



The Value of Urban Density

The Economic and Environmental Benefit of Good Urbanism

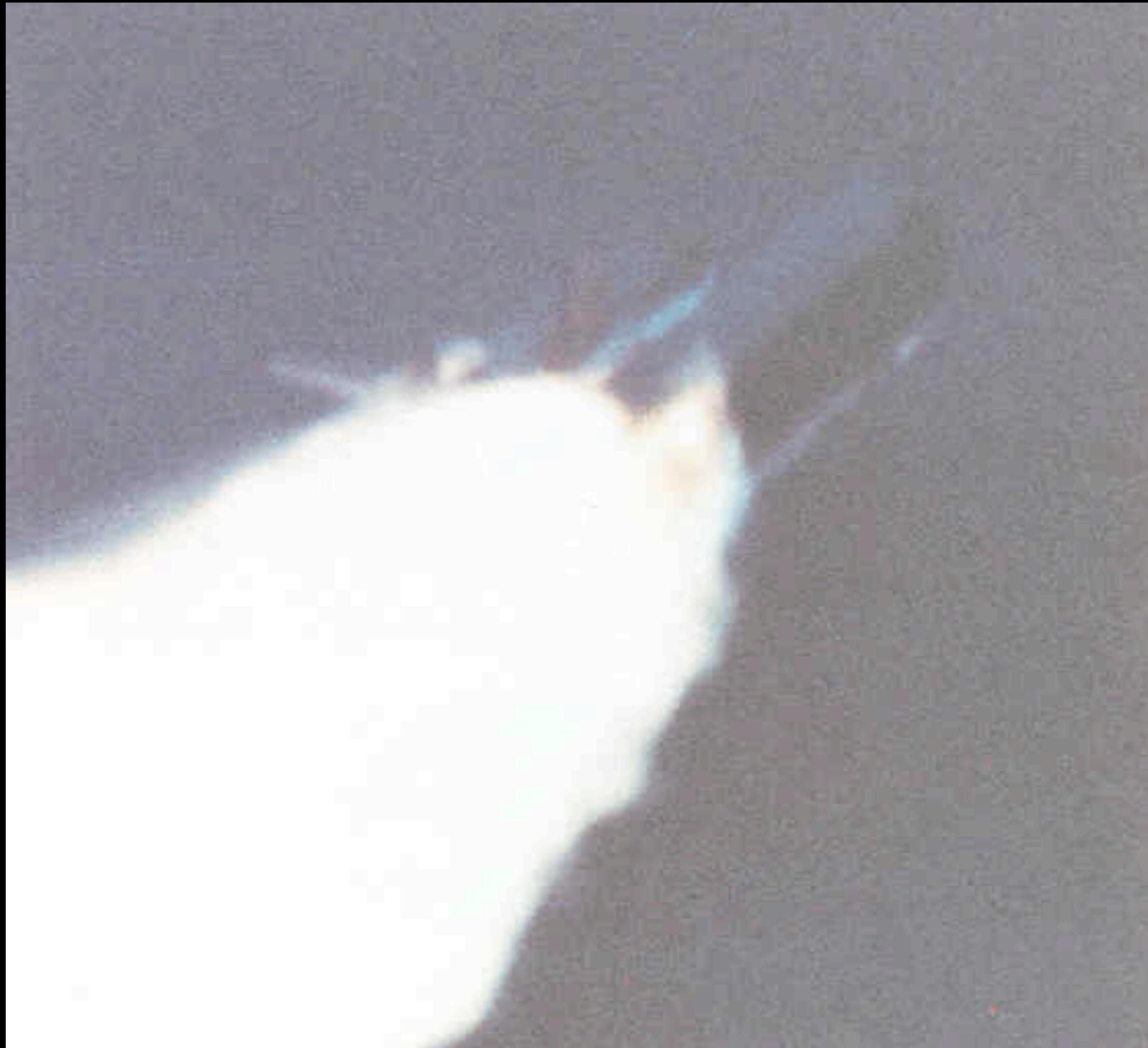
Urban3, LLC
Joseph Minicozzi, AICP

The Graphic Display of Quantitate Information



Information Communication





TEMPERATURE CONCERN ON

SRM JOINTS

27 JAN 1986

HISTORY OF O-RING DAMAGE ON SRM FIELD JOINTS

1161

Oct 30, 1985
85
y

AFT

J-13

SRM No.	Cross Sectional View			Top View		Clocking Location (deg)	
	Erosion Depth (in.)	Perimeter Affected (deg)	Nominal Dia. (in.)	Length Of Max Erosion (in.)	Total Heat Affected Length (in.)		
61A LH Center Field**	22A	None	None	0.280	None	None	36° -- 66°
61A LH CENTER FIELD**	22A	NONE	NONE	0.280	NONE	NONE	338° - 18°
51C LH Forward Field**	15A	0.010	154.0	0.280	4.25	5.25	163
51C RH Center Field (prim)***	15B	0.038	130.0	0.280	12.50	58.75	354
51C RH Center Field (sec)***	15B	None	45.0	0.280	None	29.50	354
41D RH Forward Field	13B	0.028	110.0	0.280	3.00	None	275
41C LH Aft Field*	11A	None	None	0.280	None	None	--
41B LH Forward Field	10A	0.040	217.0	0.280	3.00	14.50	351
STS-2 RH Aft Field	2B	0.053	116.0	0.280	--	--	90

*Hot gas path detected in putty. Indication of heat on O-ring, but no damage.
 **Soot behind primary O-ring.
 ***Soot behind primary O-ring, heat affected secondary O-ring.

Clocking location of leak check port - 0 deg.

OTHER SRM-15 FIELD JOINTS HAD NO BLOWHOLES IN PUTTY AND NO SOOT NEAR OR BEYOND THE PRIMARY O-RING.

SRM-22 FORWARD FIELD JOINT HAD PUTTY PATH TO PRIMARY O-RING, BUT NO O-RING EROSION AND NO SOOT BLOWBY. OTHER SRM-22 FIELD JOINTS HAD NO BLOWHOLES IN PUTTY.

PRIMARY CONCERNS -

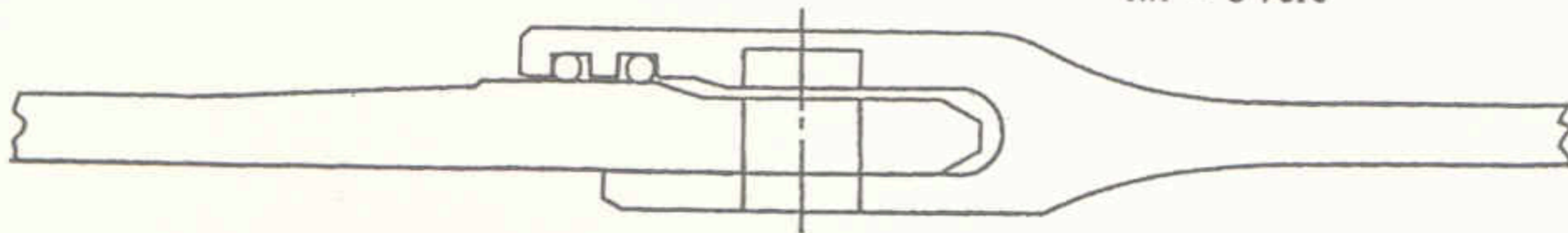
FIELD JOINT - HIGHEST CONCERN

- o EROSION PENETRATION OF PRIMARY SEAL REQUIRES RELIABLE SECONDARY SEAL FOR PRESSURE INTEGRITY
 - o IGNITION TRANSIENT - (0-600 MS)
 - o (0-170 MS) HIGH PROBABILITY OF RELIABLE SECONDARY SEAL
 - o (170-330 MS) REDUCED PROBABILITY OF RELIABLE SECONDARY SEAL
 - o (330-600 MS) HIGH PROBABILITY OF NO SECONDARY SEAL CAPABILITY
- o STEADY STATE - (600 MS - 2 MINUTES)
 - o IF EROSION PENETRATES PRIMARY O-RING SEAL - HIGH PROBABILITY OF NO SECONDARY SEAL CAPABILITY
 - o BENCH TESTING SHOWED O-RING NOT CAPABLE OF MAINTAINING CONTACT WITH METAL PARTS GAP OPENING RATE TO MEOP
 - o BENCH TESTING SHOWED CAPABILITY TO MAINTAIN O-RING CONTACT DURING INITIAL PHASE (0-170 MS) OF TRANSIENT

PRIMARY CONCERNS - CONT

----- SEGMENT CENTERLINE

$P_{INT} = 0$ PSIG

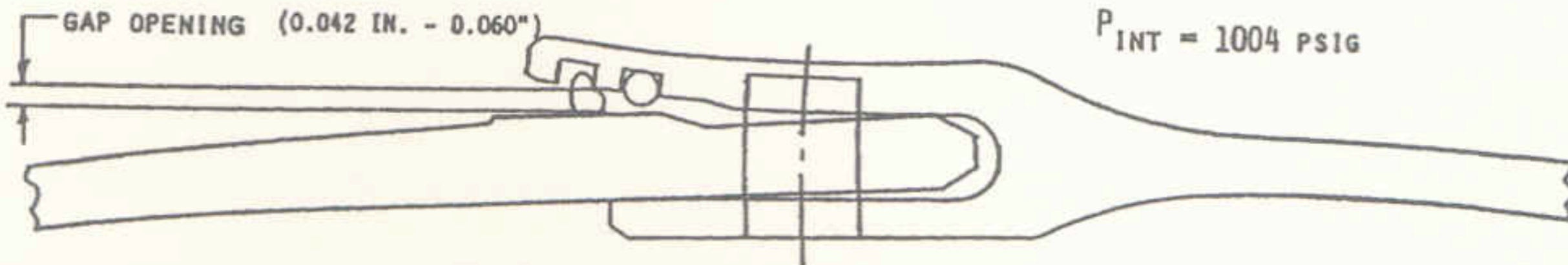


UNPRESSURIZED JOINT - NO ROTATION

----- SEGMENT CENTERLINE

GAP OPENING (0.042 IN. - 0.060")

$P_{INT} = 1004$ PSIG



PRESSURIZED JOINT - ROTATION EFFECT (EXAGGERATED)

BLOW BY HISTORY

SRM-15 WORST BLOW-BY

- 2 CASE JOINTS (80°), (110°) ARC
- MUCH WORSE VISUALLY THAN SRM-22

SRM 22 BLOW-BY

- 2 CASE JOINTS ($30-40^\circ$)

SRM-13A, 15, 16A, 18, 23A 24A

- NOZZLE BLOW-BY

HISTORY OF O-RING TEMPERATURES (DEGREES - F)

<u>MOTOR</u>	<u>MBT</u>	<u>AMB</u>	<u>O-RING</u>	<u>WIND</u>
DM-4	68	36	47	10 MPH
DM-2	76	45	52	10 MPH
QM-3	72.5	40	48	10 MPH
QM-4	76	48	51	10 MPH
SRM-15	52	64	53	10 MPH
SRM-22	77	78	75	10 MPH
SRM-25	55	26	29	10 MPH
			27	25 MPH

MOTORO-RING

DM-4

47

DM-2

52

QM-3

48

QM-4

51

SRM-15

53

SRM-22

75

SRM-25

29

27

Test rockets ignited on fixed horizontal platforms in Utah.

The only 2 shuttle launches (of 24) for which temperatures were shown in the 13 Challenger charts.

Forecasted O-ring temperatures for the Challenger.

CONCLUSIONS :

- 0 TEMPERATURE OF O-RING IS NOT ONLY PARAMETER CONTROLLING BLOW-BY

SRM 15 WITH BLOW-BY HAD AN O-RING TEMP AT 53°F
SRM 22 WITH BLOW-BY HAD AN O-RING TEMP AT 75°F
FOUR DEVELOPMENT MOTORS WITH NO BLOW-BY
WERE TESTED AT O-RING TEMP OF 47° TO 52°F

DEVELOPMENT MOTORS HAD PUTTY PACKING WHICH RESULTED IN BETTER PERFORMANCE

- 0 AT ABOUT 50°F BLOW-BY COULD BE EXPERIENCED IN CASE JOINTS

- 0 TEMP FOR SRM 25 ON 1-28-86 LAUNCH WILL
BE 29°F 9 AM
38°F 2 PM

- 0 HAVE NO DATA THAT WOULD INDICATE SRM 25 IS DIFFERENT THAN SRM 15 OTHER THAN TEMP

RECOMMENDATIONS :

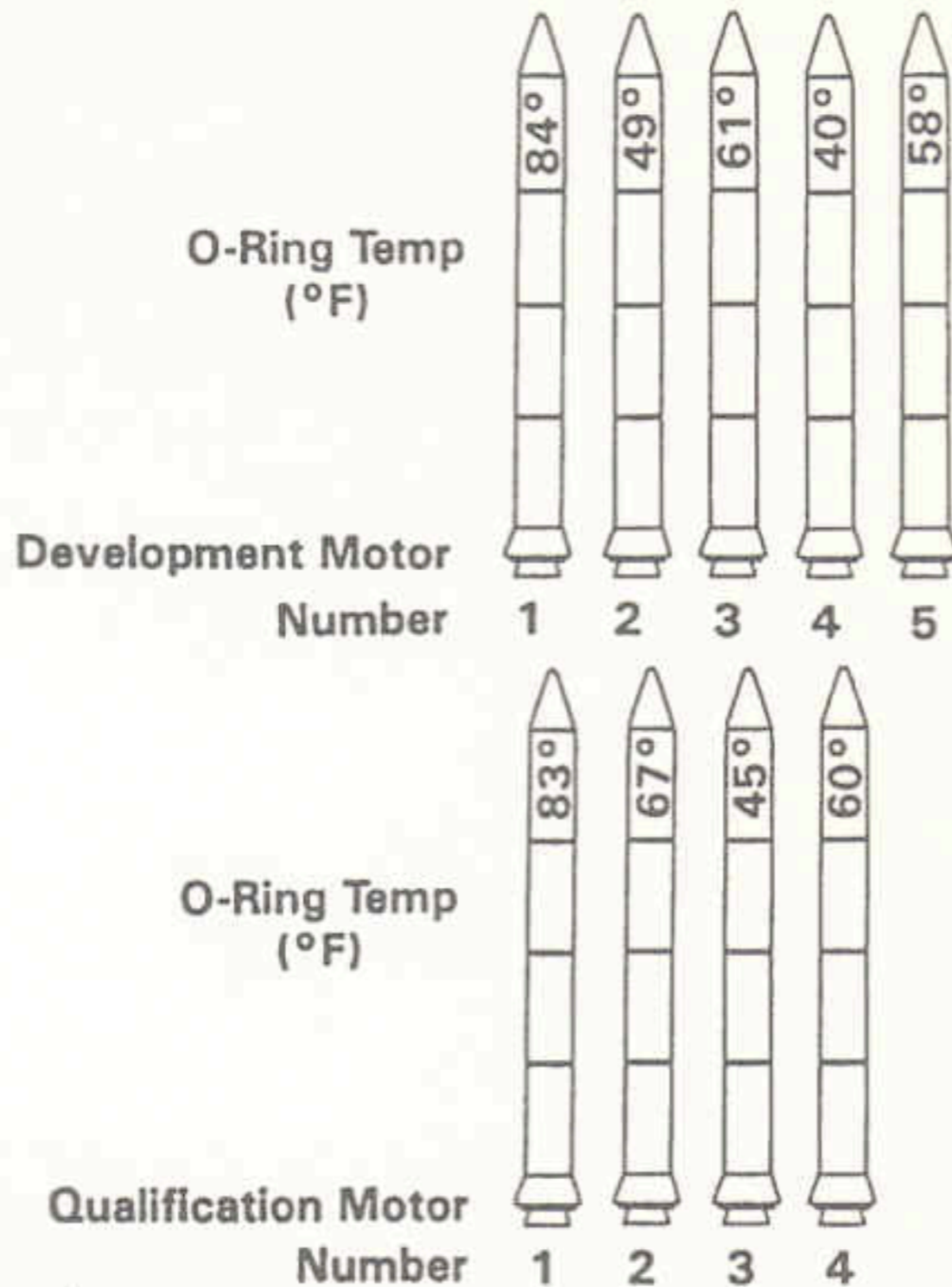
◦ O-RING TEMP MUST BE $\geq 53^{\circ}\text{F}$ AT LAUNCH

DEVELOPMENT MOTORS AT 47° TO 52°F WITH
PUTTY PACKING HAD NO BLOW-BY

SRM 15 (THE BEST SIMULATION) WORKED AT 53°F

◦ PROJECT AMBIENT CONDITIONS (TEMP & WIND)
TO DETERMINE LAUNCH TIME

History of O-Ring Damage in Field Joints



Code	
	= Heating of Secondary O-Ring
	= Primary O-Ring Blowby
	= Primary O-Ring Erosion
	= Heating of Primary O-Ring
	= No Damage

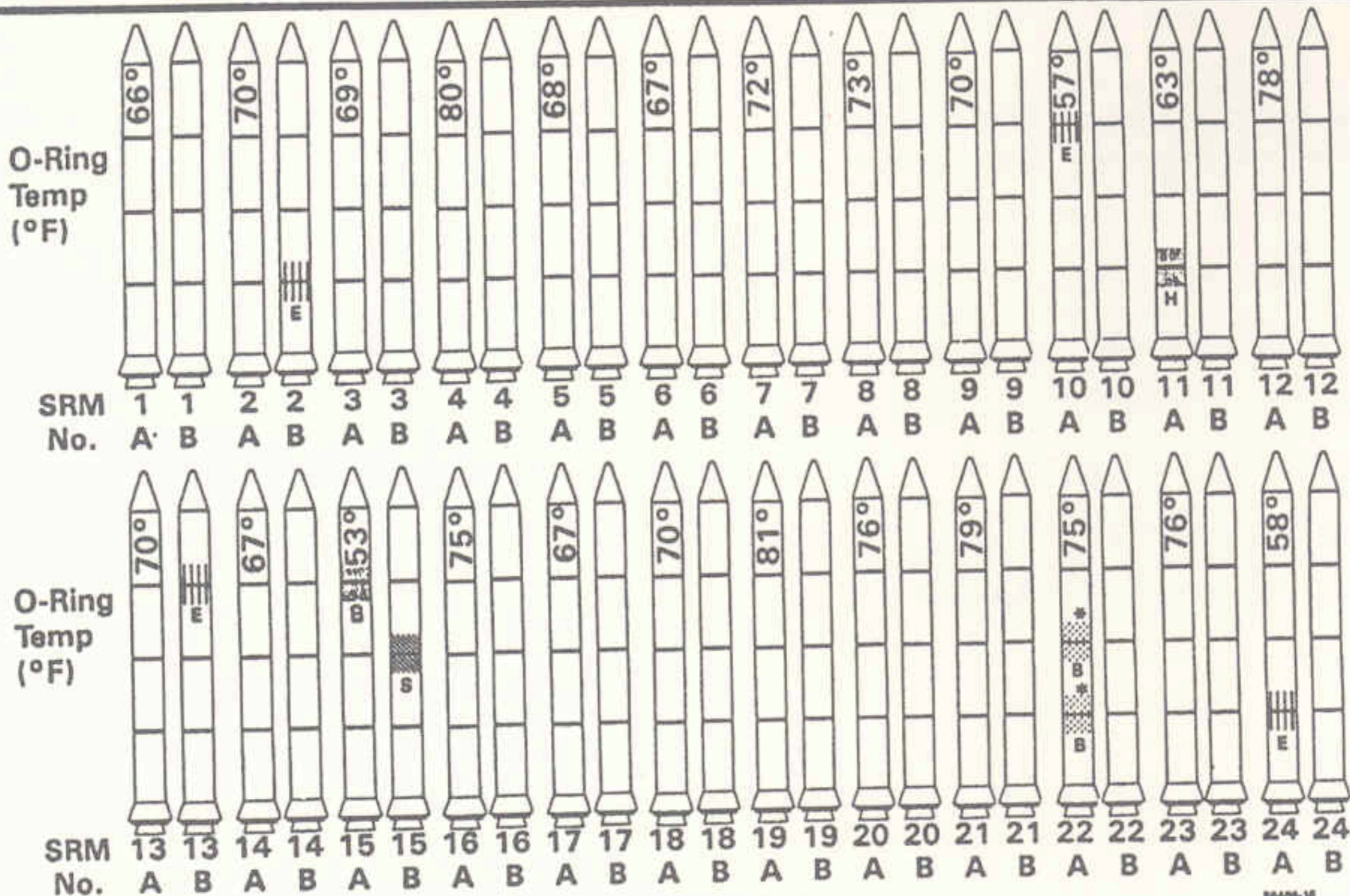
STATIC TEST MOTORS

- HORIZONTAL ASSEMBLY
- SOME PUTTY REPAIRED

MORTON THIOKOL, INC.
Wasatch Operations

INFORMATION ON THIS PAGE WAS PREPARED TO SUPPORT AN ORAL PRESENTATION AND CANNOT BE CONSIDERED COMPLETE WITHOUT THE ORAL DISCUSSION

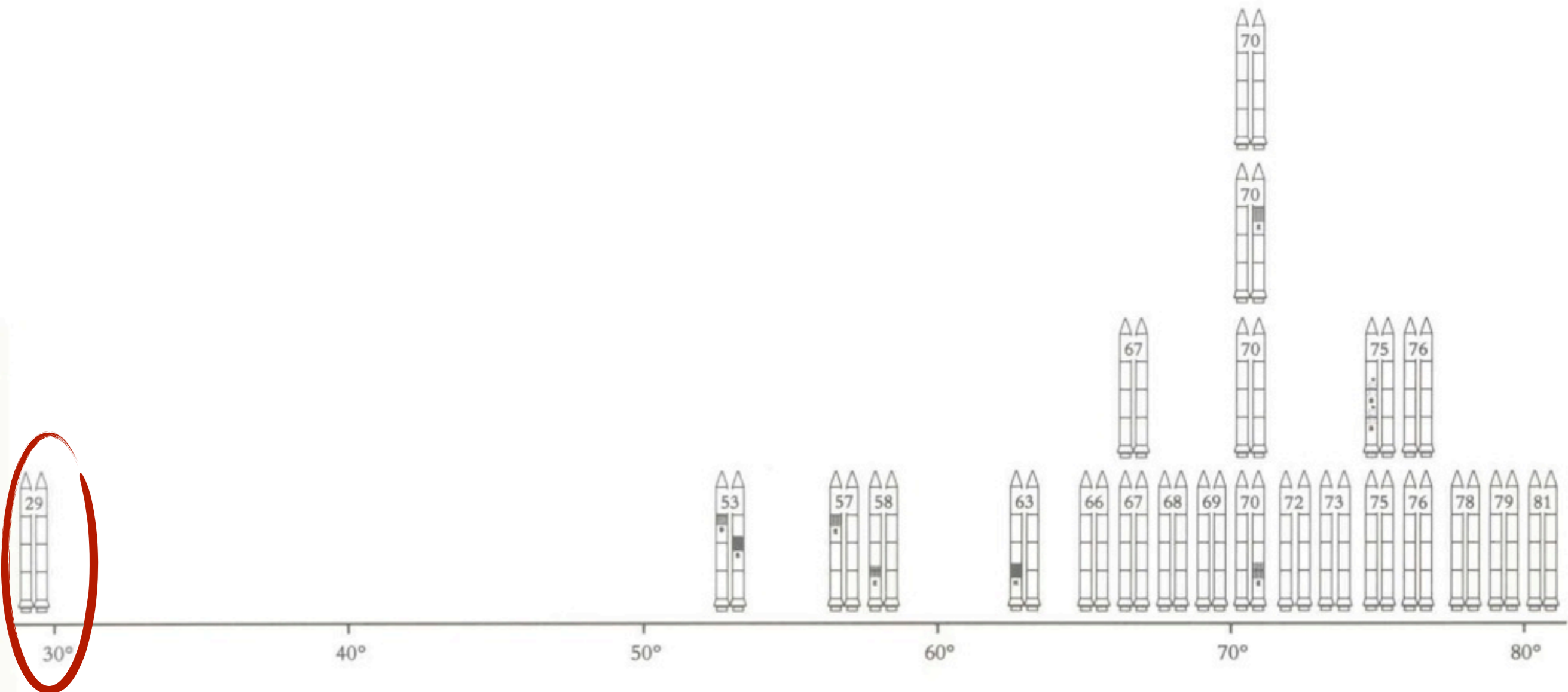
History of O-Ring Damage in Field Joints (Cont)

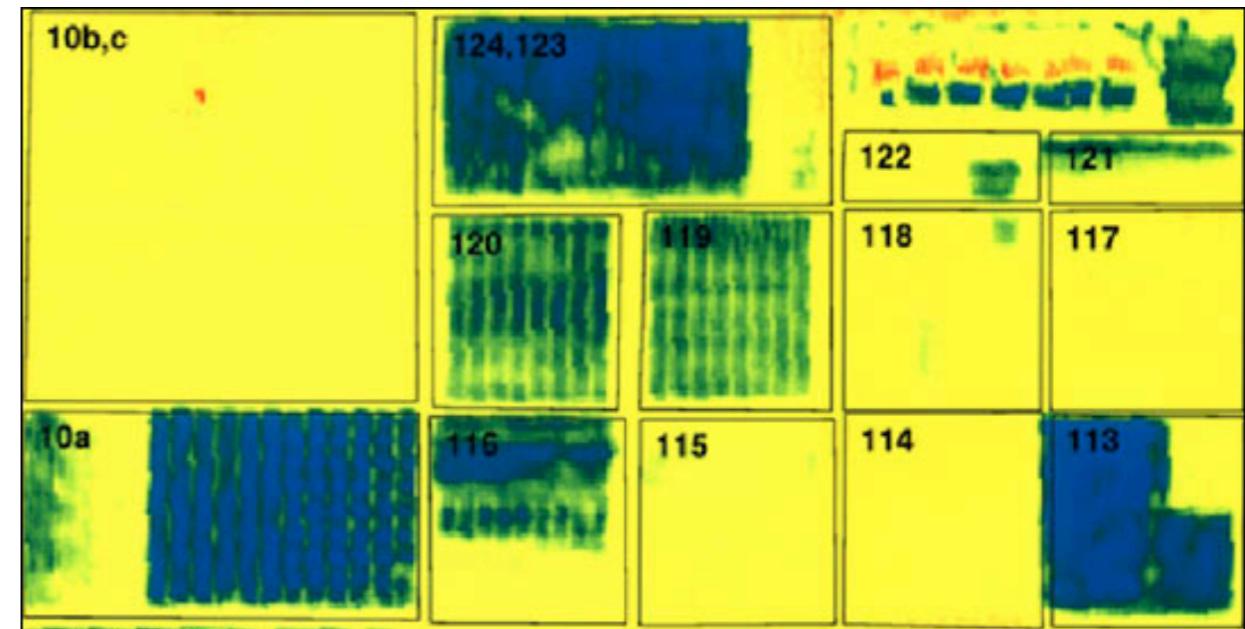


MORTON THIOKOL, INC.
Wasatch Operations

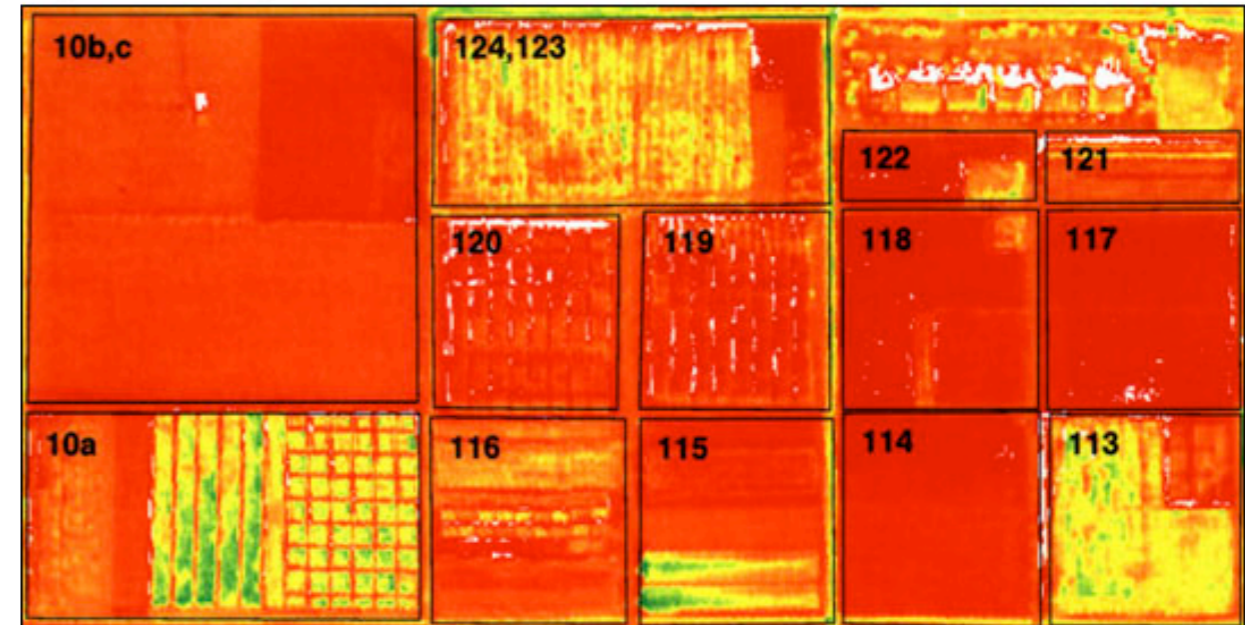
* No Erosion

88408-1E

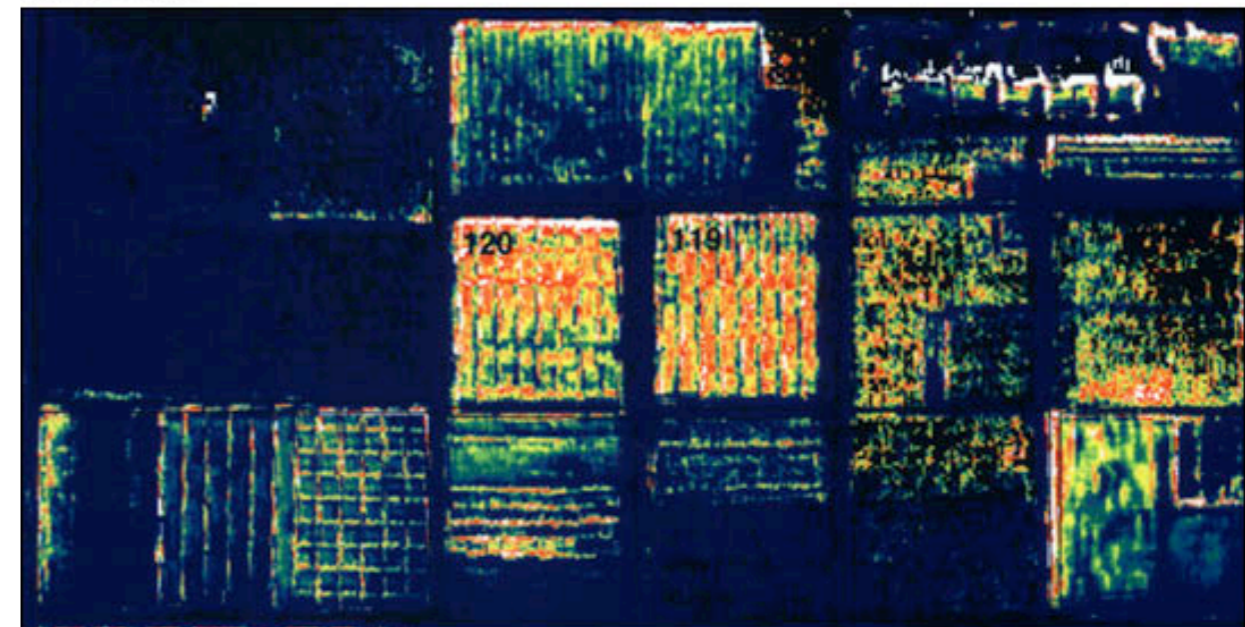




Vegetation Density



Water Deficit



Crop Stress



Precision Agriculture

Sheridan County (Sheridan) Property Tax Revenue Profile: 2010 Tax Yield per Acre



*Average values per Garfield County

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*Average values per Garfield County

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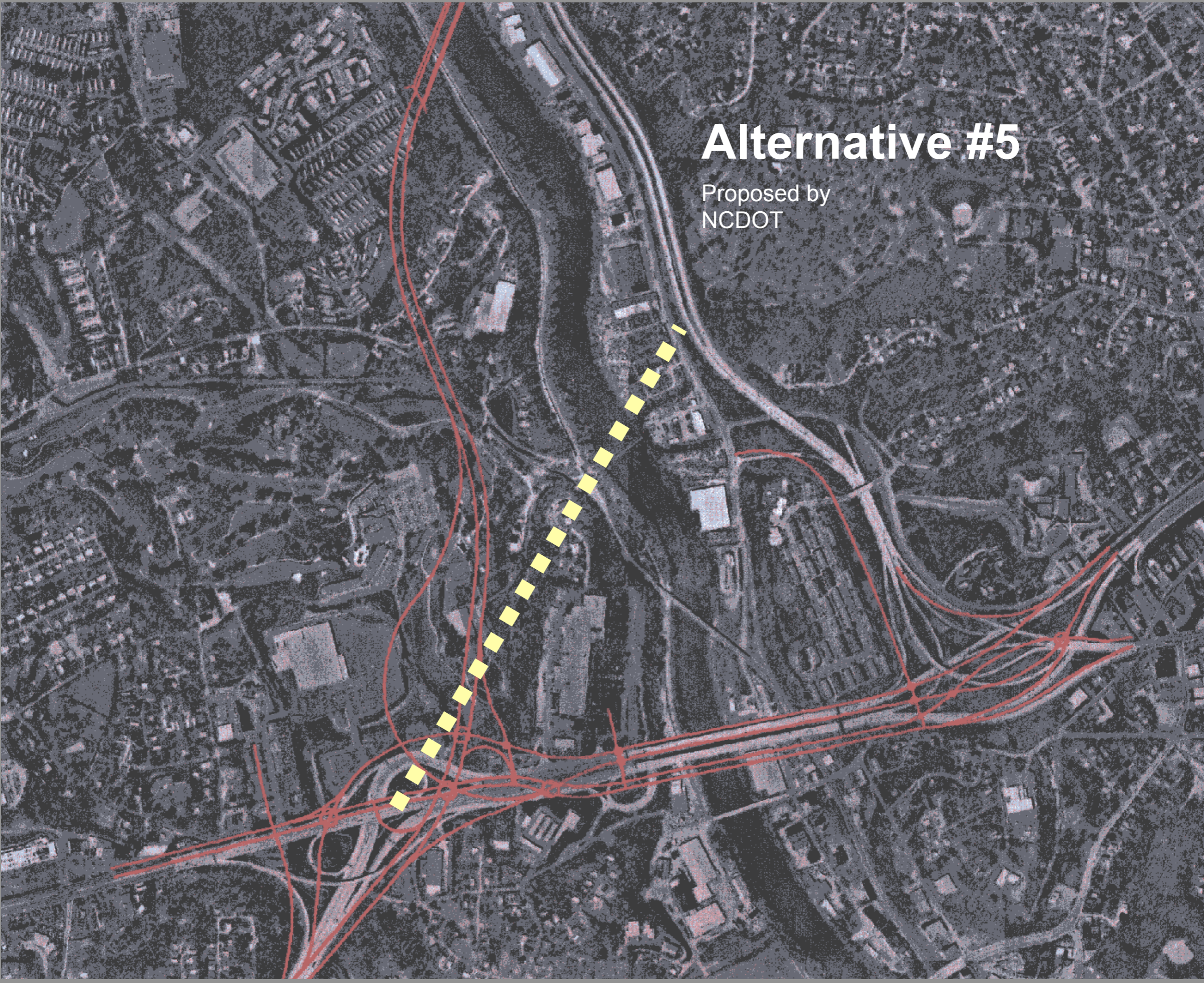
An aerial photograph of a city with a network of roads and buildings. Overlaid on the image are several red lines representing a proposed route. The route starts from the bottom left, moves horizontally across the middle, then curves upwards and to the right, following a path through the city's infrastructure. The text 'Alternative #5' is positioned in the upper right quadrant of the image.

Alternative #5

Proposed by
NCDOT

Alternative #5

Proposed by
NCDOT



Council on Environmental Quality
Executive Office of the President

REGULATIONS
For Implementing The Procedural Provisions Of The
**NATIONAL
ENVIRONMENTAL
POLICY ACT**



Reprint
40 CFR Parts 1500-1508
(2005)

§1502.1 Purpose.

The primary purpose of an environmental impact statement is to serve as an action-forcing device to insure that the policies and goals defined in the Act are infused into the ongoing programs and actions of the federal government. It shall provide full and fair discussion of significant environmental impacts and shall inform decision-makers and the public of the **reasonable alternativeS** which would **avoid or minimize adverse impacts or enhance the quality of the human environment.** ... An environmental impact statement is more than a **disclosure document.**

“You cannot see the Mountain near”.

- Ralph Waldo Emerson



Pack Square

French Broad River

Westgate

Smokey Park Bridge

Sam's Club

Emma Community

West Asheville

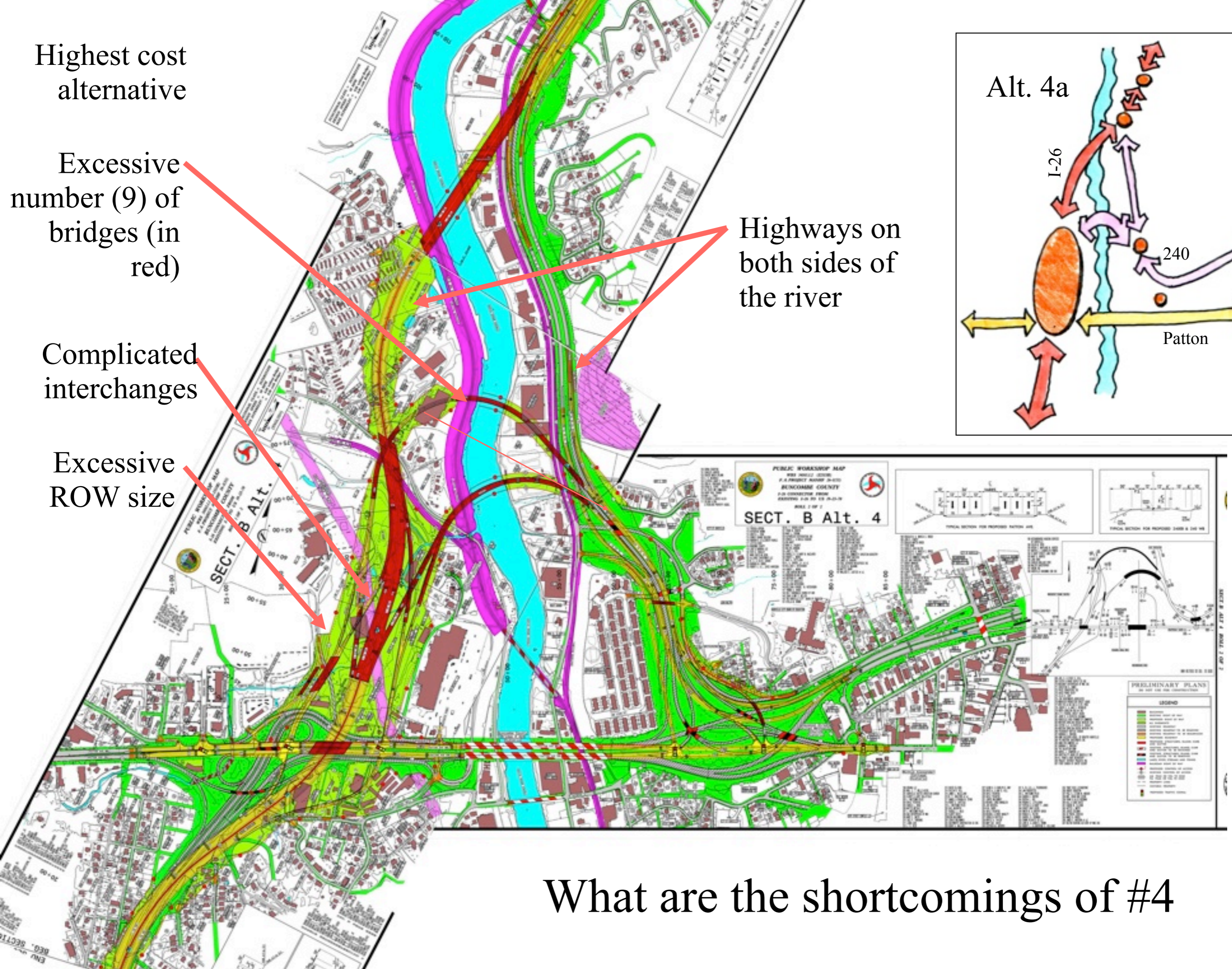
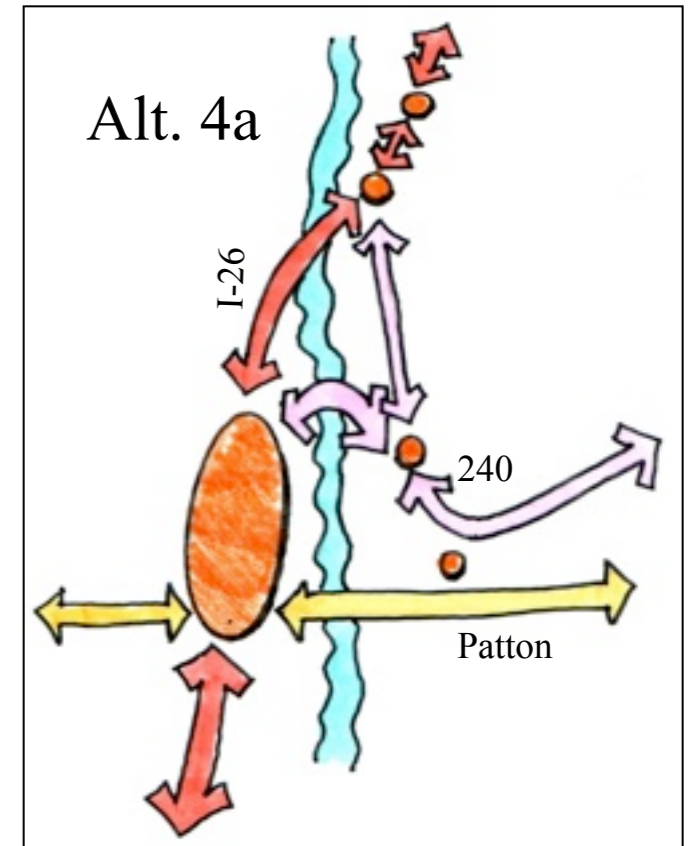
Highest cost alternative

Excessive number (9) of bridges (in red)

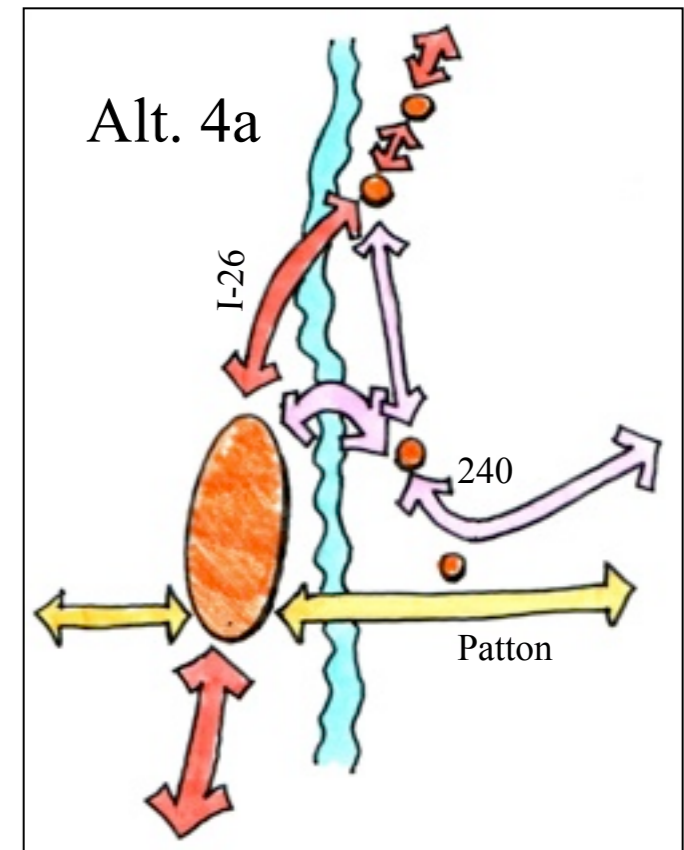
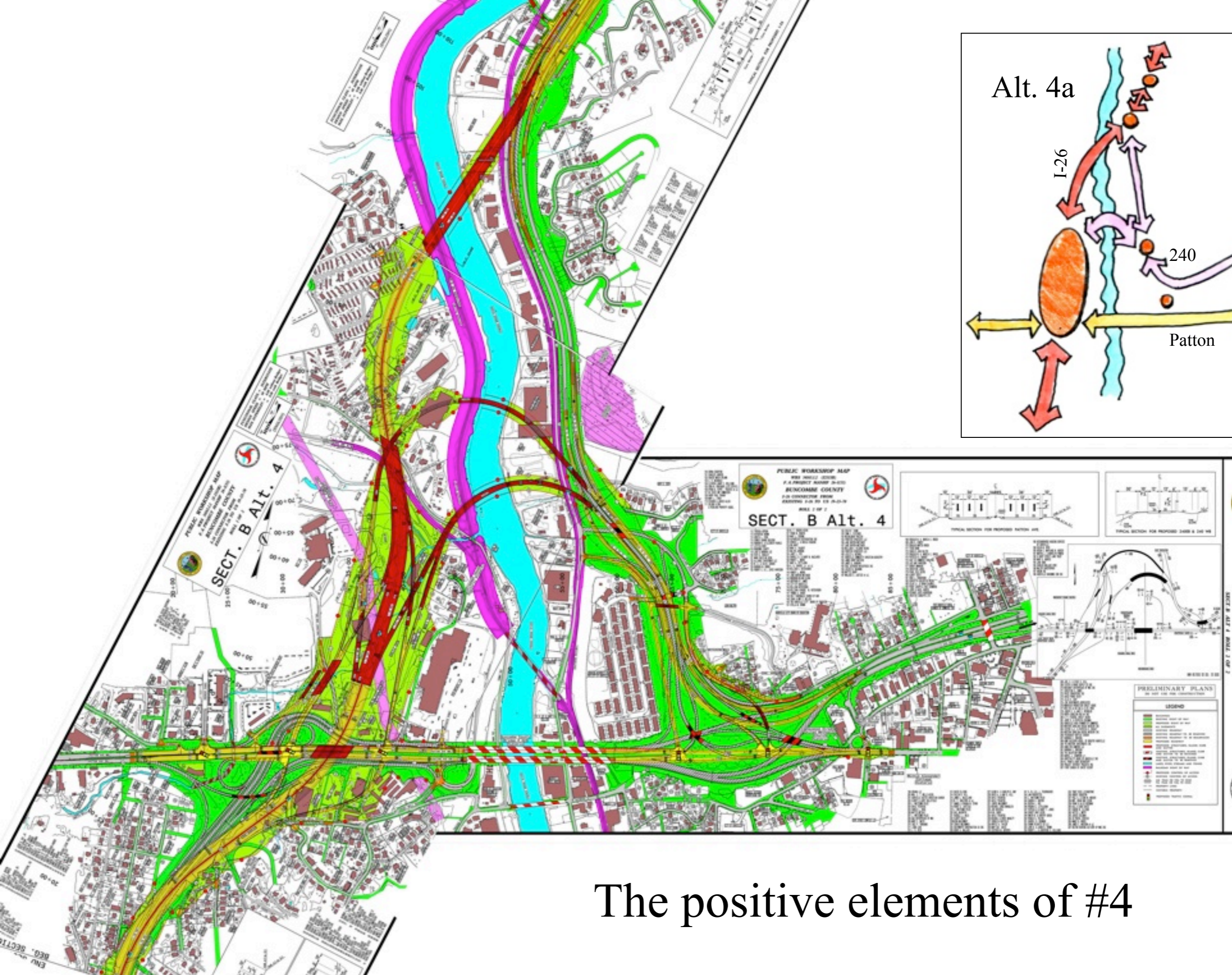
Complicated interchanges

Excessive ROW size

Highways on both sides of the river

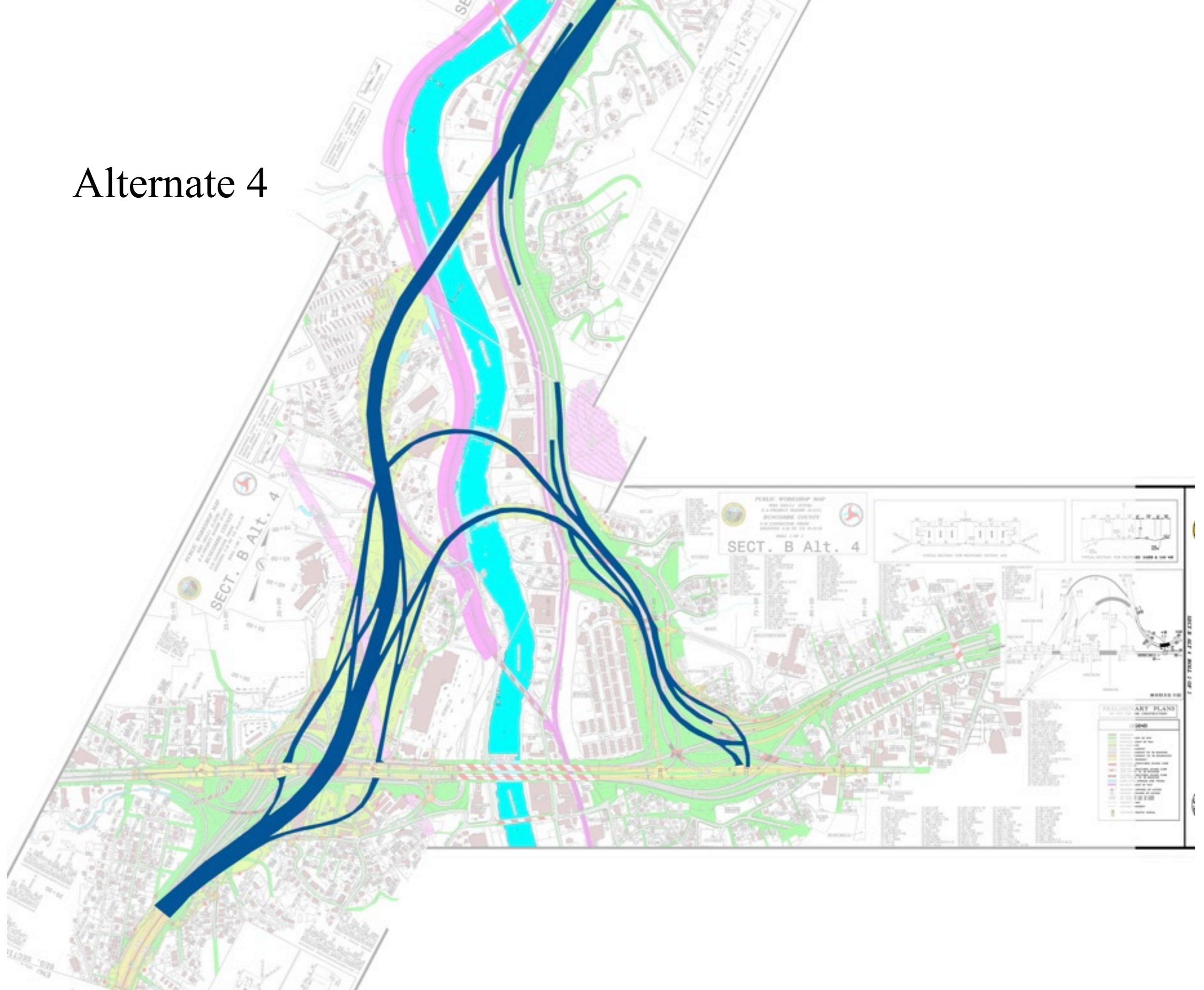


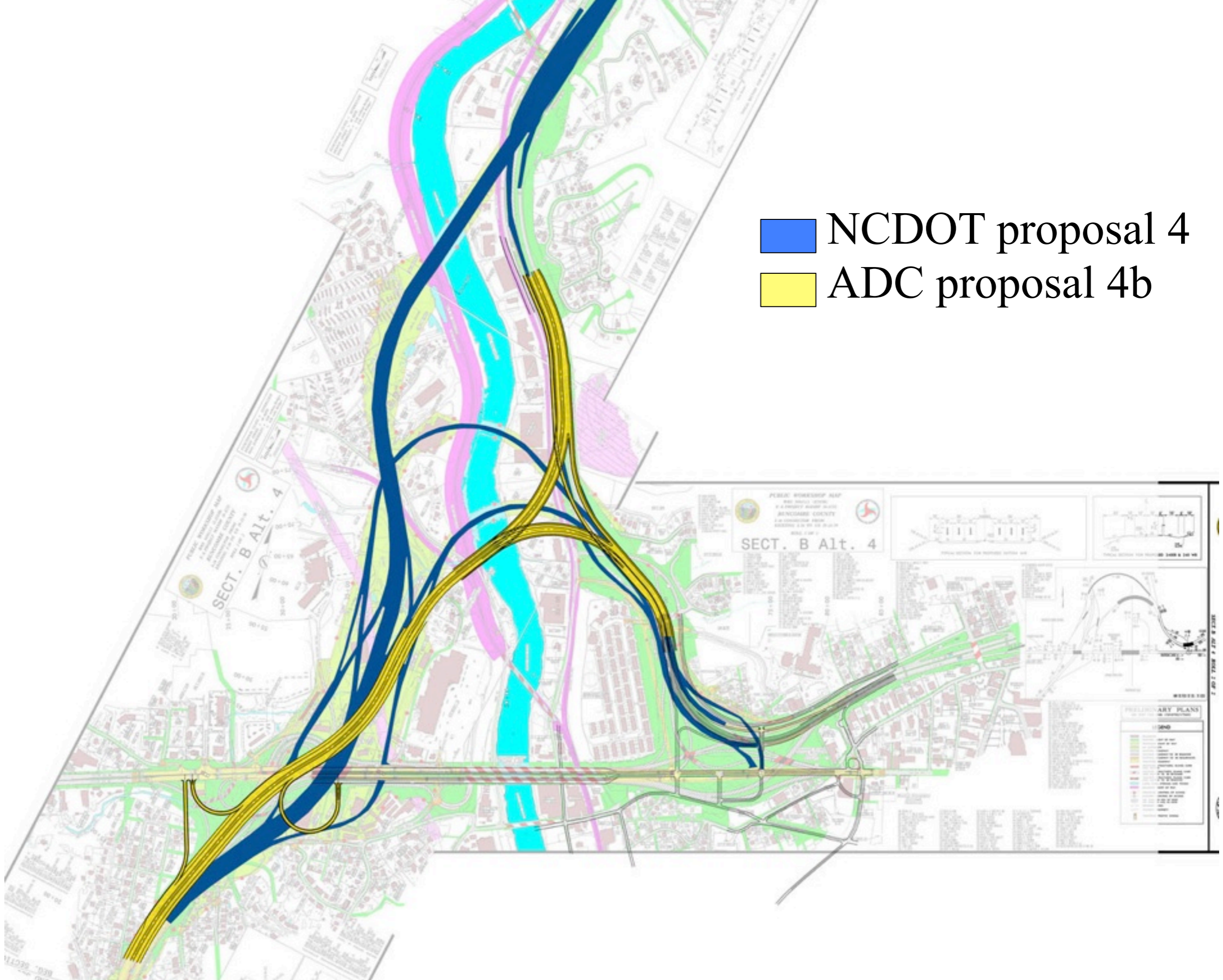
What are the shortcomings of #4



The positive elements of #4

Alternate 4





-  NCDOT proposal 4
-  ADC proposal 4b

NCDOT Alternate 4

Double-deck bridge with I-240 stacked over I-26 provides a compact design similar to the double-deck bridge proposed for I-75 in Cincinnati

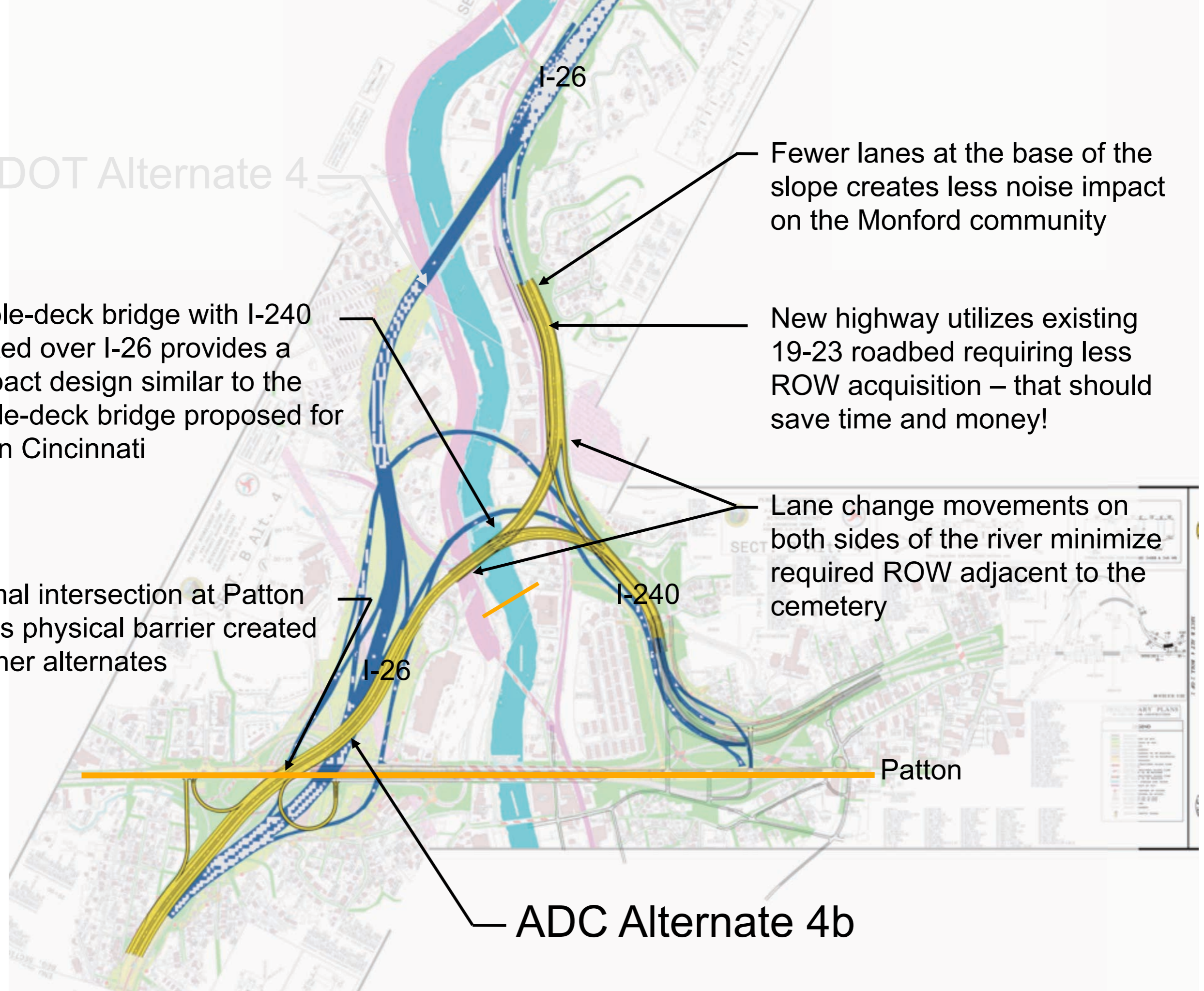
Minimal intersection at Patton avoids physical barrier created by other alternates

Fewer lanes at the base of the slope creates less noise impact on the Monford community

New highway utilizes existing 19-23 roadbed requiring less ROW acquisition – that should save time and money!

Lane change movements on both sides of the river minimize required ROW adjacent to the cemetery

ADC Alternate 4b





TOTAL ACREAGE = 252 Ac.





French Broad River

Montford Avenue

Riverside Cemetary

Route 19/23
RiverWay

Path of 4b

Proposed Riverfront Access

• Modified railroad bridge
over RiverWay

Earthfare

I-240

Patton Avenue
Extension

Southern segment of Riverside Drive North

Reclaimed Land











Valuing Patton Development

(this area is currently in r.o.w/off tax base)

	East	West
Total development area	22	44 acres
Residential Units	1,003	600
Total Sq.ft. Retail	447k	250k
Total Sq.ft. Office	608k	200k
Total Sq.ft. Civic	337k	200k

Est. Total Value \$465 M \$235M

NPV of 50yr. local Tax Contribution

= **\$111,048,955**

City, County, and Schools

Summary of Impacts

Resource	Section B (New Locations across French Broad)			
	Alt. 2	Alt. 3	Alt. 4	Alt. 4B
Length (miles) Total	2.6 I-26	2.6 I-26	2.6 I-26	2.6 I-26
	0.4 I-240	0.6 I-240	1.5 I-240	1.2 I-240
	3.0	3.2	4.1	3.8
Bridged Stream Crossings	4	5	7	*
Culverted Stream Crossings	3	5	3	*
Stream Impacts (#/linear ft.)	5/2,321	6/2,767	6/1,864	5/1,379
Wetland Impacts (#/acres)	2/0.17	2/0.06	2/0.08	*
Pond Impacts (#/acres)	2/0.46	2/0.27	2/0.29	*
Historic Properties	2	1	2	2
Residential Relocations	44	61	37	23
Business Relocations	55	17	19	15
Number of Interchanges	3	3	4	*
New Takings	59.5	64.9	64.9	56.1
Total acres of R-O-W	295	312	275	252
Right of Way Cost Estimate	\$64,635,000	\$64,475,000	\$60,415,000	\$60,038,800
Construction Cost Estimate	\$157,000,000	\$197,000,000	\$308,000,000	\$365,000,000
Total Cost Estimate	\$221,635,000	\$261,475,000	\$368,415,000	\$425,038,800
Patton Opportunity Cost	\$ 111,048,955	\$ 111,048,955		
Total Cost to Taxpayers	\$ 332,683,955	\$ 372,523,955	\$368,415,000	\$425,038,800

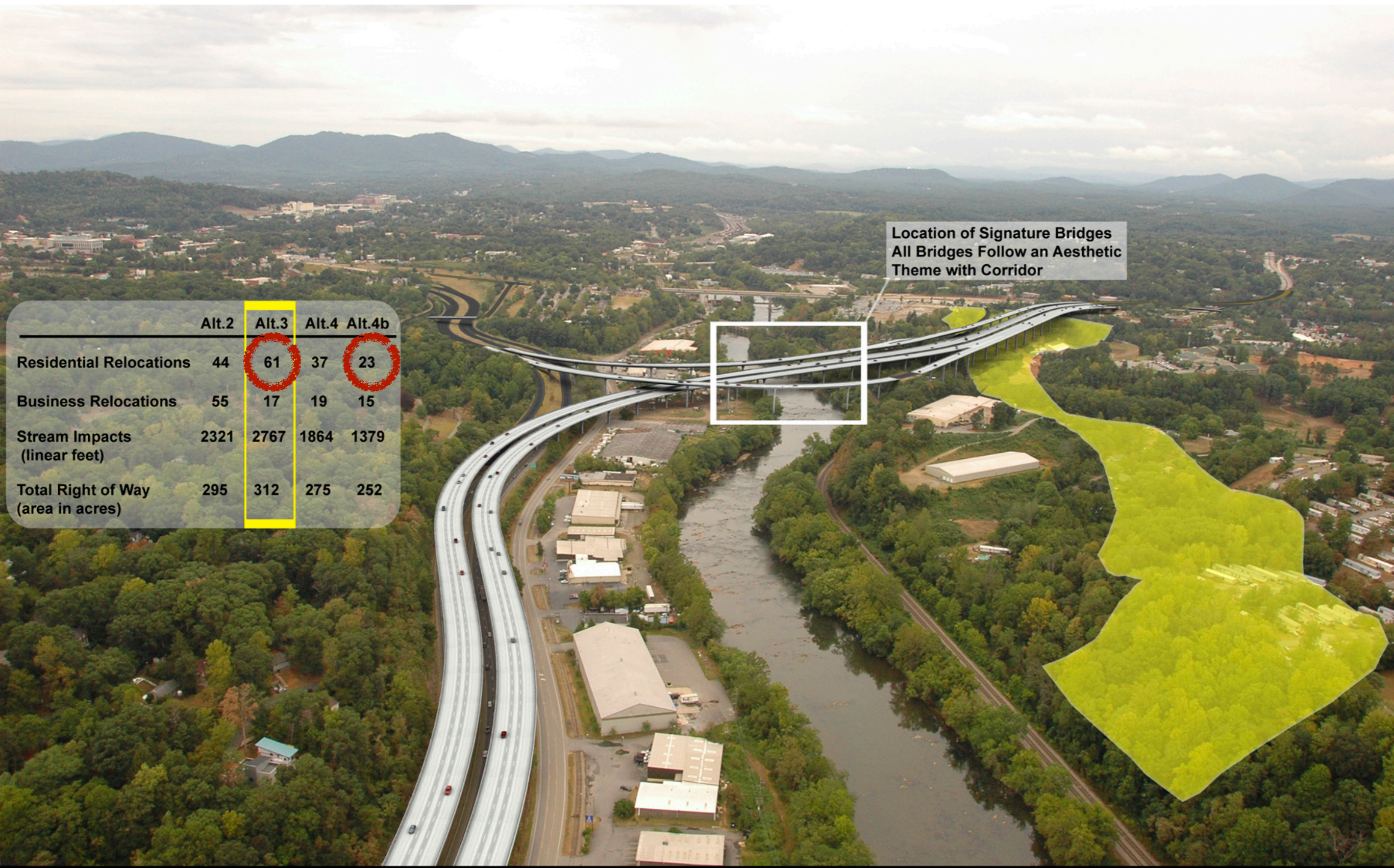
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Location of Signature Bridges
All Bridges Follow an Aesthetic
Theme with Corridor

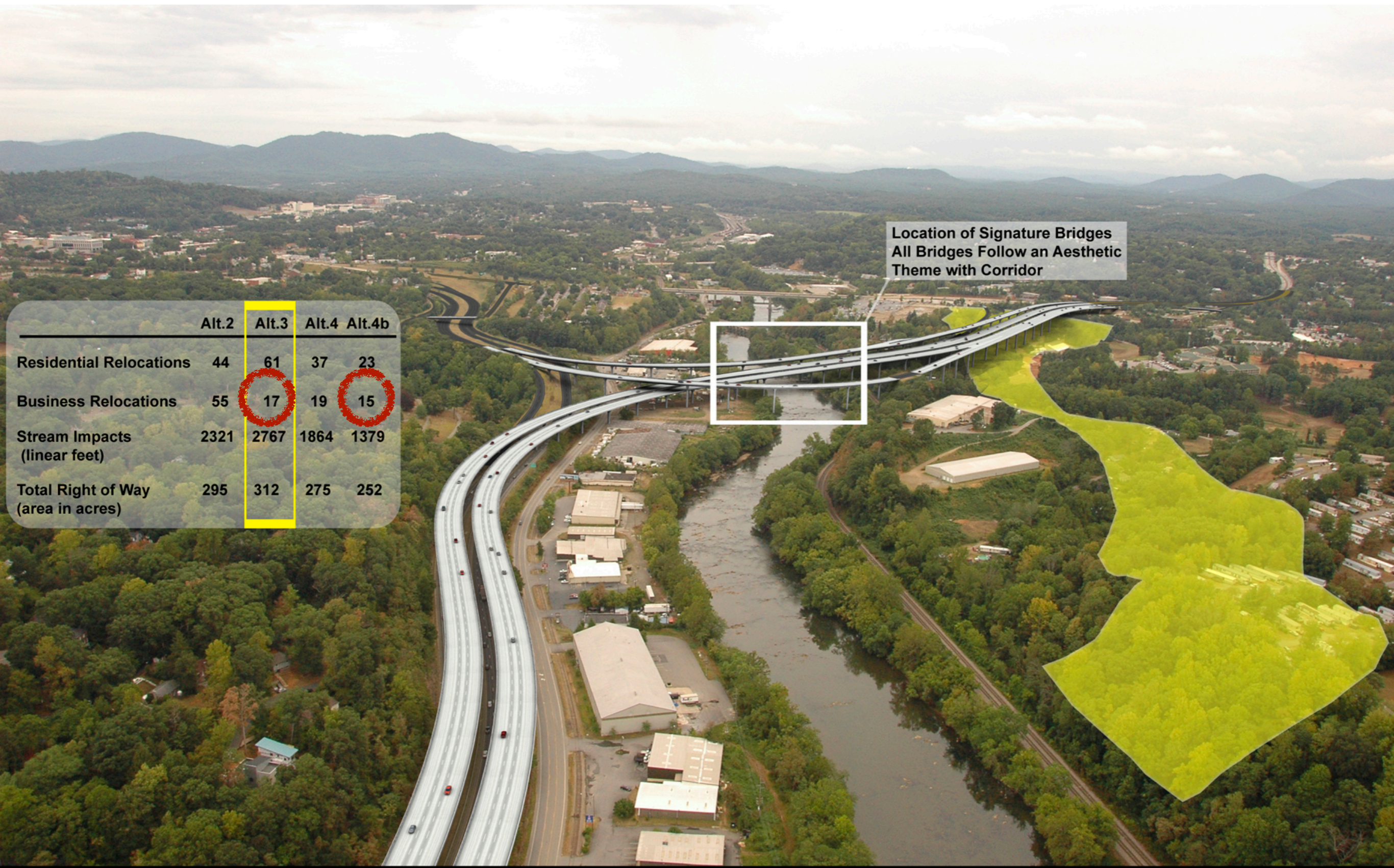
	Alt.2	Alt.3	Alt.4	Alt.4b
Residential Relocations	44	61	37	23
Business Relocations	55	17	19	15
Stream Impacts (linear feet)	2321	2767	1864	1379
Total Right of Way (area in acres)	295	312	275	252



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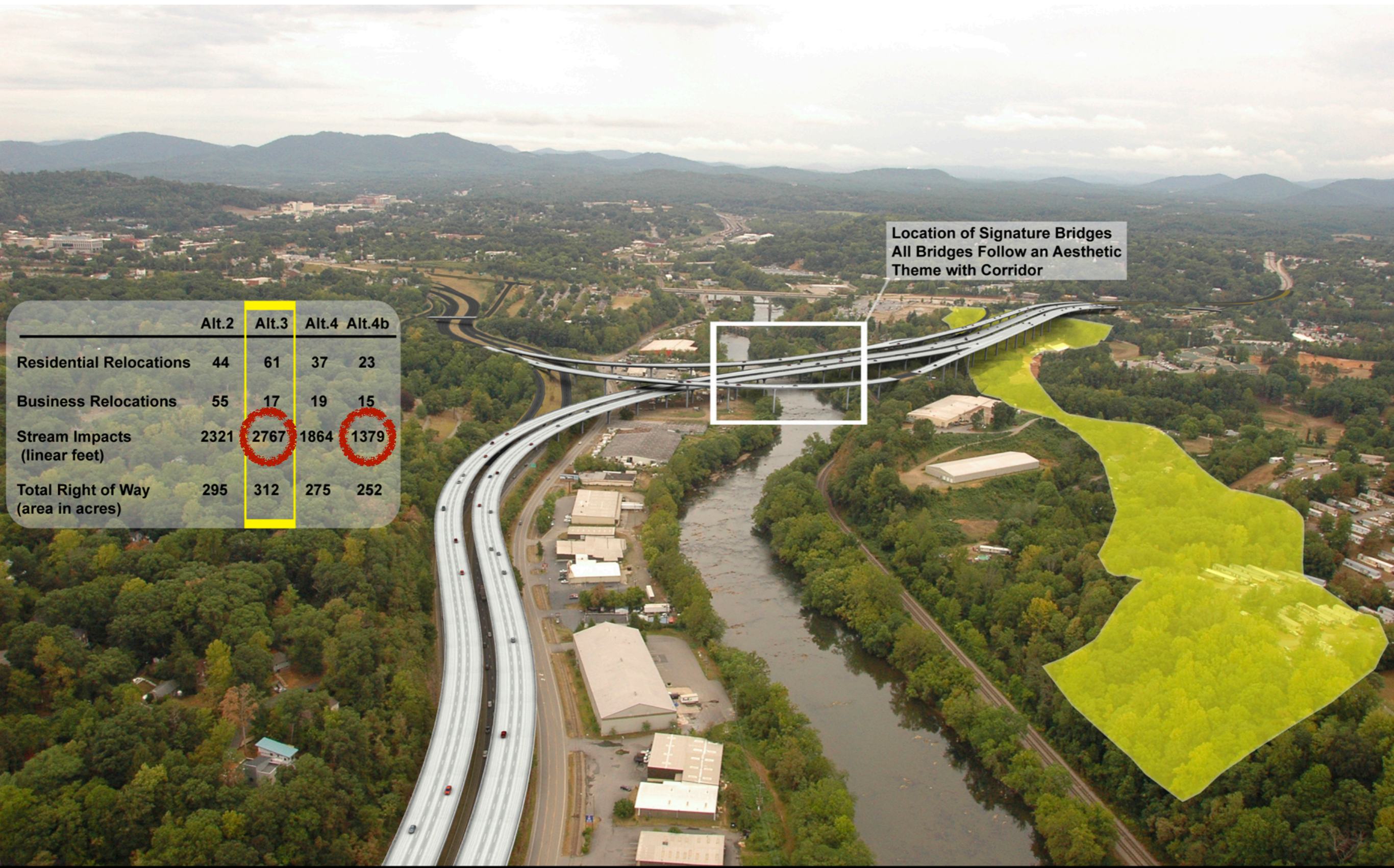
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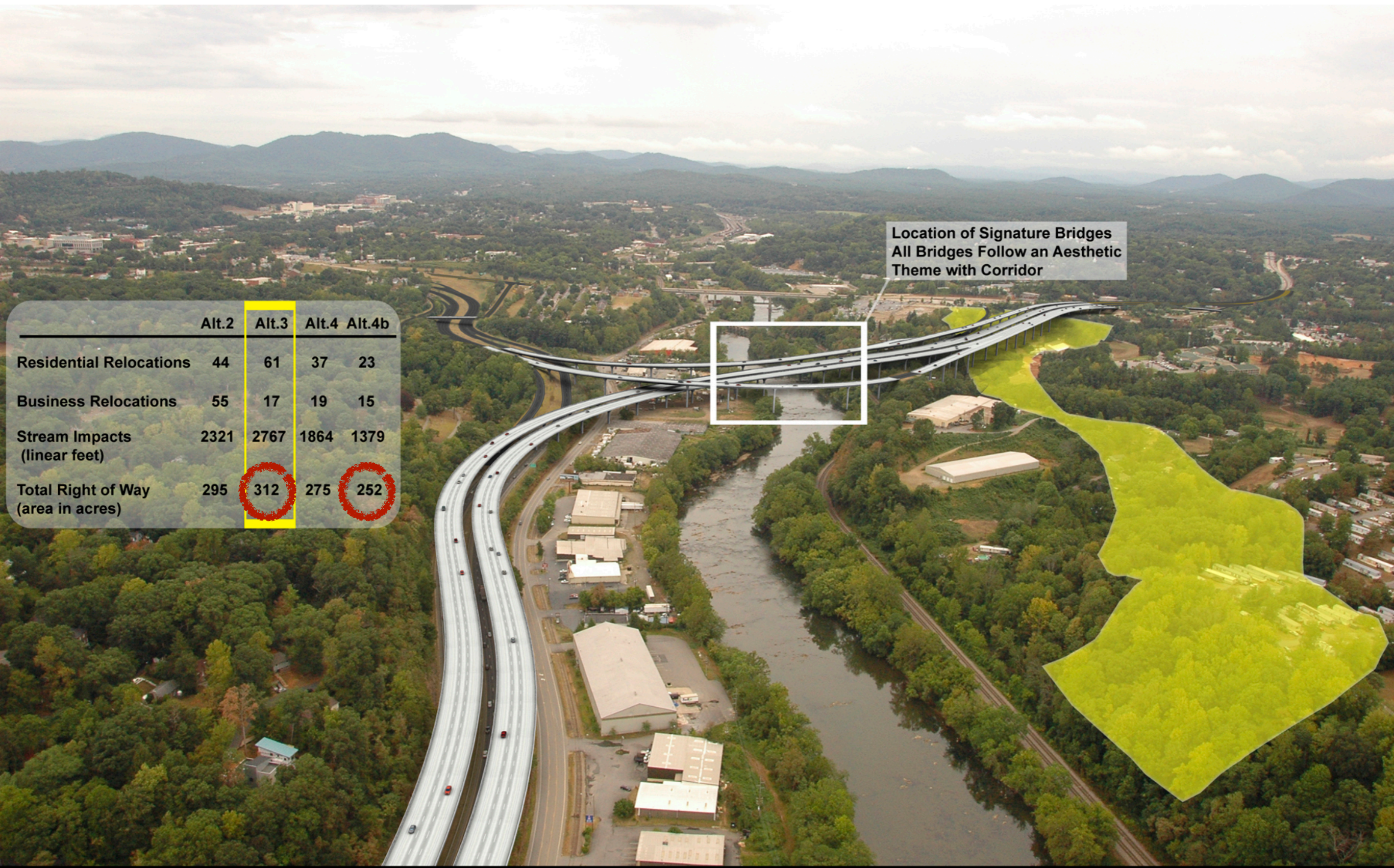


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Compare Types with 1,500 units



	Urban Lowrise		Subdivision	Difference
Acres	66		3,210	4,763.64
Annual Resouce Use				
Miles Driven	7,500,000		42,857,143	471.43
Gasoline Used	342,857		1,928,571	462.50
Kw Utlities Consumed	21,000,000		37,500,000	78.57
Lbs. Of CO2 Created	13,928,571		52,500,000	276.92
Local Taxes Pd	\$14,571,429		\$13,928,571	-4.41

*ignored extra cost to government for water, sewer, fire, police, roads.

Environmental Costs of Suburban Design

Without redevelopment of Patton (just the housing measure):

- 37,700,000 more VMT in region/year
- 2,350 more tons of CO₂/50 yr. lifecycle
- 1,900,000 additional gallons of gas expended/year
(this is minus the 280,000 gallons in the Chamber's report)
- 2.3 times more BTUs expended (5.5m BTUs/50yrs for housing units alone)

Opportunity Costs with Suburban Design

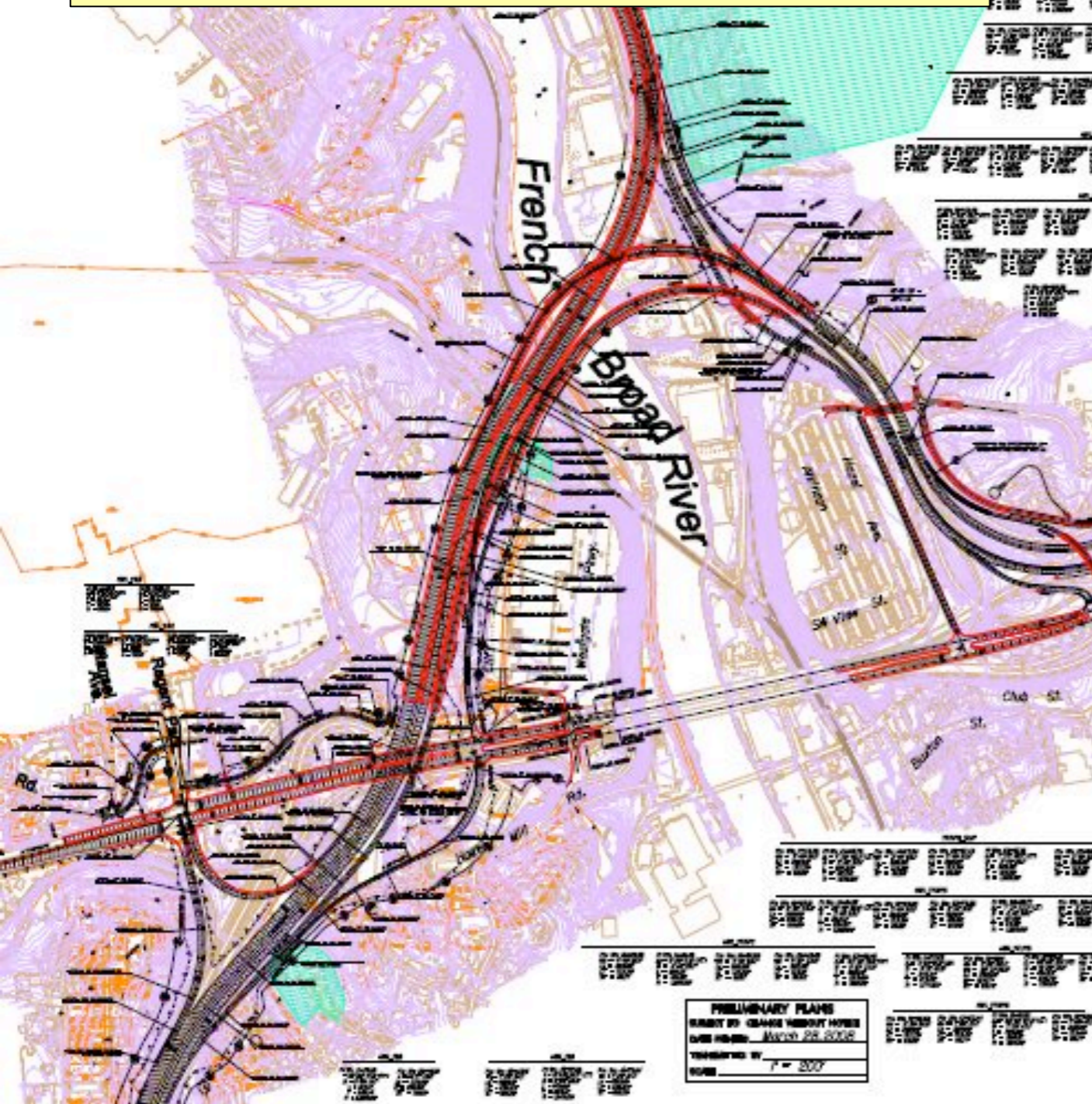
(Alternates 2 & 3)

- \$111,000,000 NPV loss of local taxes (AVL, BC, Sch)
- \$456,000,000 real estate improvements
- \$23,500,000 in additional housing service cost/yr
- \$170,600,000 /year in total payroll
- \$83,600,000 retail sales/year
- \$5,900,000 retail sales tax/year
- 5,700 new jobs

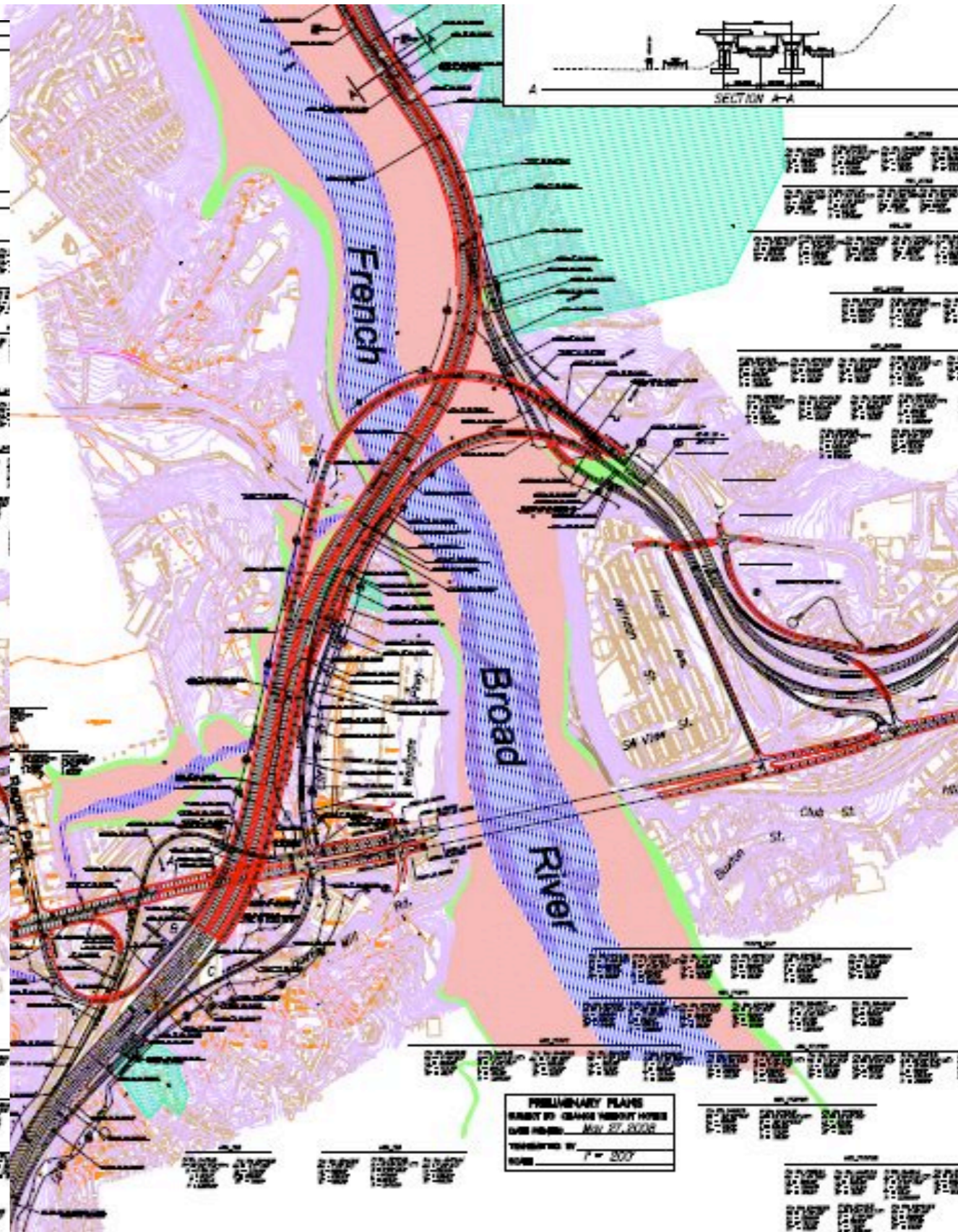
Working with DOT



DOT explained that they had to modify Figg's work in the following ways to get it to match their other designs. This is where they made the apple look like an orange. Note the dates and "over Patton" and the widening of the bridge.

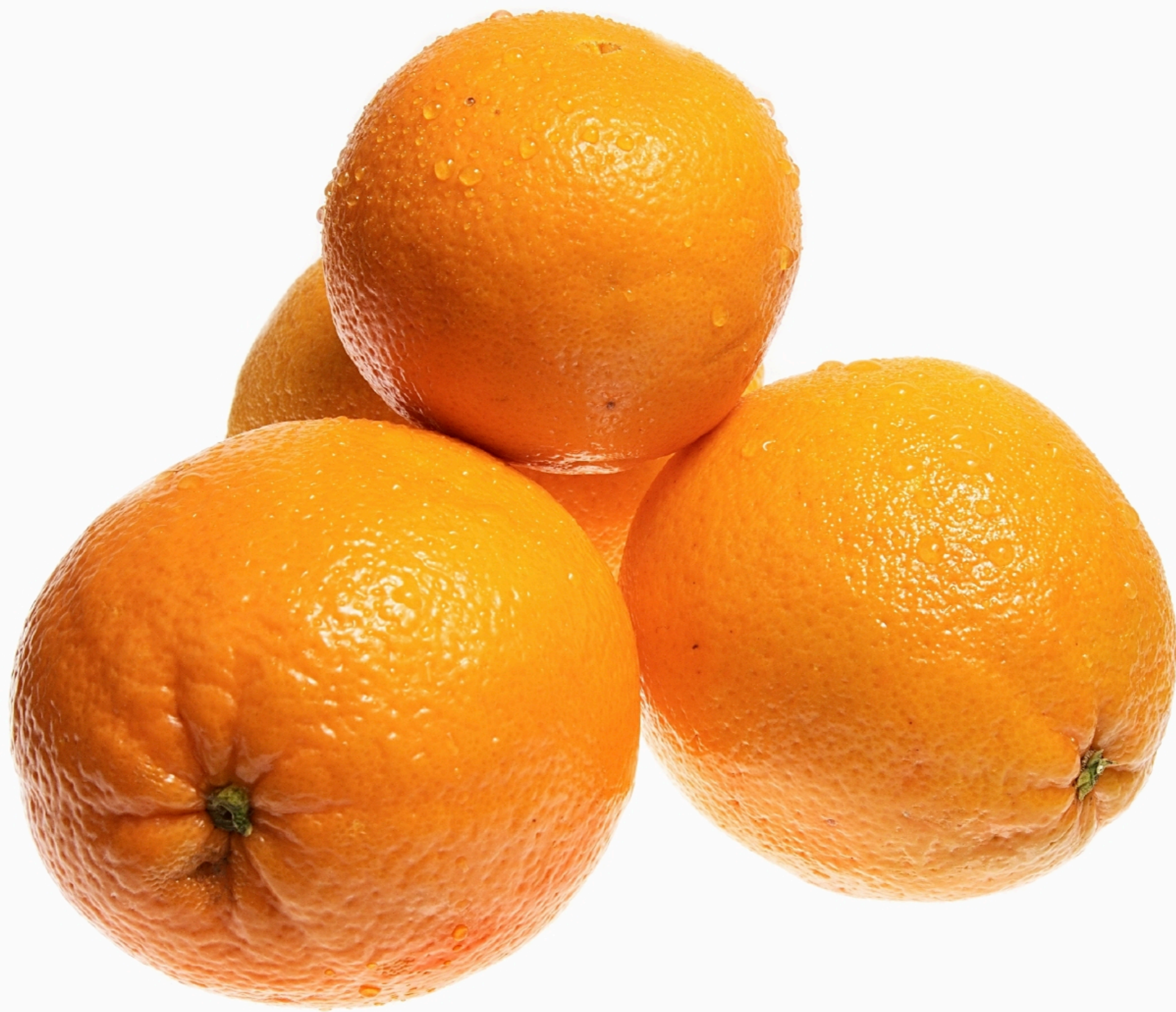


April 2008



May 2008















\$42M
\$1.32M/Acre

Analysis-Downtown Petaluma as Infill-Walnut Park on Blvd.

McDowell/Deer Creek Site





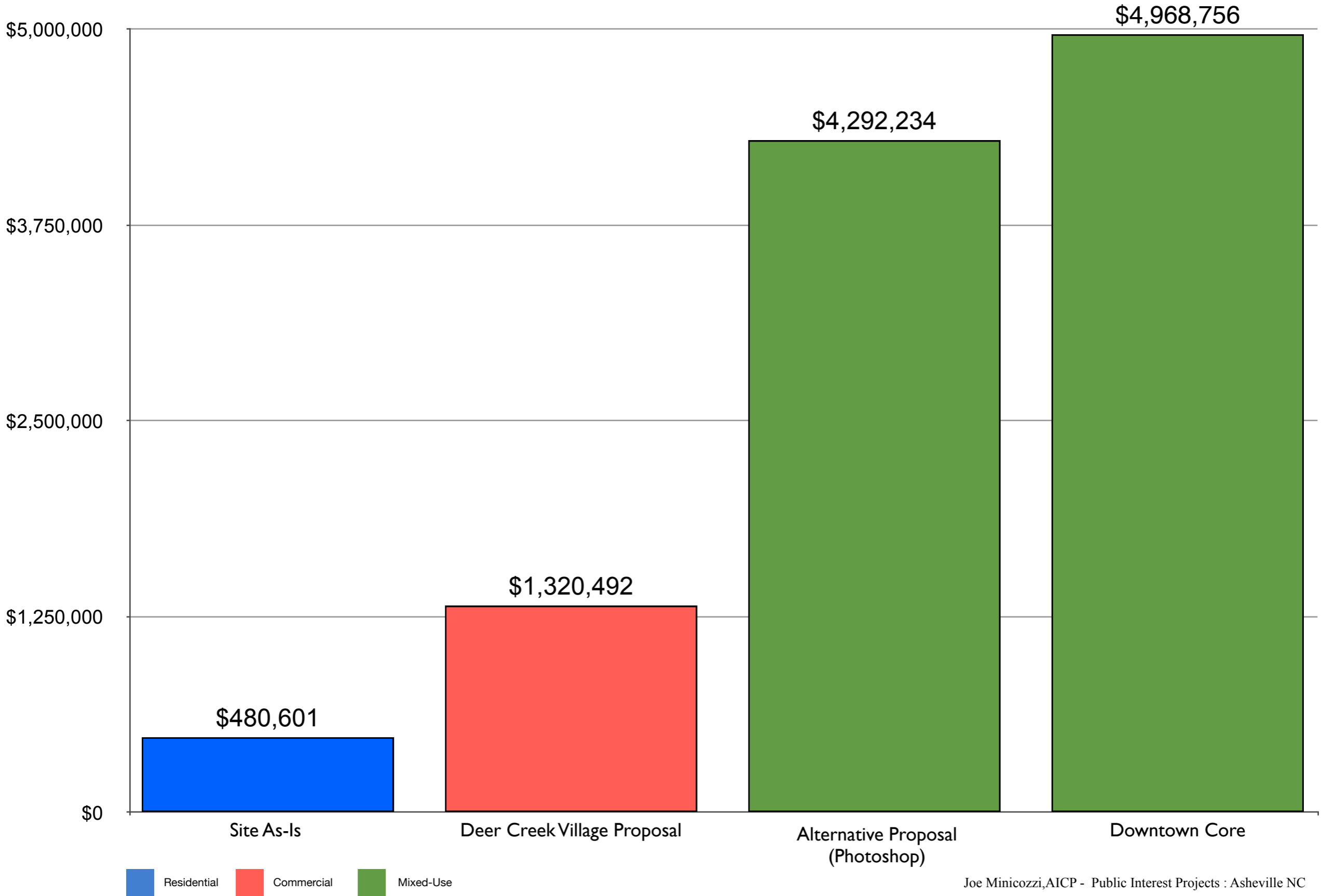
\$99M
\$4.29M/Acre

Analysis-Downtown Petaluma as Infill-Walnut Park on Blvd.

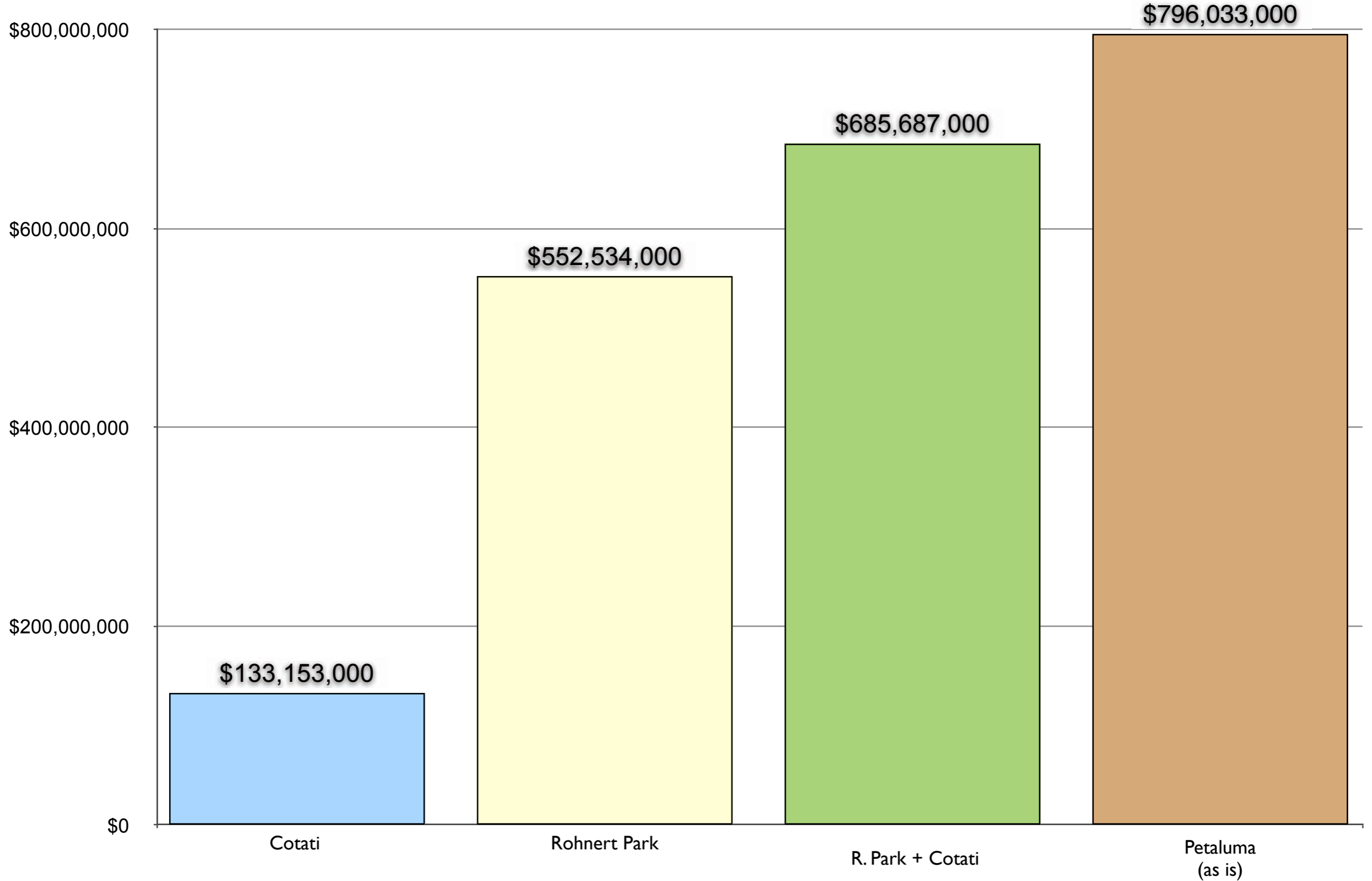
McDowell/Deer Creek Site



Value Per Acre Comparable



Taxable Sales By City, 2009



Gallatin County 2010 Mill Levies

Final Update

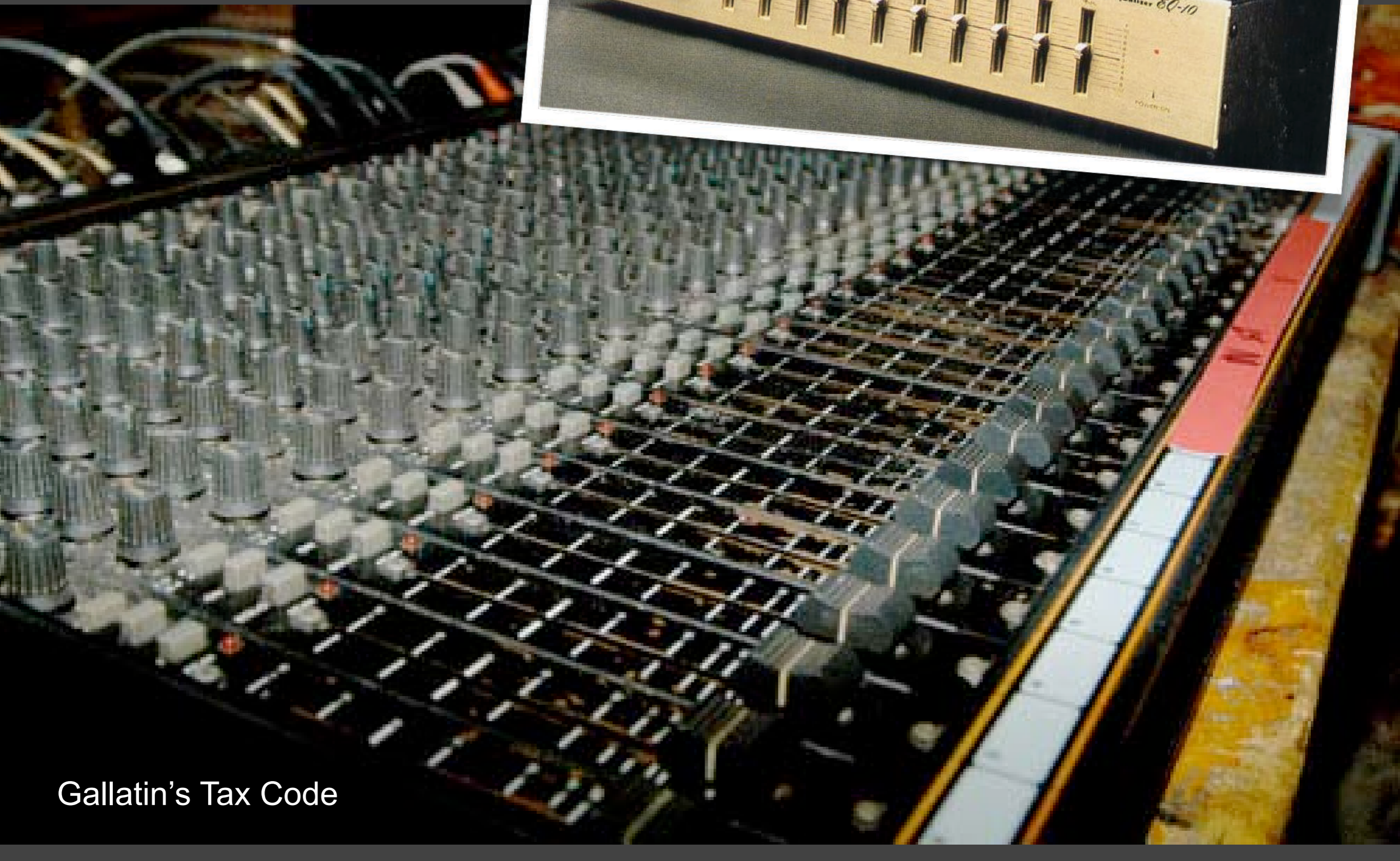
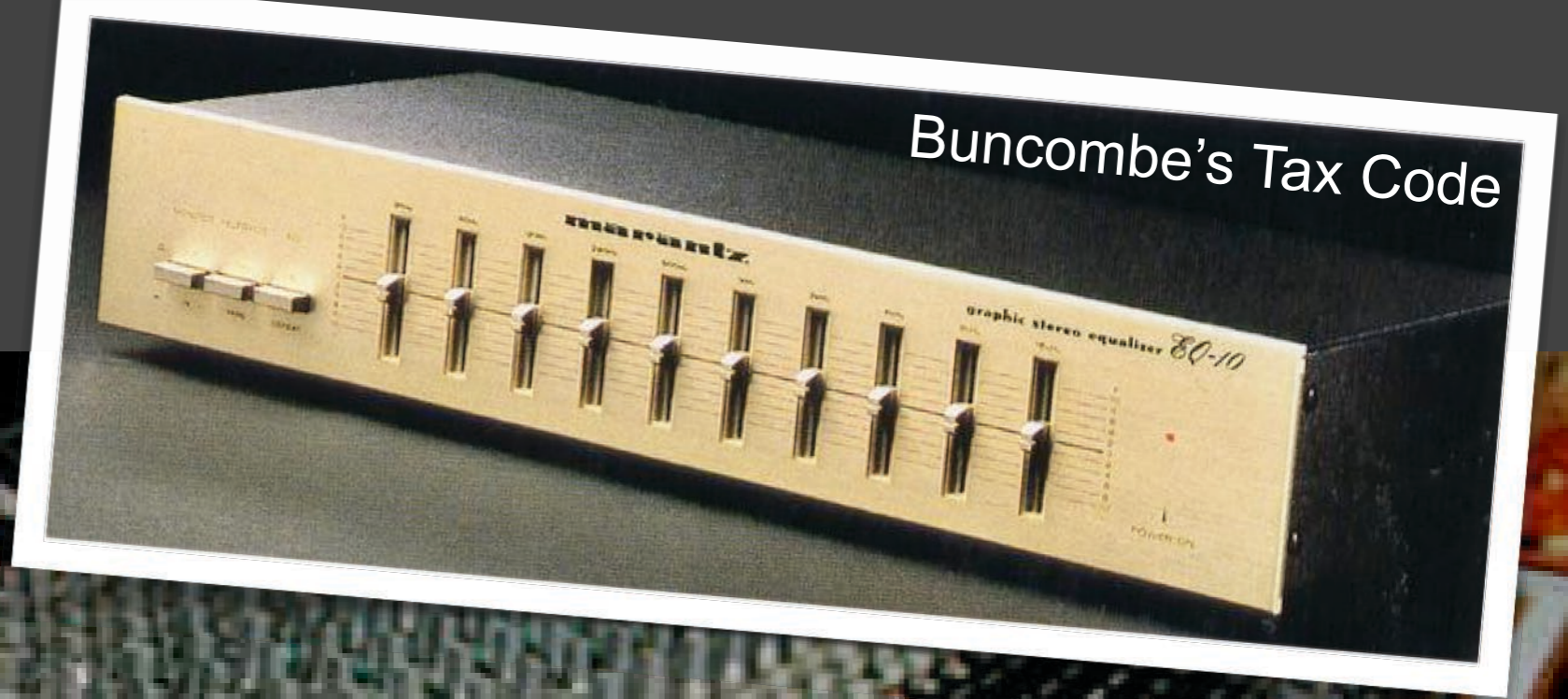
Fund	Mill/Rate	Special Districts	Mill/Rate
County Funds *Applicable to all School Districts*		Fire Districts "Taxable of ALL property in district"	
General (1000).....	15.92	50 Central Valley.....(7200)...CVF.....	54.50
Bridoe (2130).....	3.13	51 Bridger Canyon.....(7216)...BCF.....	38.29
Weed (2140).....	1.22	52 Big Sky.....(7213)...BSF.....	23.43
Fair (2160).....	1.64	53 Gallatin Gateway.....(7215)...GGF.....	40.79
Airport Board (Three Forks) (2170).....	0.08	54 Manhattan.....(7206)...MF.....	68.95
City/County Health (2270).....	4.69	55 Middle Creek.....(7212)...MCF.....	0.00
Mental Health (2271).....	0.97	56 Amsterdam.....(7217)...AF.....	40.08
Senior Citizens (2280).....	1.01	57 Sedan.....(7207)...SF.....	8.89
County Extension (2290).....	0.58	58 Story Mill.....(7210)...SMF.....	49.25
Public Safety (2300).....	39.07	59 Three Forks.....(7208)...TF.....	14.97
Permissive Medical Levy (2372).....	5.29	60 Willow Creek.....(7209)...WF.....	39.17
Search and Rescue (2382).....	0.86	61 Heboen Basin.....(7214)...HBF.....	51.56
Rest Home Bonds (3030).....	nc08>	62 Sourdough.....(7205)...SourF.....	38.88
Detention Center Bond (3050).....	11.45	69 Gallatin River Ranch.....(7219)...GRRF.....	120.79
Rural Revolving (3400).....	0.00		
County Bldgs Cap Proj (4010).....	4.03	Fire Service Areas	
Rest Home (5120).....	0.00	"Per Unit basis on property in Special District"	
Total	89.94	63 Reese Crk Fire Svc (pu).....(7201).....	nc04>
		64 Rae Fire Service (pu).....(7202).....	\$216.47
		65 Springhill Fire Svc (pu).....(7203).....	nc09>
applied to all districts, except cities		66 Ft Ellis Fire Svc (pu).....(7204).....	\$100.00
Road (2110).....	19.25	68 Fire Svc #6 Clarkston (pu).....(7218).....	\$182.50
Libraries (2220).....	6.14		
Total	25.39	Cemetery Districts	
		"Taxable of ALL property in district"	
County Wide School Levies *applied to all school districts*		90 Meadow View.....(7302)...MV.....	4.67
General High Schools (7770).(22+13.39).....	35.39	91 Mount Green.....(7301)...MG.....	6.51
General Elem Schools (7750).(33+24.73).....	57.73	92 Fairview.....(7303)...FC.....	4.26
County Wide Trans (7770).....	2.62		
Total	95.74	Water Quality	
		"Per unit basis on Improved Prop in District"	
State Levies *applied to all school districts*		112 Gal Water Qu (pu).....(2790).....	\$6.00
University Mill (7500).....	6.00		
State Equalization Aid (7527).....	40.00	Planning Districts "Taxable All property in District"	
		100 Belgrade (City).....(7852)...BGPC.....	2.94
Cities / Towns *applied to individual applicable cities/towns*		103 Belgrade (Rural).....(7852)...BGPR.....	2.74
Bozeman (7851).....	166.75	101 Bozeman (City).....(7851)...BZP.....	2.00
Belgrade (7852).....	152.58	104 Bozeman (Rural).....(7851)...BZP.....	see County Wide
Manhattan (7855).....	118.79	102 Manhattan (City).....(7853)...MPC.....	nc
Three Forks (7854).....	149.88	105 Manhattan (Rural).....(7853)...MPR.....	nc
West Yellowstone (7853).....	88.49	109 County Wide.....(2250)...GP.....	2.40
		Dike Districts "Taxable LAND and IMPS in district"	
200 Madison (7250).....	51.14	Conservation Districts	
201 Three Forks (7251).....	5.04	"Taxable LAND and IMP in district"	
		110 Gallatin (7351).....	0.00

Gallatin County 2010 Mill Levies

Final Update

Fund	Mill/Rate	Special Districts
County Funds *Applicable to all School Districts*		Fire Districts *Taxable of ALL property in dist
General (1000).....	15.92	50 Central Valley.....(7200)...CVF.....
Bridoe (2130).....	3.13	51 Bridger Canyon.....(7216)...BCF.....
Weed (2140).....	1.22	52 Big Sky(7213)...BSF.....
Fair (2160).....	1.64	53 Gallatin Gateway.....(7215)...GGF.....
Airport Board (Three Forks) (2170).....	0.08	54 Manhattan.....(7206)...MF.....
City/County Health (2270).....	4.69	55 Middle Creek.....(7212)...MCF.....
Mental Health (2271).....	0.97	56 Amsterdam.....(7217)...AF.....
Senior Citizens (2280).....	1.01	57 Sedan.....(7207)...SF.....
County Extension (2290).....	0.58	58 Story Mill.....(7210)...SMF.....
Public Safety (2300).....	39.07	59 Three Forks.....(7208)...TF.....
Permissive Medical Levy (2372)	5.29	60 Willow Creek.....(7209)...WF.....
Search and Rescue (2382).....	0.86	61 Heboen Basin.....(7214)...HBF.....
Rest Home Bonds (3030).....	nc08>	62 Sourdough.....(7205)...SourF.....
Detention Center Bond (3050).....	11.45	69 Gallatin River Ranch...(7219)...GRRF.....
Rural Revolving (3400).....	0.00	
County Bldgs Cap Proj (4010).....	4.03	Fire Service Areas
Rest Home (5120).....	0.00	*Per Unit basis on property in Special Distric
Total	89.94	63 Reese Crk Fire Srvc (pu).....(7201).....
		64 Rae Fire Service (pu)..... (7202).....
applied to all districts, except cities		65 Springhill Fire Srvc (pu).....(7203).....
Road (2110).....	19.25	66 Ft Ellis Fire Srvc (pu).....(7204).....
Libraries (2220).....	6.14	68 Fire Srvc #6 Clarkston (pu)...(7218).....
Total	25.39	
		Cemetery Districts
County Wide School Levies *applied to all school districts*		*Taxable of ALL property in district*
General High Schools (7770).(22+13.39).....	35.39	90 Meadow View.....(7302)...MV.....
General Elem Schools (7750).(33+24.73).....	57.73	91 Mount Green(7301)...MG.....
County Wide Trans (7770).....	2.62	92 Fairview.....(7303)...FC.....
Total	95.74	

Buncombe's Tax Code



Gallatin's Tax Code



Digital Billboards

Economic Case Study



Fight The Flu

Protect yourself this flu season. Get the flu vaccine.
For more information visit www.flu.gov





Buncombe County GIS



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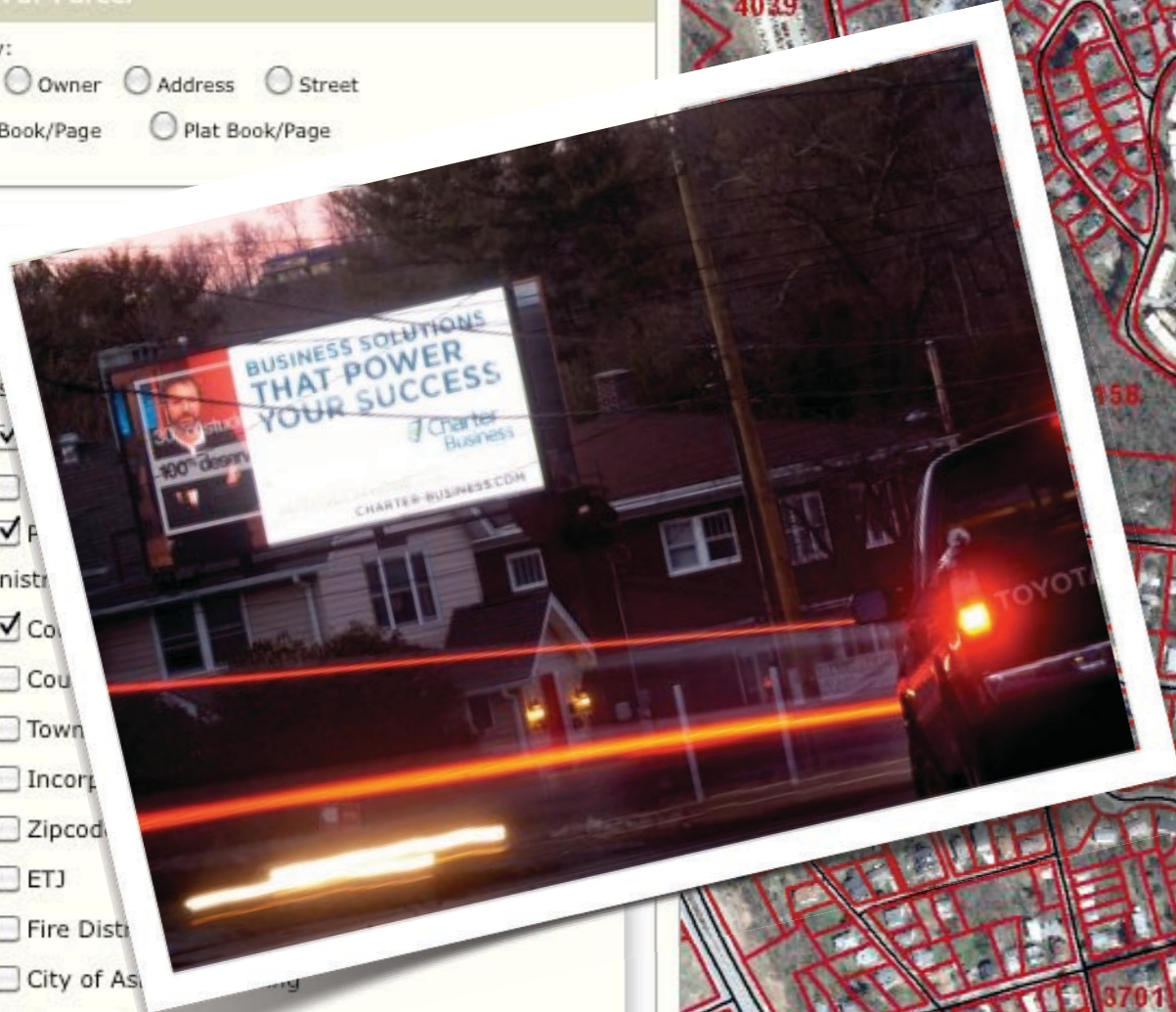
Search For Parcel

Search By:

PIN Owner Address Street

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- Results
- Map C
- Cadastral
- Parcel
 - Building
 - Point of Interest
- Administrative
- County
 - County
 - Township
 - Incorporated
 - Zipcode
 - ETJ
 - Fire District
 - City of Asheville
 - Buncombe County Zoning
 - County Zoning Overlay
 - Conservation Areas
- Imagery
- 2006 County Image Grid
 - 2002 Color Imagery



Buncombe County GIS

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Administr

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- Incorp
- Zipcod
- ETJ
- Fire Distr
- City of As
- Buncombe County Zoning
- County Zoning Overlay
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Goal III. The City should permit and encourage transit supportive density (8-16 units per acre minimum) along and adjacent to major corridors and at logical transit nodes.

Goal IV. The City should revise its development standards for corridors to ensure that the corridors are developed in an urban manner.



Search For Parcel

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Goal III. The City should permit and encourage transit supportive density (8-16 units per acre minimum) along and adjacent to major corridors and at logical transit nodes.

Goal IV. The City should revise its development standards for corridors to ensure that the corridors are developed in an urban manner.

Buncombe County GIS

Search For Parcel

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Information

HOUSENUMBER	00384
NUMBERSUFFIX	
DIRECTION	
STREETNAME	MERRIMON
STREETTYPE	AVE
ACREAGE	0.37
ACCOUNTNUMBER	008130189
DEEDDATE	19670331
CAREOF	
ADDRESS	384 MERRIMON AVE
CITYNAME	ASHEVILLE
STATE	NC
ZIPCODE	28801
CLASS	483
TOTALMARKETVALUE	473700
APPRAISEDVALUE	473700
TAXVALUE	473700
LANDUSE	
LANDVALUE	296000
BUILDINGVALUE	176300
IMPROVEMENTVALUE	1400
APPRAISALAREA	1
shape.area	16219.434301
shape.len	581.596526

Billboard
Value/Acre = \$1,280,270
Total Tax/Acre = \$12,099

Impact Area (5.76 acres)
Value/Acre = \$1,207,532
Total Tax/Acre = \$11,455

372 Depot



357 Depot

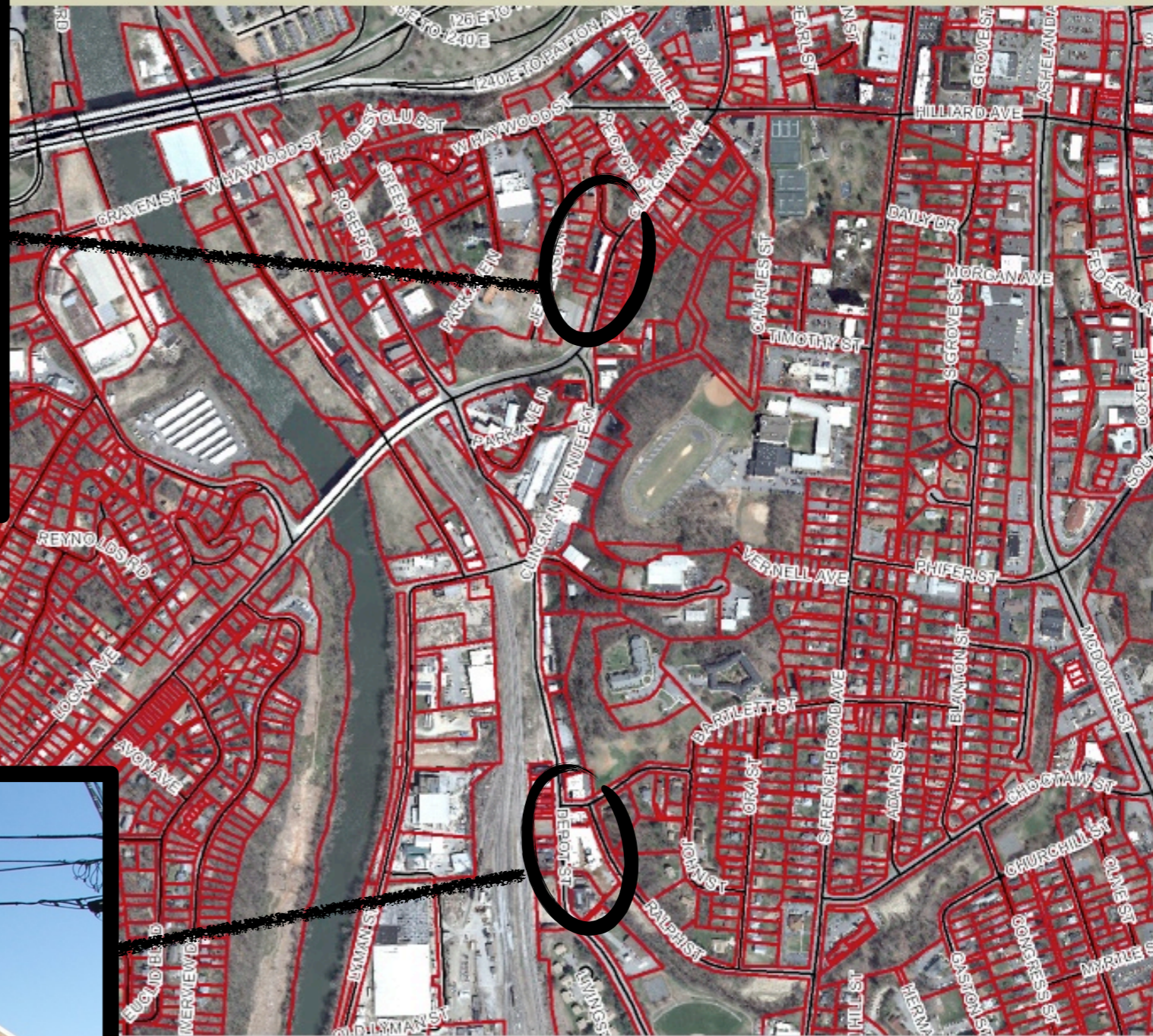


Clingman Lofts

**Infill
Comps**



Clingman Lofts



- County Boundary - Disputed
- Townships
- Incorporated Areas
- Zipcode
- ETJ
- Fire Districts



372 Depot

Infill Comps



Search For Parcel

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Results

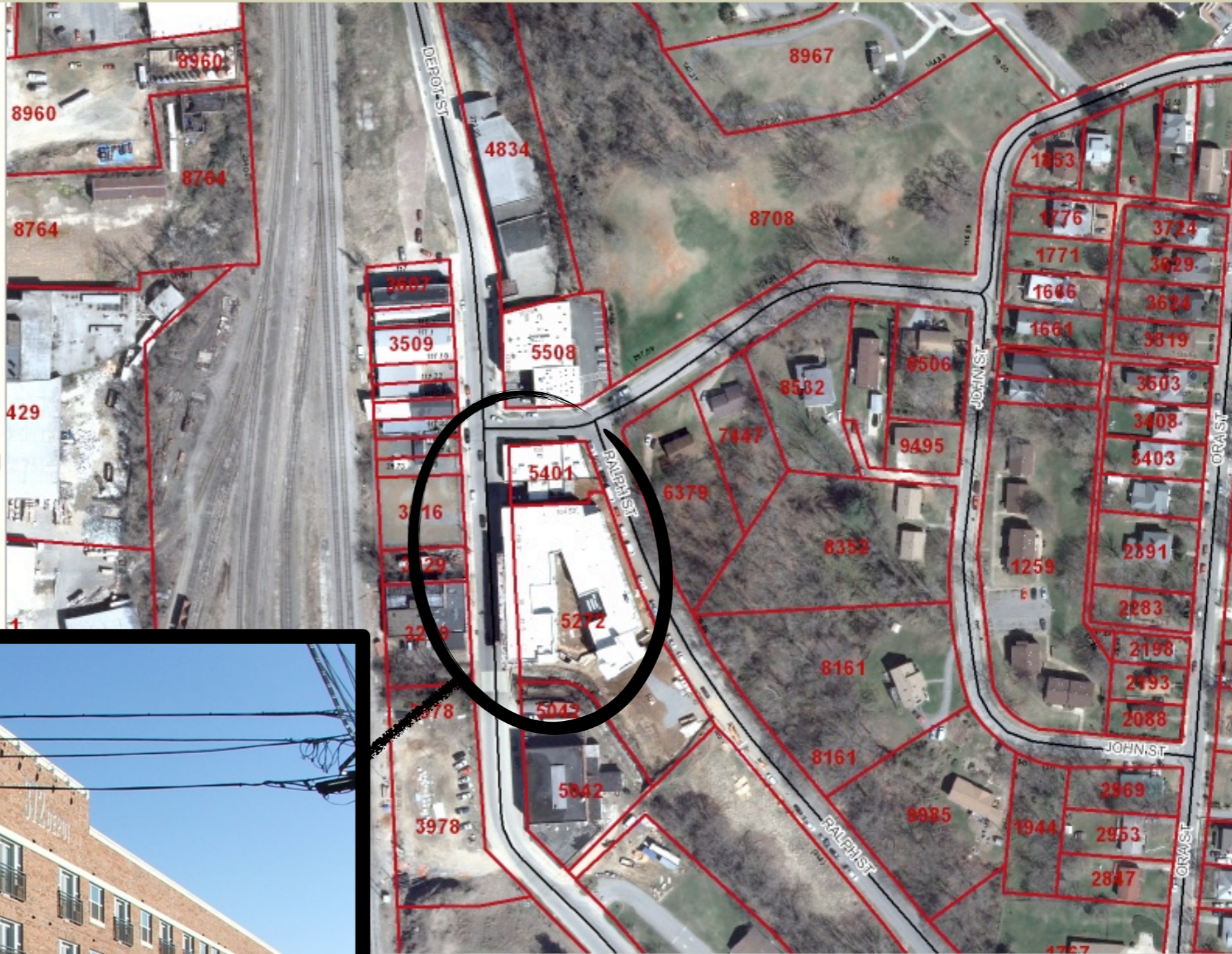
Map Contents

Cadastral

- Property
- Original Lot
- Parcel Dimensions

Administrative Areas

- County Boundary - Taxable
- County Boundary - Disputed
- Townships
- Incorporated Areas
- Zipcode



372 Depot



Depot Value/Acre = \$3,140,887
Total Tax/Acre = \$29,681



Search For Parcel

Search By:

PIN Owner Address Street

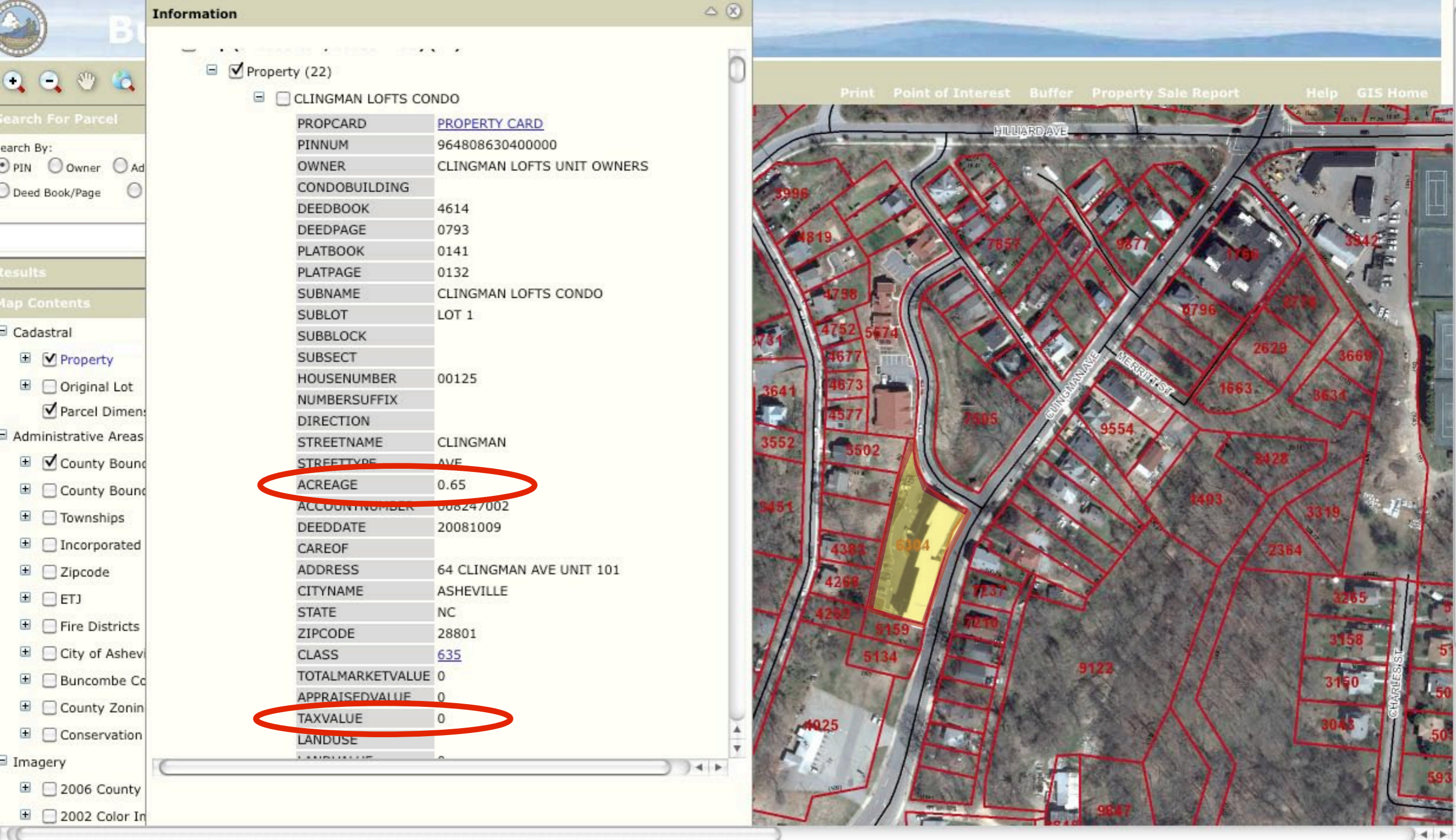
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FIND

- Results
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 - Fire Districts



Clingman Lofts



Information

Property (22)

CLINGMAN LOFTS CONDO

PROPCARD	PROPERTY CARD
PINNUM	964808630400000
OWNER	CLINGMAN LOFTS UNIT OWNERS
CONDOBUILDING	
DEEDBOOK	4614
DEEDPAGE	0793
PLATBOOK	0141
PLATPAGE	0132
SUBNAME	CLINGMAN LOFTS CONDO
SUBLOT	LOT 1
SUBBLOCK	
SUBSECT	
HOUSENUMBER	00125
NUMBERSUFFIX	
DIRECTION	
STREETNAME	CLINGMAN
STREETTYPE	AVE
ACREAGE	0.65
ACCOUNTNUMBER	008247002
DEEDDATE	20081009
CAREOF	
ADDRESS	64 CLINGMAN AVE UNIT 101
CITYNAME	ASHEVILLE
STATE	NC
ZIPCODE	28801
CLASS	635
TOTALMARKETVALUE	0
APPRAISEDVALUE	0
TAXVALUE	0
LANDUSE	
LANDVALUE	0

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Results

Map Contents

Cadastral

Property

Original Lot

Parcel Dimens

Administrative Areas

County Bound

County Bound

Townships

Incorporated

Zipcode

ETJ

Fire Districts

City of Asheville

Buncombe Co

County Zonin

Conservation

Imagery

2006 County

2002 Color In

Information

shape.area 28153.1956
 shape.len 813.332582

CLINGMAN LOFTS CONDO

PROPCARD [PROPERTY CARD](#)
 PINNUM 9648086304C0305
 OWNER ATANASOFF MICHAEL
 CONDOBUILDING
 DEEDBOOK 4626
 DEEDPAGE 1491
 PLATBOOK 0141
 PLATPAGE 0132
 SUBNAME CLINGMAN LOFTS CONDO
 SUBLOT UNIT 305
 SUBBLOCK
 SUBSECT
 HOUSENUMBER 00125
 NUMBERSUFFIX 30
 DIRECTION
 STREETNAME CLINGMAN
 STREETTYPE AVE
 ACREAGE 0
 ACCOUNTNUMBER 000170141
 DEEDDATE 20081125
 CAREOF
 ADDRESS 125 CLINGMAN AVE APT 305
 CITYNAME ASHEVILLE
 STATE NC
 ZIPCODE 28801
 CLASS [120](#)
 TOTALMARKETVALUE 131500
 APPRAISEDVALUE 131500
 TAXVALUE 131500
 LANDUSE



Clingman Condos Value/Acre = \$4,246,667
Total Tax/Acre = \$43,858

Buncombe County GIS

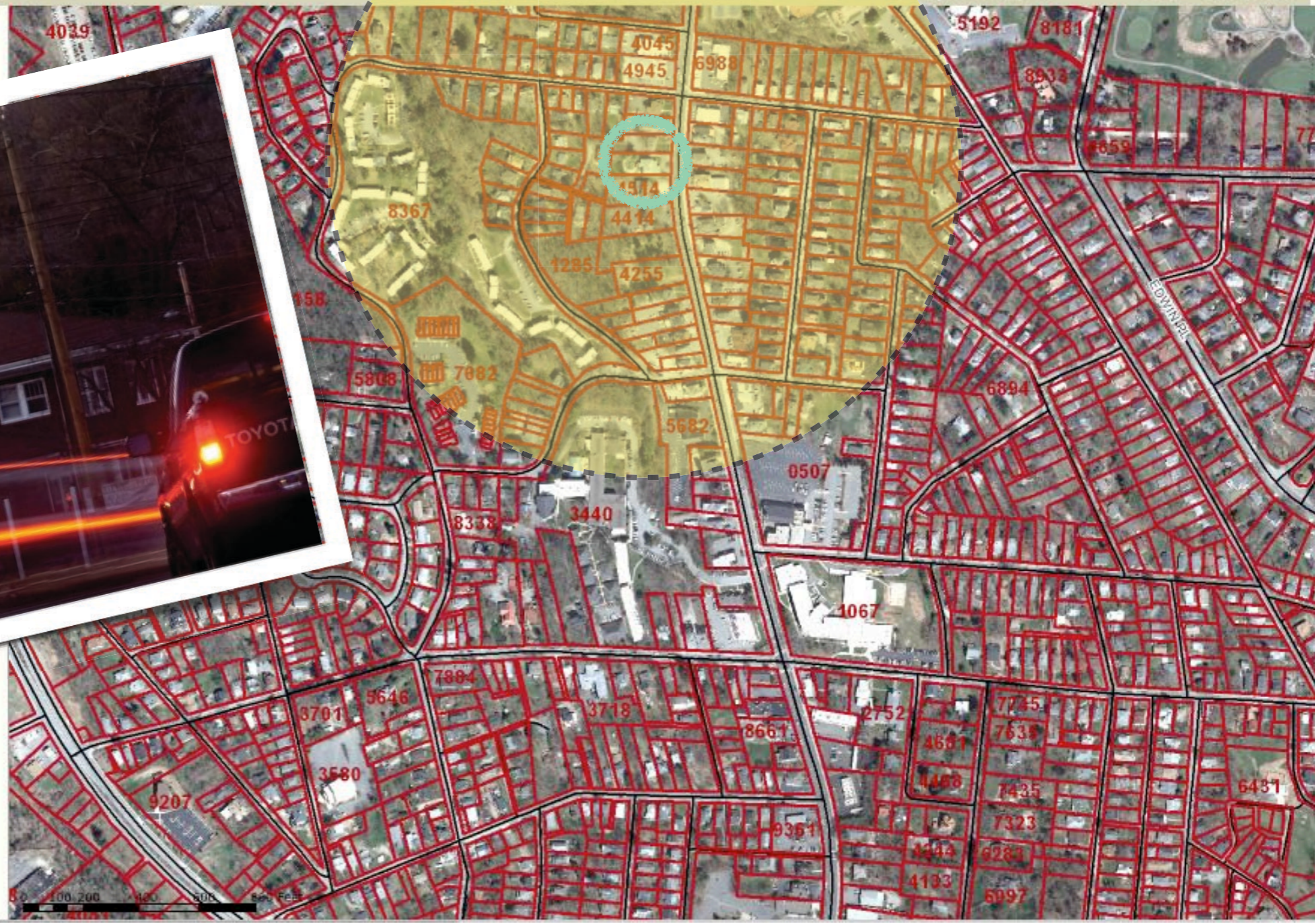
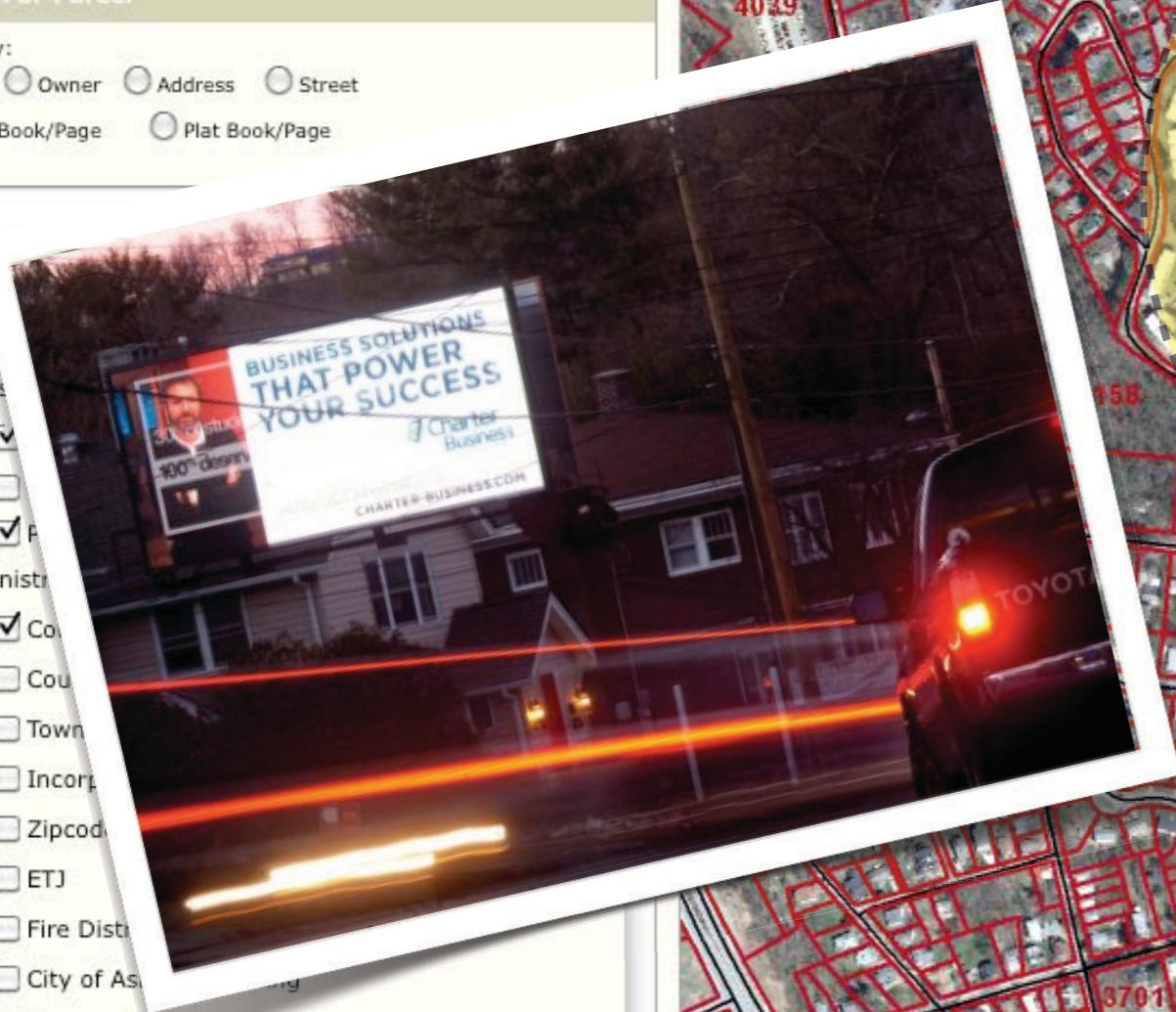


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Residential Average Value/Acre = \$1,263,000
Total Tax/Acre = \$4,774



Buncombe County GIS



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Search For Parcel

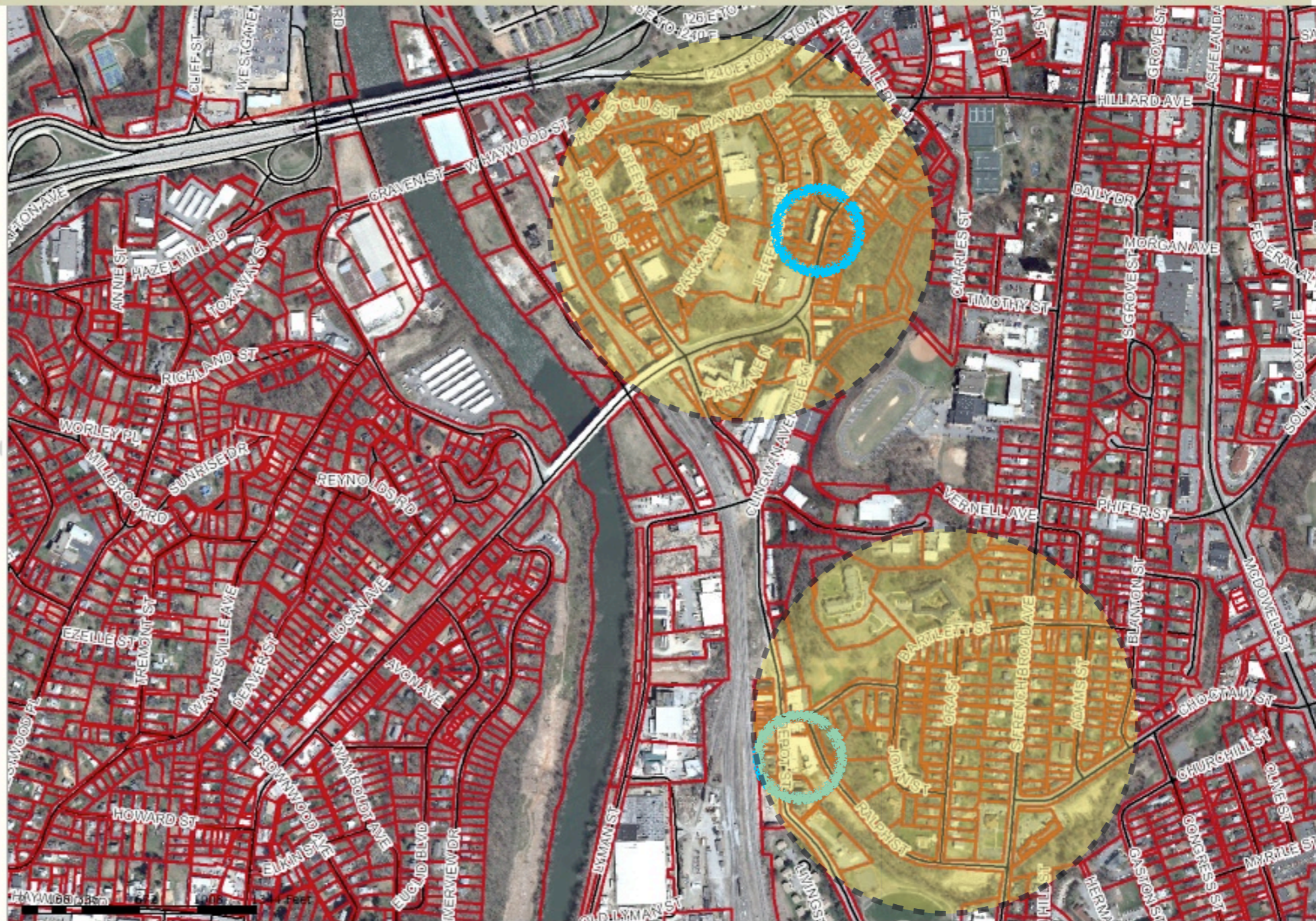
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Residential Average Value/Acre = \$792,500
Total Tax/Acre = \$2,097



What if you had 5.76 acres of infill?













Value/Acre	\$1,207,532	\$3,674,974
Taxes/Acre	\$11,455	\$34,729
Adjusted to Market 1.6 x Southside	na	\$55,566.40
What you get with 5.76 Acres	\$65,981	\$320,062

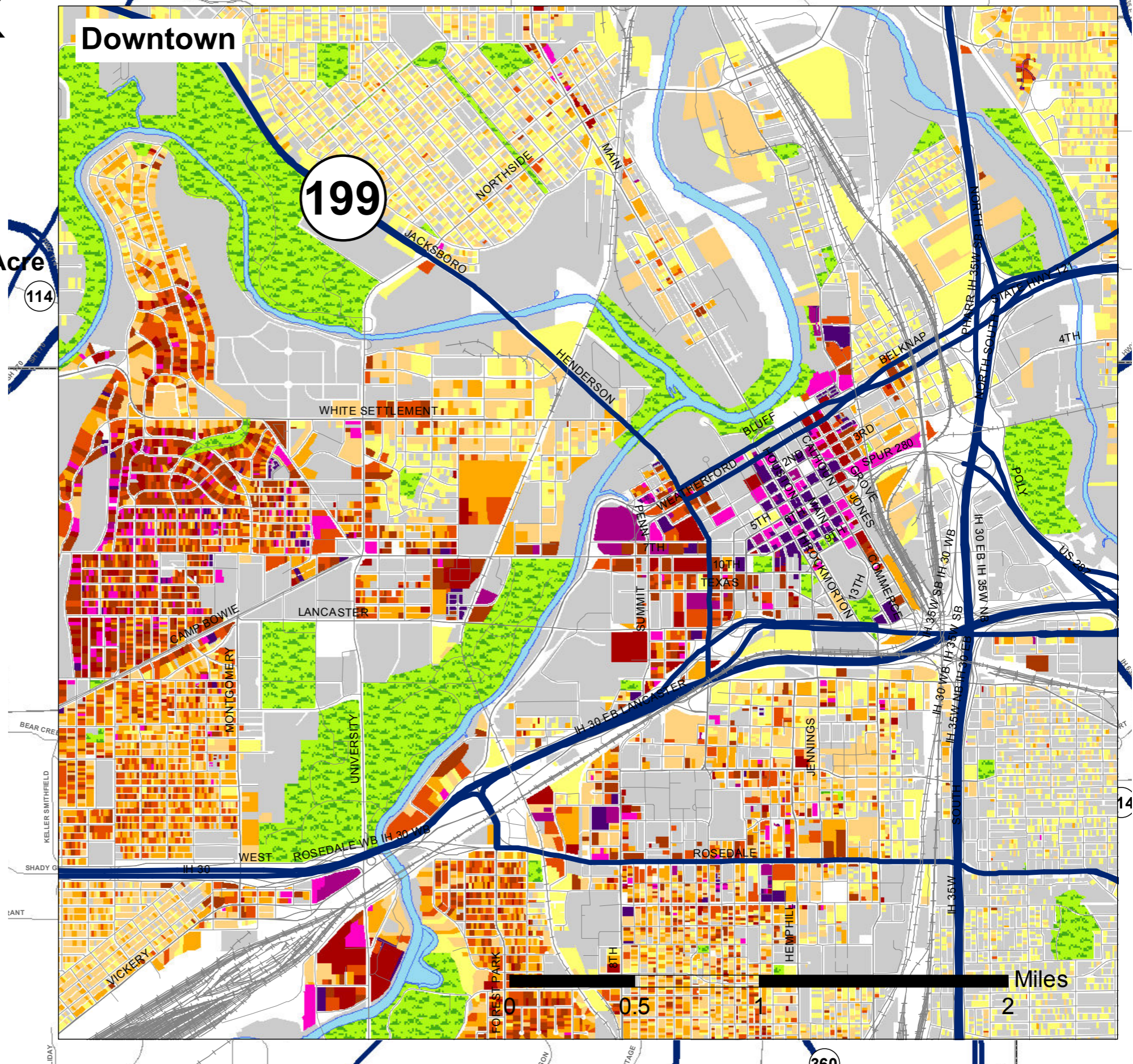
Ft. Worth, TX

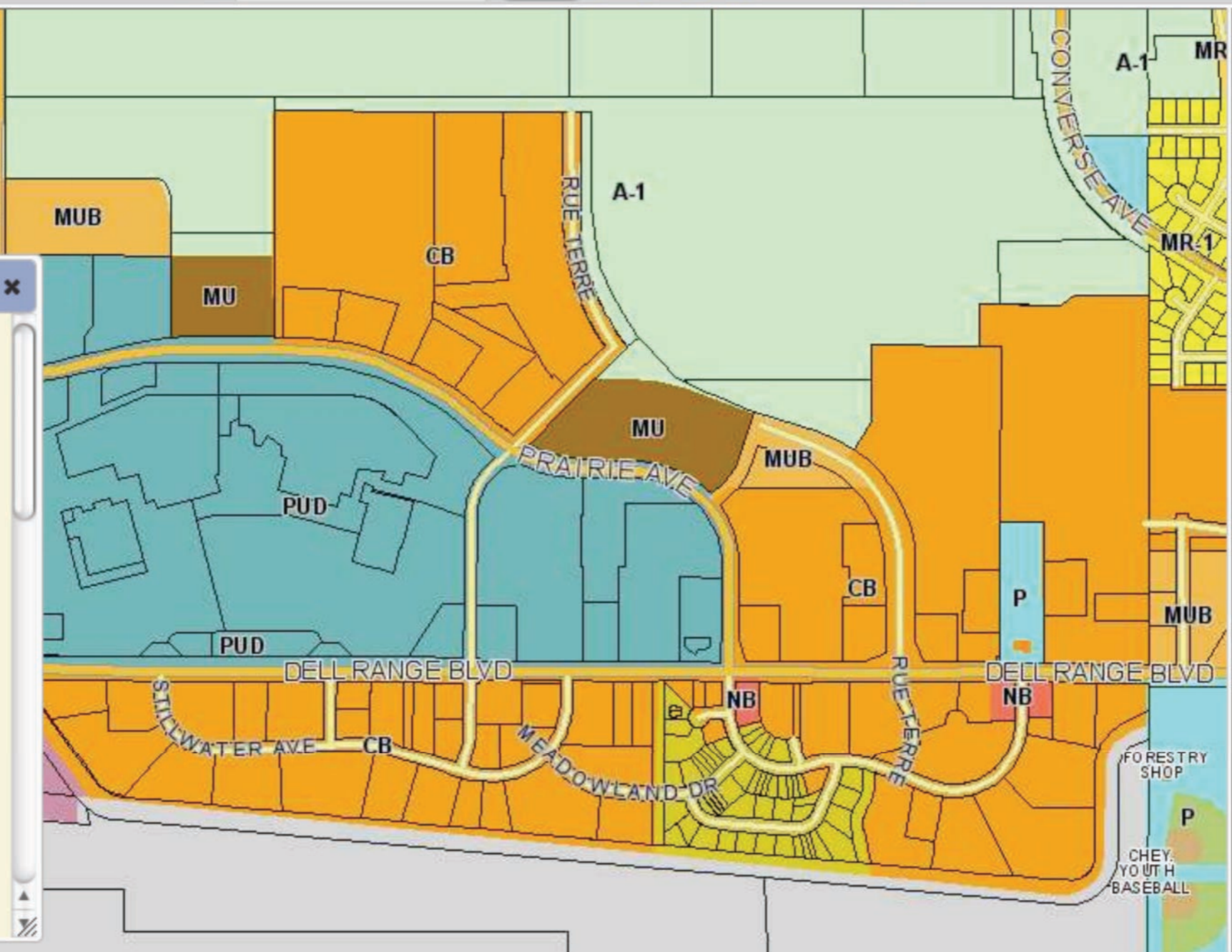
Legend

-  Fort Worth City Limits
-  Existing Park

Property Tax Revenue Per Acre

-  \$1,000 or Less
-  \$1,001 - \$2,500
-  \$2,5001 - \$5,000
-  \$5,001 - \$7,500
-  \$7,501 - \$10,000
-  \$10,001 - \$15,000
-  \$15,001 - \$20,000
-  \$20,001 - \$30,000
-  \$30,001 - \$40,000
-  \$40,001 or Greater





- [-] Foreground Layers:
 - Az Lot Numbers
 - Address Points
 - Roads, Streets, Highways
 - Ownership
 - Physical Features
 - Public Land Survey
 - Flood Zones
 - Elevation Contours
 - River, Creeks, Lakes
 - Subdivisions
 - Well Heads
 - Storm Sewer
- [-] Public Health Layers:
- [-] Administrative Layers:
 - Historic Districts
 - Cities
 - Tax Districts
 - Zoning
 - Water & Sewer Dist
 - Fire Districts
- [-] Background Layer:
 - 2010 Developed Areas
 - Higher Resolution Imagery
 - 2010 County Wide Lower Resolution Imagery
 - USGS Topo

Printable Window

Data Info
 0500 [Map It](#)
 20350 [iTax](#)
[Property Detail](#)
 ARD GEORGE ET AL
 WEST MILE RD
 CO 80603

942 WDNC 430
 4-12
 ACT IN S1/2 SEC 20 DESC
 THE NORTHERLY R/W LINE
 PNT ALSO BEING THE
 R OF LOT 3, BLK 1,
 FROM WHICH THE S1/4 COR

and
 acres, 368,082 sq ft



search search print link help feedback/com



- Layers:
- Numbers
 - Address Points
 - Streets, Highways
 - Ownership
 - Features
 - Land Survey
 - Zones

- Elevation Contours
- River, Creeks, Lakes
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 THE NORTHERLY R/W LINE
 PNT ALSO BEING THE
 R OF LOT 3, BLK 1,
 FROM WHICH THE S1/4 COR
 and
 acres, 368,082 sq ft

Long: -104° 48' 29.9" Lat: 41° 09' 54.0"
 Long: -104.8083° Lat: 41.165°
 Scale = 1 : 6739

NAD83 / UTM zone 13N
 X = 516081 Y = 4557090
 Designed by Greenwood Mapping, inc.





Value = \$308,423/acre



Value = \$10,307/acre



The wisdom of man never yet contrived a system of taxation that would operate with perfect equality.

~ Andrew Jackson