

NO FOLDER

LOOSE FILE

Topics: Value of Land

Def. of l.v.

- Marshall. a) Public Value: b) Bldg. resid. c) ht. of Bldgs

- with natl. vass

- include ~~portion~~ public equity

a. From land tax

b. " other taxes shifted to land (ATCOR)

Cost of house psf, new

\$50 - \$150

If custom built can be \$300 psf.

Take ~~\$100~~⁸⁰ psf, ~~2,000~~^{2,500} sf. = ~~\$200,000~~^{\$250,000} + \$200,000

Regional variations - lower in Calif.

Mkt. evidence

- ~~wars; death squads~~

- ~~teardowns~~

- land leased for Bldgs

Sisters of Divine Word

Irving

Hawaii

Beach na. Sea B. : Sea cliff up to \$3,000/mo.

Trailer pks - Emp. State Bldg.; Rock Ctr.; March.

food lease shares
fish "
oil "
retail "
Soul shops

North

- ~~Parking lots~~

- ~~Trailer parks~~

- ~~buying for expansion, parking, etc.~~

- ~~height of bldgs - Marshall again. Parking structures~~

- ~~mapping techniques - precede GIS by 100 yrs.~~

- ~~vacant land.~~

~~Central cities - Colwell, aerial photos~~

~~Frigger, e.g. Mike Murphy Ranch~~

2
Allegations of difficulty. Some of shoppiest res. I know of

- Mills
- Solow
- ~~Kaiper~~
- Schultz
- Samuelson

~~Difficulty of defining income; sales~~

~~Must define b.v. to define inc. anyway~~

Fashions in thought - anti-scientific behavior

Herd like, go with the current, hop the bandwagon,
follow the crowd, follow fashion, follow the leader (Vehlar)
I live of discredited data. Unthinking people pass along myths.
Power of bandmasters - cool minds, studiously stirring the
others

Authoritarianism

Govt. data

Assmts; NIPA; FHA

III. B,
2, a.

~~With~~ Sources of low ests. W. King, Blaug.

1. IRS. - data used by NIPA for inc. prop.

A. Overdepreciate, early yrs. Offset cash flow.

B. Sell ^{to B}. Report as cap. gain. NIPA does not
count gain. (IRS does)

C. B redepreciates - so ~~at~~ the cap. in
Bldg. is deprec. twice, & later more times

D. B overallocates purchase price to Bldg.
thus ~~less~~ depreciates part of b.v. IRS does not control this

3. Failure to pierce corp. veil

2. Local assmts.

- To abet avoidance of inc. tax
- To abet regressive assmt. E.g. data from Wina. - 1221 Elm St. AV = 98,000; E. side of Sheridan Rd., AV = \$204,000, (while asking \$5.8m). Location is Wuyphuis
- Assmt. by cap. cash inc.

Source of pressure for low ests. - Pennwors.

Mostly to protect vs. taxation: prop., inc., & estate
 Last ~~est~~ official assmt. of Eng., 18??, suppressed.
 1909, Eng. Pmtg Rev. due to Lords blocking valuation.

Morphing of inc. tax, 1916 - date.

~~Timber, pref. assmt.~~

~~Col. 4040 is land~~

Imputed inc. of a house, w/o land
 50 yr. life (to allow for deprec. - carcass life is longer)

$a = \text{service flow, Net of } 0 + m$

$$P = a \frac{1 - 1.05^{-50}}{.05} = 18.26 a$$

$$P/n = 50 a$$

$$\frac{P}{n} = \frac{P}{50} = \frac{18.26 a}{50} = .37 a$$

Kinds of nat. vess.

Urban sites

Soils

Fisheries

Minerals

Hard rock

Hydrocarbons

Sand + gravel

Waste disposal sites

Pollu. rts, air + water

Fresh — Water (wetter is better) + adjuncts - from LON

Forests - $\frac{1}{3}$ own land.

Grass land

Recreation, amenity land

Wild life: gene pool.

ROW - e.g. Gadsden Purchase. LON p. 226

Harbours, mooring space ("water lots" in Canada)

Beaches - Geffner + McCaw vs. beach users

Spectrum

Aircraft rts.

Renters' equity under rent control