

*Greetings from*

BAR



Value per acre map of Auckland,  
New Zealand

# URBAN<sup>3</sup>

Economics of Community Design

*Walton County, Florida*







Asheville's de facto motto was:

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



Julian Price

1941 - 11/19/2001



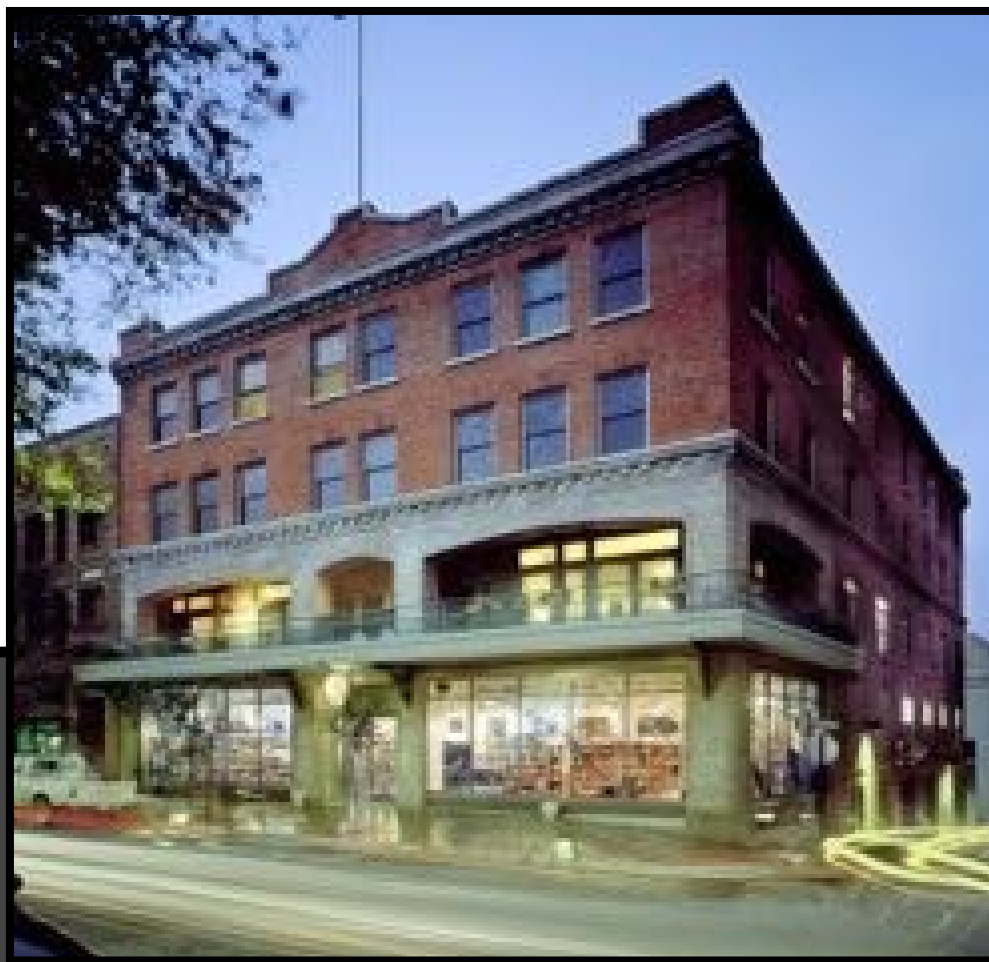
the Alternative Reading Room

The Mountain Xpress

# Public Interest Projects

Salsa's & Zambras

City Seeds



URBAN3



51 Biltmore



Downtown benches



the Dogwood Fund



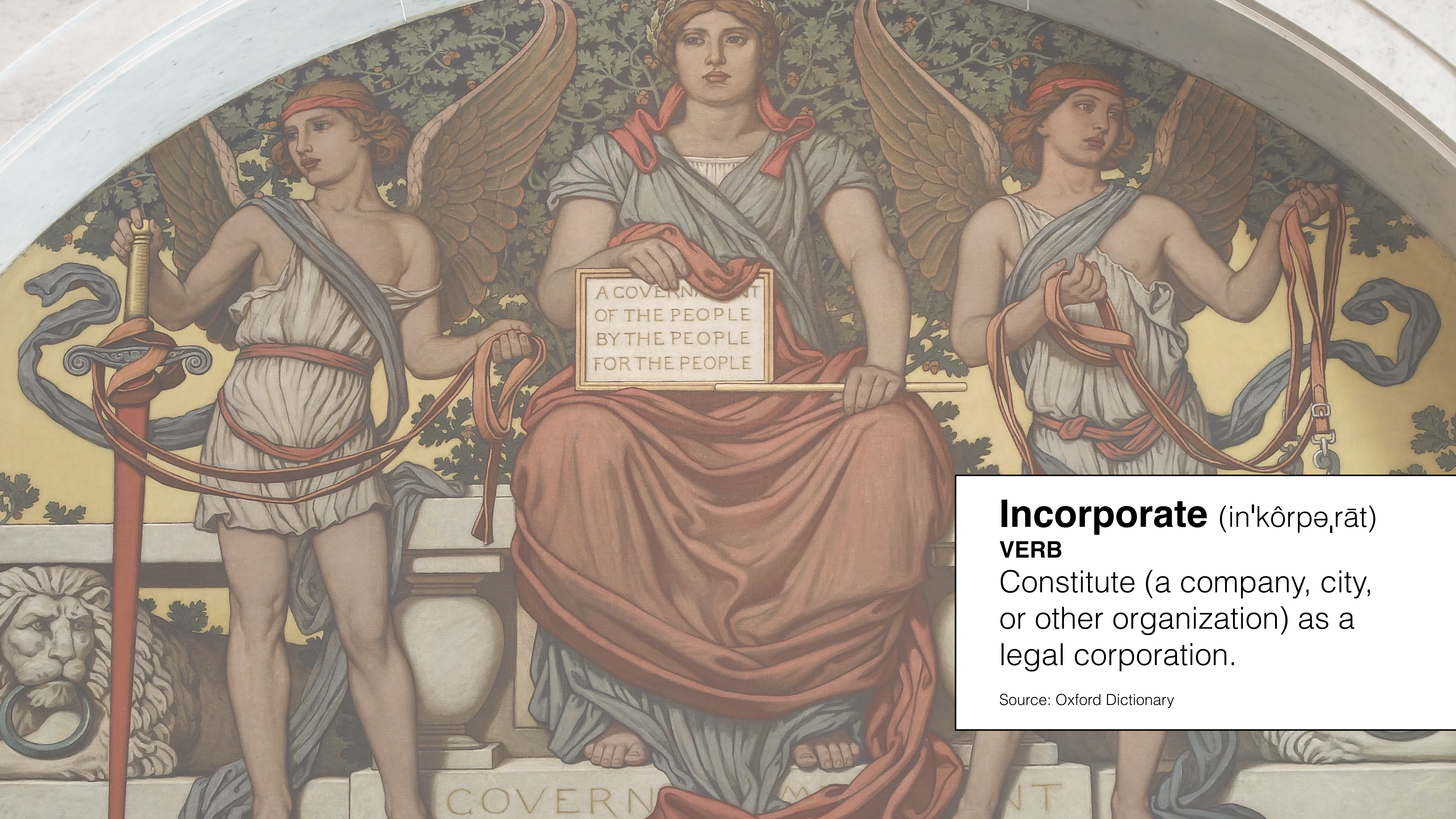
The Orange Peel

YWCA

The Public Service Building



The Laughing Seed



**Incorporate** (in'kôrpə,rāt)

**VERB**

Constitute (a company, city, or other organization) as a legal corporation.

Source: Oxford Dictionary

A photograph of Joe Biden and Jimmy Kimmel on a talk show set. Joe Biden is seated on the left, wearing a dark suit and a blue and white striped tie. Jimmy Kimmel is seated on the right, wearing a dark suit and glasses. They are both looking at each other. The background is a cityscape at night with lights reflecting on water. A blue mug with the 'Jimmy Kimmel' logo is on the table in front of them.

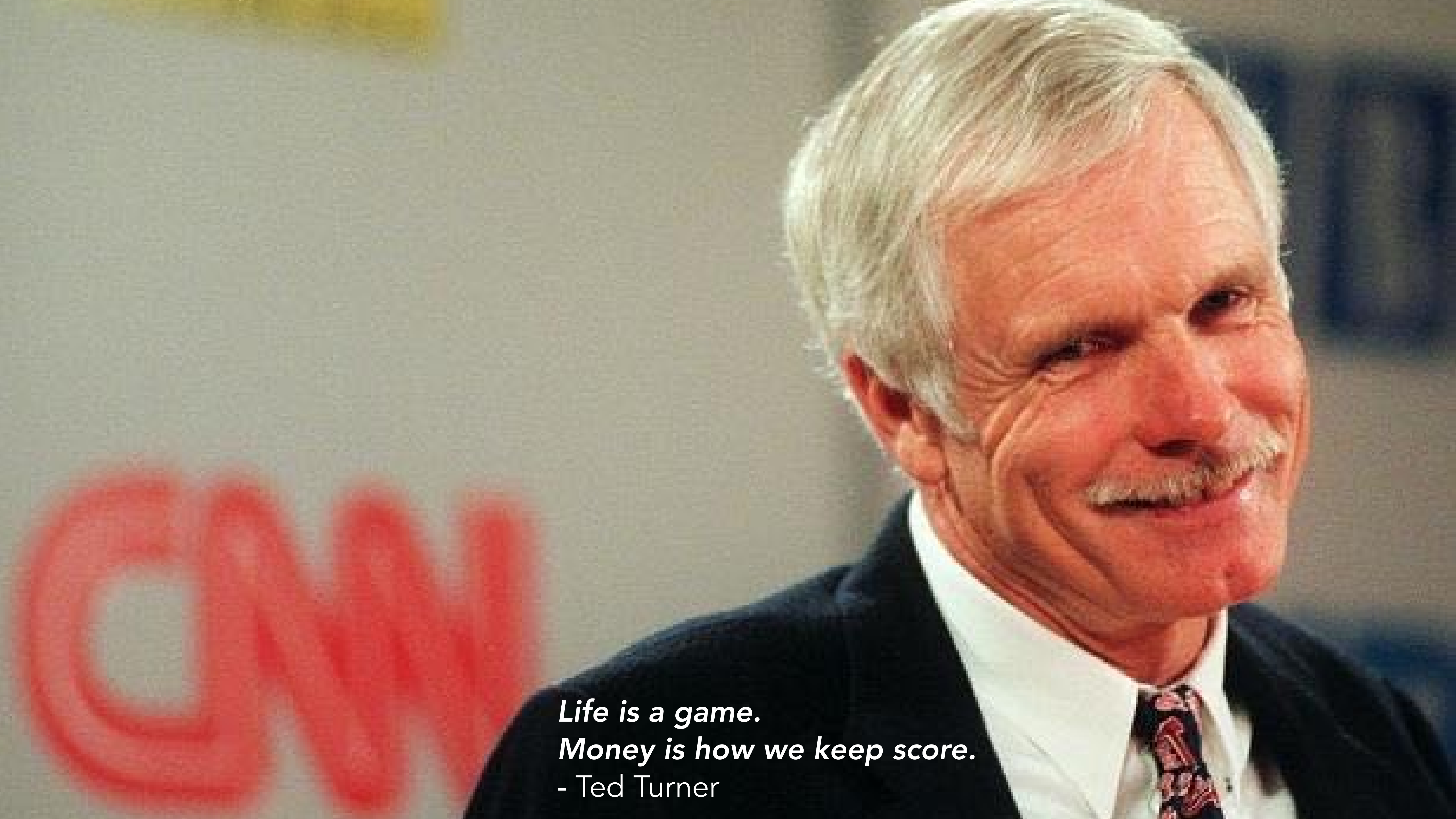
“The United States is the  
largest **corporation**  
in the world.”

**Joe Biden**

United States Vice President

Late Show: 12/6/2016

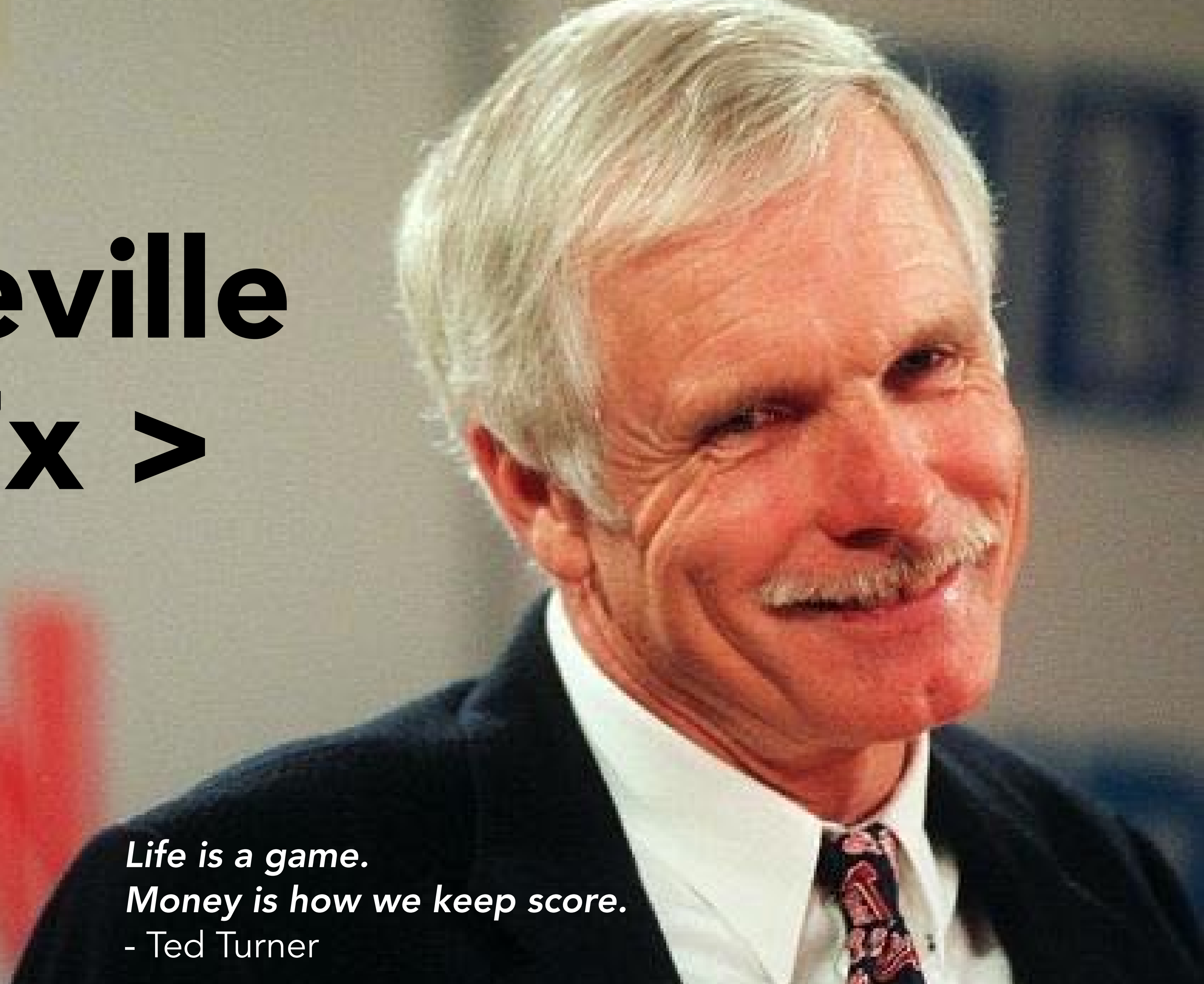




*Life is a game.  
Money is how we keep score.*  
- Ted Turner

**Asheville  
Is 7x >**

*Life is a game.  
Money is how we keep score.*  
- Ted Turner





# What is a City?



# What is a City?

# 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 > **3500%**

in **15 years**

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

# Asheville Walmart

Total Tax Value:  
**\$20M**



# Downtown Building

Total Tax Value:  
**\$11M**

34

Land Consumed (Acres)



0.2

Total Property Taxes Per Acre

**\$6.5K**



**\$634K**

City Sales Taxes Per Acre

**\$48K**



**\$84K**

Residents Per Acre

0



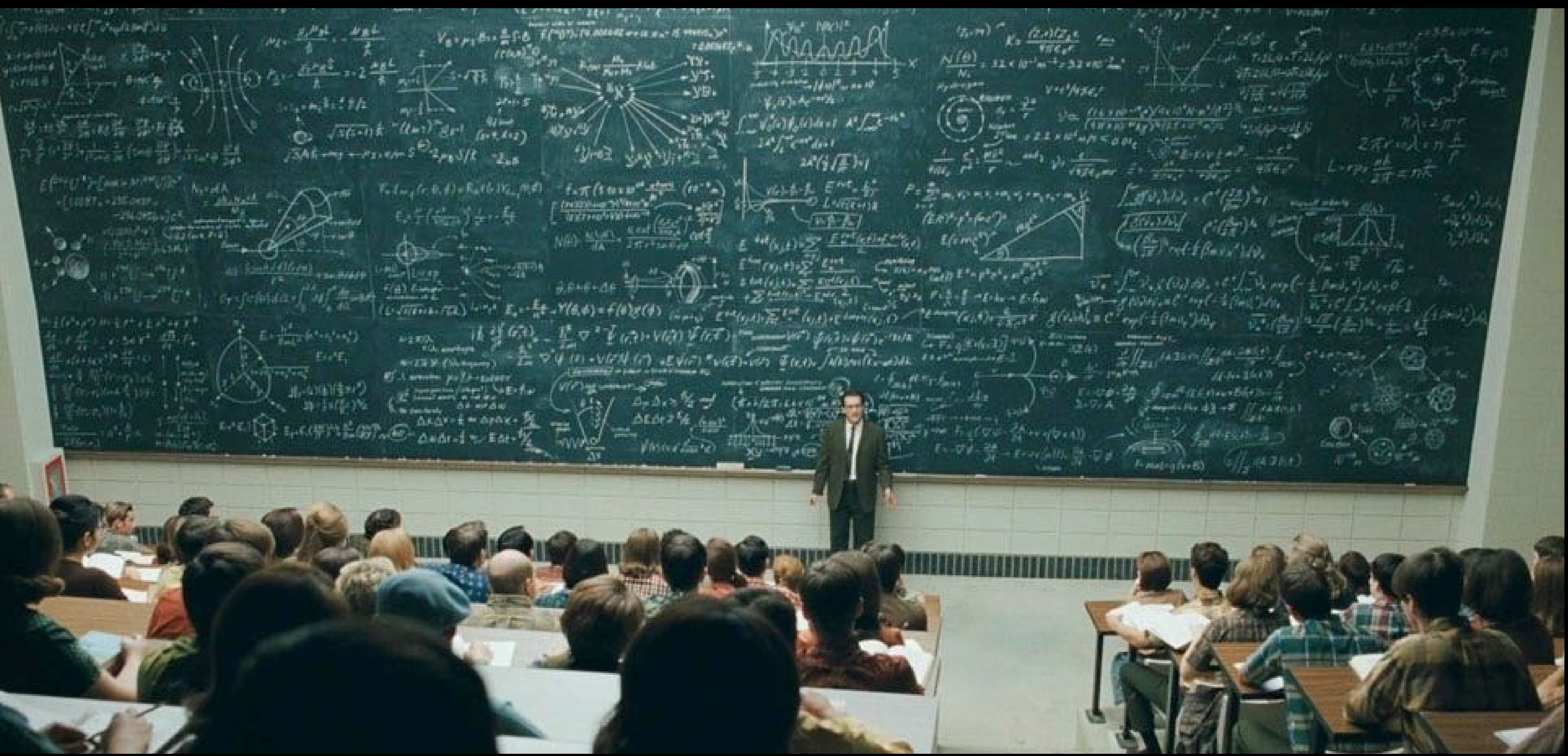
90

Jobs Per Acre

6



74



Scary Math



# How do we compare cars?

*Miles per tank*



1955 BMW Isetta

Rolls-Royce Phantom  
Drophead

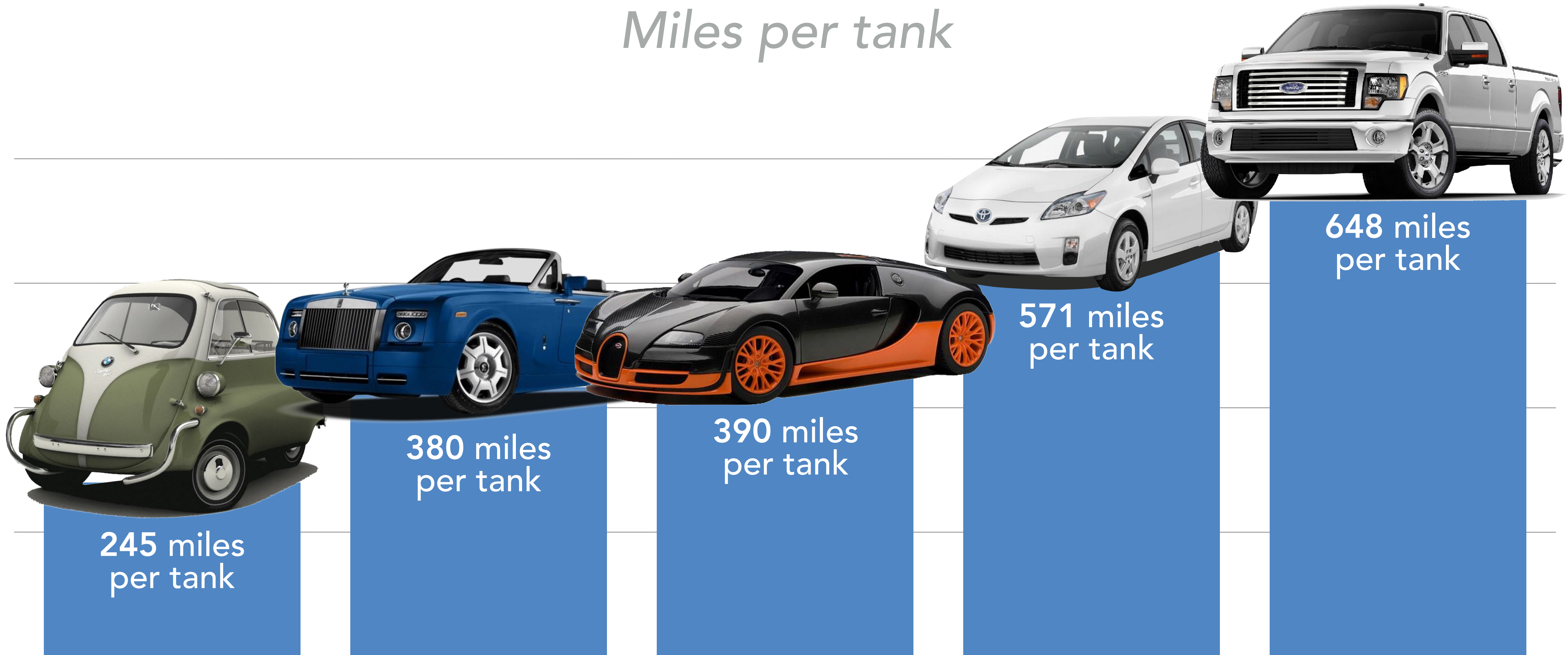
Bugatti Veyron SS

Toyota Prius

Ford F150 Lariat LTD

# How do we compare cars?

*Miles per tank*



1955 BMW Isetta

Rolls-Royce Phantom Drophead

Bugatti Veyron SS

Toyota Prius

Ford F150 Lariat LTD

# How do we compare cars?

*Miles per gallon*



50/70 mpg



11/18 mpg



8/14 mpg



51/48 mpg



13/18 mpg

1955 BMW Isetta

Rolls-Royce Phantom  
Drophead

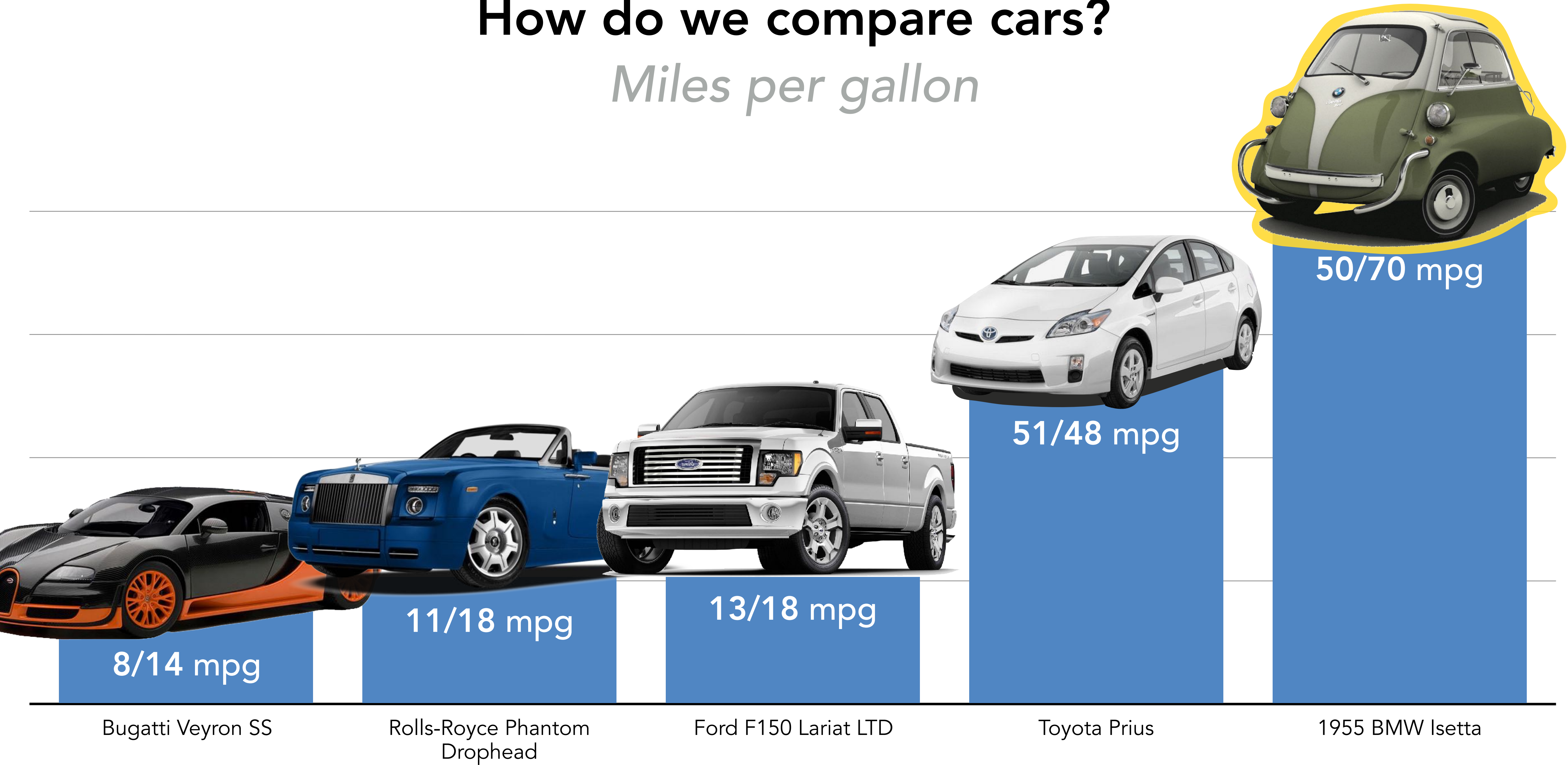
Bugatti Veyron SS

Toyota Prius

Ford F150 Lariat LTD

# How do we compare cars?

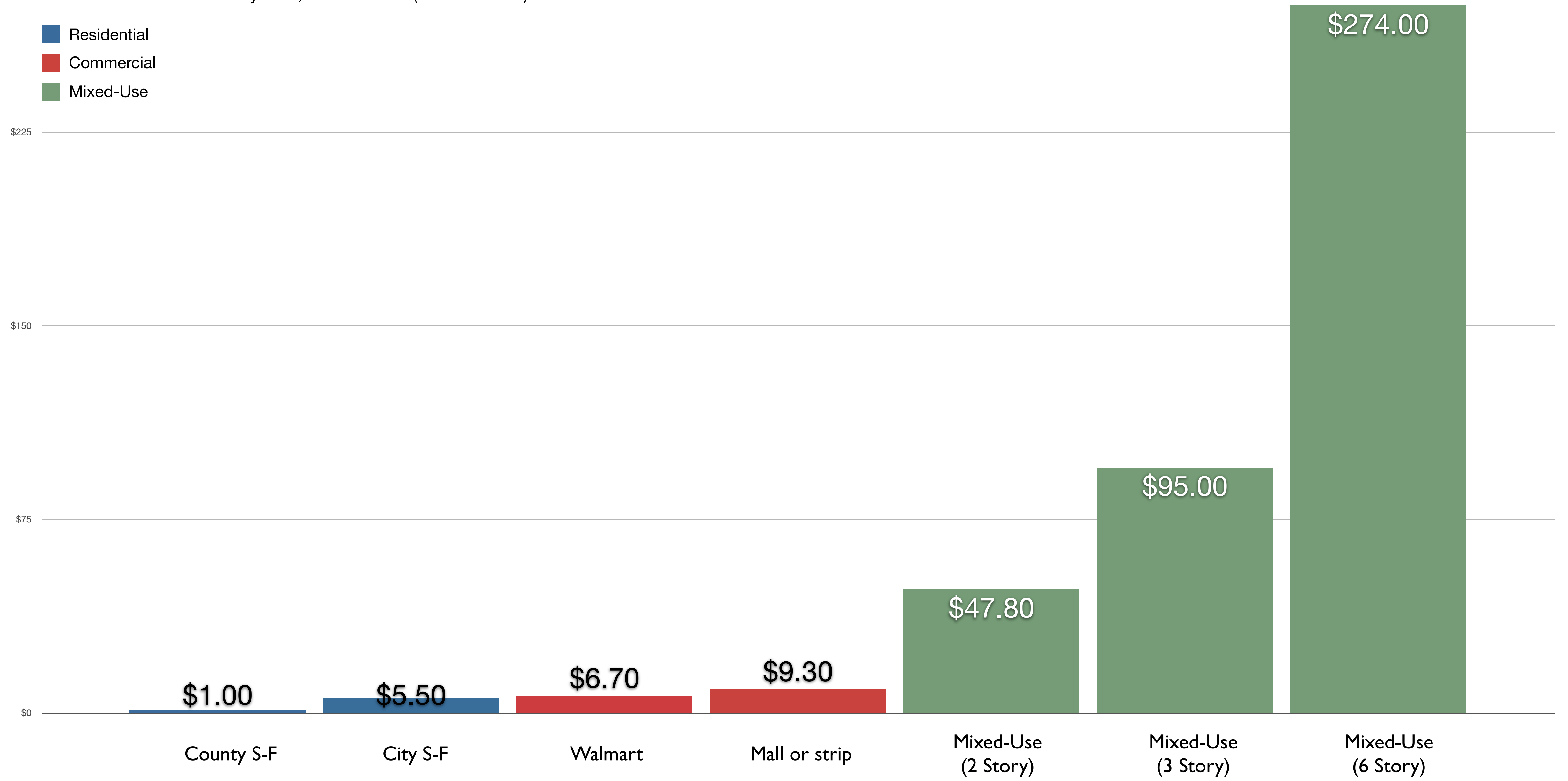
*Miles per gallon*



# County Property Taxes/Acre

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

- Residential
- Commercial
- Mixed-Use



# International Association of Assessing Officers

80th International Conference

Sacramento, CA

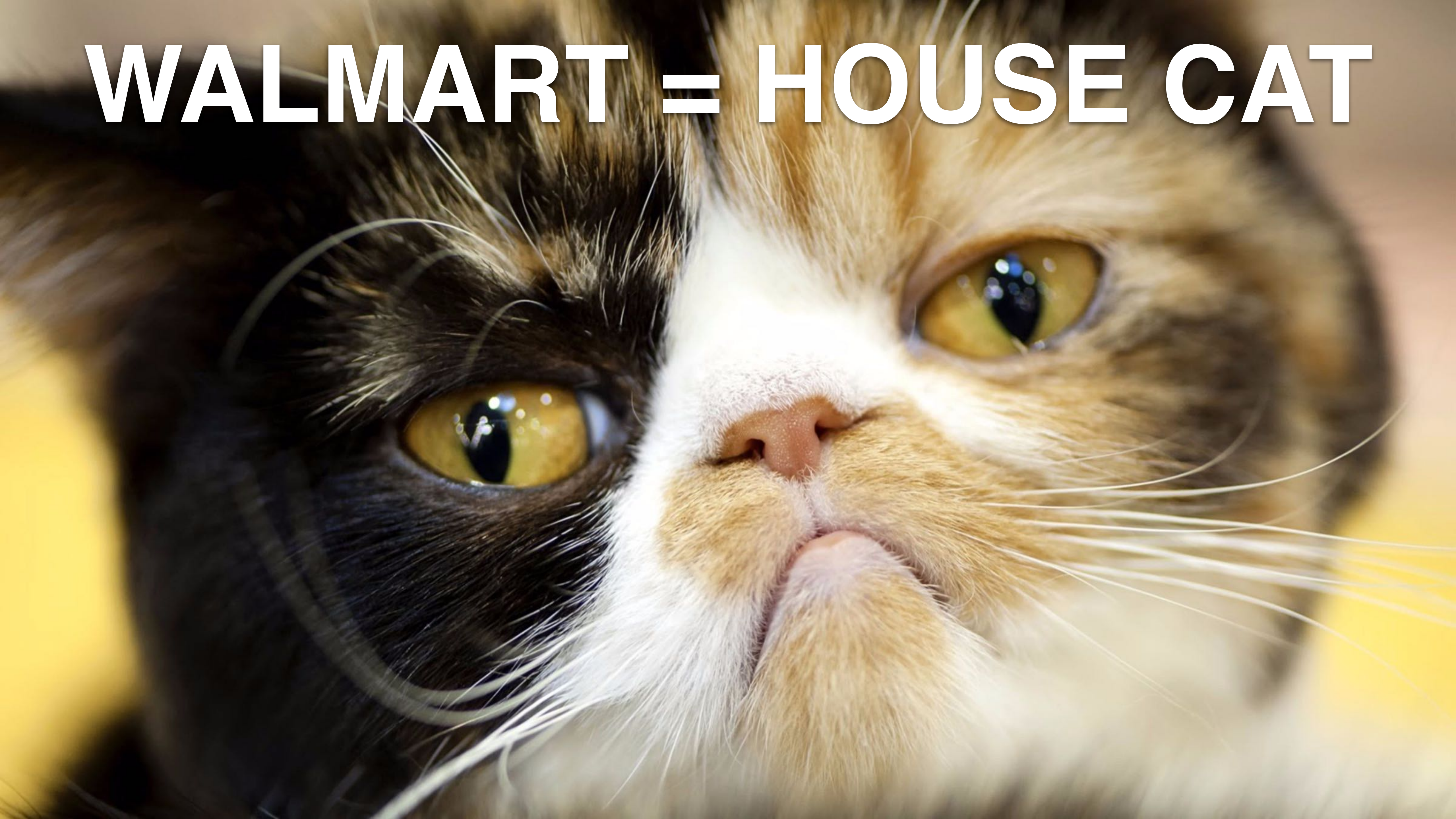
August 26, 2014



**Charles Terrell, CMI**  
Director of Property Tax



**WALMART = HOUSE CAT**

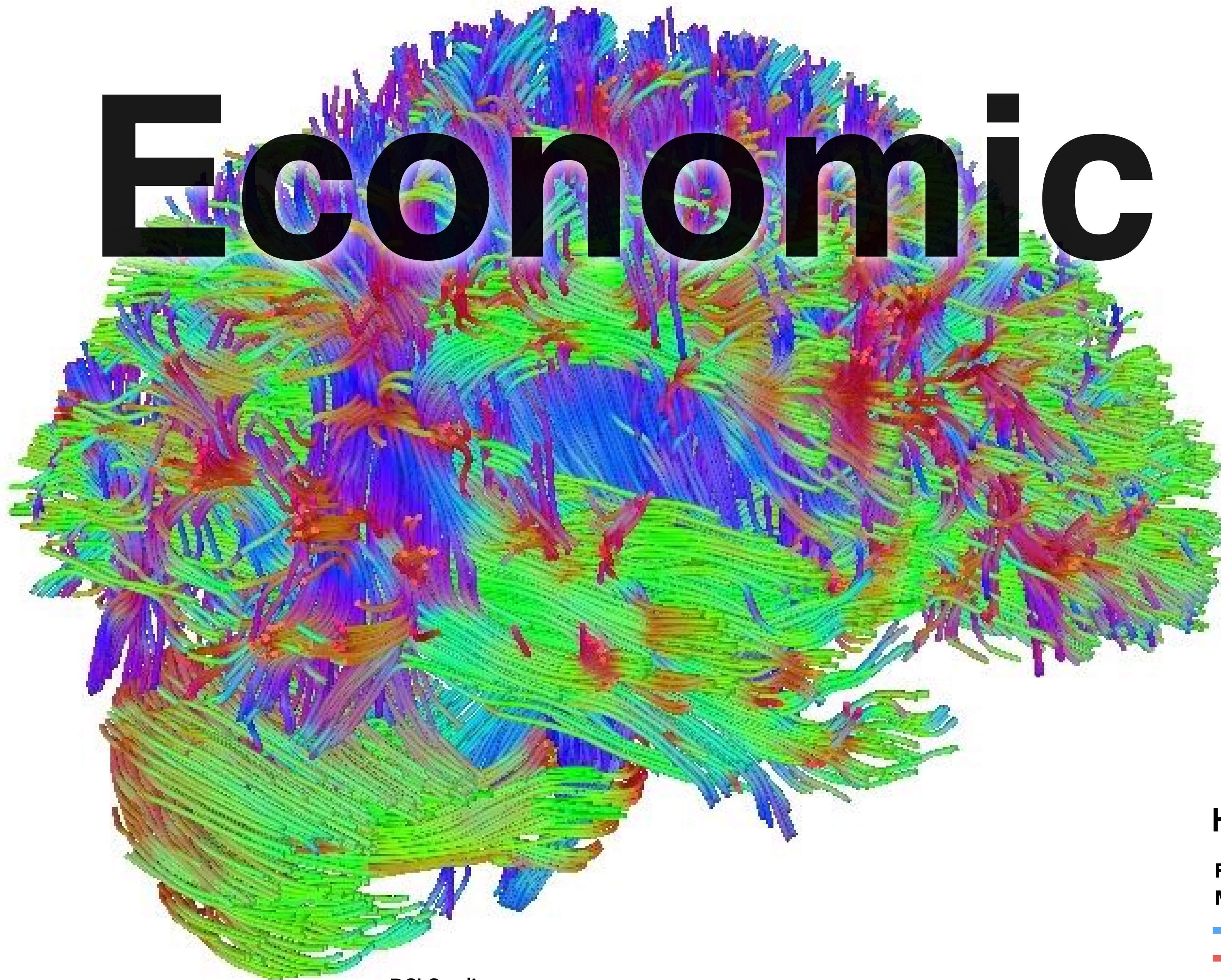


Question:

**But why don't people  
see that?**



# Economic MRI™



DSI Studio

## Human Connectome Project

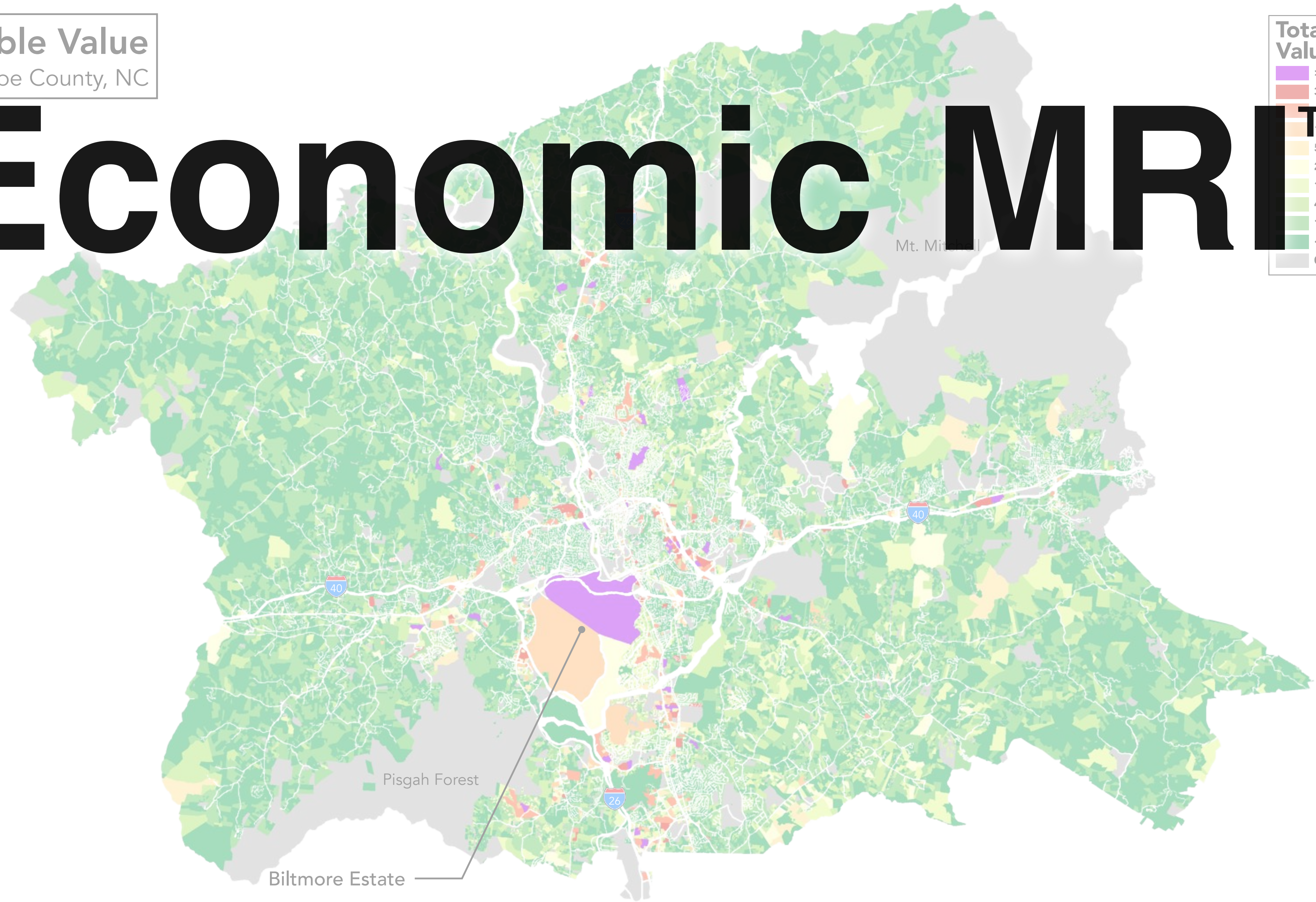
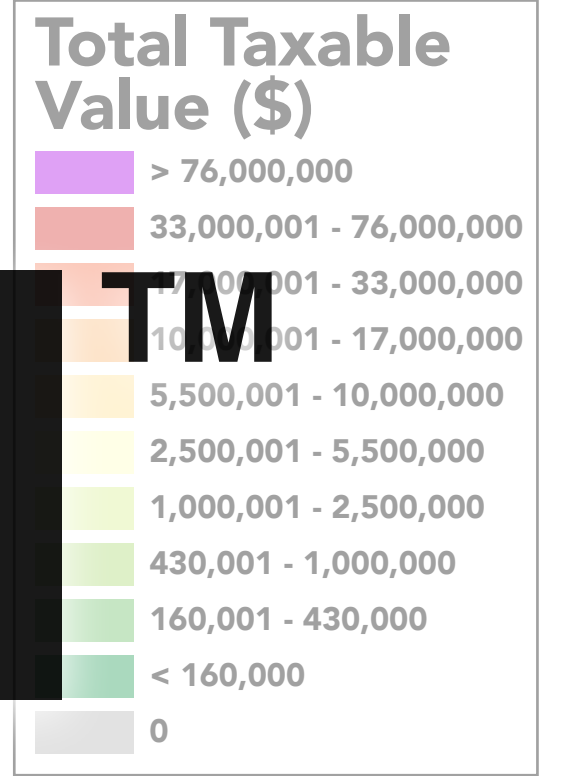
Fiber architecture of the brain.  
Measured from diffusion spectral imaging (DSI).

-  up-down
-  left-right
-  anterior-posterior

# Total Taxable Value

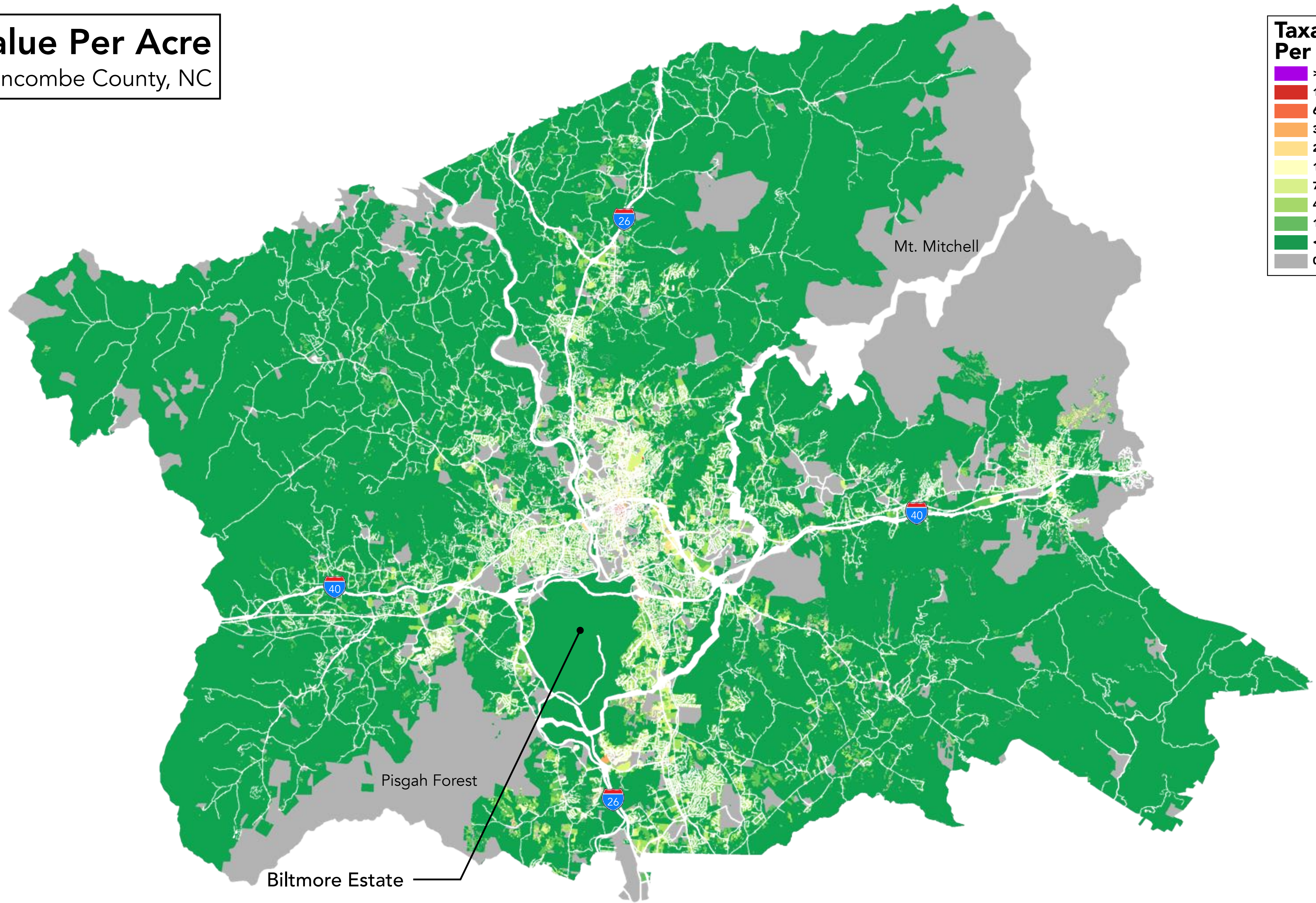
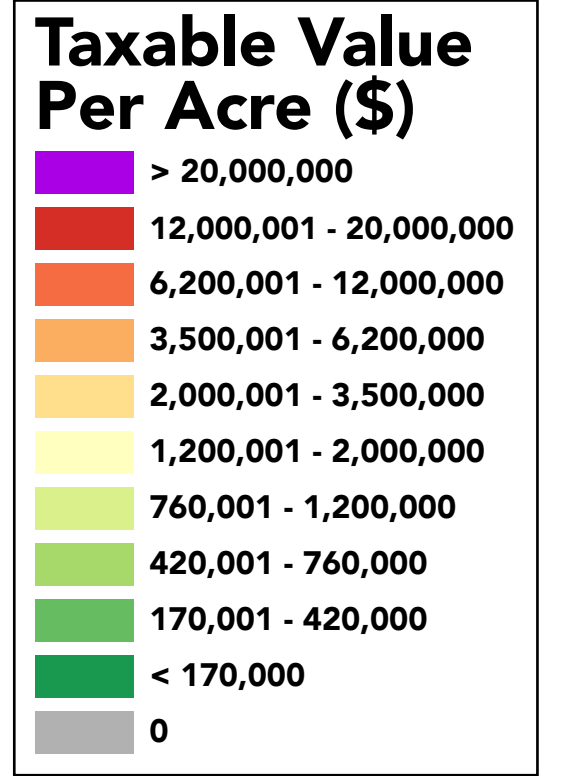
Buncombe County, NC

# Economic MRITM



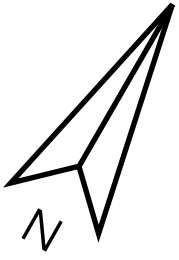
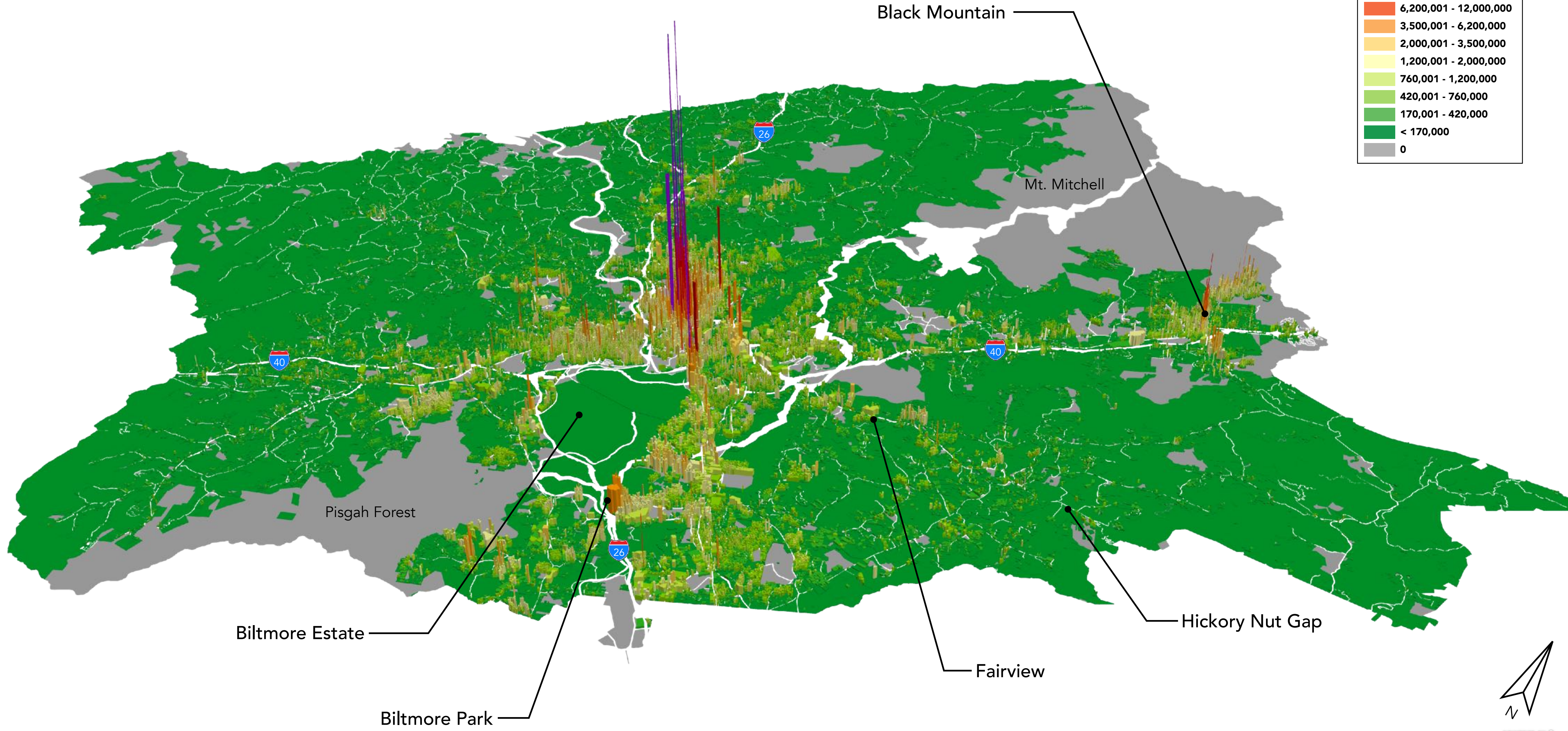
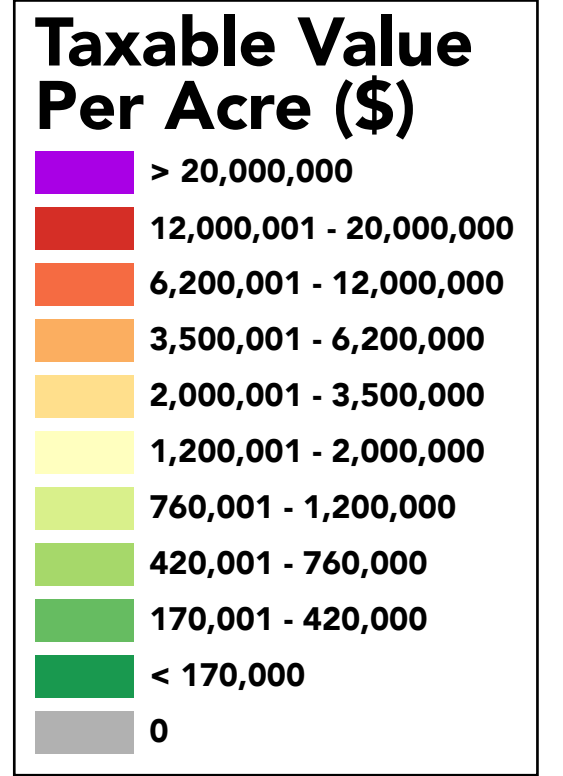
# Taxable Value Per Acre

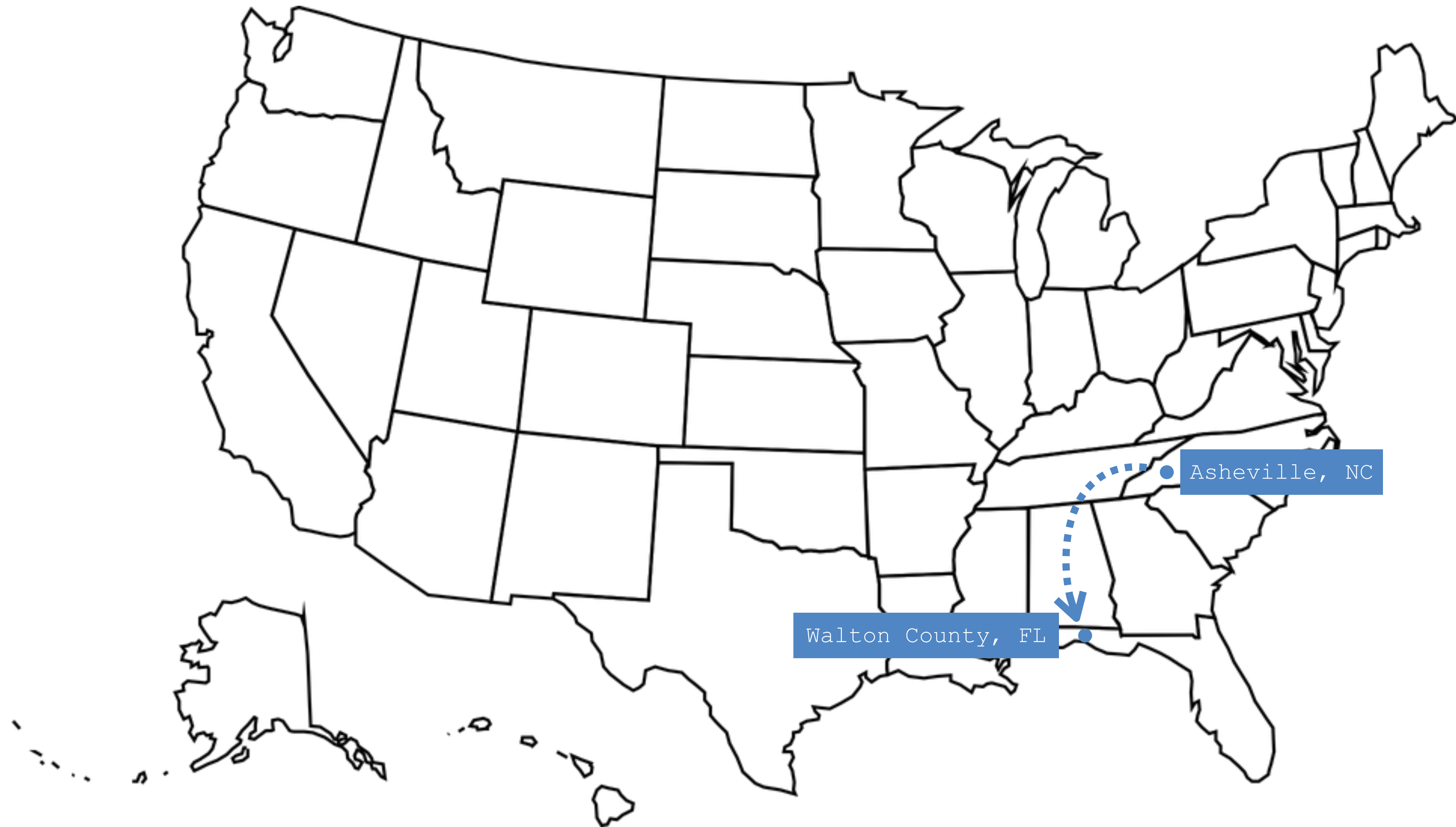
Buncombe County, NC



# Taxable Value Per Acre

Buncombe County, NC





Asheville, NC

Walton County, FL

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