From the Outskirts to Downtown: Taxes, Land Use & Value in 15 New Hampshire Communities

A virtual presentation by Joe Minicozzi AICP | Urban3
October 15, 2020 at 10 AM

NHHFA.org/events
Value per acre map of Auckland, New Zealand

URBAN3
Economics of Land Use
Case Study: Economic MRI®

Asheville, North Carolina
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.”
In God we trust; everyone else, bring data.

Mayor Michael Bloomberg
Asheville’s de facto motto was:

“That will never work here - don’t even try.”
Asheville CBD Taxable Value

$0

1991  $104M
2000  $350M
2007  $552M
2010  $665M
2013  $648M

renovation
DON'T TRUST THIS GROUP OF LYING POLITICIANS!
THE GREAT RIVER GRAB HAS BEGUN!
DON'T BE FOOLED BY THESE CHARLETANS!

THIS CORRUPT GROUP NEEDS TO RESIGN ALONG WITH THEIR AARRC RIVER COMMITTEE

HELP US FIGHT!
AshevilleRiverGate.com
What is a City?
What is a City?
Incorporate (inˈkôrpəˌrāt)
VERB
Constitute (a company, city, or other organization) as a legal corporation.

Source: Oxford Dictionary
“The United States is the largest corporation in the world.”

Joe Biden
United States Vice President
Late Show: 12/6/2016
Life is a game. 
Money is how we keep score. 
-Ted Turner
Asheville
Is 6x >

Life is a game.
Money is how we keep score.

-Ted Turner
Land Production
For 40 years this building remained vacant...... its tax value in 1991 was just over $300,000

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
Asheville Walmart

Downtown

$11,000,000 Tax Value
<table>
<thead>
<tr>
<th>Property Type</th>
<th>Tax Value</th>
<th>Land Consumed (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asheville Walmart</td>
<td>$20,000,000</td>
<td>0.2</td>
</tr>
<tr>
<td>Downtown</td>
<td>$11,000,000</td>
<td></td>
</tr>
</tbody>
</table>
Walmart = House Cat
How do you compare cars?

- **Ford F150 Lariat LTD**
  - 648 miles per tank

- **Rolls-Royce Phantom Drophead**
  - 380 miles per tank

- **1955 BMW Isetta**
  - 245 miles per tank

- **Toyota Prius**
  - 571 miles per tank

- **Bugatti Veyron SS**
  - 390 miles per tank
How do you compare cars?

1. Ford F150 Lariat LTD
   648 miles per tank

2. Toyota Prius
   571 miles per tank

3. Bugatti Veyron SS
   390 miles per tank

4. Rolls-Royce Phantom Drophead
   380 miles per tank

5. 1955 BMW Isetta
   245 miles per tank
How do you compare cars?

- **Toyota Prius**: 51/48 mpg
- **Bugatti Veyron SS**: 8/14 mpg
- **Rolls-Royce Phantom Drophead**: 11/18 mpg
- **1955 BMW Isetta**: 50/70 mpg
- **Ford F150 Lariat LTD**: 13/18 mpg
How do you compare cars?

1. Ford F150 Lariat LTD
   13/18 mpg

2. Toyota Prius
   51/48 mpg

3. Rolls-Royce Phantom Drophead
   11/18 mpg

4. 1955 BMW Isetta
   50/70 mpg

5. Bugatti Veyron SS
   8/14 mpg
County Property Taxes/Acre

Ratio Difference of 60 City Sample Set, in 21 States (+ a Province)

- Residential
- Commercial
- Mixed-Use

<table>
<thead>
<tr>
<th>Usage</th>
<th>County S-F</th>
<th>City S-F</th>
<th>Walmart</th>
<th>Mall or strip</th>
<th>Mixed-Use (2 Story)</th>
<th>Mixed-Use (3 Story)</th>
<th>Mixed-Use (6 Story)</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
<td>$1.00</td>
<td>$5.50</td>
<td>$6.70</td>
<td>$9.30</td>
<td>$47.80</td>
<td>$95.00</td>
<td>$274.00</td>
</tr>
</tbody>
</table>

Joseph Minicozzi, AICP

County Property Taxes/Acre
Fiber architecture of the brain.
Measured from diffusion spectral imaging (DSI).

Human Connectome Project
Fiber architecture of the brain.
Measured from diffusion spectral imaging (DSI).

- blue: up-down
- red: left-right
- green: anterior-posterior

DSI Studio
Case Study: Economic MRI®
2016

Asheville, North Carolina
Biltmore Estate

Total Taxable Value
Buncombe County, NC

Total Tax Value ($)

- Not Taxable
- < 160,000
- 160,001 - 430,000
- 430,001 - 1M
- 1M - 2.5M
- 2.5M - 5.5M
- 5.5M - 10M
- 10M - 17M
- 17M - 33M
- 33M - 76M
- > 76M
Biltmore Estate

Taxable Value per Acre
Buncombe County, NC

Value Per Acre ($)

Not Taxable
< 170,000
170,001 - 420,000
420,001 - 760,000
760,001 - 1.2M
1.2M - 2M
2M - 3.5M
3.5M - 6.2M
6.2M - 12M
12M - 20M
> 20M
Taxable Value per Acre
Buncombe County, NC
WELL

ISN'T THAT SPATIAL