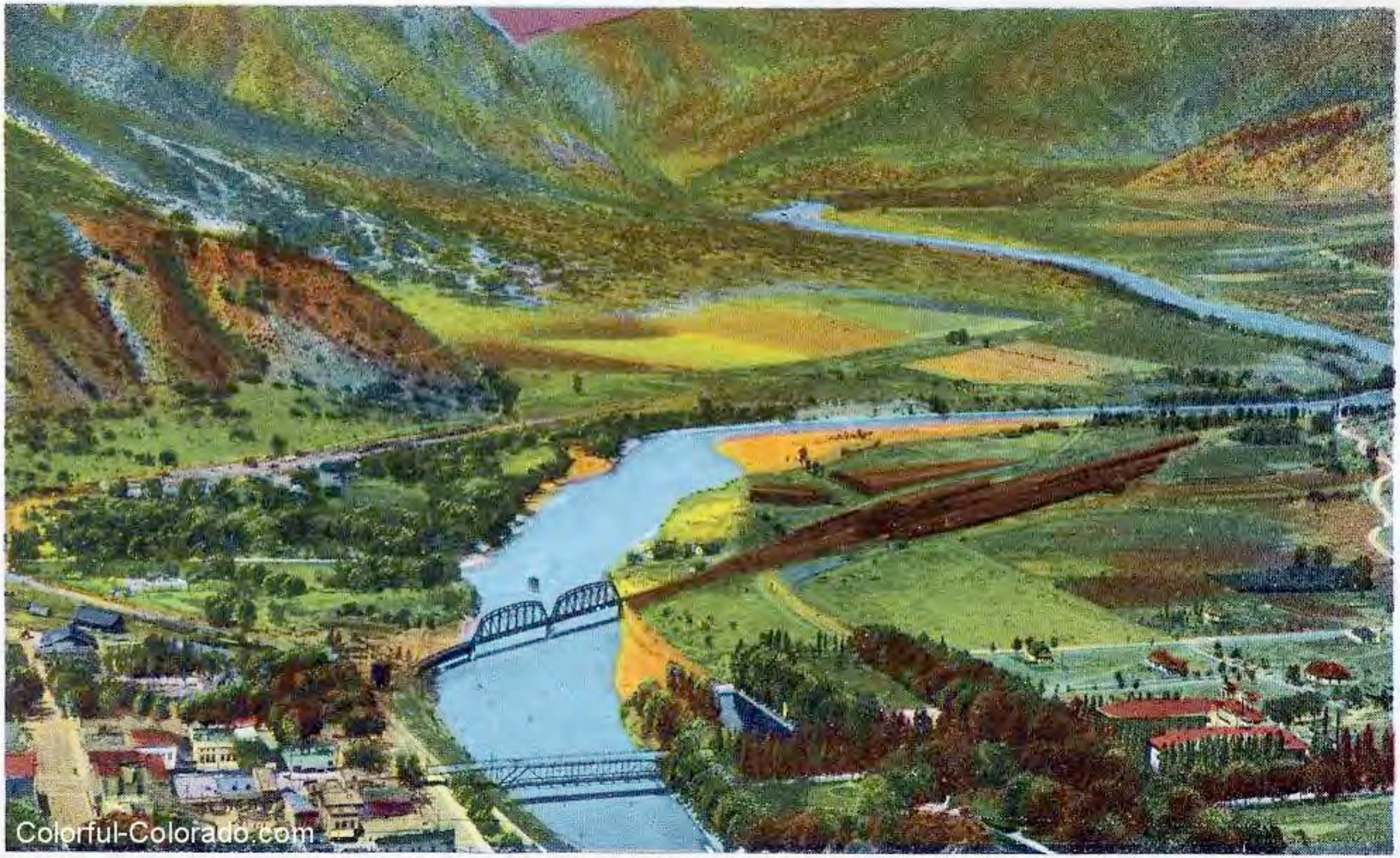
# What are the numbers for Garfield County?



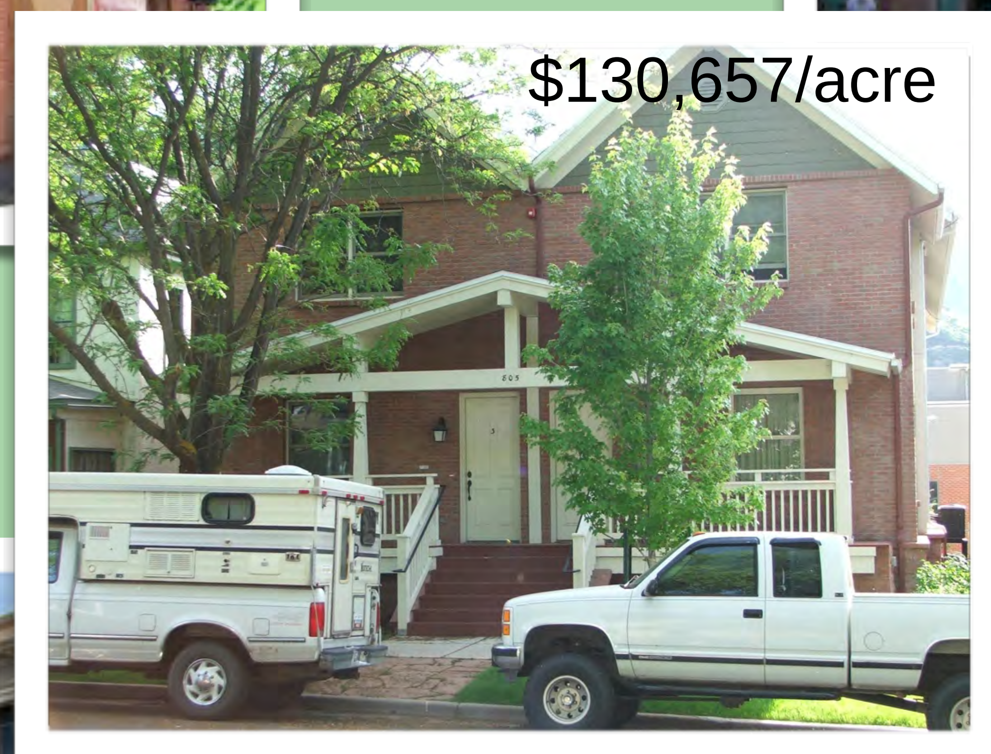

Glenwood Springs, Colorado

715 Grand

$335,091/acre

701 Grand

$544,173/acre



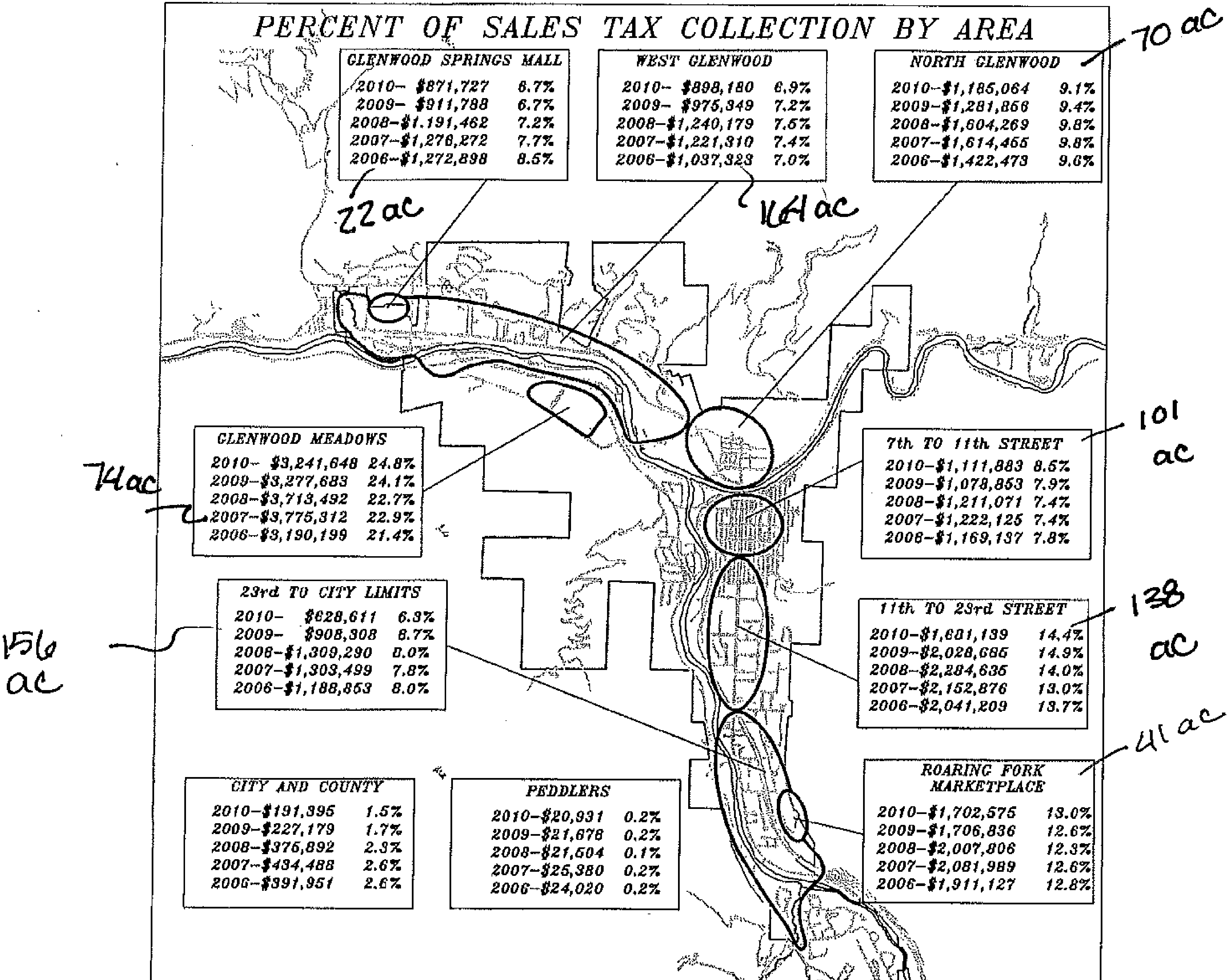
$130,657/acre

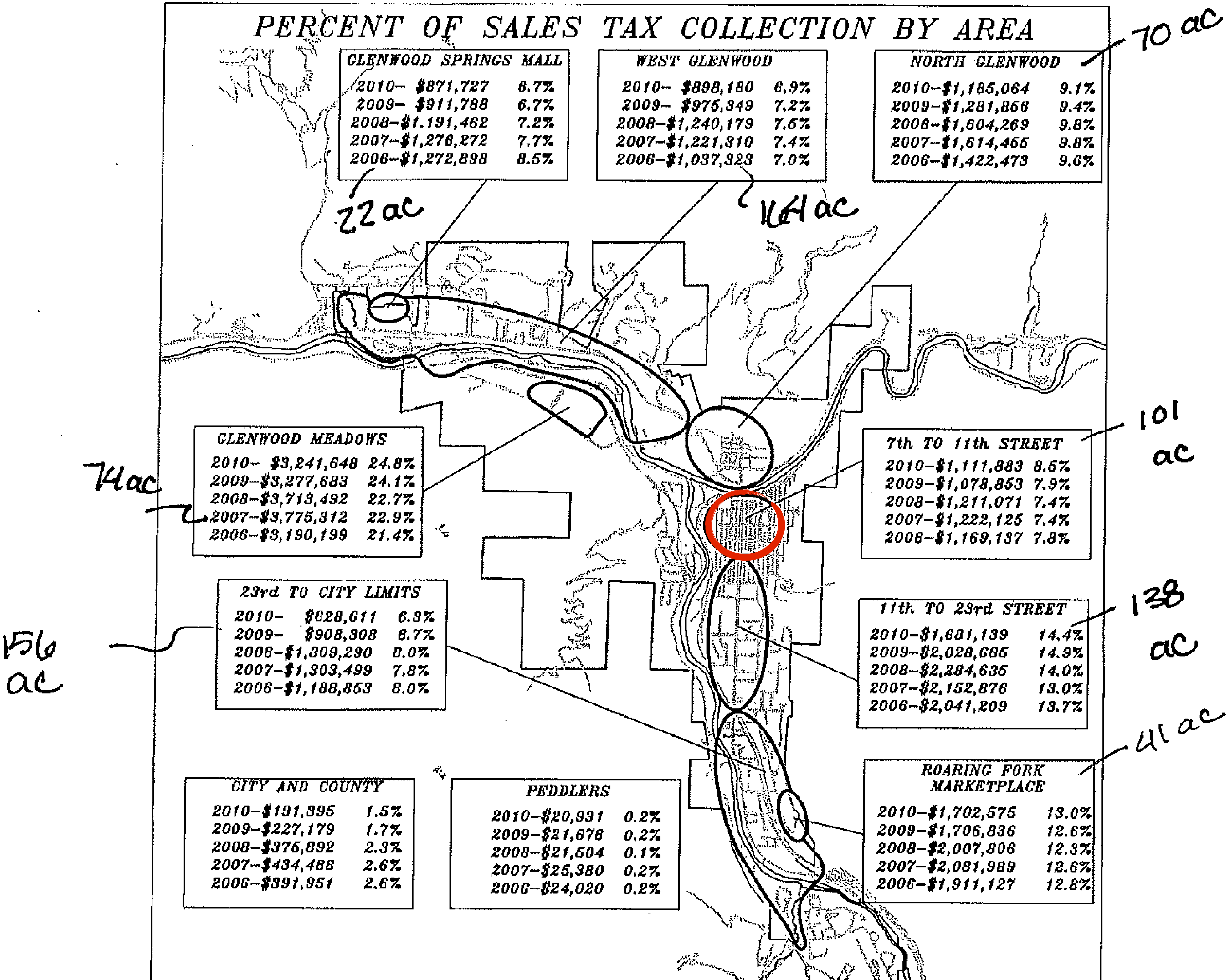
801 Grand

$444,717/acre

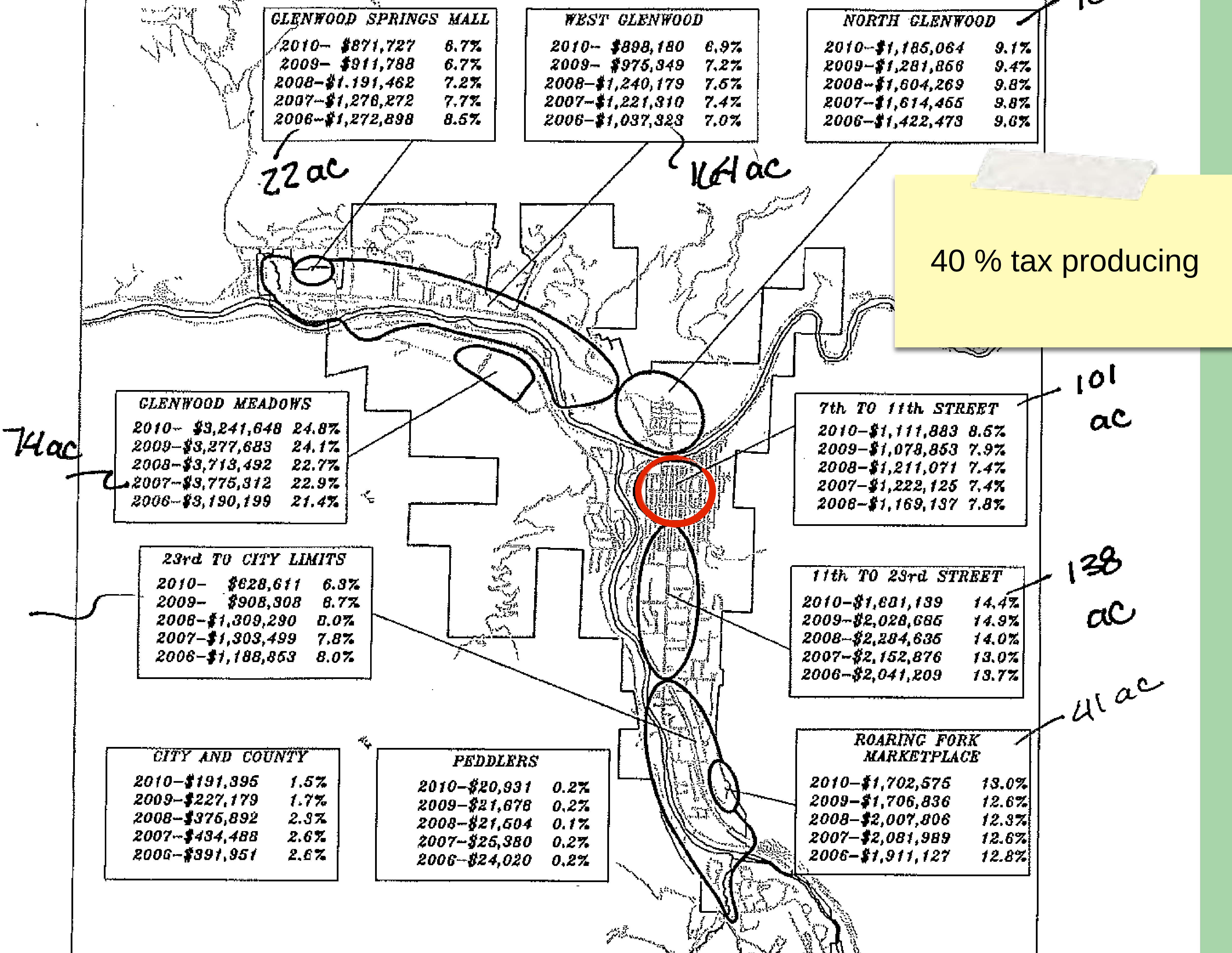

$187,635/acre

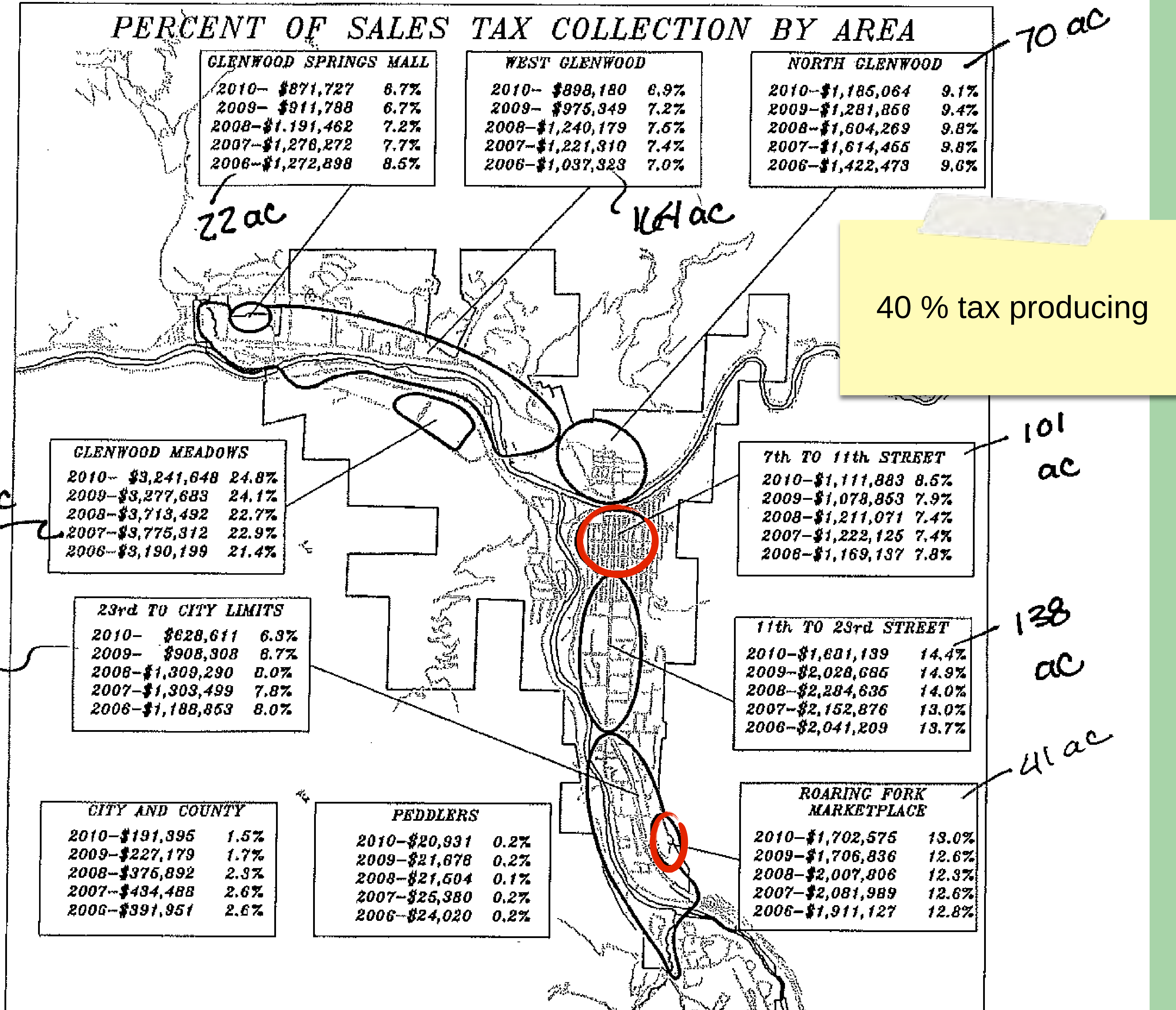
# PERCENT OF SALES TAX COLLECTION BY AREA




PERCENT OF SALES TAX COLLECTION BY AREA
GLENWOOD SPRINGS MALL
2010- $871,727 6.7%
2009- $911,788 6.7%
2008-$1,191,462 7.2%
2007-$1,276,272 7.7%
2006-$1,272,898 8.5%
22 ac
WEST GLENWOOD
2010- $898,180 6.9%
2009- $975,349 7.2%
2008-$1,240,179 7.5%
2007-$1,221,310 7.4%
2006-$1,037,323 7.0%
164 ac
NORTH GLENWOOD
2010-$1,185,064 9.1%
2009-$1,281,856 9.4%
2008-$1,604,269 9.8%
2007-$1,614,455 9.8%
2006-$1,422,473 9.6%
70 ac
GLENWOOD MEADOWS
2010- $3,241,648 24.8%
2009-$3,277,683 24.1%
2008-$3,713,492 22.7%
2007-$3,775,312 22.9%
2006-$3,190,199 21.4%
74 ac
7th TO 11th STREET
2010-$1,111,883 8.5%
2009-$1,078,853 7.9%
2008-$1,211,071 7.4%
2007-$1,222,125 7.4%
2006-$1,169,137 7.8%
101 ac
23rd TO CITY LIMITS
2010- $628,611 6.3%
2009- $908,308 6.7%
2008-$1,309,290 8.0%
2007-$1,303,499 7.8%
2006-$1,188,853 8.0%
156 ac
11th TO 23rd STREET
2010-$1,681,139 14.4%
2009-$2,028,666 14.9%
2008-$2,284,636 14.0%
2007-$2,152,876 13.0%
2006-$2,041,209 13.7%
138 ac
ROARING FORK MARKETPLACE
2010-$1,702,575 13.0%
2009-$1,706,836 12.6%
2008-$2,007,806 12.3%
2007-$2,081,989 12.6%
2006-$1,911,127 12.8%
41 ac
CITY AND COUNTY
2010-$191,395 1.5%
2009-$227,179 1.7%
2008-$375,892 2.3%
2007-$434,488 2.6%
2006-$391,951 2.6%
PEDDLERS
2010-$20,931 0.2%
2009-$21,676 0.2%
2008-$21,504 0.1%
2007-$25,380 0.2%
2006-$24,020 0.2%

# PERCENT OF SALES TAX COLLECTION BY AREA

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70 ac
40 % tax producing
GLENWOOD MEADOWS
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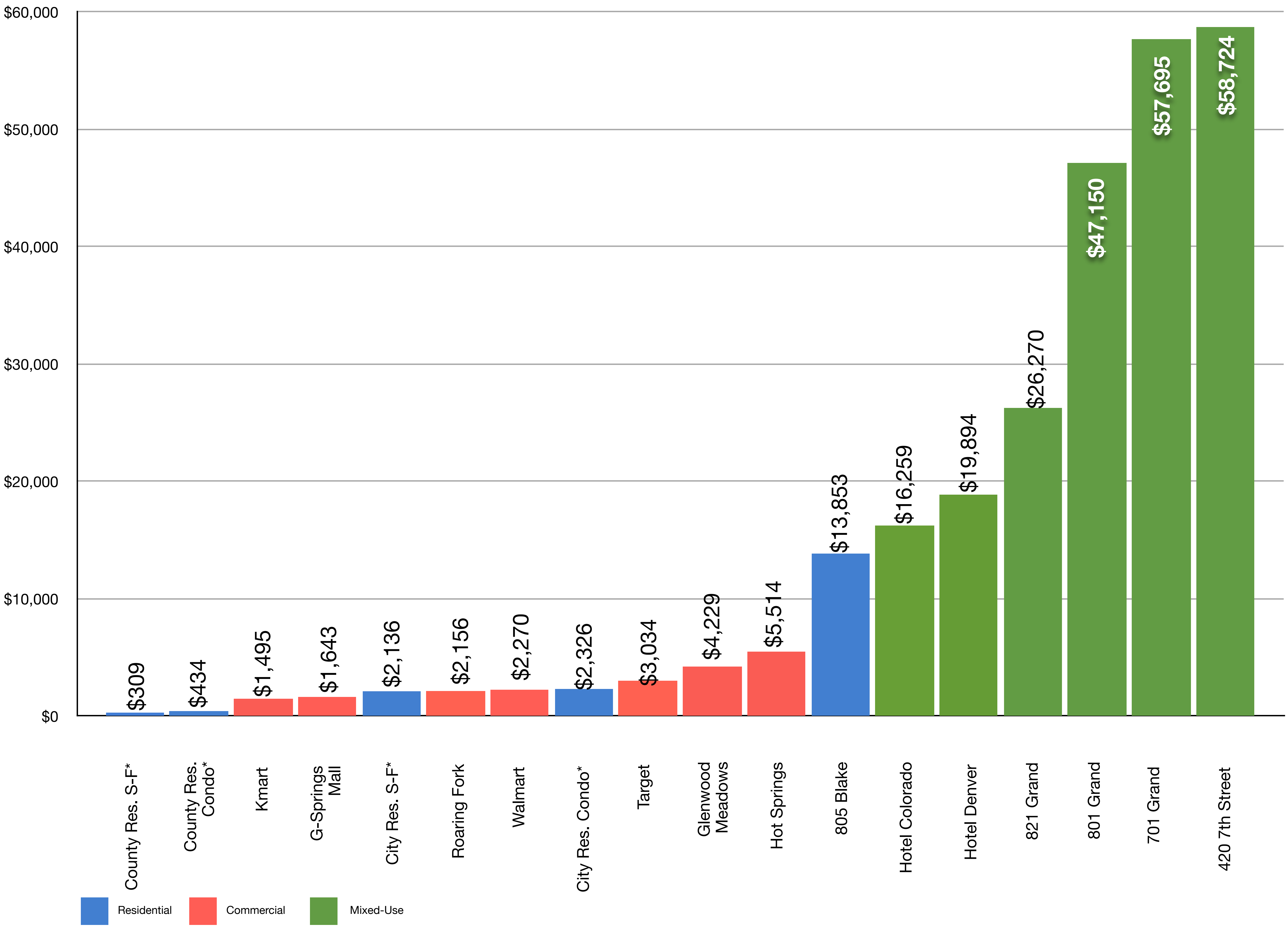
# Garfield County (Glenwood Springs) Property Tax Revenue Profile: 2010 Tax Yield per Acre




Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

*Average values per Garfield County

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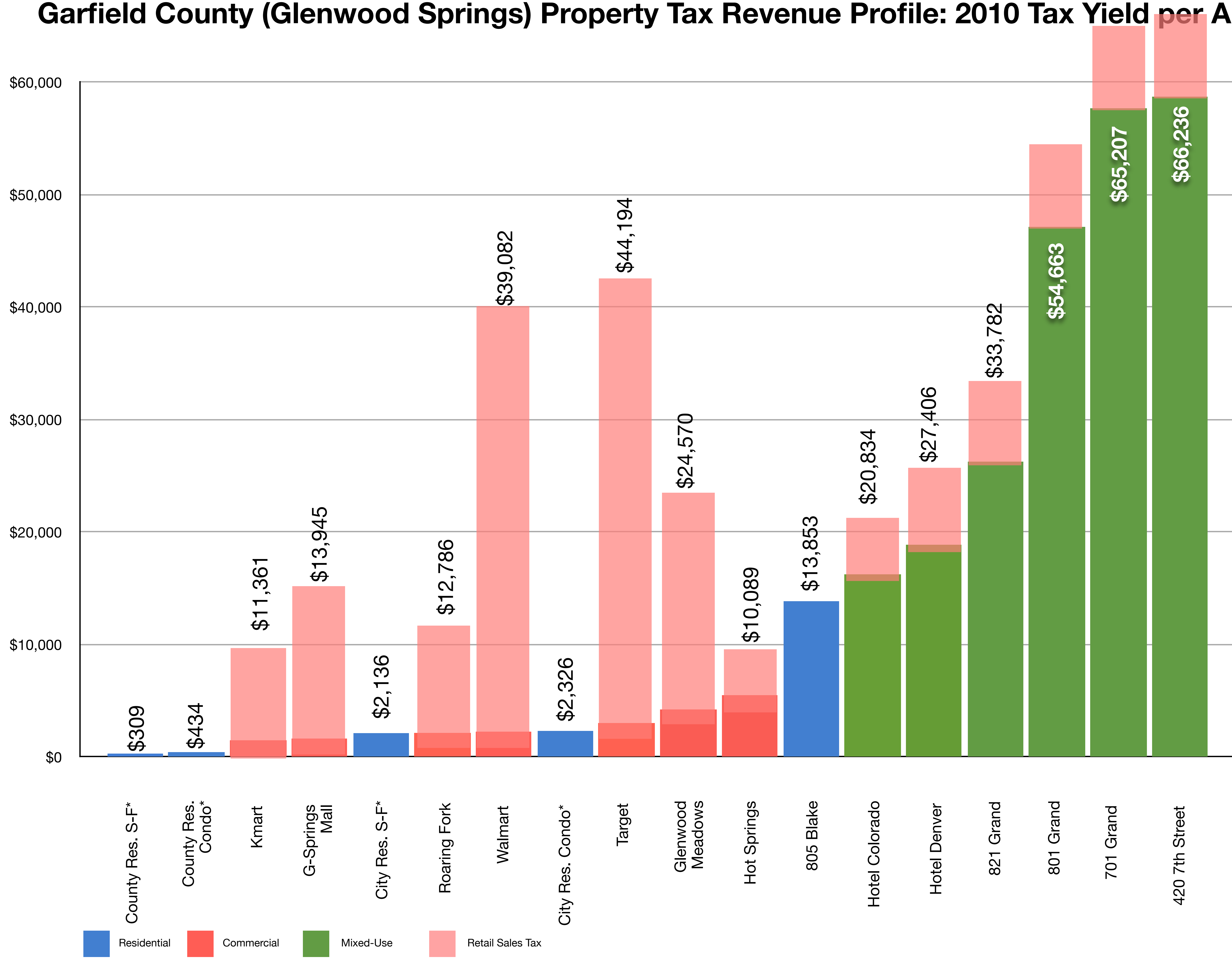


*Average values per Garfield County

Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

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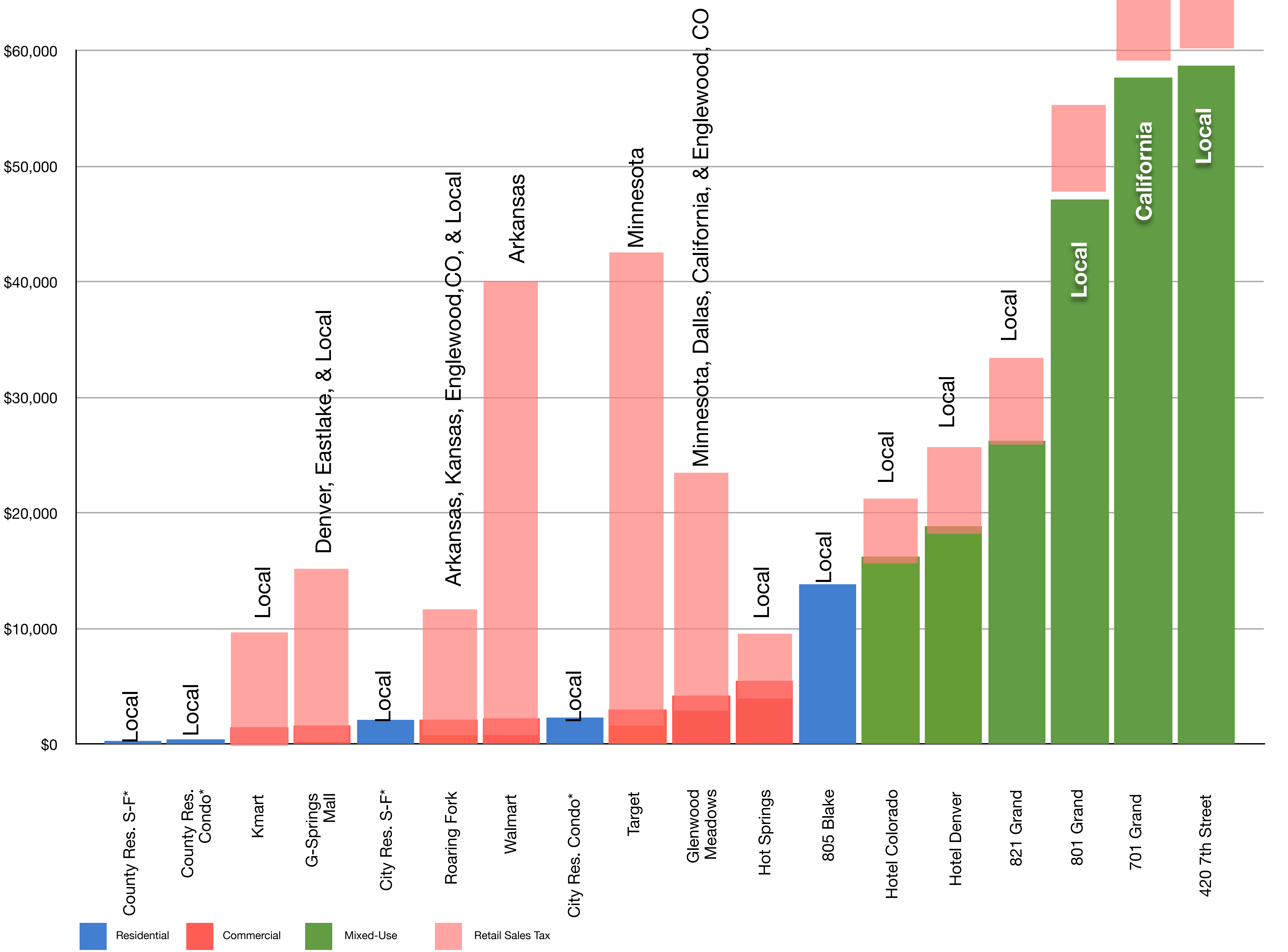



*Average values per Garfield County

Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

# Garfield County Property Tax Revenue Profile: 2010 Tax Yield per Acre

$287k taxable on 0.06 Acres

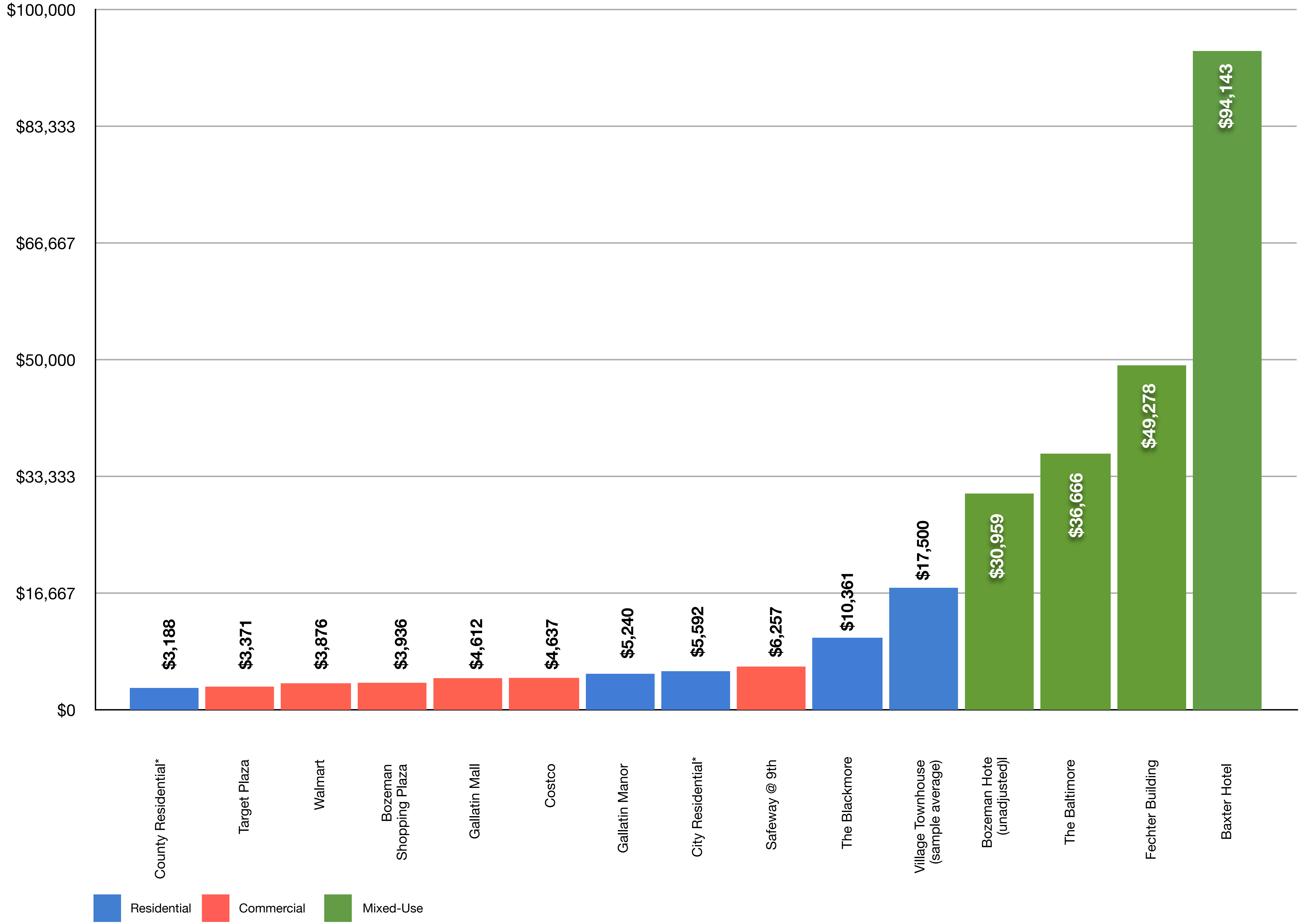

$1.82M taxable on 15 acres

0.4 acres of the Denver Centre would equal one 15 acre Kmart in real estate value.

# No State Retail Sales Taxes

# What are the numbers for Bozeman?

# Gallatin County Property Tax Revenue Profile: 2010 Tax Yield per Acre




*Average values per Board of Realtors

Joe Minicozzi,AICP - Urban3 : Asheville NC

# Gallatin County Property Tax Revenue Profile: 2010 Tax Yield per Acre



2.2 acres of the Fechter Building would equal
one 27 acre Walmart

# What are the numbers for Teton County?

# Teton County Property Tax Revenue Profile: 2010 Tax Yield per Acre


$12,449/ay

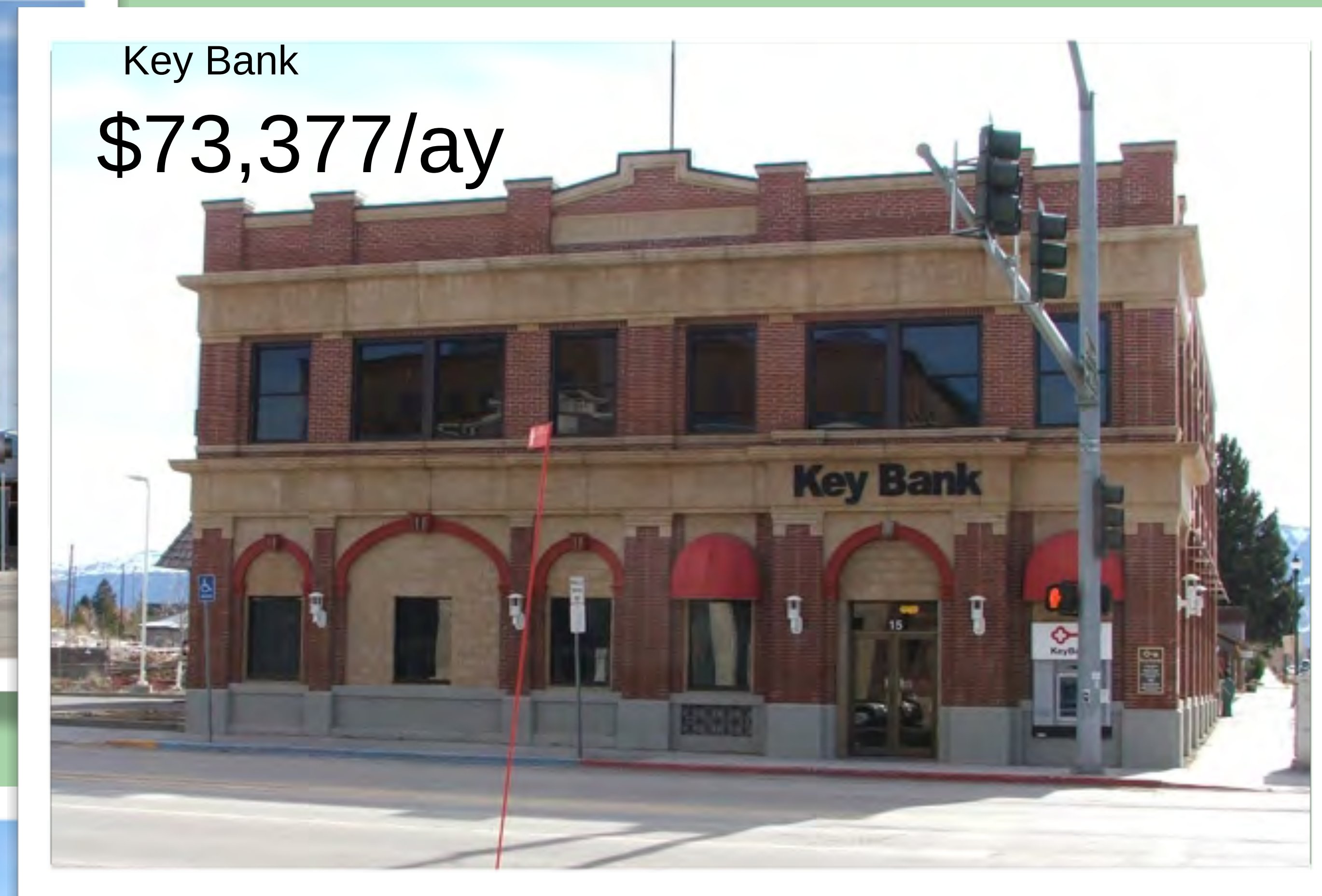
Broulims Shopping Grocery

# Teton County Property Tax Revenue Profile: 2010 Tax Yield per Acre

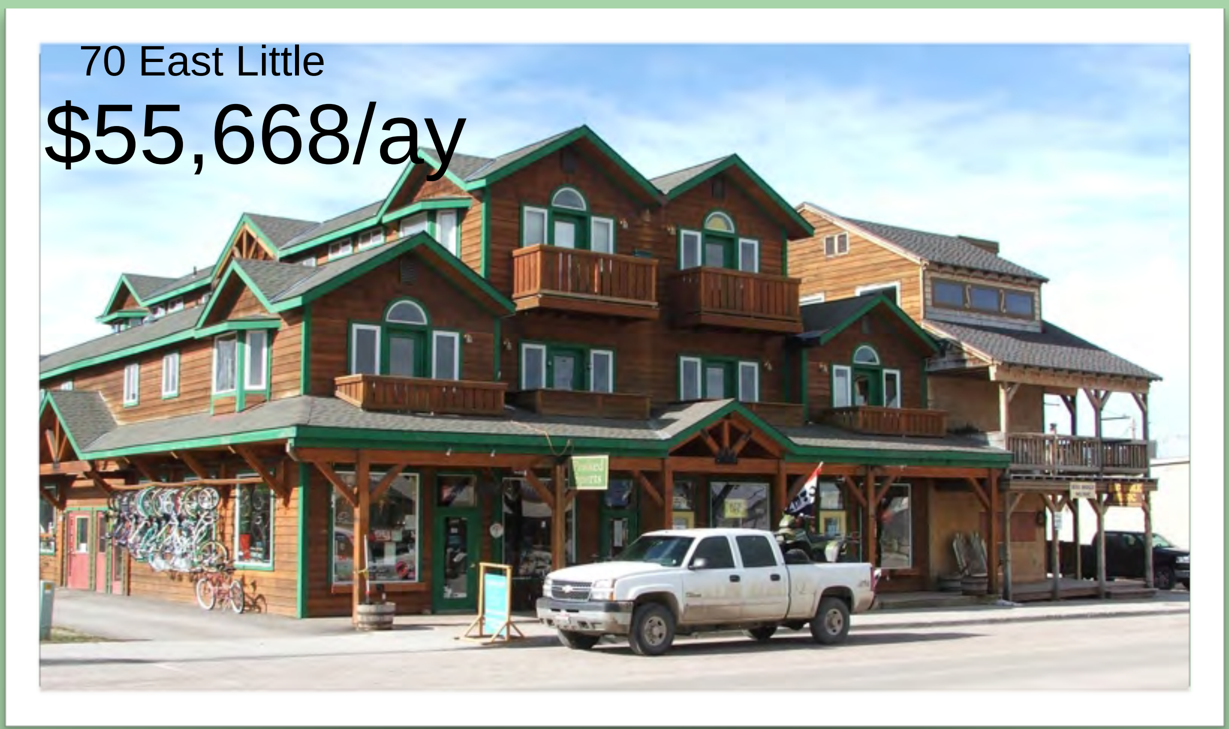

$10,971/ay

Broulims Shopping Center + Out Parcels

## Gallatin County Property Tax Revenue Profile: 2010 Tax Yield per Acre

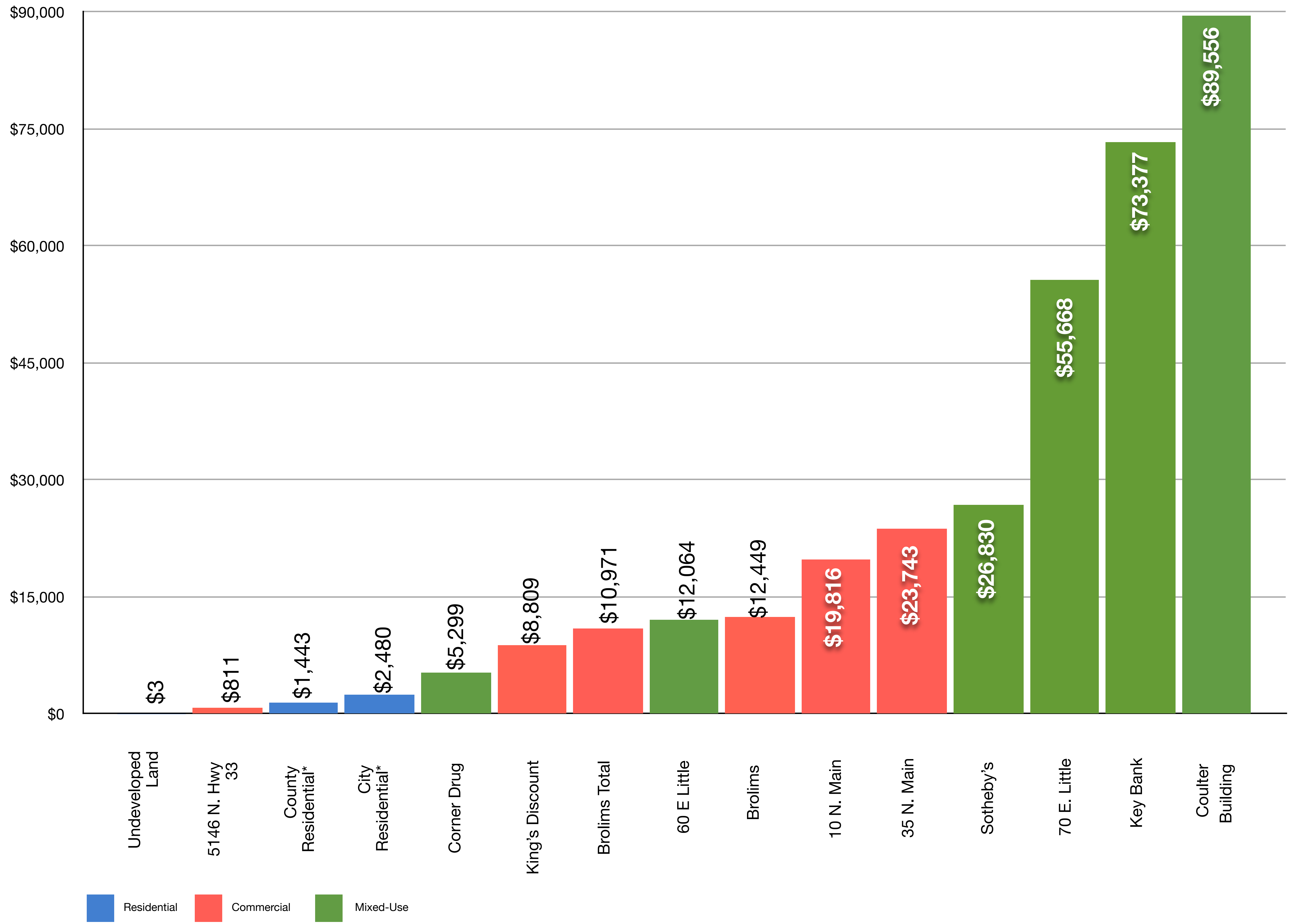

## Teton County Property Tax Revenue Profile: 2010 Tax Yield per Acre





**2.4 acres** of this office Building would equal one
**12.2 acre** Plaza and out-parcels

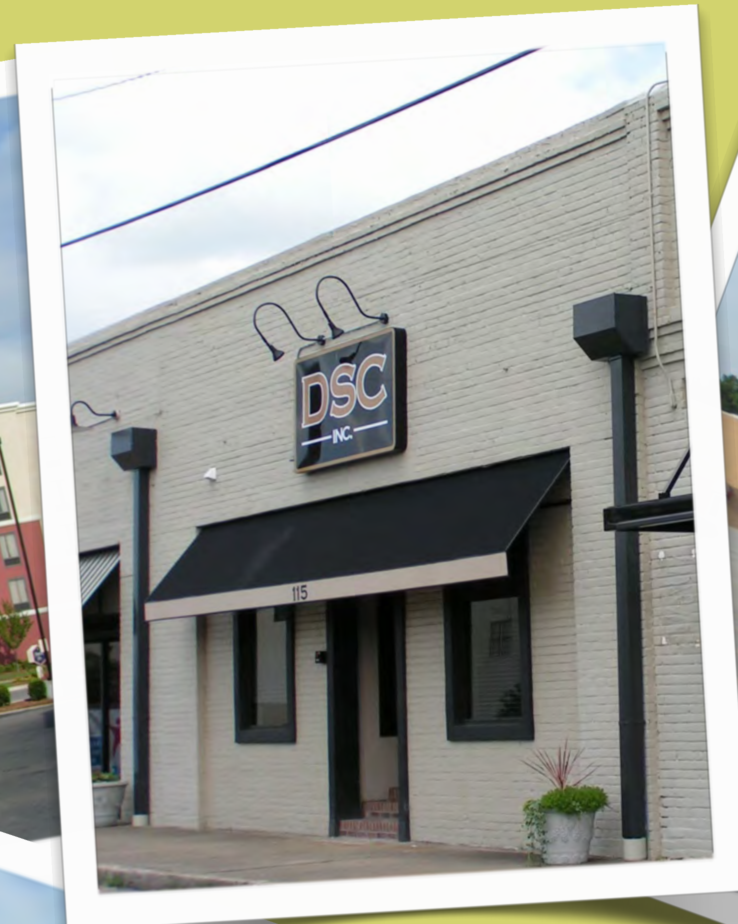
# Teton County Property Tax Revenue Profile: 2010 Tax Yield per Acre




*Average values per Board of Realtors

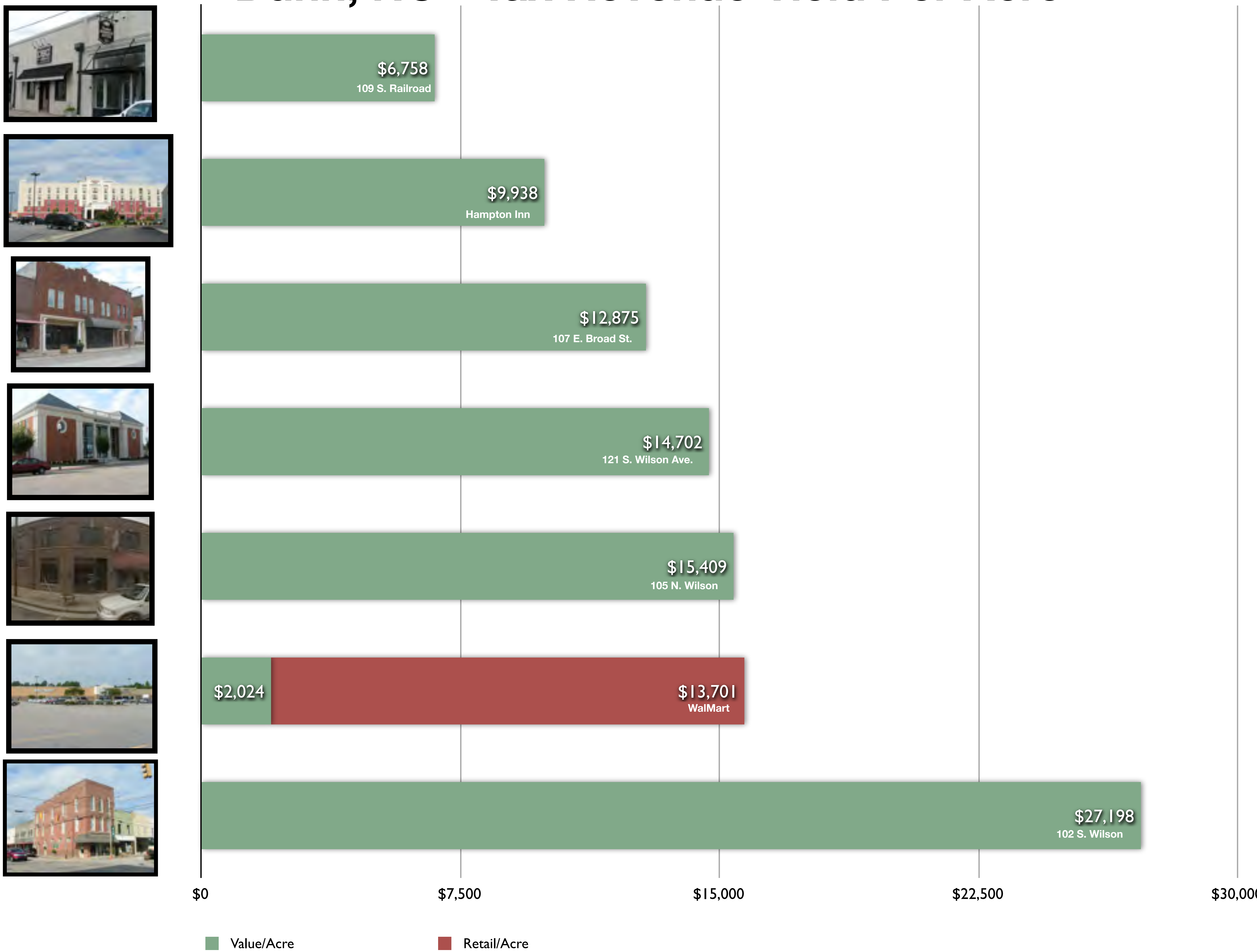
Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

# Dunn, NC

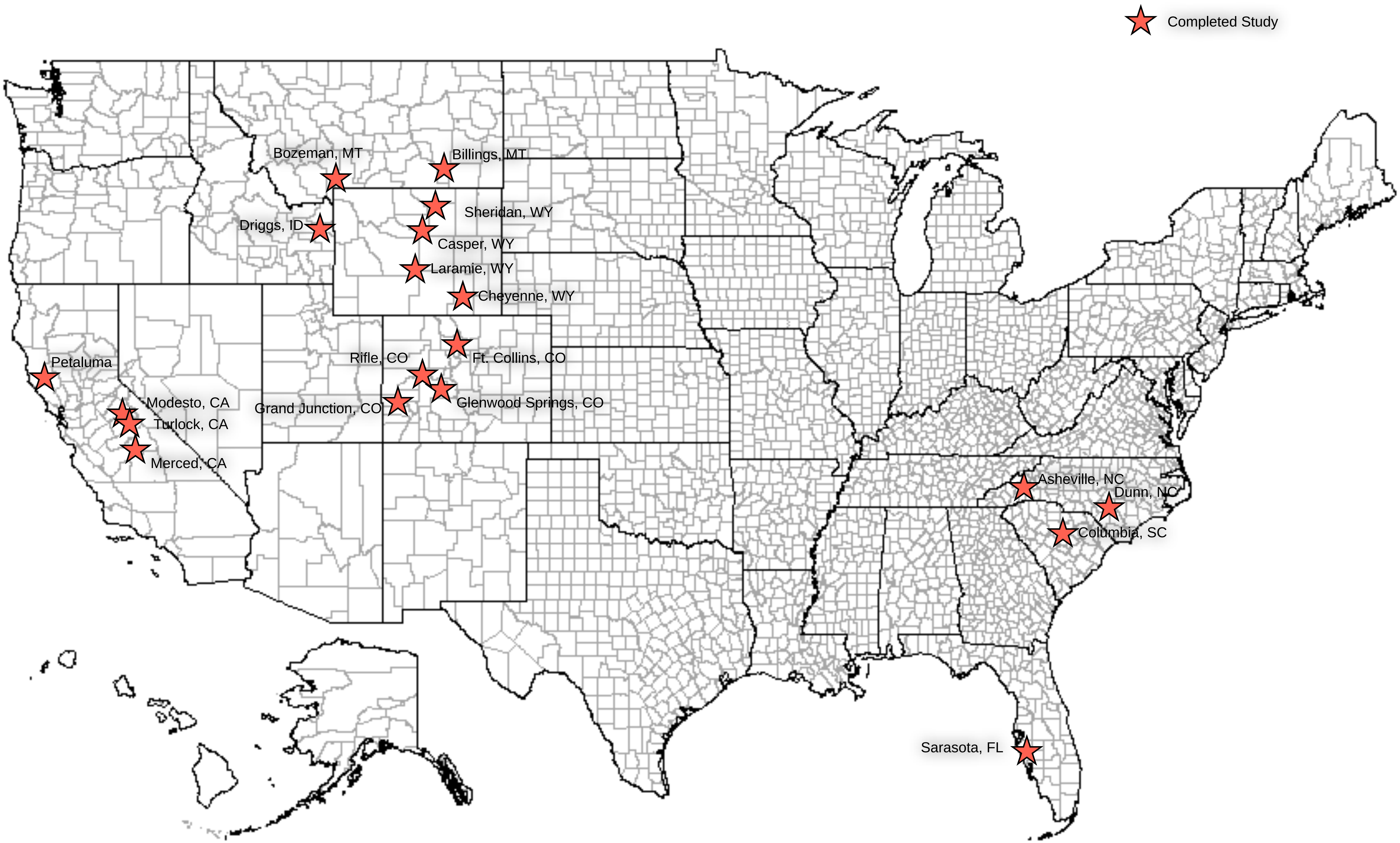





# Dunn, NC - Tax Revenue Yield Per Acre



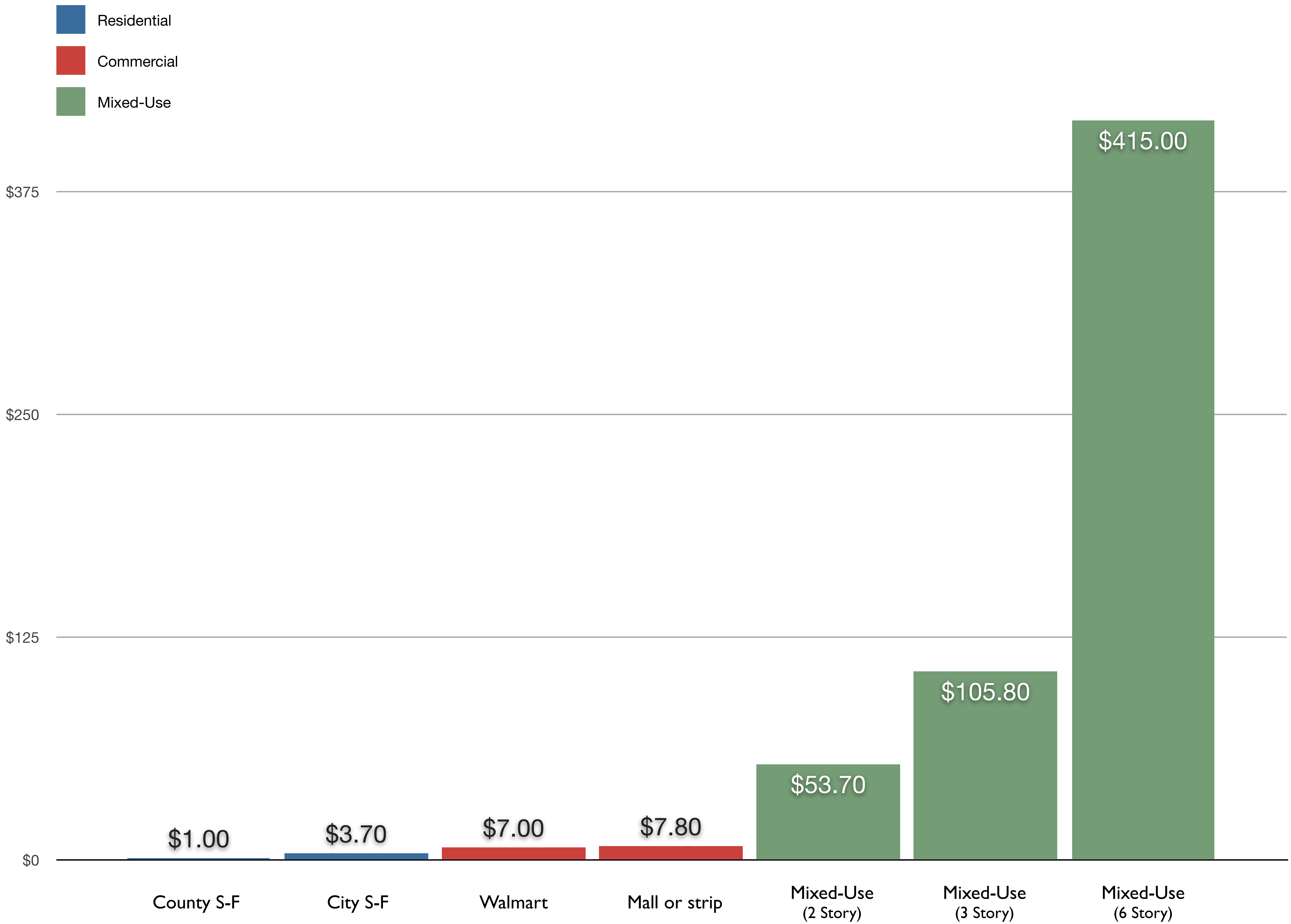
# Urban3


Completed Study
Bozeman, MT
Billings, MT
Sheridan, WY
Driggs, ID
Casper, WY
Laramie, WY
Cheyenne, WY
Petaluma
Rifle, CO
Ft. Collins, CO
Modesto, CA
Grand Junction, CO
Glenwood Springs, CO
Turlock, CA
Merced, CA
Asheville, NC
Dunn, NC
Columbia, SC
Sarasota, FL

# County Property Taxes/Acre

Ratio Difference of 15 City Sample Set

Urban3
Joseph Minicozzi, AICP



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


Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

# 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**

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# How do you compare a car?

**Ford F150 Lariat LTD**
**13/18 mpg**

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**51/48 mpg**

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**50/70 mpg**

**Rolls-Royce Phantom Drophead**
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**8/15 mpg**

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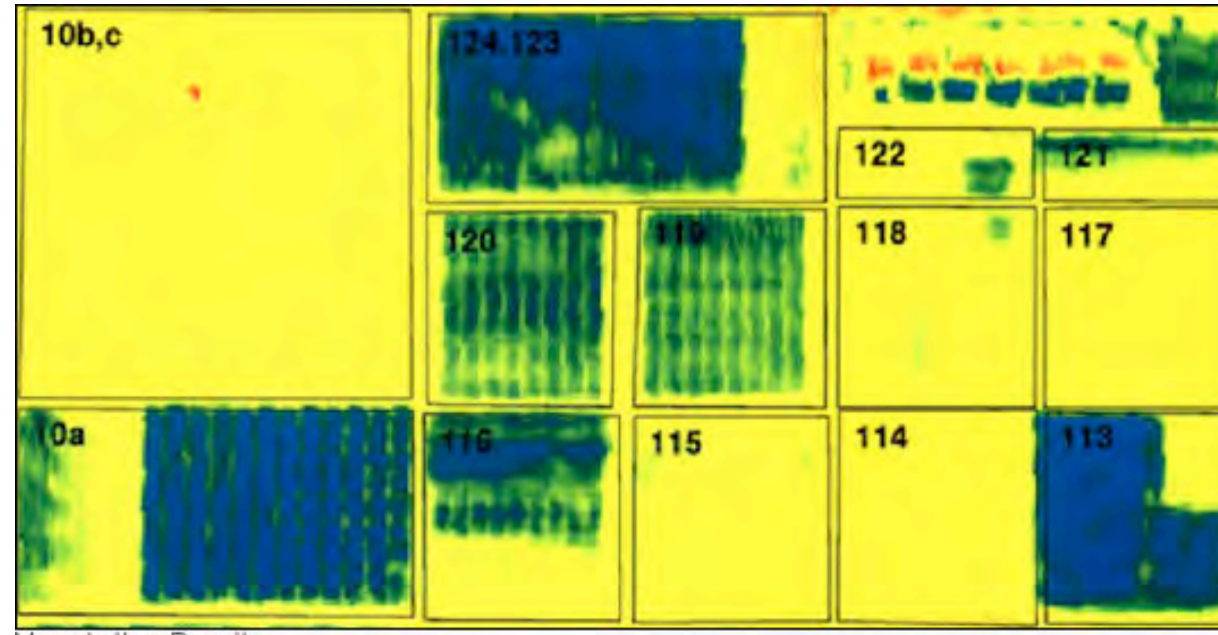
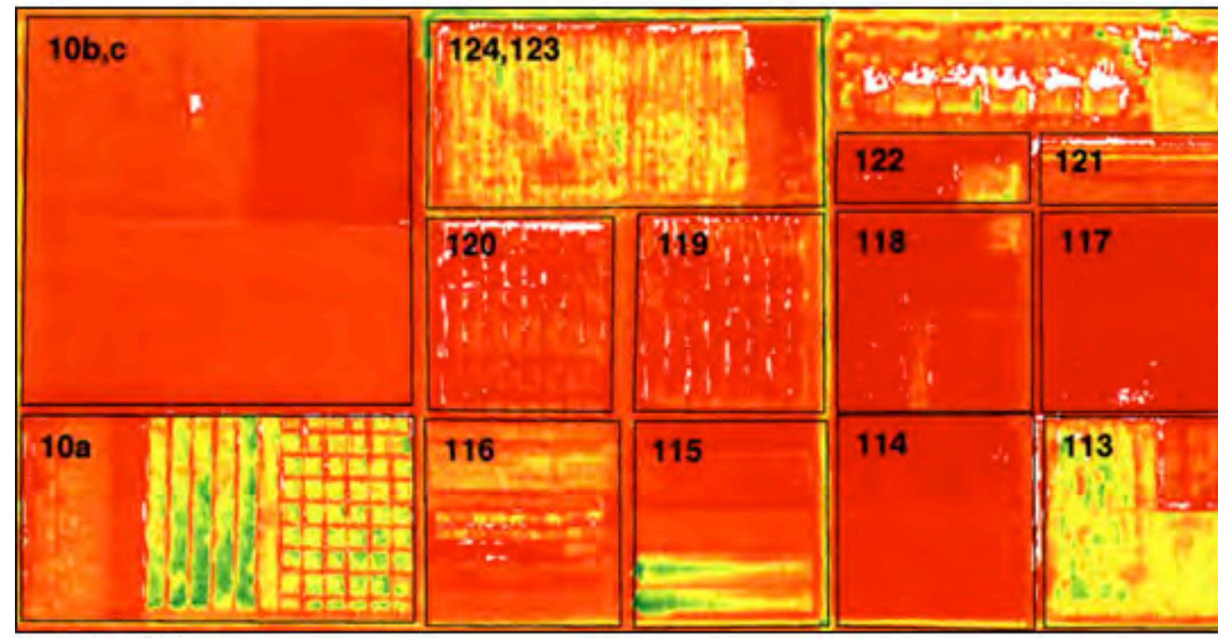
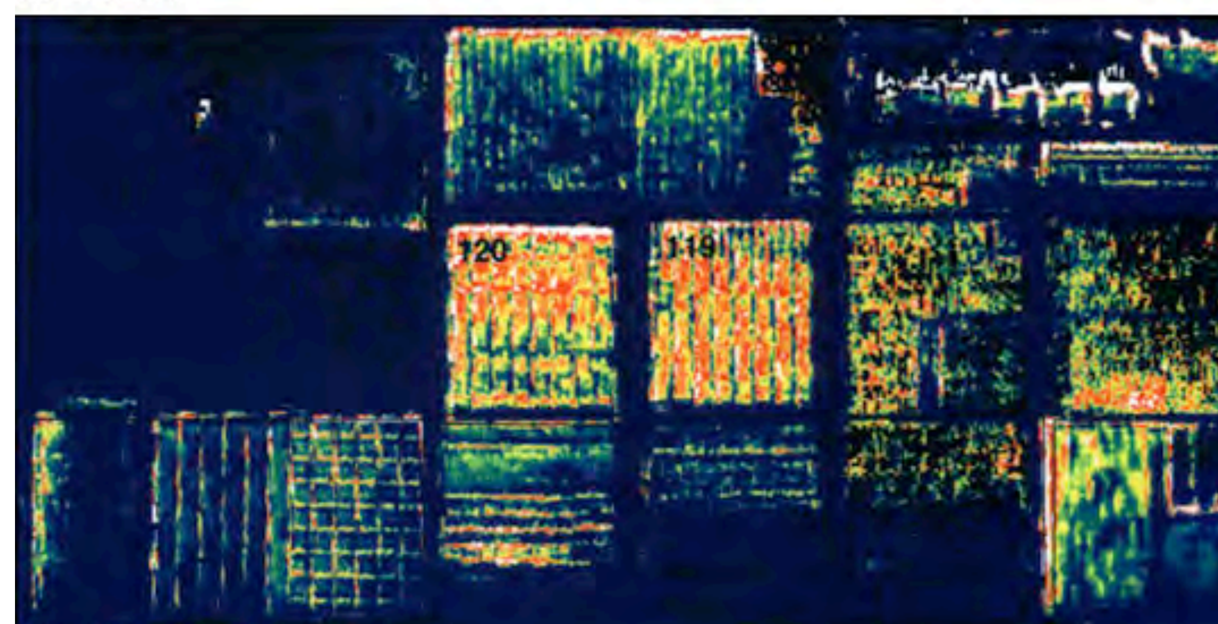



Vegetation Density




Water Deficit




Crop Stress

# Precision Agriculture

# Sheridan County (Sheridan) Property Tax Rev... Profile: 2010 Tax Yield per Acre


*Average values per Garfield County

Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

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


*Average values per Garfield County

Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

# Sheridan County (Sheridan) Property Tax R[illegible]e Profile: 2010 Tax Yield per Acre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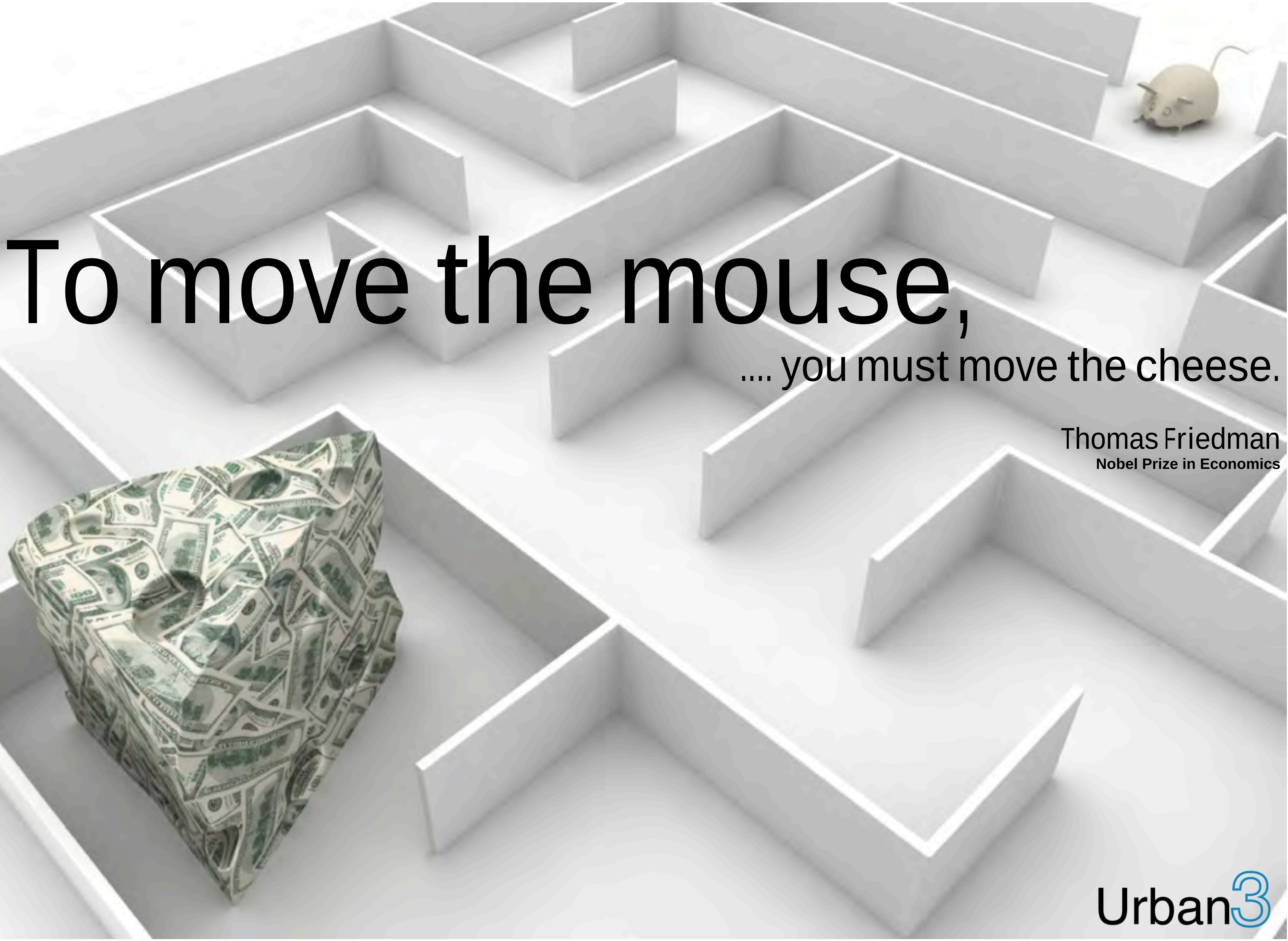
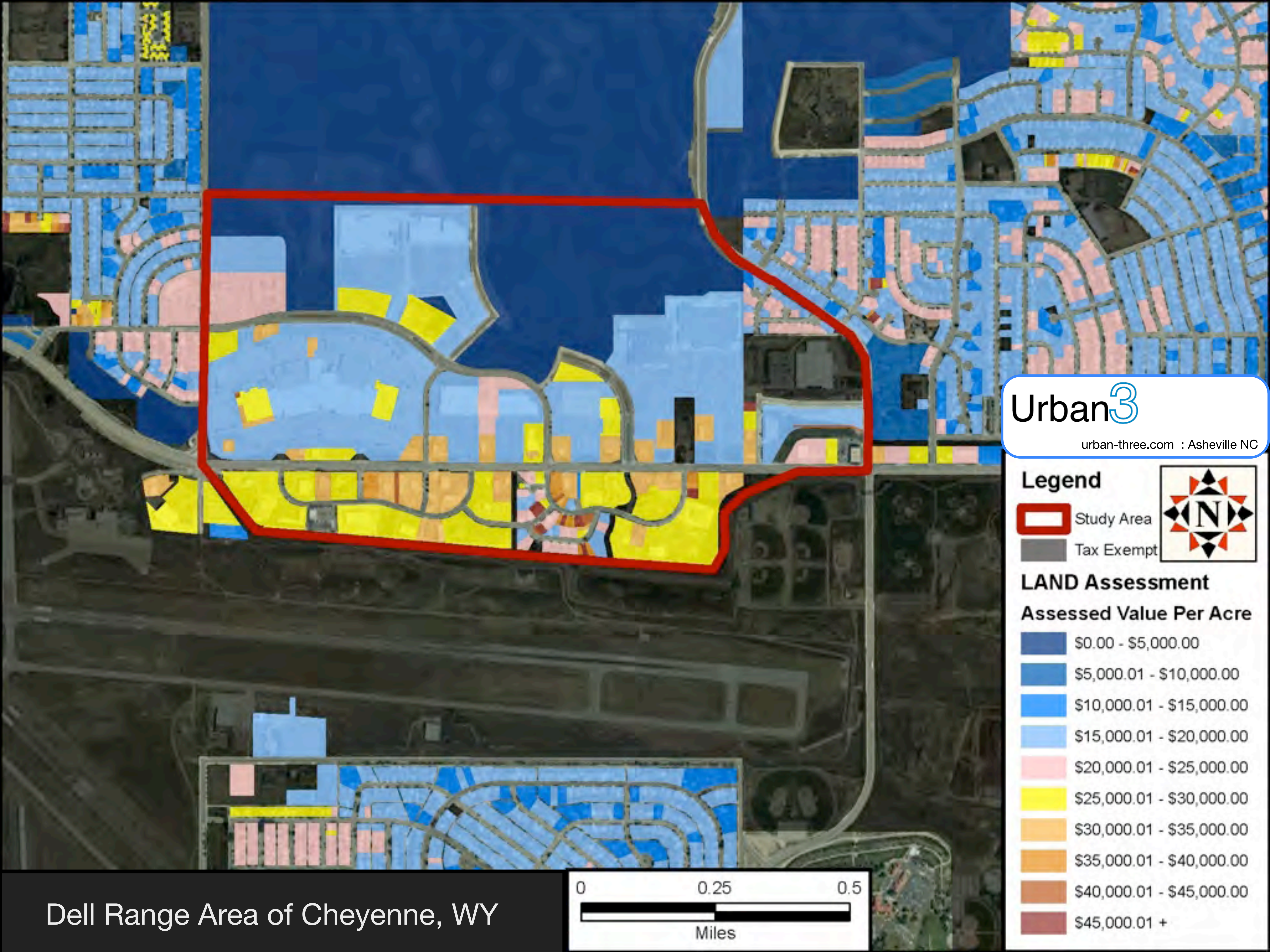
Joe Minicozzi,AICP - Public Interest Projects : Asheville NC

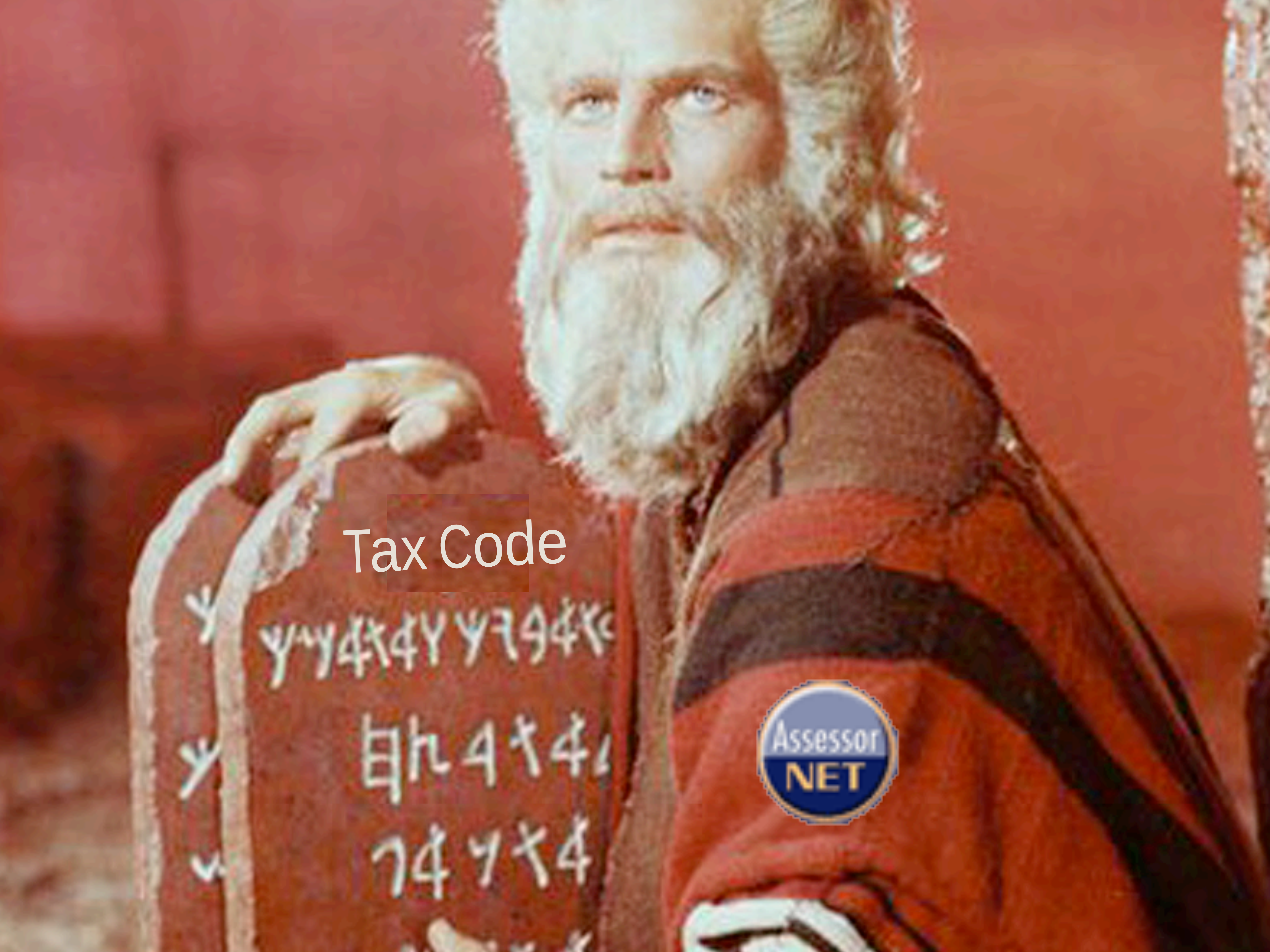

To move the mouse,
.... you must move the cheese.
Thomas Friedman
Nobel Prize in Economics
Urban3

Do our policies balance the scales?

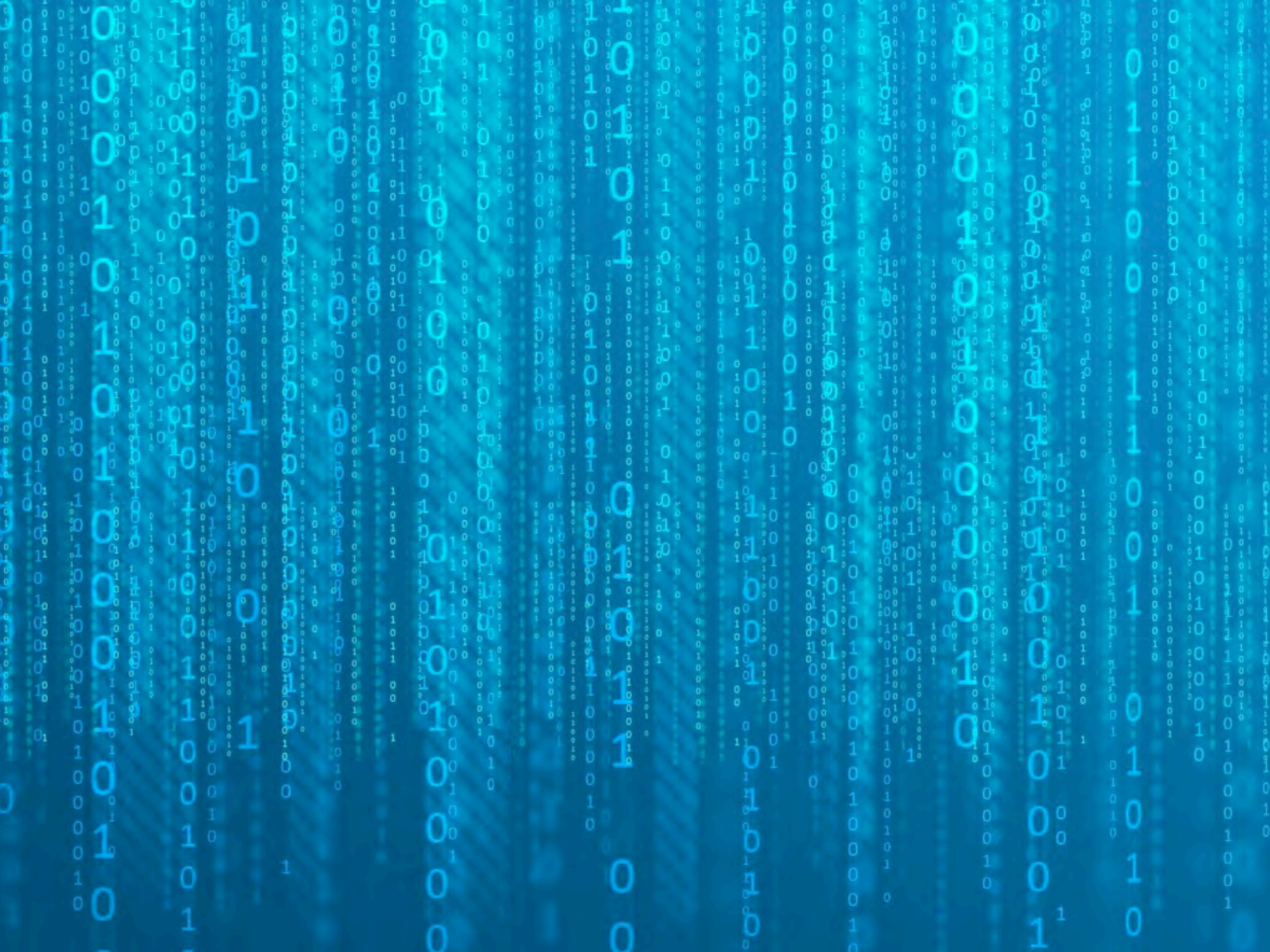

TAX
REFUND




Dell Range Area of Cheyenne, WY


Tax Code
Assessor
NET

# MARKET FORCES



# Architectural Incentive

# Property Taxes

| | Quonset House | 13 Brucemont |
|---|---|---|
| Acres | 0.14 | 0.13 |
| Building | 1,700 | 1,800 |
| Tax Value | $62,200 | $232,000 |
| County Tax | $330 | $1,230 |
| Value/Acre | **$444,286** | **$1,784,615** |
| County Tax/Acre | **$2,355** | **$9,458** |

Data Source: Neil Thomas, RDI

# Property Taxes

$37/sq.ft.

$128/sq.ft.

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# Behavioral Economics

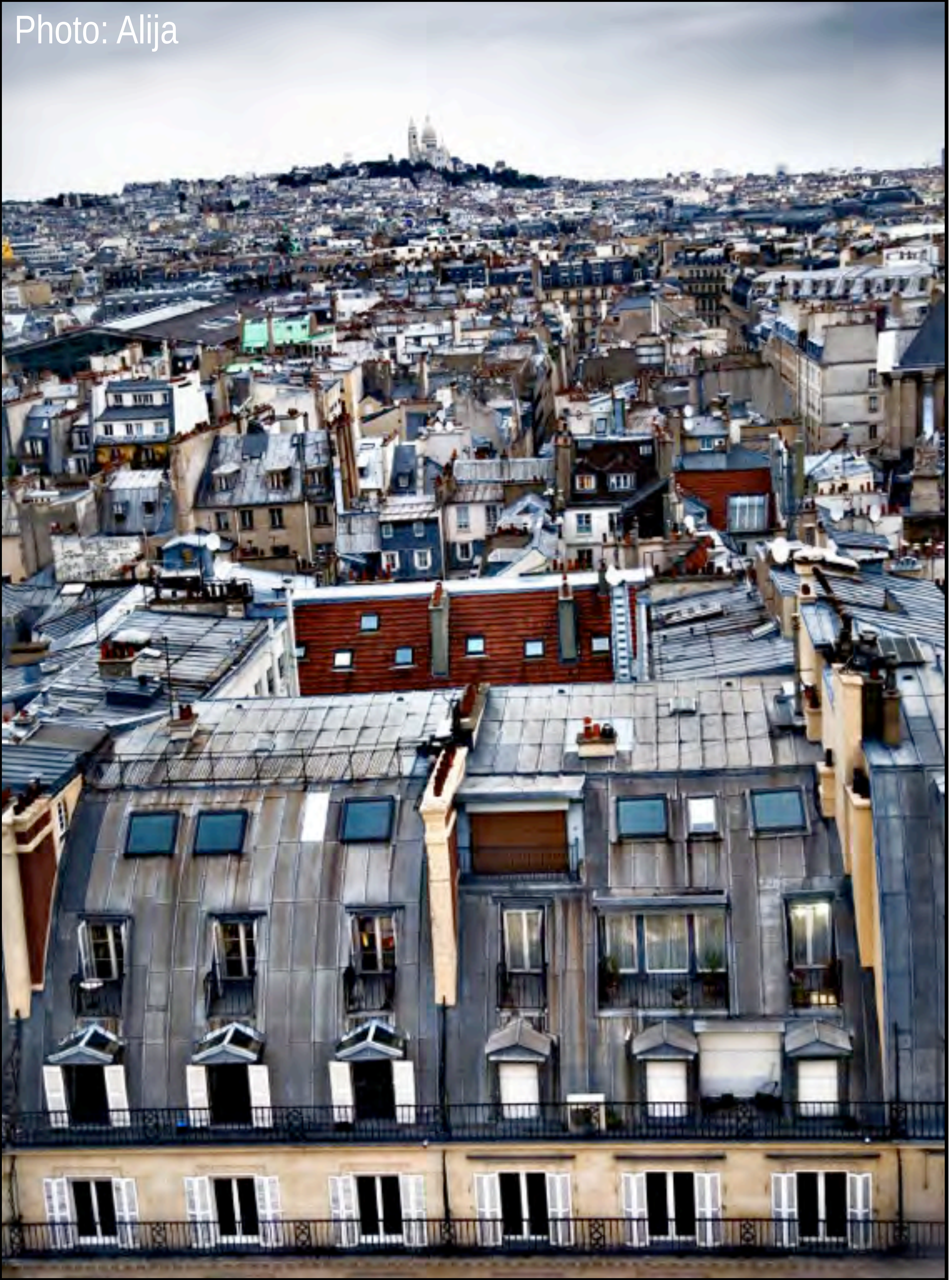

# The Window Tax
# 1696-1851, by King William III

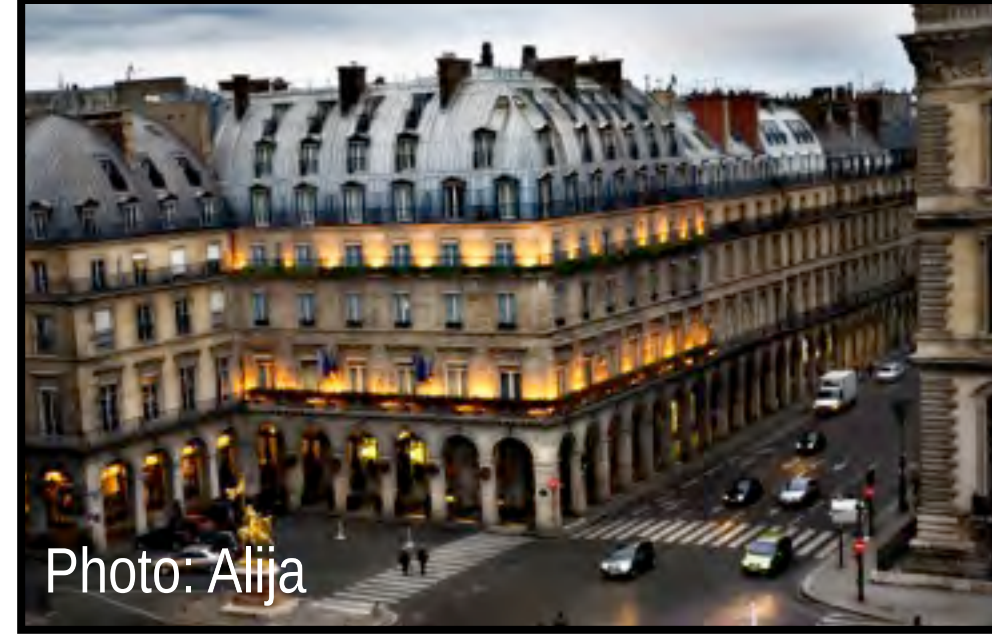
Window tax consisted of:
1. a flat-rate house tax per house and,

2. a variable tax for #  windows > 10

3. Between 10 and 20 = 4 shillings, and

4. Those > 20 = 8 shillings.




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.


Sun City, AZ “Zoomberg” from Dolores Hayden’s Field Guide to Sprawl.

# THE DIET STARTS… TOMORROW!

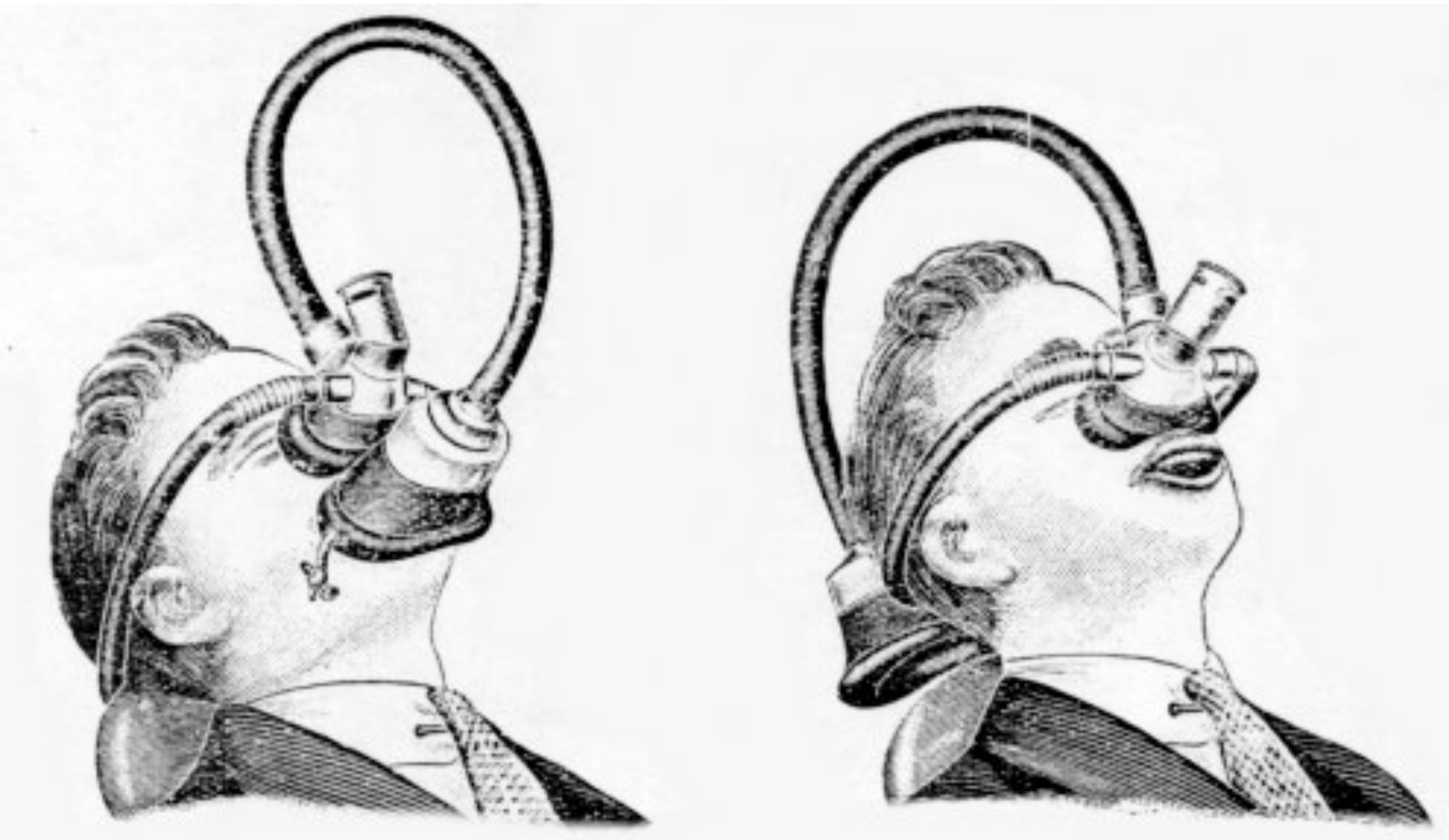
# Moneyball

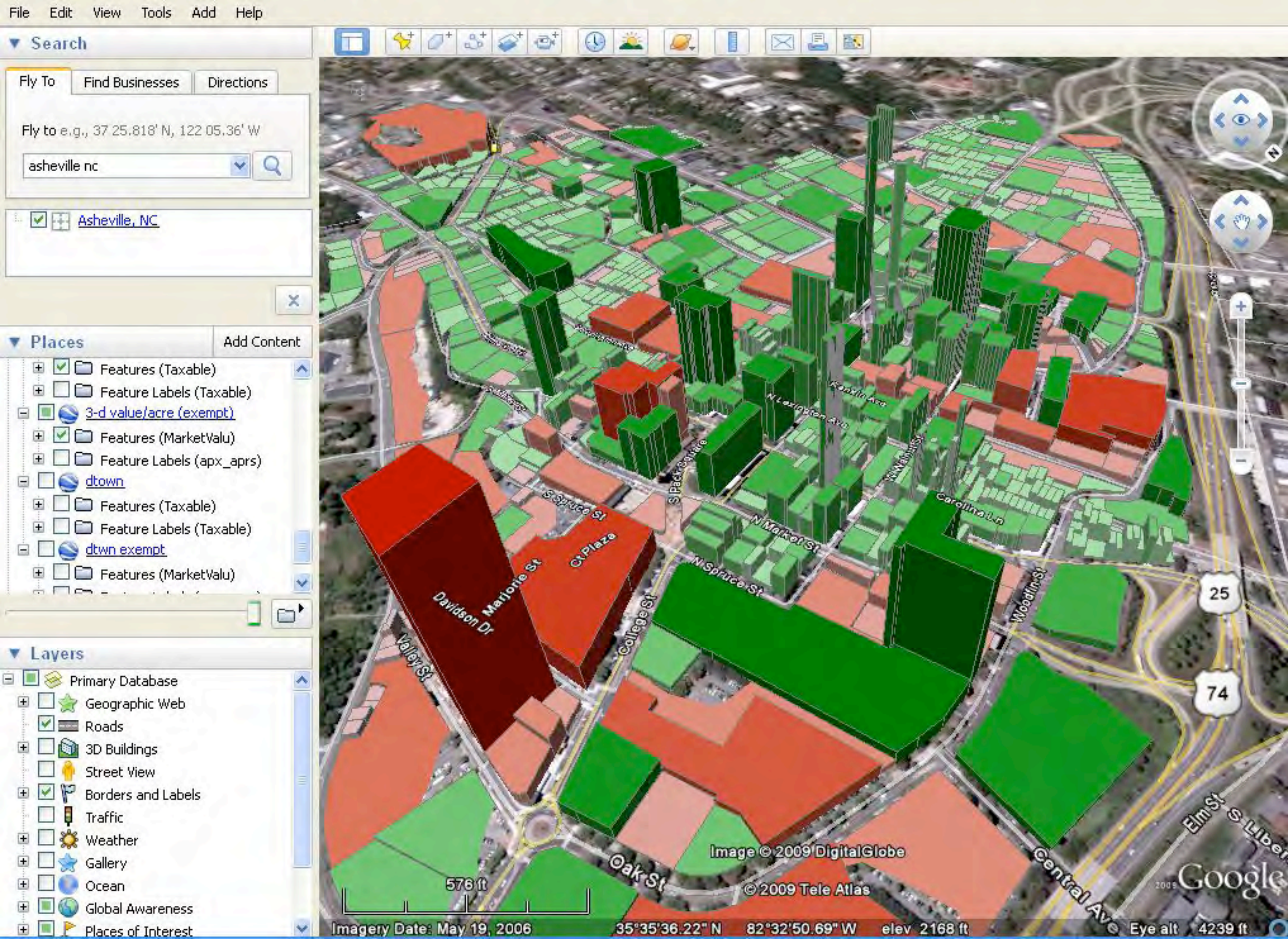
*We're blending what we see but we aren't allowing ourselves to be victimized by what we see.*

*The math works. But no matter how many times you prove it, you always have to prove it again.*

Billy Beane
General Manager
Oakland Athletics

# The Science of Appraisals




File
Edit
View
Tools
Add
Help
Search
Fly To
Find Businesses
Directions
Fly to e.g., 37 25.818' N, 122 05.36' W
asheville nc
Asheville, NC
Places
Add Content
Features (Taxable)
Feature Labels (Taxable)
3-d value/acre (exempt)
Features (MarketValu)
Feature Labels (apx_aprs)
dtown
Features (Taxable)
Feature Labels (Taxable)
dtwn exempt
Features (MarketValu)
Layers
Primary Database
Geographic Web
Roads
3D Buildings
Street View
Borders and Labels
Traffic
Weather
Gallery
Ocean
Global Awareness
Places of Interest
S Spruce St
Ct Plaza
Marjorie St
Davidson Dr
Valley St
College St
N Spruce St
N Market St
Carolina Ln
Woodfin St
N Lexington Ave
25
74
Oak St
Central Av
Elm St
Image © 2009 DigitalGlobe
© 2009 Tele Atlas
576 ft
Imagery Date: May 19, 2006
35°35'36.22" N
82°32'50.69" W
elev 2168 ft
Eye alt 4239 ft
Google


$24M, 5.2 acres, 12 stories
RENAISSANCE HOTEL
$34M, 0.7 acres, 9 stories, 70 units
File
Edit
View
Tools
Add
Help
Search
Fly To
Global Awareness
Places of Interest
N Lexington Ave
Patton Ave
N Market St
N Spruce St
Carolina Ln
College St
Woodfin St
Oak St
Central Av
Elm St
25
74
Image © 2009 DigitalGlobe
© 2009 Tele Atlas
Imagery Date: May 19, 2006
35°35'36.22" N
82°32'50.69" W
elev 2168 ft
Eye alt 4239 ft
Google

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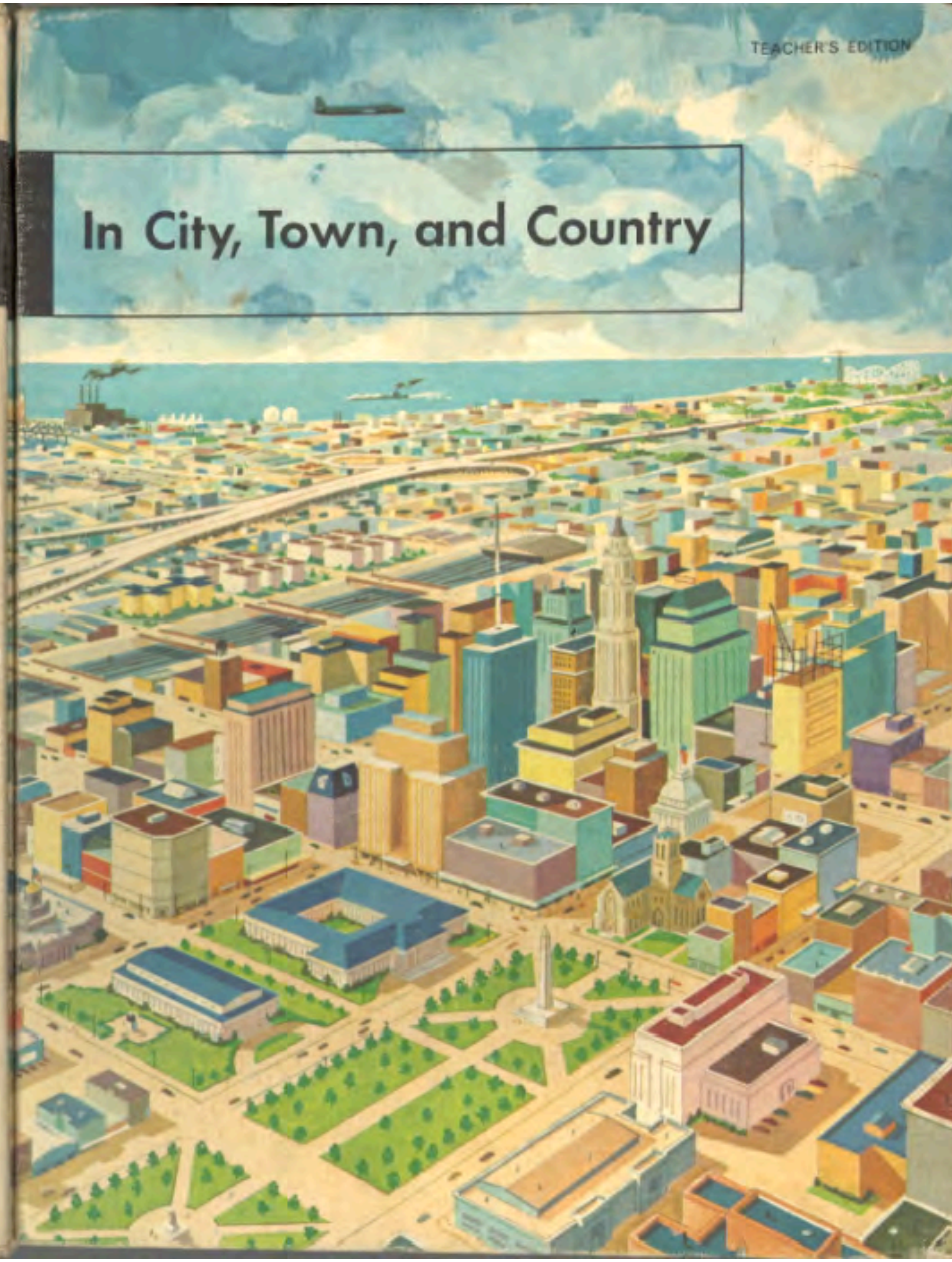
IN CITY, TOWN, AND COUNTRY

THE BASIC SOCIAL STUDIES PROGRAM

TEACHER'S EDITION

# In City, Town, and Country



*THE BASIC SOCIAL STUDIES PROGRAM*

CURRICULUM FOUNDATION SERIES
REG. U. S. PAT. OFF.

**At Home** (Primer)
*The family community*

**At School**
*The school community*

**In the Neighborhood**
*The neighborhood community*

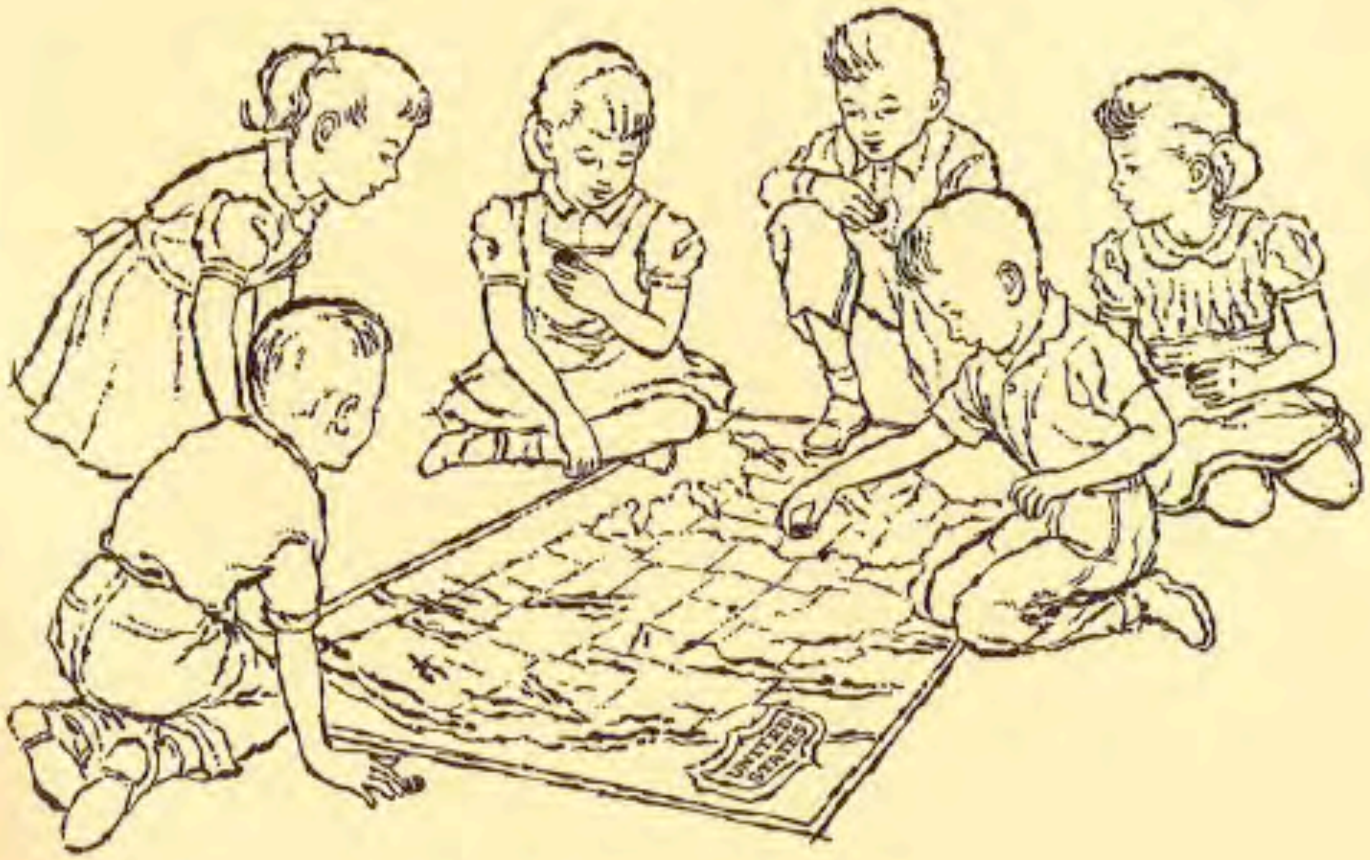
**In City, Town, and Country**
*The local, metropolitan area, and county communities*

**In All Our States**
*The state community and regions of states*

**In the Americas**
*The national and inter-American communities*

**Beyond the Americas**
*Nations and regions of nations across the Atlantic and across the Pacific*

# Living and Learning in Third Grade
and
# Guidebook to accompany IN CITY, TOWN, AND COUNTRY




by Paul R. Hanna, Genevieve Anderson Hoyt, and Clyde F. Kohn

William S. Gray, *Reading Advisor*



Scott, Foresman and Company *Chicago, Atlanta, Dallas, Palo Alto, Fair Lawn, N.J.*

Every county has a courthouse located in the county seat. Among the government responsibilities carried on by all counties, one finds provision for election machinery, the assessment and collection of taxes, the administration of justice through the courts, the protection of persons and property through law-enforcement agents, and the recording and custody of such legal documents as deeds and birth certificates.

While the pattern varies from state to state, counties are usually responsible to some degree for educational, library, health, and welfare services; for agricultural and conservation services; for the construction and maintenance of county roads and bridges; for the establishment and maintenance of county parks; and for land zoning.

In studying the functions performed by your county, you will no doubt find that there is a duplication of services, an overlapping of jurisdictions, and a lack of coördination between the county and the local communities within the county in the performance of certain functions. Throughout our nation, these are problems to which attention is being given by many groups.

You will need to learn all that you can about the functioning of your own county so that you can help your third-graders:

Perceive the spatial relationship of the community in which they live to the county community of which it is a part.

Know and appreciate the services provided by their county government which contribute to the welfare of their local community.

Understand and appreciate the specific ways in which the functions of the county are related to their own lives and to the lives of other members of their families.

Know and understand the functions of private business, professional, and welfare organizations that have *county* as part of the name.

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# YOUR SOCIAL STUDIES PROGRAM

The selected and directed teaching-learning experiences that you provide in social studies this year will emphasize the city, town, or village of which your neighborhood (school district) is a part and the larger county community of which your local community is a part. As the children learn how living goes on in these communities, their attitudes will change and so will their behavior. And at the same time, as members of their family, their school, and their neighborhood communities, they will continue to add experiences to those which they have already accumulated. So, before you begin planning your year's program for which *In City, Town, and Country* provides the springboard, you will want to acquaint yourself with the social-studies experiences your children have had during their two or three previous years in school.

## GLANCING BACK

From birth, your boys and girls have been learning to live with others in a family group. Upon starting school, they began learning to live with others in a school group. Last year, they began going alone to the store, library, playground, and other places in the neighborhood; thus, they began to assume simple responsibilities as members of their neighborhood community. These groups are the first groups to which children belong and to which, with or without guidance, they must learn to adjust. Moreover, children's problems in learning to adjust loyalties and behavior to the demands of these three groups are complicated. For these reasons, The Basic Social Studies Program of the Curriculum Foundation Series for Grades One and Two took as its emphasis the universal centers of home, school, and neighborhood.

## COMMUNITIES EMPHASIZED

For the first few months in first grade, as described in *Between Two Worlds*,[8] the social-studies program was based on those experiences which normally occur in the first-grade classroom.

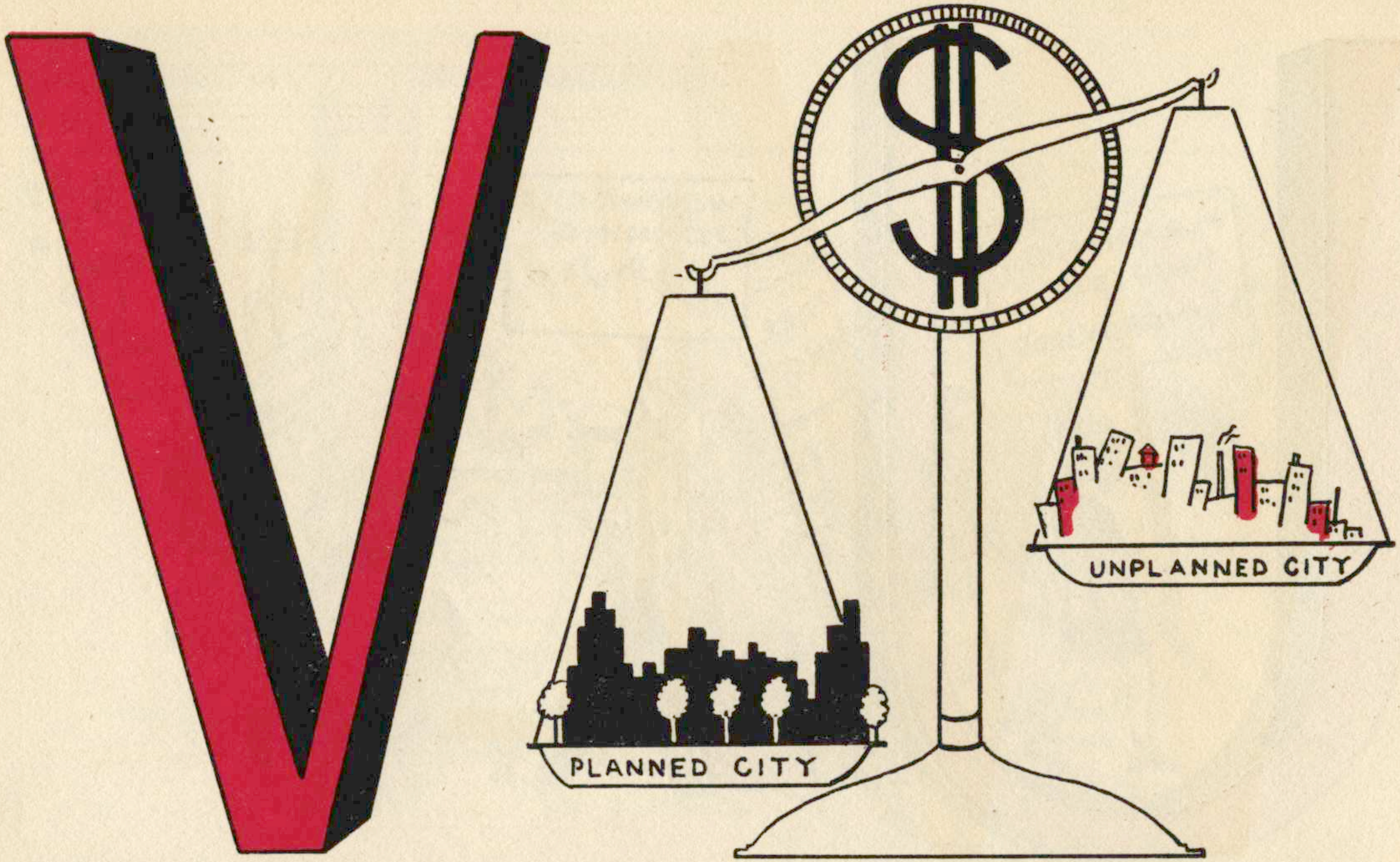
This program was followed by organized learning experiences which emphasized living in family groups. The content for the home and family community emphasis came from two sources: (1) the text and pictures found in *At Home*,[9] which describe the members of the Hall family as they engaged in the basic human activities, and (2) the everyday experiences of children as members of real families.

During the latter part of the school year, the teaching-learning experiences concerned with living in the school community constituted the social-studies program for your boys and girls. *At School*[10] and the events occurring in the children's own school formed the content for the school community emphasis. From both sources, the children acquired understandings, attitudes, values, and behavior traits that contributed to responsible citizenship. At the same time, readiness was established for a better understanding of the neighborhood community of which the children's homes and school are a part.

[8] Hanna, Paul R., and Hoyt, Genevieve Anderson. *Between Two Worlds* in Teacher's Edition of *At Home*. Chicago: Scott, Foresman and Company, 1956.

[9] Hanna, Paul R., and Hoyt, Genevieve Anderson. *At Home*, Primer of The Basic Social Studies Program of the Curriculum Foundation Series. Chicago: Scott, Foresman and Company, 1956.

[10] Hanna, Paul R., and Hoyt, Genevieve Anderson. *At School*, Book One of The Basic Social Studies Program of the Curriculum Foundation Series. Chicago: Scott, Foresman and Company, 1957.




**V**—is for **VALUE**
Not measured in wealth.
Planners think wisely
Weighing comfort and health.