oping for the Future:

LITERACY

ars this building
vacant…… its
in 1991 was
$300,000.

Today the building is
over **$11,000**
an increase

over **3500**

in **15 year**

The lot is less than **1**

and Productio

nsumed (Acres):	34.0	00.2
perty Taxes/Acre:	$ 6,500	$634,000
il Taxes/Acre:	$ 47,500	$ 83,600
ts per Acre:	0.0	90.0

nsumed (Acres):	34.0	00.2
pperty Taxes/Acre:	$ 6,500	$634,000
ail Taxes/Acre:	$ 47,500	$ 83,600
ts per Acre:	0.0	90.0


... the relentl
rules of humi
arithme

What is a City

What is a City


asheville is
3x >

eville

>

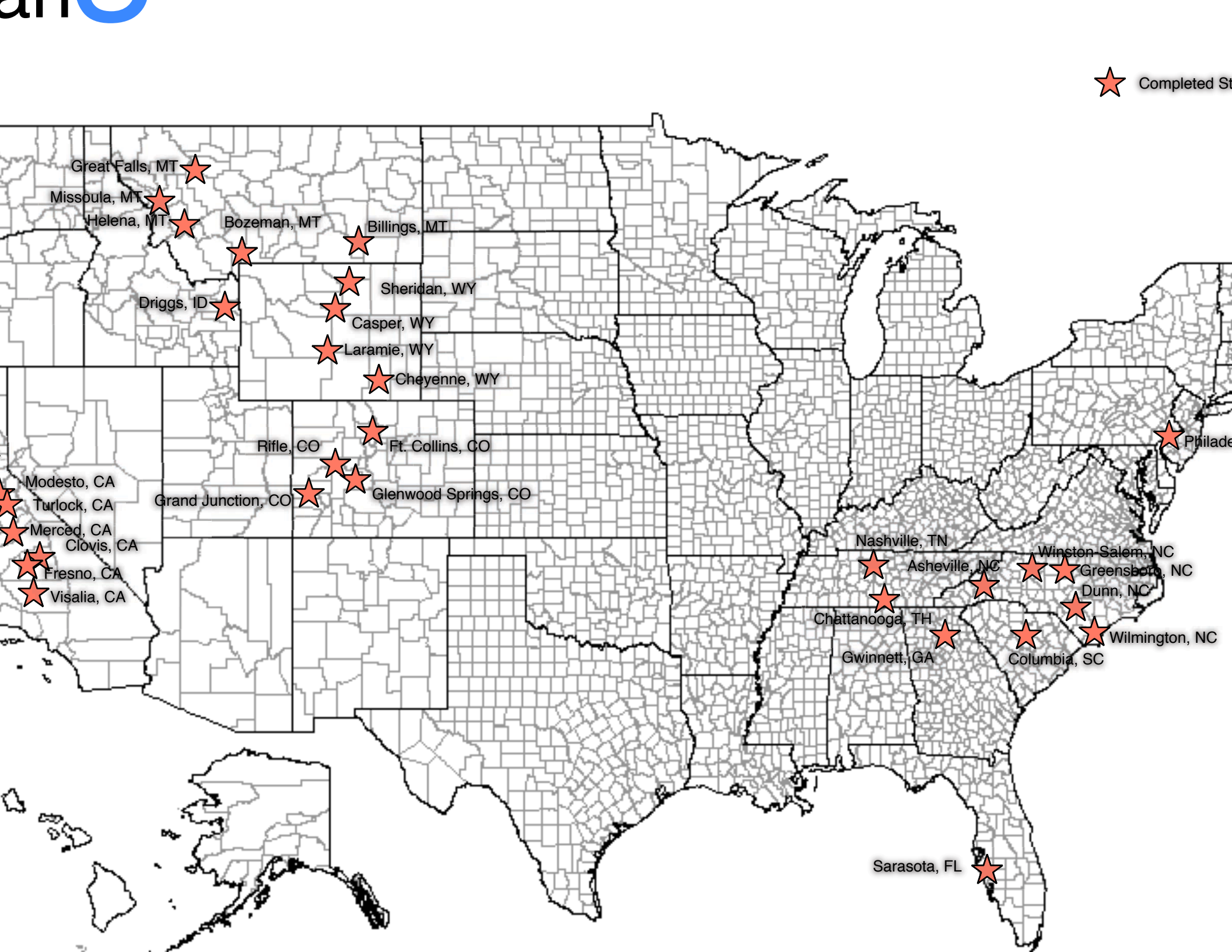
Avala
$210M

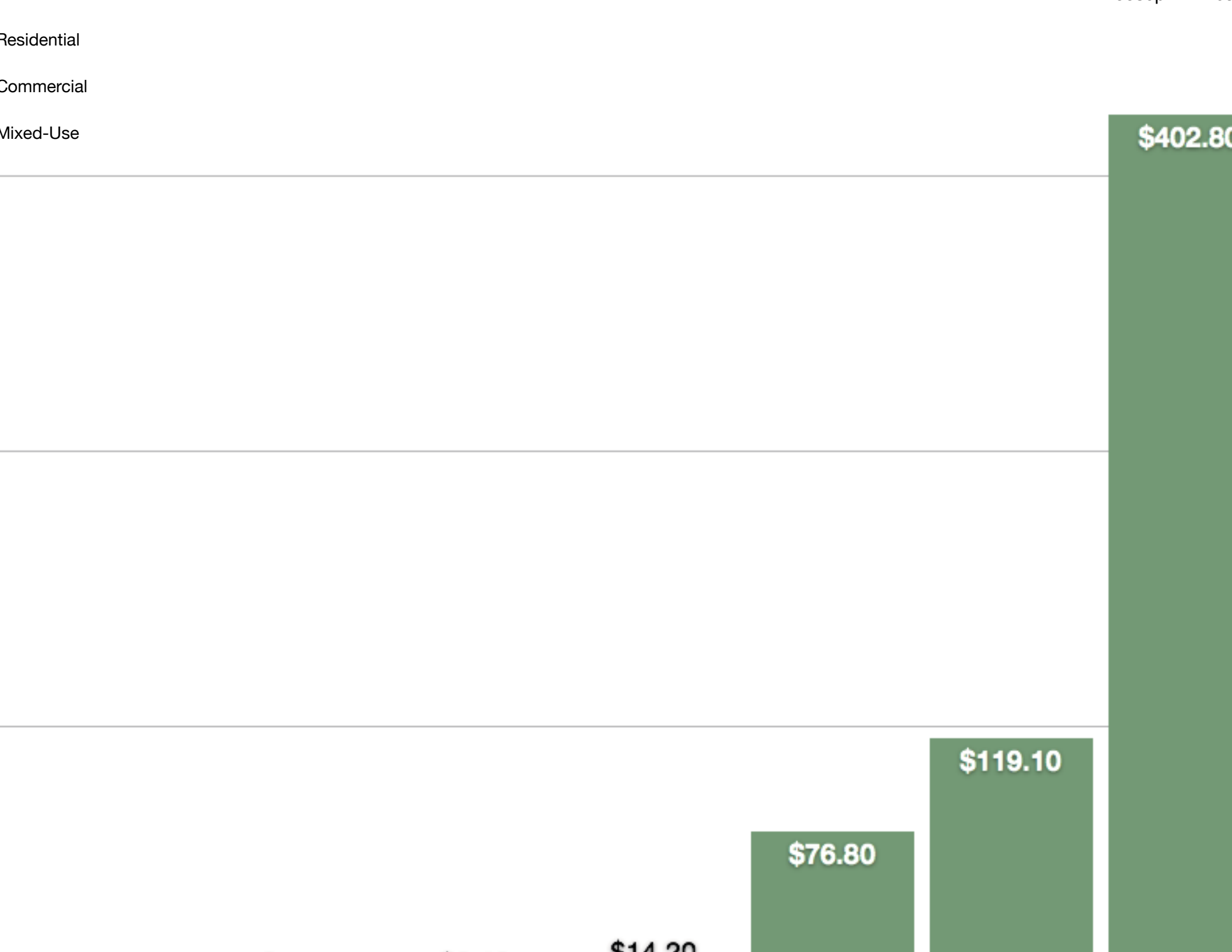
Nug
$427

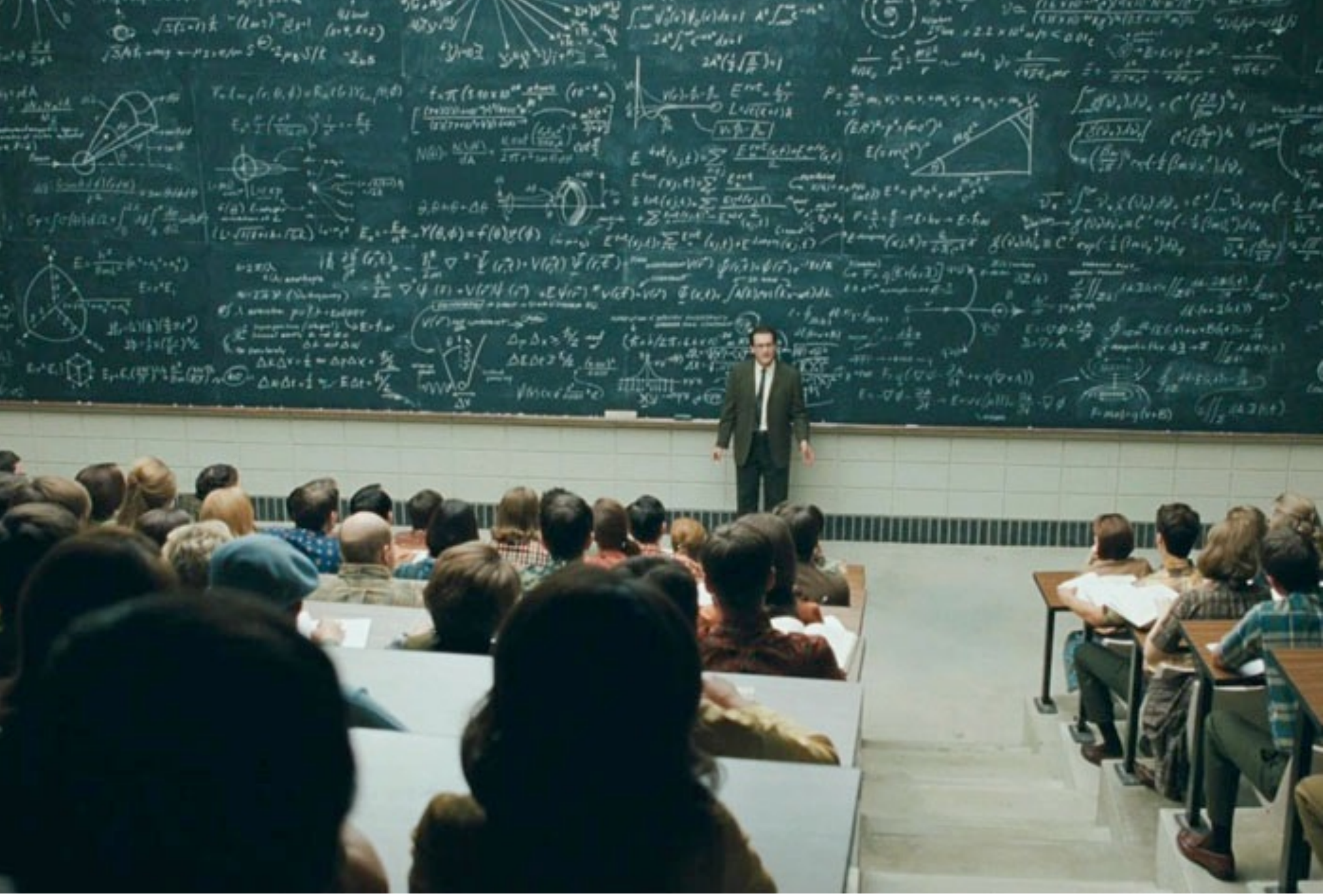
Roc
$537

Bro
$1.1E


ere does your money come fro


Completed St
Great Falls, MT
Missoula, MT
Helena, MT
Bozeman, MT
Billings, MT
Sheridan, WY
Driggs, ID
Casper, WY
Laramie, WY
Cheyenne, WY
Rifle, CO
Ft. Collins, CO
Glenwood Springs, CO
Grand Junction, CO
Modesto, CA
Turlock, CA
Merced, CA
Clovis, CA
Fresno, CA
Visalia, CA
Nashville, TN
Asheville, NC
Winston-Salem, NC
Greensboro, NC
Dunn, NC
Chattanooga, TH
Gwinnett, GA
Columbia, SC
Wilmington, NC
Sarasota, FL
Philade


Residential
Commercial
Mixed-Use
$402.80
$119.10
$76.80



Scary Math

How do you compare a car?

LTD
r tank

Toyota Prius
571 miles per ta

1955 BMW Isetta
245 miles per tank

How do you compare a car?

LTD
r tank

Toyota Prius
571 miles per ta

1955 BMW Isetta
245 miles per tank

How do you compare a car?

LTD

Toyota Prius
51/48 mpg

1955 BMW Isetta
50/70 mpg

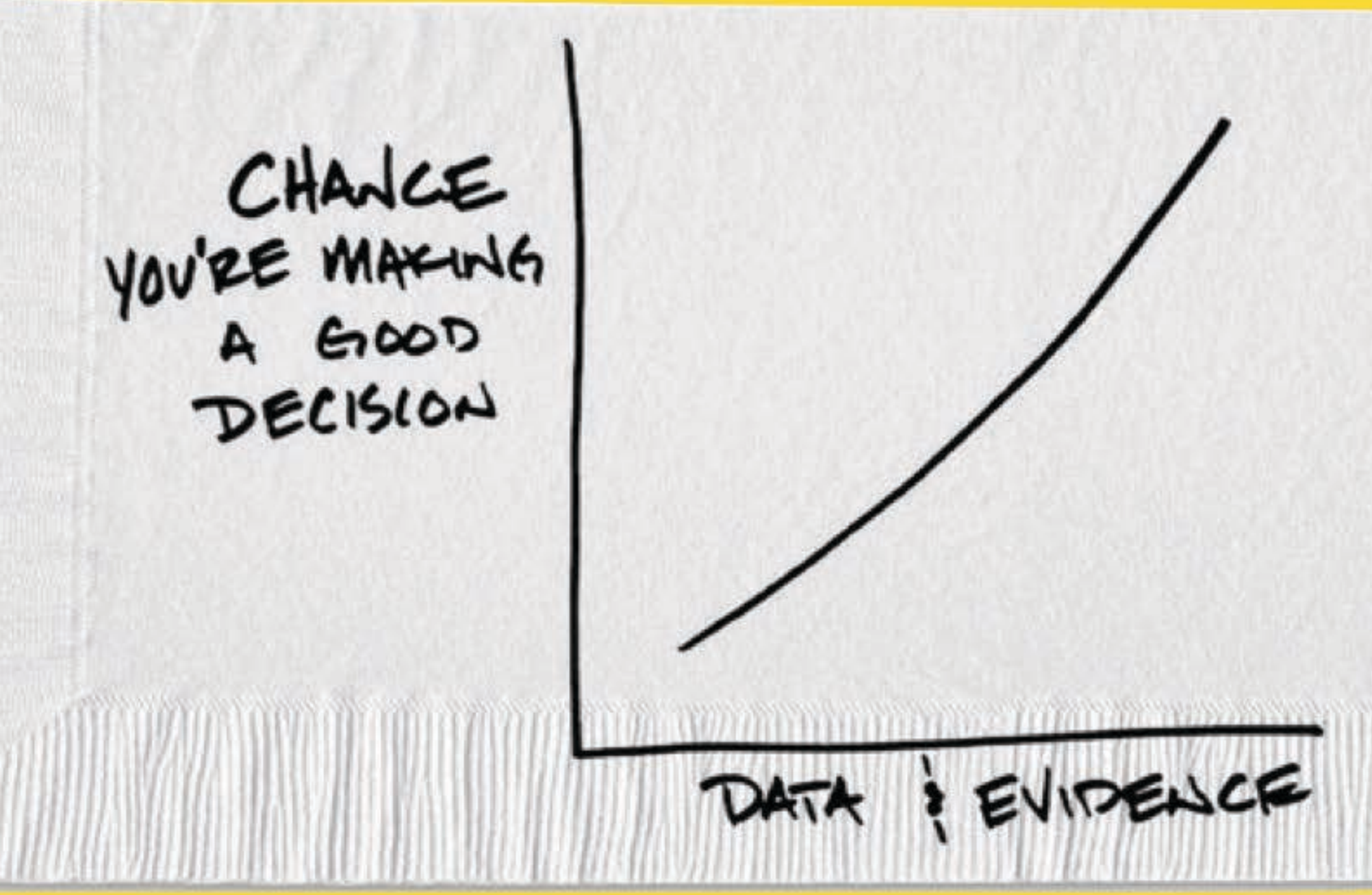
How do you compare a car?

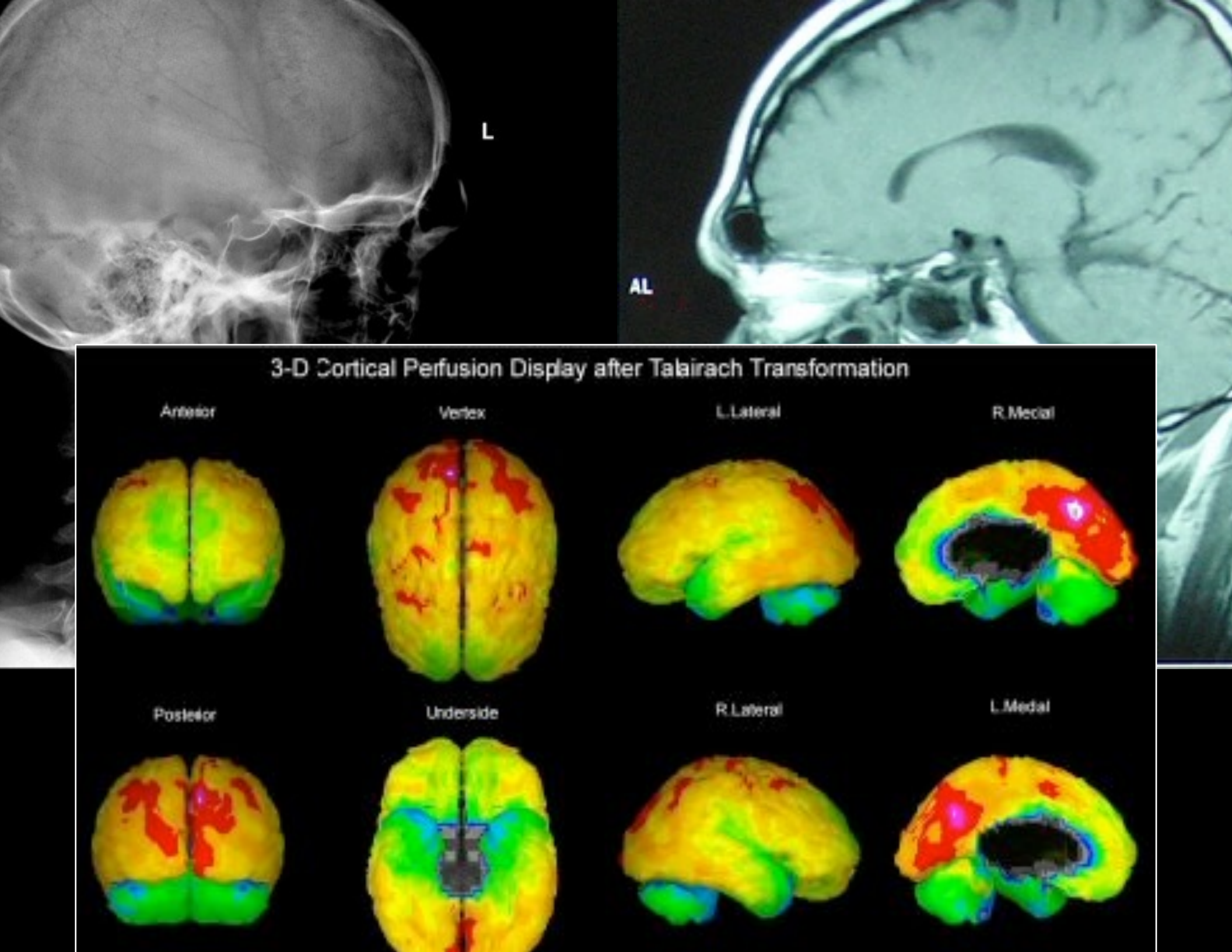
LTD

Toyota Prius
51/48 mpg

1955 BMW Isetta
50/70 mpg

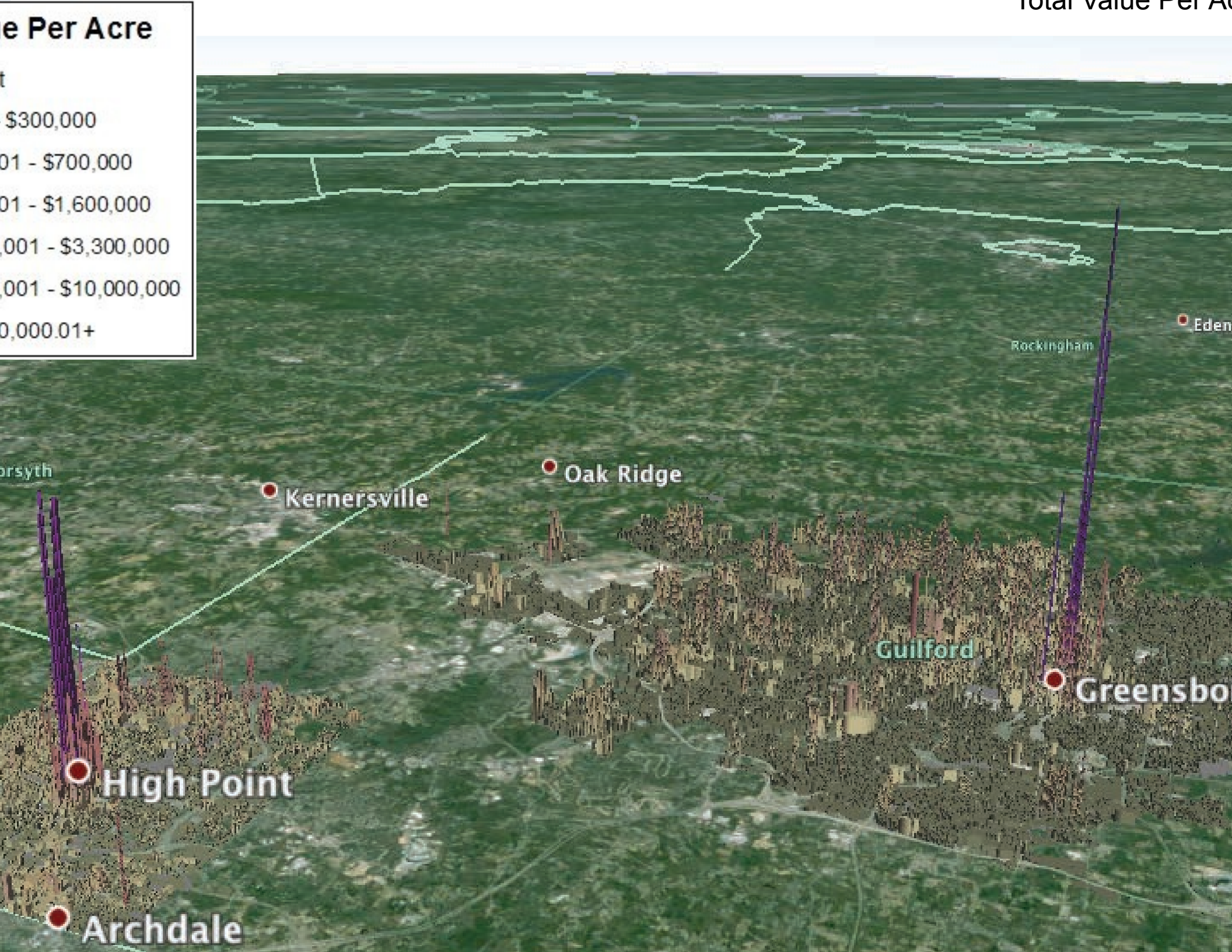
IAT DATA SETS DO YOU US



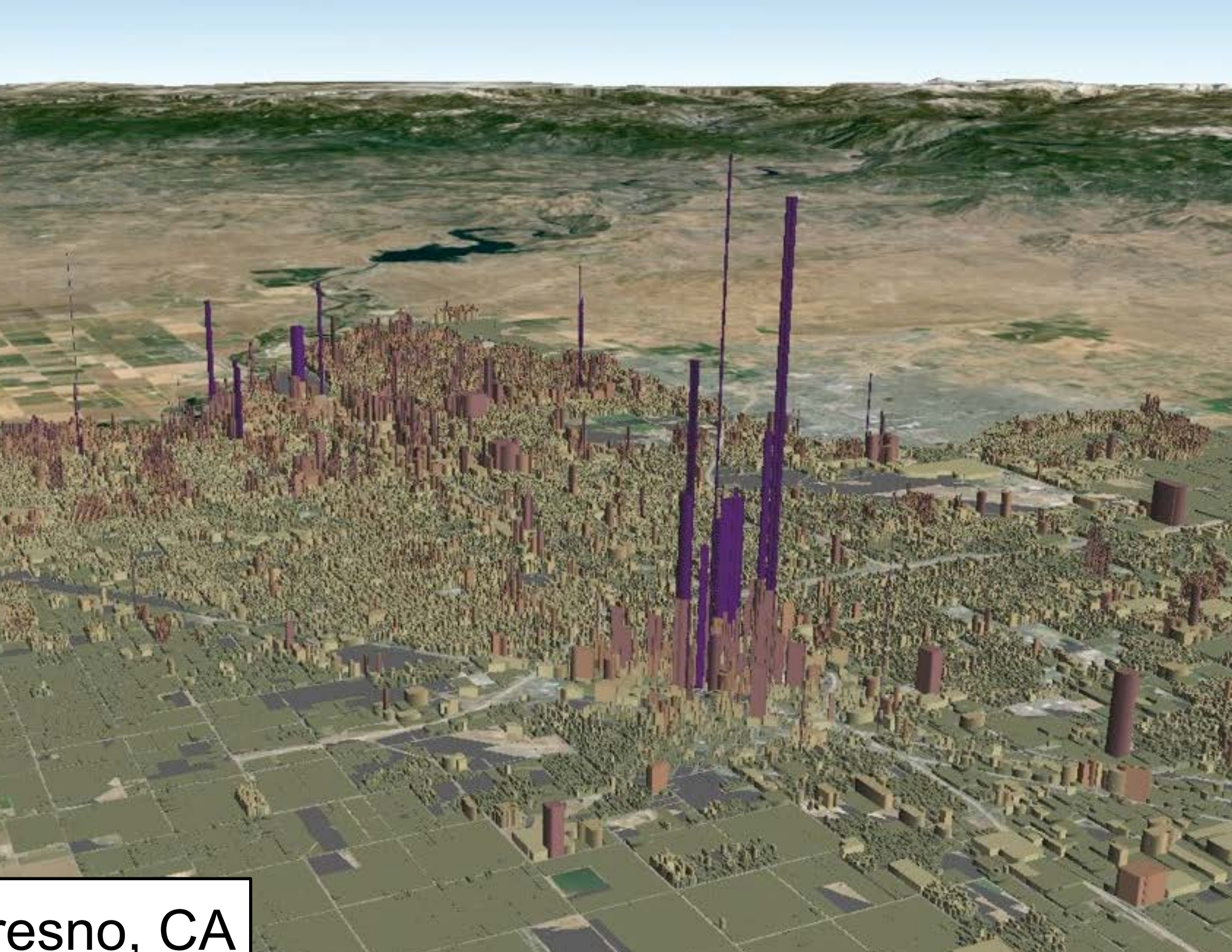

L
AL
3-D Cortical Perfusion Display after Talairach Transformation
Anterior
Vertex
L.Lateral
R.Medial
Posterior
Underside
R.Lateral
L.Medial


GREETINGS FROM
N.C.

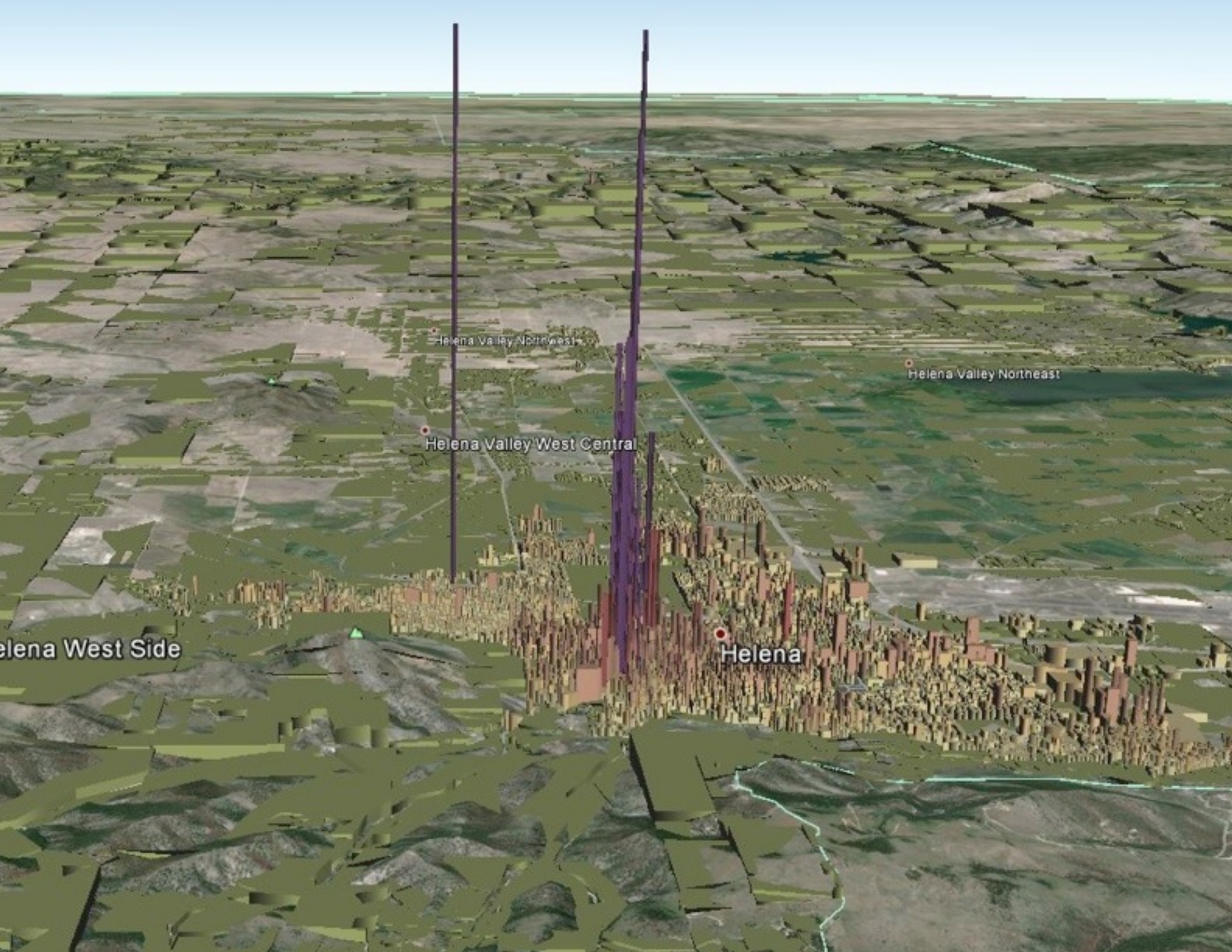
Total Value Per Ac

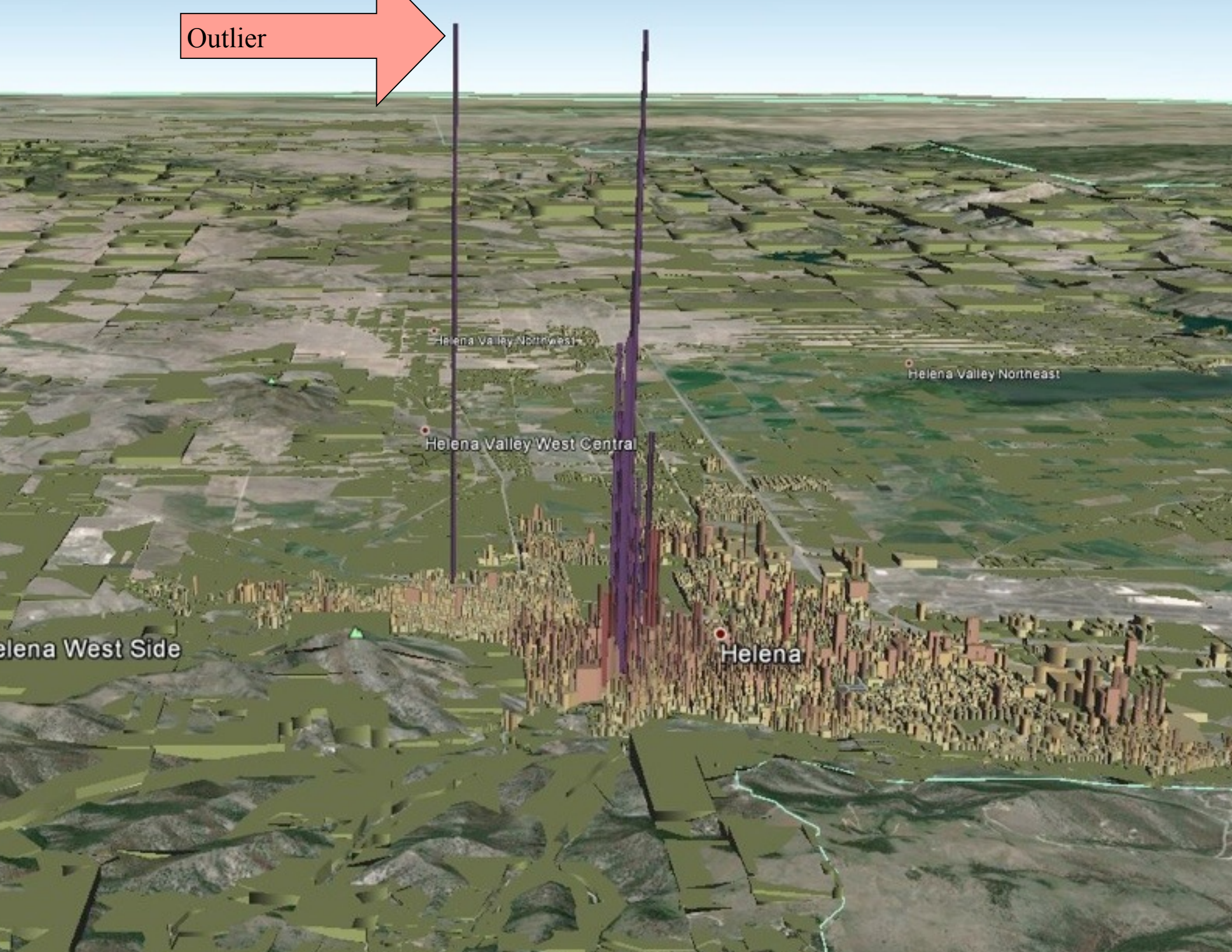


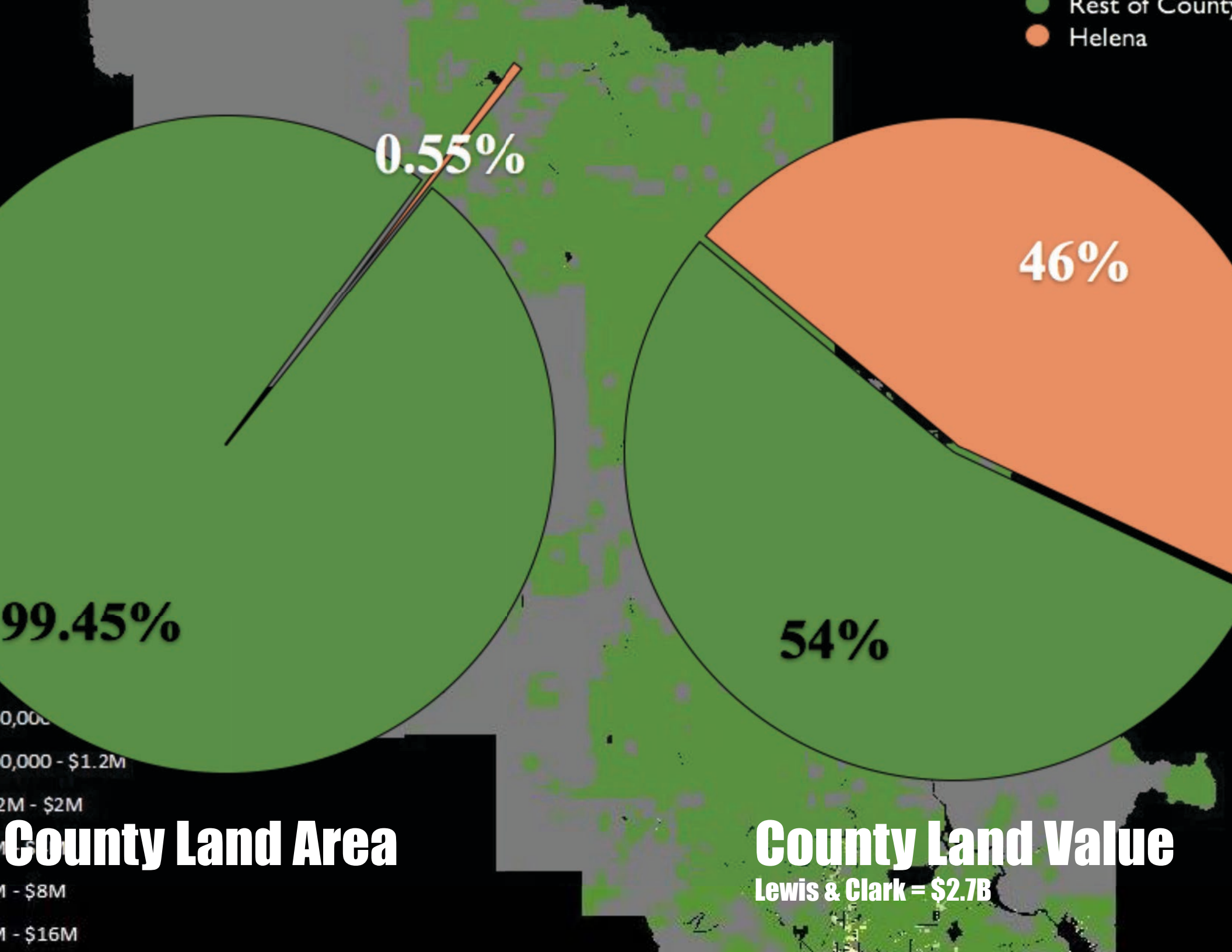

GREETINGS from
FRESNO
CALIFORNIA


resno, CA


eetings from
Capital City of
MONTANA


Helena Valley Northwest
Helena Valley Northeast
Helena Valley West Central
elena West Side
Helena

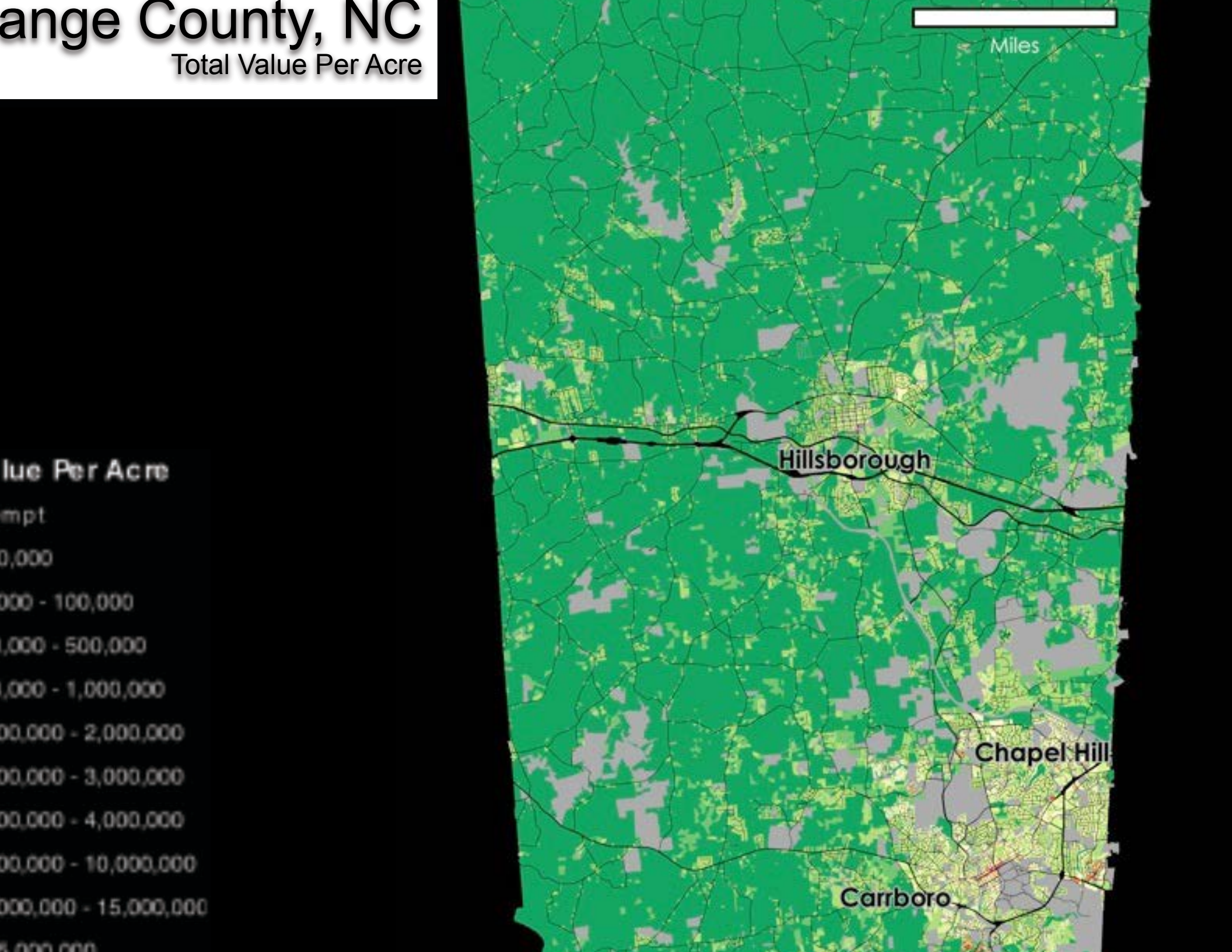

Outlier
Helena Valley Northwest
Helena Valley Northeast
Helena Valley West Central
elena West Side
Helena


Rest of County
Helena
0.55%
99.45%
46%
54%
0,000 - $1.2M
2M - $2M
M - $8M
M - $16M
County Land Area
County Land Value
Lewis & Clark = $2.7B


reetings from
CHAPEL
IOME OF UNIVERSITY OF NORTH CAROLIN

ange County, NC

Total Value Per Acre



lue Per Acre

mpt

0,000

000 - 100,000

,000 - 500,000

,000 - 1,000,000

00,000 - 2,000,000

00,000 - 3,000,000

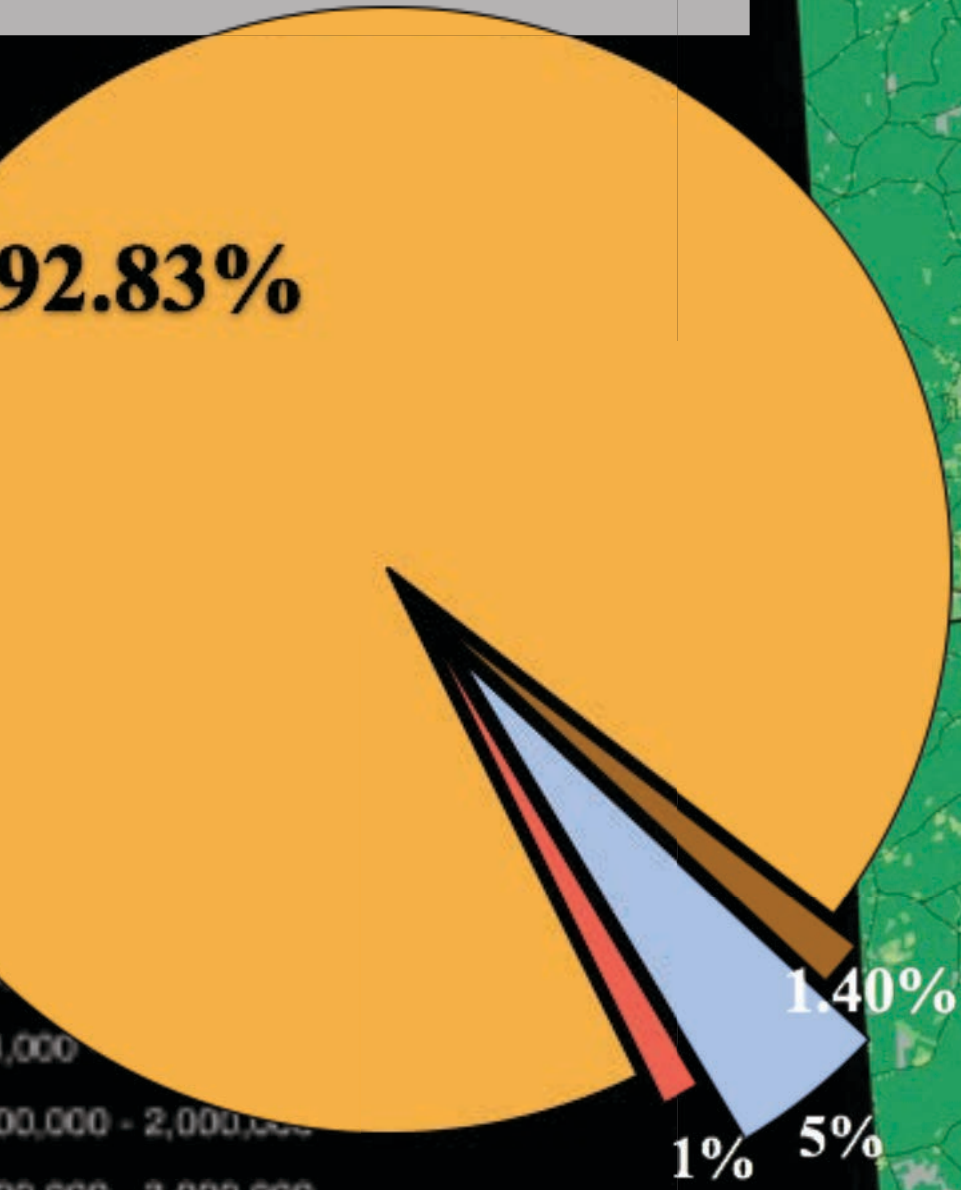
00,000 - 4,000,000

00,000 - 10,000,000

000,000 - 15,000,000

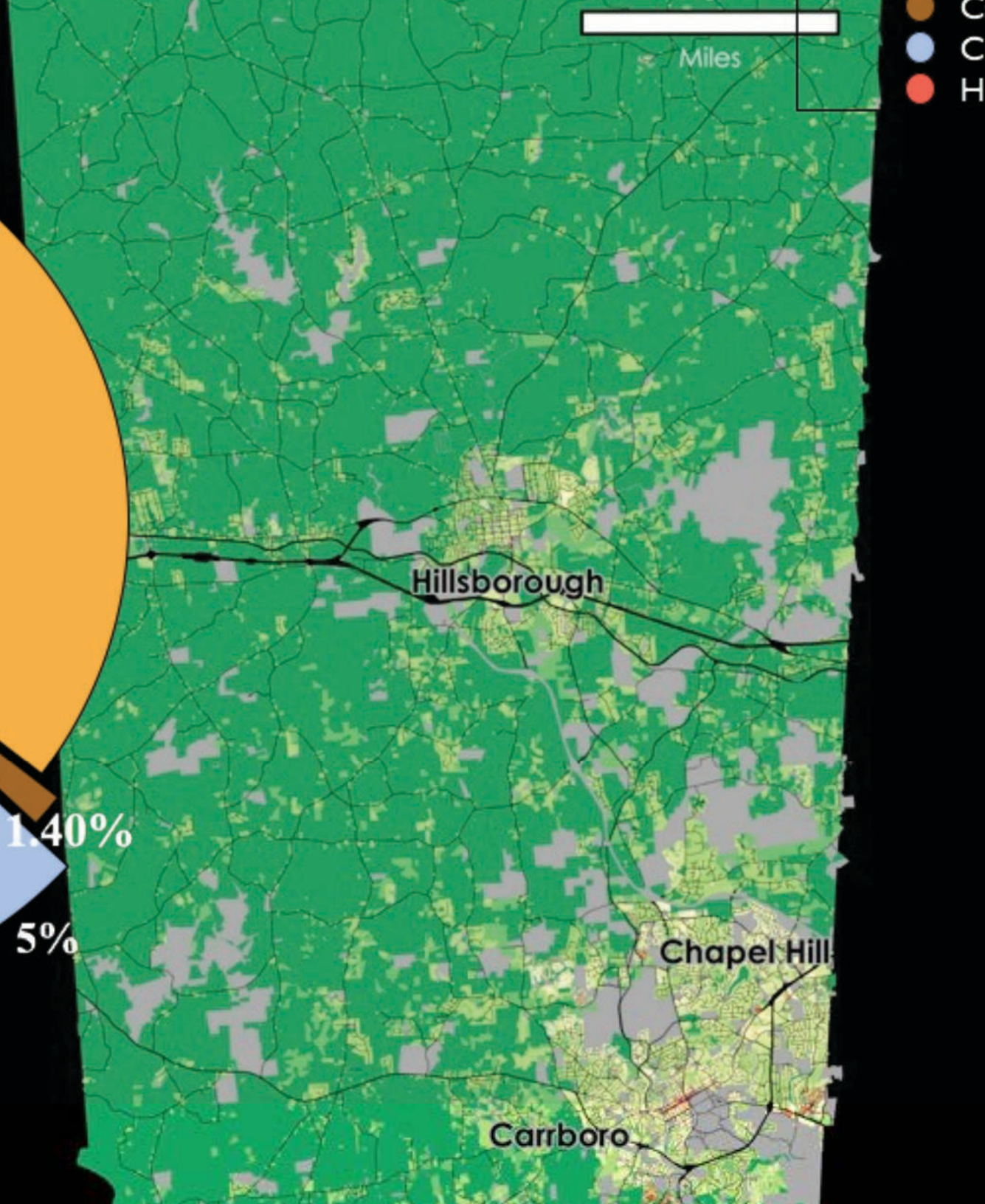
ange County, NC

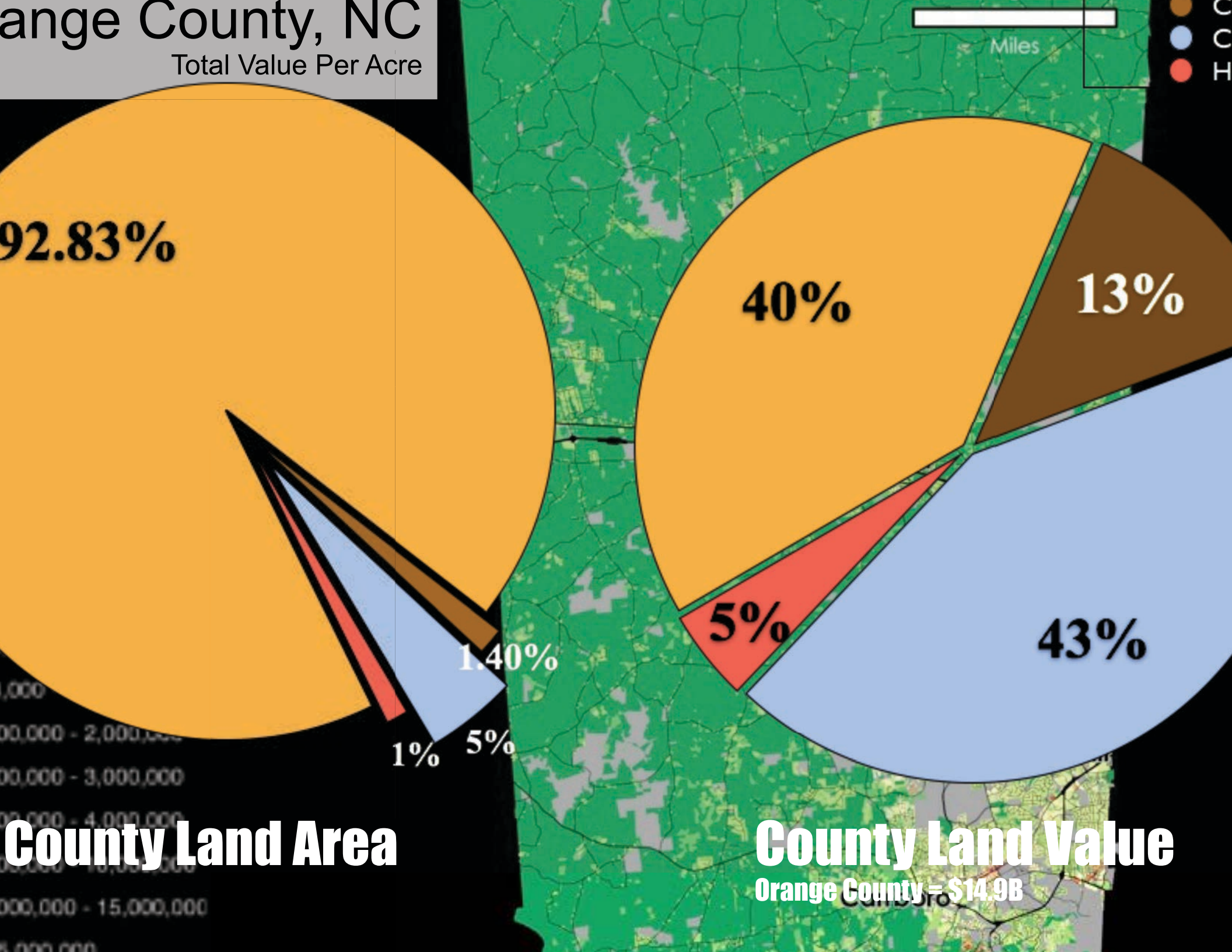
Total Value Per Acre

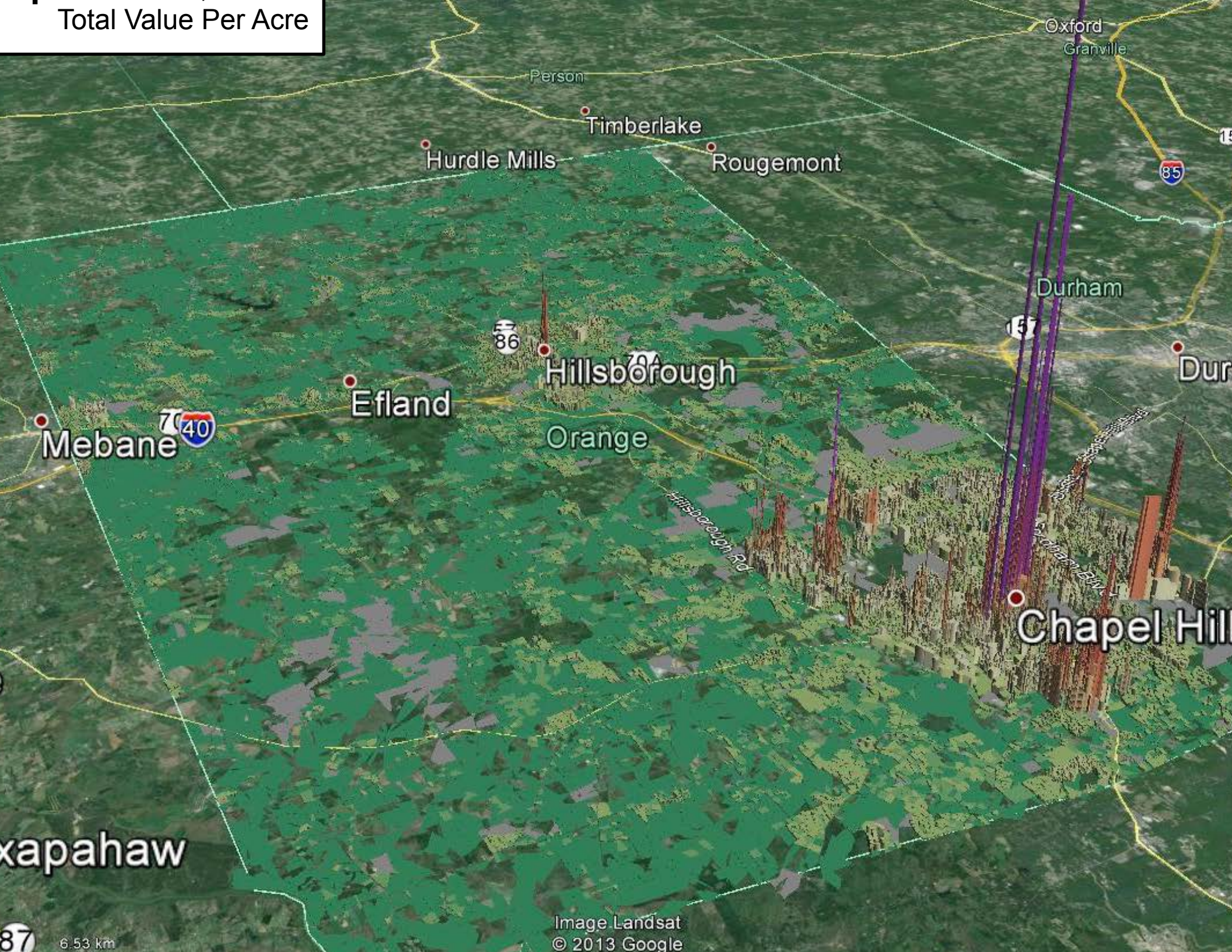


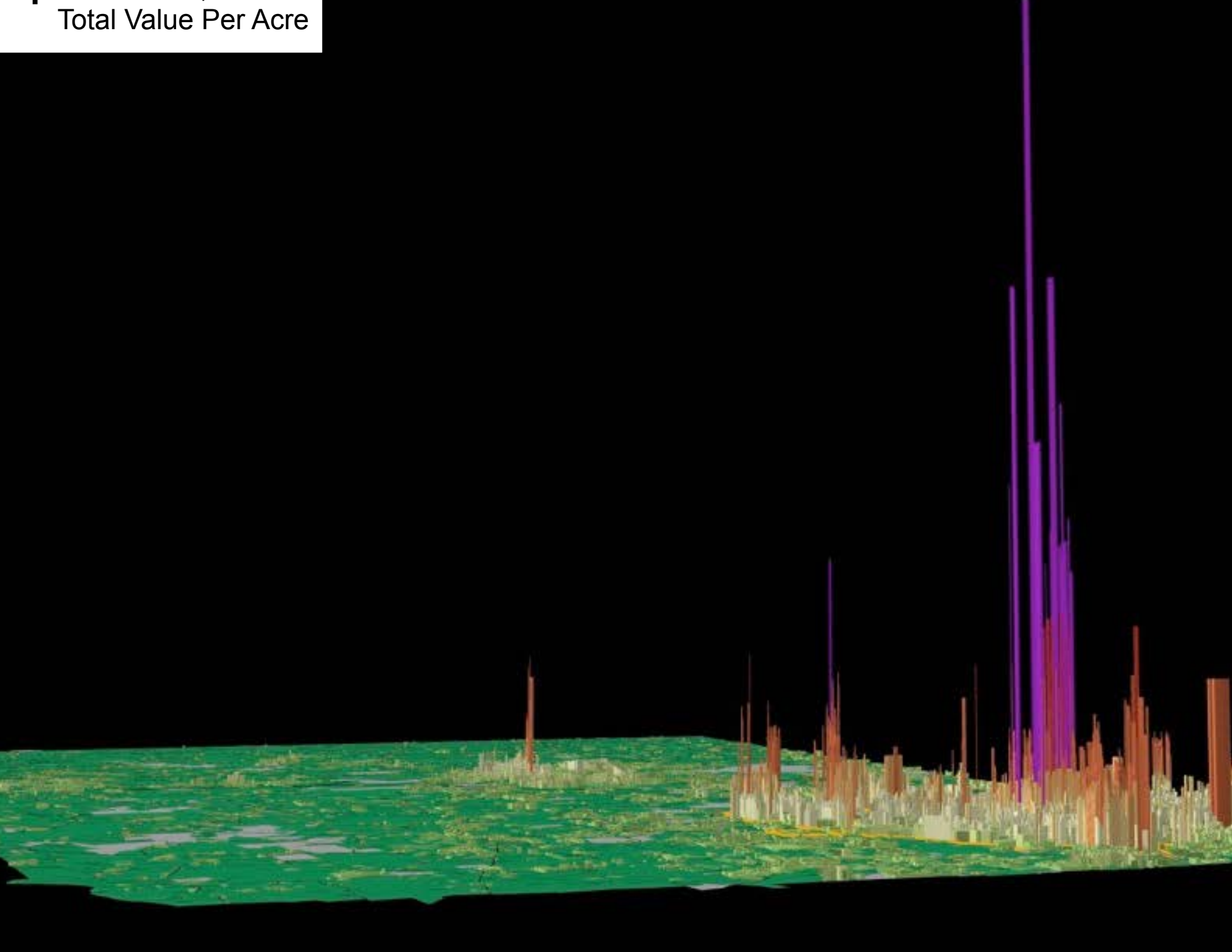
,000
00,000 - 2,000,000
00,000 - 3,000,000
00,000 - 4,000,000
000,000 - 15,000,000

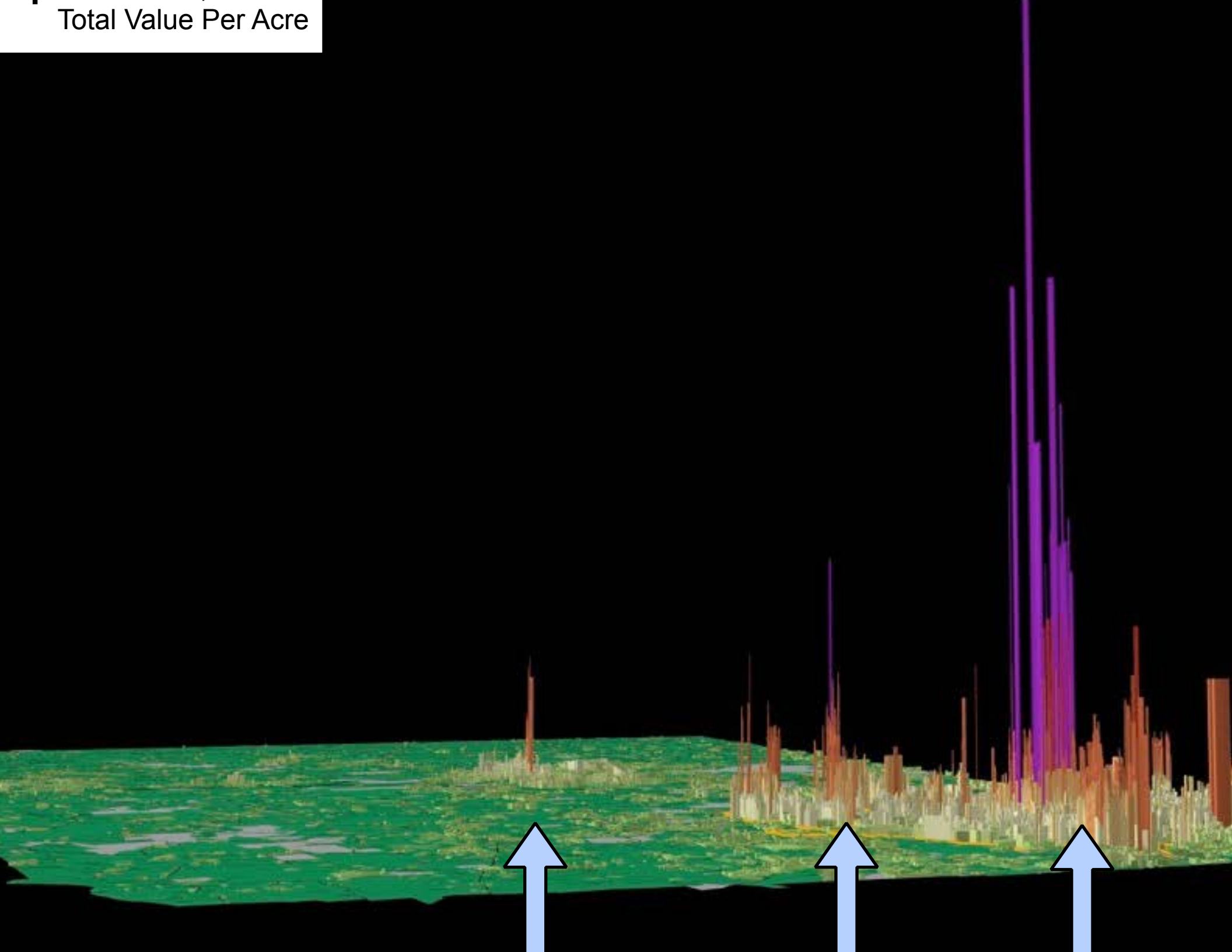
County Land Area

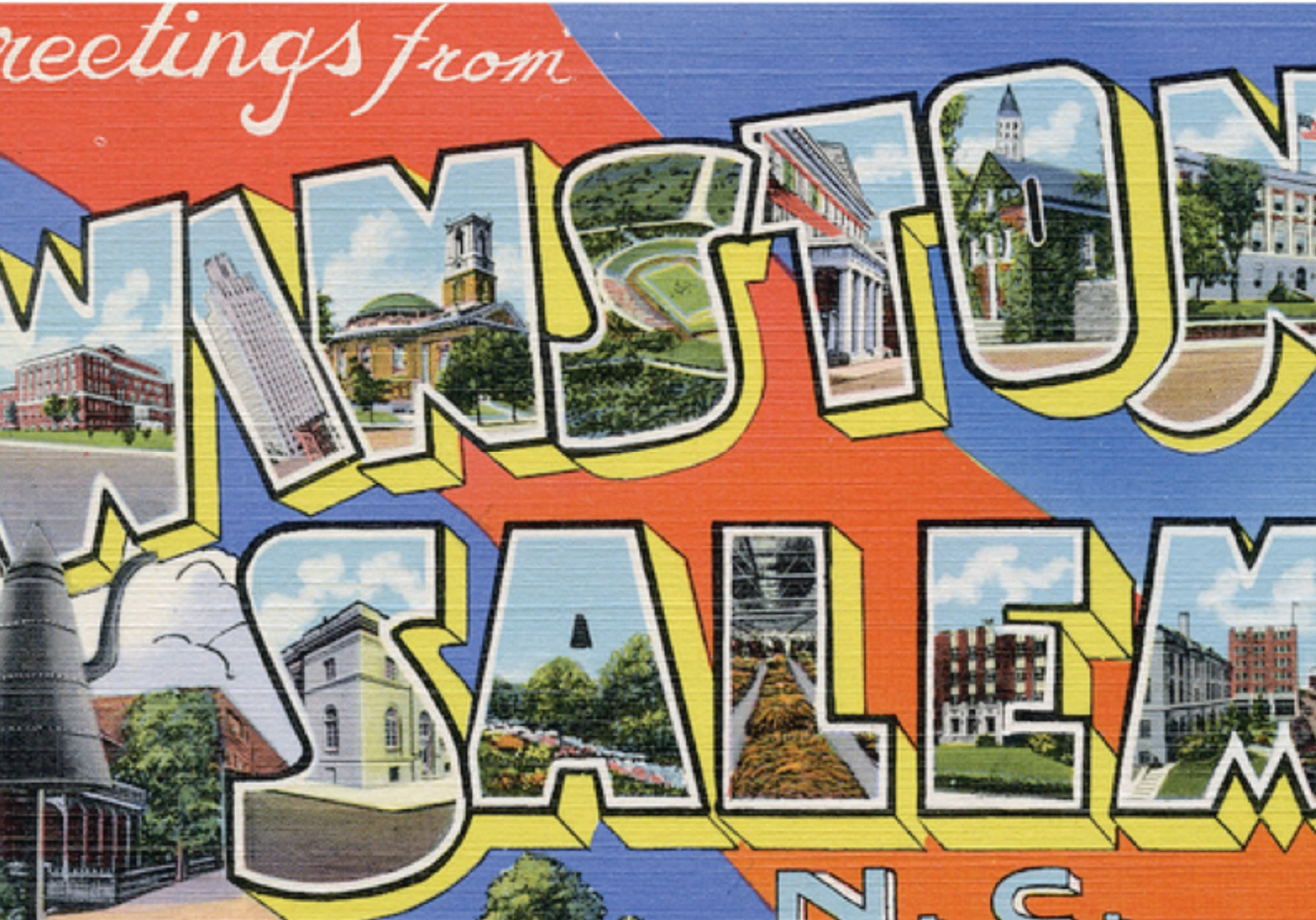


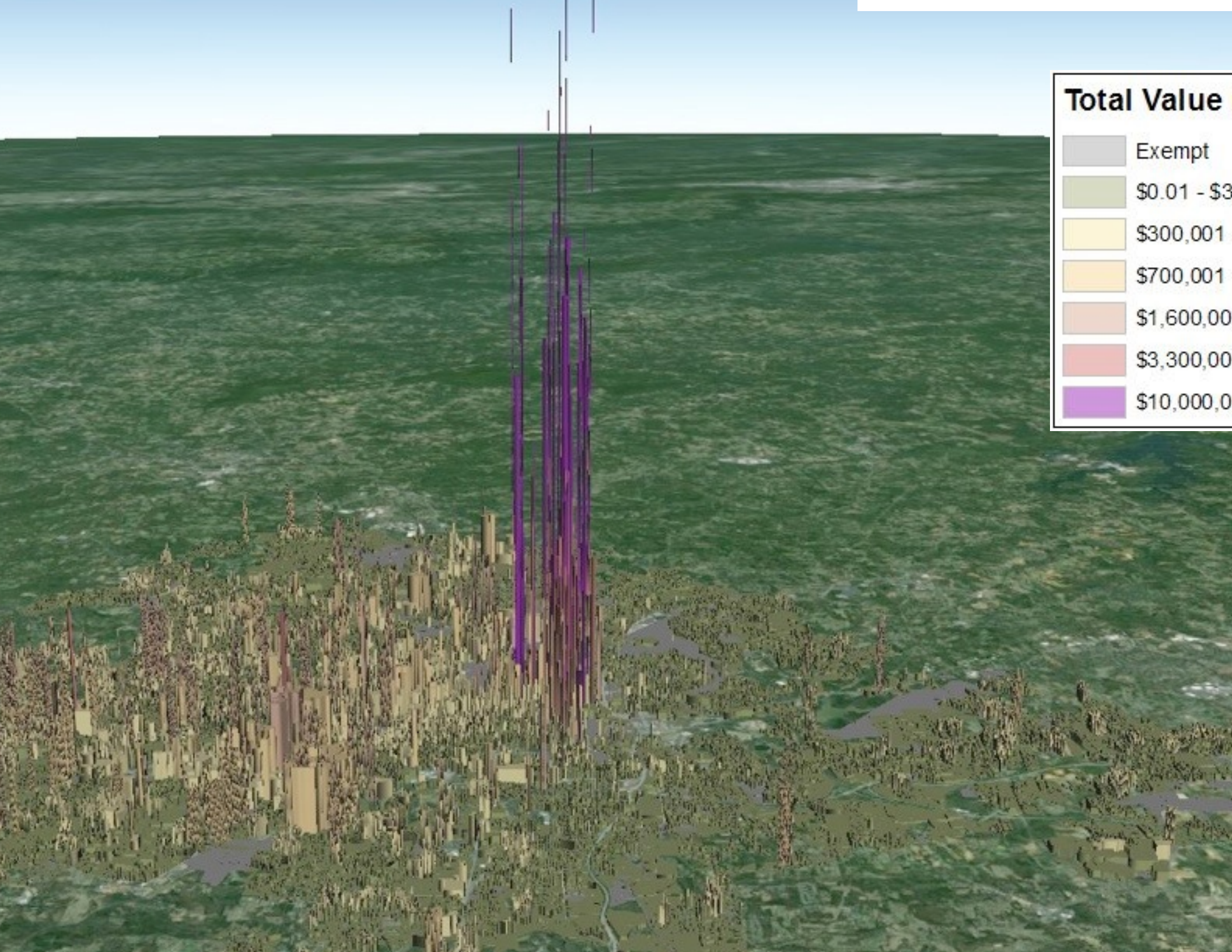

ange County, NC
Total Value Per Acre
92.83%
1.40%
1%
5%
County Land Area
40%
13%
5%
43%
County Land Value
Orange County = $14.9B
Miles


Total Value Per Acre
Oxford
Granville
Person
Timberlake
Hurdle Mills
Rougemont
85
Durham
157
86
Hillsborough
70A
Efland
Mebane
70
40
Orange
Hillsborough Rd
Chapel Hill
xapahaw
87
6.53 km
Image Landsat
© 2013 Google


Total Value Per Acre


Total Value Per Acre


Greetings from
WINSTON
SALEM
N. C.


Total Value
Exempt
$0.01 - $3
$300,001
$700,001
$1,600,00
$3,300,00
$10,000,0

A Lasting Valu

S Main St
3,091/acre

Old Wachovia Bank
$22,509,981/acre

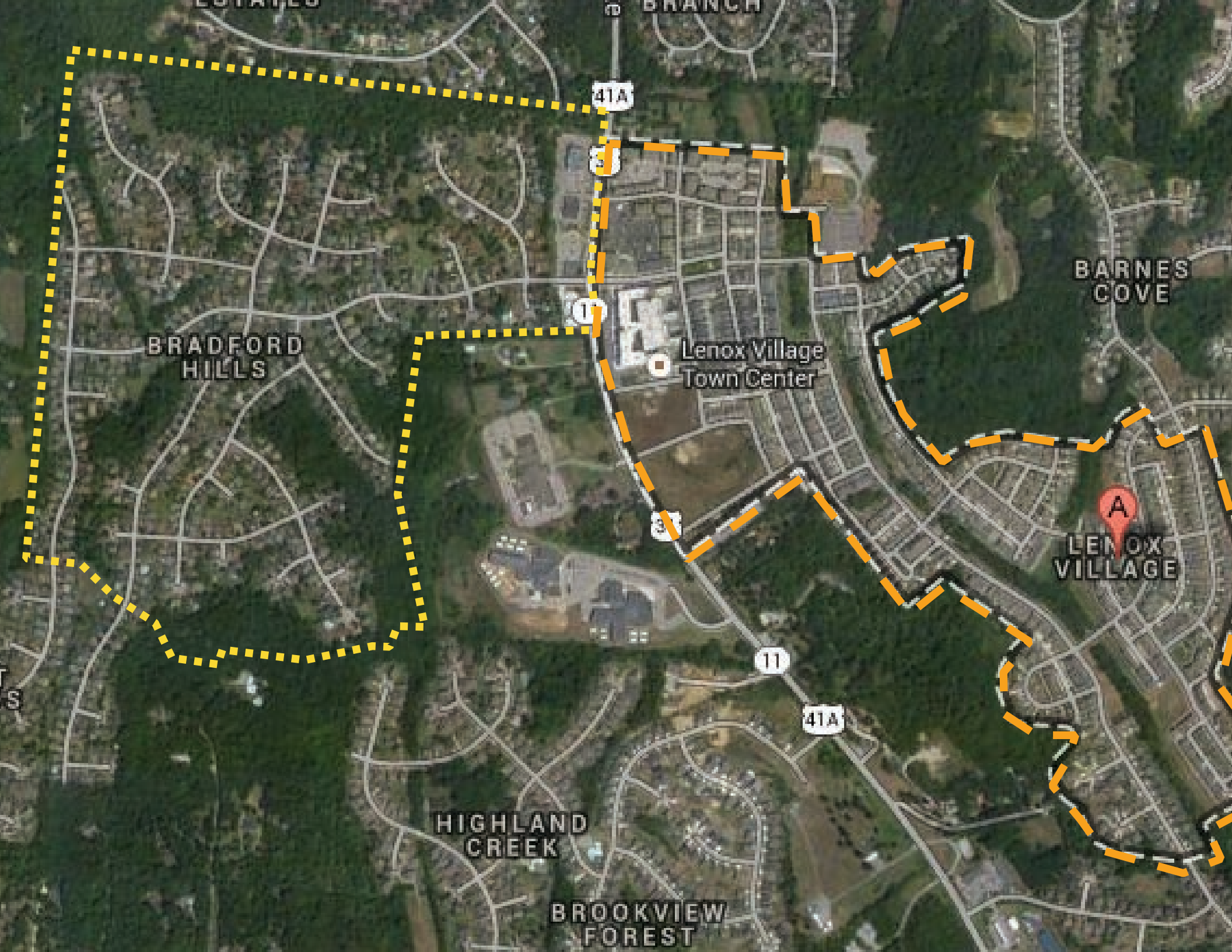
1867

$2.7M on 10.62 a

0.5 acres of the +145 year
612 Main in Old Salem, wo
equal the property taxes of t
acre Kmart.


Greetings from
NASHVILLE
TENNESSEE


Single Family
Townhomes
Condos
Live Work
Retail / Office
Single Family
Townhomes
Live Work
Parks
Single Family
Creek
Parks
nation
nter
Preserved
Hillside
Square
Nolensville Road
Restaurant
LENOX VILLAGE


41A
BRANCH
BARNES
COVE
BRADFORD
HILLS
Lenox Village
Town Center
A
LENOX
VILLAGE
11
41A
HIGHLAND
CREEK
BROOKVIEW
FOREST

E GULCH

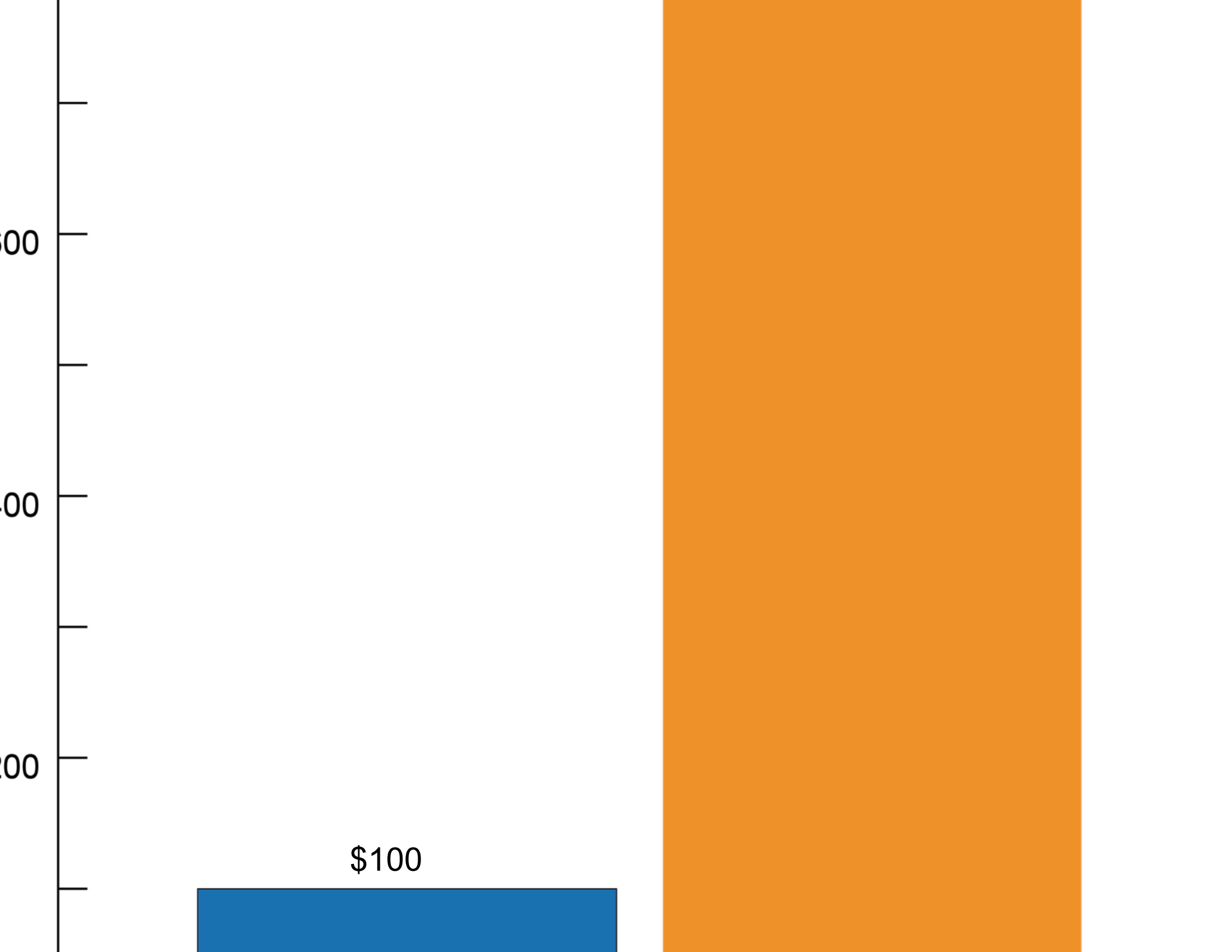
Get down here.

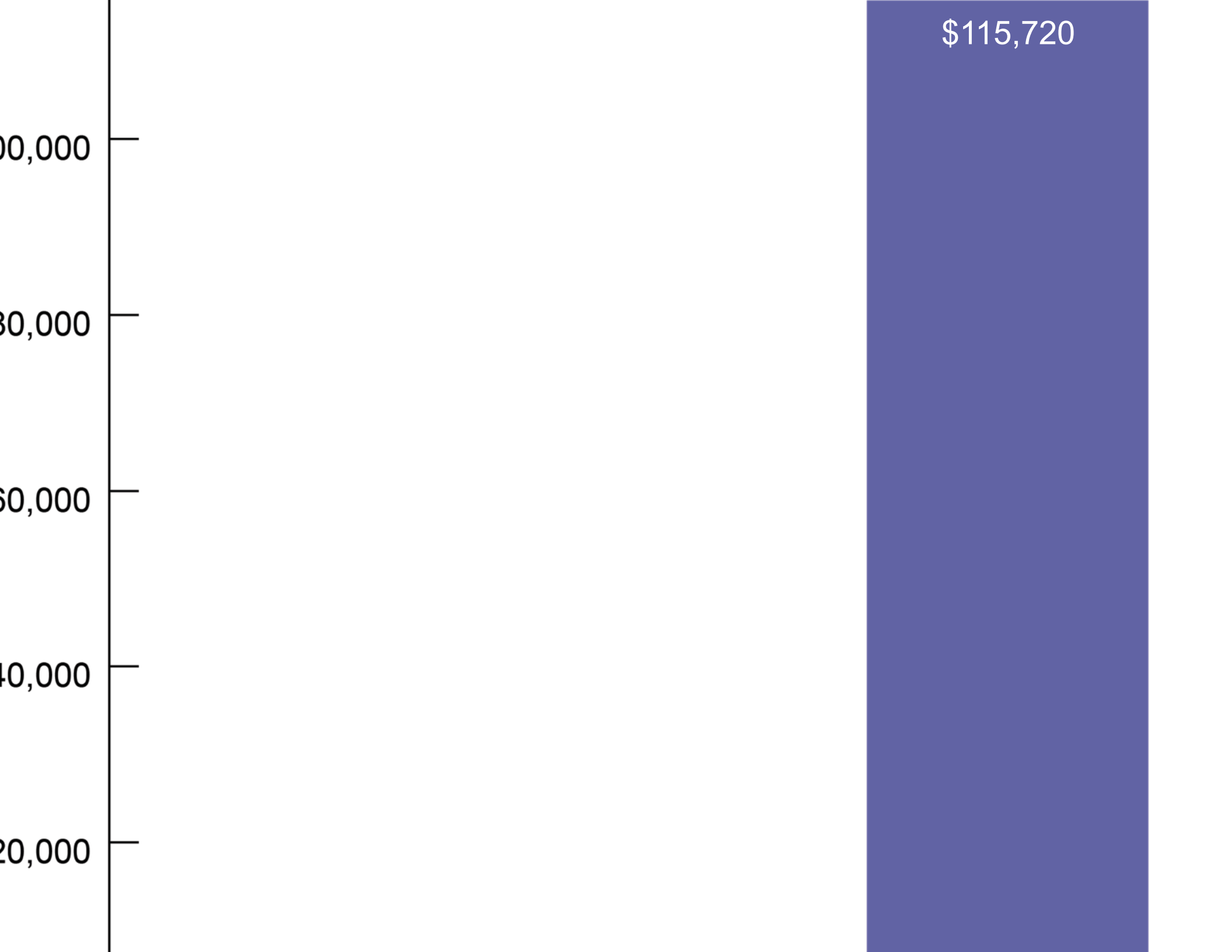
CONTACT
HAPPENINGS

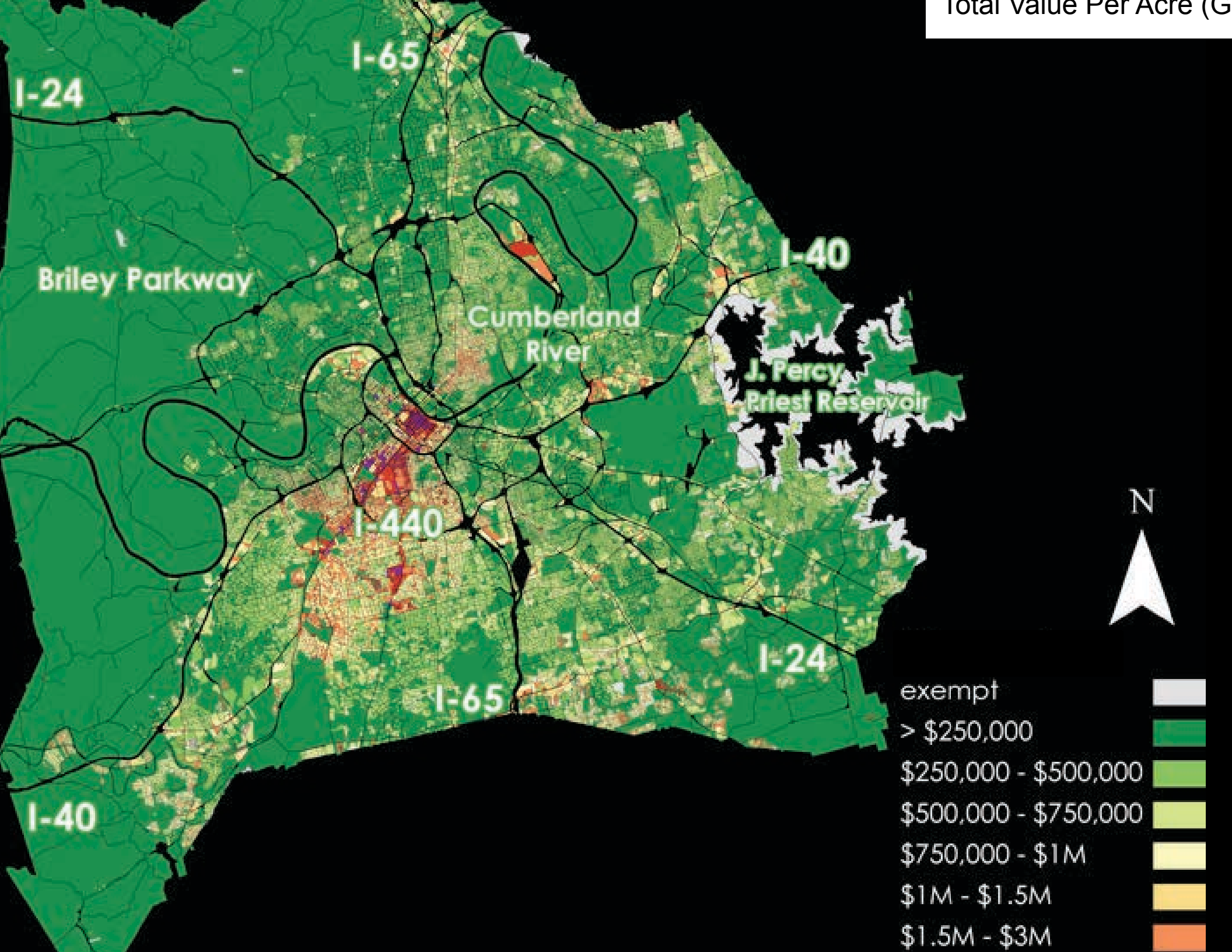
SEARCH

RUE

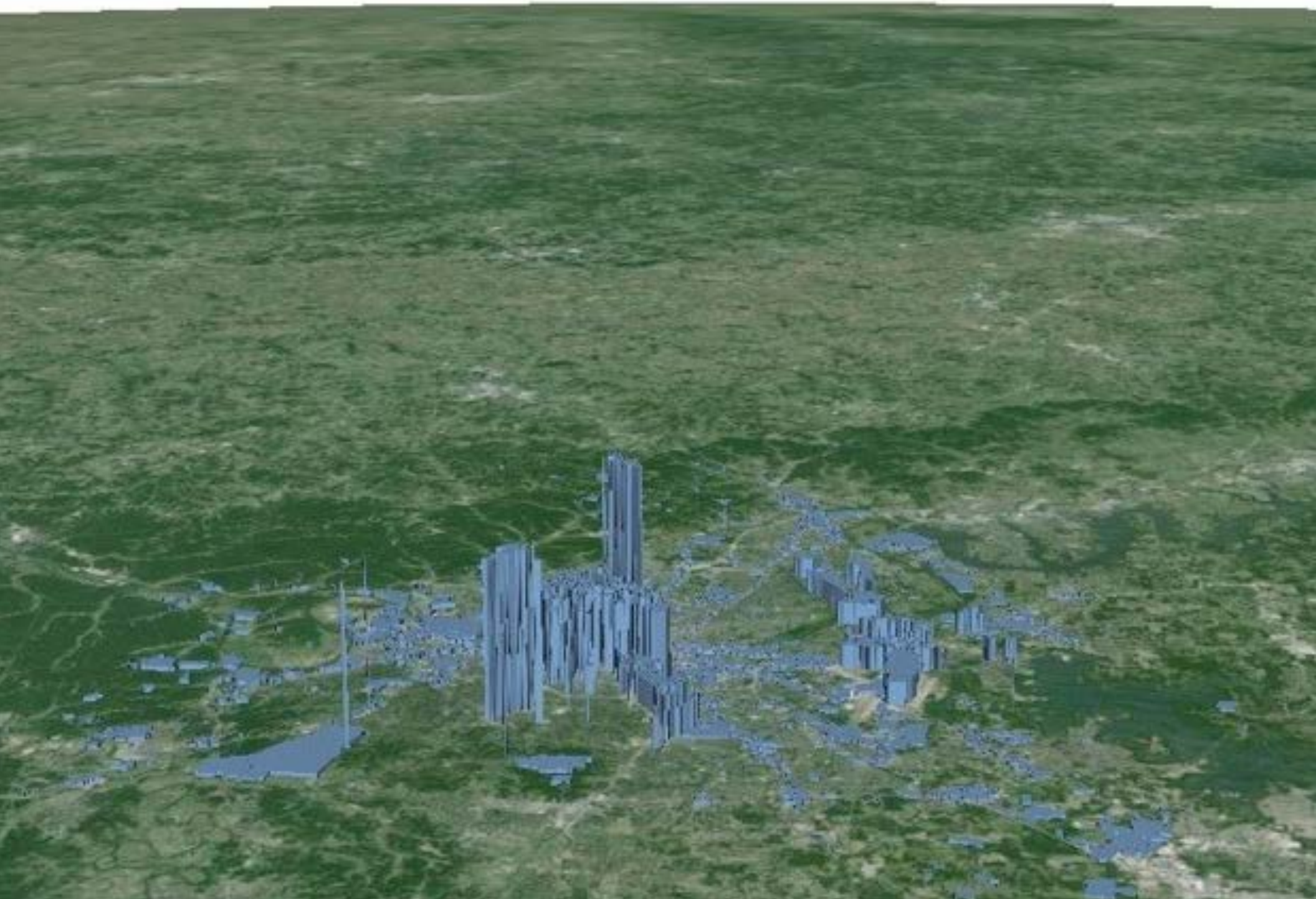
Nashville.


$100

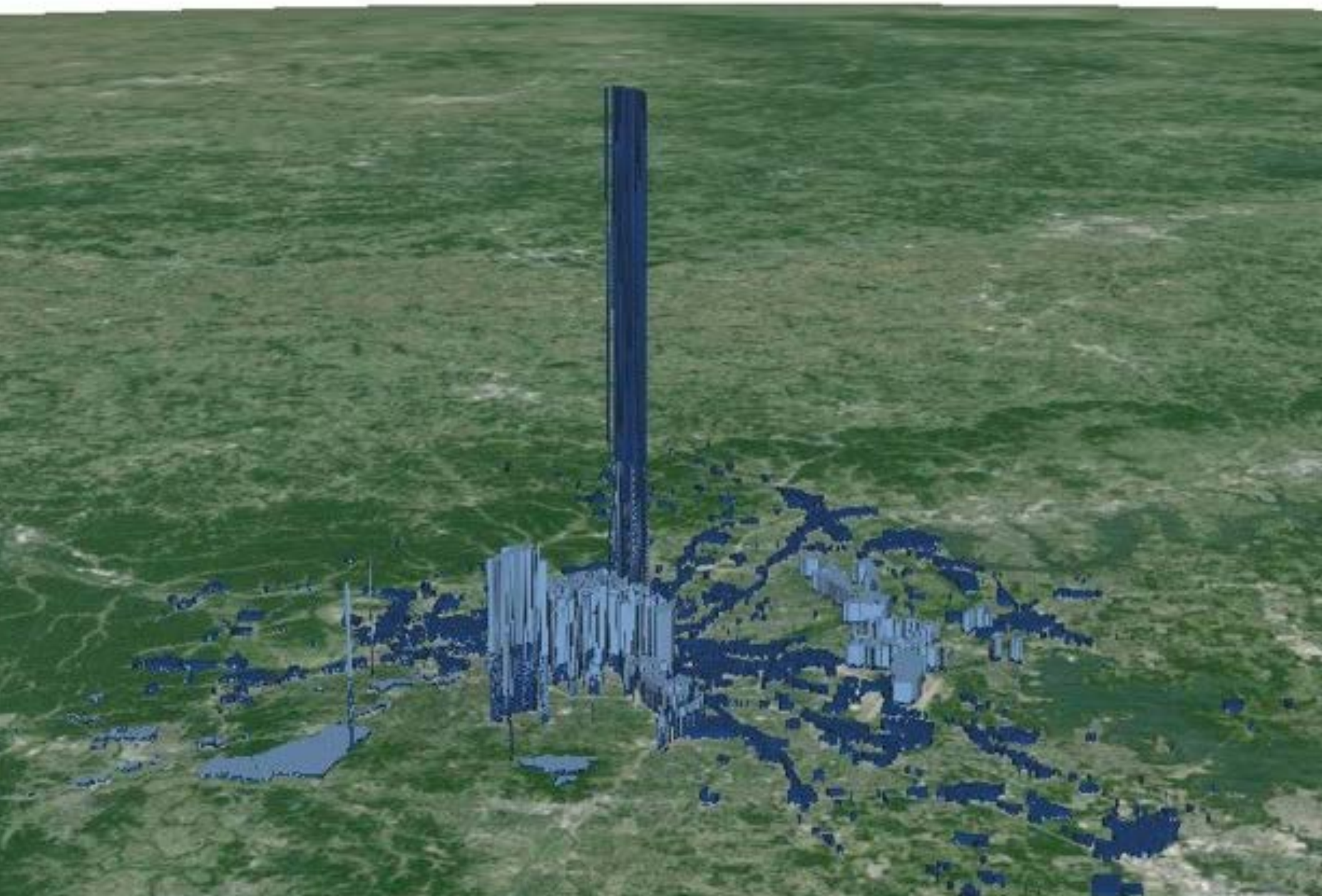

$115,720
00,000
80,000
60,000
40,000
20,000

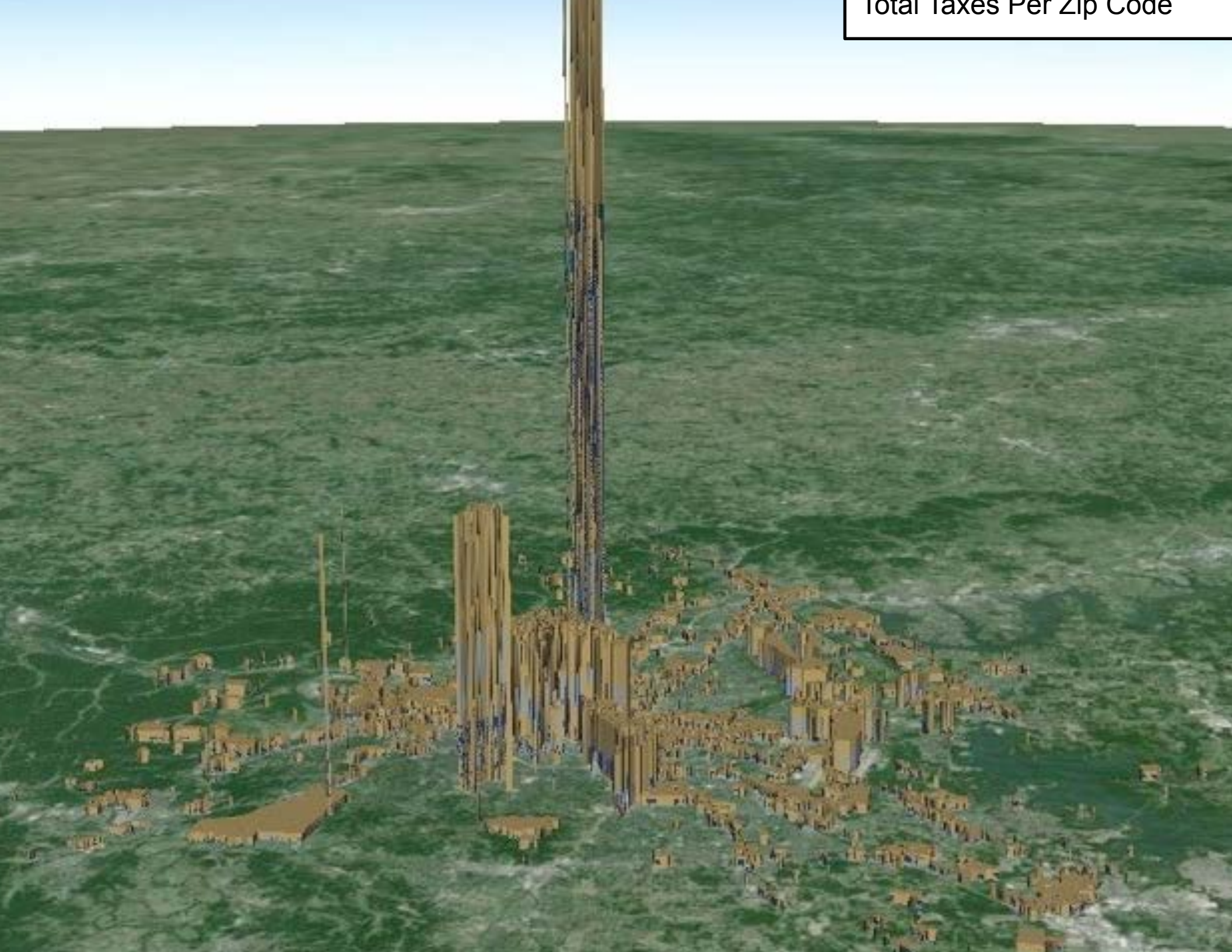

Total Value Per Acre (G
I-65
I-24
I-40
Briley Parkway
Cumberland River
J. Percy Priest Reservoir
I-440
I-24
I-65
I-40
N
exempt
> $250,000
$250,000 - $500,000
$500,000 - $750,000
$750,000 - $1M
$1M - $1.5M
$1.5M - $3M

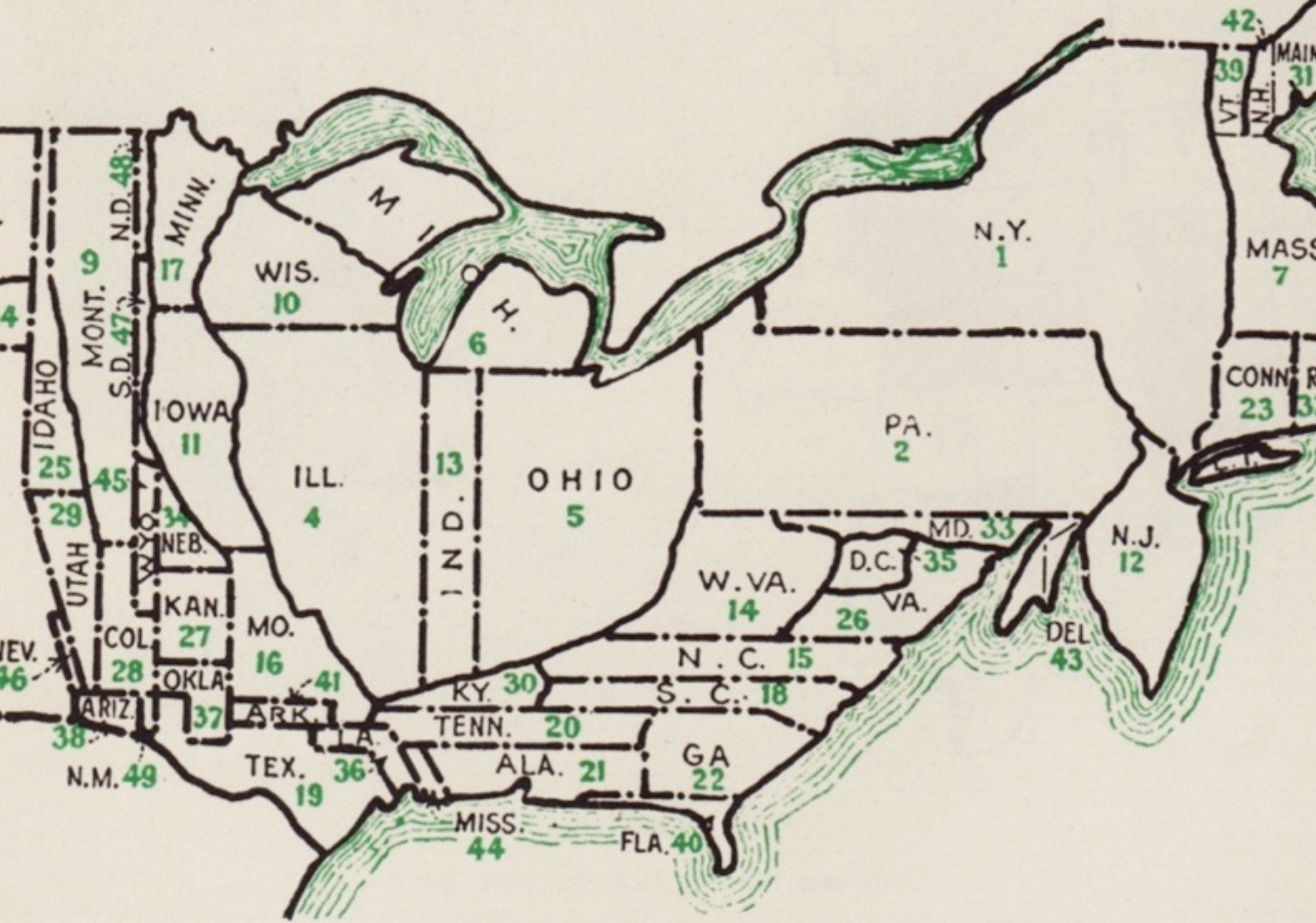
Average Property Taxes Per Z



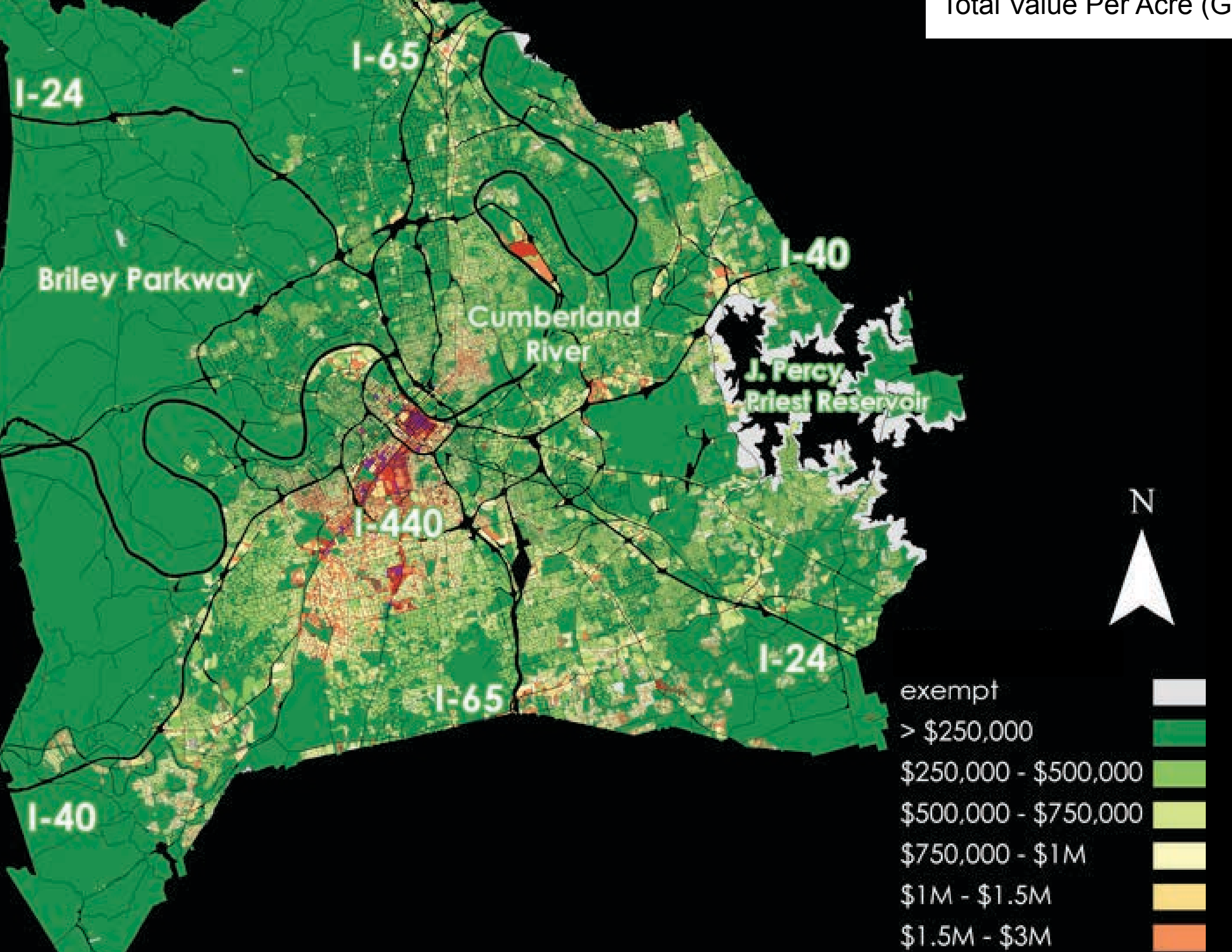
Average Retail Taxes Per Zip

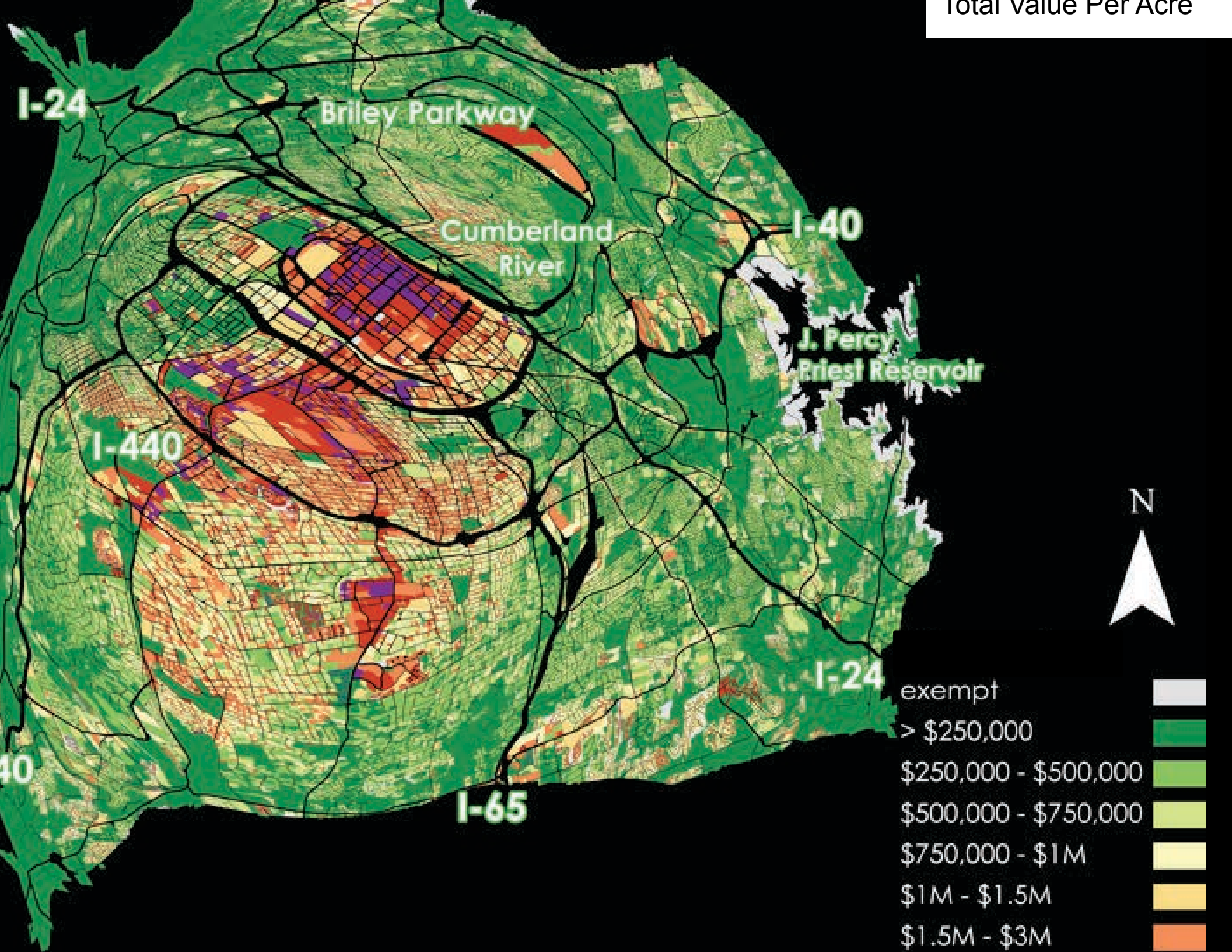



Total Taxes Per Zip Code

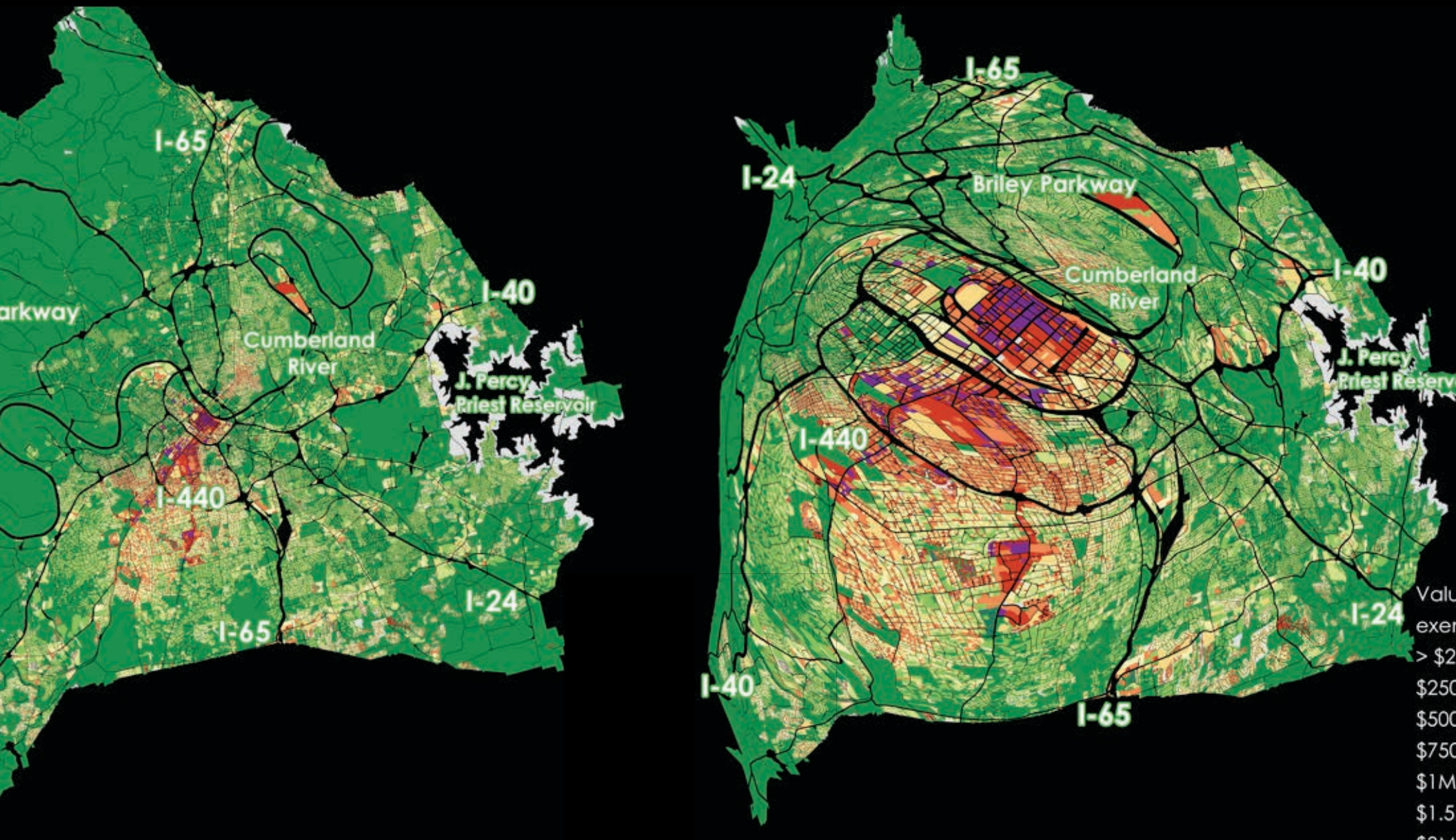


gest, April 23, 1921.

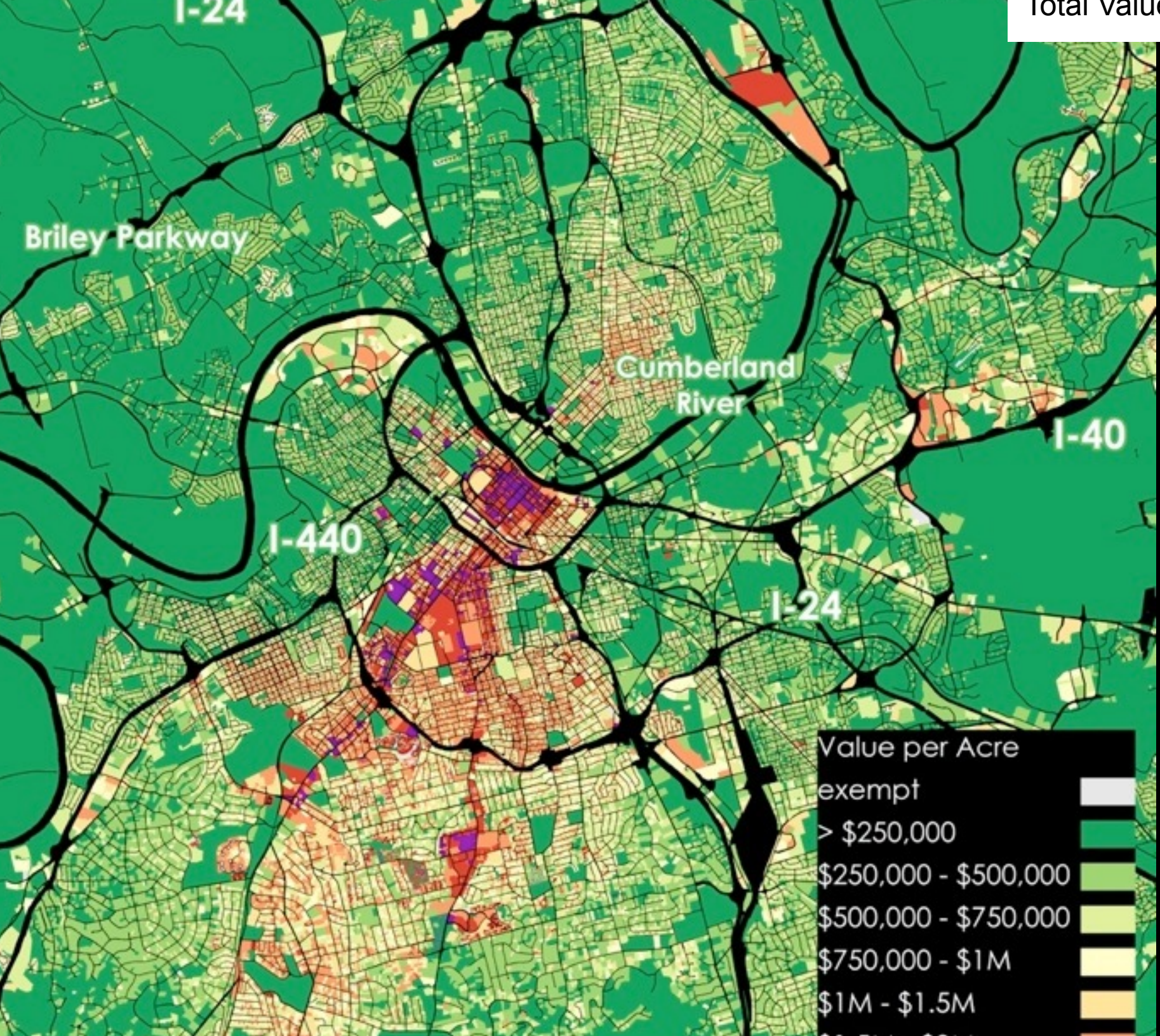

Total Value Per Acre (G
I-65
I-24
I-40
Briley Parkway
Cumberland River
J. Percy Priest Reservoir
I-440
I-24
I-65
I-40
N
exempt
> $250,000
$250,000 - $500,000
$500,000 - $750,000
$750,000 - $1M
$1M - $1.5M
$1.5M - $3M


Total Value Per Acre
I-24
Briley Parkway
Cumberland River
I-40
J. Percy Priest Reservoir
I-440
I-24
I-65
N
exempt
> $250,000
$250,000 - $500,000
$500,000 - $750,000
$750,000 - $1M
$1M - $1.5M
$1.5M - $3M

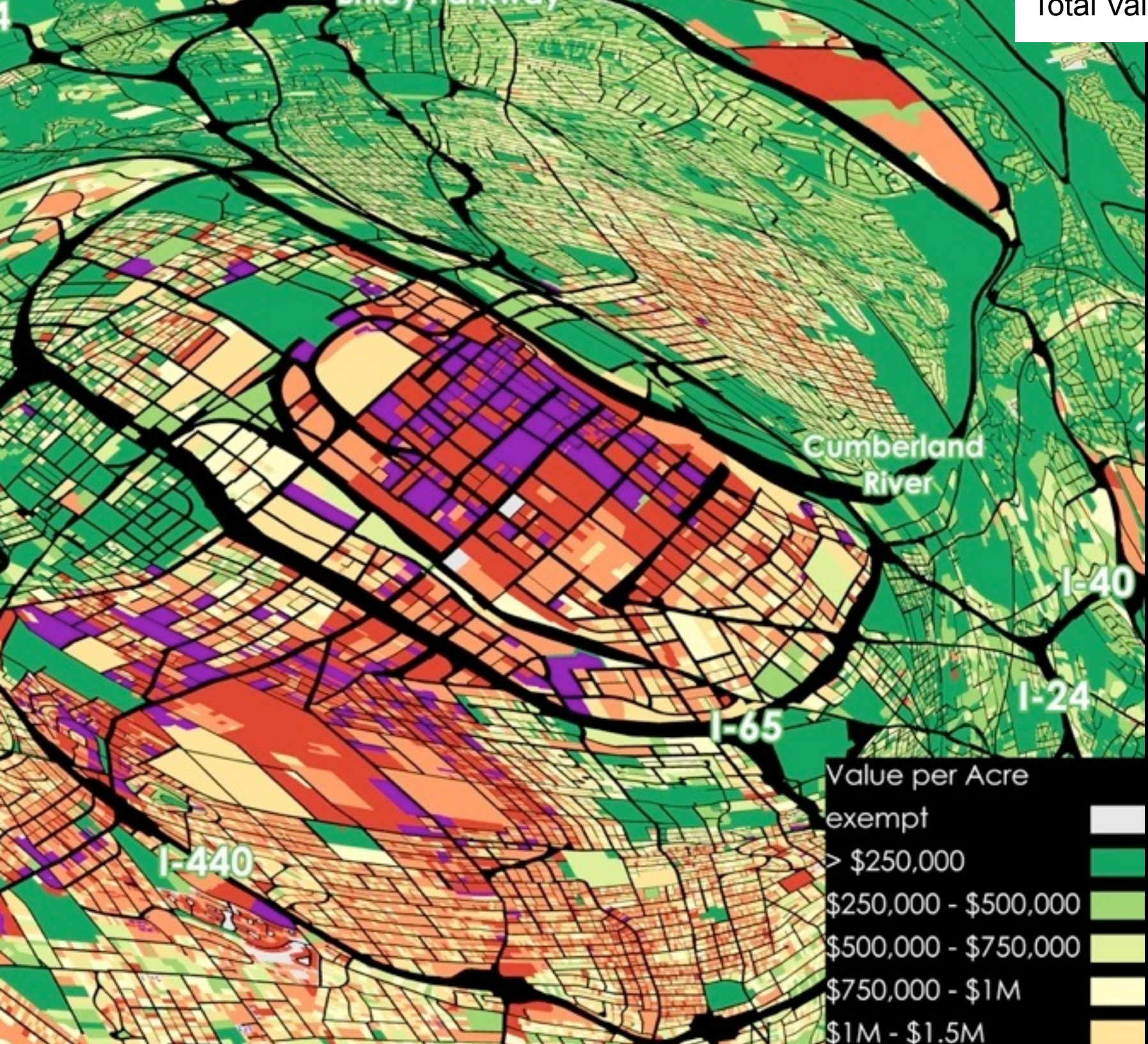
Total Value Per Acre



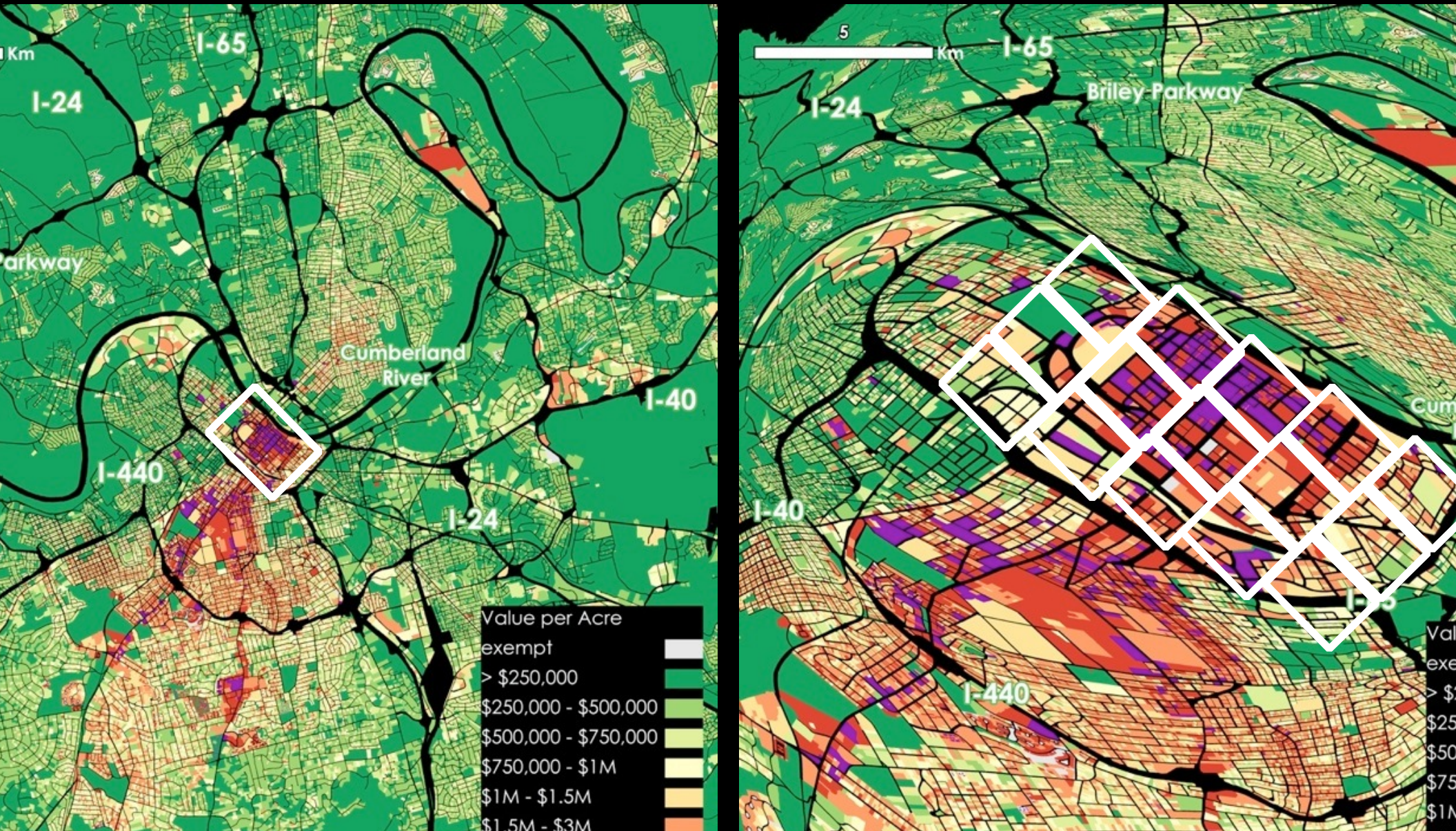
Total Value Per Acre (U



Total Value Per Acre

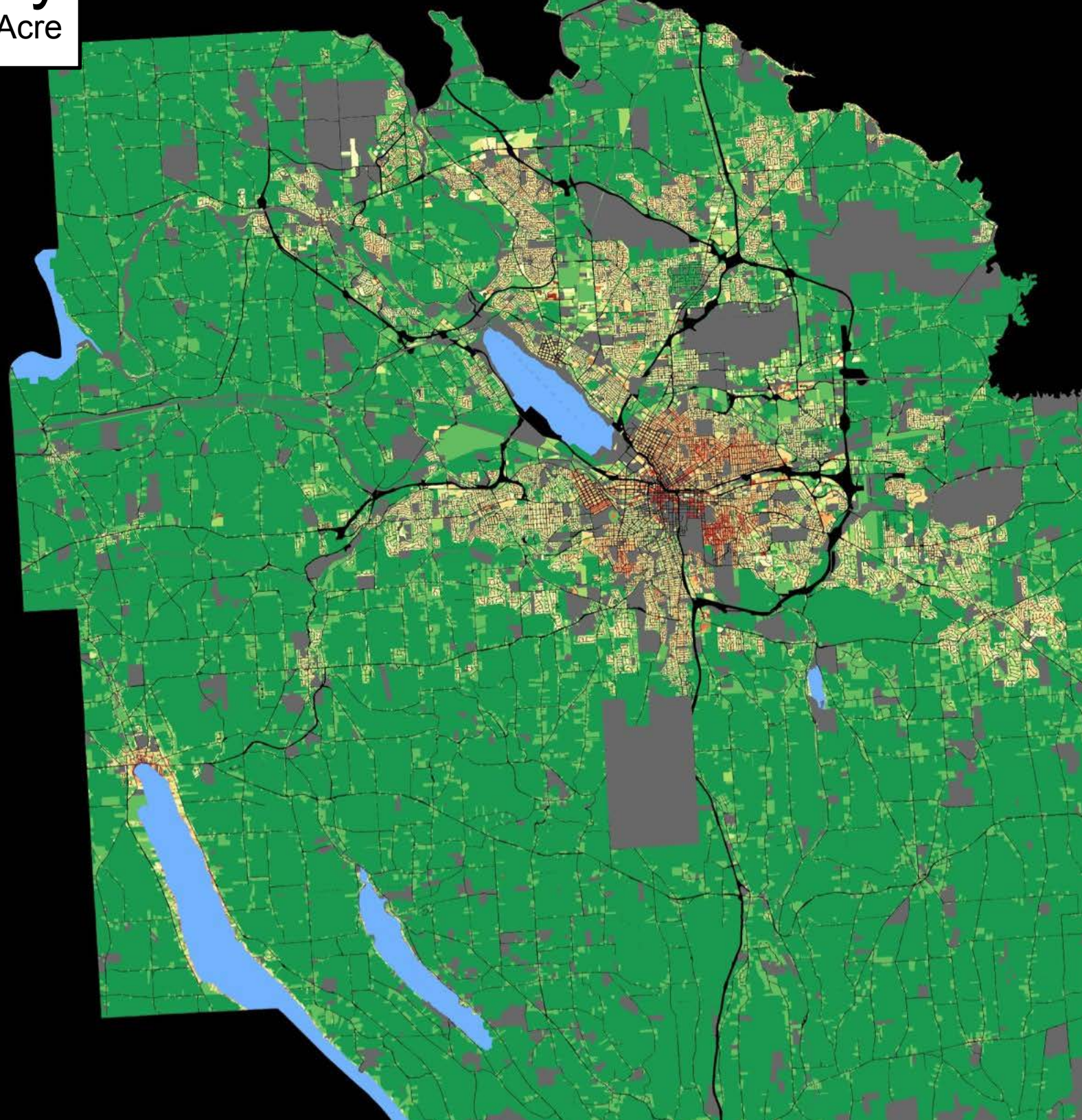


Total Value Per Acre




ey Joe,
hat about
racuse?”
ler if this will
Louisville?”

County Taxes Per Acre



y Tax Per Acre

exempt

< 500

500 - 1,000

$1,000 - $2,000

$2,000 - $4,000

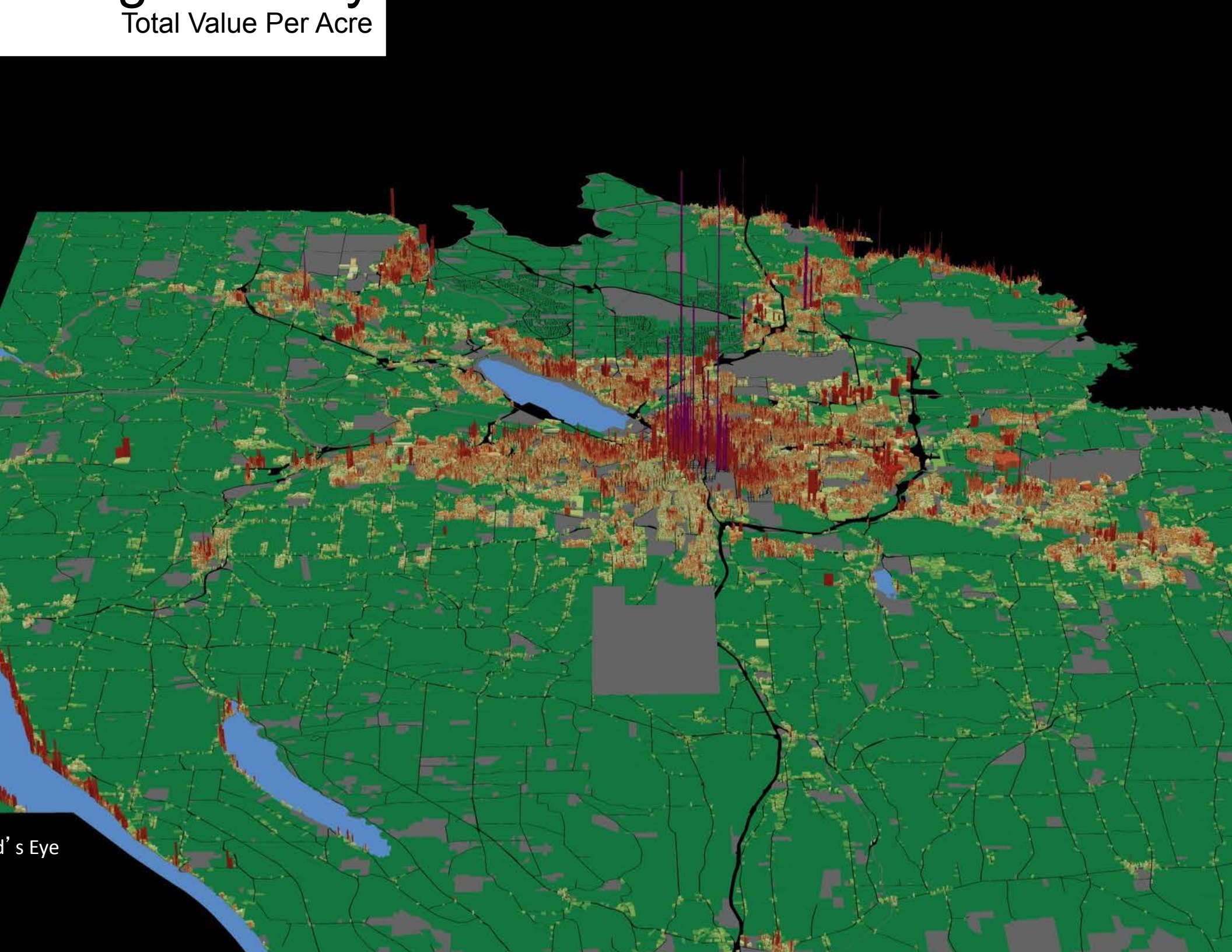
$4,000 - $6,000

$6,000 - $8,000

$8,000 - $10,000

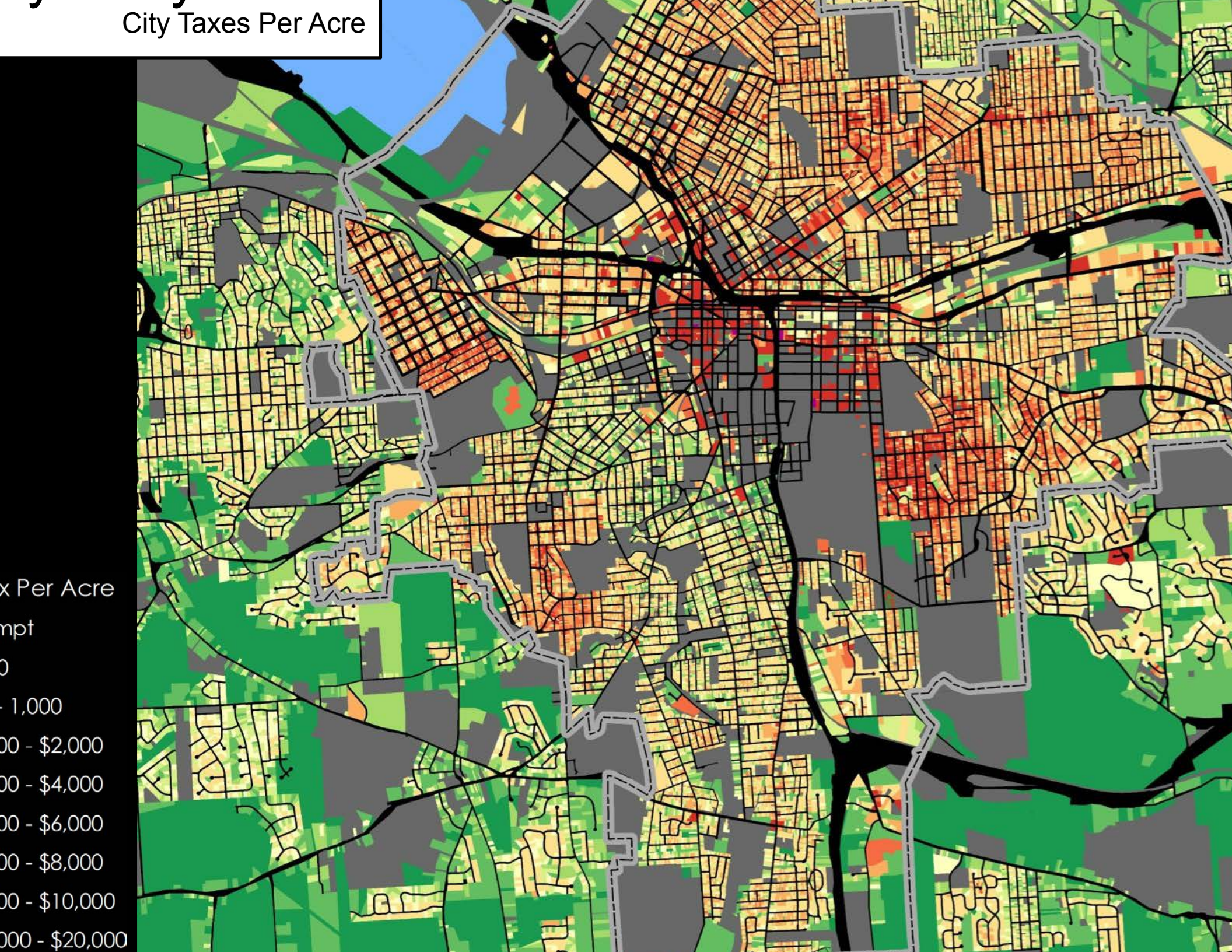
$10,000 - $20,000

Total Value Per Acre

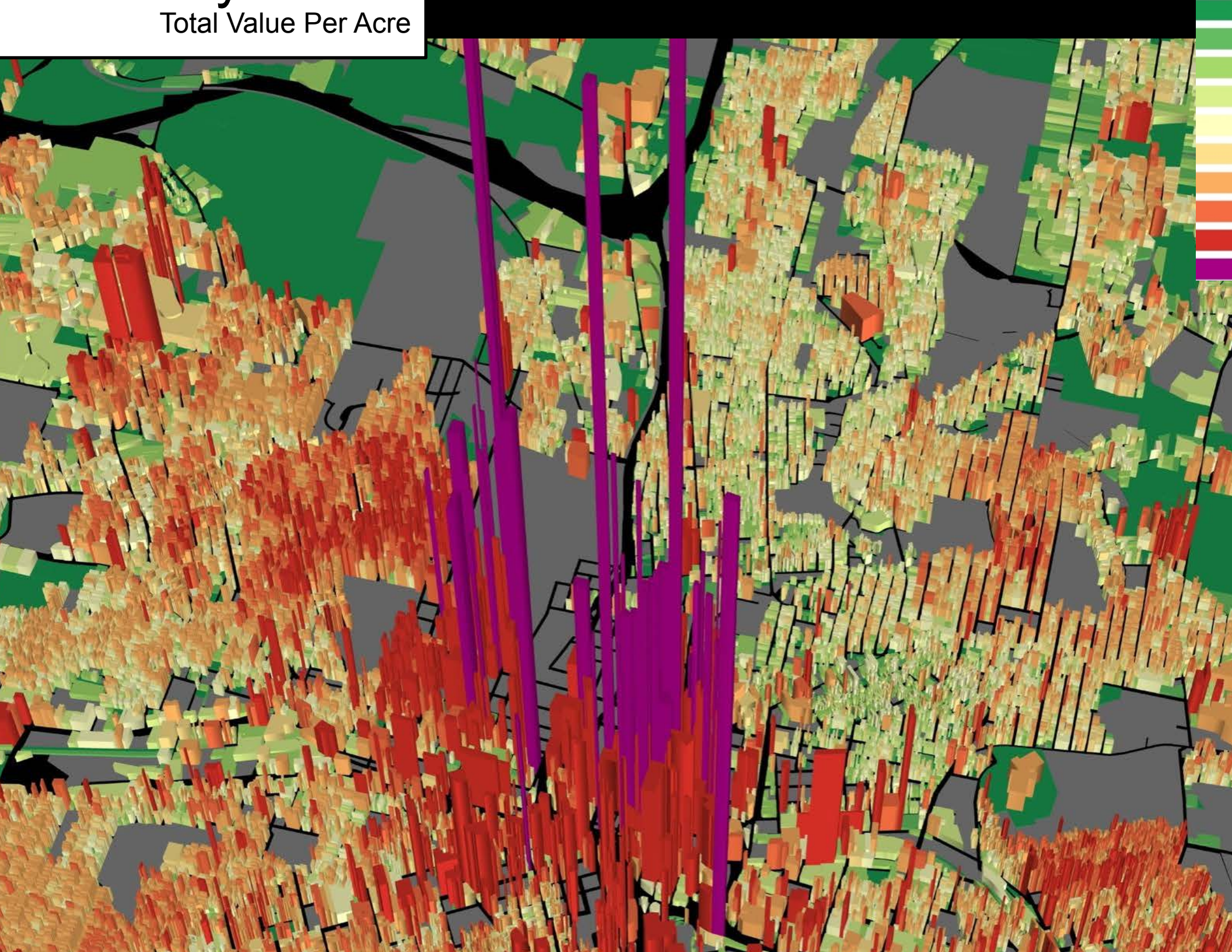


d’ s Eye

City Taxes Per Acre

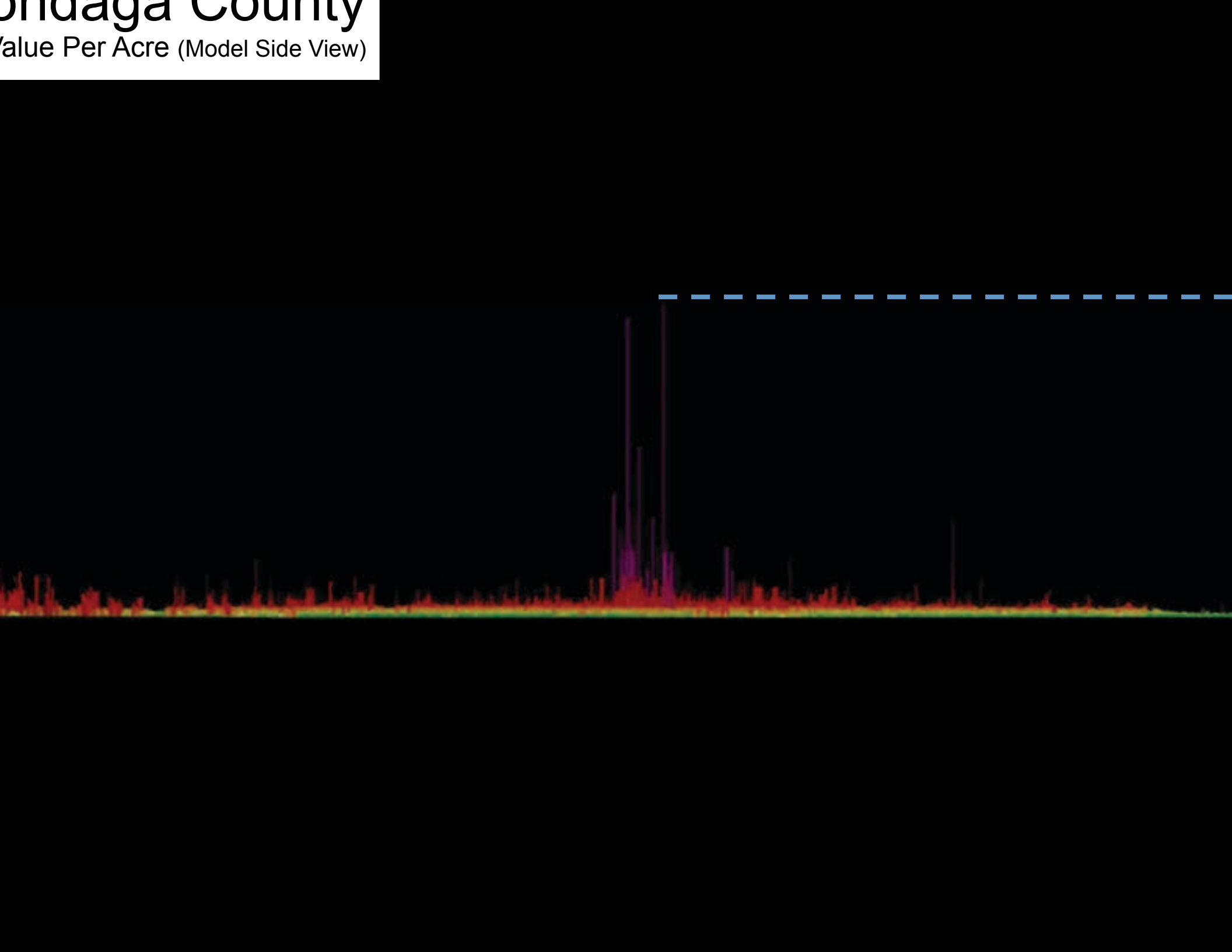


Total Value Per Acre



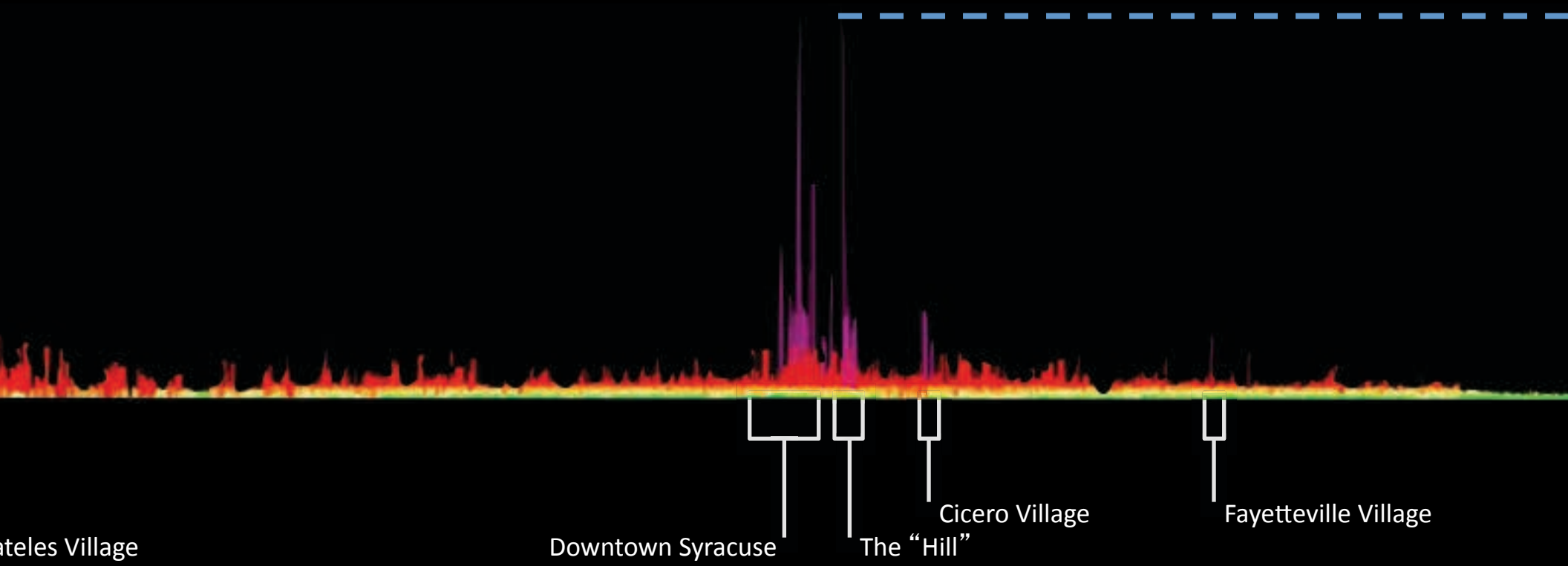
onondaga County

Value Per Acre (Model Side View)



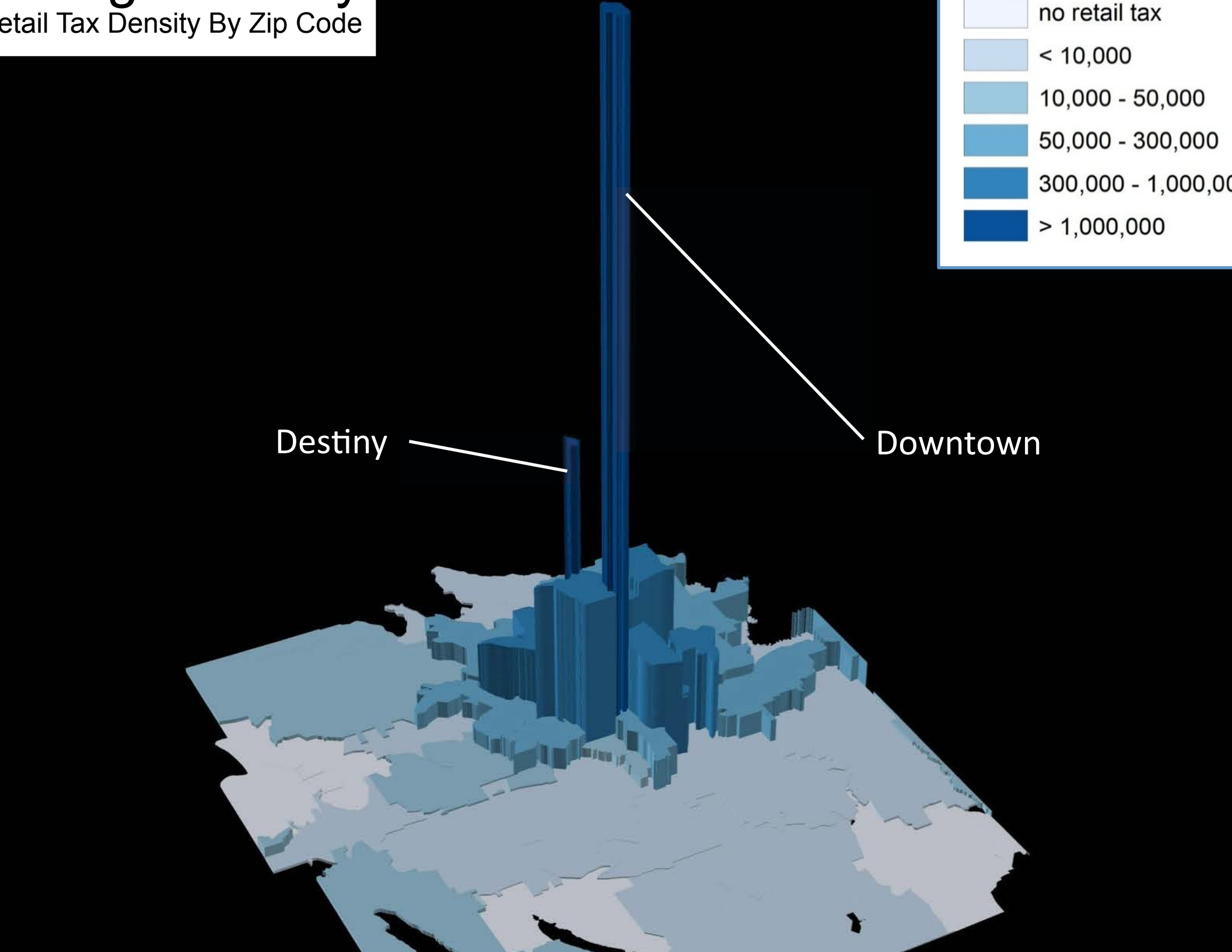
onidaga County

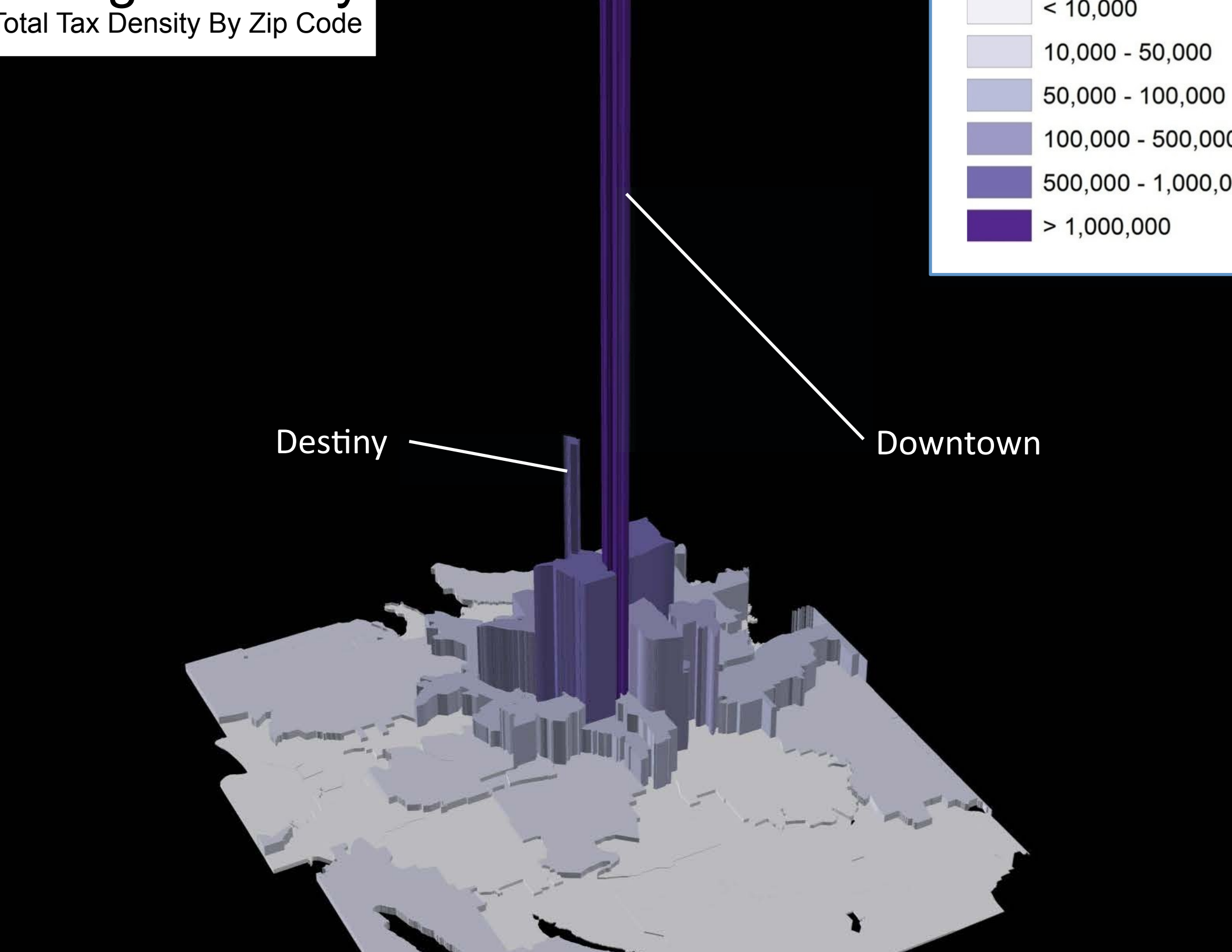
Value Per Acre (Model Side View)

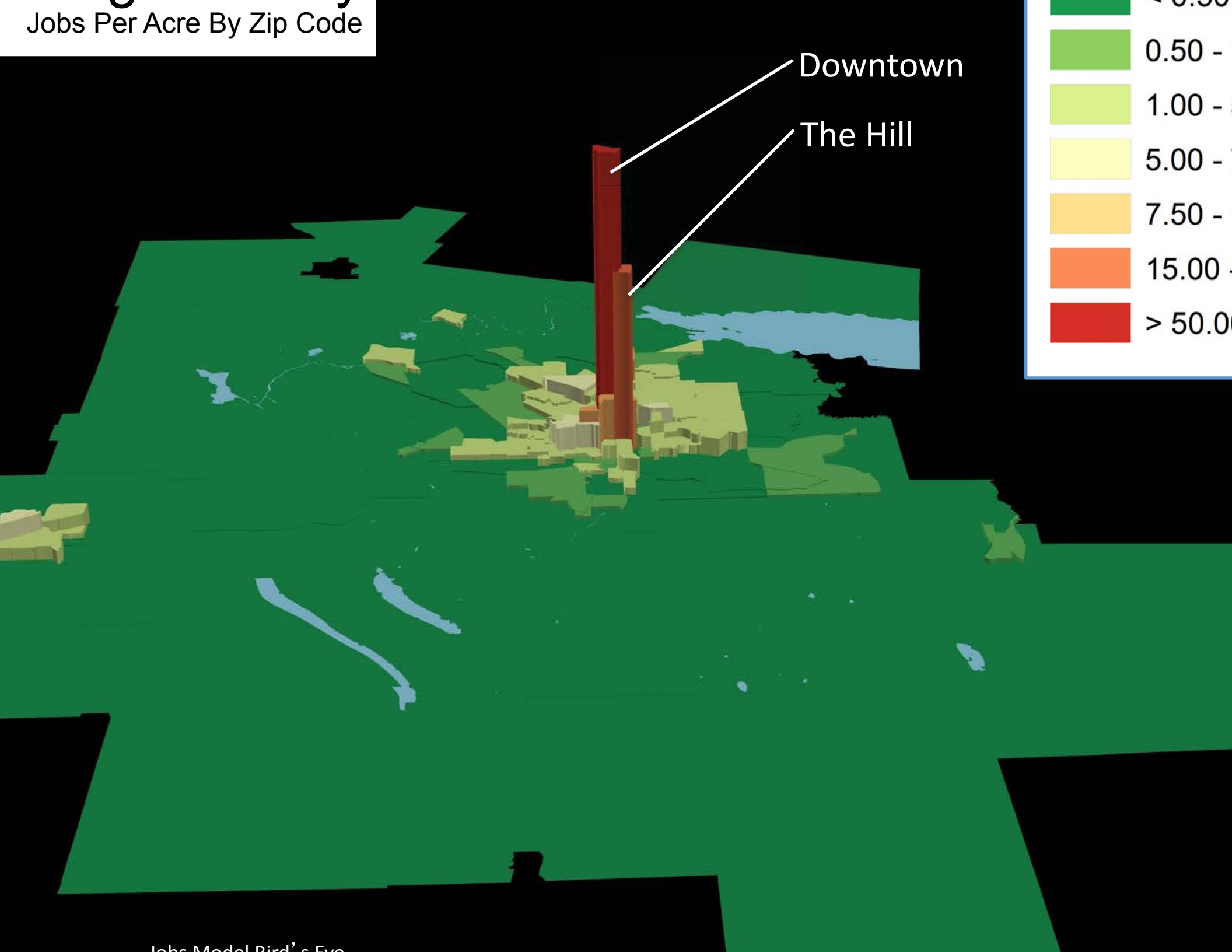


erty Tax Density By Zip Code

< 1,000
1,000 - 25,000
25,000 - 100,000
100,000 - 250,000
250,000 - 500,000
> 500000


etail Tax Density By Zip Code
no retail tax
< 10,000
10,000 - 50,000
50,000 - 300,000
300,000 - 1,000,00
> 1,000,000
Destiny
Downtown

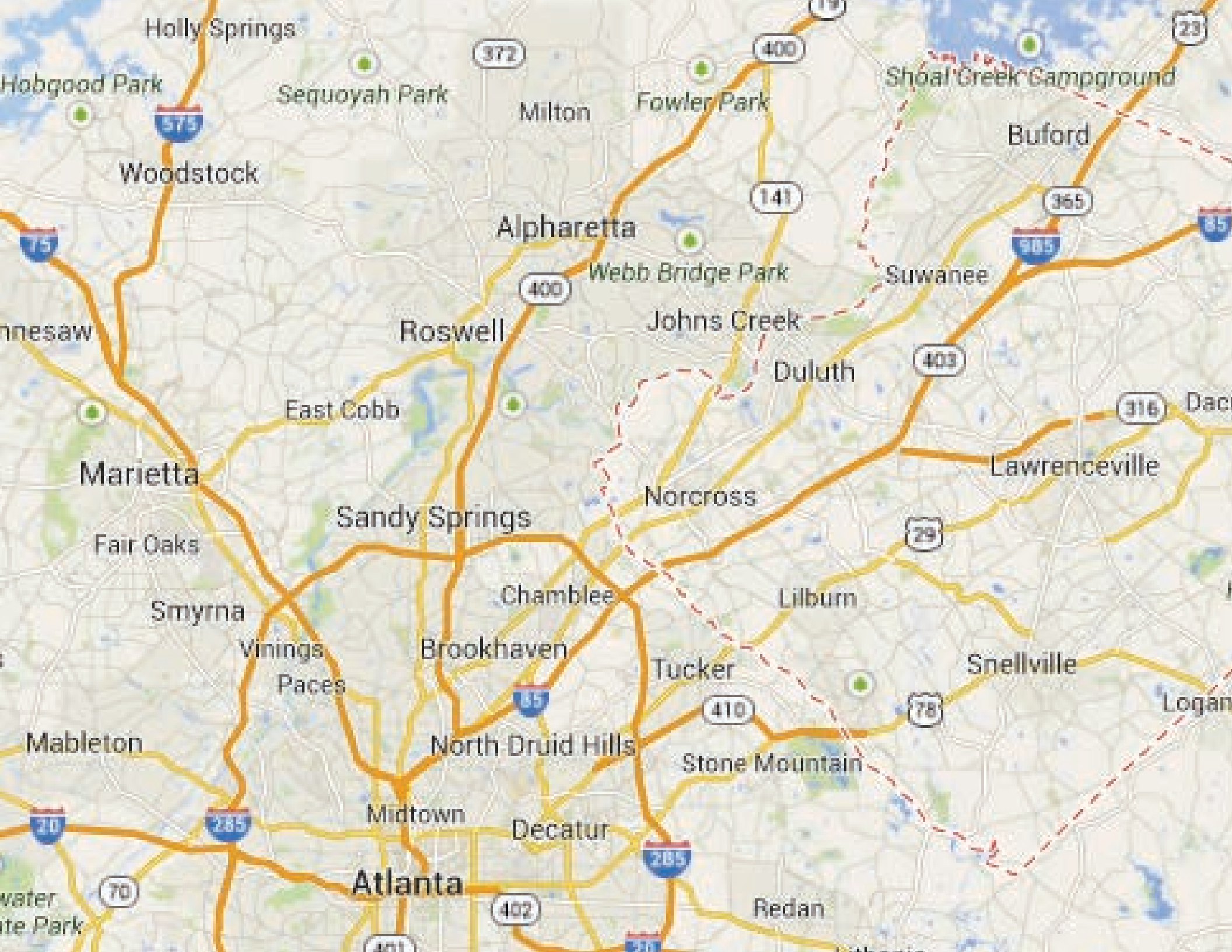

Total Tax Density By Zip Code
< 10,000
10,000 - 50,000
50,000 - 100,000
100,000 - 500,000
500,000 - 1,000,0
> 1,000,000
Destiny
Downtown

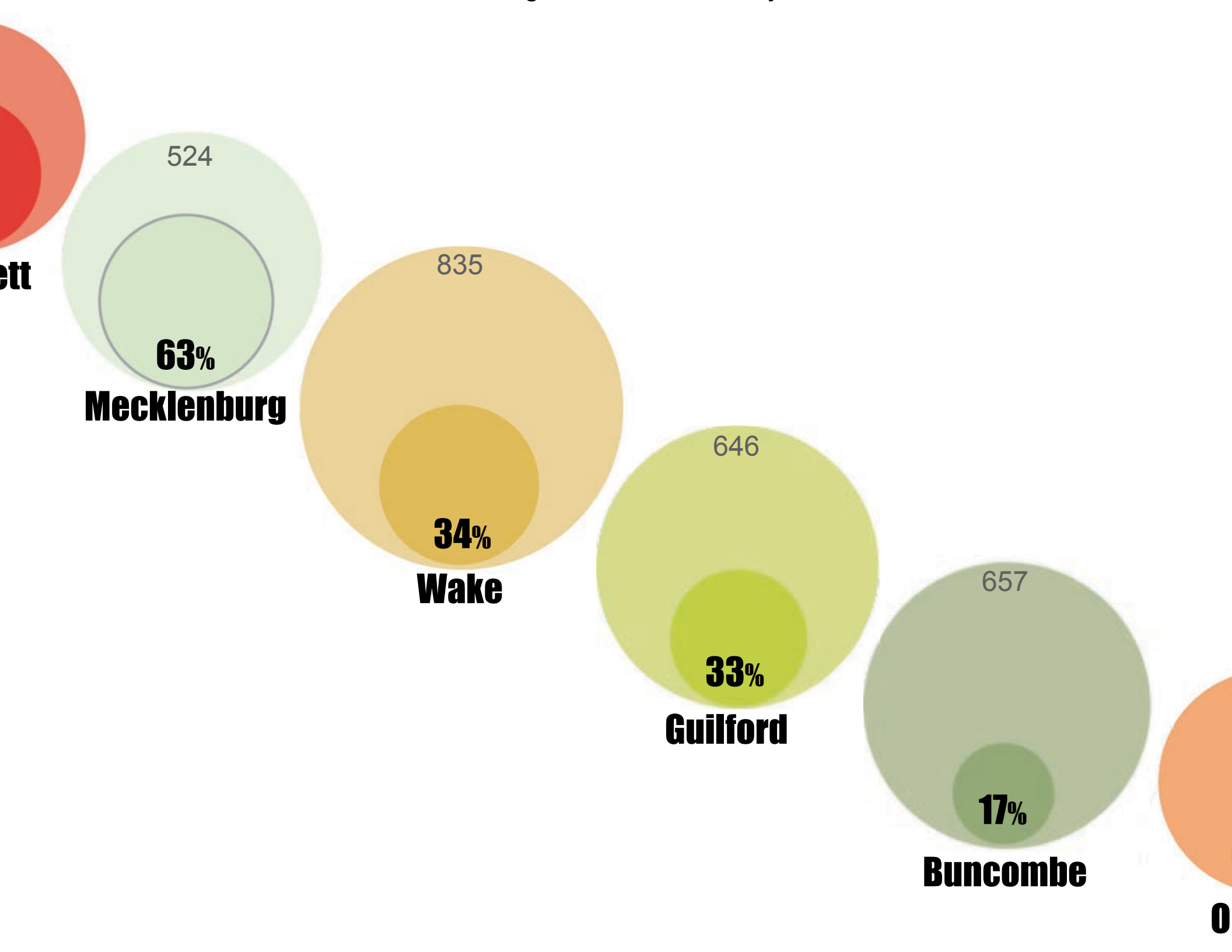


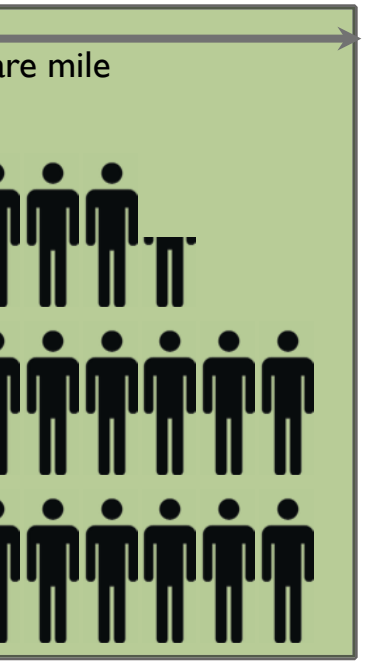
Jobs Model Bird's Eye

Photo Album

Gwinnett County Ga

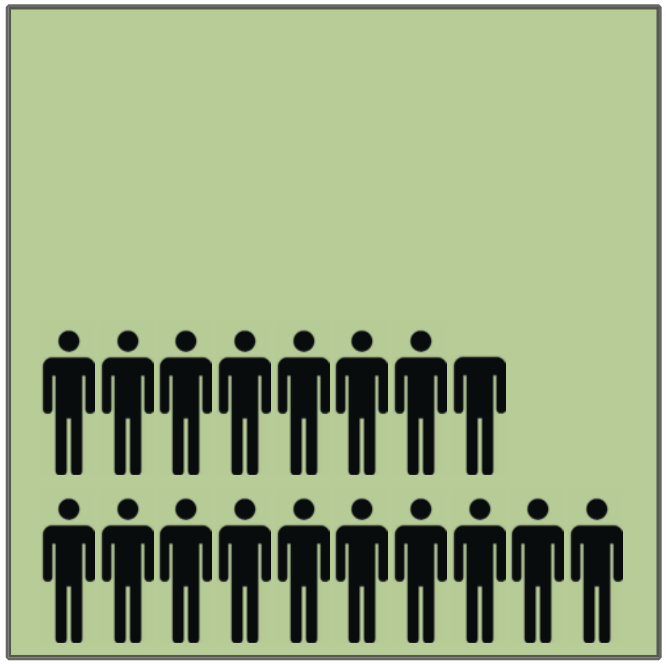

Holly Springs
Hobgood Park
Sequoyah Park
372
Milton
Fowler Park
400
Shoal Creek Campground
23
Buford
575
Woodstock
141
365
Alpharetta
75
Webb Bridge Park
Suwanee
400
Roswell
Johns Creek
403
Duluth
East Cobb
316
Marietta
Lawrenceville
Norcross
Sandy Springs
Fair Oaks
29
Chamblee
Lilburn
Smyrna
Vinings
Brookhaven
Tucker
Snellville
Paces
85
410
78
Mableton
North Druid Hills
Stone Mountain
Midtown
Decatur
20
285
285
Atlanta
70
402
Redan


524
63%
Mecklenburg
835
34%
Wake
646
33%
Guilford
657
17%
Buncombe



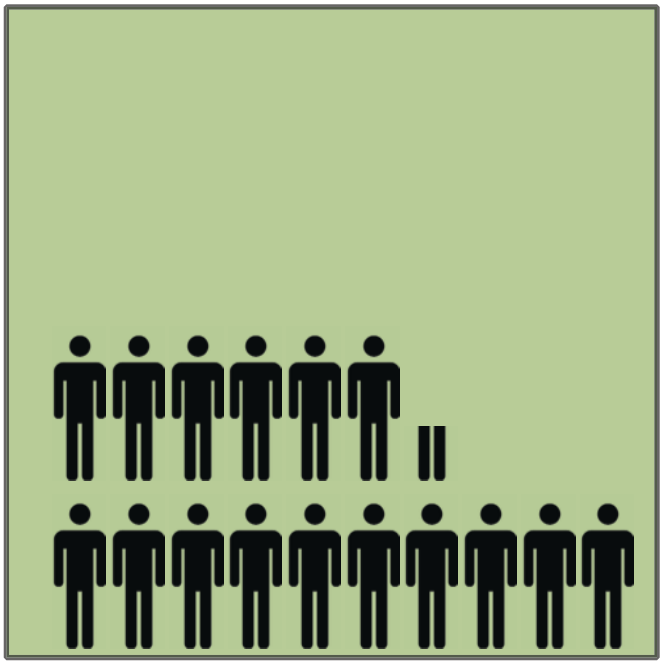
Kalb

eople/Sq. Mi.



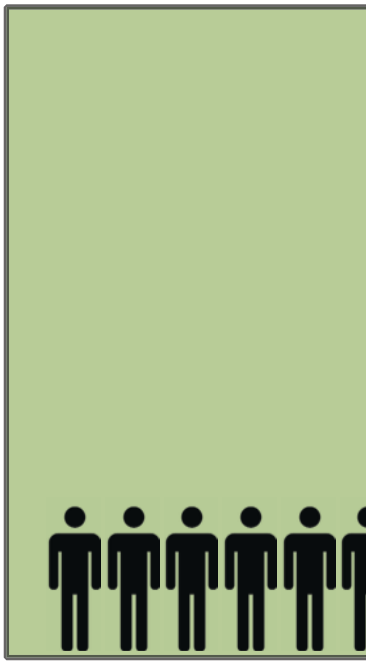
Gwinnett

1,782 people/Sq. Mi.



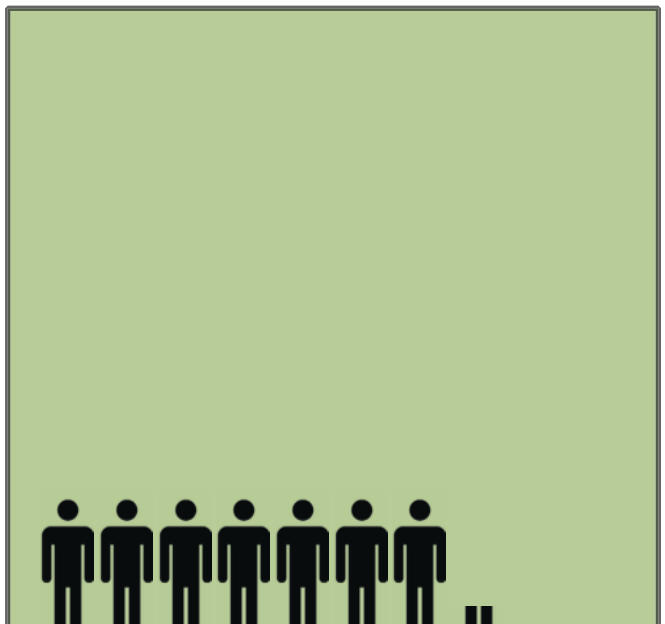
Mecklenburg

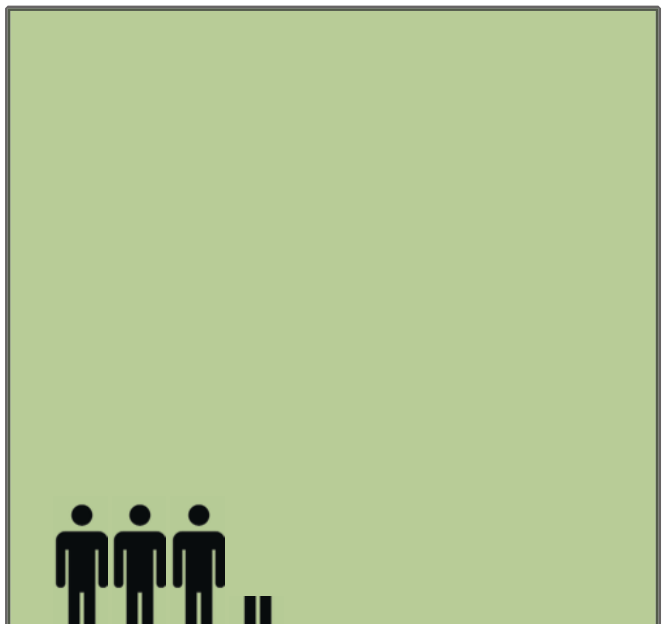
1,644 people/Sq. Mi.

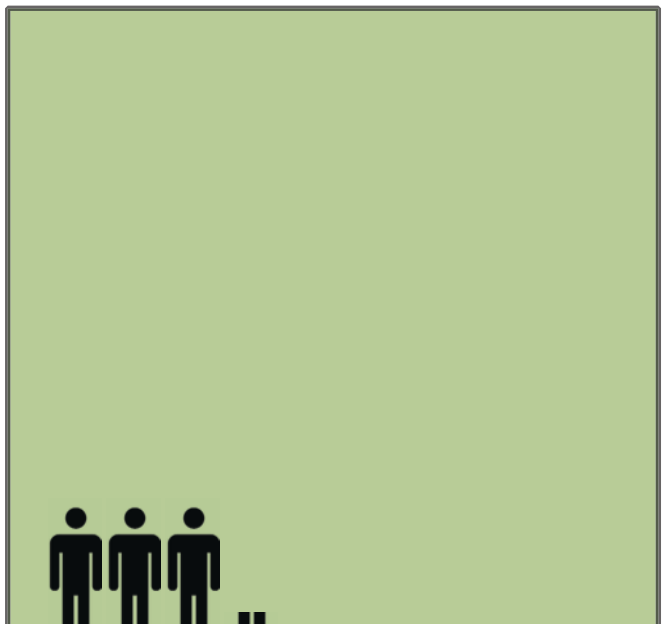


Wak

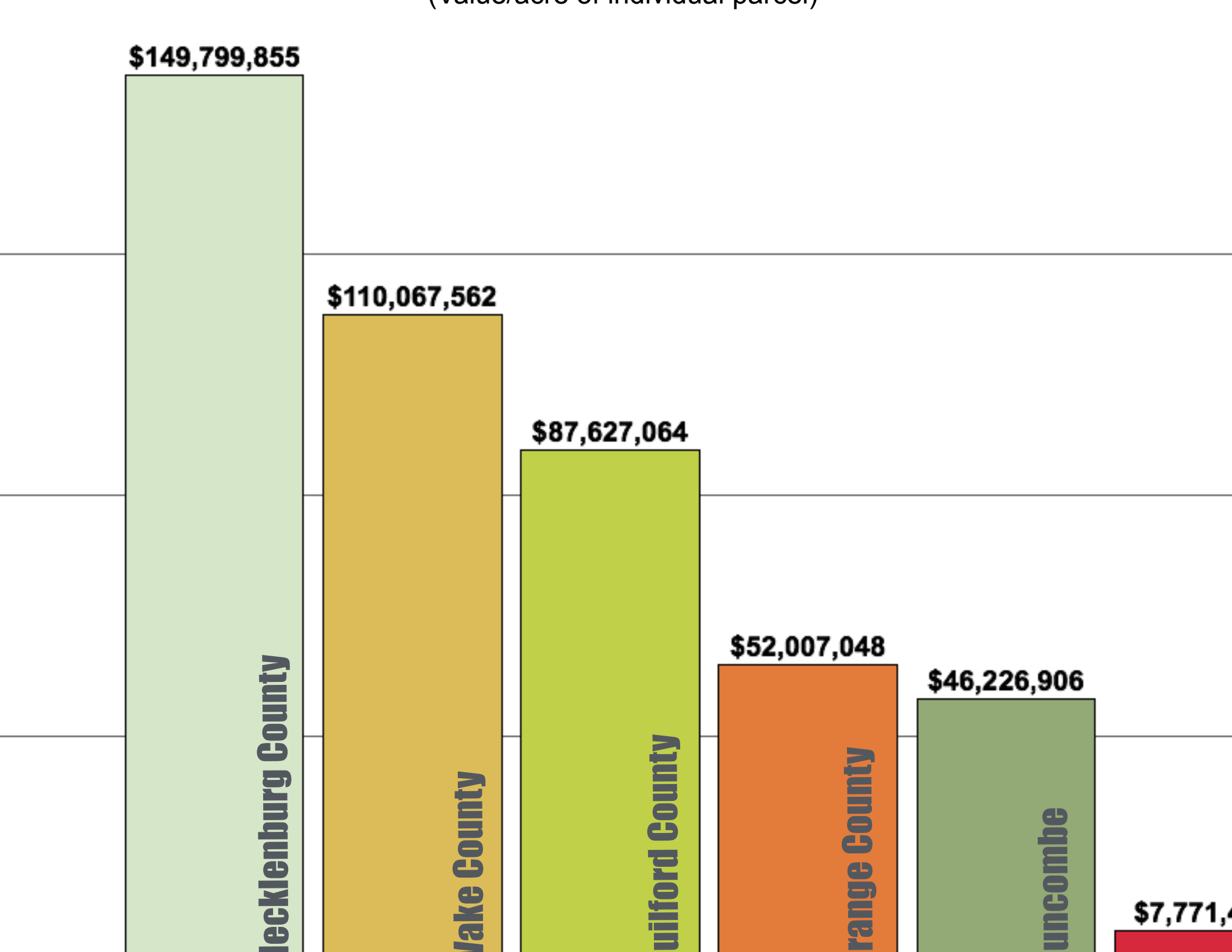
992 people





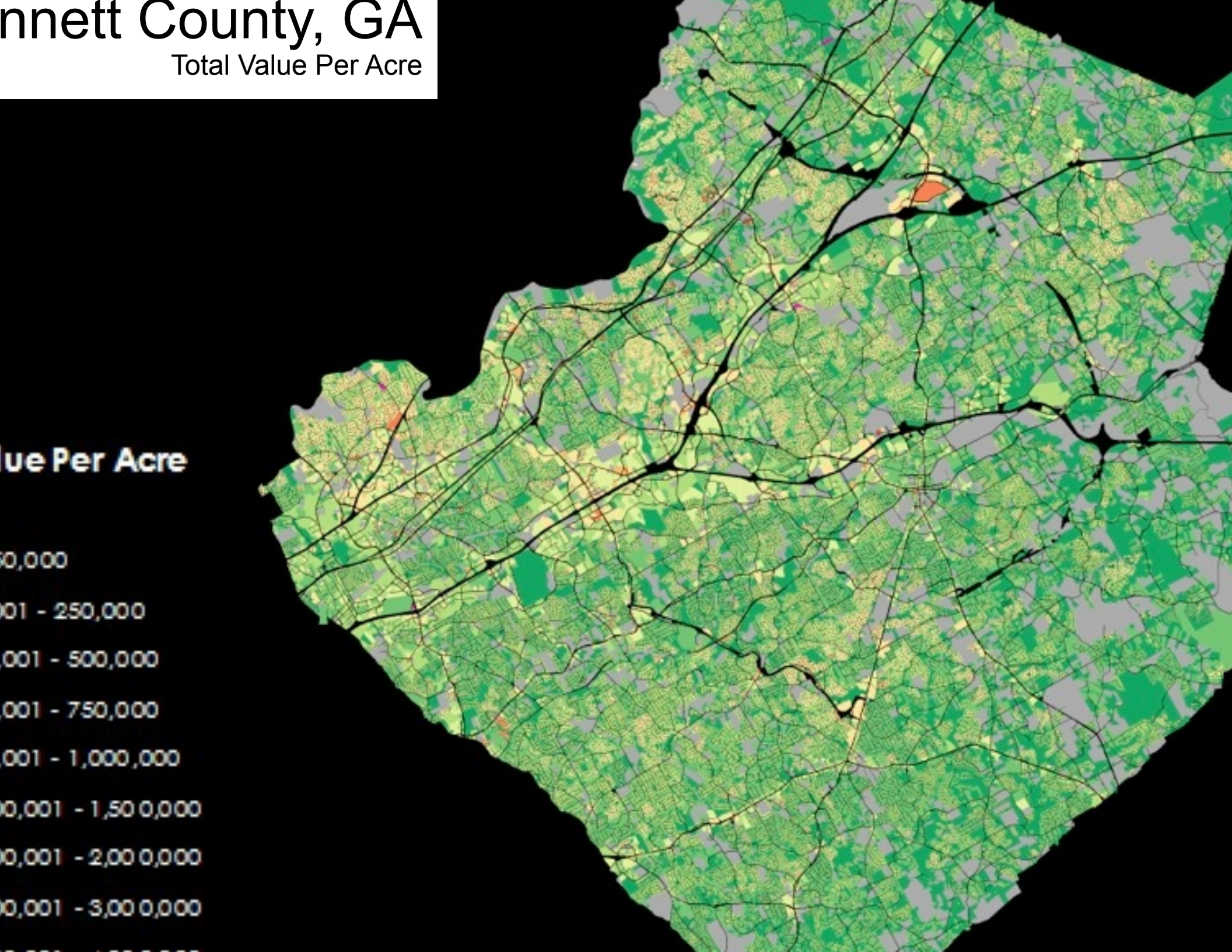


(value/acre of individual parcel)



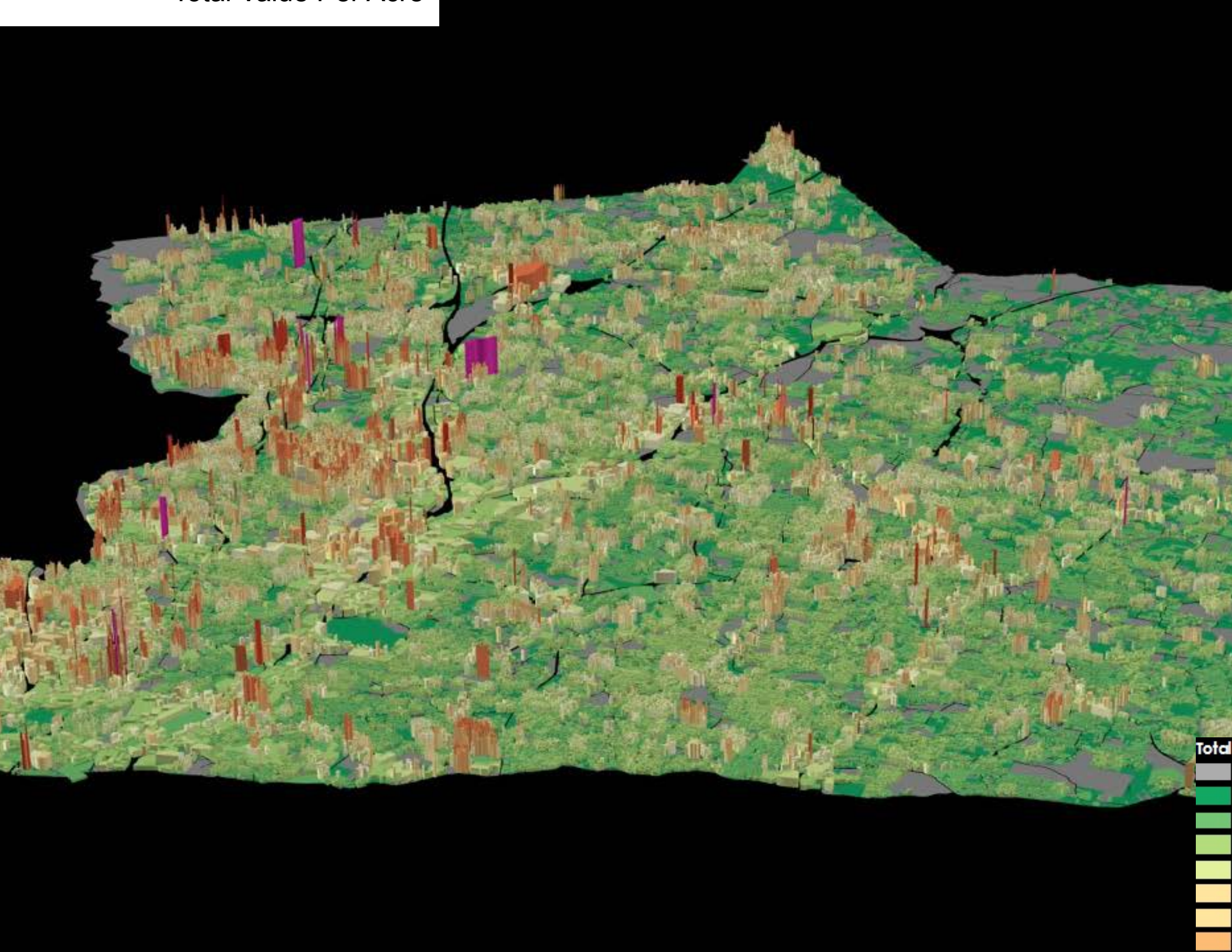
nnett County, GA

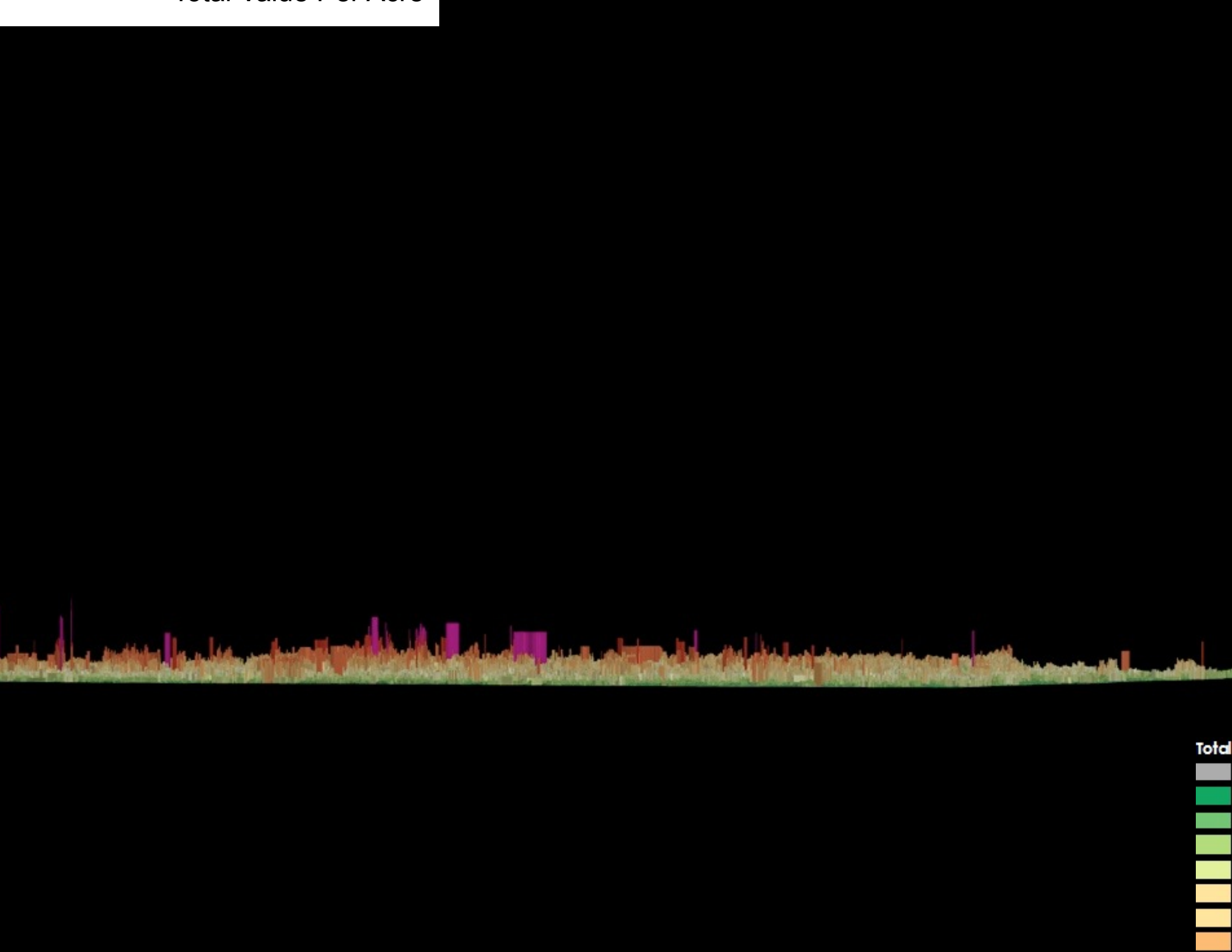
Total Value Per Acre

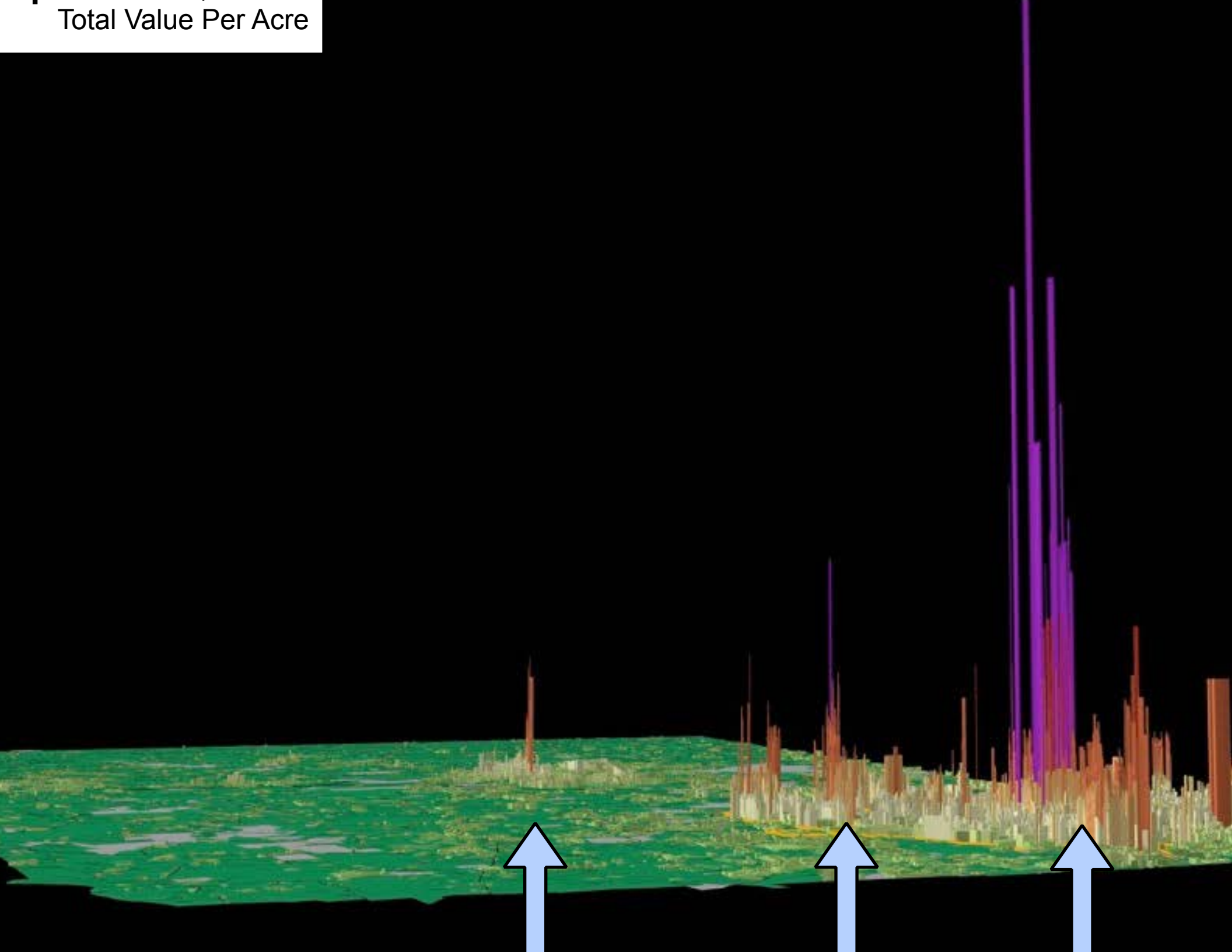


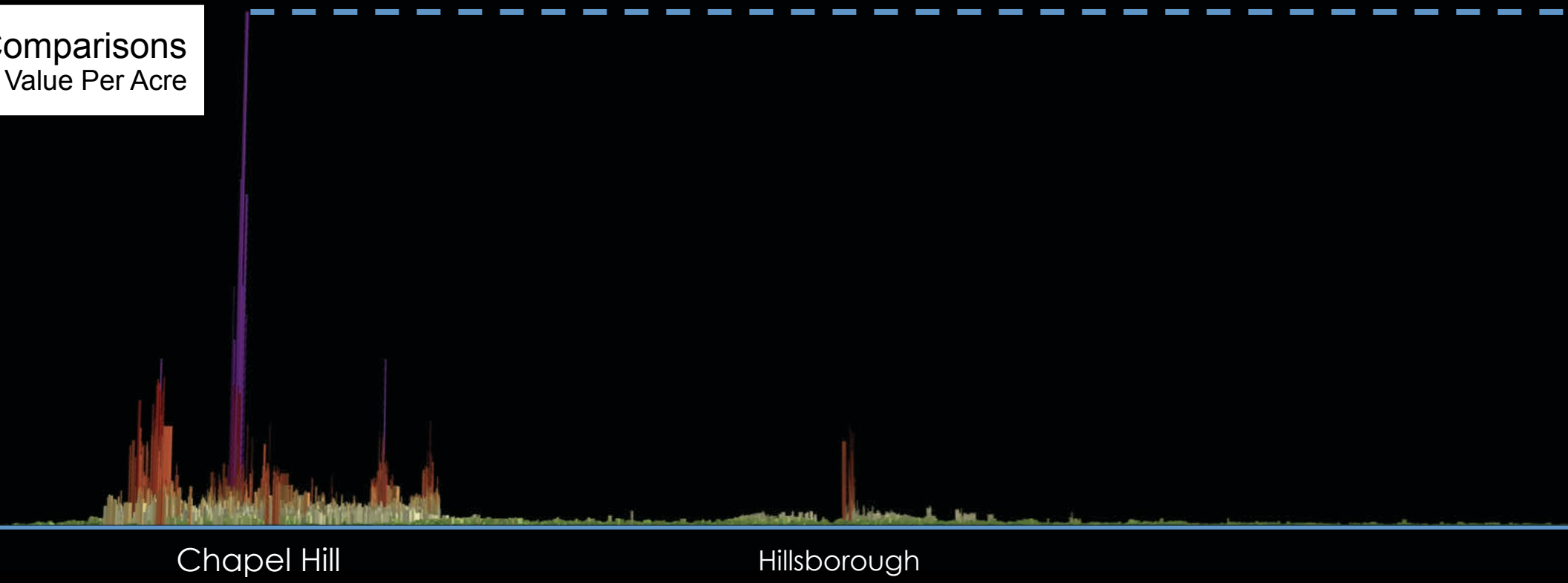

Total

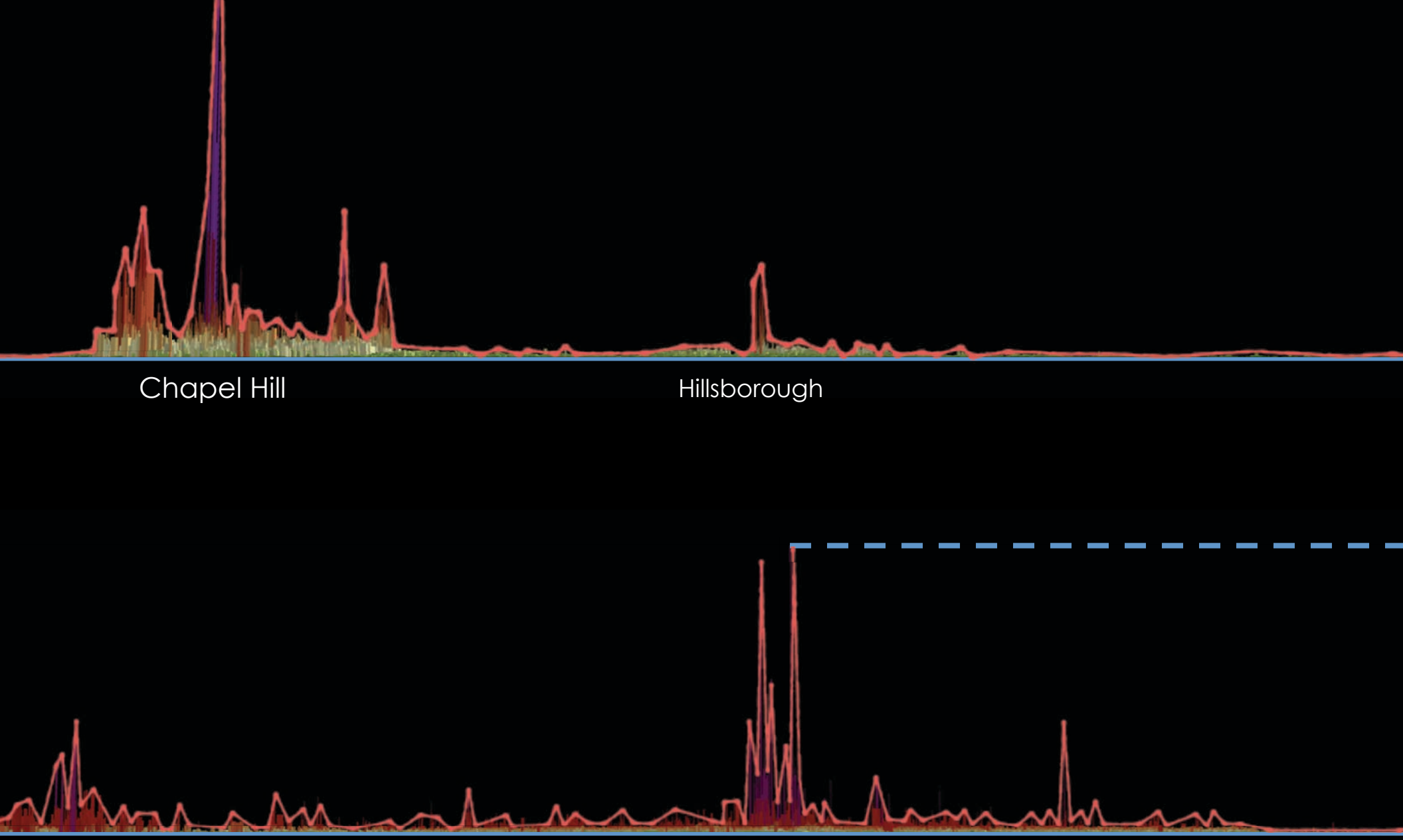
Total Value Per Acre

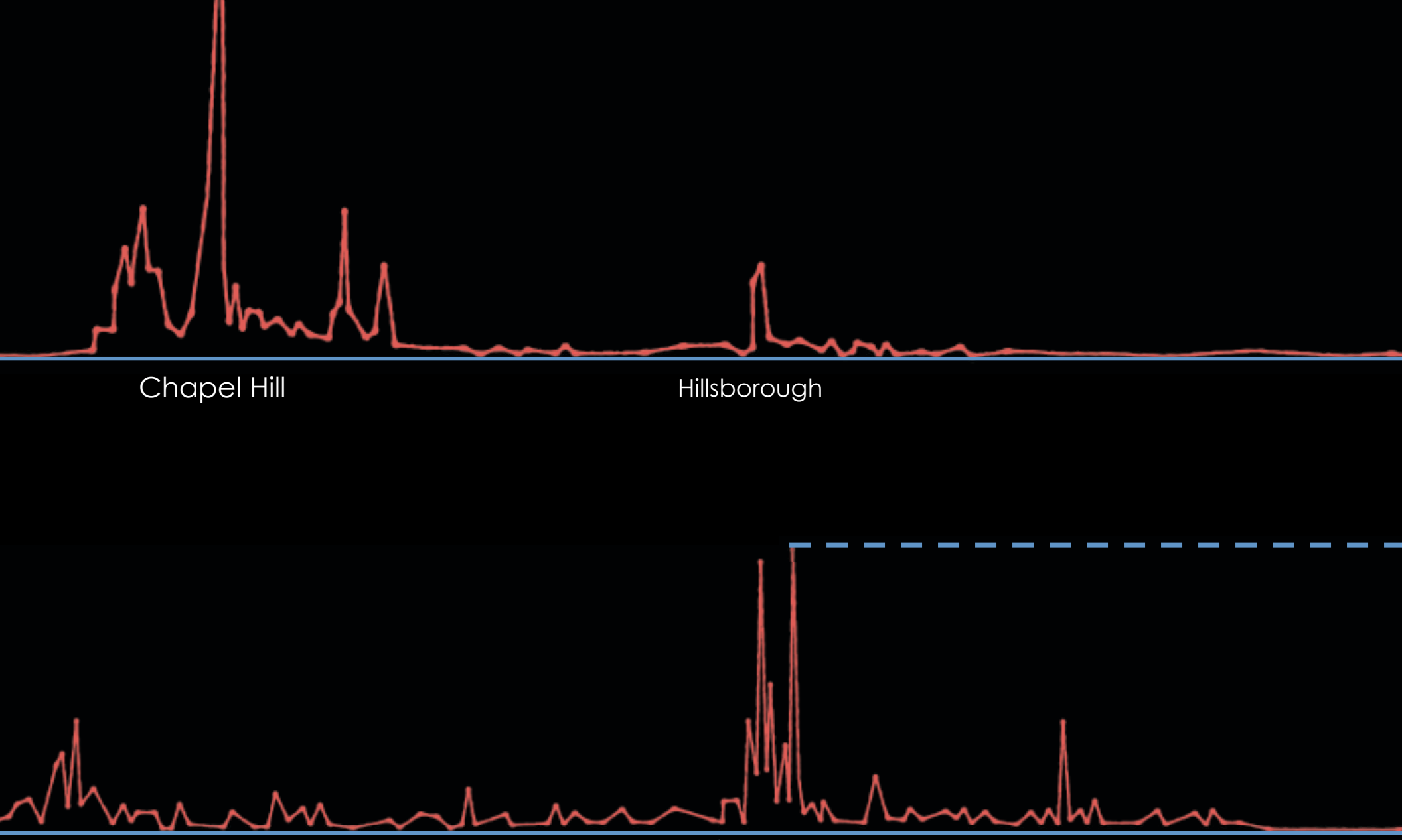


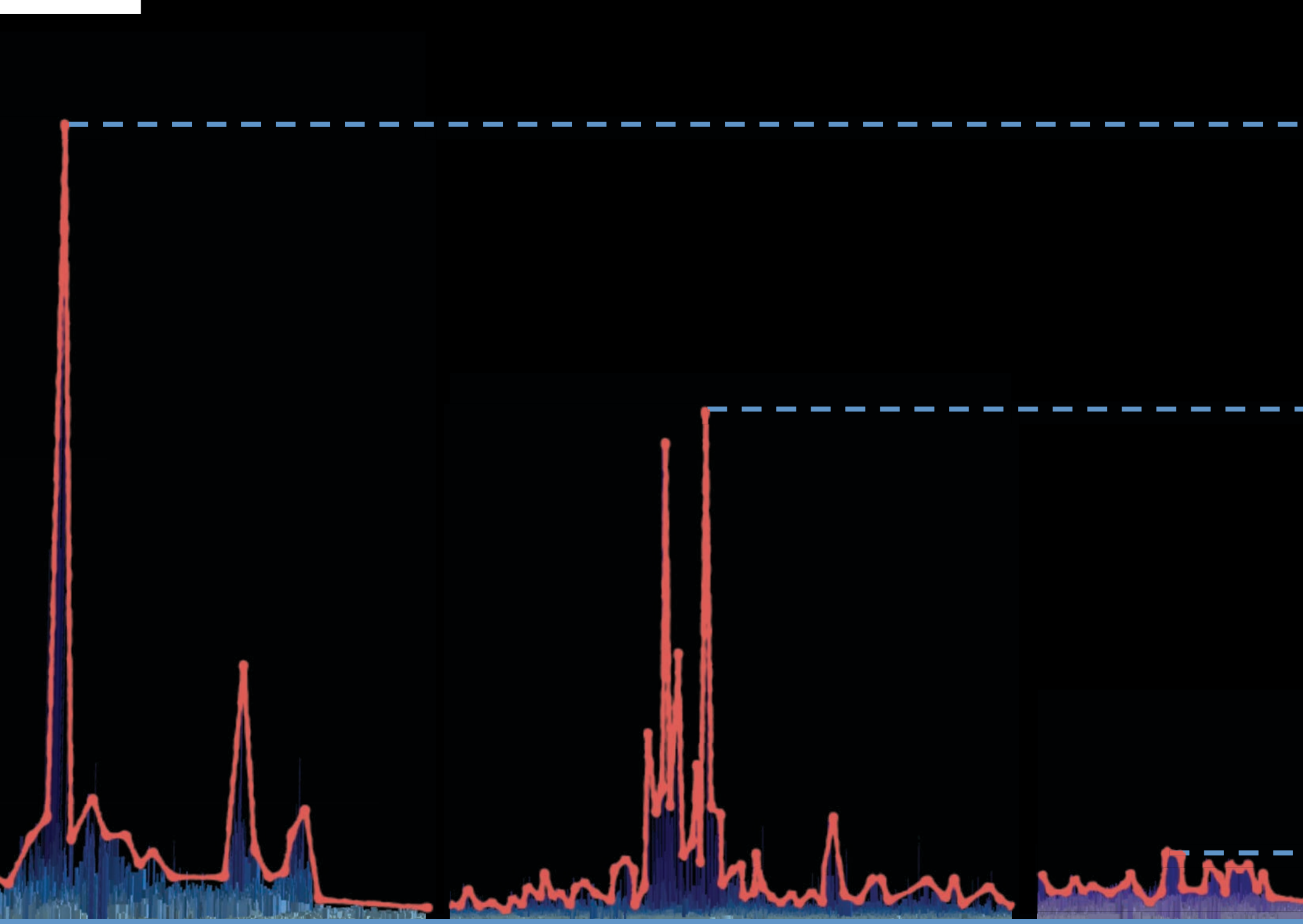

Total

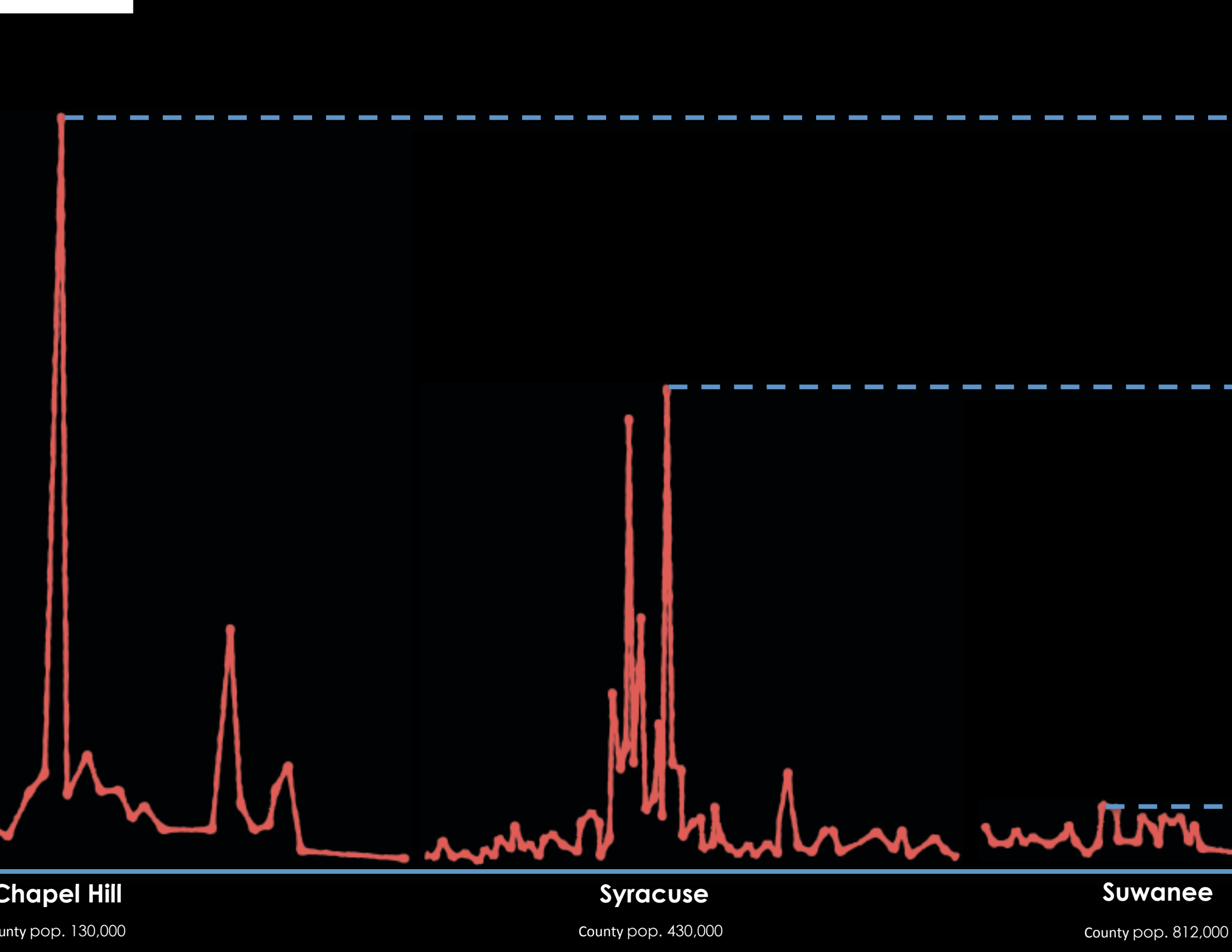

Total Value Per Acre


Comparisons
Value Per Acre
Chapel Hill
Hillsborough


Chapel Hill
Hillsborough
kaneateles
Syracuse


Chapel Hill
Hillsborough
kaneateles
Syracuse


Chapel Hill
unty pop. 130,000
Syracuse
County pop. 430,000
Suwanee
County pop. 812,000


Chapel Hill
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Syracuse
County pop. 430,000
Suwanee
County pop. 812,000


God we trust;
eryone else,
ing data.
ael Bloomberg

low your intal

Nutrition F

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

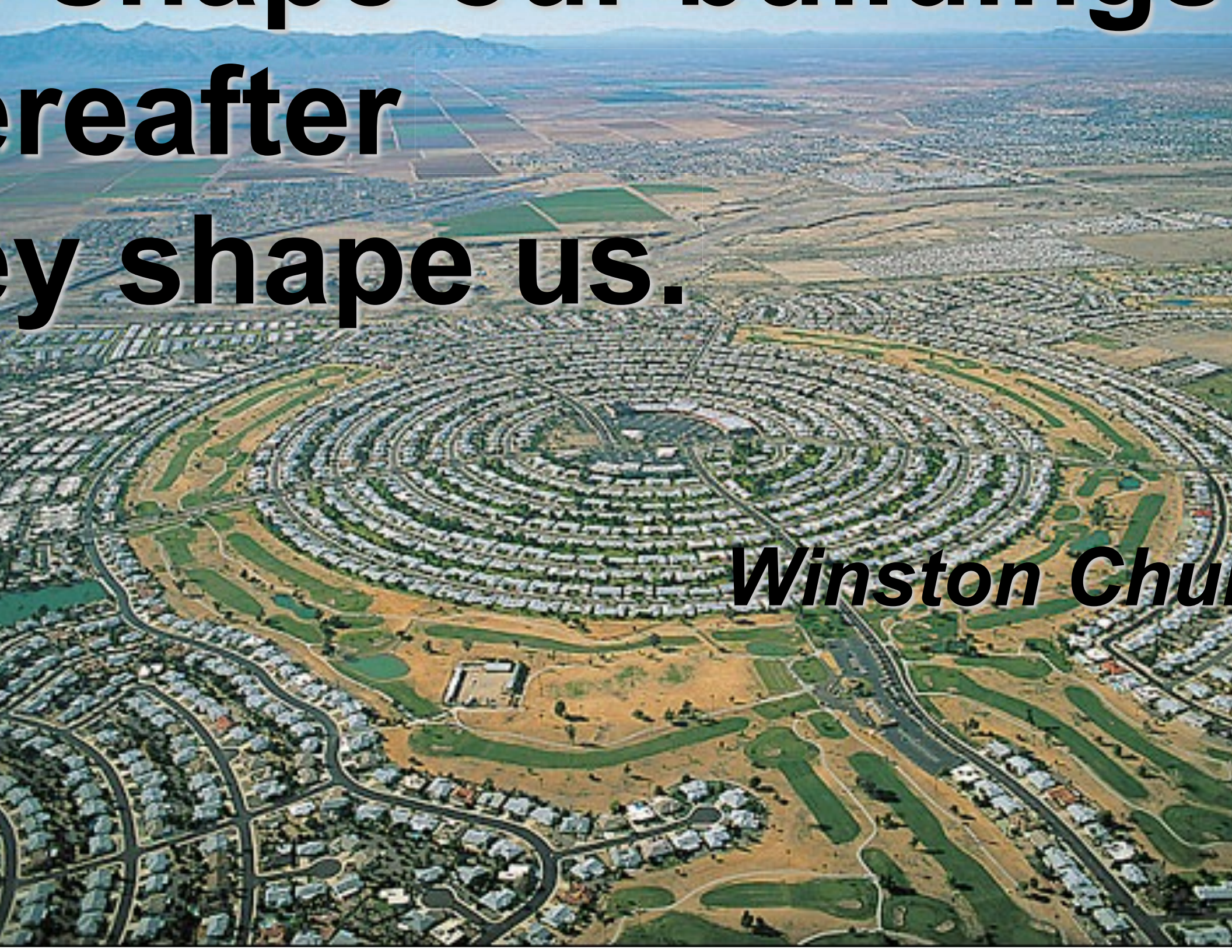
Amount Per Serving	
Calories 250	Calorie
Total Fat 12g	
Saturated Fat 3g	
Trans Fat 1.5g	
Cholesterol 30mg	
Sodium 470mg	
Total Carbohydrate 31g	
Dietary Fiber 0g	
Sugars 5g	
Protein 5g	
Vitamin A	
Vitamin C	
Calcium	
Iron	

* Percent Daily Values are based on a
Your Daily Values may be higher or l
your calorie needs:

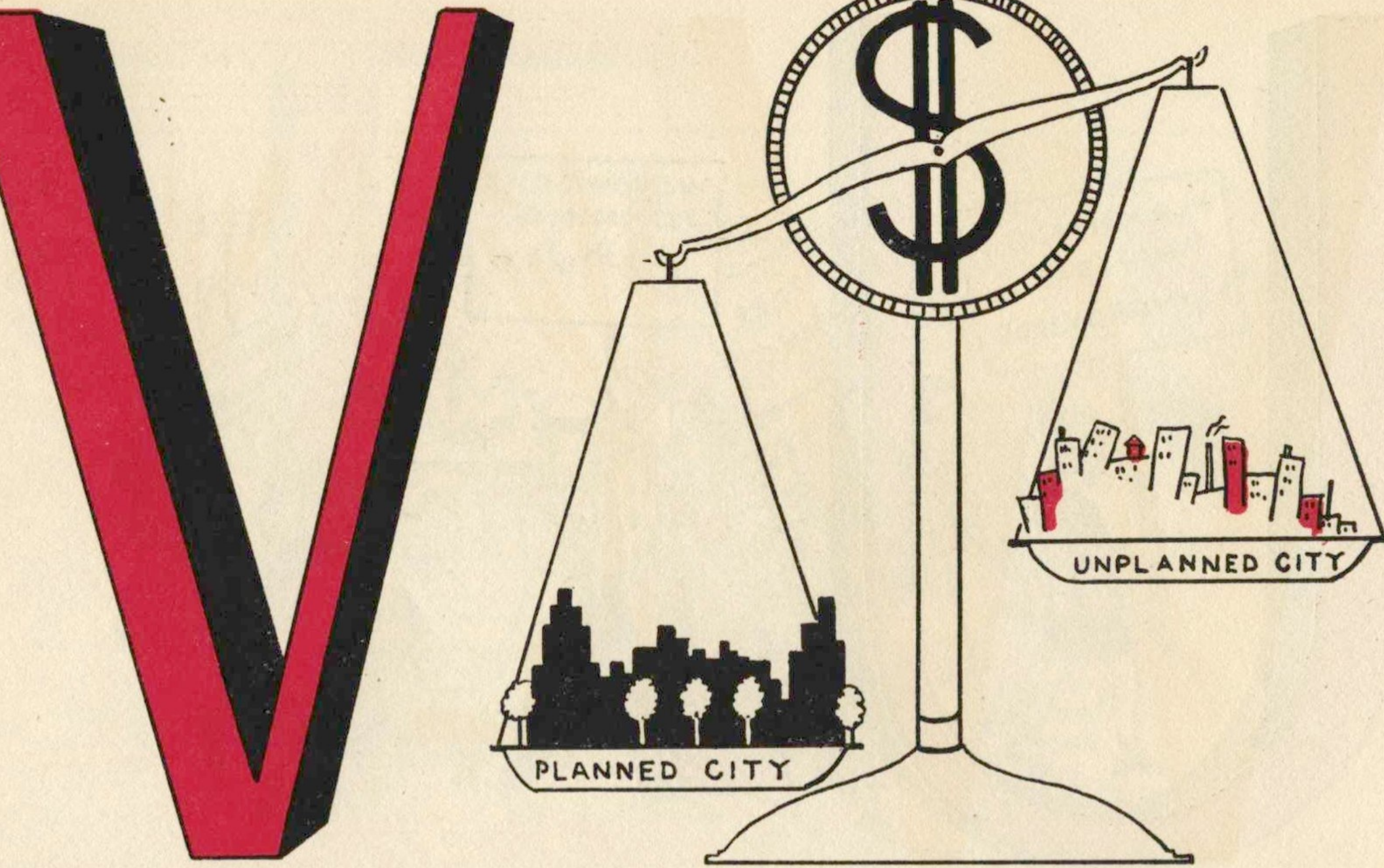
	Calories:	2,(
Total Fat	Less than	65
Sat Fat	Less than	20
Cholesterol	Less than	30
Sodium	Less than	2,(

Public Policy


DO THE MATH


reafter
y shape us.
Winston Chu


ou can't measure
you can
manage
Mayor Michael



V—is for **VALUE**
Not measured in wealth.
Planners think wisely


BUY NOW
PAY LATER

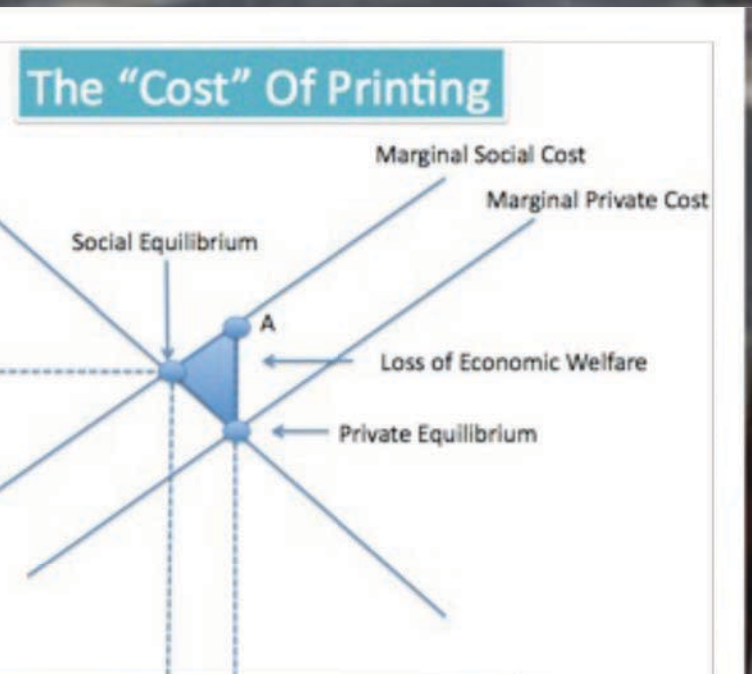
publishes **The Nature of the Firm**

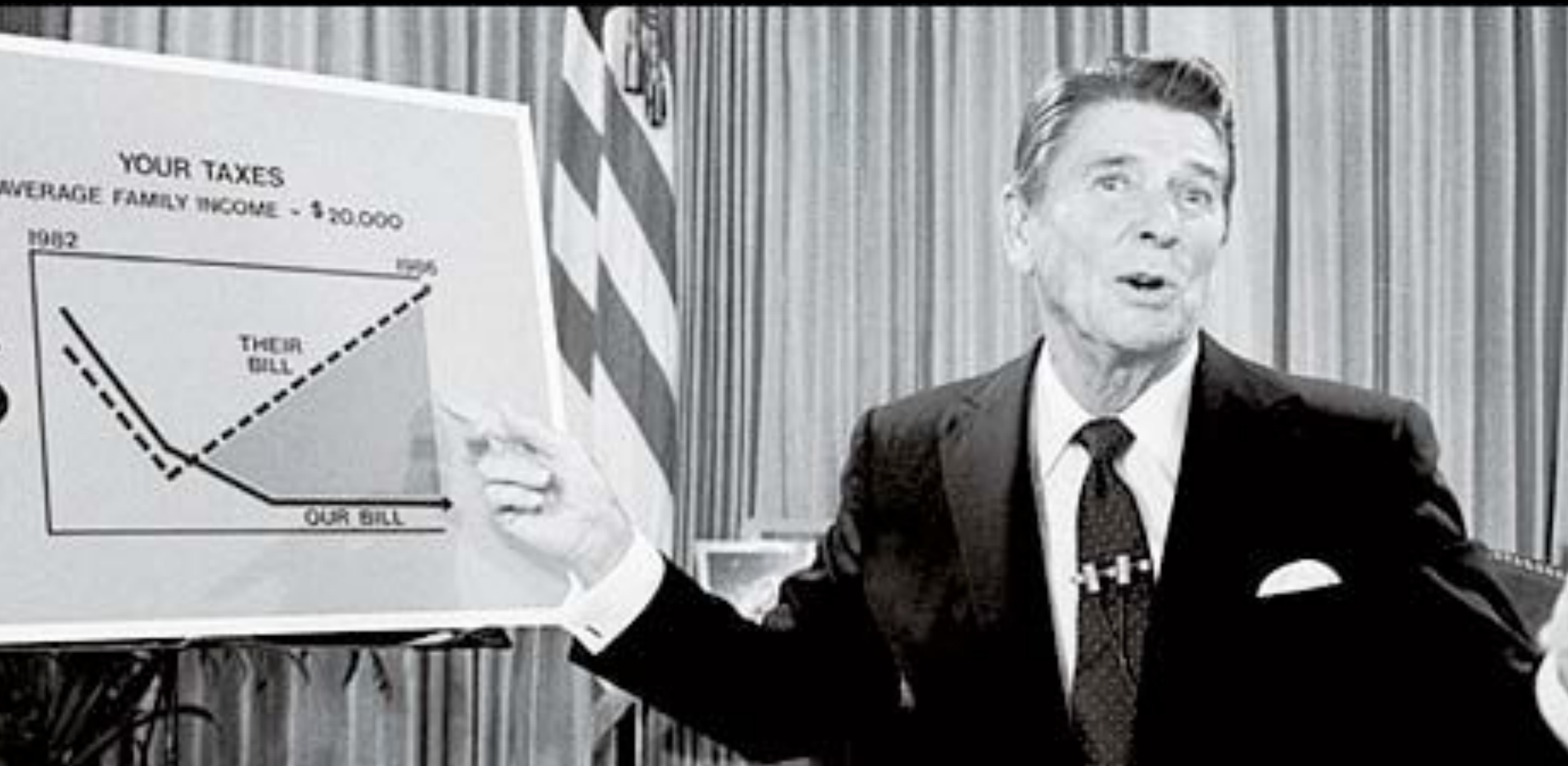
publishes **The Problem of Social Cost**

wins the **Nobel Prize** for economics

argues that it's time to move the

ssion beyond **Efficient Market Theory**



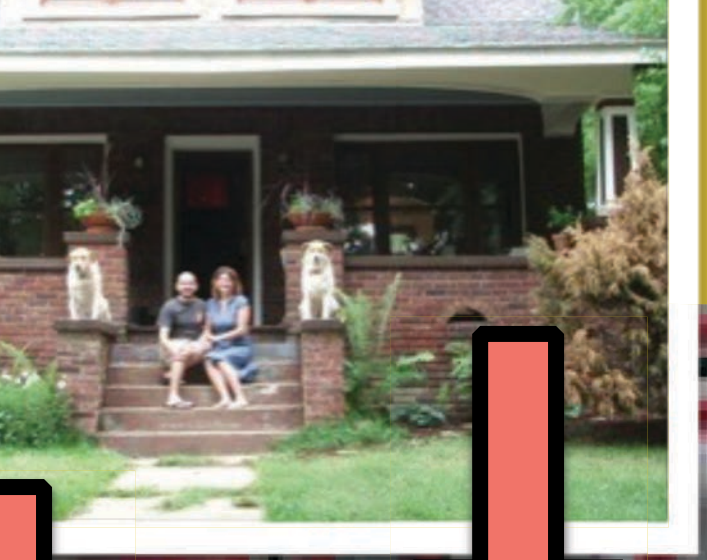

YOUR TAXES
AVERAGE FAMILY INCOME - $20,000
1982
1986
THEIR BILL
OUR BILL


Who are w
Why are we h


Behavioral Economi

Inequity in the ’hood

Value p[illegible] dirt



$175,217
$162,800
$286,154
$227,059
$227,059
$239,375
$306,667
$239,375
$189,524
$239,375
$125,000
$56,162
$268,571
$286,154
$268,571
$268,571
$253,333
$189,524
$239,375
$239,375
$239,375
$227,059
$227,059
$227,059
$128,182
$239,375
$239,375
$216,111
$125,000
$197,500
$206,316
$239,375
$216,111
$206,316
$128,182
$216,111
$216,111
$216,111
$216,111
$227,059
$197,500
$197,500
$189,524
$216,111
$253,333
$253,333
$135,48
$239,375
$227,059
$227,059

Dark Force


CHEAP

	Quonset House	13 Brucemont
cres	0.14	0.13
lding	1,700	1,800
Value	$62,200	$232,000
ty Tax	$330	$1,230
e/Acre	$444,286	$1,784,615

$37/sq.ft.

$128/sq.f

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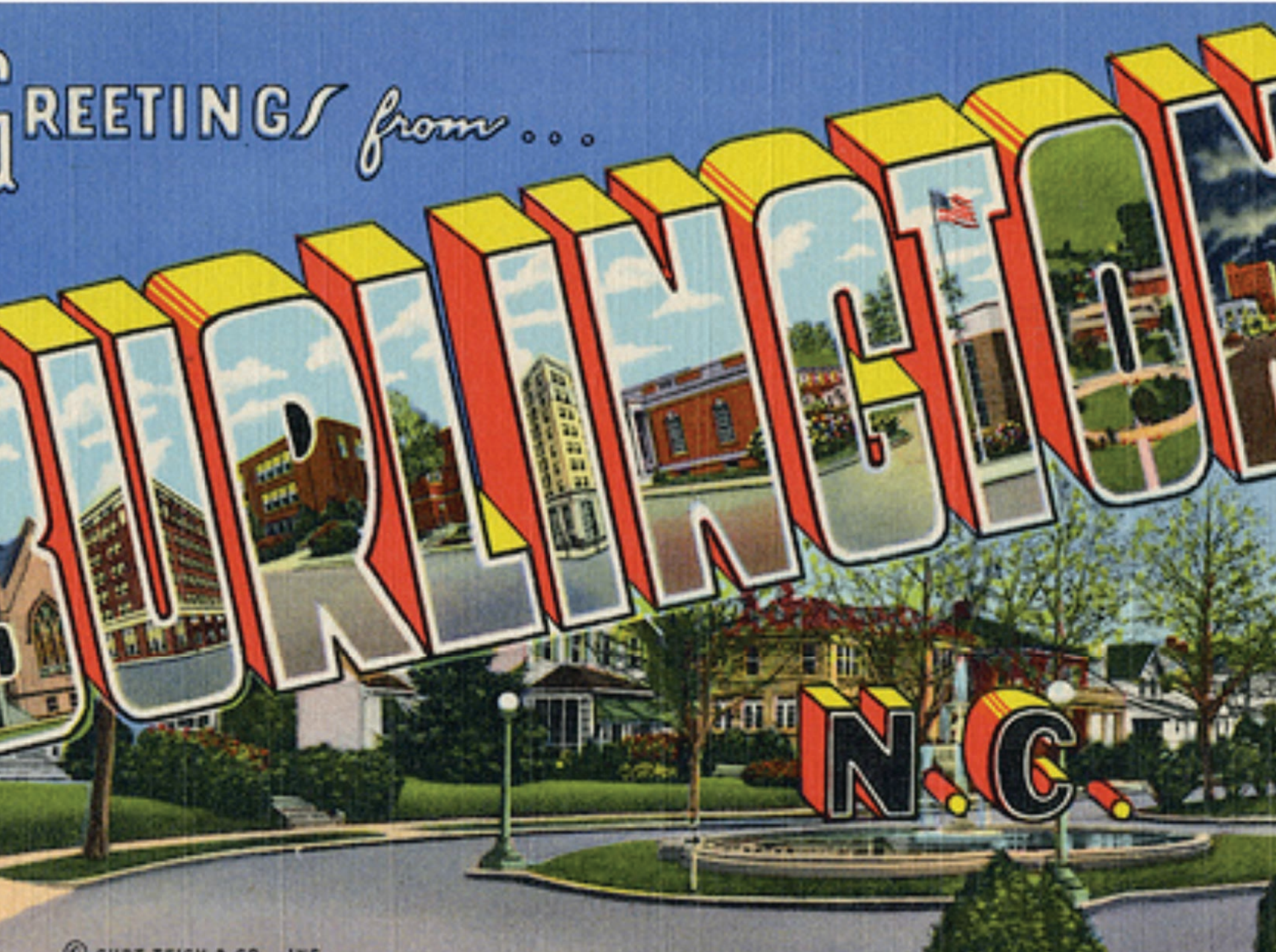
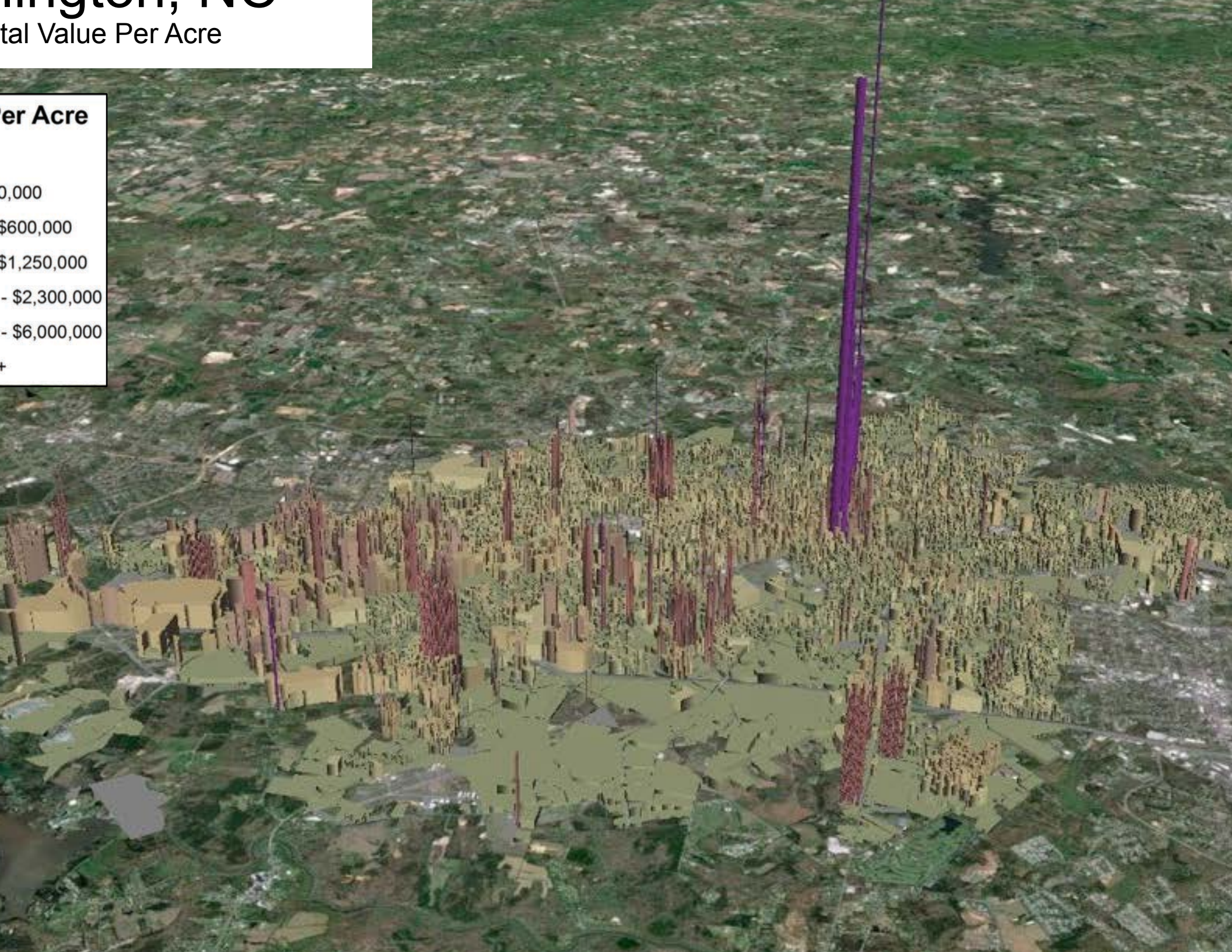
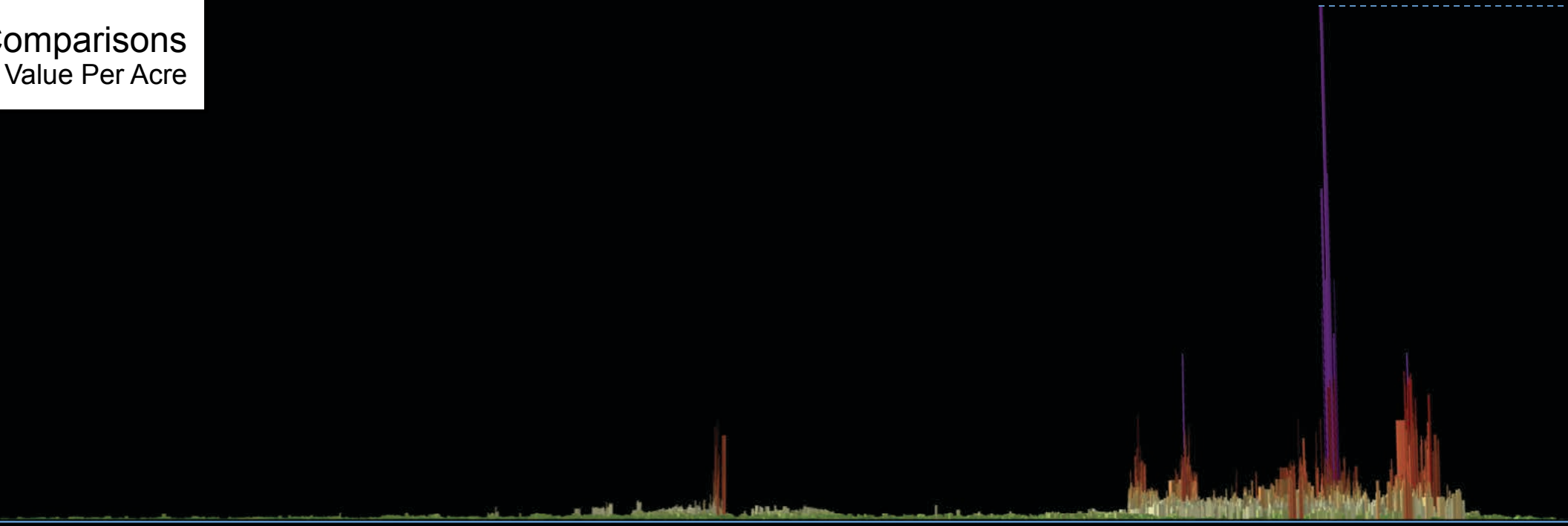

GREETINGS from . . .
BURLINGTON
N.C.

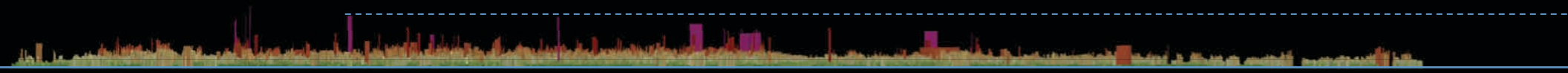

ington, NC
tal Value Per Acre
er Acre
0,000
$600,000
$1,250,000
- $2,300,000
- $6,000,000
+

Comparisons
Value Per Acre



Hillsborough

Chapel Hill



Suwanee

Elizabeth Magie Phillips

What is a City