

Property Tax

Morris Beck - Property Taxation and
Urban Land Use in Northeastern
New Jersey - Urban Land Institute Mono. 7

Study of Local Taxes and Urban
Development in Northeastern N.J.

may be of value for comparative
study

regional distribution of property
tax rates

Author is interested in relationship
between land taxation and land use

finds clear tendency for an
inverse relationship between
effective tax rates and the
amount of industrial and com-
mercial real property per resident
in the municipality in the region studied

also the presence of a high
proportion of industrial and commercial
property in the real property tax
base does not necessarily
guarantee a low property tax rate

- find central cities at disadvantage
- calls for diversification of the tax structure, to de-emphasize property taxation would improve the prospects of ^{more} optimal land use pattern
- questions generalization, more industry, lower taxes
 - a) income levels of new residents
 - b) services needed

Jerome P. Pickard Changing Urban Land
Uses as Affected by Taxation 1962
Urban Land Institute Nov. 6, 1962

good discussion of site
taxation starts p 30

Appendix A also
good on policy tool - taxation

1. difference of opinion on valuation of slum property
 - a) office buildings over assessed
 - b) factories underassessed
2. slum lands by residual method give more weight to land value (improv.)
3. tax on land might encourage overbuilding
4. land value tax would encourage land usage in fringe area
5. double penalty of fixing up old prop.
 - a) higher direct costs.
 - b) cost of attracting attention + being reassessed
6. downtown loss of tax revenue
 - a) raises city rate
 - b) which still further aggravates downtown problem

7 tendency to capitalize income from property too low