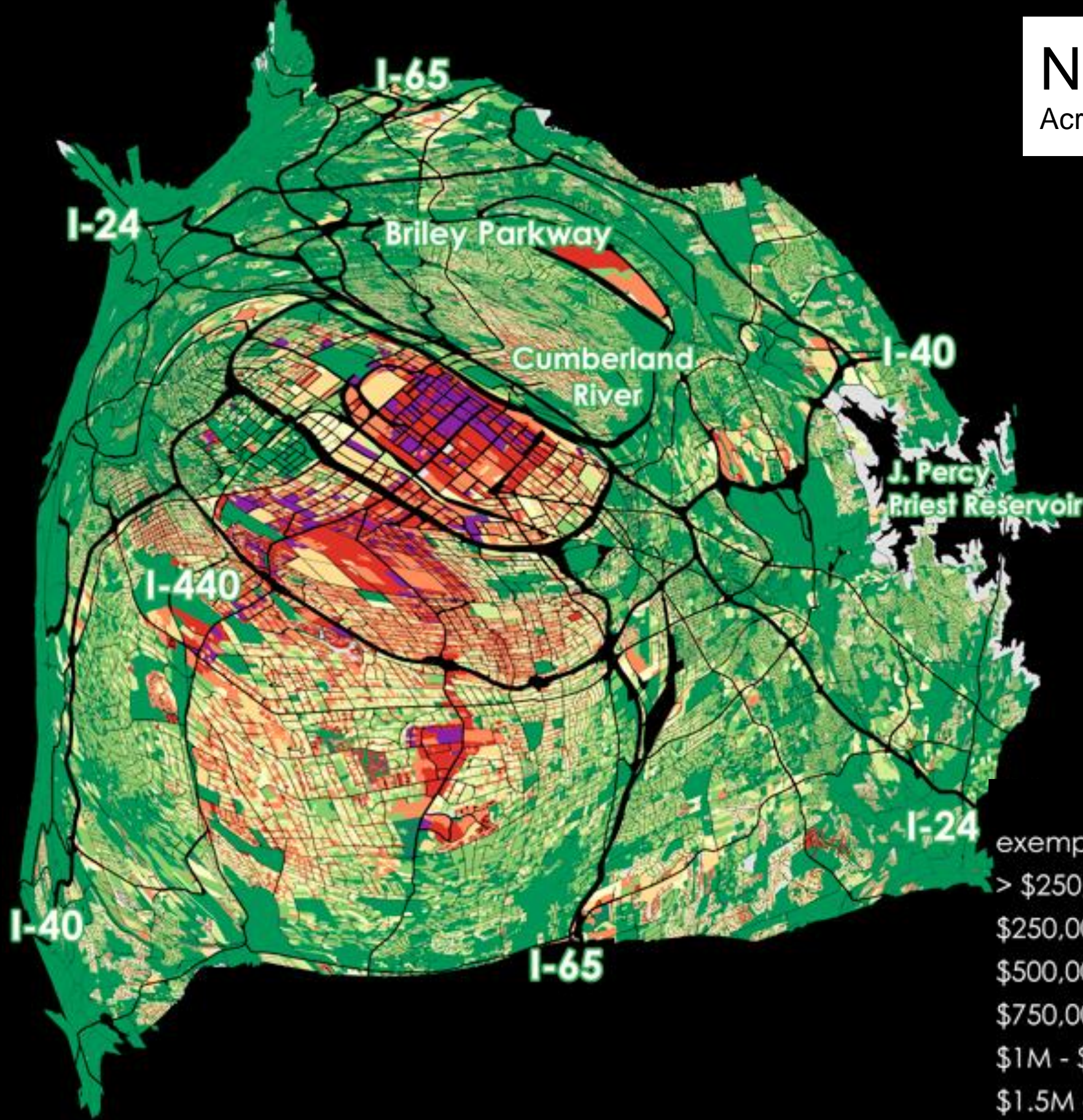
Nashville, TN Total Value

Acre (GSD)



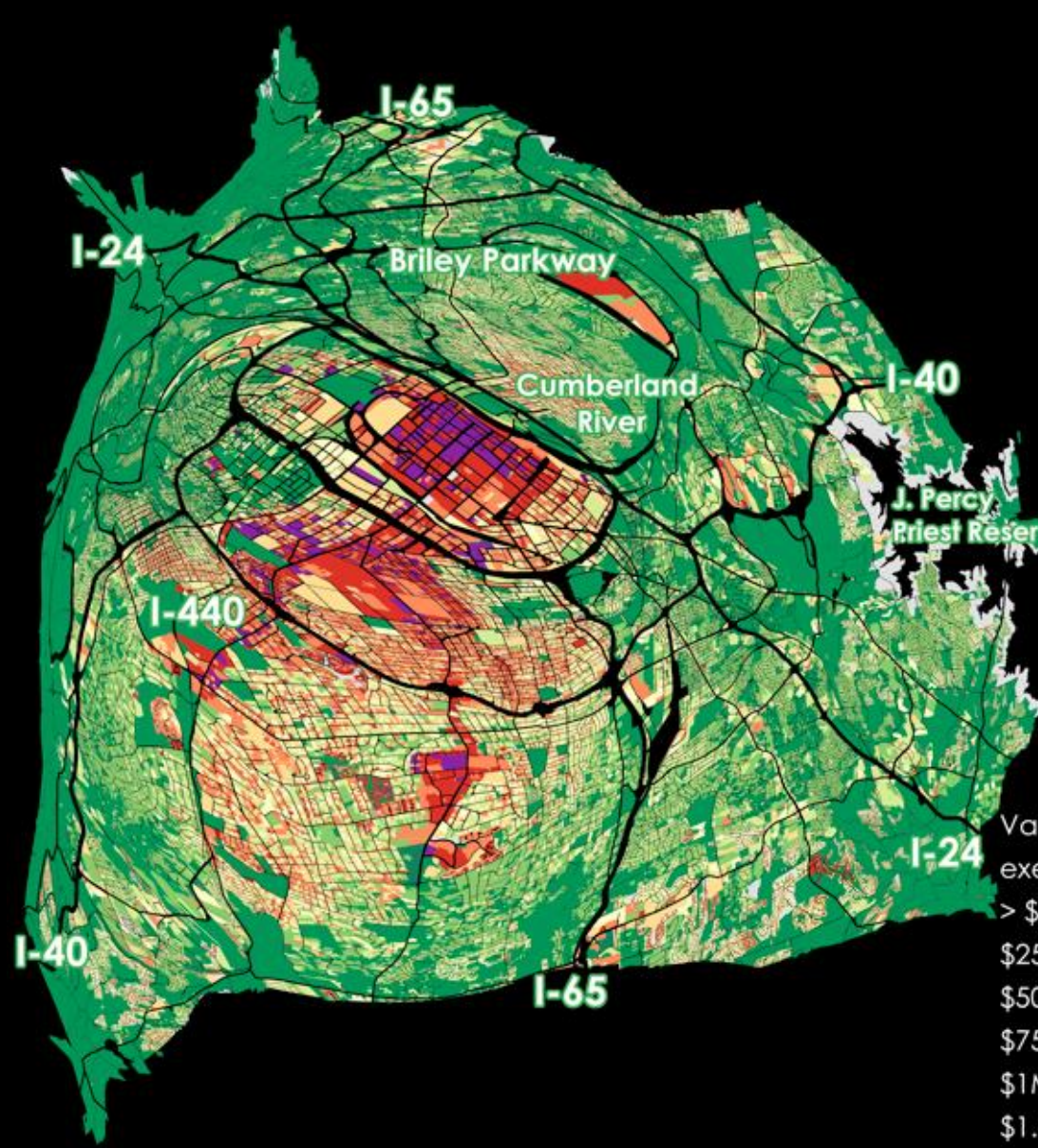
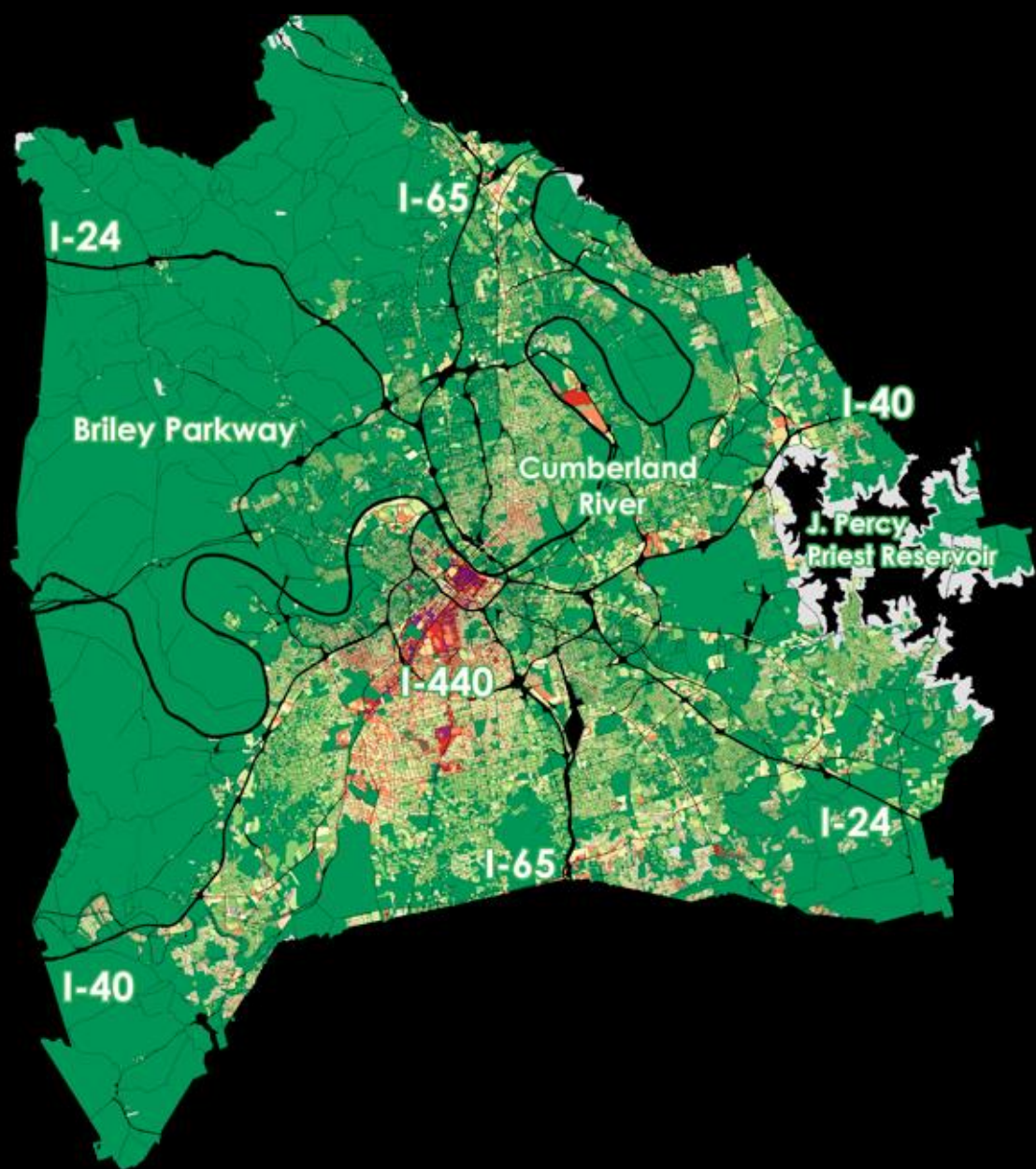
Nashville, TN Total Value

Acre



Nashville, TN Total Value

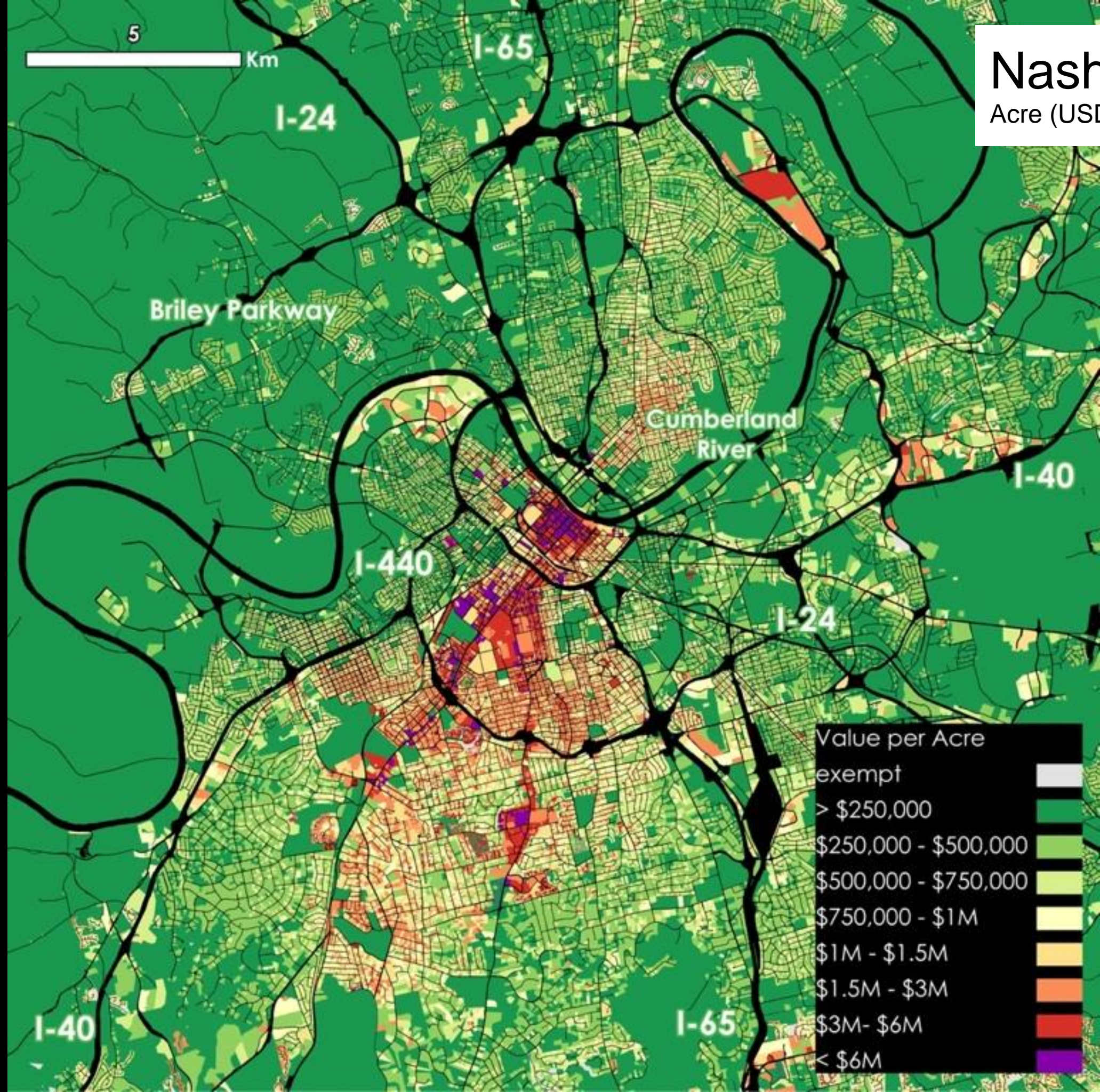
Acre



Nashville, TN Total Value

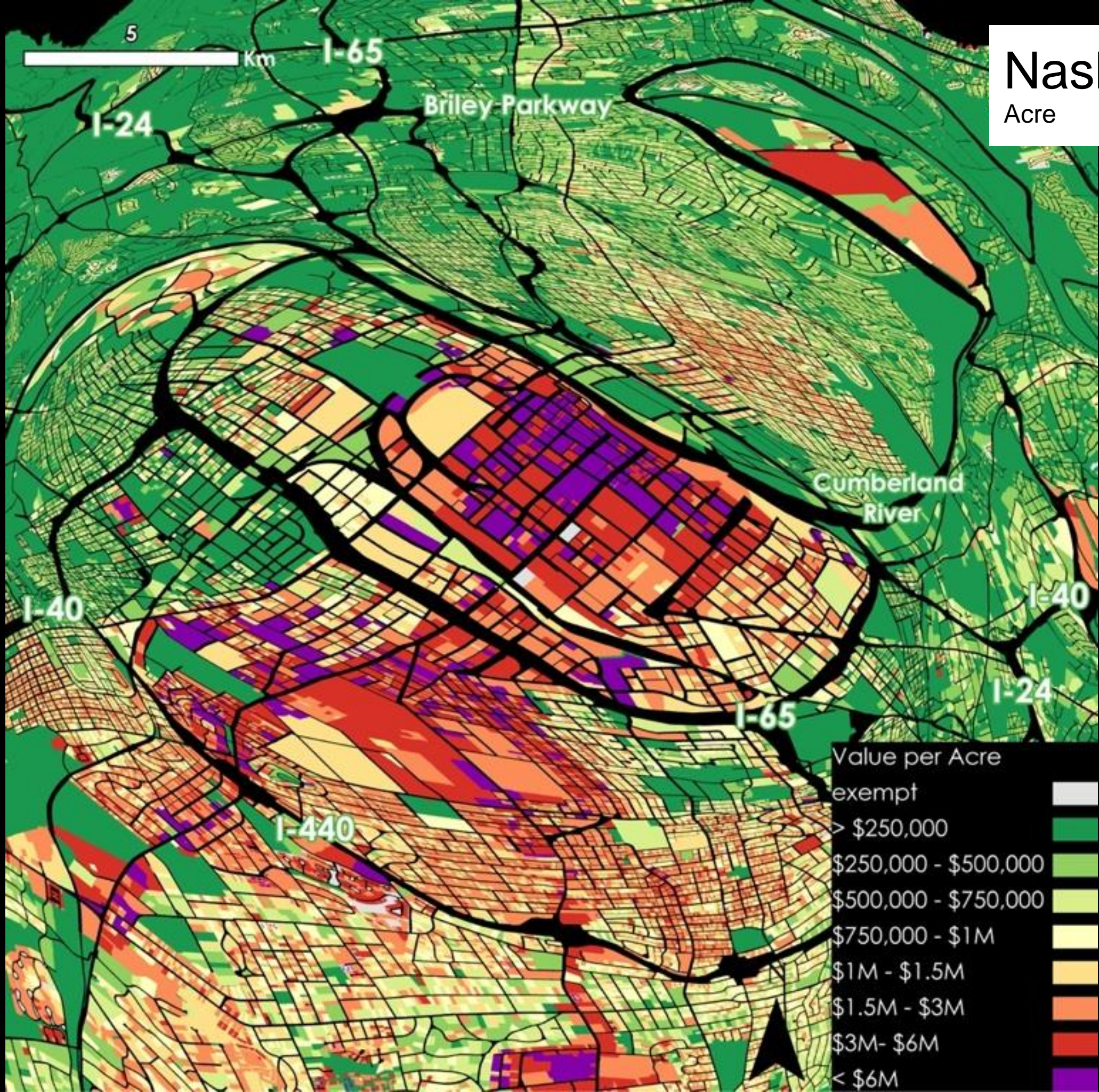
Acre (USD)

5 Km



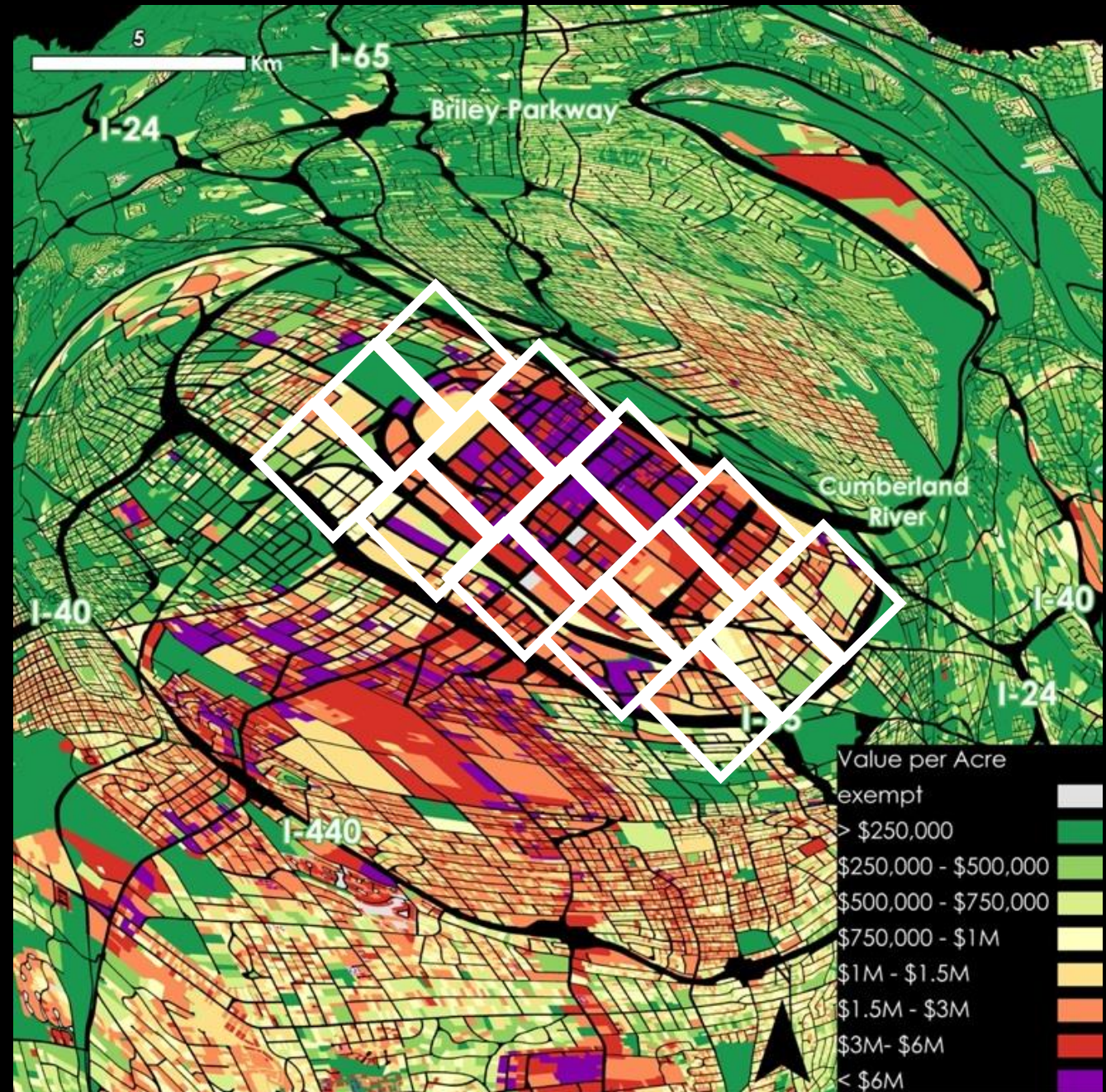
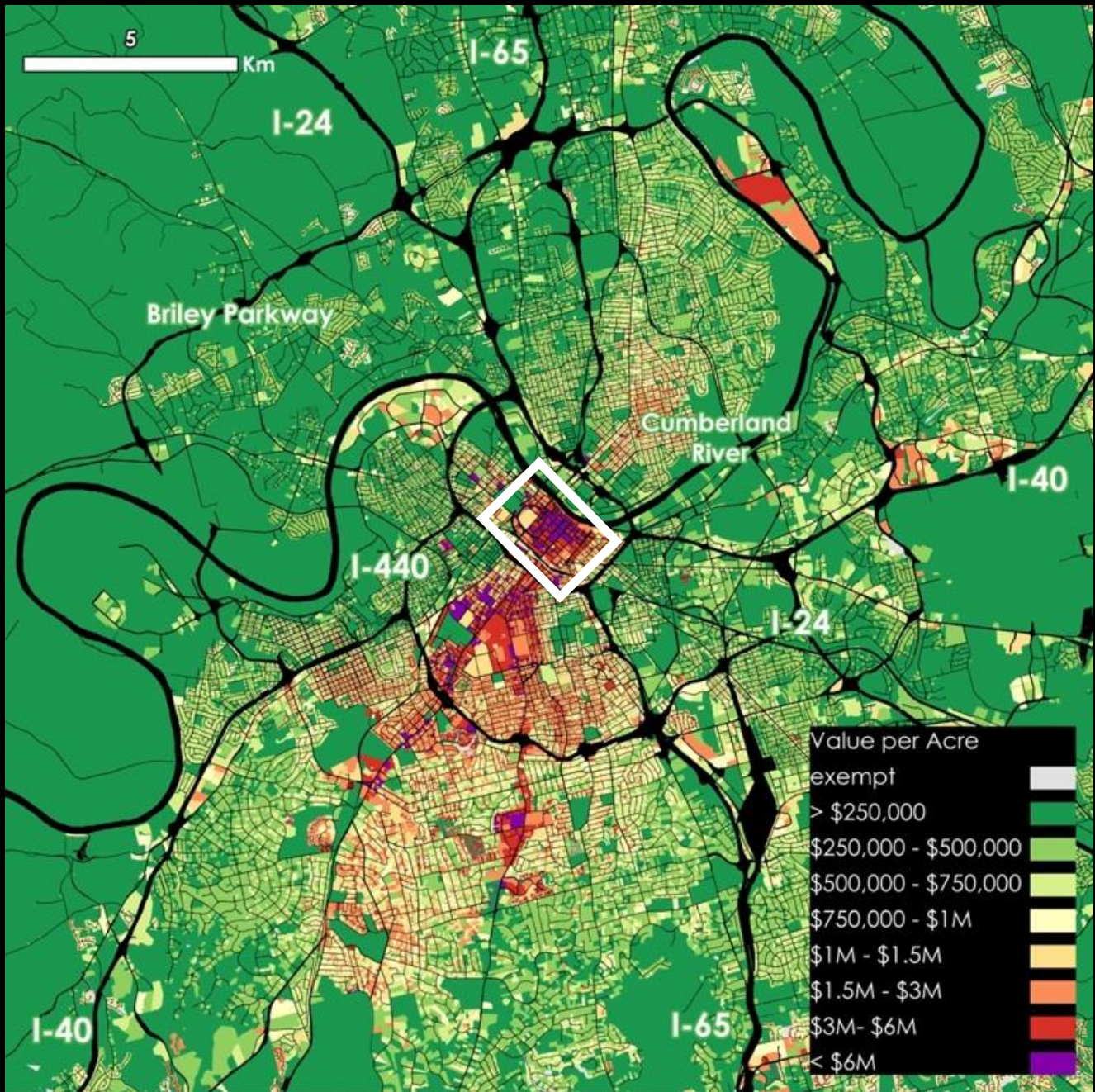
Nashville, TN Total Value

Acre



Nashville, TN Total Value

Acre



Nashville, TN

Total Value
Acre

Urban3

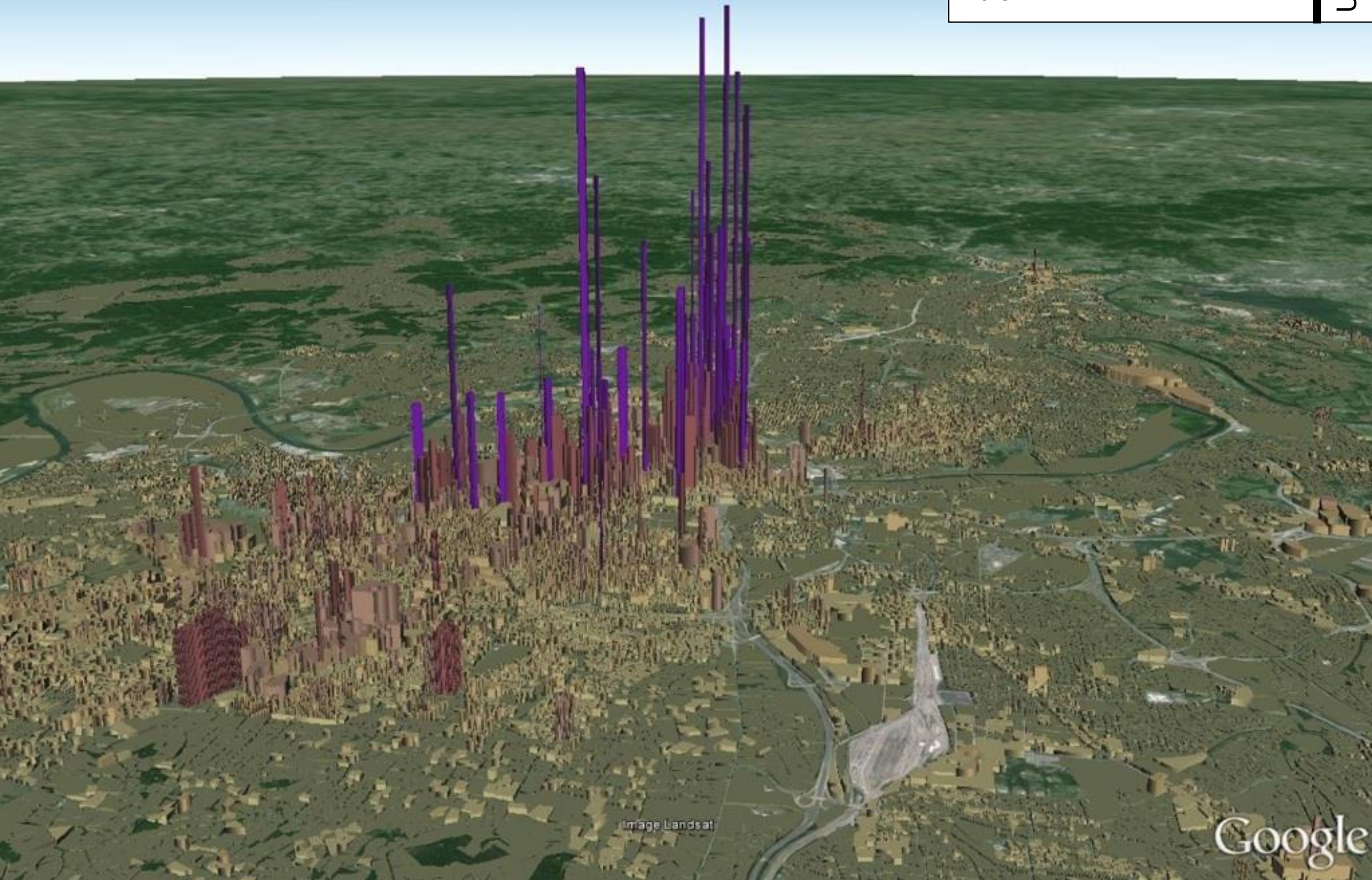


Image Landsat

Google



Bellevue Center
\$349,551/acre



Walmart (100 Oaks)
\$1,208,732/acre



Opryland Mall
\$1,829,488/acre



100 Oaks
\$1,959,000/acre



Green Hills Mall
\$8,238,774/acre



3189 Parthenon
\$7,046,590/acre



Midtown Lofts
\$10,547,130/acre



2112 Acklen
\$10,583,276/acre



Long Boulevard Infill
\$11,720,273/acre



The Gulch Average
\$15,892,934/acre

Viridian
\$136,089,815/acre



Music Row Condos
\$19,516,667/acre



Artesia
\$23,999,048/acre



ASSESSOR OF PROPERTY DAVIDSON COUNTY, TN

George L. Rooker Jr., AAS, TMA

Certificate of Excellence in Assessment Administration



[PROPERTY WEBPRO DATA](#) | [REQUEST A REVIEW OF PROPERTY APPRAISAL](#) | [CALCULATE TAXES](#)
[Home](#) | [Meet the Assessor](#) | [Services](#) | [Questions](#) | [Contact Us](#) | [Site Map](#)

Tax Calculator Tool

This form will help you estimate your Metro taxes for all locations.

To estimate your taxes:

1. Select from the list below the proper location. The calculator will determine the tax rate for that location.
2. Select from the proper classification.
3. Highlight the zeros in the Appraised Value shown on your notice (Please note: this is not the figure based on the classification, but the "assessed value" as shown on your notice).
4. Click the "Calculate" button and your estimated tax value will show in the Estimated Property Tax box.

This calculator will not estimate taxes on multiple classifications unless you enter separately the classification and appraised value for each class and then add them to get the total.

Property Location

Property Classification

County Tax Rate \$

Appraised Value \$ (No Commas. e.g. 145000)

Estimated Property Tax \$

[Back to Top](#)

Property Tax Rates For 2013

- **GSD** - \$3.924* per \$100 Assessed Value
- **USD** - \$4.516* per \$100 Assessed Value

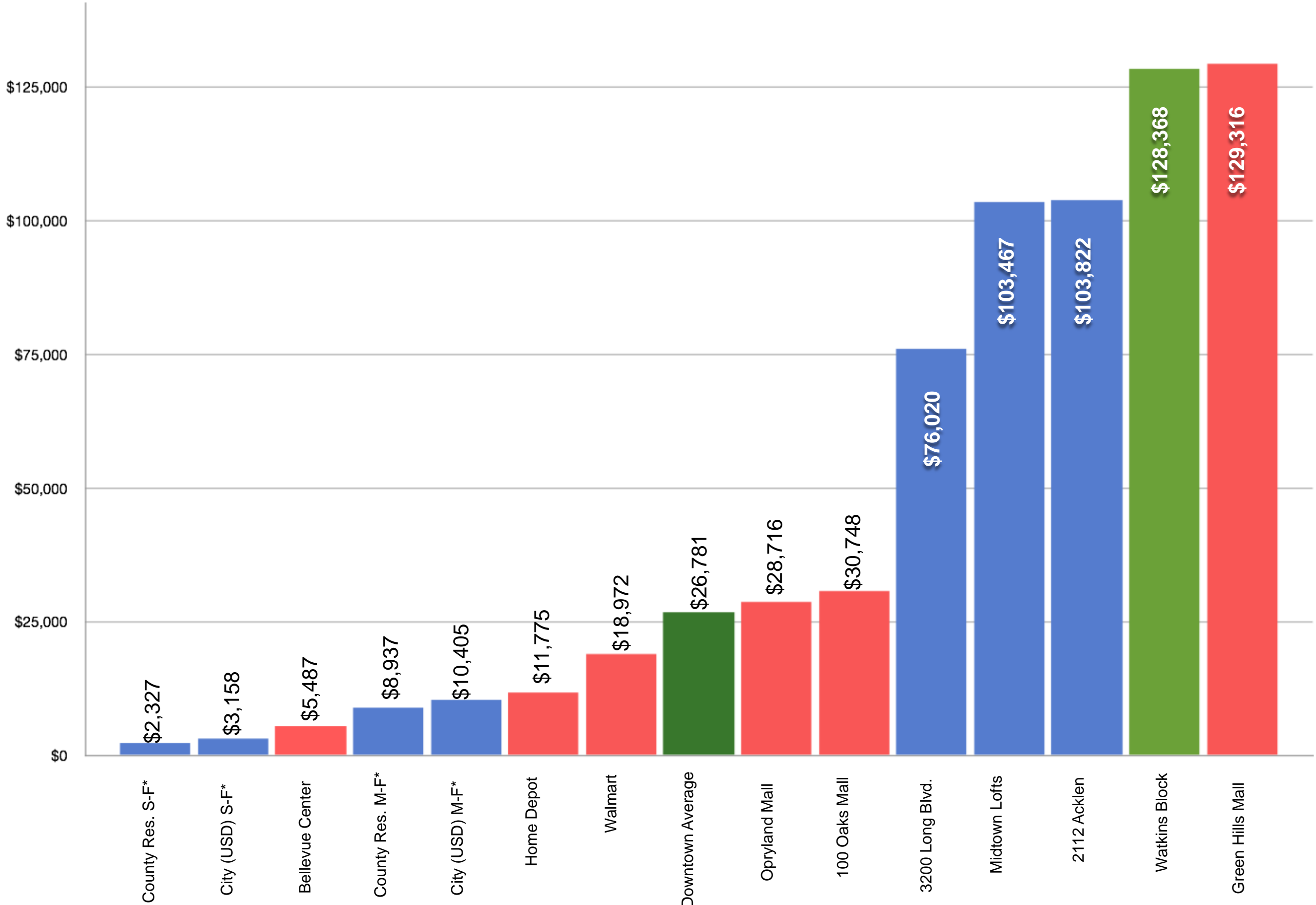
**2013 is the first year that Metro has added a third decimal place to the tax rate. This is to ensure an accurate distribution between USD and GSD funds. The formula for calculating the USD rate is: \$3.924 (GSD core) + \$0.592 (USD addition) = \$4.516 (USD total).*

How To Calculate Property Taxes | Tax Calculator Tool Local Tax Rates

Tennessee law establishes the following assessment levels for different property classes:

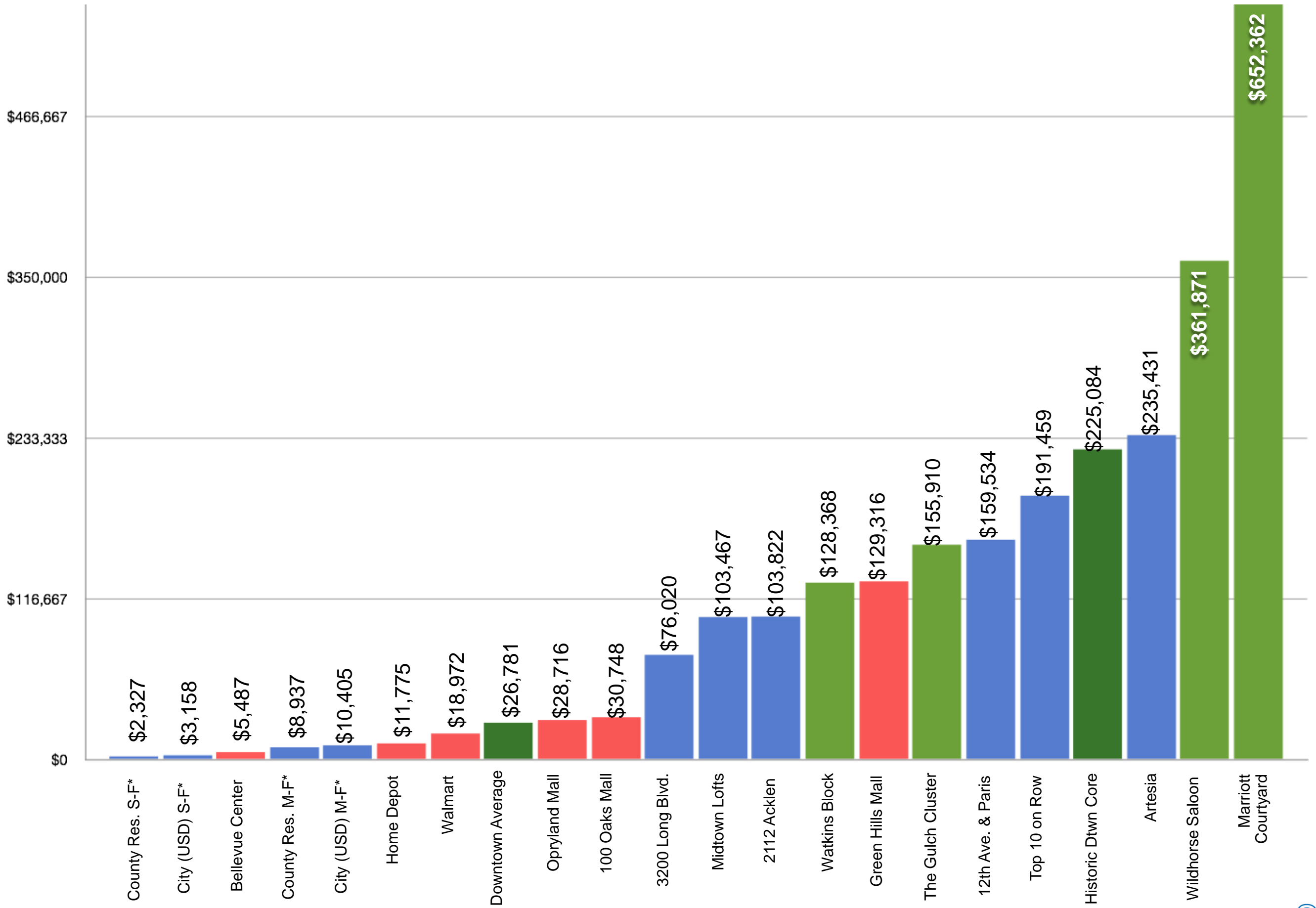
- Residential ... 25%*
- Commercial and Industrial ... 40%*
- Farm ... 25%*
- Exempt ... 0%*
- Public Utility ... 55%*
- Personal Property ... 30%*

Davidson County (GSD) Property Tax** Revenue Profile: 2013 Tax Yield per Acre



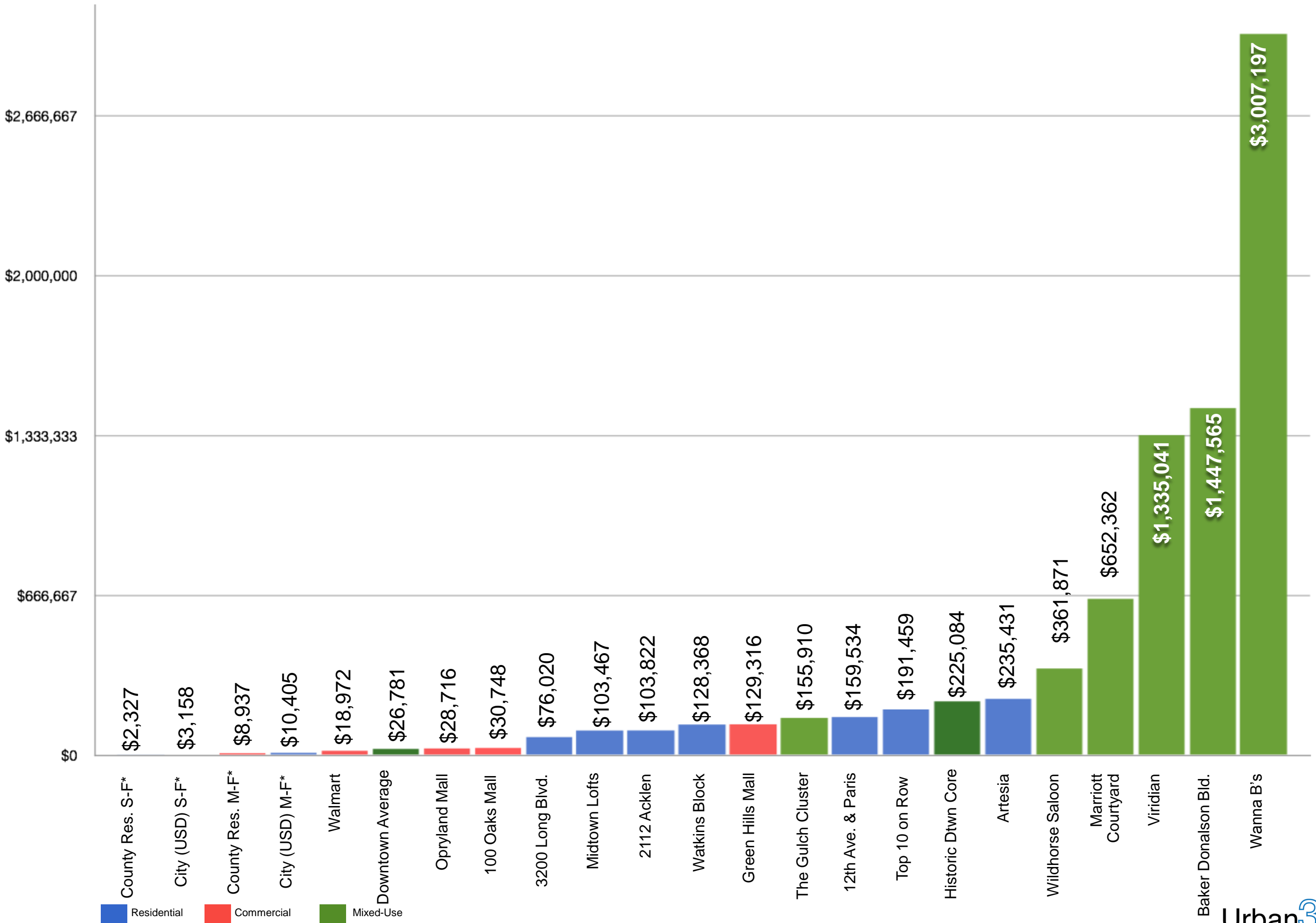
■ Residential
 ■ Commercial
 ■ Mixed-Use
 *Average values per Davidson County Assessor File
 ** Excluding schools portion

Davidson County (GSD) Property Tax** Revenue Profile: 2013 Tax Yield per Acre



■ Residential
 ■ Commercial
 ■ Mixed-Use
 *Average values per Davidson County Assessor File
 ** Excluding schools portion

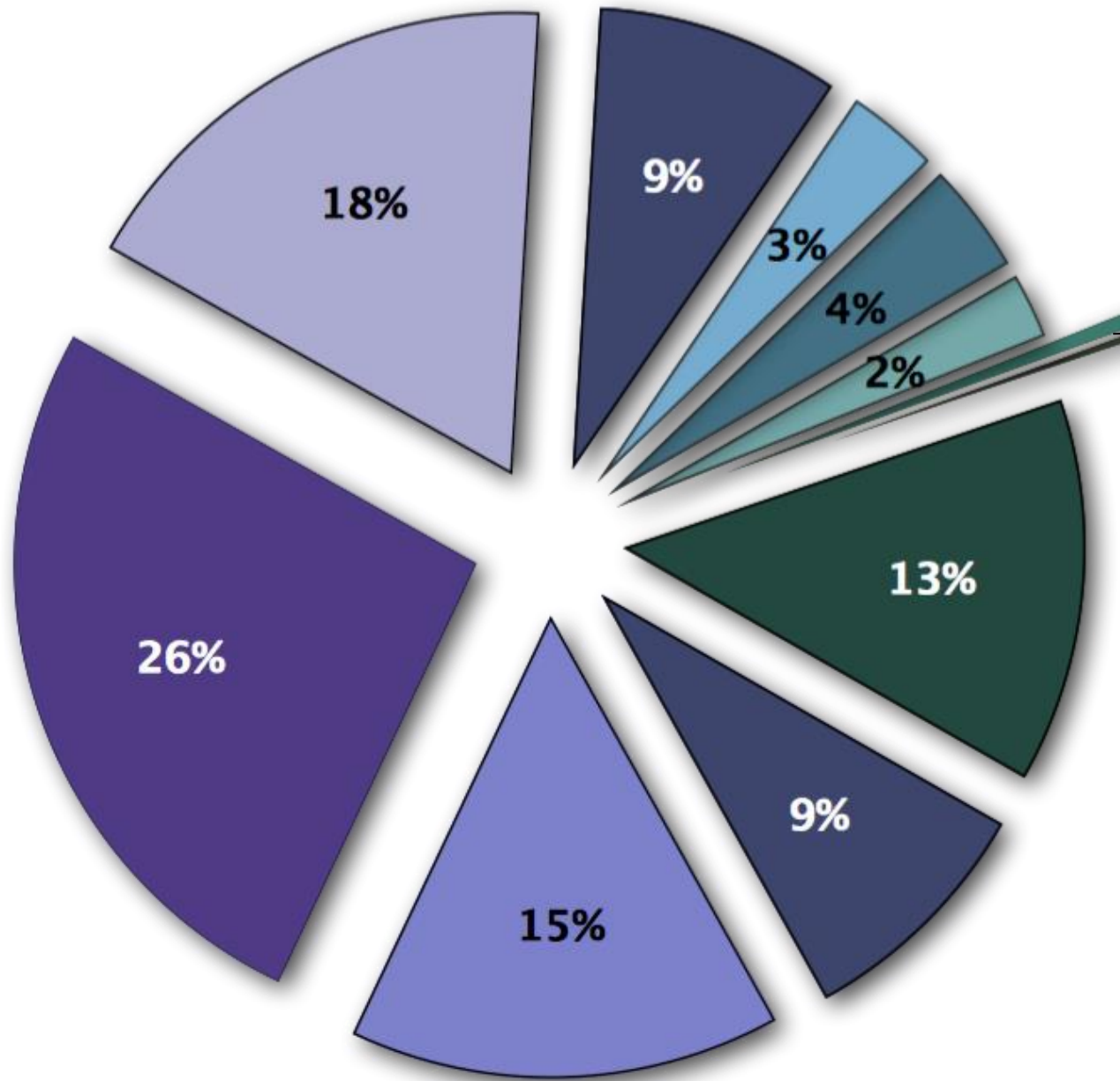
Davidson County (GSD) Property Tax** Revenue Profile: 2013 Tax Yield per Acre



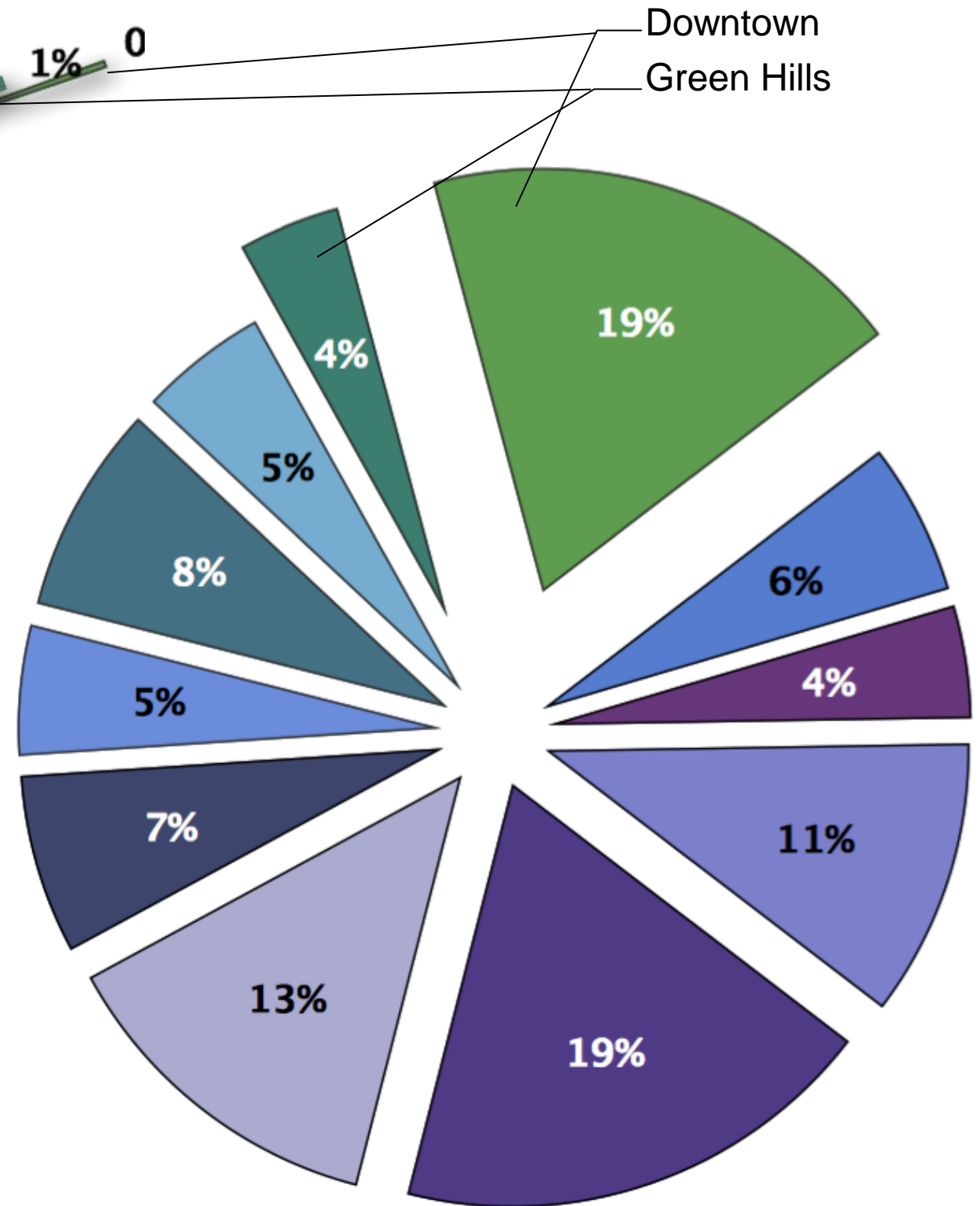
*Average values per Davidson County Assessor File
 ** Excluding schools portion

Davidson County (Nashville) Retail Tax* Revenue Profile: 2012 Tax Yield**

*Values per Tennessee Department of Commerce
 ** Acreage excludes properties that do not generate retail sales



Land Area of Retail Production

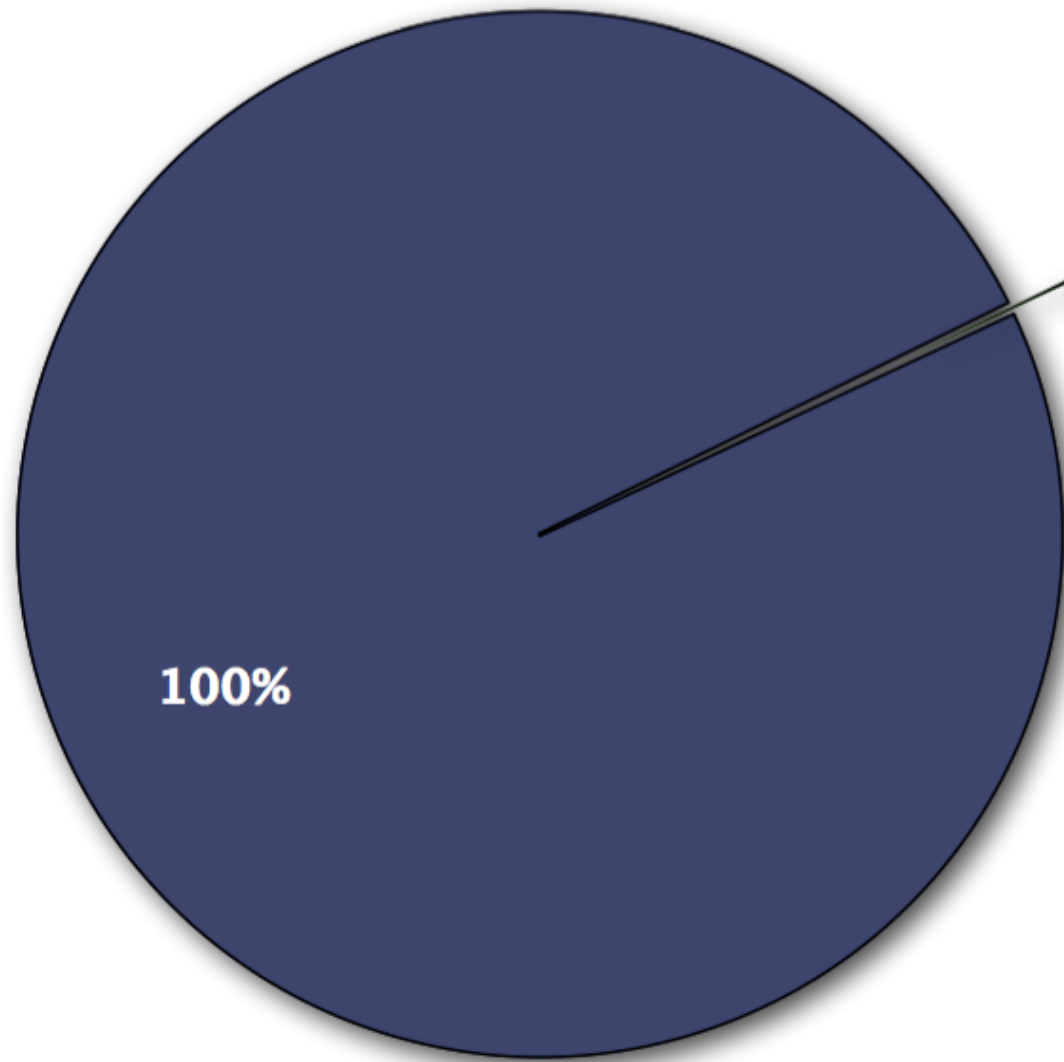


Overall Retail Production

- Belle Meade/Bellevue
- Opryland/Nashville Int. Airport
- Tune Airport/Bordeaux
- Berry Hill/Lebanon Pike
- Rivergate/Hermitage
- East Nashville
- North Nashville
- Midtown/Music Row
- 100 Oaks Mall Area
- Green Hills
- Downtown Nashville

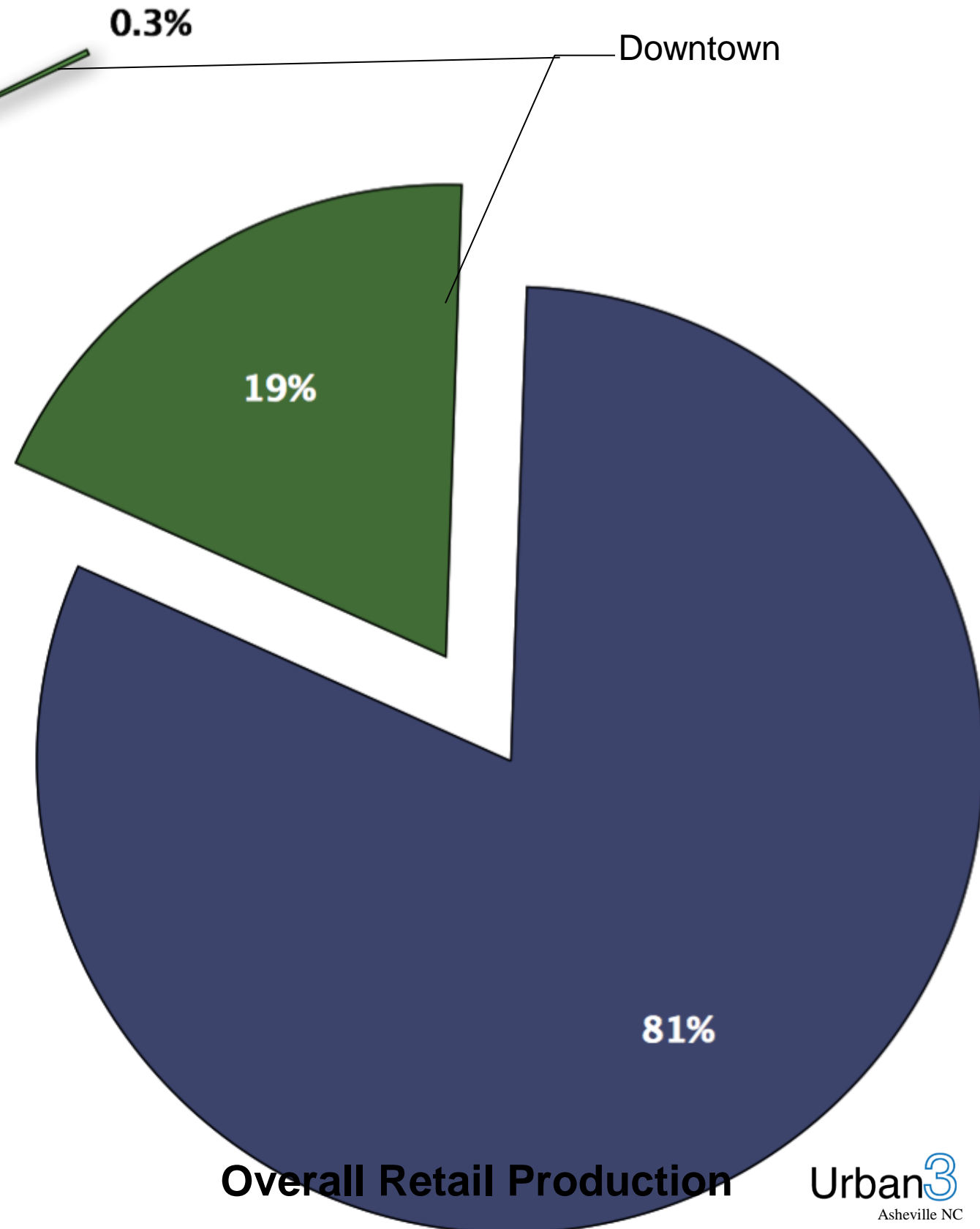
Davidson County (Nashville) Retail Tax* Revenue Profile: 2012 Tax Yield**

*Values per Tennessee Department of Commerce
** Acreage excludes properties that do not generate retail sales



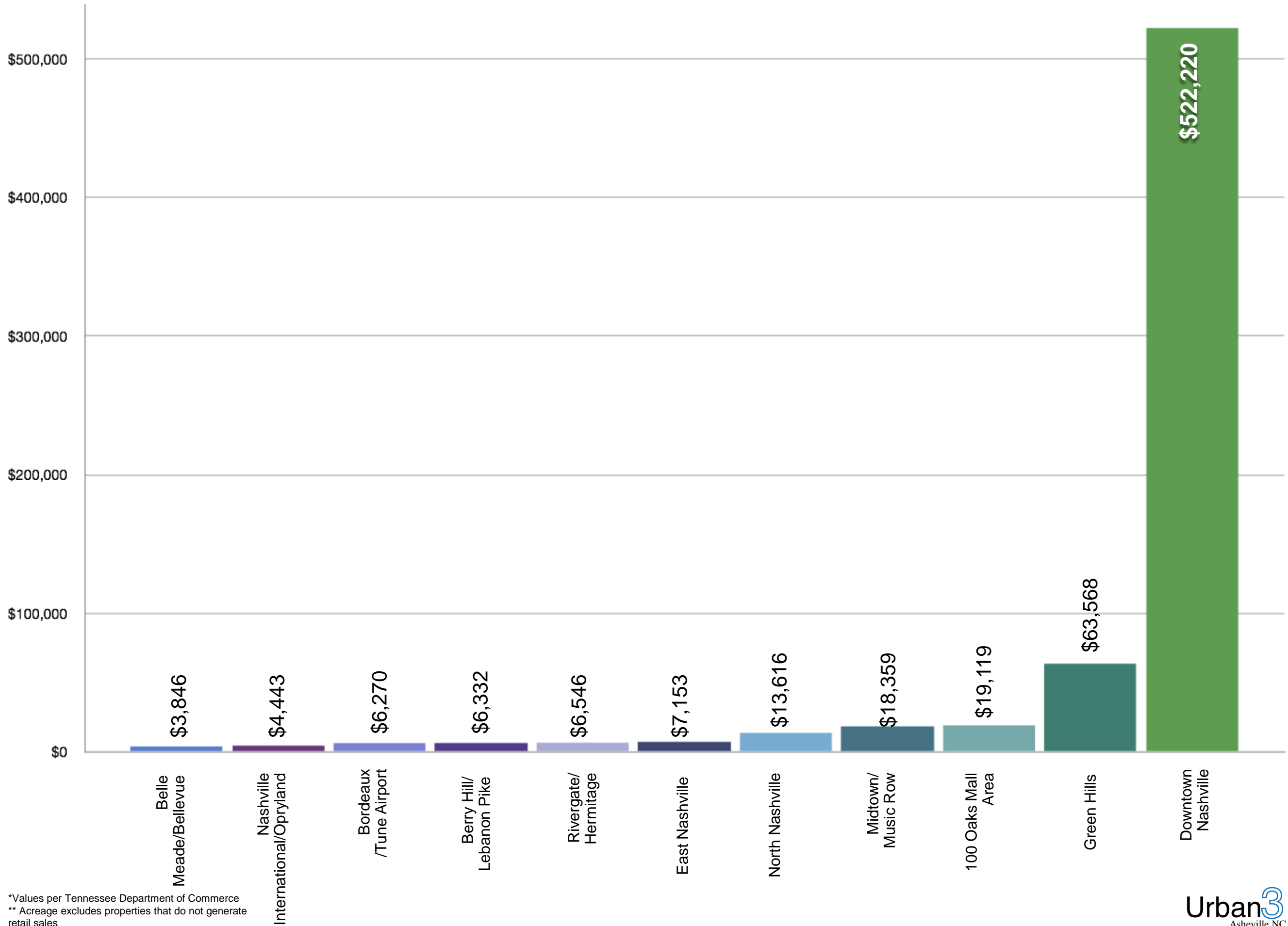
Land Area of Retail Production

- Downtown Nashville
- All other Retail Areas Combined



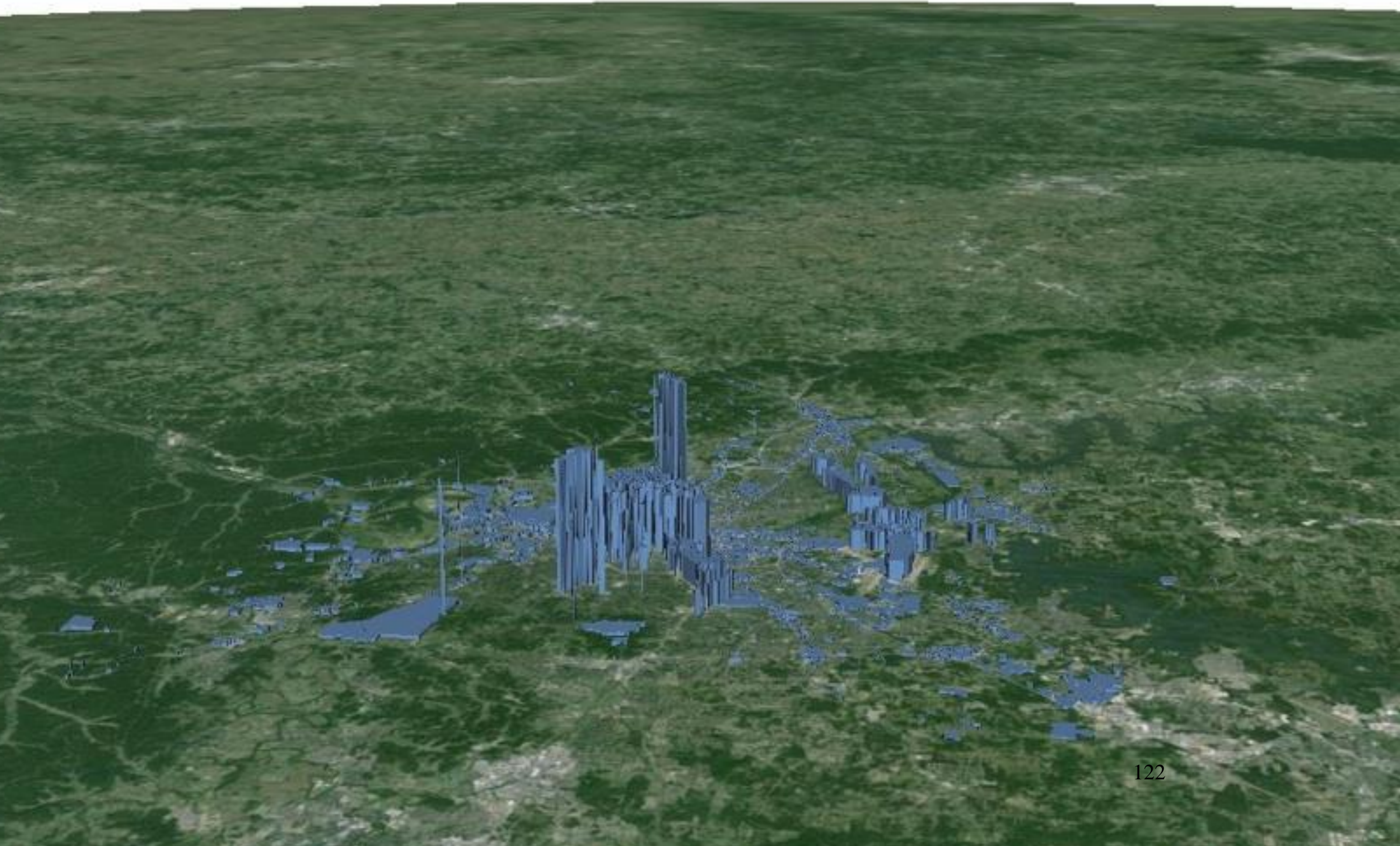
Overall Retail Production

Davidson County (Nashville) Retail Tax* Revenue Profile: 2012 Tax Yield per Acre**



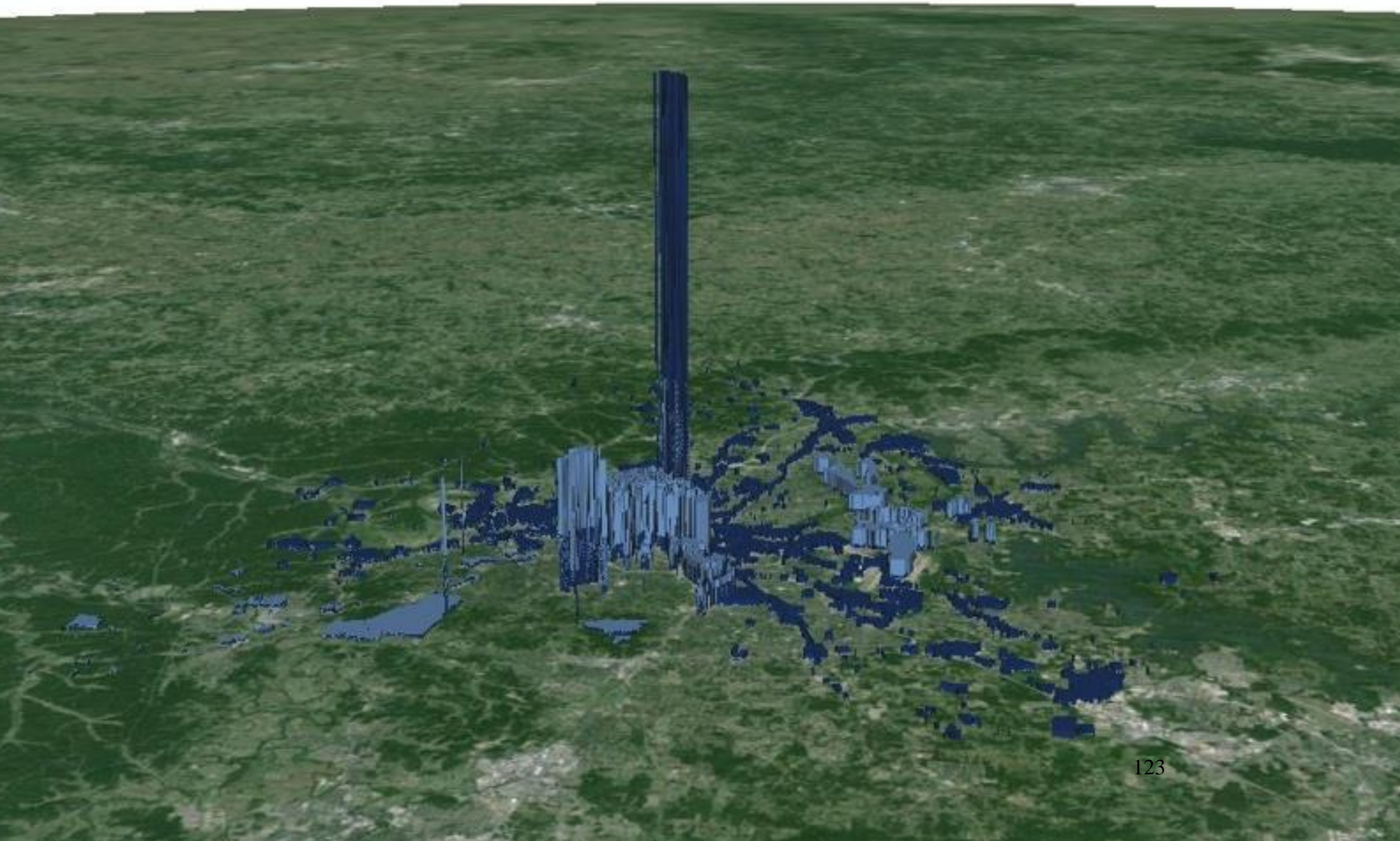
*Values per Tennessee Department of Commerce
** Acreage excludes properties that do not generate retail sales

Nashville, TN Average Property Taxes Per Zip Code



Nashville, TN Average Retail

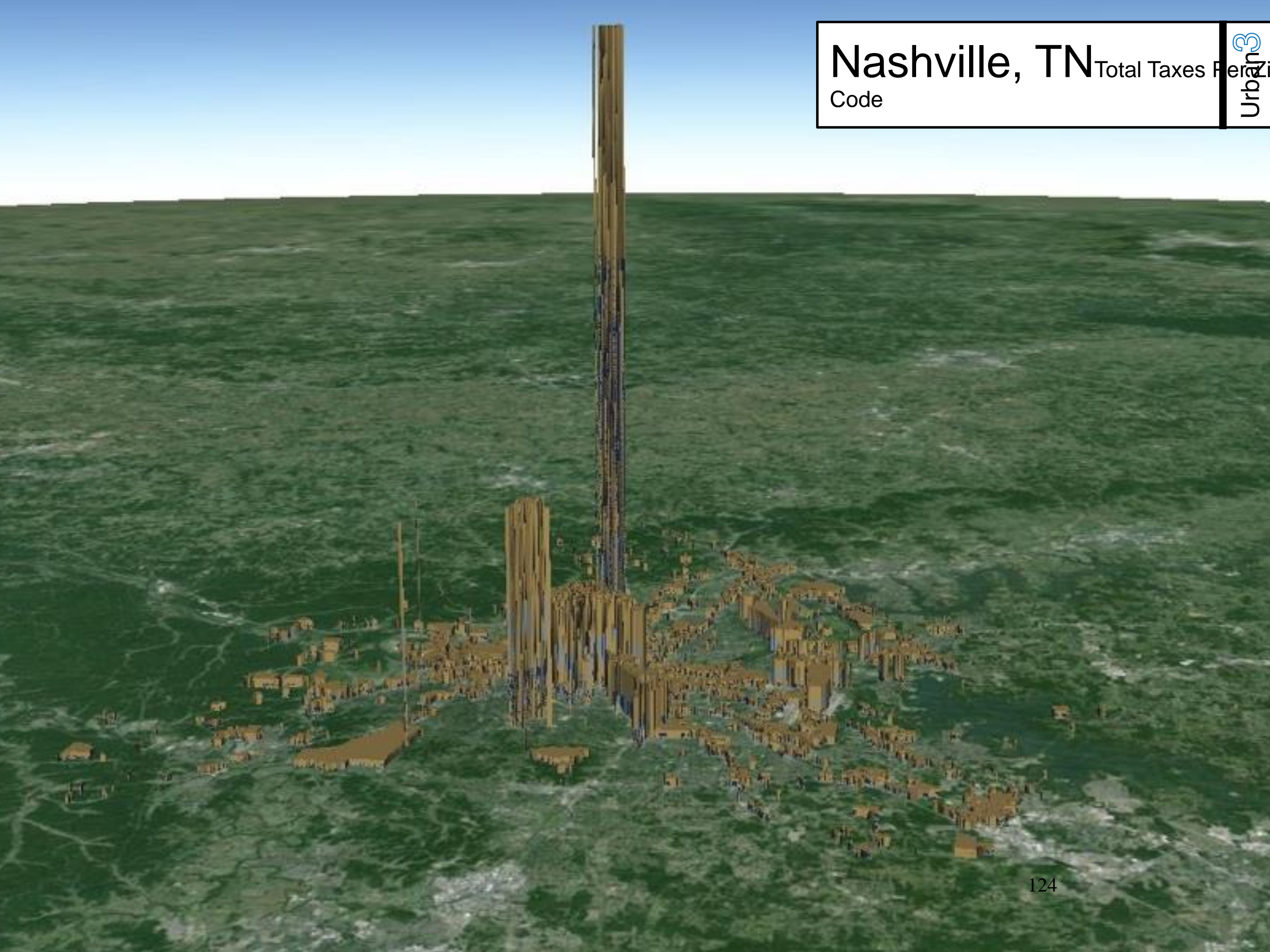
Per Zip Code



Nashville, TN

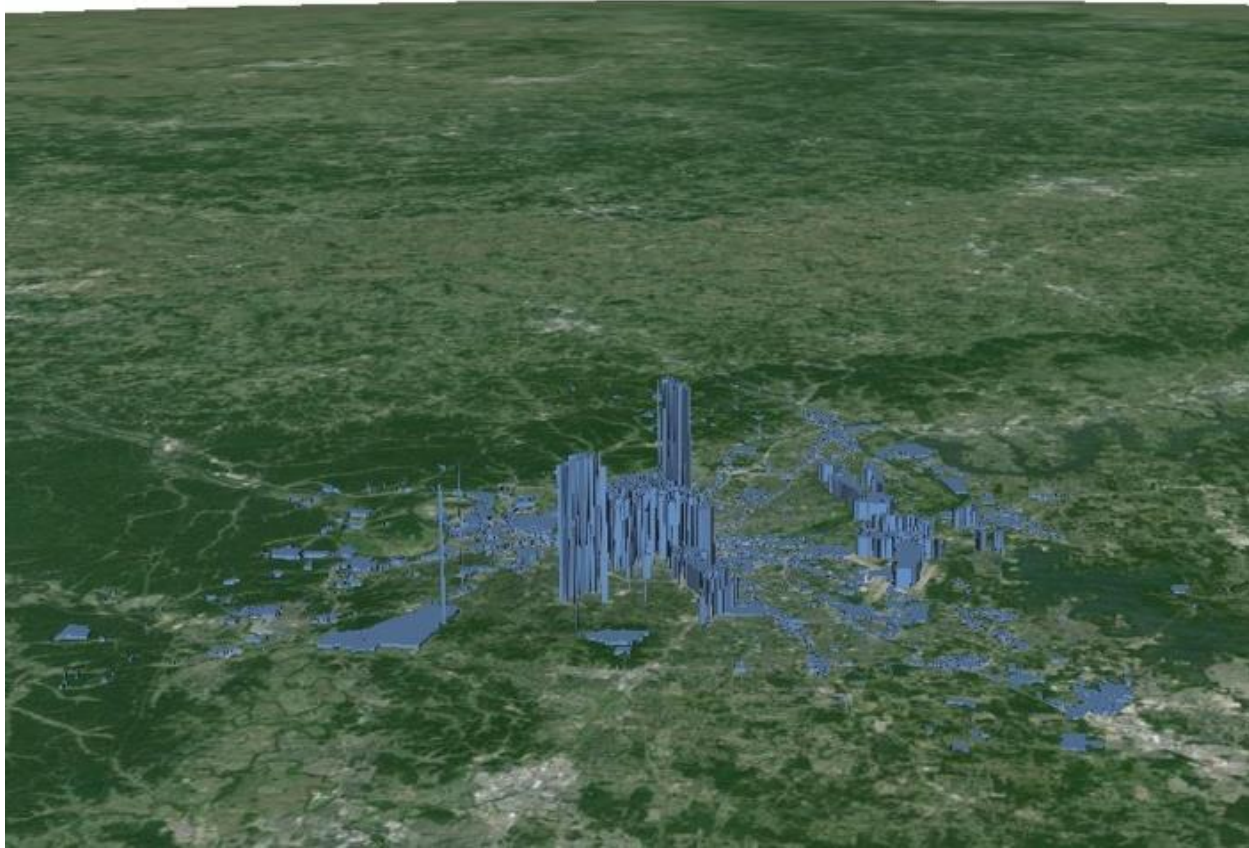
Total Taxes Per Zi

Code

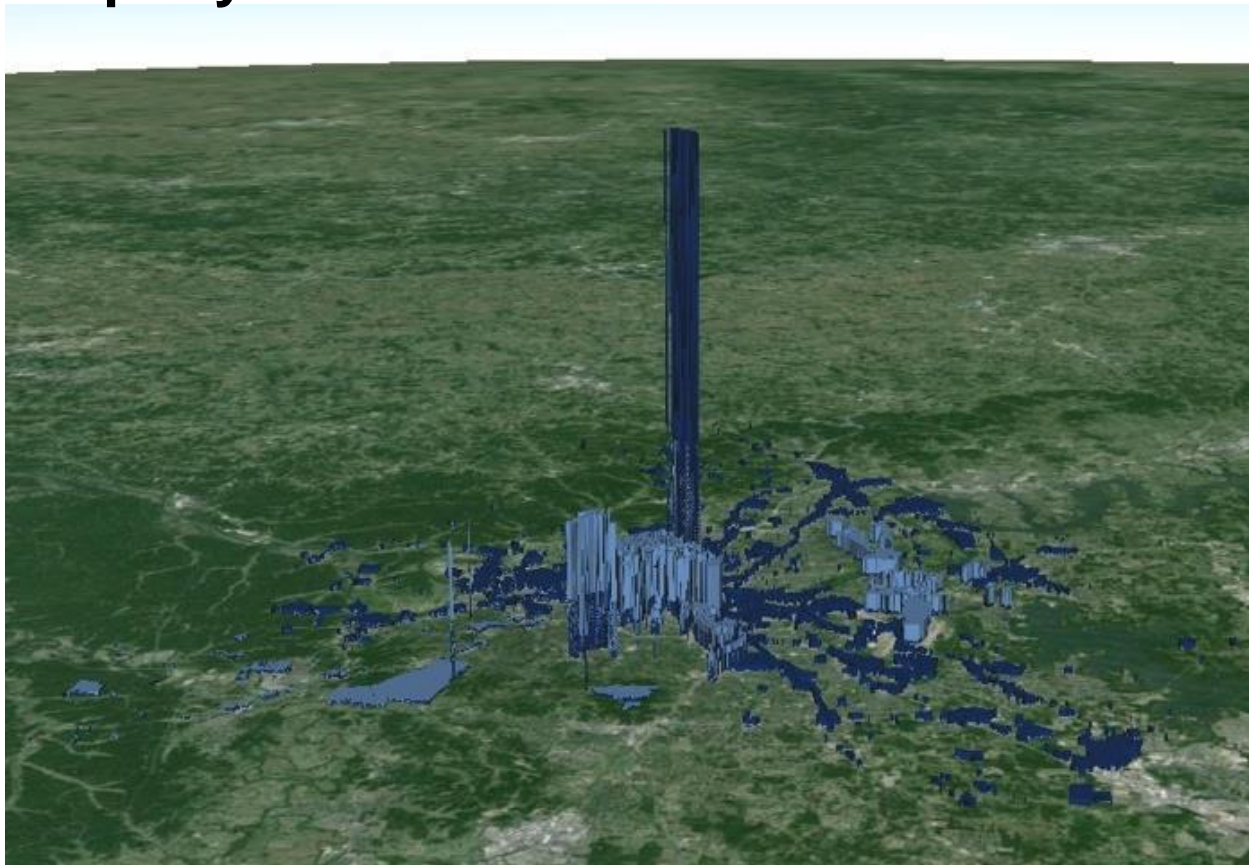


Nashville, TN Average Taxes

Zip Code

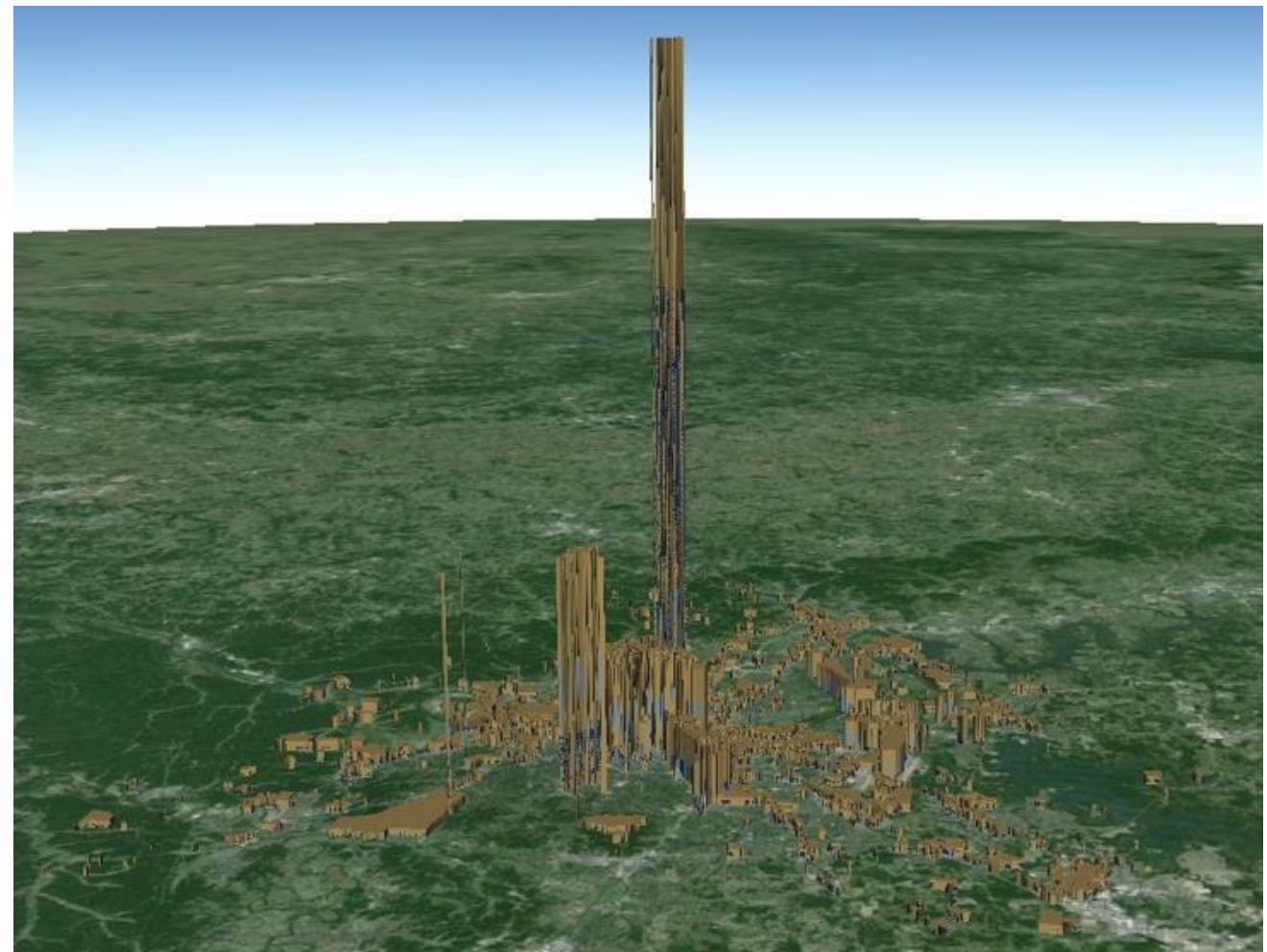


Property Taxes



Retail Taxes

Total Taxes



A Lasting Value





1905



Marriott
\$41,562,326/acre

2013



222 4th Ave N.
\$12,661,000/acre



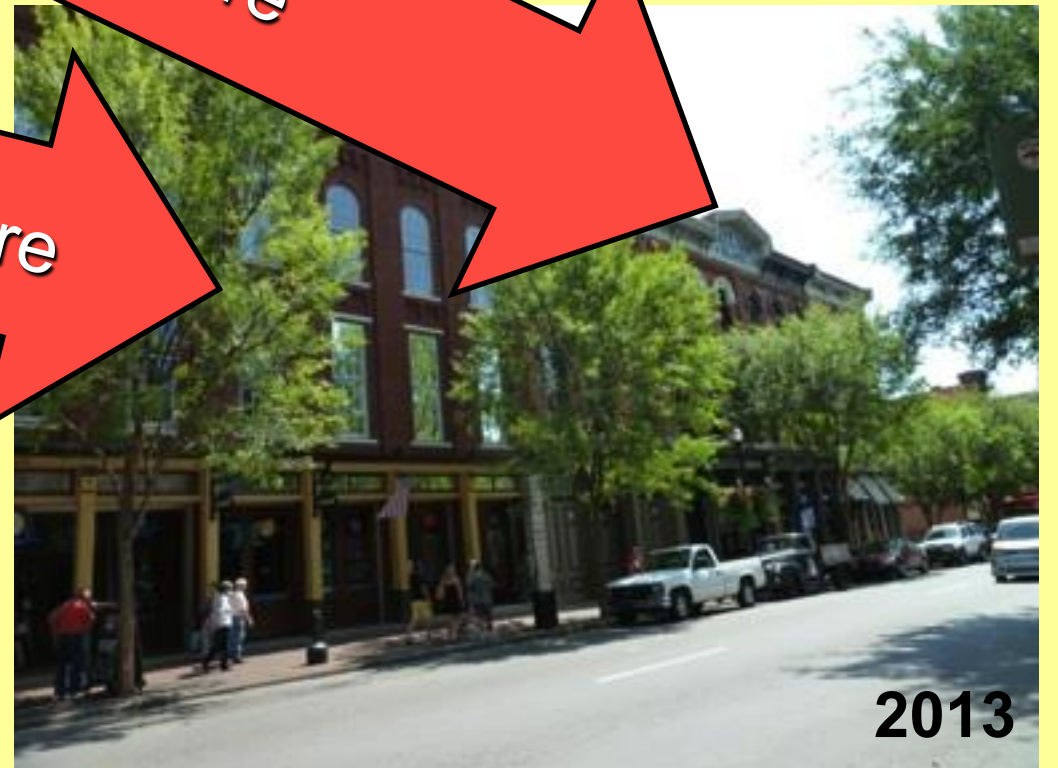
234 4th Ave N.
\$18,480,000/acre

Late 1800's



Watkins Block \$8,178,421/acre

Wildhorse Saloon \$23,055,000/acre



2013

2nd Avenue

Davidson County Property Tax Revenue Profile: 2013 Tax Yield



Green Hills Mall
\$242M on 29.4 acres

First National Bank
\$17.9M on 0.43 acres



5.8 acres of First National would equal the property taxes of one 29.4 acre Green Hills Mall

Davidson County Property Tax Revenue Profile: 2013 Tax Yield



100 Oaks
\$101M on 51.8 acres



0.53 acres of Wanna B's would
equal the property taxes of one
51.8 acre 100 Oaks Mall

Wanna B's
\$9.6M on 0.05 acres

Davidson County Property Tax Revenue Profile: 2013 Tax Yield



Opryland Mall
\$225M on 123 acres



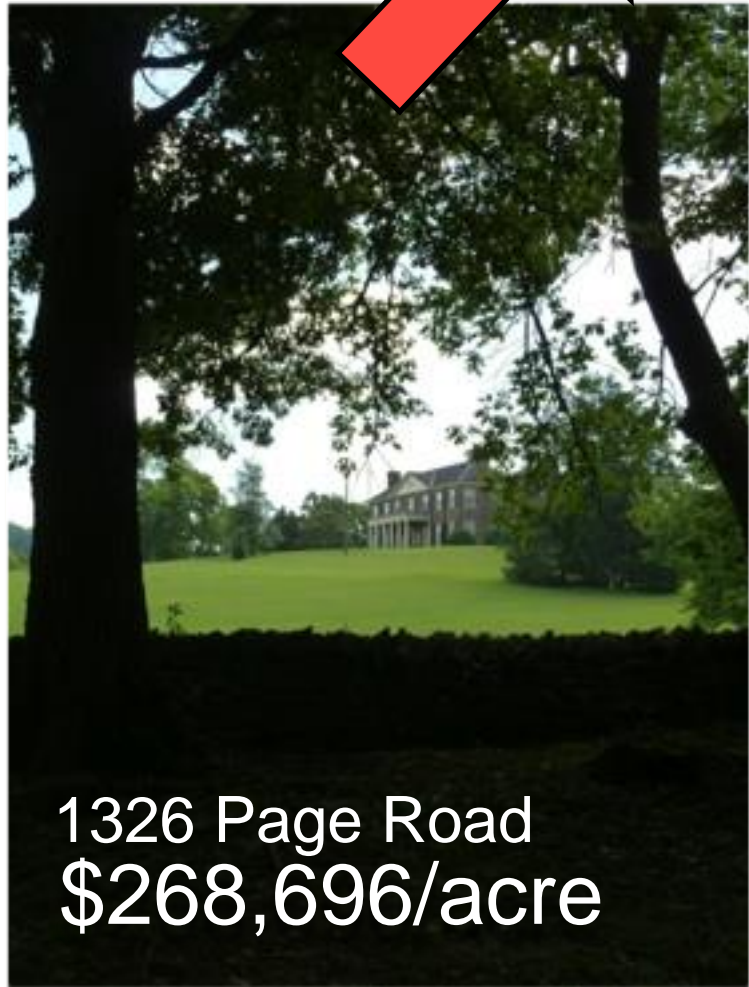
21 acres of Acklen Infill would
equal the property taxes of one
123 acre Opryland Mall

Acklen Infill
\$6.1M on 0.5 acres

Davidson County Property Tax Revenue Profile: 2013 Tax Value



Belle Meade Total
\$1,093,369/acre

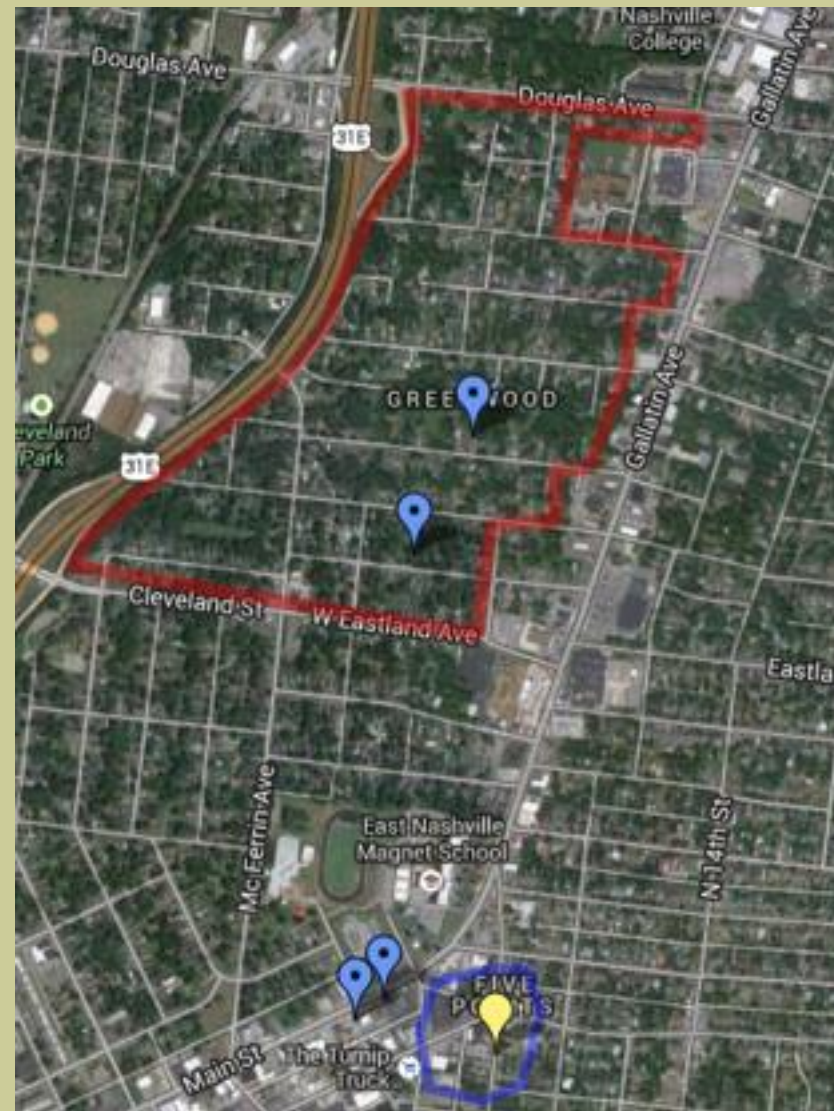


1326 Page Road
\$268,696/acre



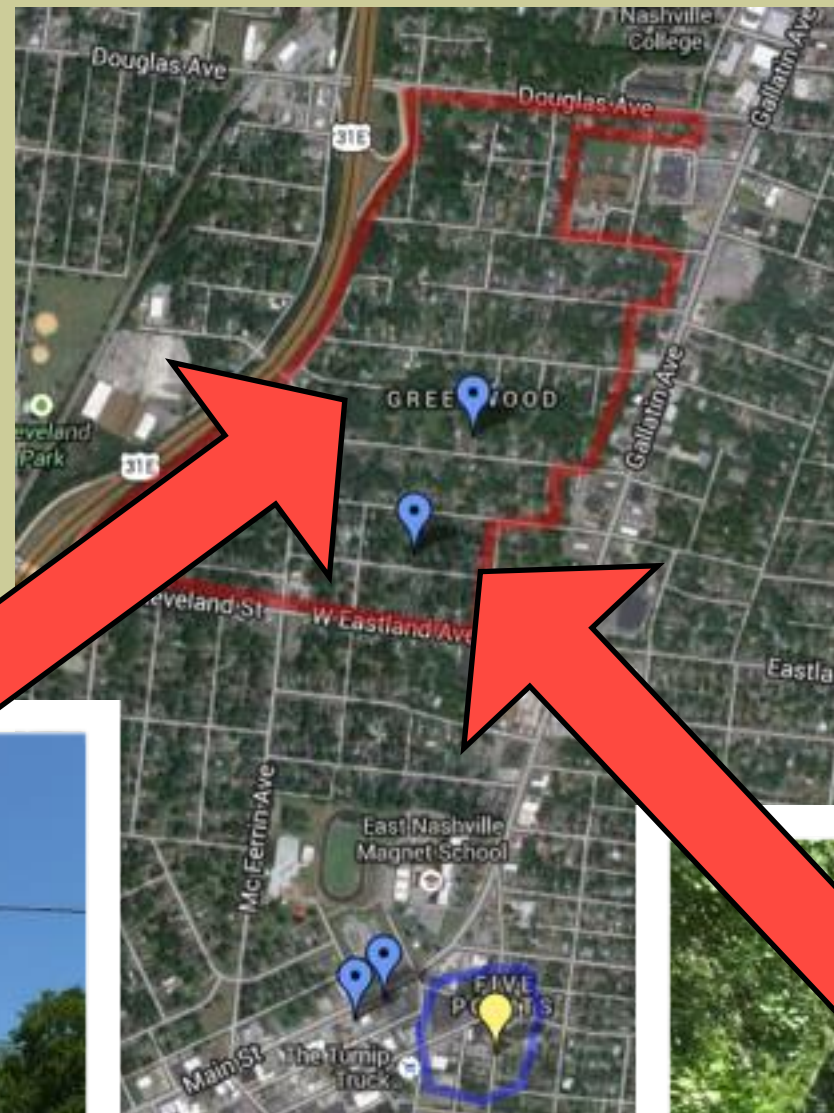
1304 Chickering Road
\$242,463/acre

Davidson County Property Tax Revenue Profile: 2013 Tax Value



Greenwood Total
\$537,297/acre

Davidson County Property Tax Revenue Profile: 2013 Tax Value



Greenwood Total
\$537,297/acre



1021 Petway Ave.
\$953,928/acre



1012 Chicamauga
\$870,000/acre

Behavioral Economics



The Window Tax

1696-1851, by King William III

Window tax consisted of:

1. a flat-rate house tax per house and,
2. a variable tax for # windows > 10
3. Between 10 and 20 = 4 shillings, and
4. Those $> 20 = 8$ shillings.



Photo: Alija



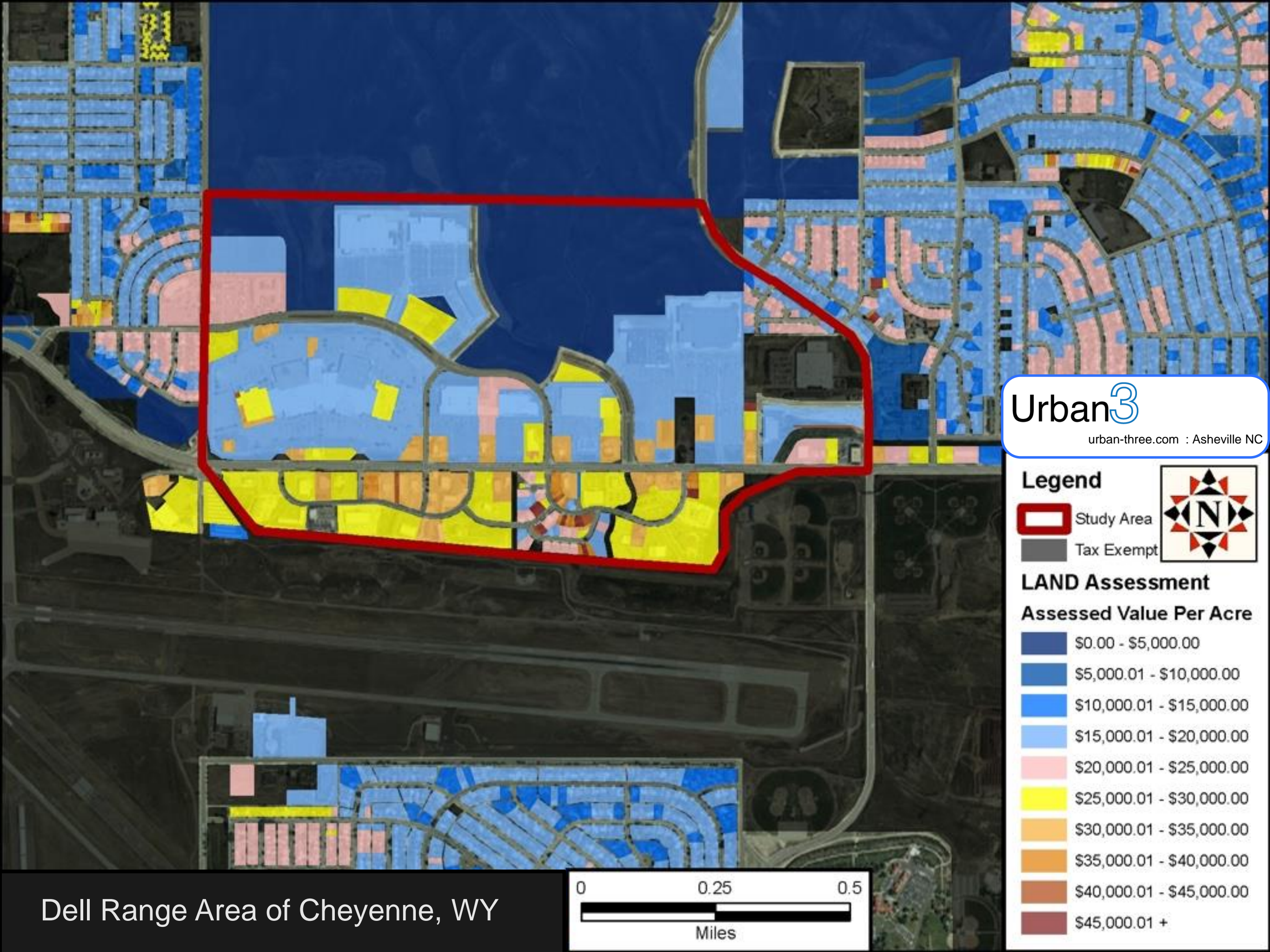
Photo: Alija

François Mansart, architect

(1598–1666)

His treatment of high roof stories gave rise to the term **“Mansard roof”**

At the time, French houses were taxed by the number of floors below the roof, which exempted the upper floor from taxation.



Urban³
urban-three.com : Asheville NC

Legend

-  Study Area
-  Tax Exempt



LAND Assessment

Assessed Value Per Acre

	\$0.00 - \$5,000.00
	\$5,000.01 - \$10,000.00
	\$10,000.01 - \$15,000.00
	\$15,000.01 - \$20,000.00
	\$20,000.01 - \$25,000.00
	\$25,000.01 - \$30,000.00
	\$30,000.01 - \$35,000.00
	\$35,000.01 - \$40,000.00
	\$40,000.01 - \$45,000.00
	\$45,000.01 +

Dell Range Area of Cheyenne, WY

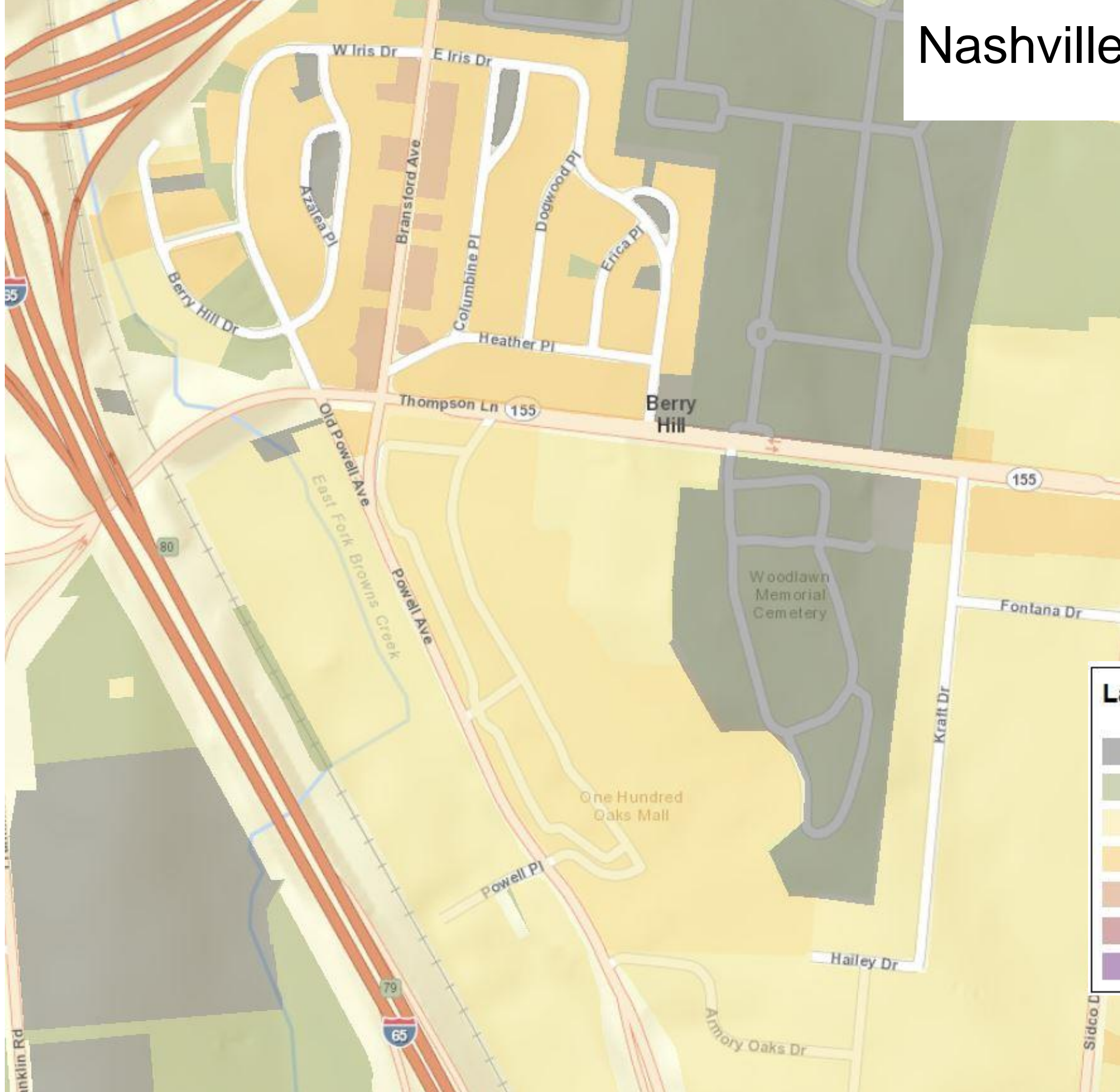


Tax Code

*
Y-Y4X4Y Y794K
*
日 4 X 4
*
74 Y X 4



Nashville, TN Land Value Per Acre



Land Value Per Acre	
Grey	Exempt
Light Green	\$0.01 - \$160,000
Yellow	\$160,001 - \$400,000
Orange	\$400,001 - \$760,000
Brown	\$760,001 - \$1,400,000
Dark Red	\$1,400,001 - \$2,800,000
Purple	\$2,800,001+

Nashville, TN Land Value Per Acre

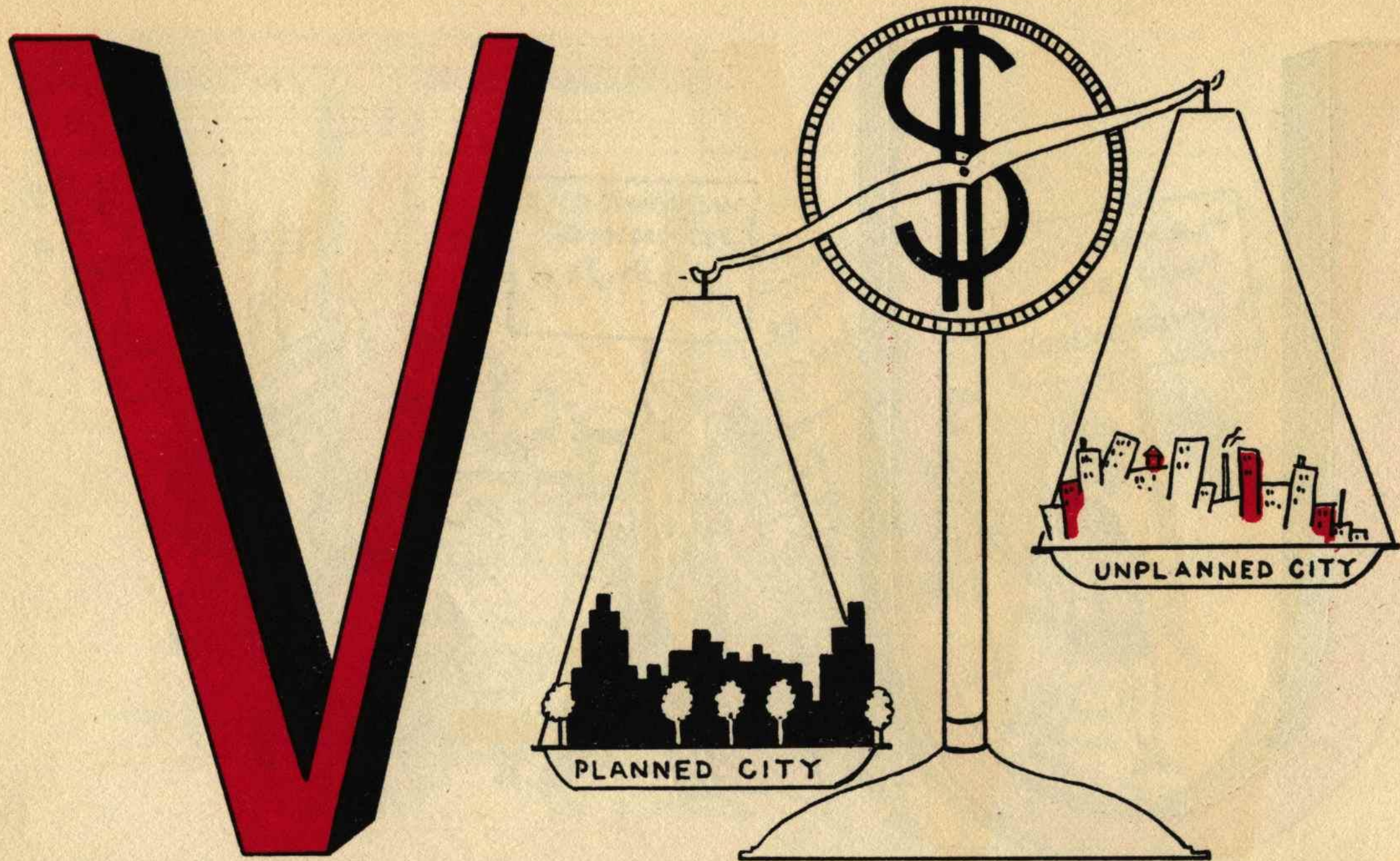


Market

Force

Public Policy





V—is for **VALUE**

Not measured in wealth.

Planners think wisely

Weighing comfort and health.

The High Cost of Inefficient Development Patterns

William Fulton

Vice President, Smart Growth America

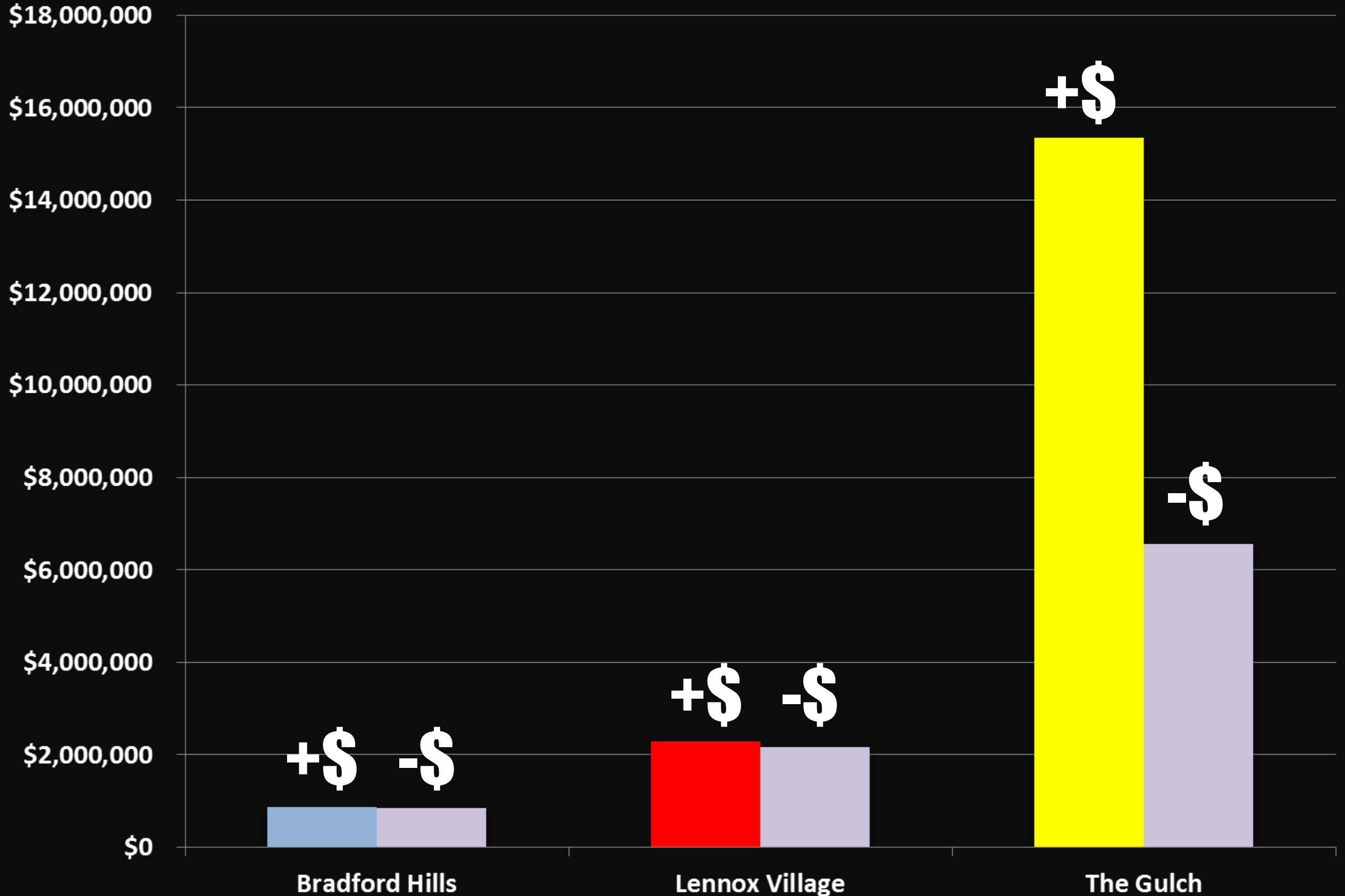
Former Mayor, Ventura, CA

NashvilleNext

April 22, 2013



Revenue and Cost



Net Revenue Per Acre



Nashville, TN

Total Value
Acre

Urban3

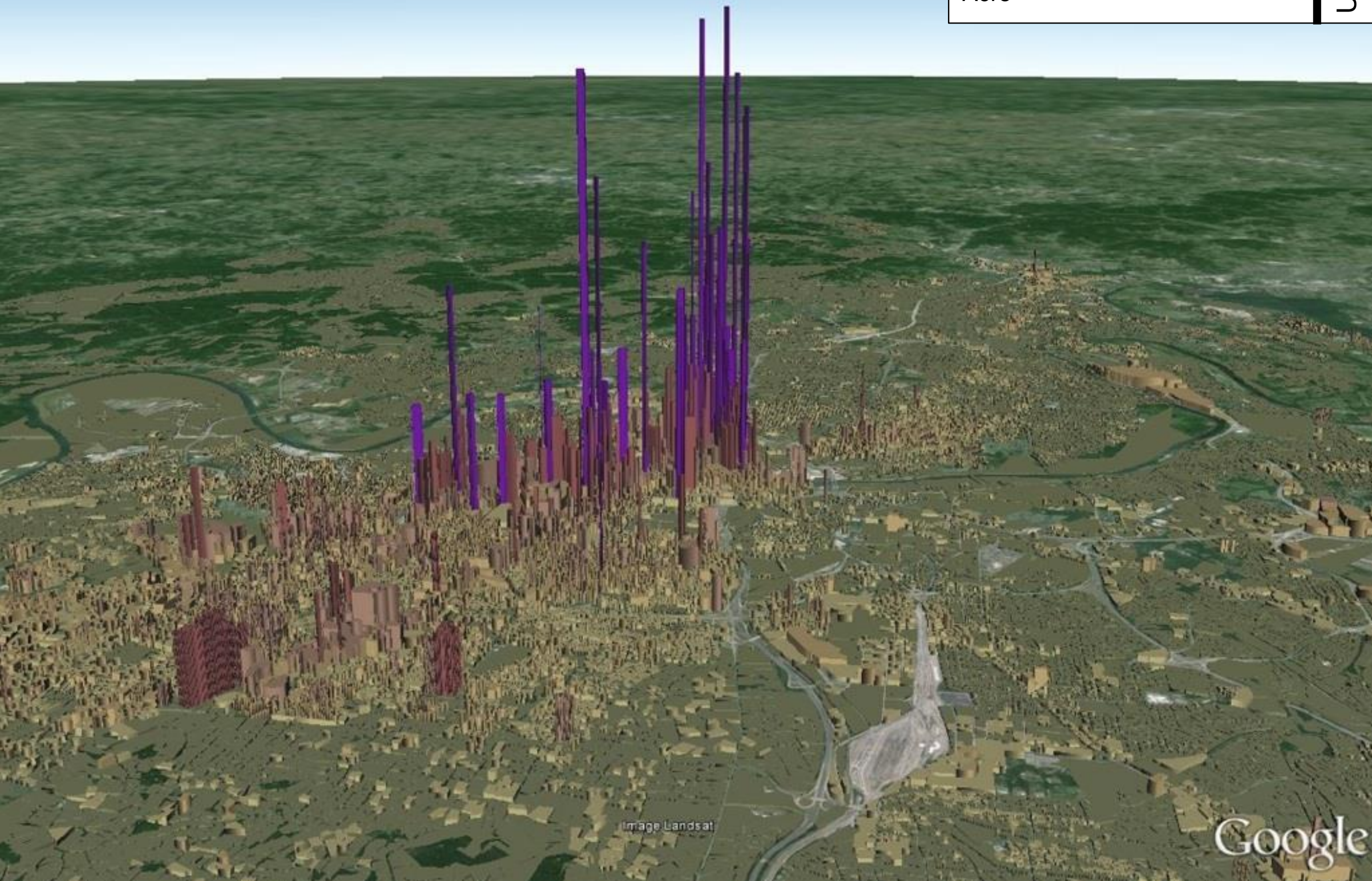


Image Landsat

Google

Know your Intake



Nutrition Facts

Serving Size 1 cup (228g)
Servings Per Container 2

Amount Per Serving

Calories 250 Calories from Fat 110

% Daily Value*

Total Fat 12g 18%

 Saturated Fat 3g 15%

 Trans Fat 1.5g

Cholesterol 30mg 10%

Sodium 470mg 20%

Total Carbohydrate 31g 10%

 Dietary Fiber 0g 0%

 Sugars 5g

Protein 5g

Vitamin A 4%

Vitamin C 2%

Calcium 20%

Iron 4%

* Percent Daily Values are based on a 2,000 calorie diet.
Your Daily Values may be higher or lower depending on
your calorie needs:

	Calories:	2,000	2,500
Total Fat	Less than	65g	80g
Sat Fat	Less than	20g	25g
Cholesterol	Less than	300mg	300mg
Sodium	Less than	2,400mg	2,400mg
Total Carbohydrate		300g	375g
Dietary Fiber		25g	30g

**We shape our buildings;
thereafter
they shape us.**

Winston Churchill

Paying tribute

The Gospel According to Jerry
by Jerry Sternberg
Mountain Xpress 08/03/2005



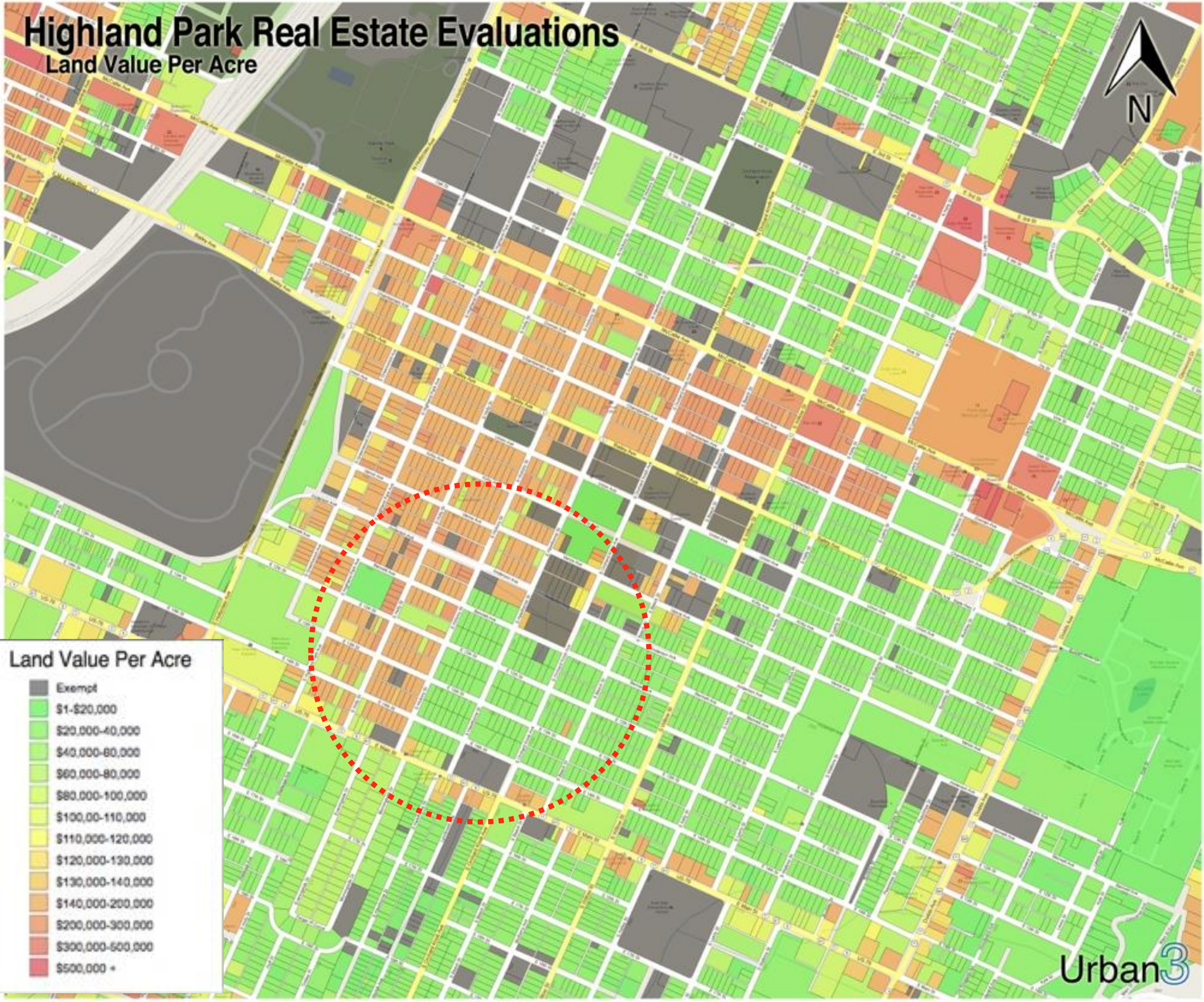
When I first had peripheral contact with Julian and his organization, Public Interest Projects, he appeared to this conservative businessman and developer as a screaming liberal field-hippie antichrist. But over time, ... I came to realize that Julian was a giant, an icon, a hero in this community.

...

Most of us really smart local developers dismissed those folks' early activities as a fool's errand, choosing instead to concentrate our efforts outside the city proper. In this, we were not without success -- but we certainly missed out on some golden opportunities. Who would ever have imagined that someone would pay anywhere from \$500,000 to \$1 million to live in a condominium carved out of an old auto dealership?

Highland Park Real Estate Evaluations

Land Value Per Acre



Land Value Per Acre

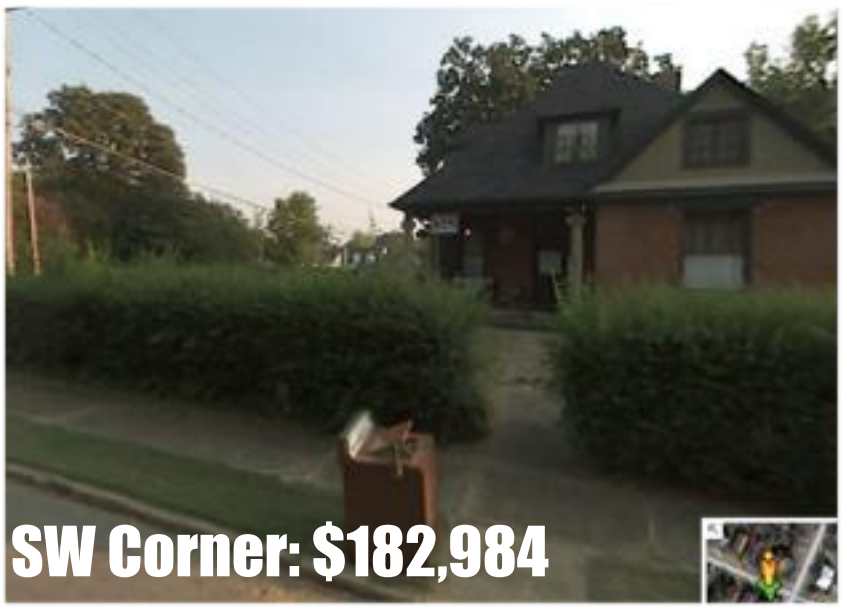
- Exempt
- \$1-\$20,000
- \$20,000-40,000
- \$40,000-60,000
- \$60,000-80,000
- \$80,000-100,000
- \$100,00-110,000
- \$110,000-120,000
- \$120,000-130,000
- \$130,000-140,000
- \$140,000-200,000
- \$200,000-300,000
- \$300,000-500,000
- \$500,000 +



NW Corner: \$143,988



NE Corner: \$35,959



SW Corner: \$182,984



SE Corner: \$35,370

Land Value Per Acre

- Exempt
- \$1-\$20,000
- \$20,000-40,000
- \$40,000-60,000
- \$60,000-80,000
- \$80,000-100,000
- \$100,00-110,000
- \$110,000-120,000
- \$120,000-130,000
- \$130,000-140,000
- \$140,000-200,000
- \$200,000-300,000
- \$300,000-500,000
- \$500,000 +



NW Corner: \$143,988
T: \$509,197



NE Corner: \$35,959
T: \$287,037



SW Corner: \$182,984
T: \$813,211



SE Corner: \$35,370
T: \$1,085,937

Land Value Per Acre

- Exempt
- \$1-\$20,000
- \$20,000-40,000
- \$40,000-60,000
- \$60,000-80,000
- \$80,000-100,000
- \$100,00-110,000
- \$110,000-120,000
- \$120,000-130,000
- \$130,000-140,000
- \$140,000-200,000
- \$200,000-300,000
- \$300,000-600,000
- \$500,000 +



by Elizabeth Magie Phillips
 FAMOUS ORIGINATOR OF GAMES

NO TRADING GO TO JAIL (with dice icon)		FOR RENT \$18	FOR SALE \$150	ABSOLUTE NECESSITY CLOTHING \$5	FOR RENT \$19	FOR SALE \$190	FOR RENT \$20	FOR SALE \$200	R.R \$5	FOR RENT \$21	FOR SALE \$210	LEGACY \$100	FOR RENT \$22	FOR SALE \$220	LUXURY \$50	(with globe icon)	
FOR RENT \$17	FOR SALE \$170	FOR RENT \$16	FOR SALE \$160	FRANCHISE	FOR RENT \$15	FOR SALE \$150	R. R \$5		FOR RENT \$14	FOR SALE \$140	BANK		FOR RENT \$13	FOR SALE \$130	PUBLIC TREASURY		
FOR RENT \$12	FOR SALE \$120	LUXURY \$50	FOR RENT \$11	FOR SALE \$110	ABSOLUTE NECESSITY SHELTER \$5	FOR RENT \$9	FOR SALE \$90	R. R \$5	FOR RENT \$8	FOR SALE \$80	LIGHT FRANCHISE \$5	FOR RENT \$7	FOR SALE \$70	FOR RENT \$6	FOR SALE \$60	COAL TAXES \$5	
FOR RENT \$5	FOR SALE \$50	LUXURY \$50	FOR RENT \$4	FOR SALE \$40	FOR RENT \$3	FOR SALE \$30	FOR RENT \$2	FOR SALE \$20	FOR RENT \$1	FOR SALE \$10	ABSOLUTE NECESSITY BREAD \$5	FOR RENT \$1	FOR SALE \$10	NO TRADING GO TO JAIL	R. R \$5	FOR RENT \$1	FOR SALE \$10

Nashville, TN Total Value

Acre

