



Understanding the Market Forces of Regional Development:

The Dollars and \$ense of Development Patterns

GREETINGS

to

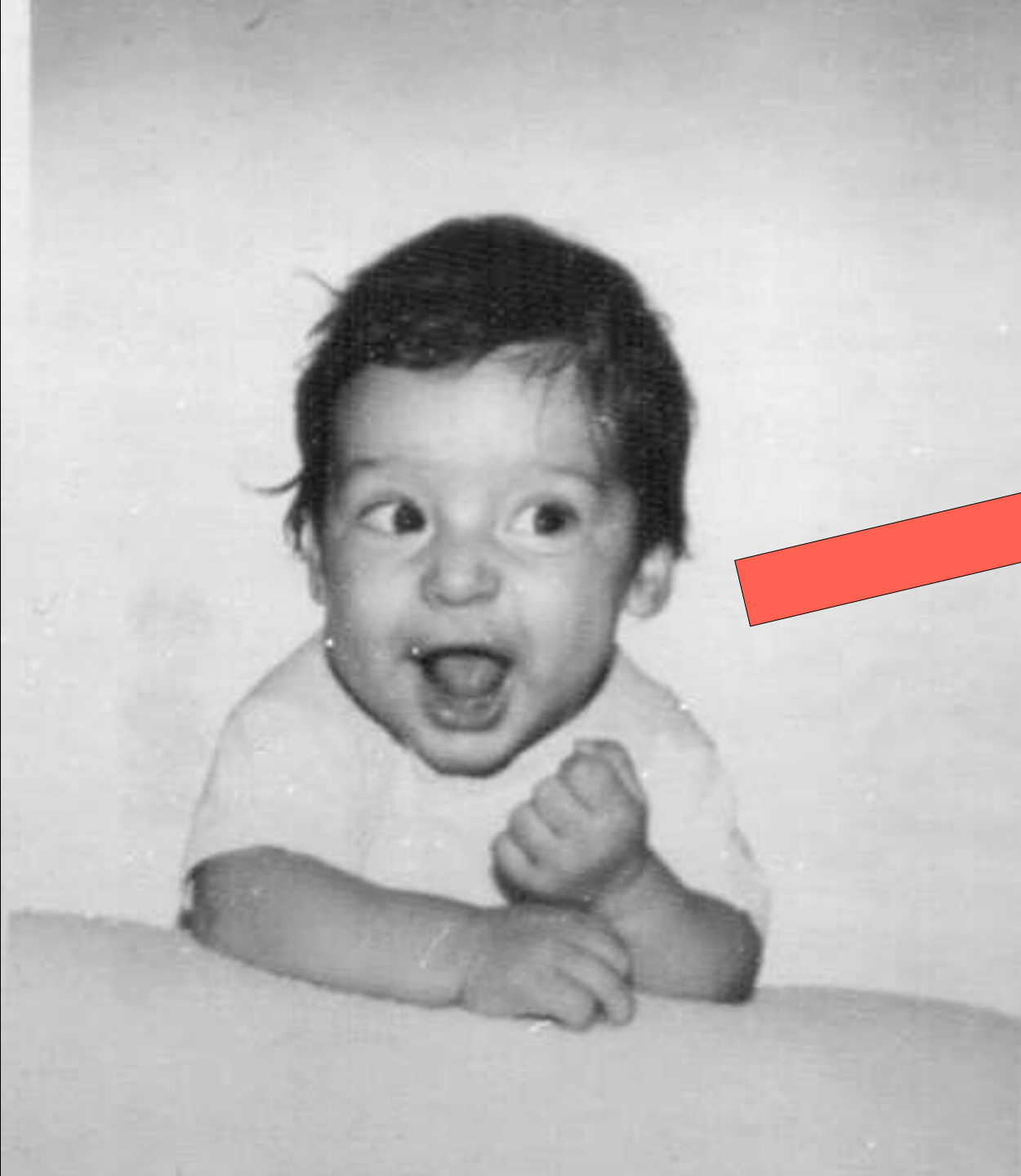


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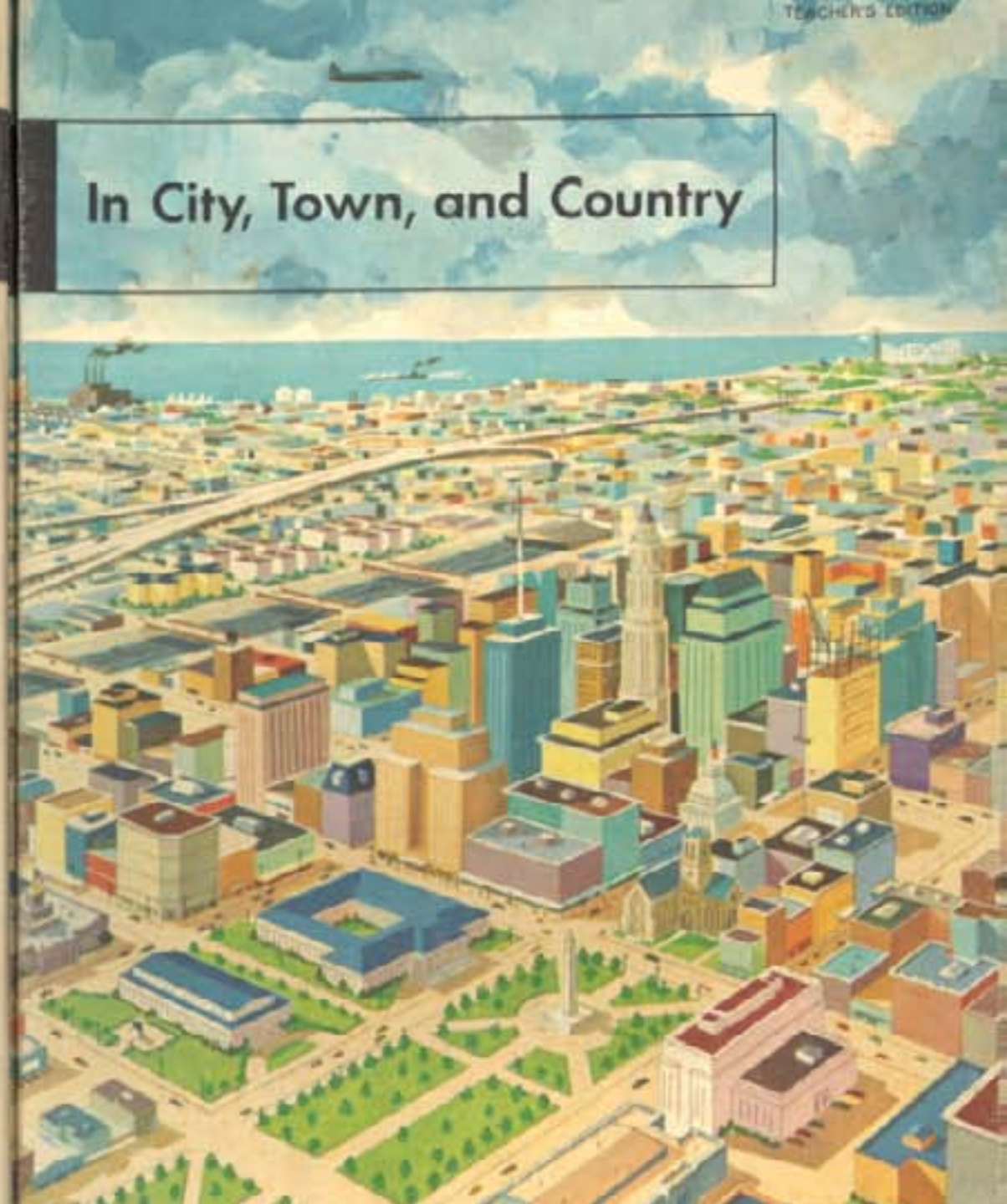
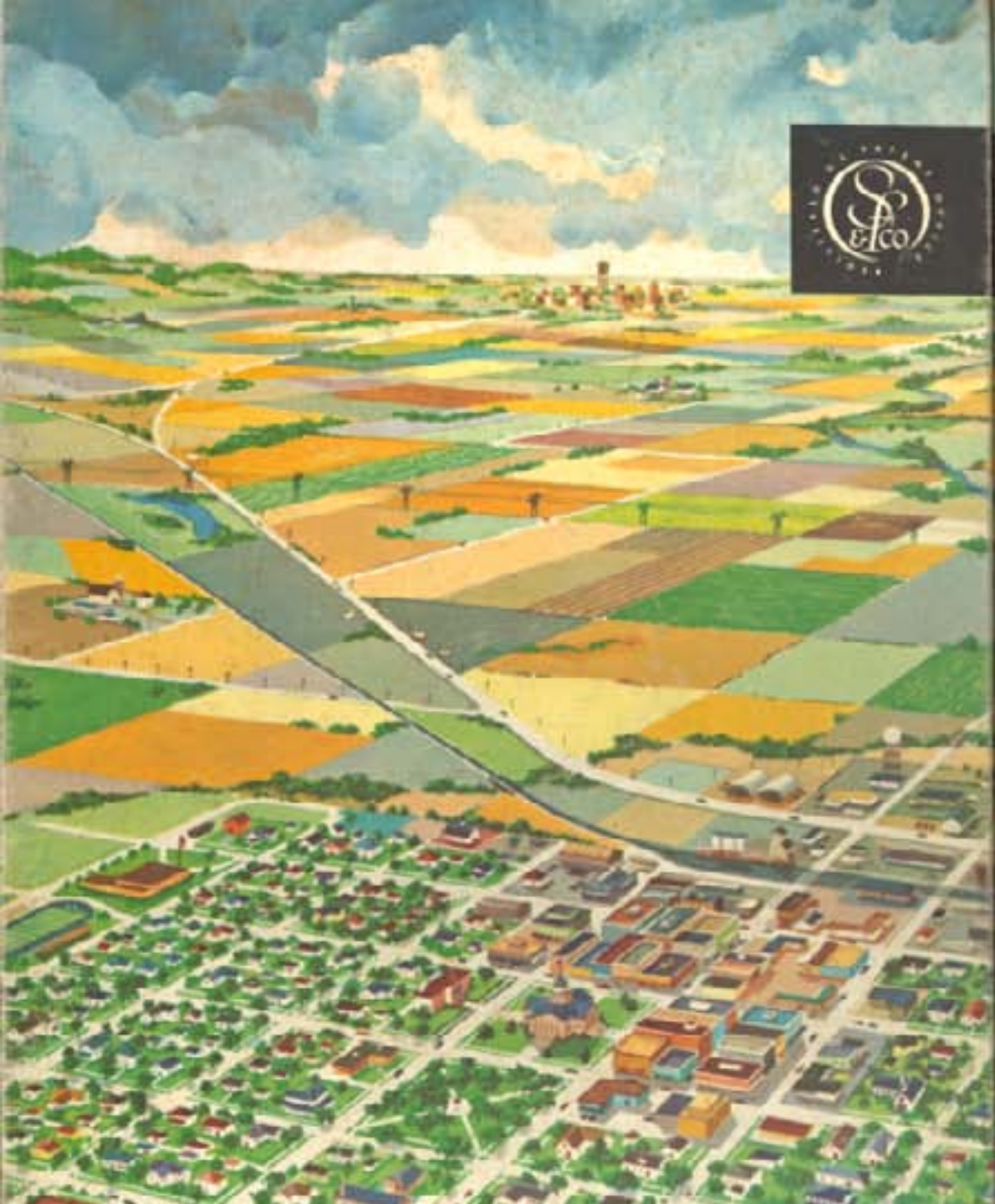


I

In City, Town, and Country

IN CITY, TOWN, AND COUNTRY

THE BASIC BOOK, STUDENT PROGRAM



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.

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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 agencies, 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 coordination 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 describes 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.

Students prepare for reading.
"How would you feel if you were one of the children in this classroom?"

Getting a New School

There were many children in Middletown. Every year, there were more and more children in the schools.

When the new factory was built, many new families moved to Middletown and built homes near the factory. Then there were even more children to go to school.

In some schools, there were too many children in each room. In one school, some of the children went to school only in the morning, and others went only in the afternoon. Some children went to school in rooms in churches. Some went to school in rooms over one of the stores.

Middletown needed a new school.

"Can you guess reasons for building a new school?"



"Why would people have to pay higher taxes if a new school must be built?"
"Why were some people against paying higher taxes?"

Many people thought that Middletown should build a new school. But others thought that it would cost too much to build another school.

Mr. Canfield lived next door to the Allens. He did not want to build a new school. He said, "Our taxes are too high now. If we build a new school, we will need more teachers and more of everything it takes to run the schools. Then we will have to pay still higher taxes."

But many of the people did not feel this way. They wanted a new school, and they wanted more teachers even if they had to pay higher taxes.

The people on the Middletown school board thought that a new school had to be built.

At a board meeting, they talked about how much a new school would cost. They talked about how much higher taxes would have to be.

Then they said, "All the people in Middletown must know these things. They must know what a new school would do for the community, too. Then, the people must tell us what to do."

"What three things did the Middletown school board think people should know before they decided about building the school?"

Estimate people like reading.
"How would you feel if you saw one of the children in the picture?"

Getting a New School

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Middletown needed a new school.

"Give four good reasons for building a new school."

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Explain purpose for reading.
"How would you feel if you saw one of the children

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that differ from those of the families of children in your third grade, you will want to make every effort to understand their attitudes, language habits, and behavior patterns. You may be justified in trying to change some of these values and behavior traits, but the essential dignity and worth of each child must be recognized. No child should feel rejected because he is growing up in a home environment different from yours.

Remember, too, that many children whether urban or rural, and regardless of region, are tragically limited in their knowledge of the world and that their world is largely that of the space in which they live and operate. So capitalize upon the experiences which they have had even as you try to broaden the children's understandings and guide their behavior.

These are some of the significant ways in which environmental factors influence the experiences of boys and girls, causing them to feel and act as they do, and so to differ. *In your particular third grade, each youngster will respond to every teaching-learning experience centering around*

for learning?"

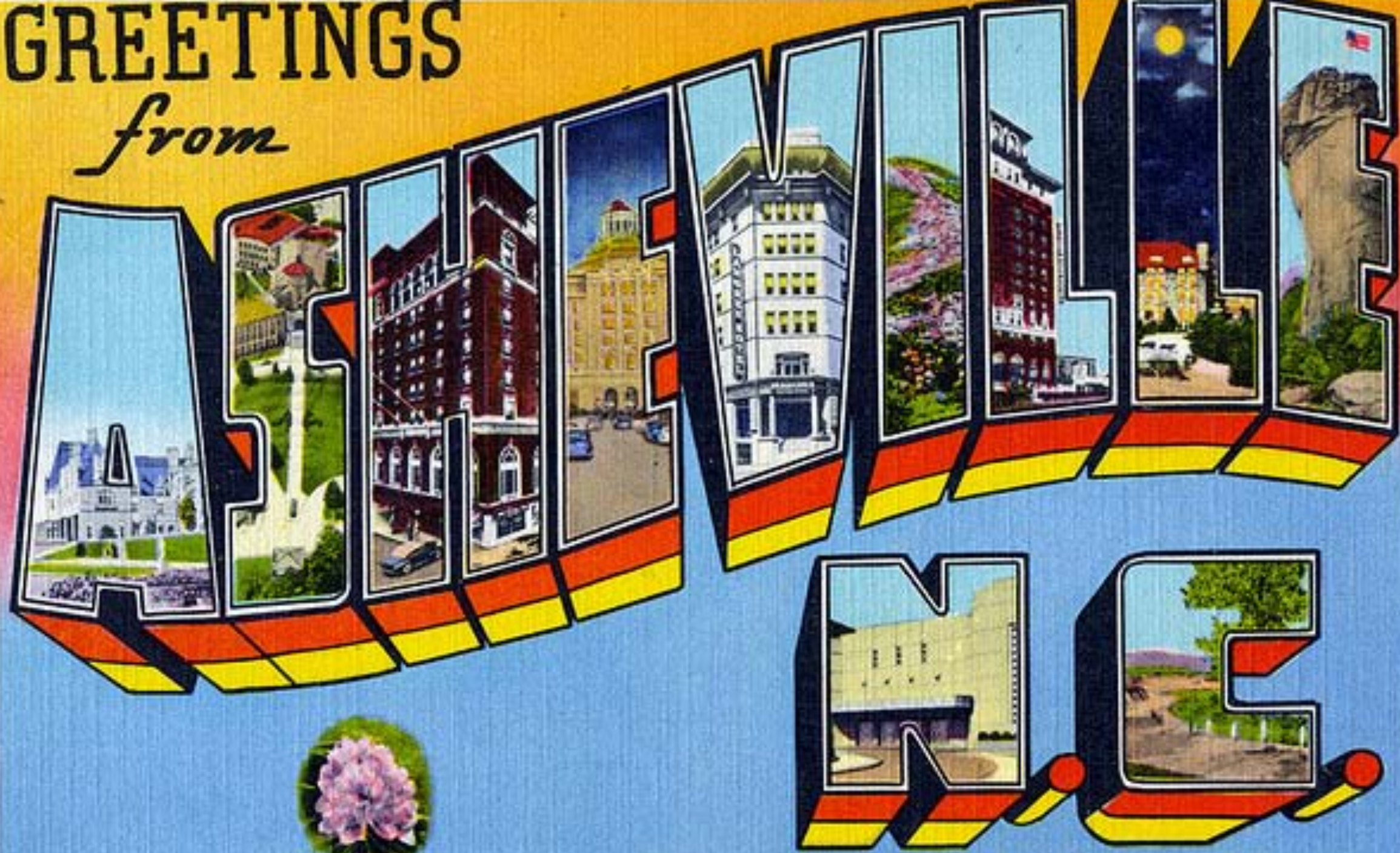
The attractiveness of your classroom—the plants in the window, gay touches of color, bright pictures, and other evidences of an inviting room—is part of your children's learning environment.

The social climate of your classroom—the way children are welcomed and helped to get acquainted, the way daily routines are carried on, the way you develop standards and teach observation of rules, and the way children's basic needs are met—is a part of your children's learning environment.

Whether you are in a new building or an old one, your task is to create an environment that invites learning. You begin the year with a recently cleaned, but bare, room. There is nothing on the walls, on the window sills, on the bookshelves, or in the corners. What you do to transform this room into an inviting learning environment depends on your skill and resources. The results reflect your teaching personality. If you set up interest centers, display books, hang gay pictures, and set flowerpots in the windows, then

tragically limited in their knowledge of the world

GREETINGS
from





New York City

Kansas City

Asheville

Memphis

Charlotte

Atlanta

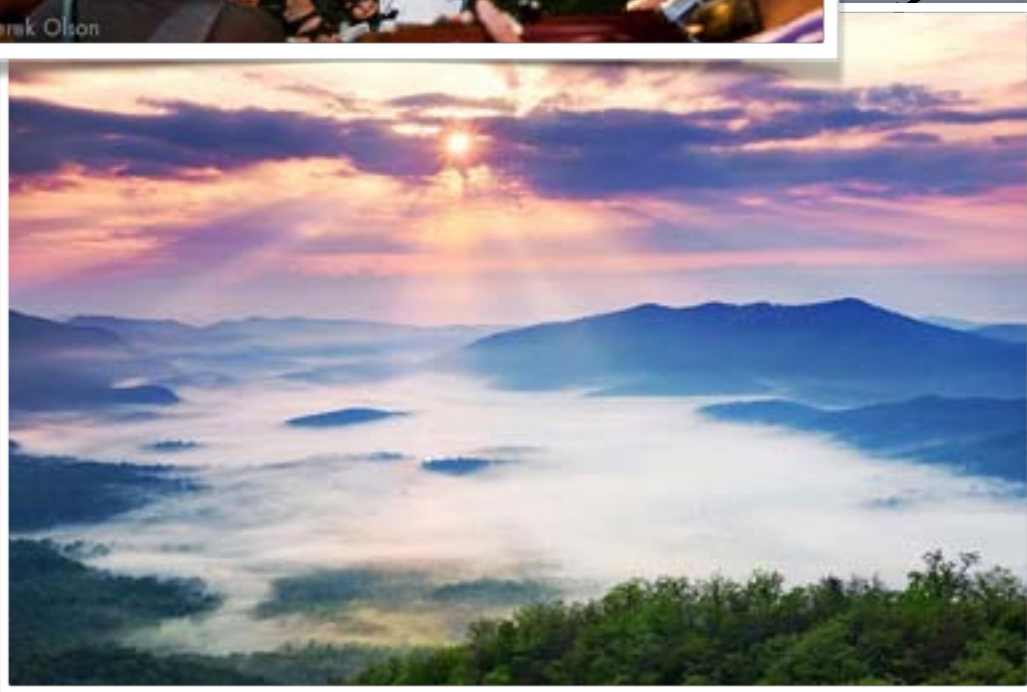
Houston

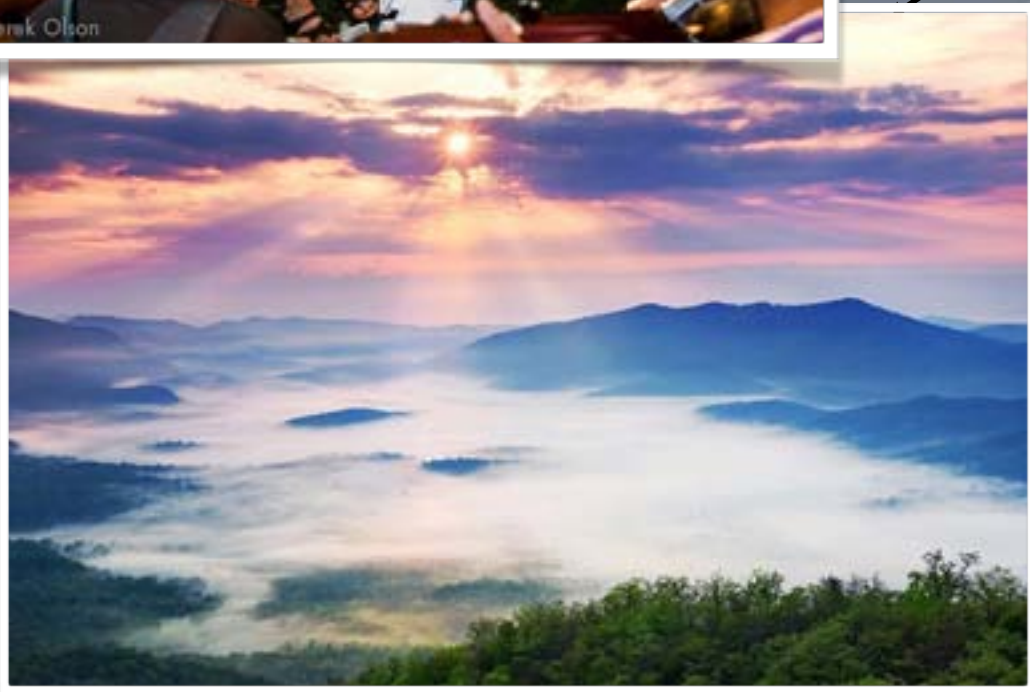
Miami

4 Hours











Asheville
Charlotte
4 Hours

Miami

Things Change...



The 3 T's – Trains, Tourism, & Tuberculosis



Pack Square, looking East, Asheville, N. C.



Pack Square, looking East, Asheville, N. C.



During the 1920's



- Asheville grew by 20% population/year
- Second largest city in NC,
(larger than Charlotte!)
- Achieved the highest debt per capita in the entire US
- City thought it had **\$5M in bank**, but when the audit on the bank happened, it was discovered to only be **\$18,000**
- 3 days after elected officials were indicted, the Mayor committed suicide



LOOK
HOME-
WARD,
ANGEL
—
OF TIME
AND THE
RIVER

Thomas Wolfe

Author (1900-1938)
You Can't Go Home Again



Asheville has squandered fabulous sums.
They've flung away the earnings of a lifetime.
They've mortgaged those of a generation to come.
They have ruined a city,
and in doing so,
have ruined themselves, their children, and their children's children.

Thomas Wolfe

Author (1900-1938)
You Can't Go Home Again

Fifth Victim Of McDowell County Prison Unit Fire Dies

By BARBARA BLAKE

Chapel Hill Writer

Wednesday night's fire at the McDowell County prison unit killed a fifth victim. Thursday day afternoon with the death of a young inmate, who died of massive burns at about 1 p.m. in Memorial Hospital.

The other inmate who died in the fire Wednesday night was identified as David R. H.

It, and Clyde Reed, 36, both of Asheville; Robert Dutton, 35, of Hendersonville; and Little Prince, 30, at home.

The fire, which was 10 prisoners in the building, including the emergency telephone, apparently began with a protest to become over the maintenance of a radio to prison guards.

L. L. Kautsky, assistant director of prison, said Thursday the incident started about

7 p.m. Wednesday when a guard came to complete maintenance because the inmates had been playing them without permission.

The guard took one inmate, Kautsky said, and the other was released by the inmate. The guard threatened disciplinary action.

After dinner, Kautsky said, the 11 inmates in disciplinary "B" unit and began protesting

at about 8:30 p.m., he said, they started a fire on a portable radio inside the disciplinary unit. One inmate pulled a radio into the building.

L. L. Kautsky said after the fire was first noticed when Sgt. Elmer Macgregor went to the disciplinary unit and saw the inmates protesting on the radio.

Kautsky said Thursday he

understood that three of the inmates were released from the fire, but one inmate pulled a radio into the building.

These inmates have all been released, Kautsky said. "I don't think the inmates have the resources of what they were doing."

The inmates at the McDowell

will give those with misadventures who had previously escaped or who were released management problems.

The seriousness of the situation, Kautsky said, was partly because of a shortage of personnel. He said inmates were on duty Wednesday night and the majority of the inmates.

"We know these types of

incidents could be a problem if handled differently," he said, adding that reports for new inmates have been made since 1975.

The inmates are made of prisoners, Kautsky said, and some have been released and some have been released.

The second problem, that of understaffing, has also given

reading, Kautsky said.

"The reports have gone up," he said, "but the reports have not been made."

Kautsky said the McDowell facility is not overcrowded. The prison now holds 75 inmates but more staff is needed to handle

— Turn To Page Three

Open Cut Answers Avoided

By JIMMY McKEAN

Chapel Hill Writer

Asheville City Council decided Thursday to clarify its June 17 resolution opposing the Brevard County open cut at the request of a local radio station.

"I think it's clarified as we know it," said Mayor Eugene C. Schenck Jr. "If the Department of Transportation needs any more information, they can call us."

The clarification was requested by Mark E. Wright, president of the Greater Asheville Council, because he said the OCT may delay highway construction as a result of Council's action.

"There apparently was no great deal of confusion," Wright said. "We are asking you to clarify the confusion in the minds of the citizens of Asheville."

Councilman Otto Michael, who introduced the resolution, said it represents the action of a four-member majority of Council but is not an official Council action.

In Dr. Michael's words, as recorded in Council's official minutes, the resolution states: "That City Council adopt a policy that they are opposed to the open cut and would like to know both sides."

Saying Thursday that "I've been misquoted by the media many times," Dr. Michael said his resolution is the same as previous ones passed by Council in the townships on some except that it stated a local preference.

"I'll prefer the tunnel and I oppose to the open cut," he said. "I said in City Council was asking more than what has been asked previously. I will prefer the tunnel to an open cut."

The last week's meeting with OCT administrator Billy Hays would not have been necessary if his resolution had



After 40 Years, The Bonds Are Burned

Prison participants at the Thursday night Bond Burning Ceremony at the Civic Center were (L-R) Jerry Thomas, Under Secretary of State who was chairman of the bond burning; and John A. Woodcock, chairman of the Brevard County Commission; R. G. H.

as Haskill, chairman of the Brevard County Commission; Eugene C. Schenck, mayor of Asheville; and Cook Drake, Miss Asheville. (Staff Photos by Gary Fields)

\$56 Million Debt Is Officially Paid

By JIMMY McKEAN

Chapel Hill Writer

"I am declaring the outstanding bonds are burned and the debt repaid."

So with the proclamation of John A. Woodcock Jr., chairman of the Brevard County Board of Commissioners, at Thursday night's bond burning at the Civic Center, the \$56 million debt of the Brevard County Board of Commissioners was repaid.

The burning of a \$56 million bond marked the repayment, after 40 years, of a \$56 million debt incurred in the 1930s and 40s by the Brevard County and the city of Asheville.

Actually, the burning of the bond was more an effort at paying off the debt.

John A. Woodcock Jr. said the bond was for the city of Asheville, which was not in the bond.

But the debt was not repaid until the city of Asheville was repaid. The city of Asheville was repaid by the city of Asheville.

The burning of the bond was more an effort at paying off the debt.

Friday it was due to the

Under Secretary of the Treasury Jerry Thomas announced at the ceremony that the federal government's request for the \$56 million debt to be repaid by the city of Asheville.

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Congress Under Budget

WASHINGTON (UPI) — Congress spent \$10.4 billion on the federal budget in the fiscal year that just ended — \$1.4 billion less than it had set in targets.

Leaders in the new congressional budget-making process hailed the record as a sign of progress in the new budget process.

They said reports Thursday that the congressional budget-making process would be given credit for bringing the nation out of recession.

Midnight Wednesday closed out fiscal 1976, the first year for the new budget procedure.

— Turn To Page Three

Court Strikes Consent Rule In Abortions

By W. DALE NELSON

WASHINGTON (UPI) — The Supreme Court ruled Thursday that neither husband nor parent can give veto power over a woman's decision to have an abortion.

The court struck down provisions of a Missouri law which require the consent of the husband of a married woman and the consent of at least one parent of a minor woman under 18.

The law was 4 to 3 on the court, with Chief Justice Warren E. Burger and Justices Byron R. White and William H. Rehnquist dissenting.

Justice John Paul Stevens joined Burger, White and Rehnquist in maintaining that the parental consent requirement should have been upheld.

The decision appeared to leave the way open for states to require some provision for parental consent, at least at some ages, as long as they did not extend to "parental veto."

The holding does not suggest that every minor, regardless of age or maturity, may give effective consent for termination of her pregnancy.

Justice Harry A. Blackmun said for the court.

It was the court's first major abortion decision since the justices ruled in 1973 that states may not regulate abortion in the first three months of pregnancy.

That decision, which was also written by Blackmun, held that the state must not prohibit abortions until after the stage at which the fetus would be able to live on its own.

The ruling, national director of the National Coalition for Abortion Rights, predicted that Thursday's decision would "encourage the abortion industry."

The National Abortion Rights Action League said it plans to

oppose the consent of husband and 18 states require parental consent requirement of some form.

In a separate decision the court suggested that a parental consent law adopted by Massachusetts might be constitutional.

The law only for consent of both parents, but permits a judge to override their decision.

A three-judge federal court ruled the law unconstitutional.

Massachusetts officials appealed, arguing that the law would permit a pregnant woman to get a court order for an abortion from either one parent or both.

Coming Sunday announcements

American Faces For The Fourth

The Community Life section celebrates the Fourth of July with a brotherhood message and a page full of American faces in the Sunday Citizen Times.

Other Highlights

How do the original Americans — the American Indians — feel about Independence Day and the Bicentennial? John Green, chief of the Eastern Band of Cherokee Indians, answers these questions in an exclusive interview with Bob Saville, the first for real interview since has granted a statement since the 1950s.

Plus... Walter Scott's Personality Parade, color photos, poems, cartoons, letters from the Facts and Fictions of other regular features.

Today's Chuckle

Summer is the time of year when you should really be busy. You can't afford to be lazy.



More Pretty Weather Due

The beautiful weather which

is expected to be only slightly

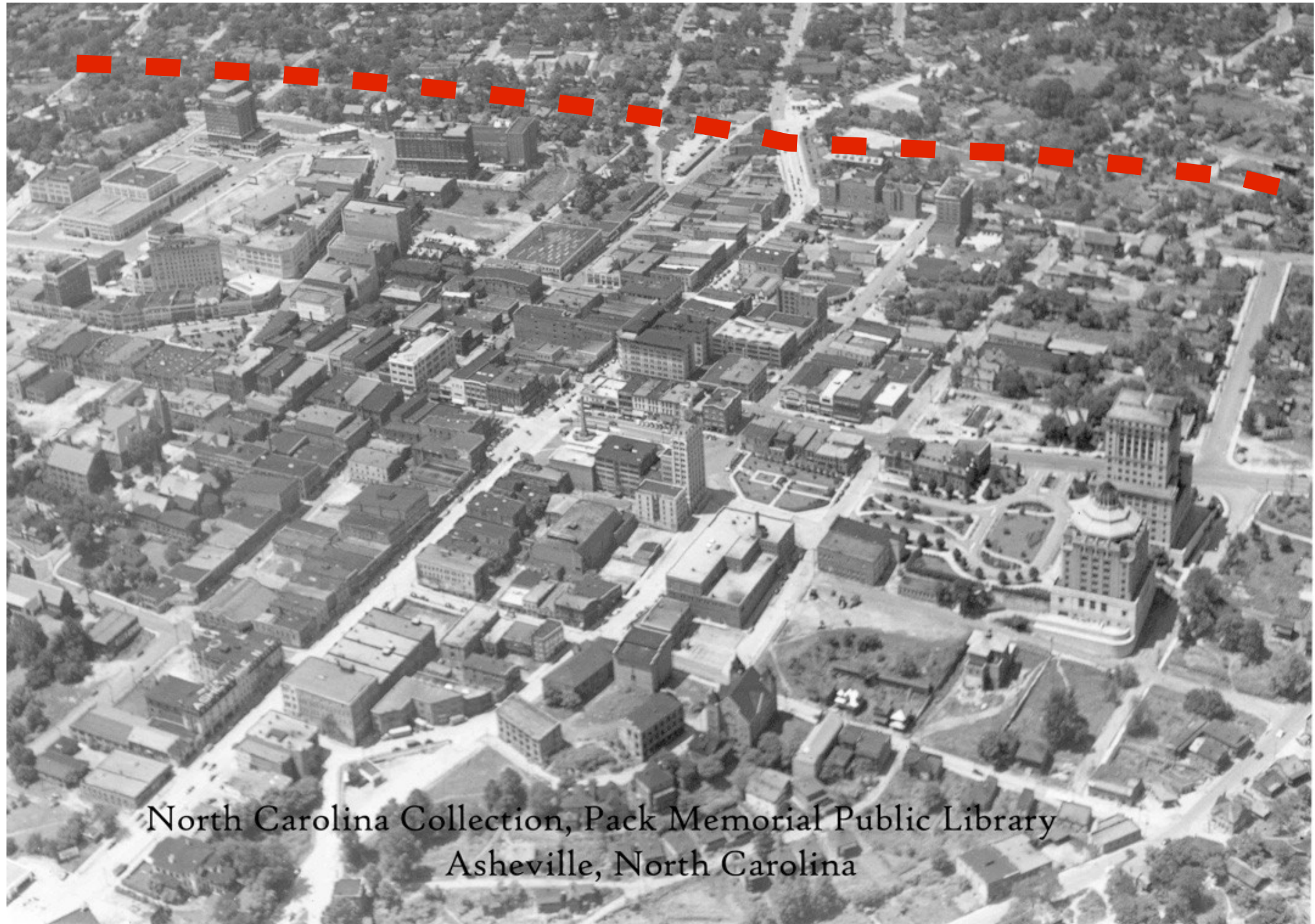
The Decline Began in the 50's & 60's

Development outside of downtown was encouraged by the new expressways.



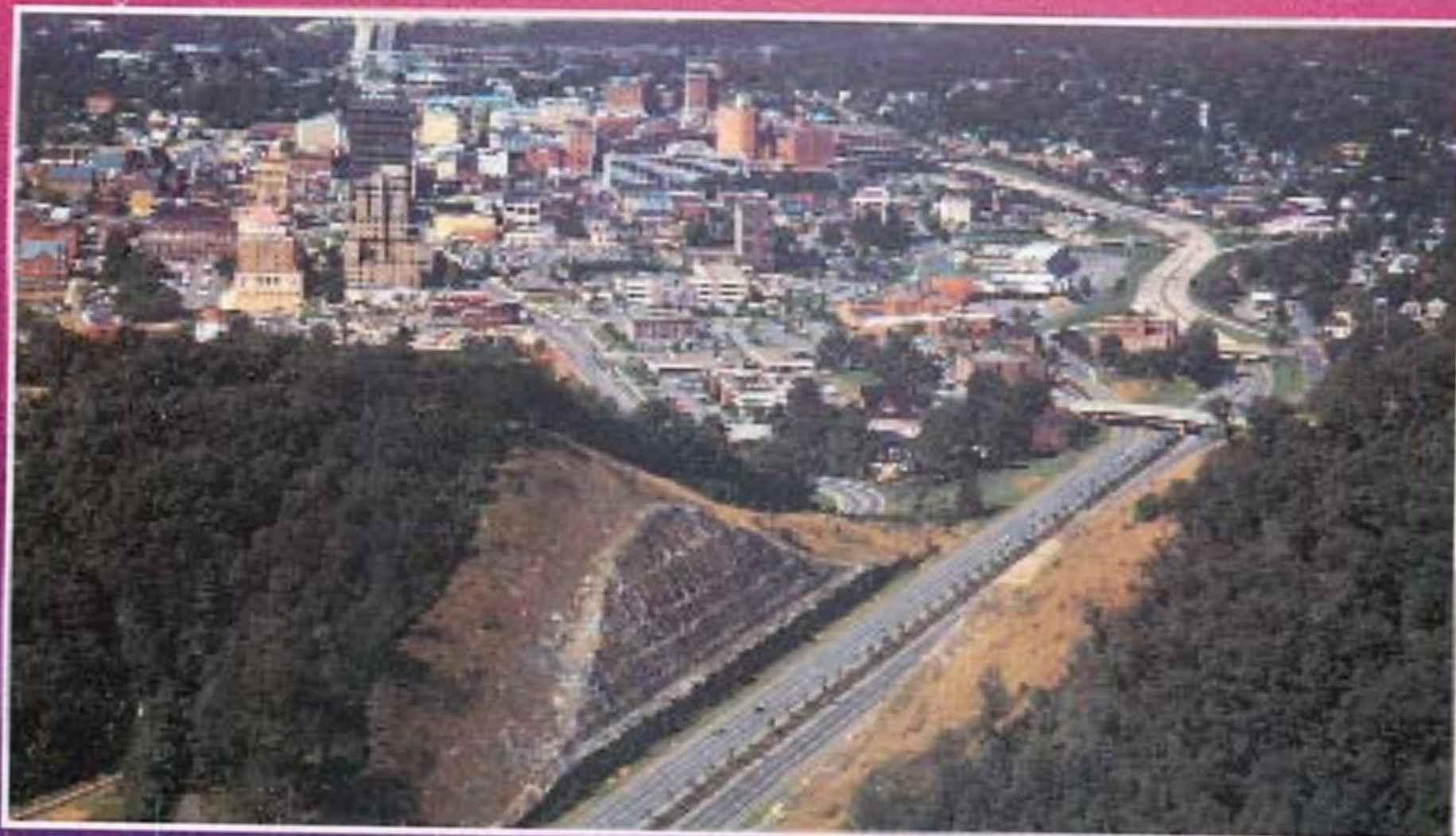


North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina



North Carolina Collection, Pack Memorial Public Library
Asheville, North Carolina





Asheville, N.C.

Land of the Sky

The
73
acre
Asheville
Mall



In the 70's and 80's our downtown died







In the 70's and 80's our downtown died.



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



the Dogwood Fund

Public Interest Projects

Salsa's & Zambras

City Seeds



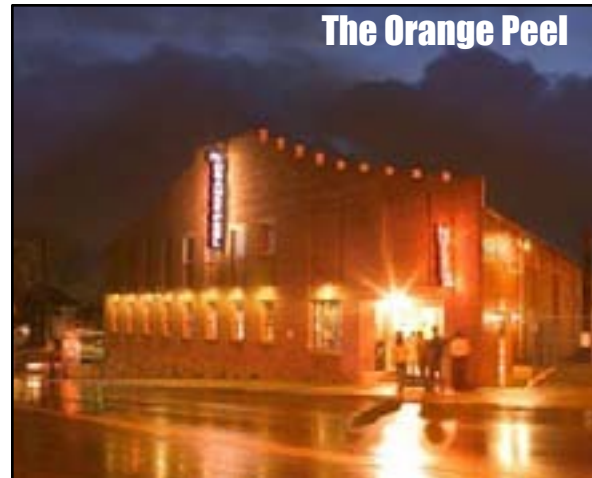
Urban³



51 Biltmore



Downtown benches



The Orange Peel

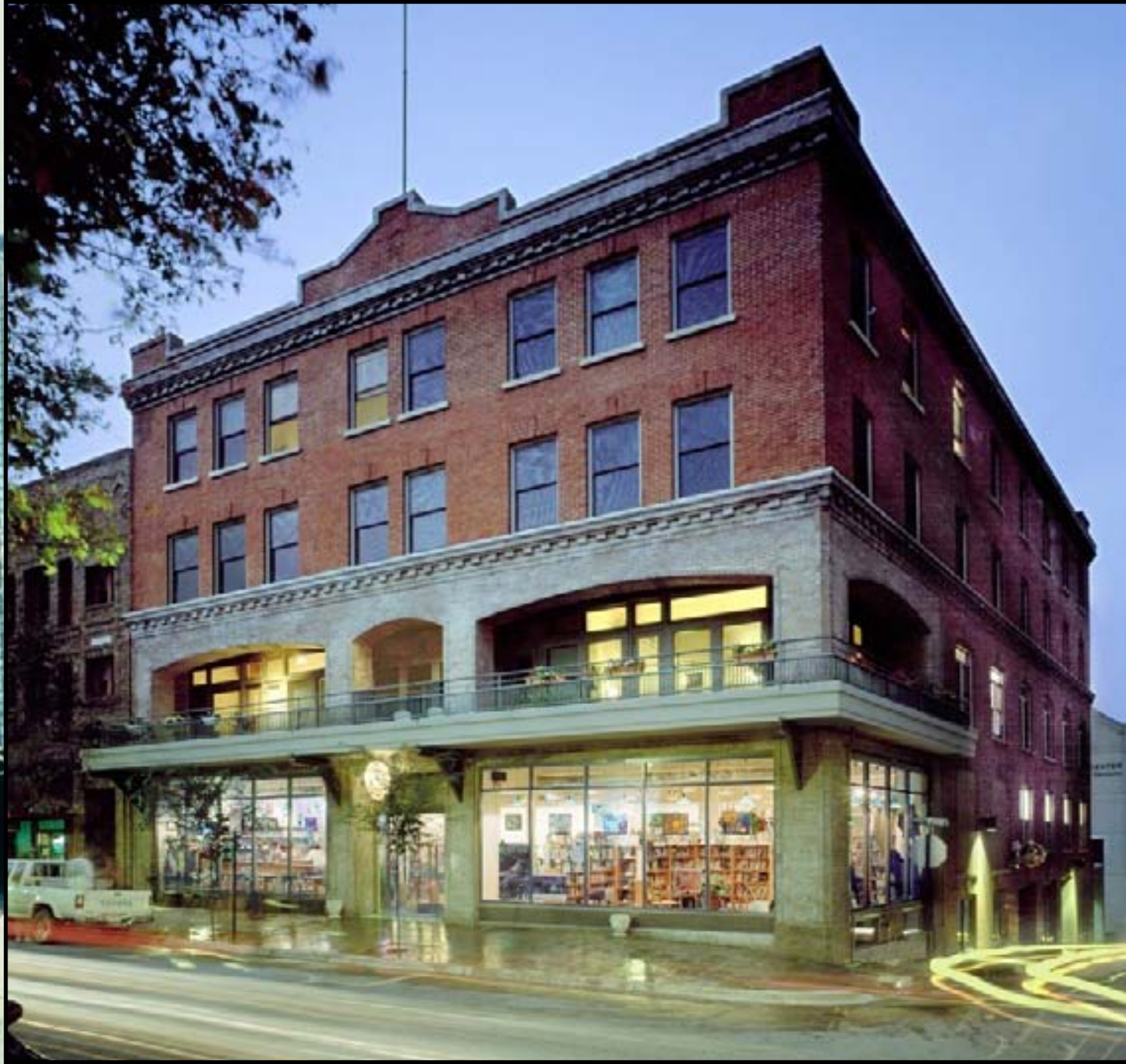
YWCA

The Public Service Building



The Laughing Seed



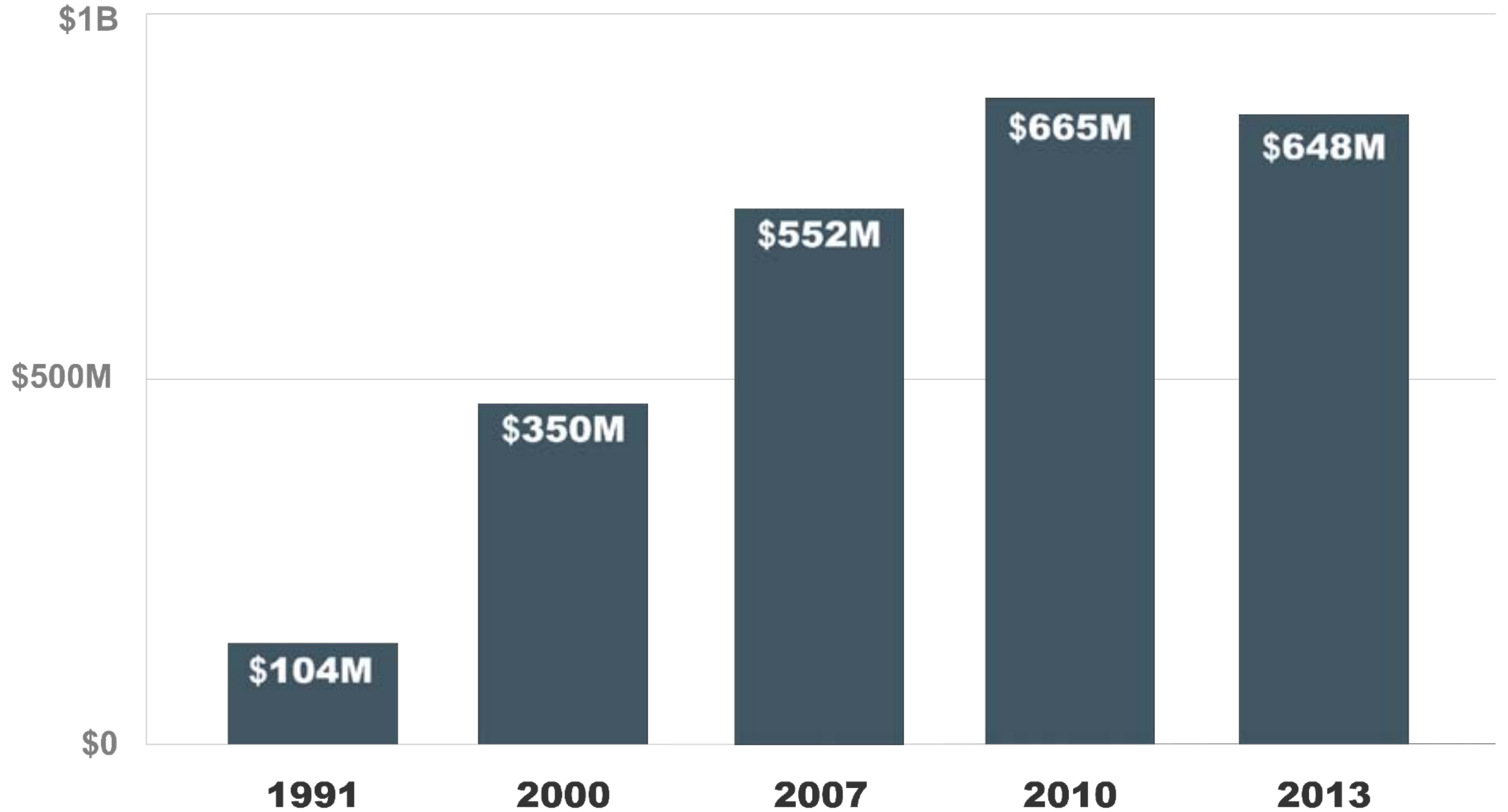


**In God we trust;
everyone else,
bring data.**

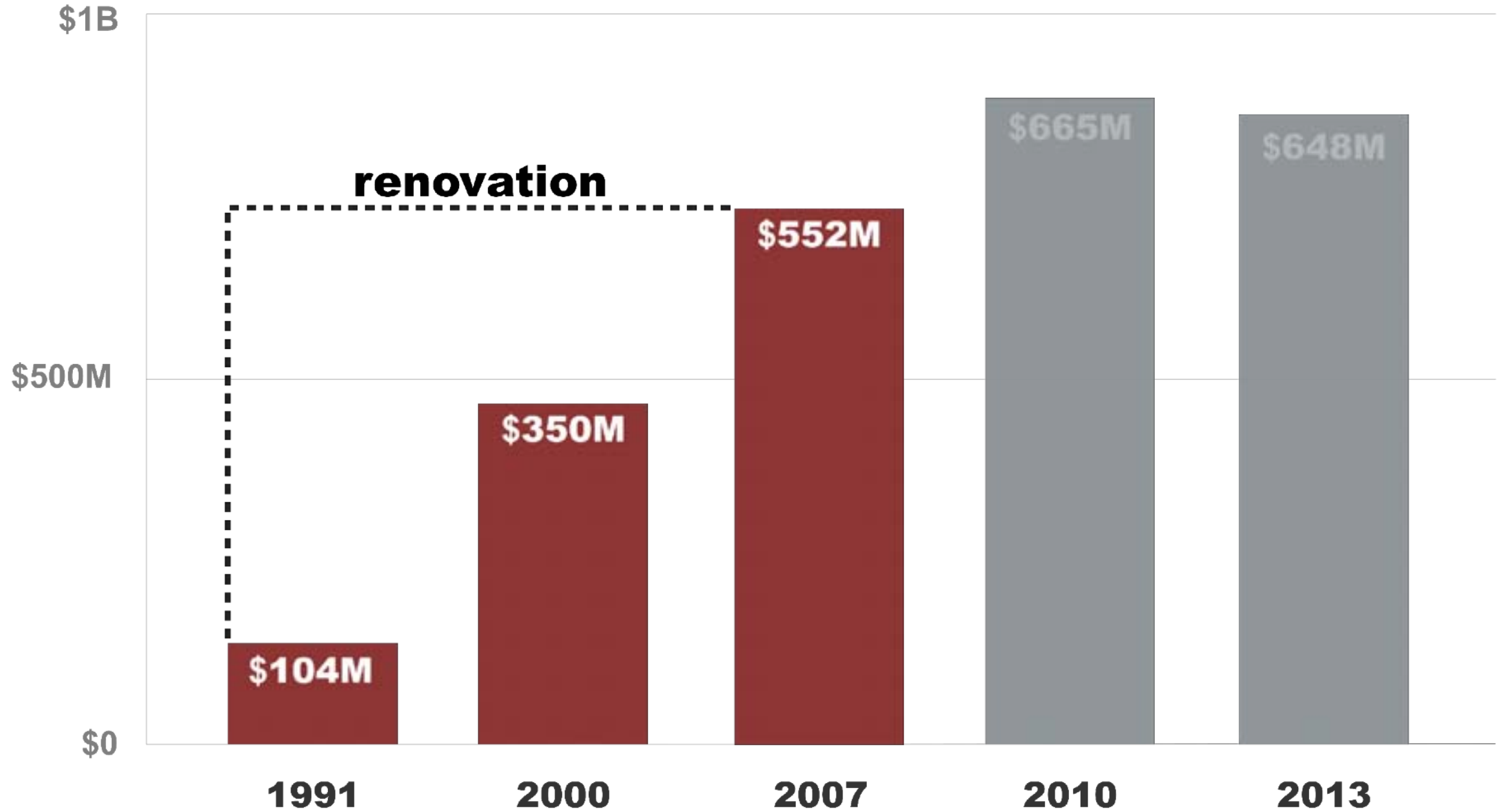
Mayor Michael Bloomberg



Asheville CBD Taxable Value



Asheville CBD Taxable Value



WELCOME TO ASHEVILLE

PAST
COUNCIL
DECISIONS
\$ \$ \$



CITY
TAXPAYER

THE BURDENS OF POOR DECISIONS ARE BECOMING UNBEARABLE!

- **Parking Garages** 4.5 Million & Climbing
- **Pack Square Projects** 10.0 Million & Climbing
- **Wall Street Project** 1.8 Million & Standing Empty
- **New Garage for Garbage Trucks** 5 Million Plus
- **City Hall Beautification Project** 4.8 Million
- 26.1 Million & Climbing

In 1990 Asheville City taxes were raised

2 Million Dollars

to help pay for these projects for
Downtown Dignitaries.

These are just a few of the failed policy decisions supported by the Old Council. The taxpayers can no longer afford the policies of the 80's.

Here are your choices on November 5th

You May Vote For Six

- | | |
|------------------------------------|------------------------------------|
| ■ Gene Ellison - 2 year Incumbent | ■ Bill Moore - 2 year Incumbent |
| ■ Chris Peterson - Fresh New Ideas | ■ Carr Swiergood - Fresh New Ideas |
| ■ Charles Worley - Fresh New Ideas | ■ Barbara Field - Fresh New Ideas |
| Norma Price - 14 years Incumbent | |

SHOW YOUR SUPPORT FOR A NEW CITY COUNCIL.
DISPLAY THIS POSTER IN YOUR CAR, YOUR WINDOW, OR YOUR GARDEN.

PAID FOR BY: CITIZENS FOR A NEW CITY GOVERNMENT, DOROTHY F. WORLEY, TREASURER

BLUEPRINT OF CITY HALL

THE INCUMBENTS: WHY SHOULD WE VOTE AGAINST THEM?

The decade of the 80's was controlled by the incumbents
Bratton, Frank, Price, and Michalove.

During their tenure, we have witnessed the following:

1. Personal income has decreased.
2. Property taxes are at an all time high. In 1990 these four council members voted for a 16% increase in personal property taxes.
3. In 1981 water was at the top of their list of priorities. In 1991 water remains at the top of their list.
4. Increased crime rate. Inadequate police protection due to massive annexation during the past 10 years.
5. **Downtown development for bureaucrats instead of water, sewer, and streets for our citizens.**
6. Fewer jobs for our residents. We have lost good sound industries such as Burlington, Sayles, Kelliwood, Gimes and Stencil, not to mention 2000 jobs at Enka.
7. Enormous waste of city tax dollar and manpower within the fire department (i.e.: fire trucks being routed to fender benders, etc.).
8. **Downtown parking fiasco. Millions of dollars wasted on unused parking decks.**
9. Turnout in the City School System. The only voice city residents have is through our vote for Asheville City Council.
10. Community favoritism. Certain communities have been ignored far too long while others have been given the royal treatment. This cannot be tolerated. All city areas are entitled to all city services.



VOTE OUT THE POLICY MAKERS OF THE 80'S.

THEY'VE BEEN IN CHARGE TOO LONG!

BRATTON
OUT

FRANK
OUT

PRICE
OUT

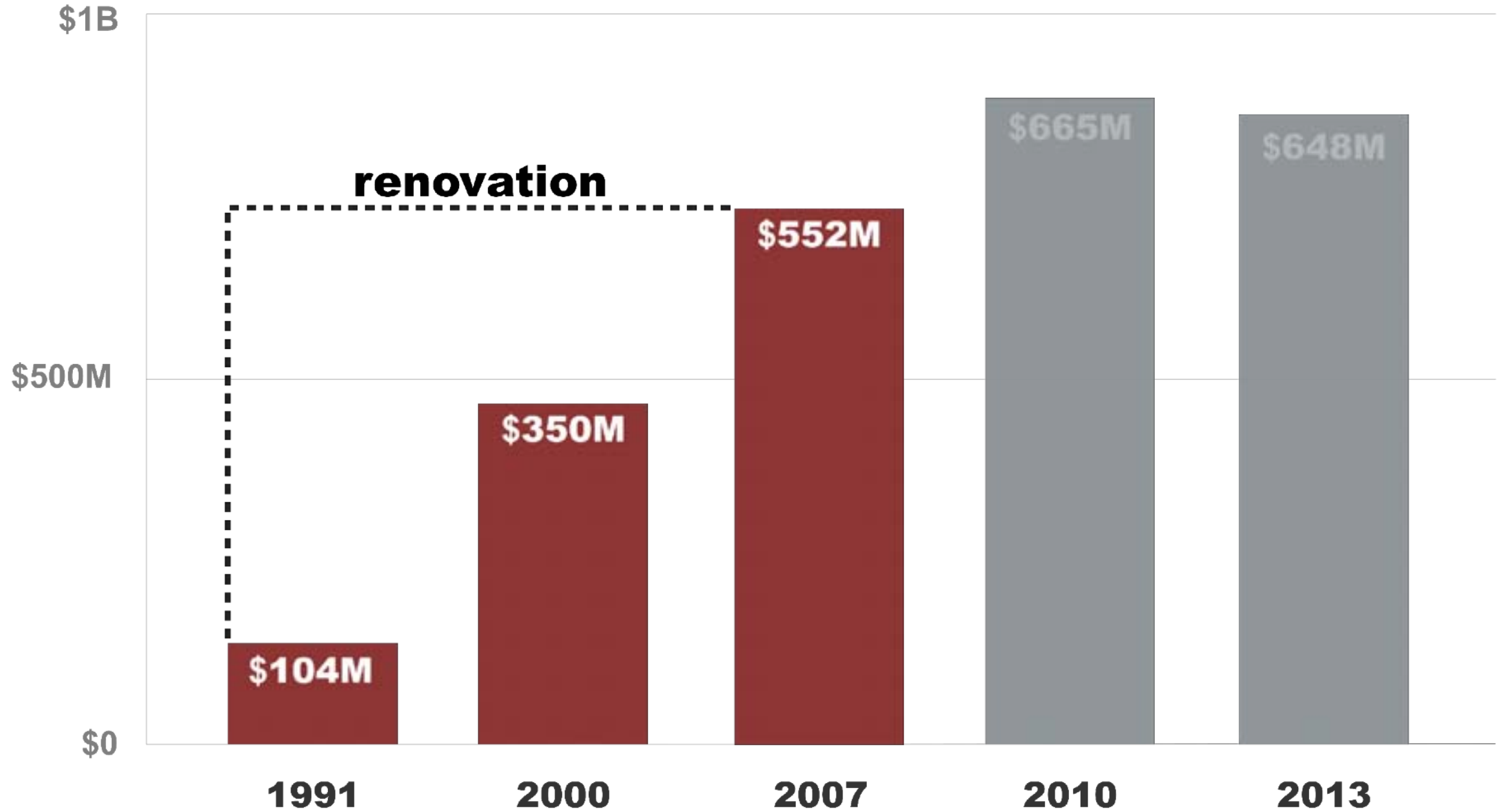
MICHALOVE
OUT

PAID FOR BY THE CITIZENS TO ELECT A NEW CITY GOVERNMENT

Asheville's de facto motto was:

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

Asheville CBD Taxable Value





Incorporate (in'kôrpə,rāt)

VERB

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

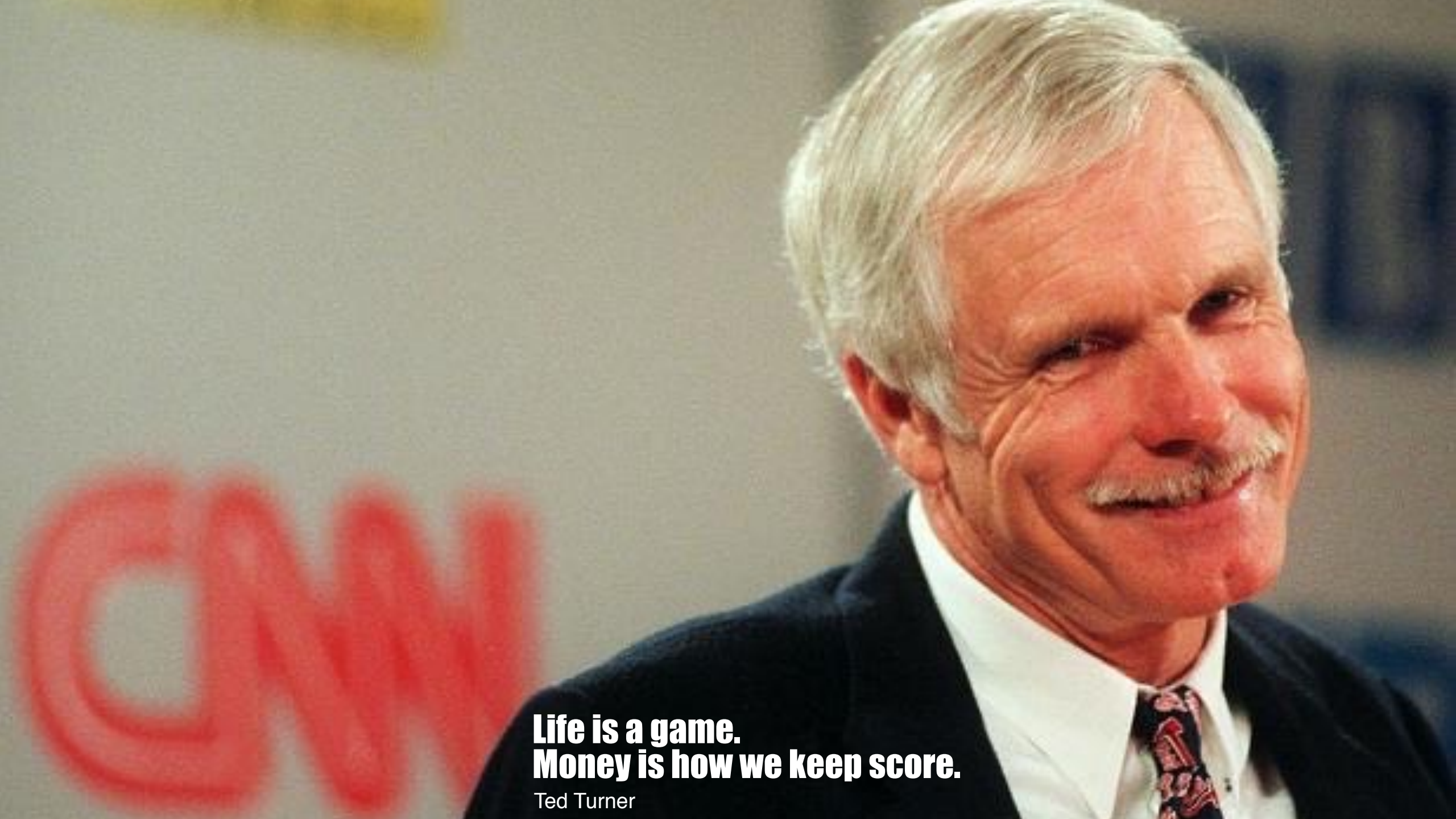
Source: Oxford Dictionary

A photograph of Joe Biden sitting on a talk show set, facing Stephen Colbert. Biden is wearing a dark suit and a blue striped tie. Colbert is wearing a dark suit and glasses, sitting behind a desk. The background is a cityscape at night. Overlaid on the image is a quote in white text.

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

Joe Biden

United States Vice President
Late Show: 12/6/2016



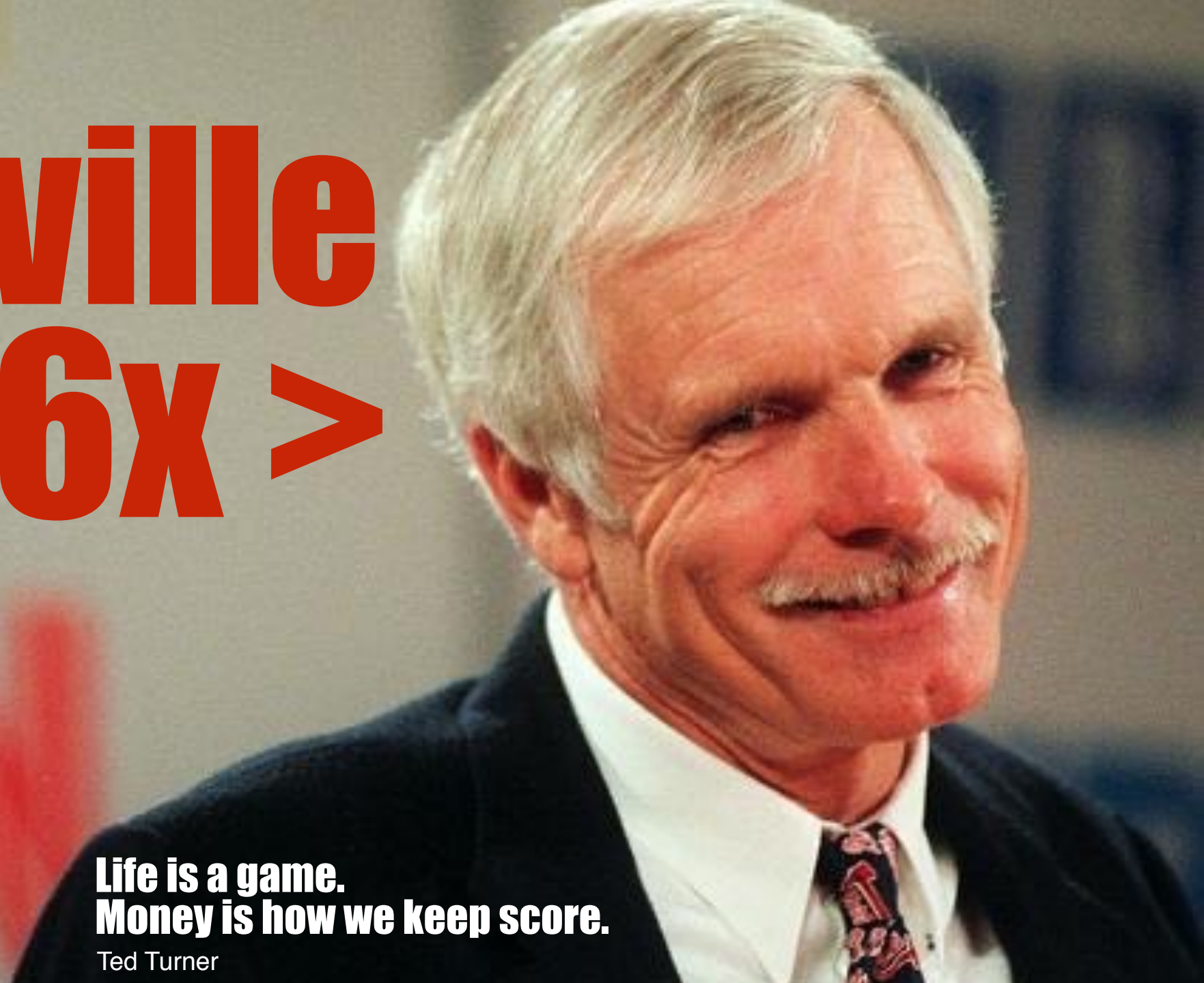
**Life is a game.
Money is how we keep score.**

Ted Turner

Asheville
is 6X >

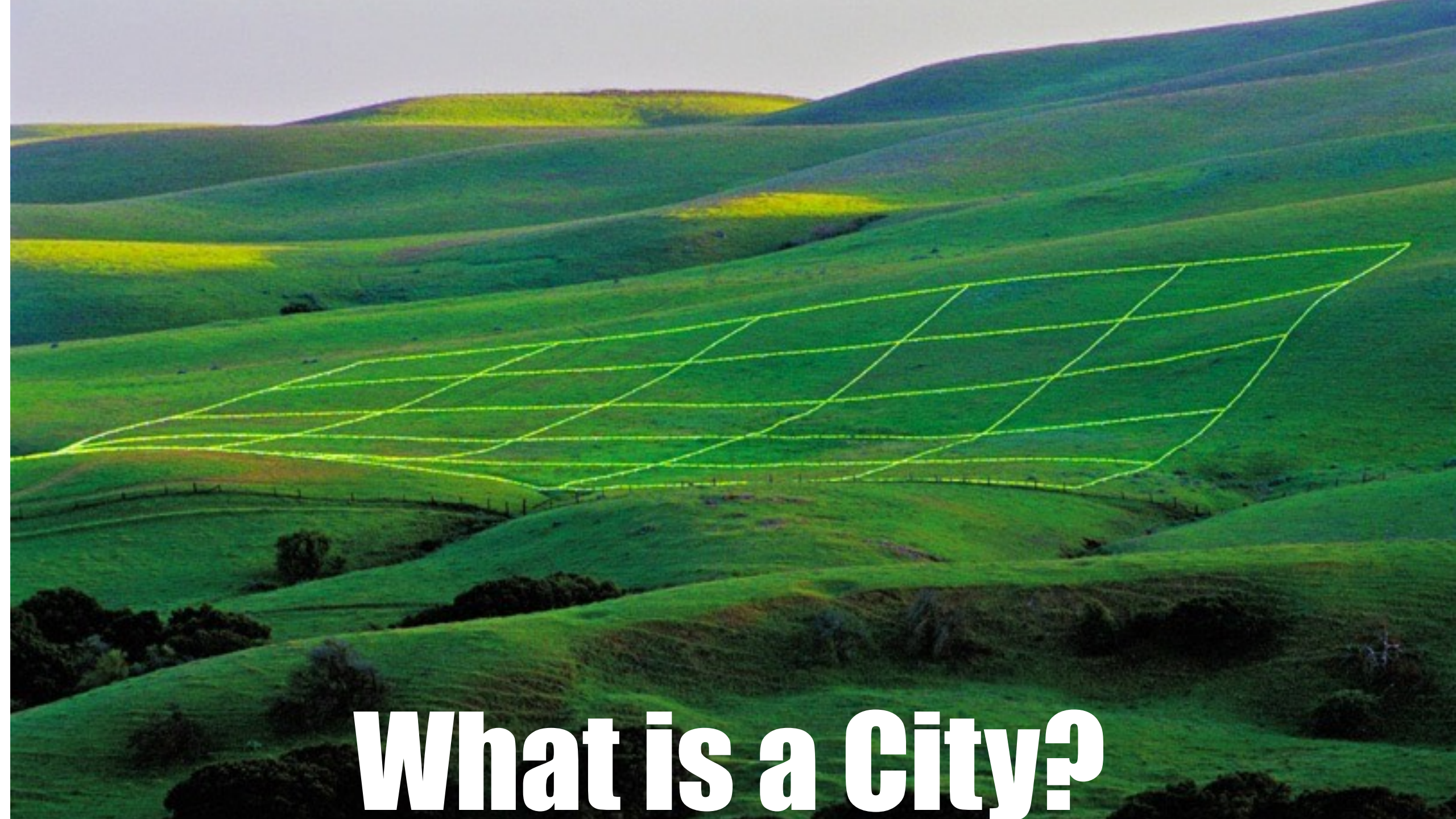
**Life is a game.
Money is how we keep score.**

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 of over **3,500%** in **15 years**
The lot is less than **1/5 acre**



Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

My House



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

Property Taxes/Acre

\$19,542

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

Property Taxes/Acre

\$6,500

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

Property Taxes/Acre

\$19,542

Walmart



34.0 Acres

220,000 sf Building

\$20,000,000 Tax Value

Property Taxes/Acre

\$6,500

Downtown



0.19 Acres

54,000 sf. Bld

\$11,000,000 Tax Value

Property Taxes/Acre

\$634,000

My House



0.13 Acres

1 unit (2 people + 2 dogs)

\$232,000 Tax Value

Property Taxes/Acre

\$19,542

Wheat



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value

Property Taxes/Acre
\$6,500

Cannabis



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value

Property Taxes/Acre
\$634,000

Soybeans



0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

Property Taxes/Acre
\$19,542

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$6,500

Total Property Taxes/Acre

\$3,300

to the City

Downtown



\$634,000

Total Property Taxes/Acre

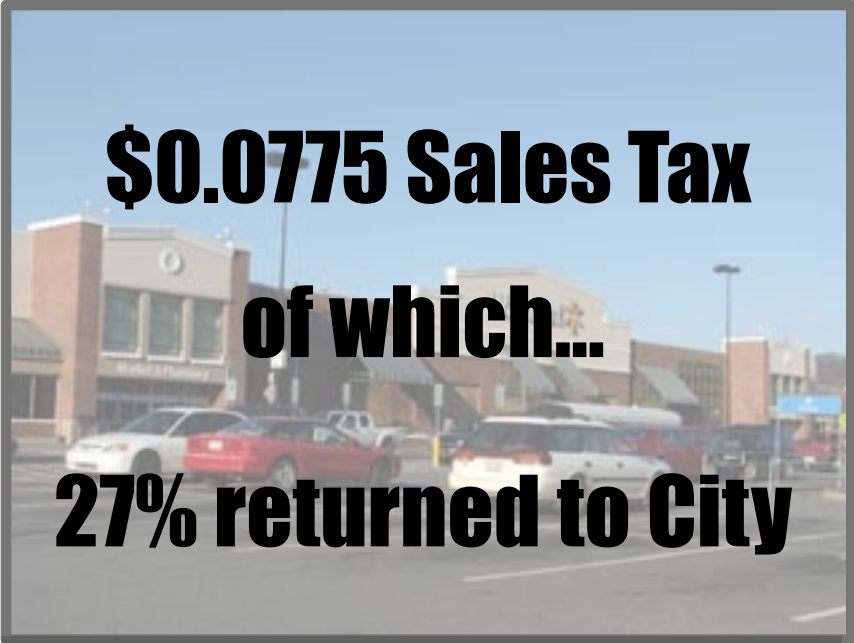
\$330,000

to the City

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$6,500 Total Property Taxes/Acre
\$3,300 to the City



\$634,000 Total Property Taxes/Acre
\$330,000 to the City

Property + Retail Sales Taxes

Retail Sales (average)

\$77,000,000



\$6,500

Total Property Taxes/Acre

\$3,300

to the City



\$634,000

Total Property Taxes/Acre

\$330,000

to the City

Property + Retail Sales Taxes

Asheville Walmart



Total Taxes/Acre to the City

\$50,800

Downtown



Property Taxes/Acre to the City

\$330,000

Property + Retail Sales Taxes

Asheville Walmart



Total Taxes/Acre to the City

\$50,800

Downtown



Total Taxes/Acre to the City

\$414,000

Jobs per Acre

Asheville Walmart



200 jobs on 34.0 acres

5.9

Downtown



14 jobs on 0.19 Acres

73.7

Urban³

Asheville Walmart



Downtown



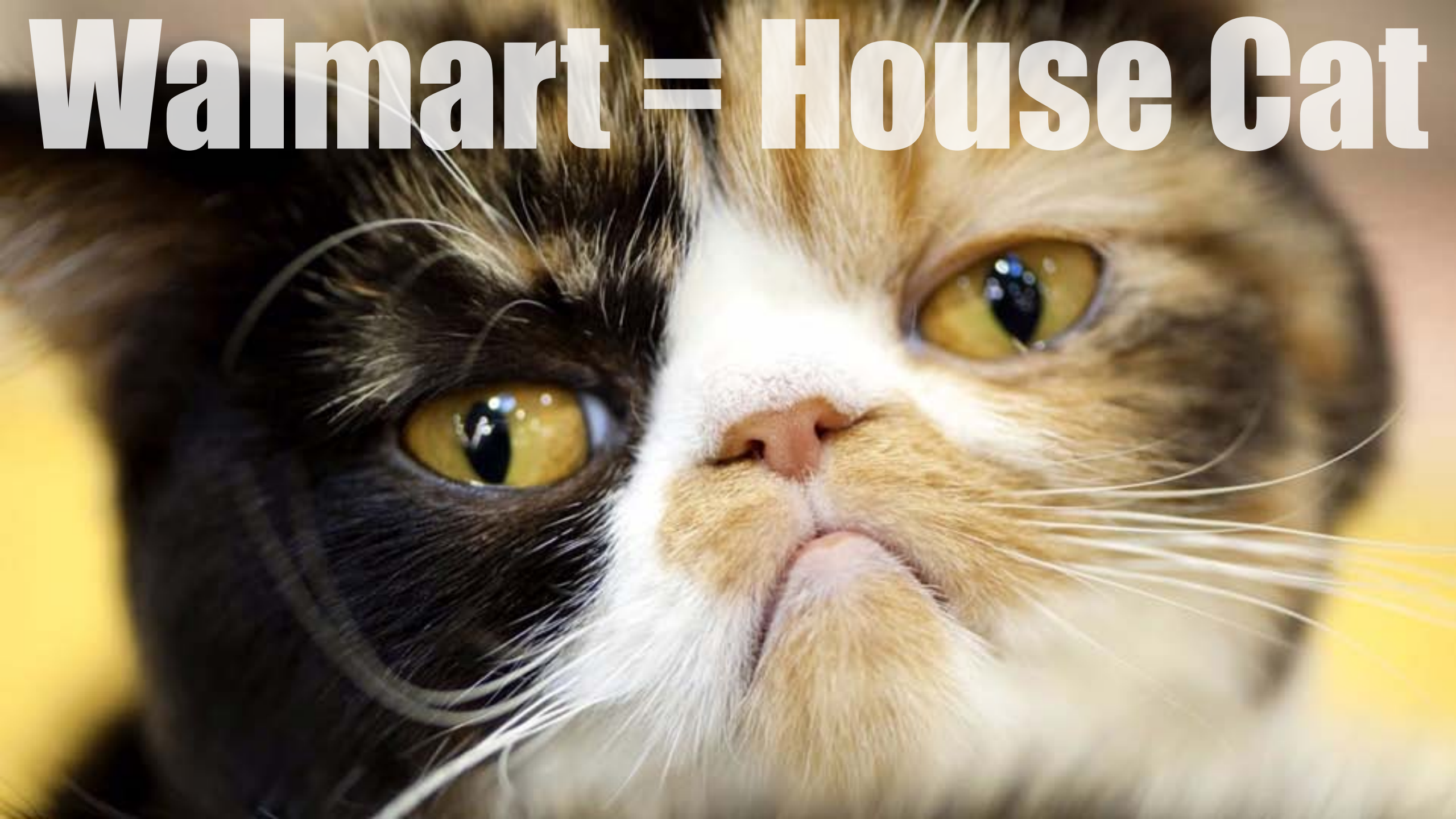
Land Consumed (Acres):	34.0	00.2
Total Property Taxes/Acre:	\$ 6,500	\$634,000
City Retail Taxes/Acre:	\$ 47,500	\$ 83,600
Residents per Acre:	0.0	90.0
Jobs per Acre:	5.9	73.7

International Association of Assessing Officers
80th International Conference
Sacramento, CA
August 26, 2014



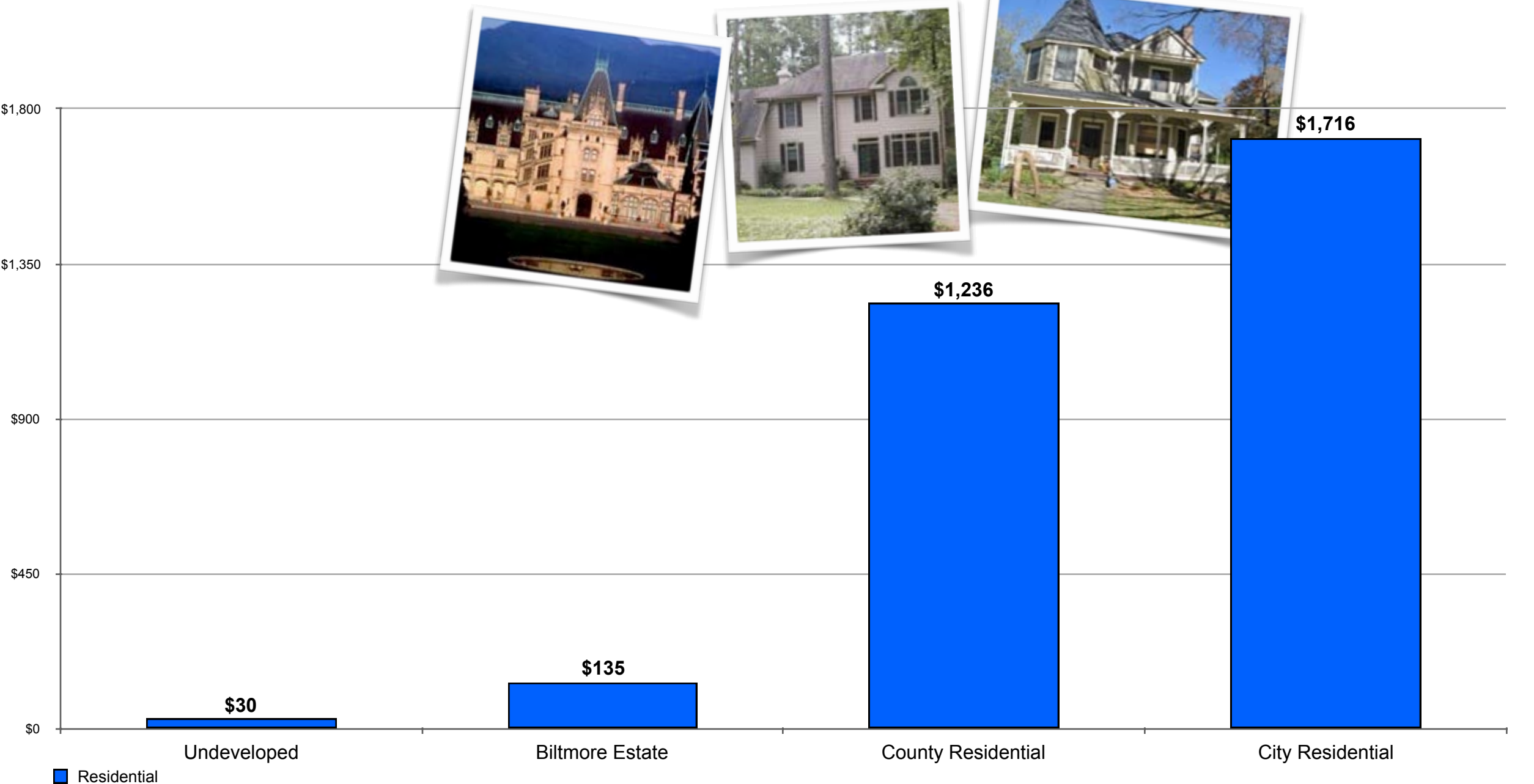
Charles Terrell, CMI
Walmart
Director of Property Tax



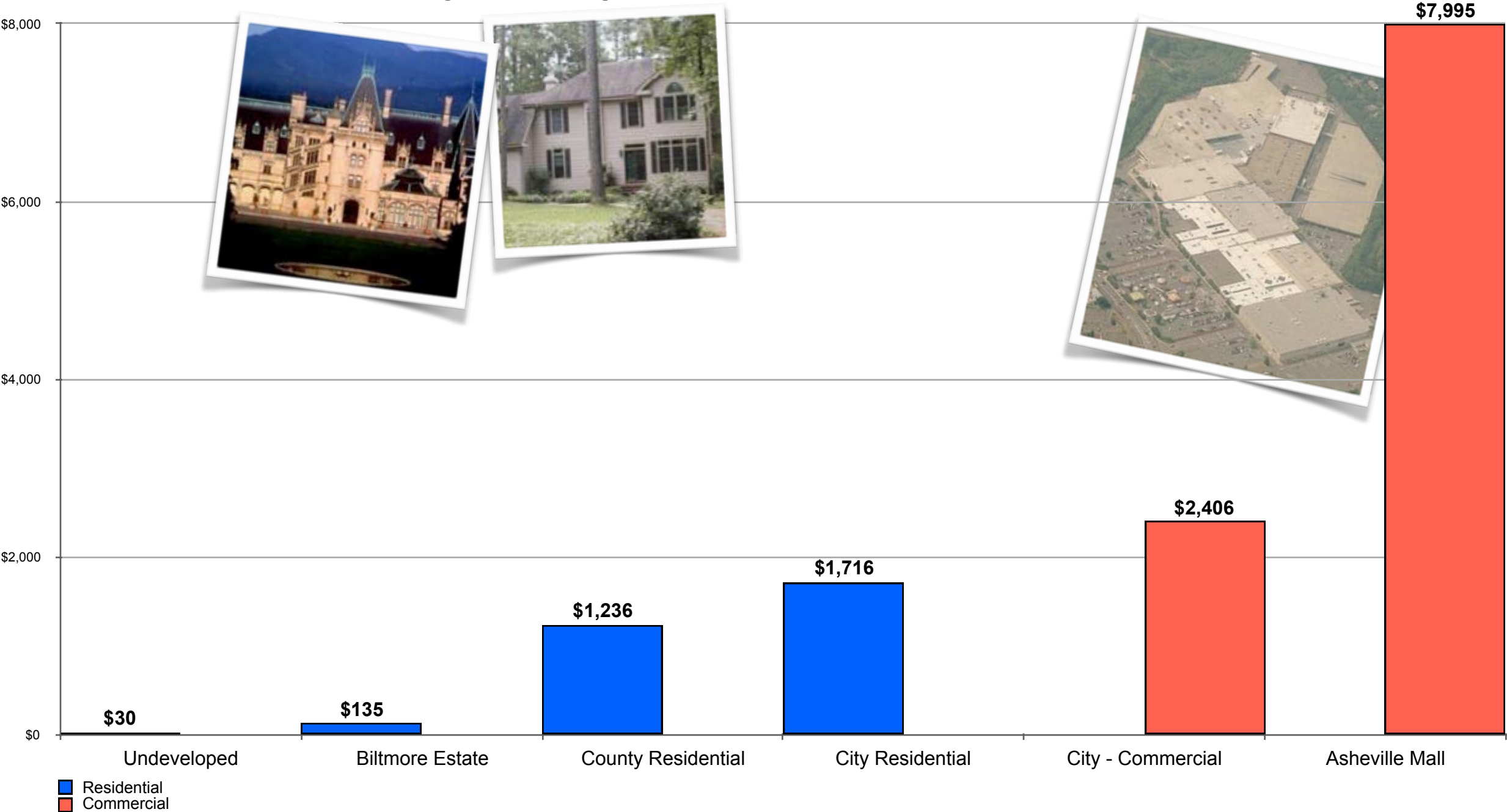


Walmart = House Cat

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

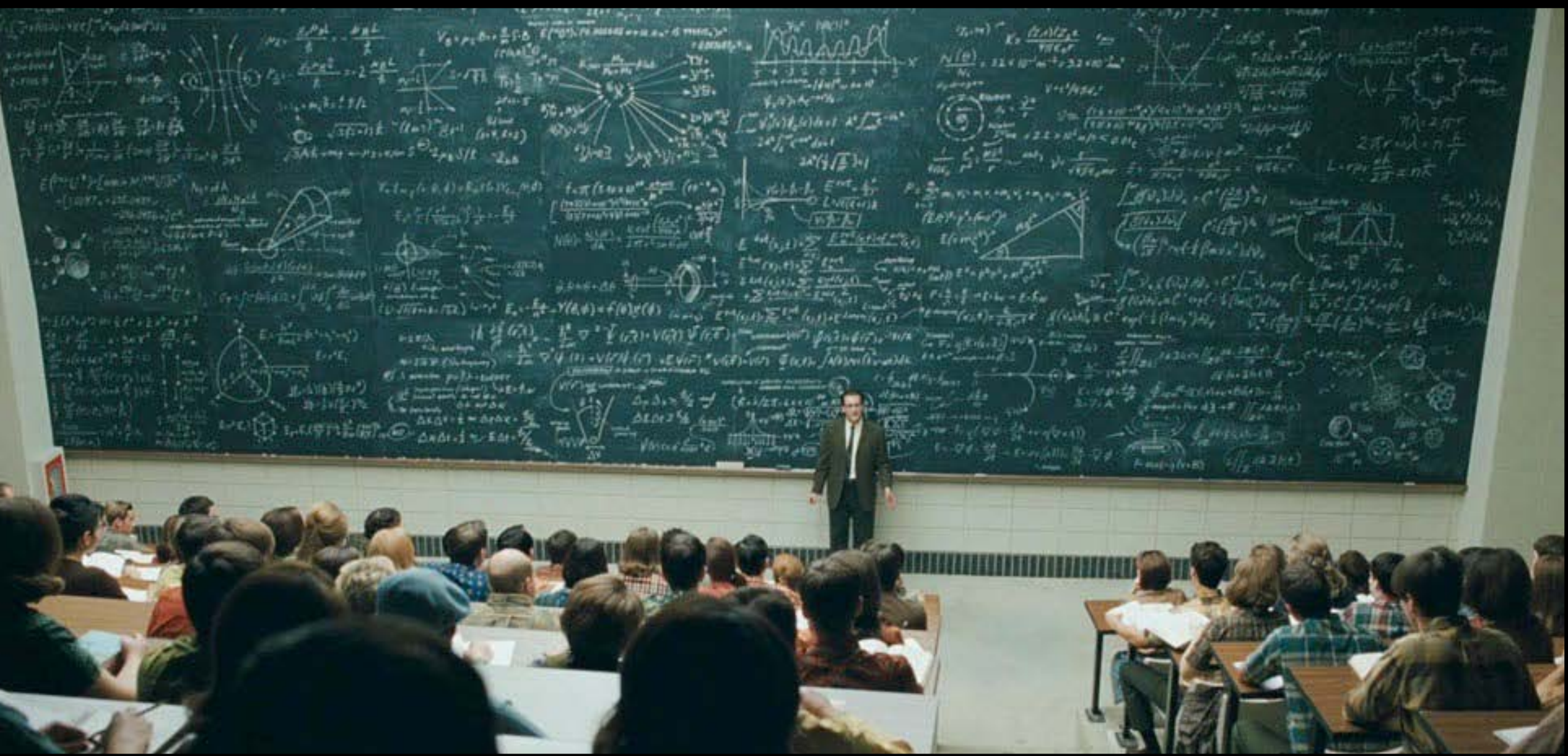


Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre



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





Scary Math

How do you compare cars?



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 SS
390 miles per tank

How do you compare cars?



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 SS
390 miles per tank

How do you compare cars?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



1955 BMW Isetta
50/70 mpg



Rolls-Royce Phantom Drophead
11/18 mpg



Bugatti Veyron SS
8/14 mpg

How do you compare cars?



Ford F150 Lariat LTD
13/18 mpg



Toyota Prius
51/48 mpg



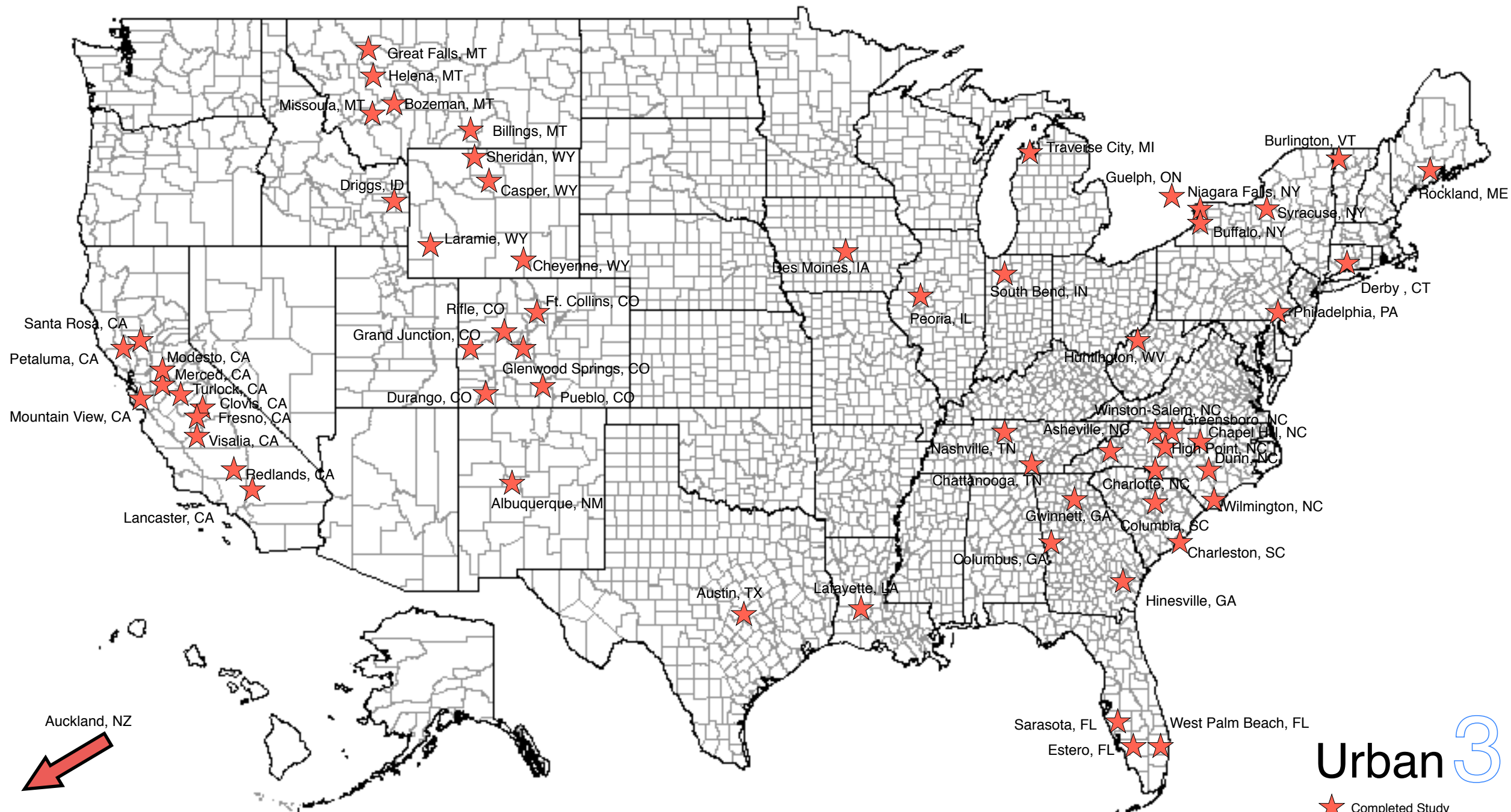
1955 BMW Isetta
50/70 mpg



Rolls-Royce Phantom Drophead
11/18 mpg



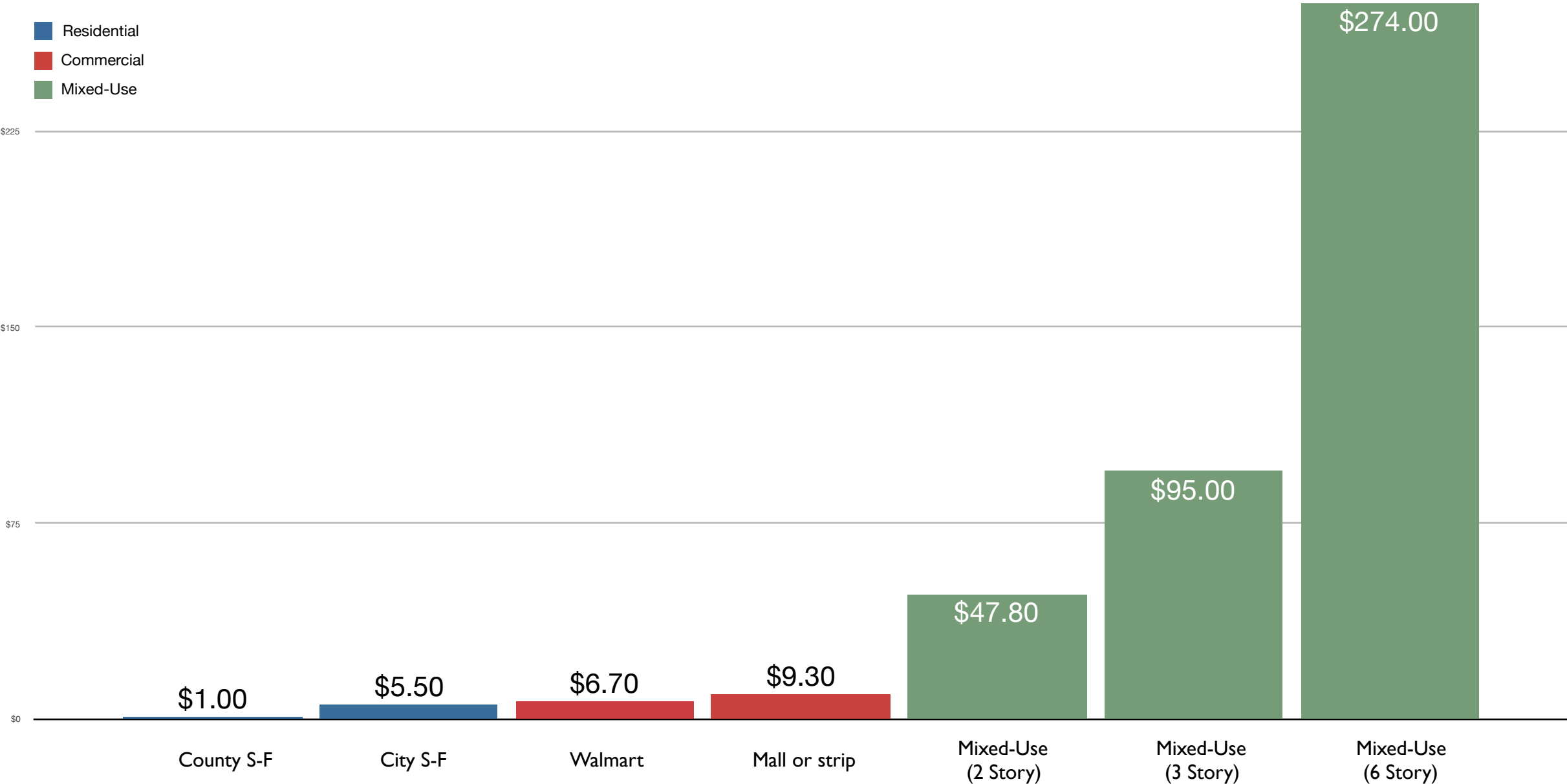
Bugatti Veyron SS
8/14 mpg



County Property Taxes/Acre

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

- Residential
- Commercial
- Mixed-Use







“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



“...when you least expect it, you see a crack open and a different city appear.”

Italo Calvino
Invisible City



Streets - Infrastructure

“...when you least expect it, you see a crack open and a different city appear.”

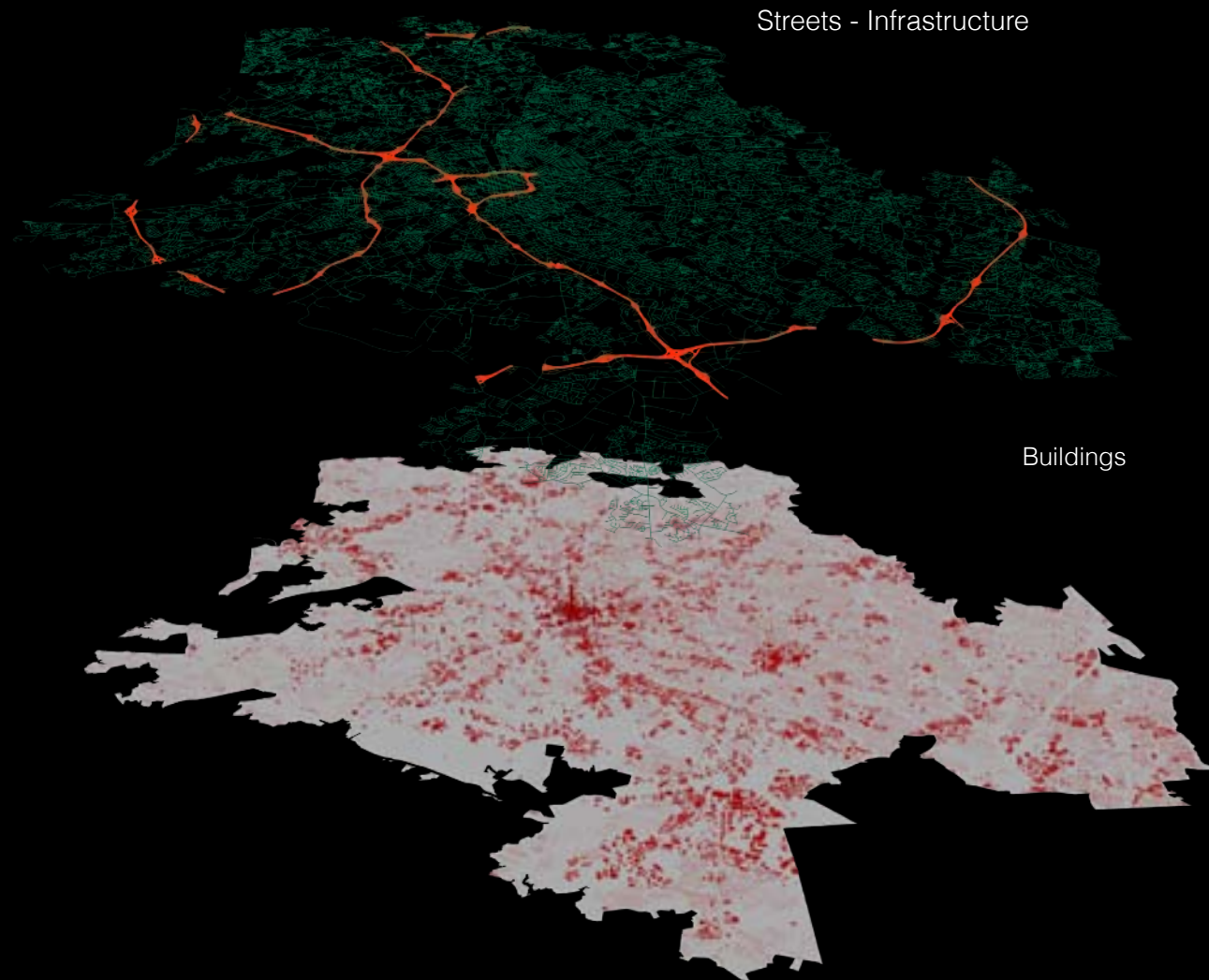
Italo Calvino
Invisible City



Streets - Infrastructure

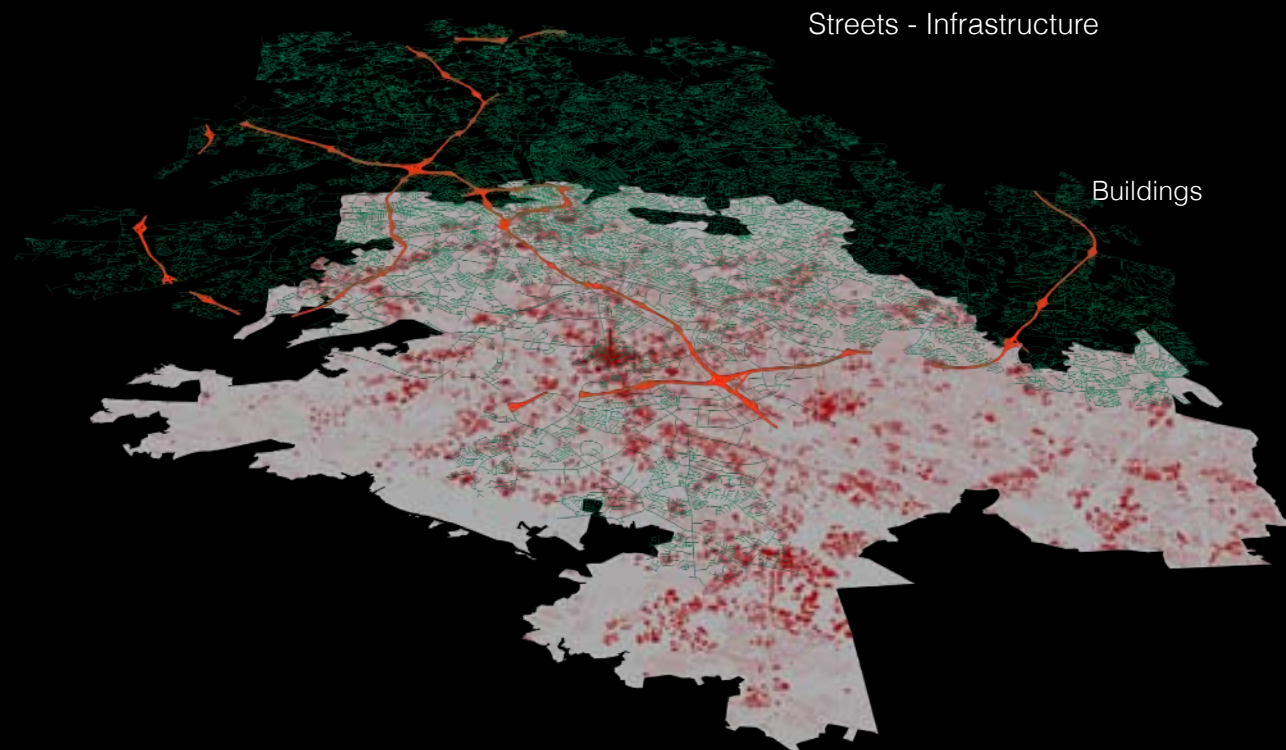
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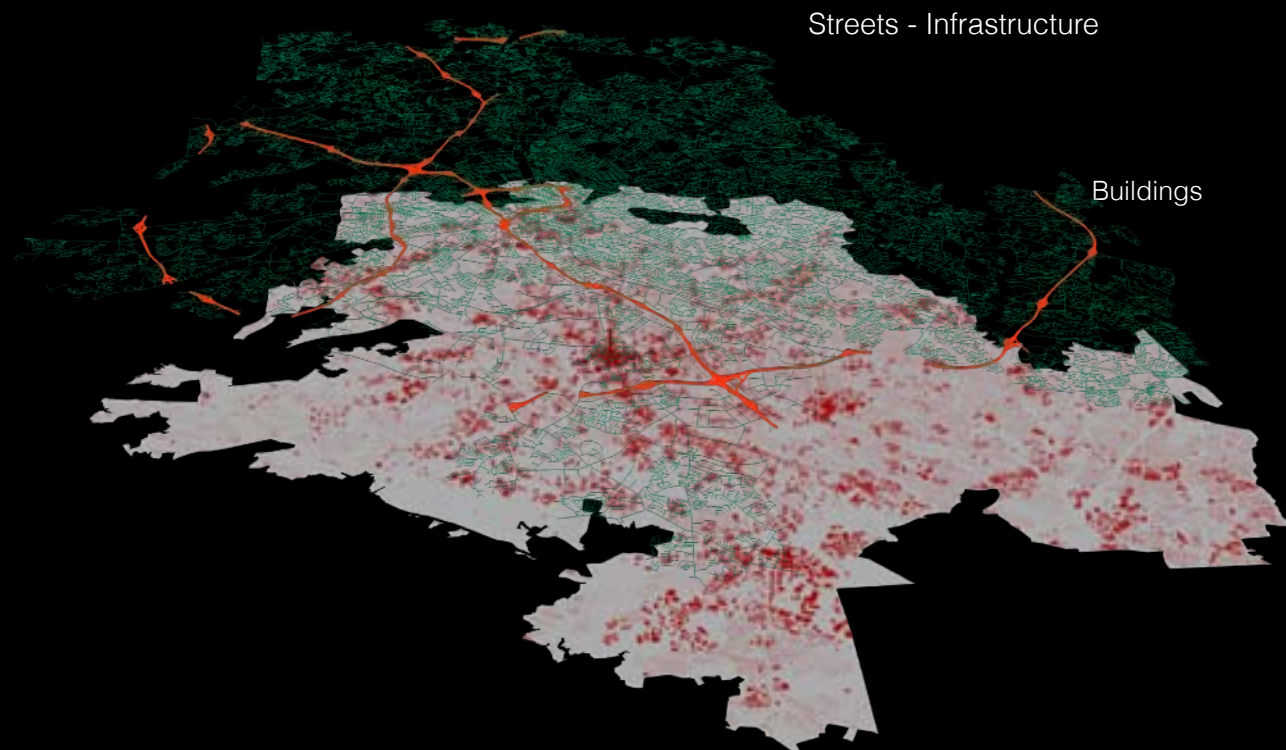
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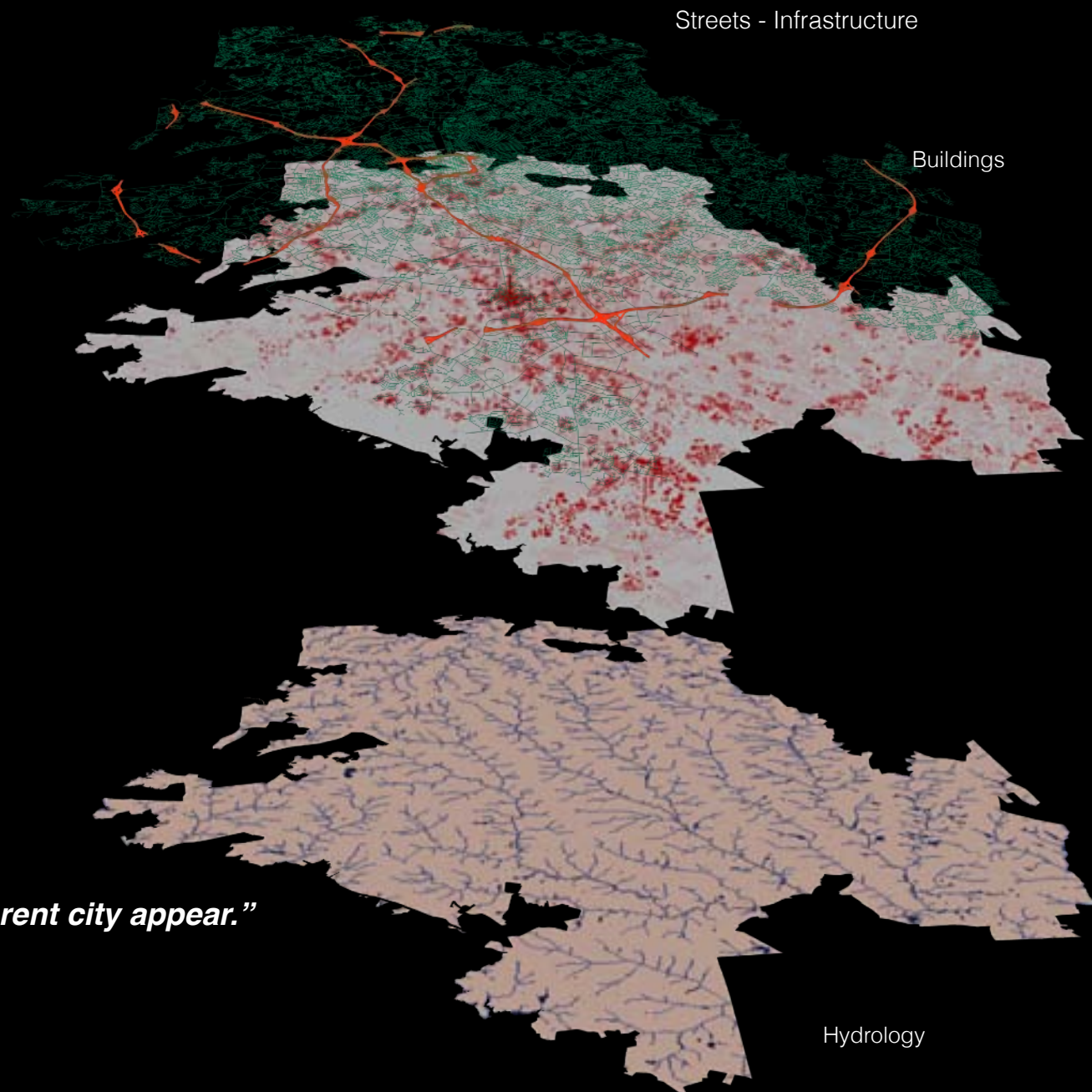
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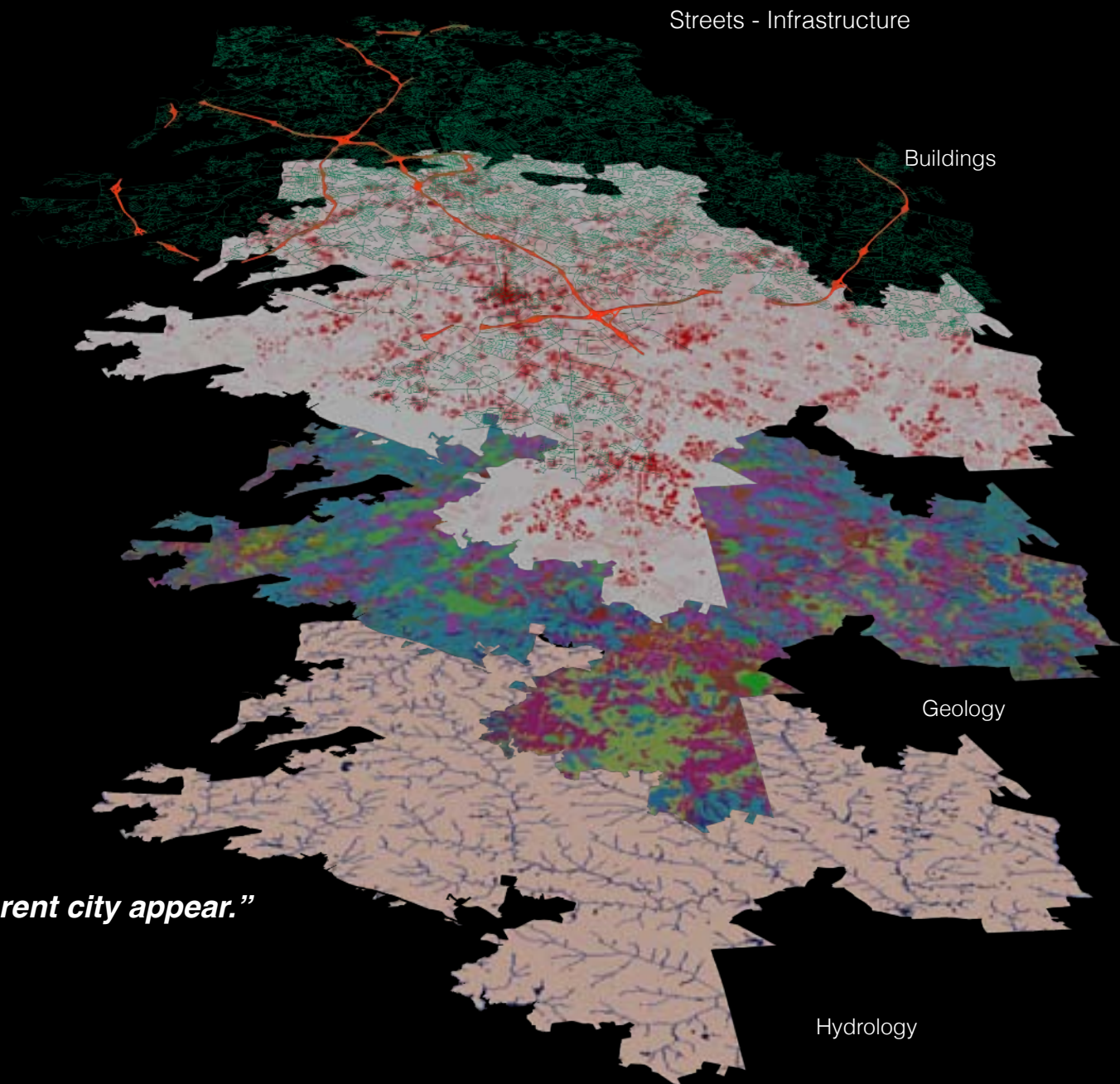
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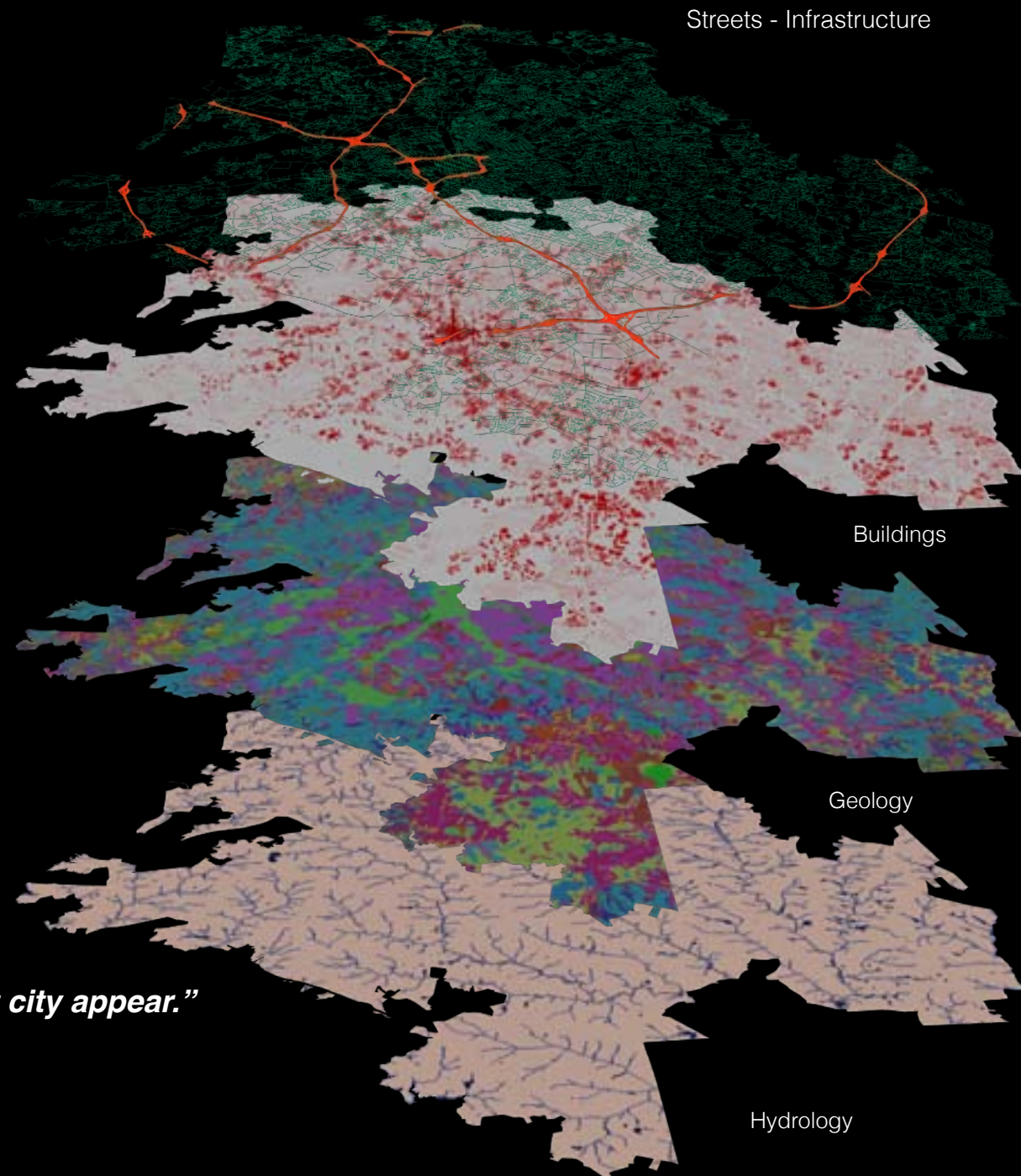
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Streets - Infrastructure

Buildings

Geology

Hydrology

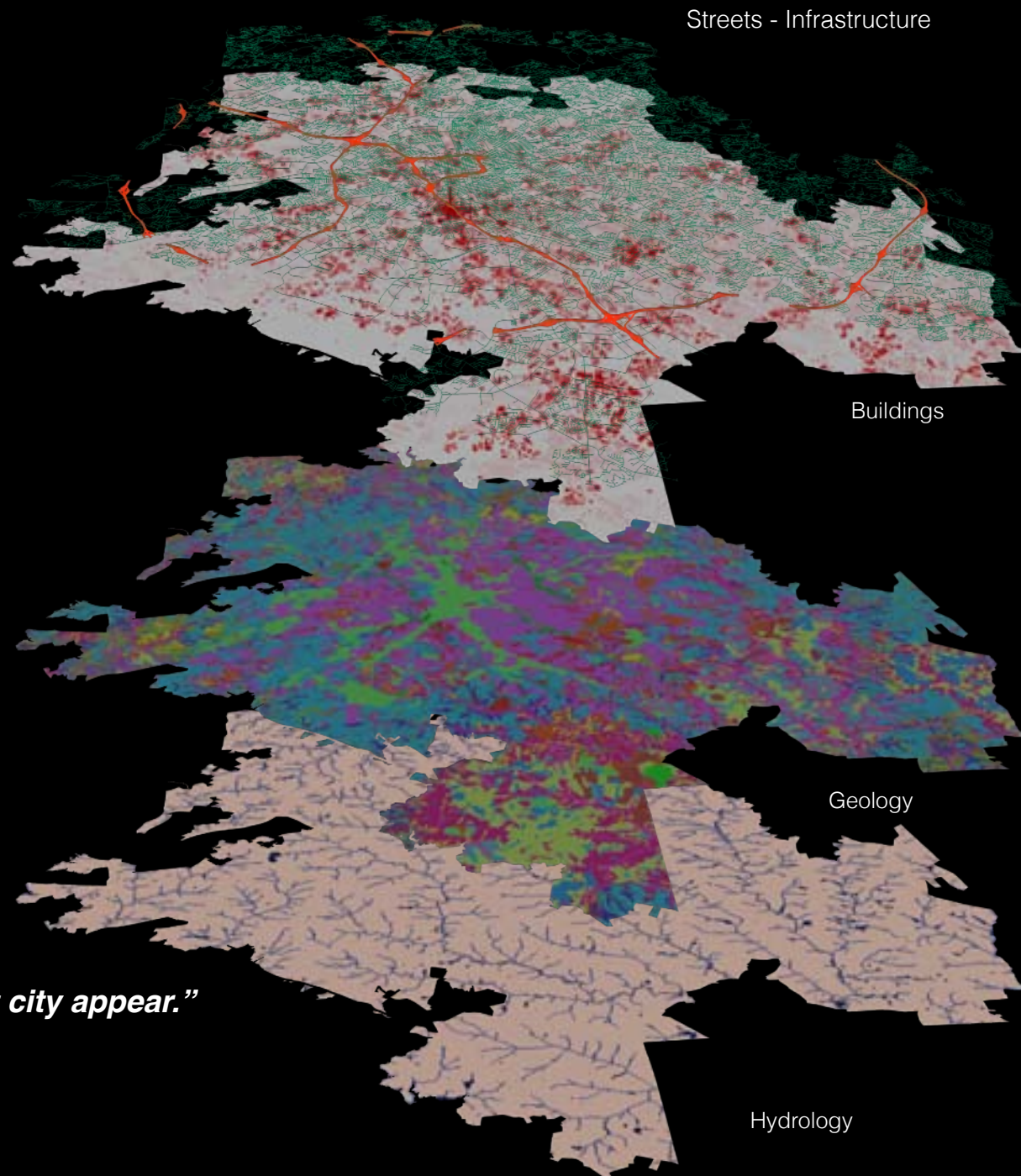
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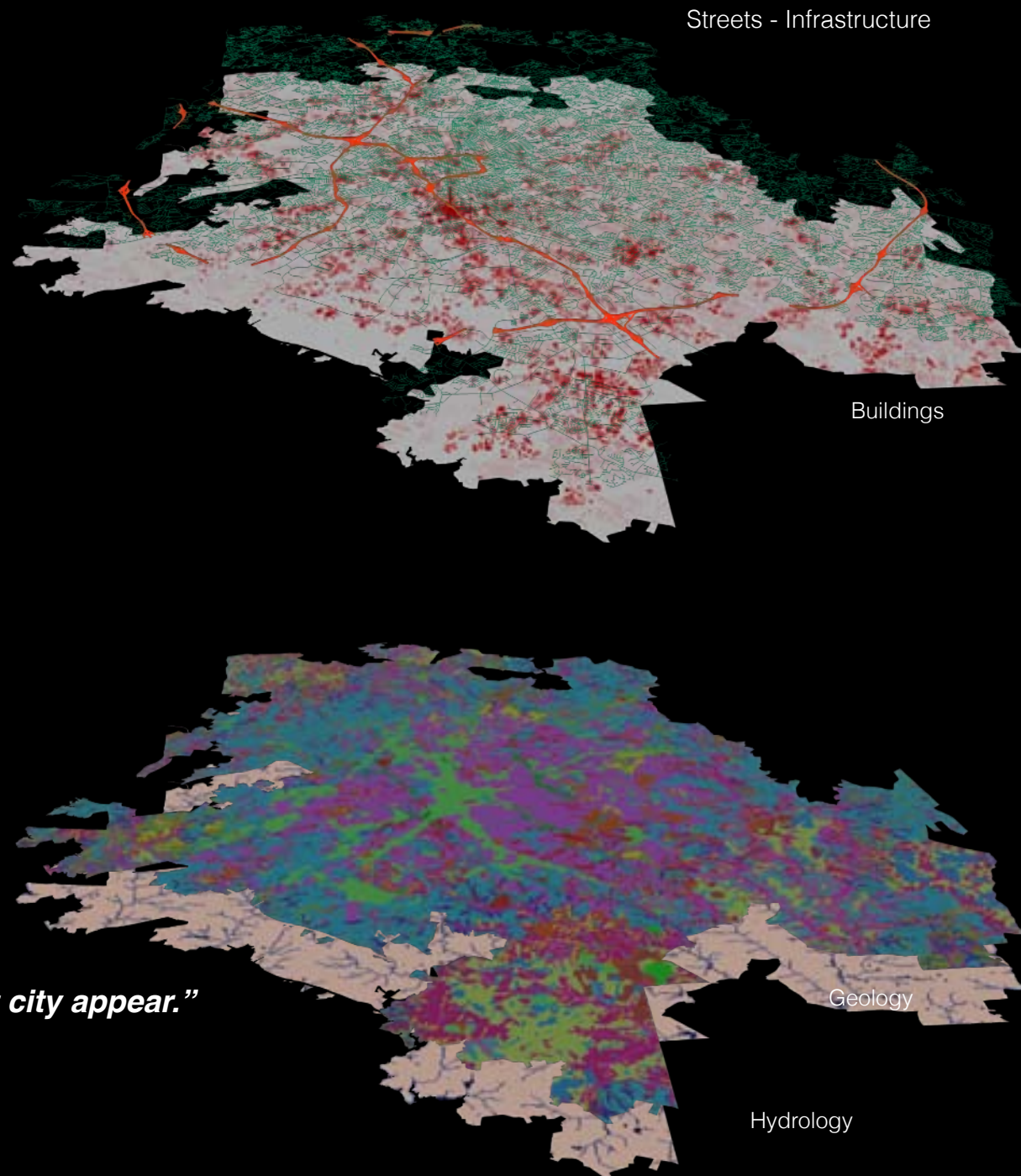
Italo Calvino
Invisible City





“...when you least expect it, you see a crack open and a different city appear.”

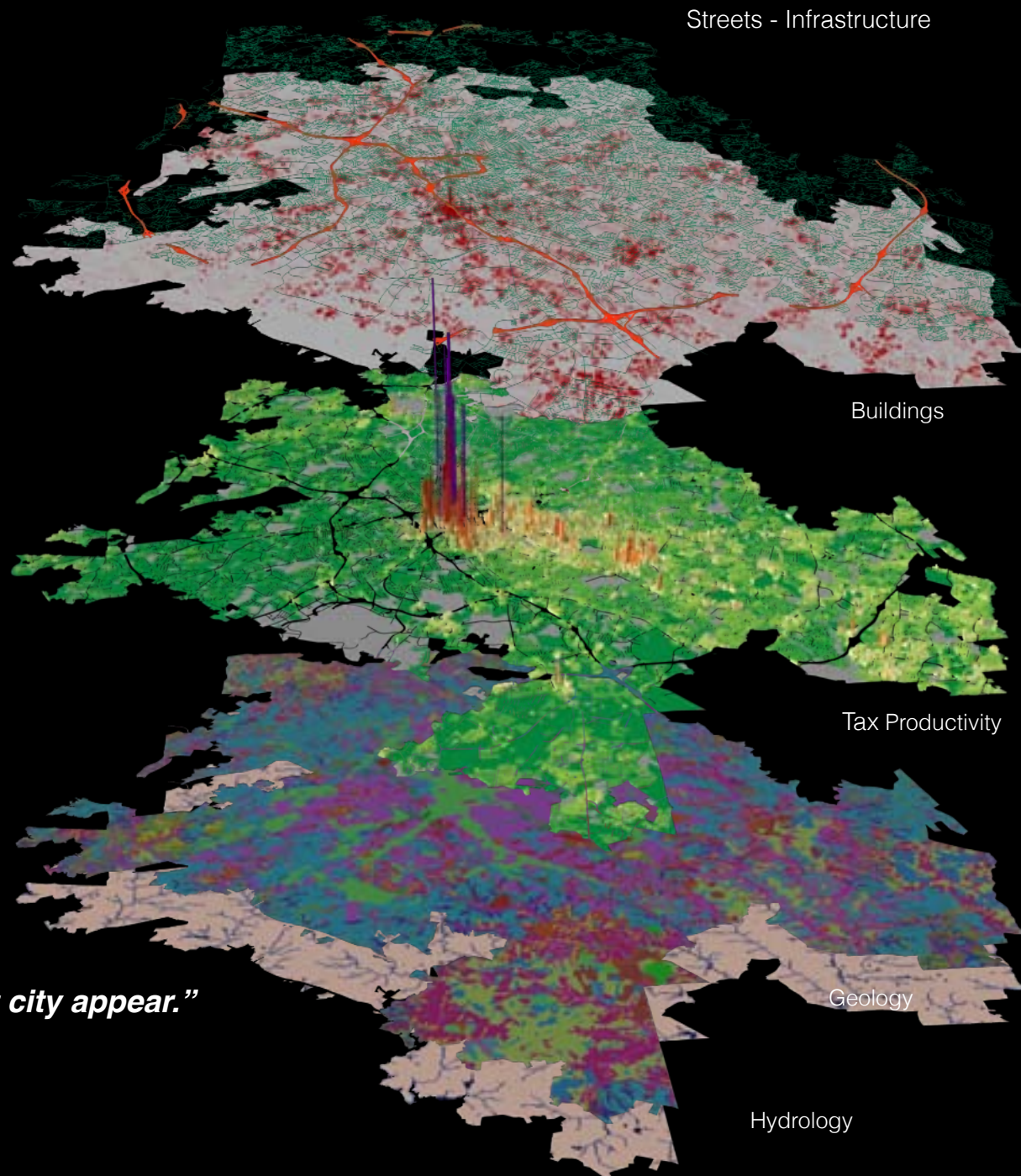
Italo Calvino
Invisible City

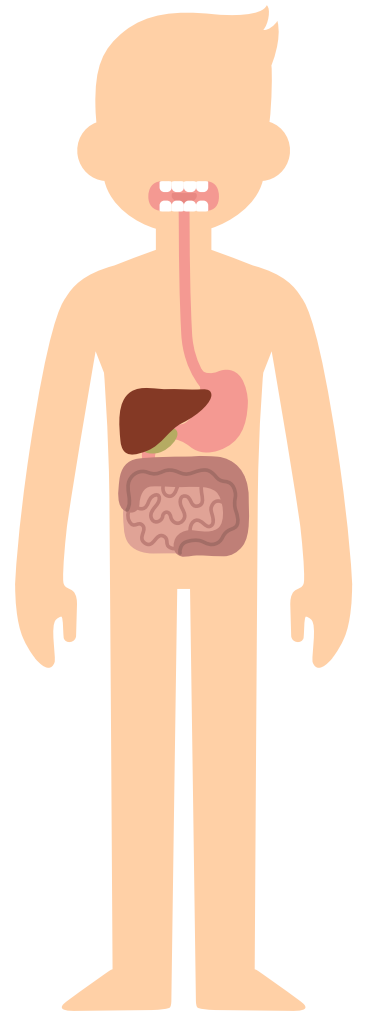
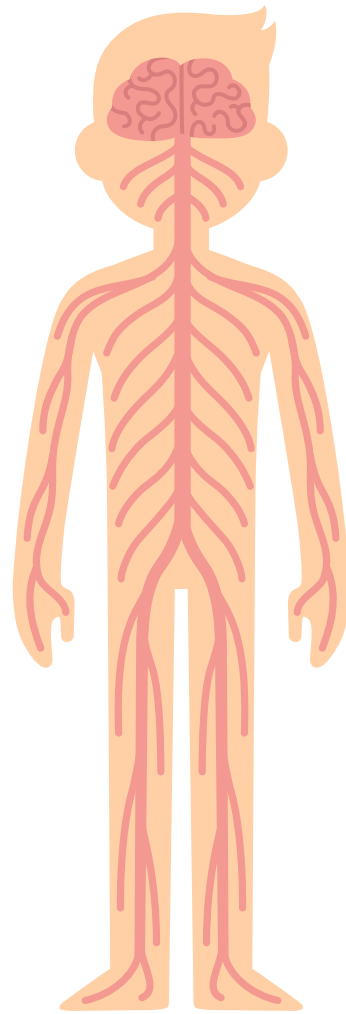
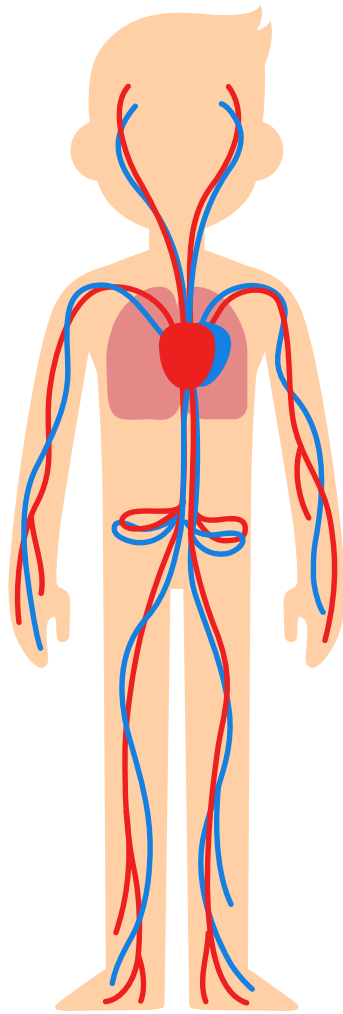
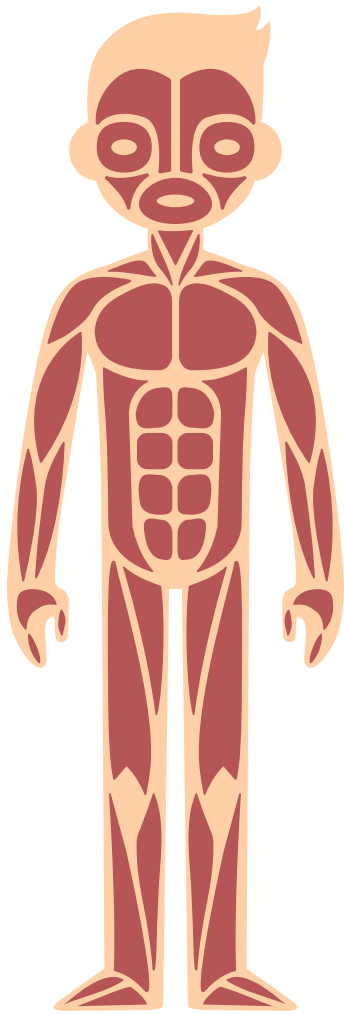
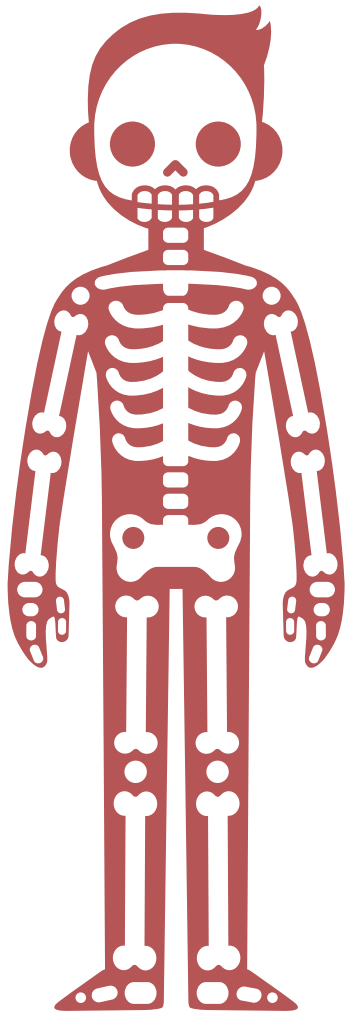
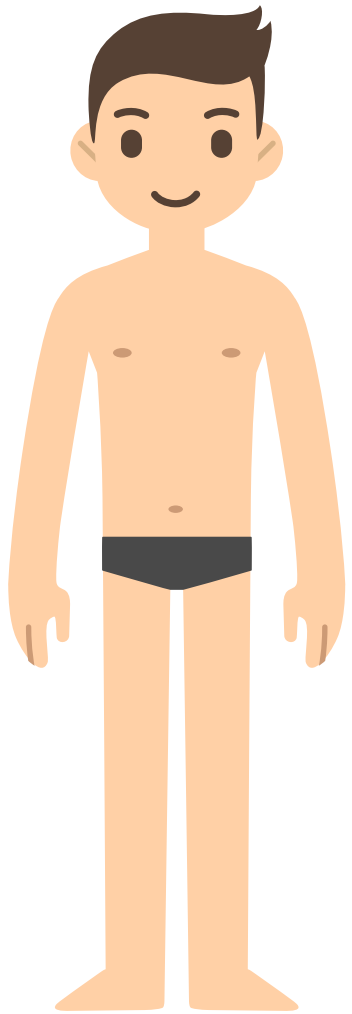


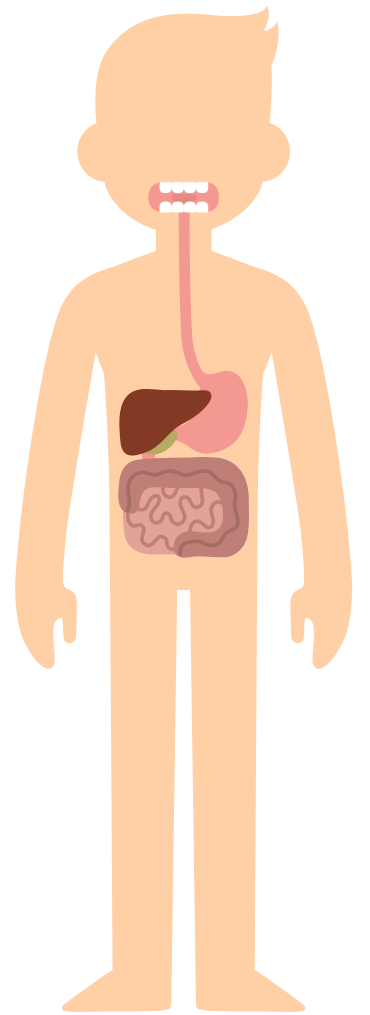
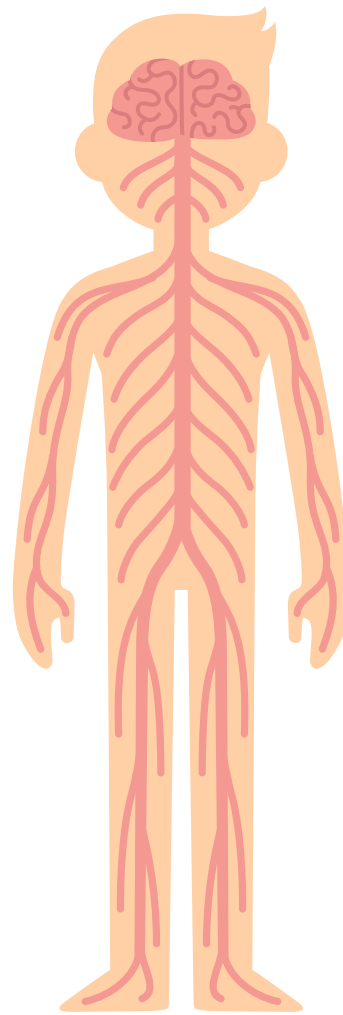
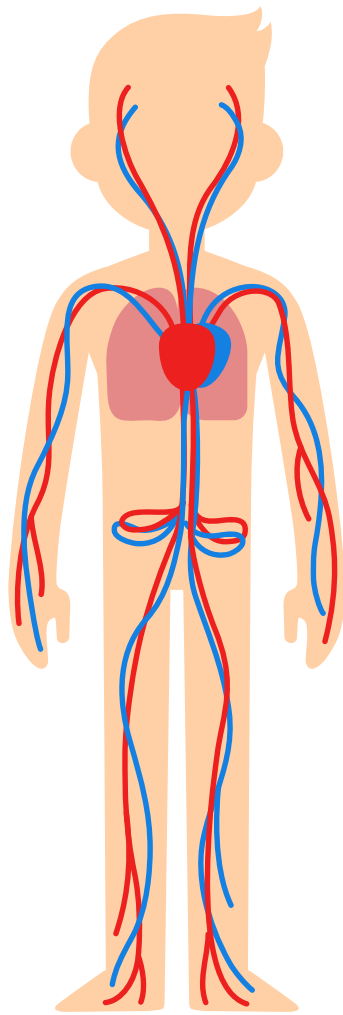
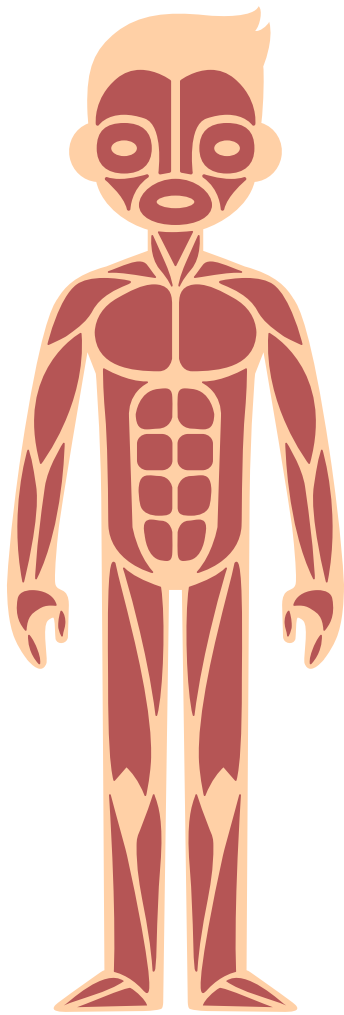
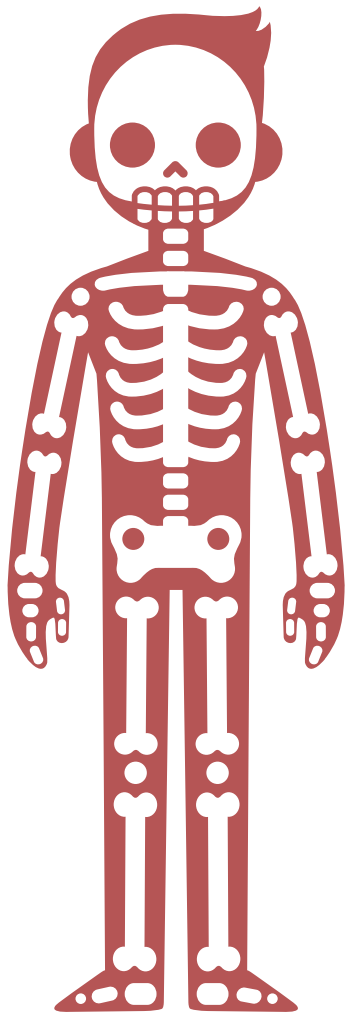
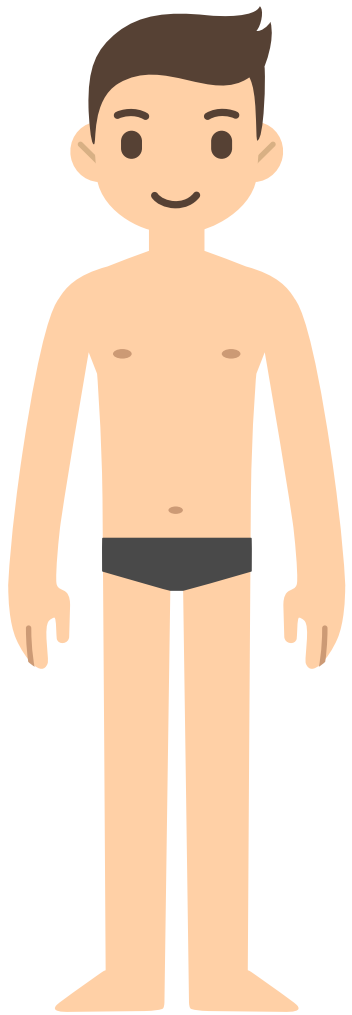


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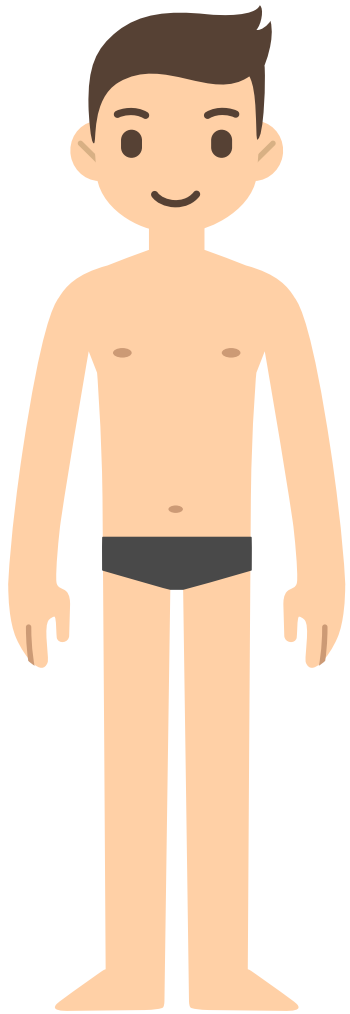
Italo Calvino
Invisible City



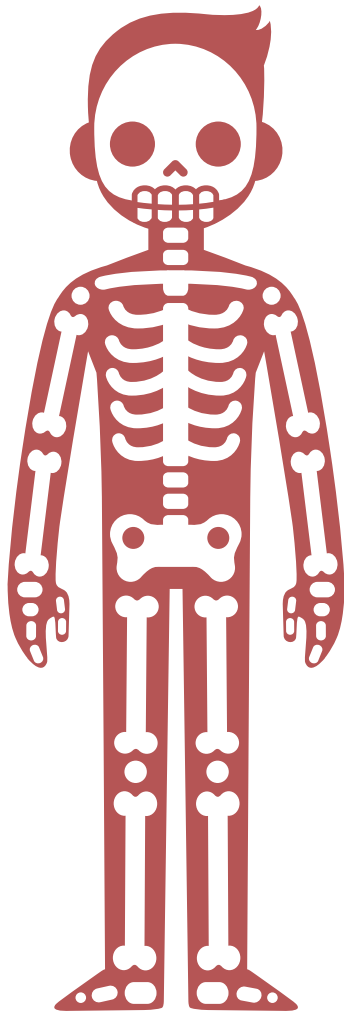




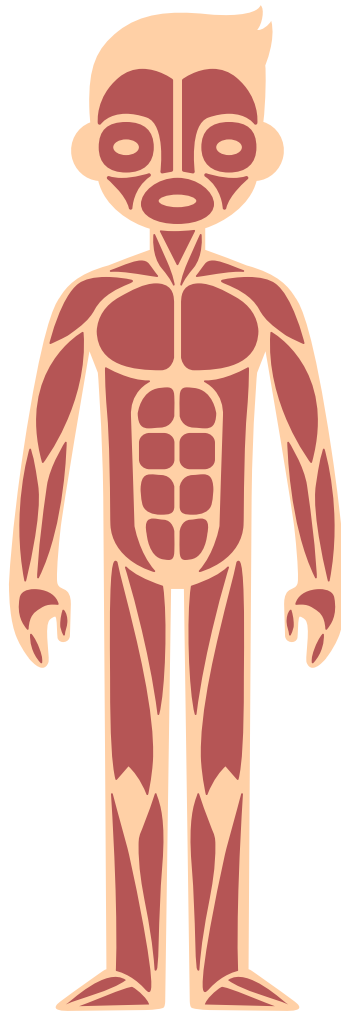
The City



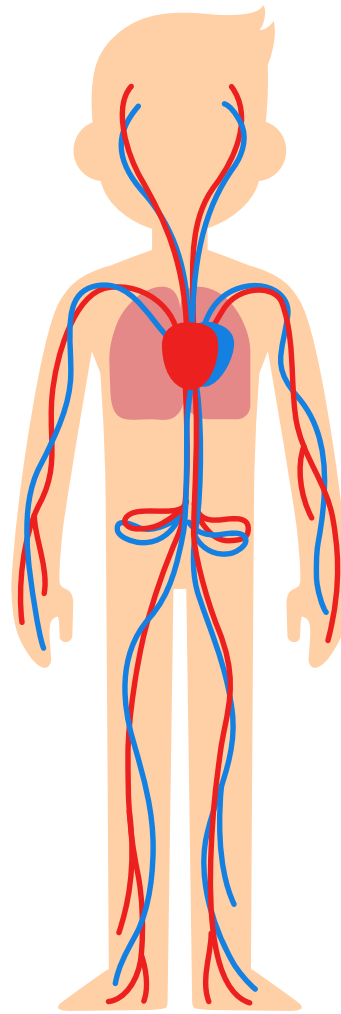
The City



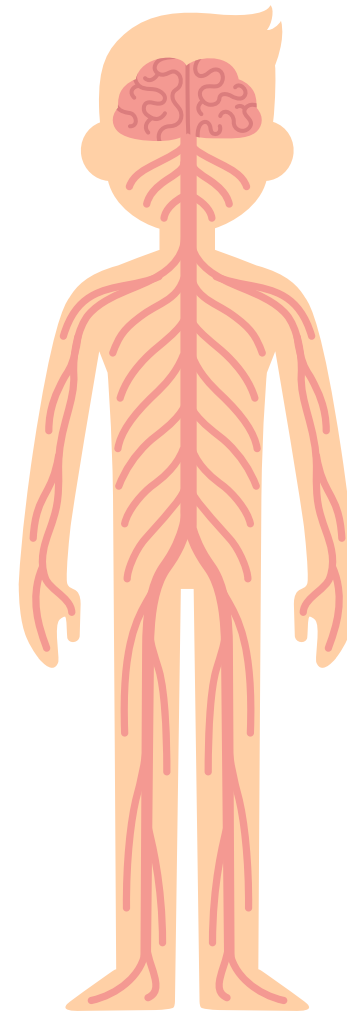
Property Tax



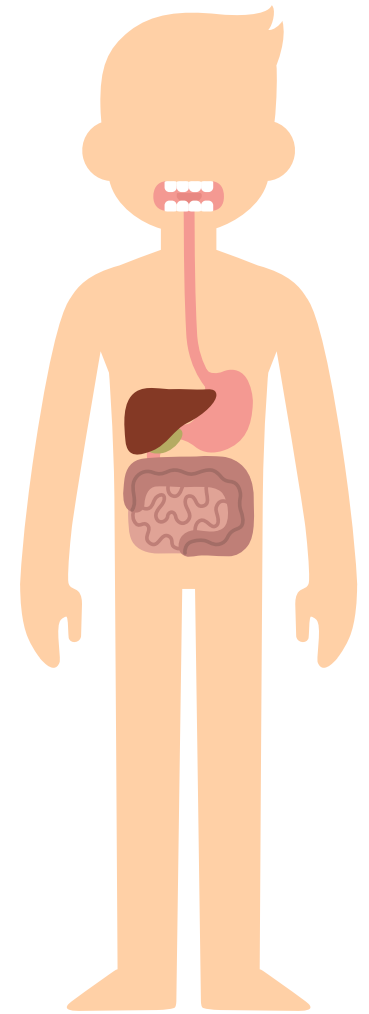
Retail Sales



Infrastructure

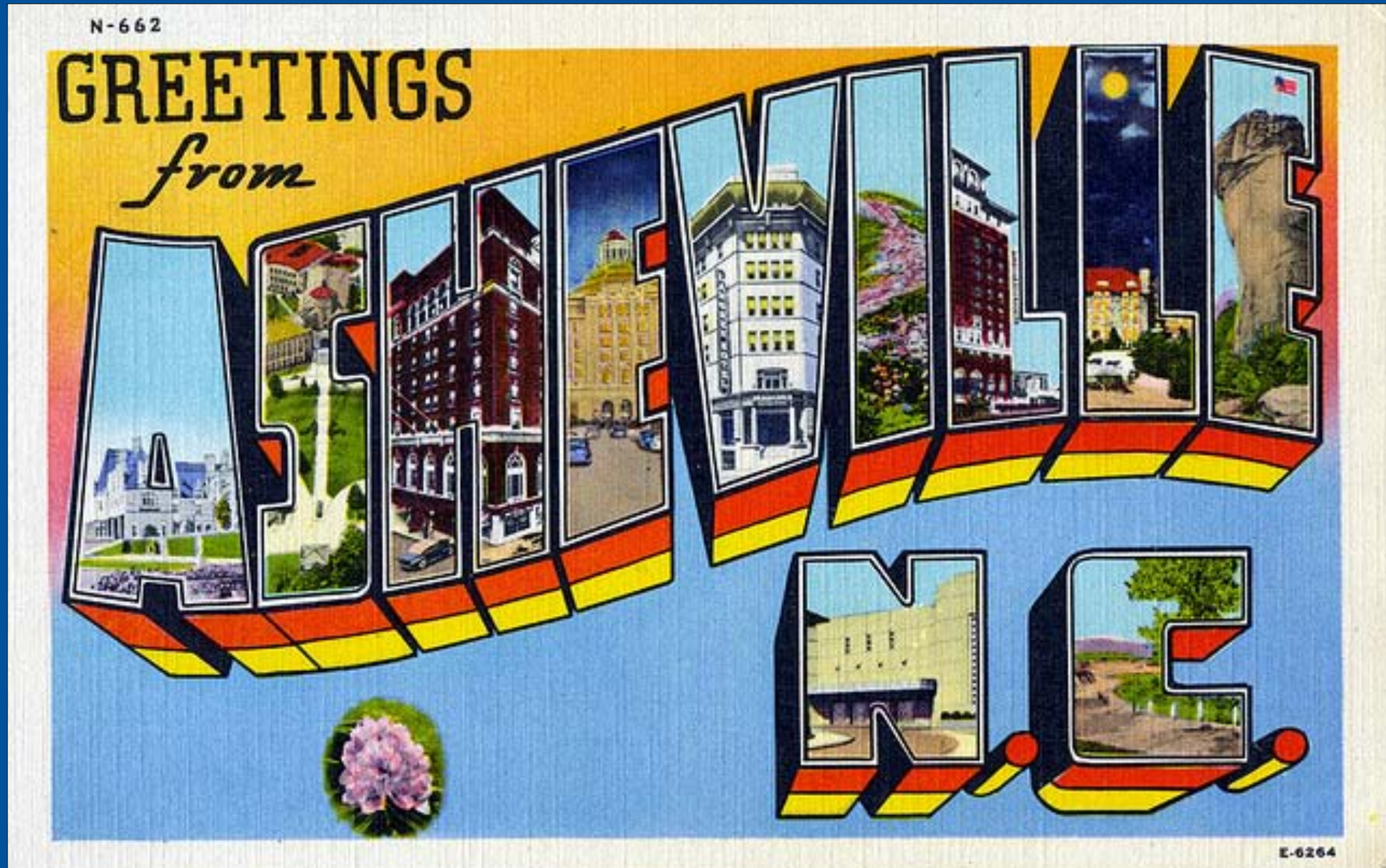


Jobs



ROI

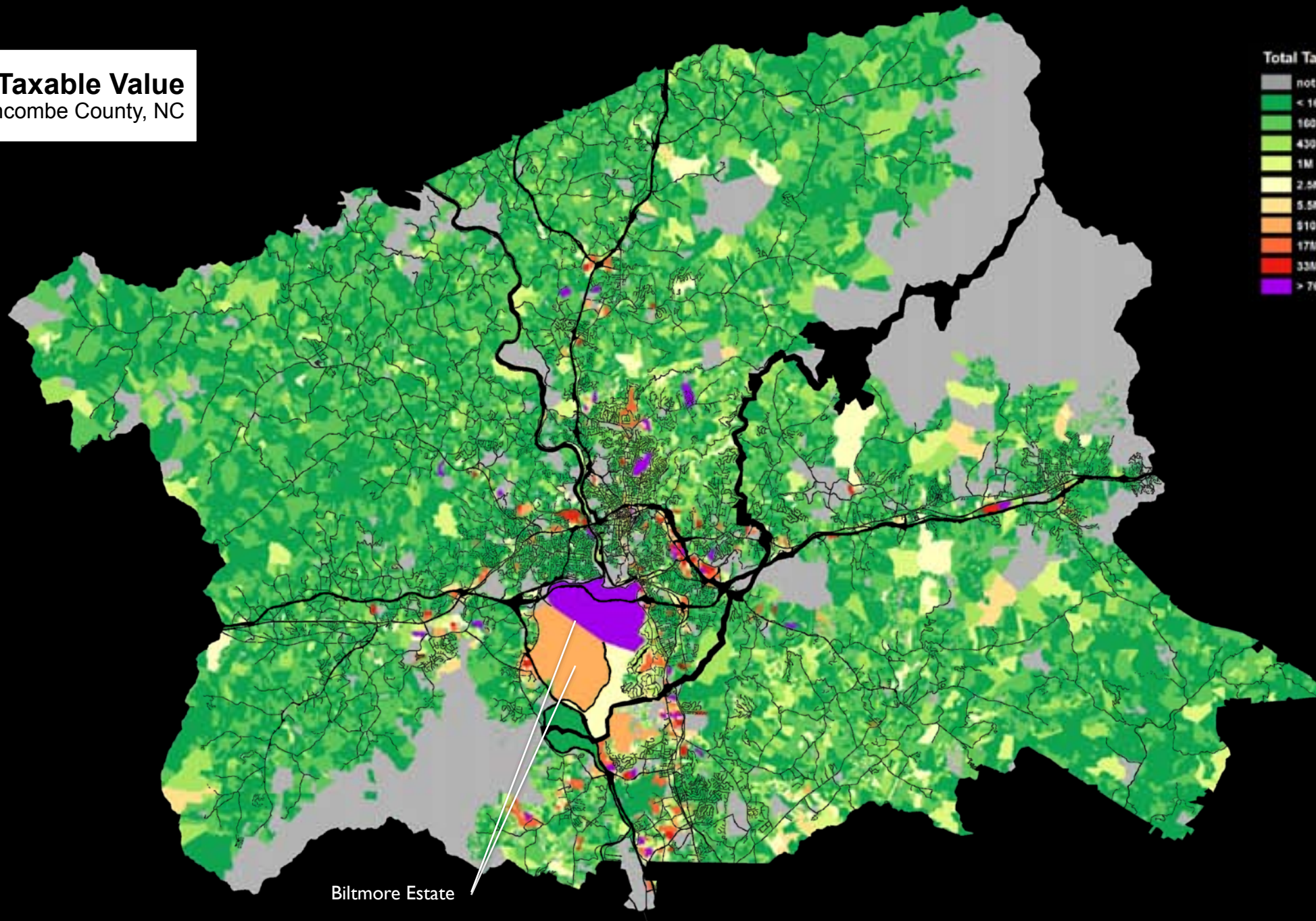
What are the numbers for Buncombe County?



Total Taxable Value

Buncombe County, NC

Total Tax Value (\$)

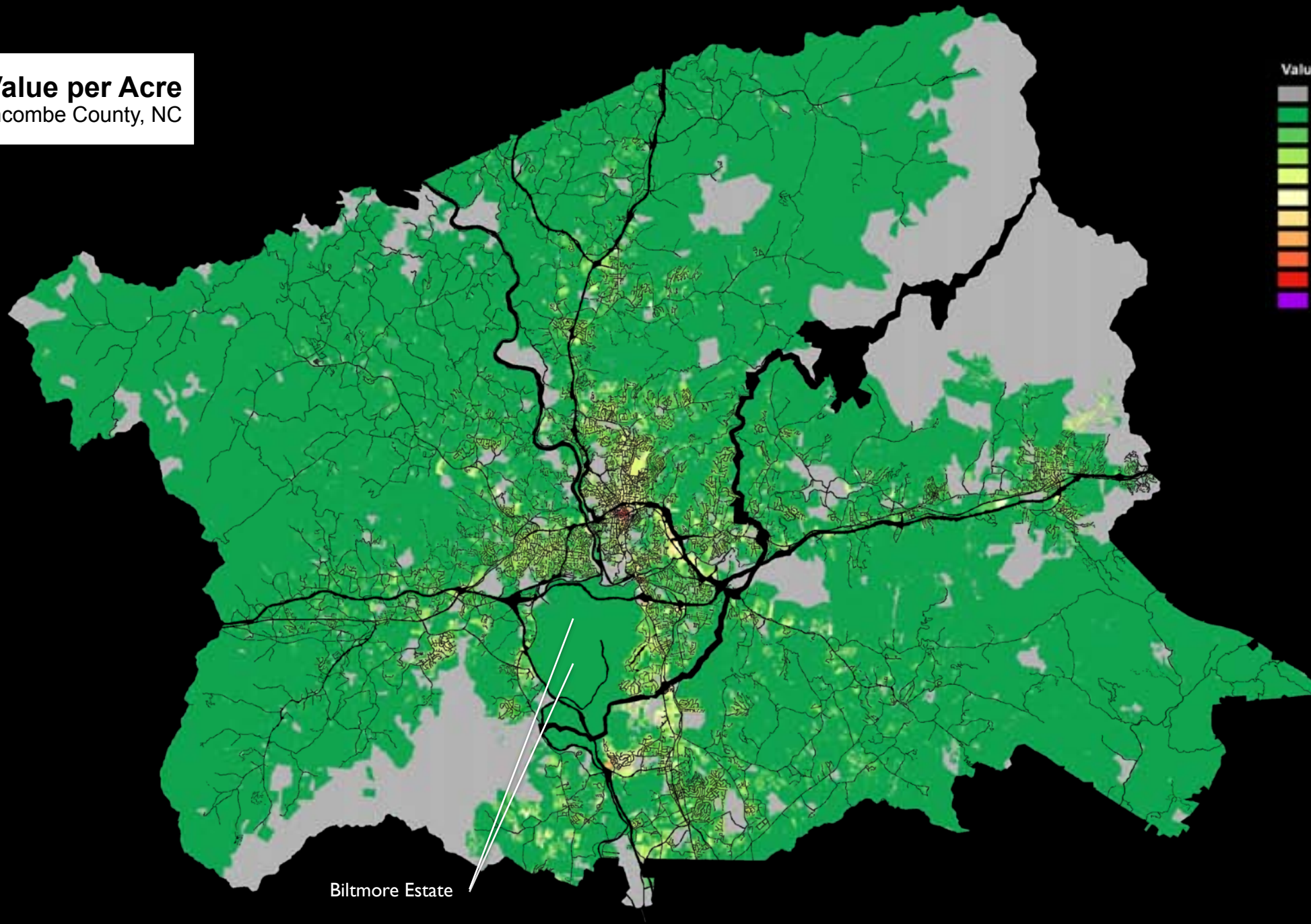
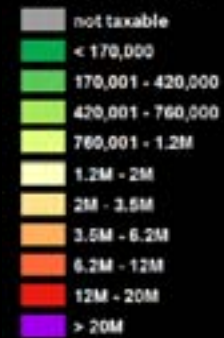


Biltmore Estate

Taxable Value per Acre

Buncombe County, NC

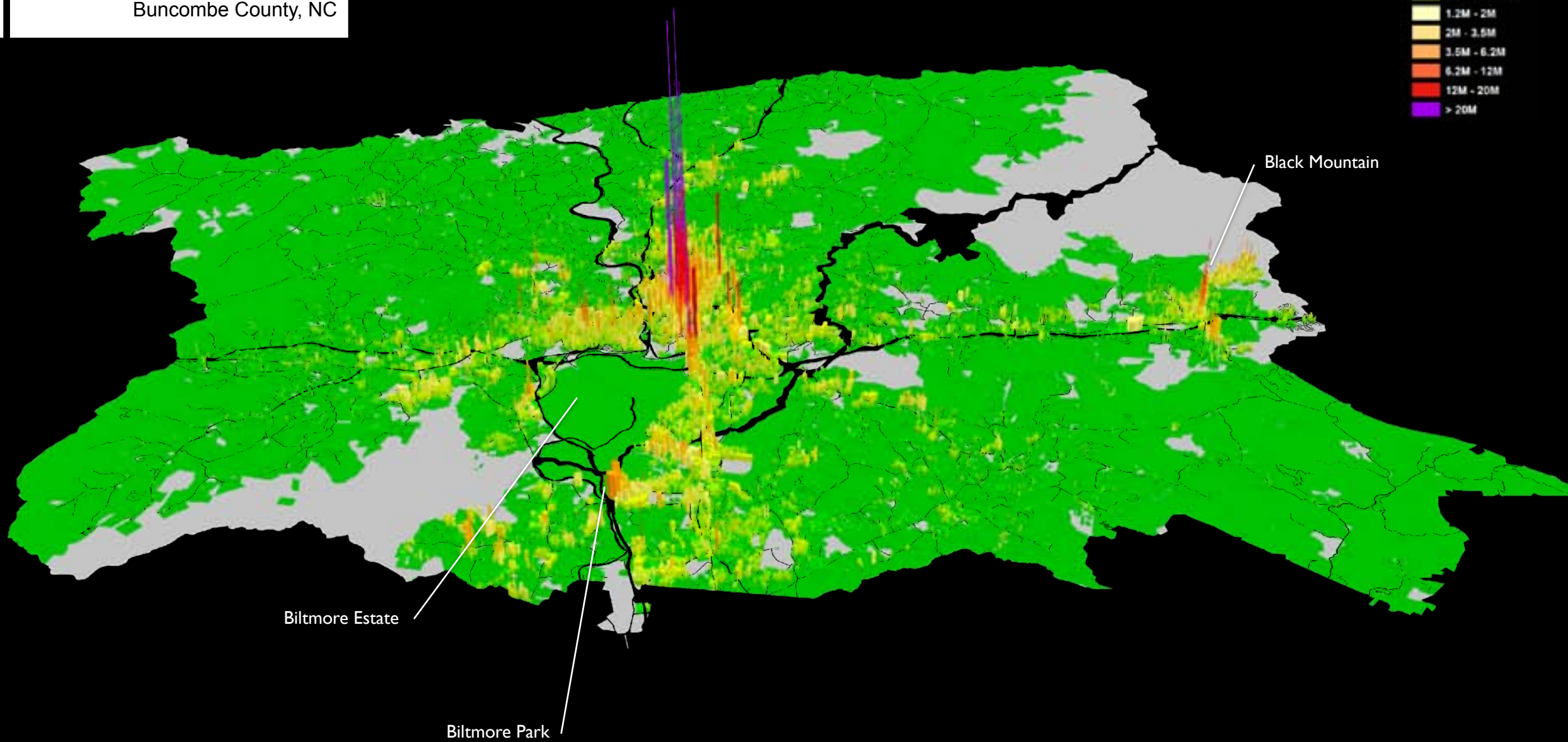
Value per Acre (\$)



Biltmore Estate

Taxable Value per Acre

Buncombe County, NC



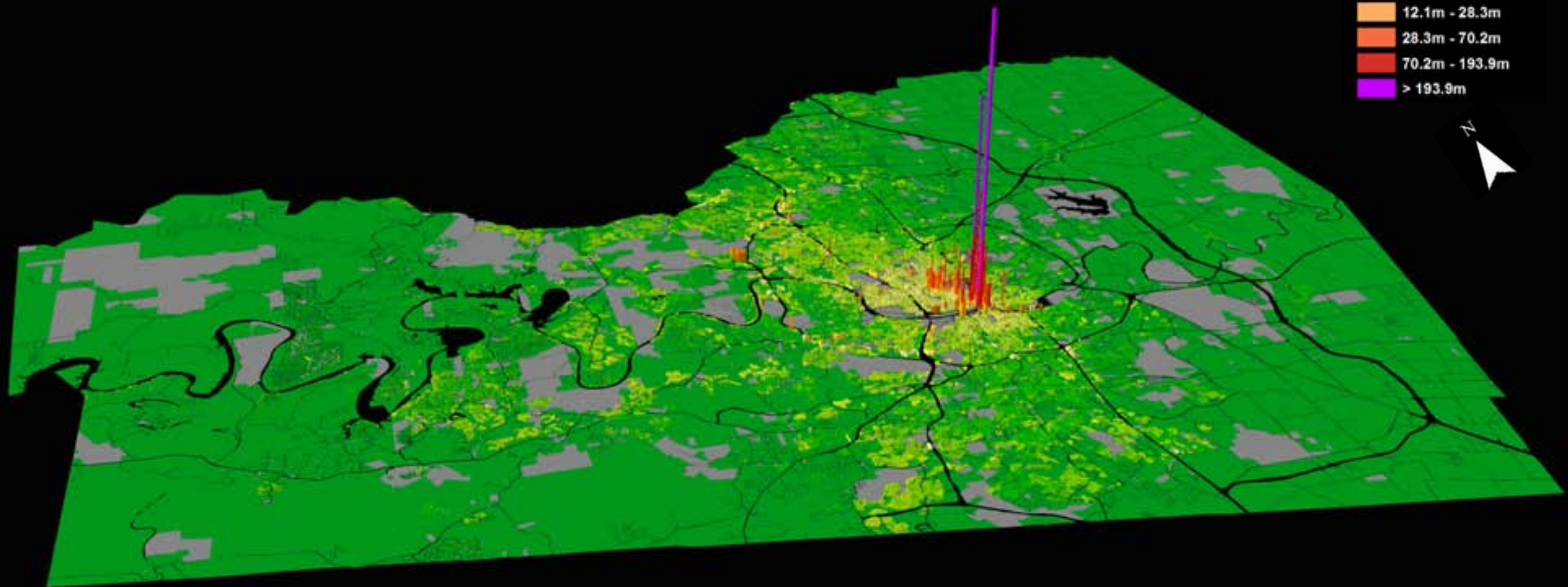
What are the numbers for Travis County?

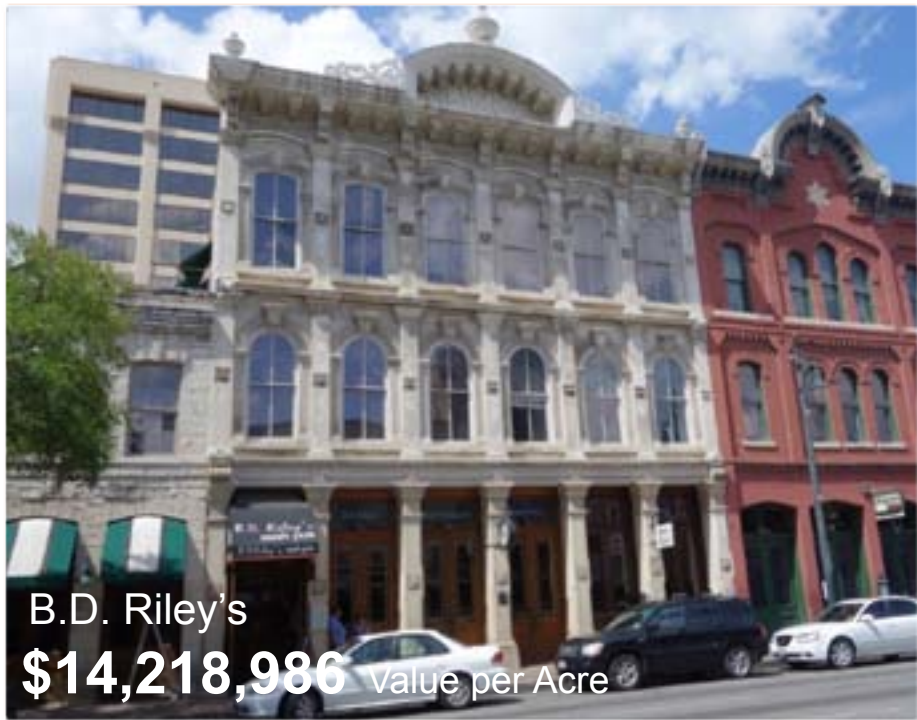


Taxable Value Per Acre

Travis County, TX

Value per Acre (\$)





B.D. Riley's
\$14,218,986 value per Acre

1.1 acres of B.D. Riley's would
equal the **20.4 acre** Walmart



Walmart
\$784,721 value per acre



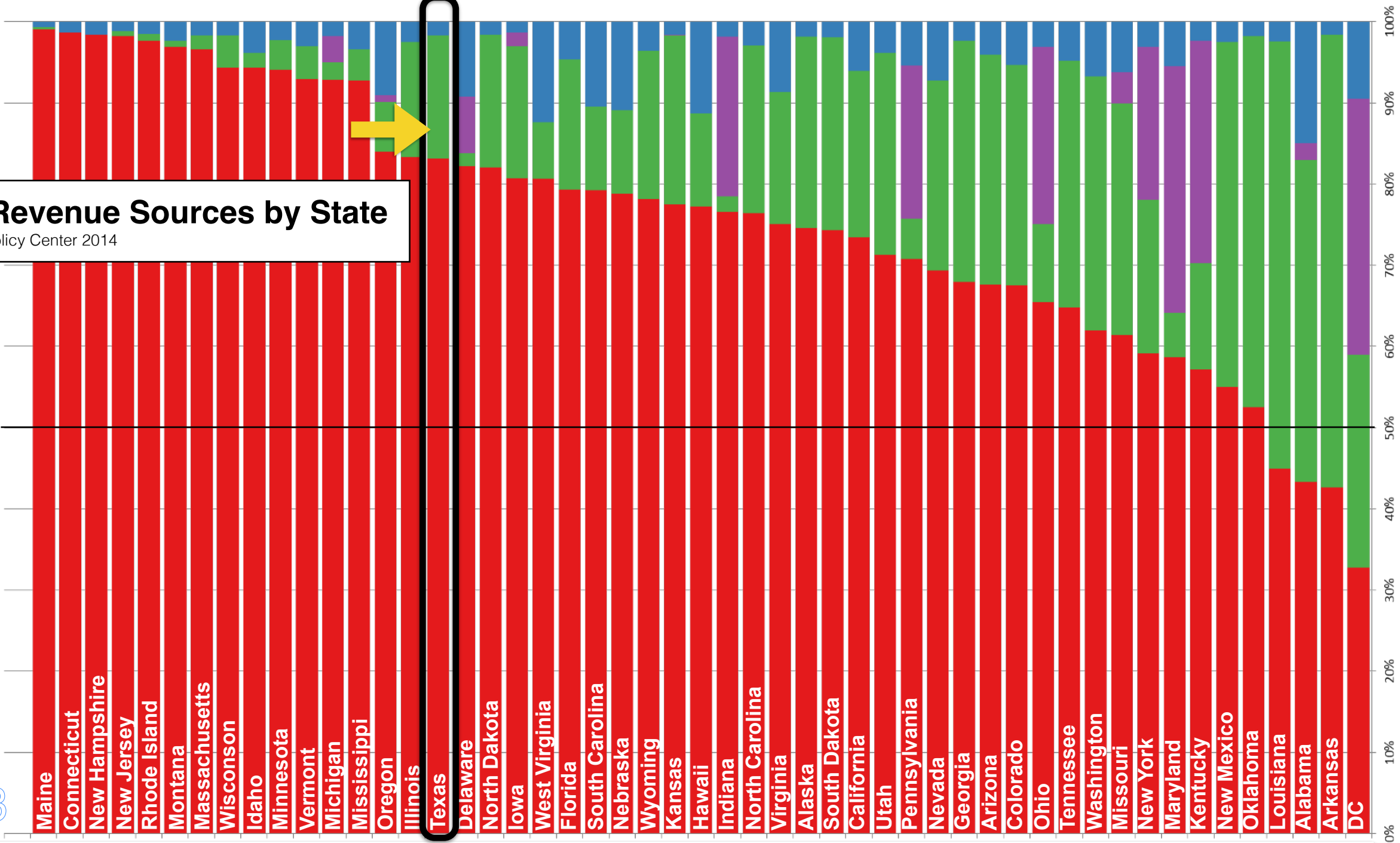
RETAIL SALES

Local Revenue Sources by State

Source: Tax Policy Center 2014

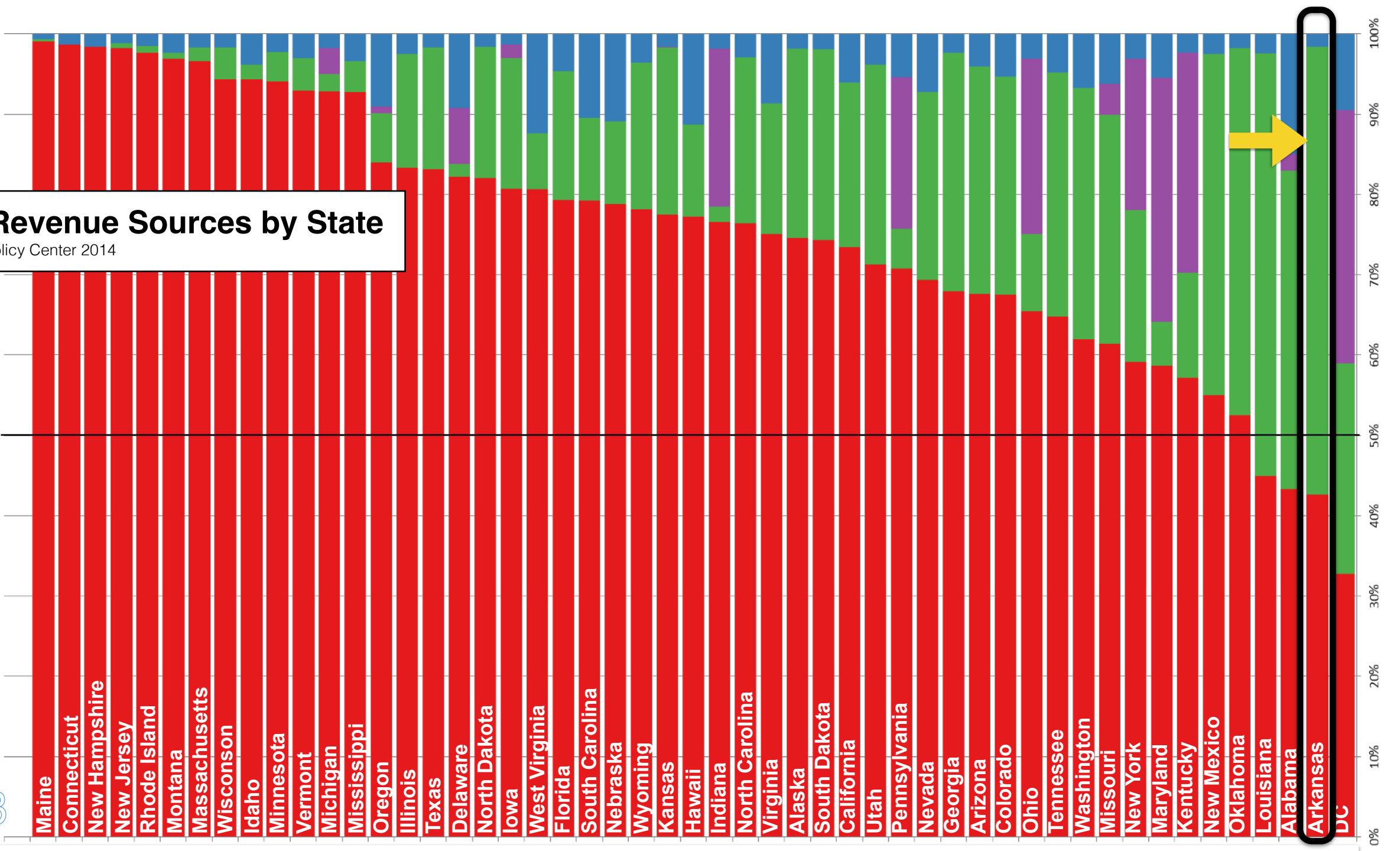
Property
Sales
Income
Other

Urban3



Local Revenue Sources by State

Source: Tax Policy Center 2014



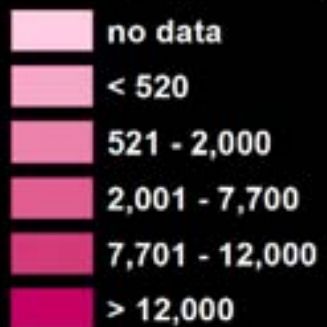
Mixed Beverage Sales per Acre

Six County Austin Metro Area



Map

Sales per Acre (\$)



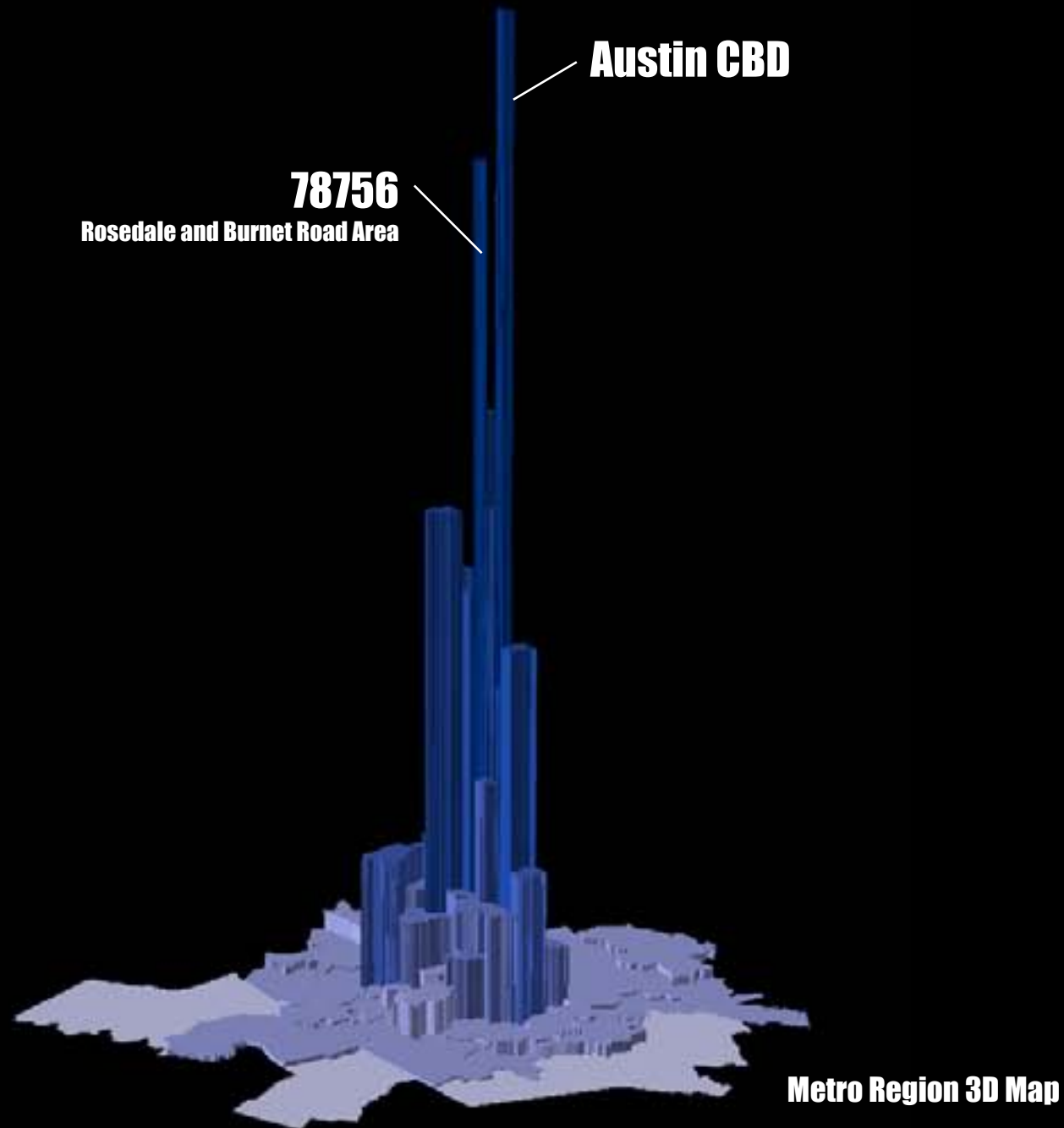
Metro Region 3D Map

Retail & Food Sales per Acre Six County Austin Metro Area



Map

Sales per Acre (\$)

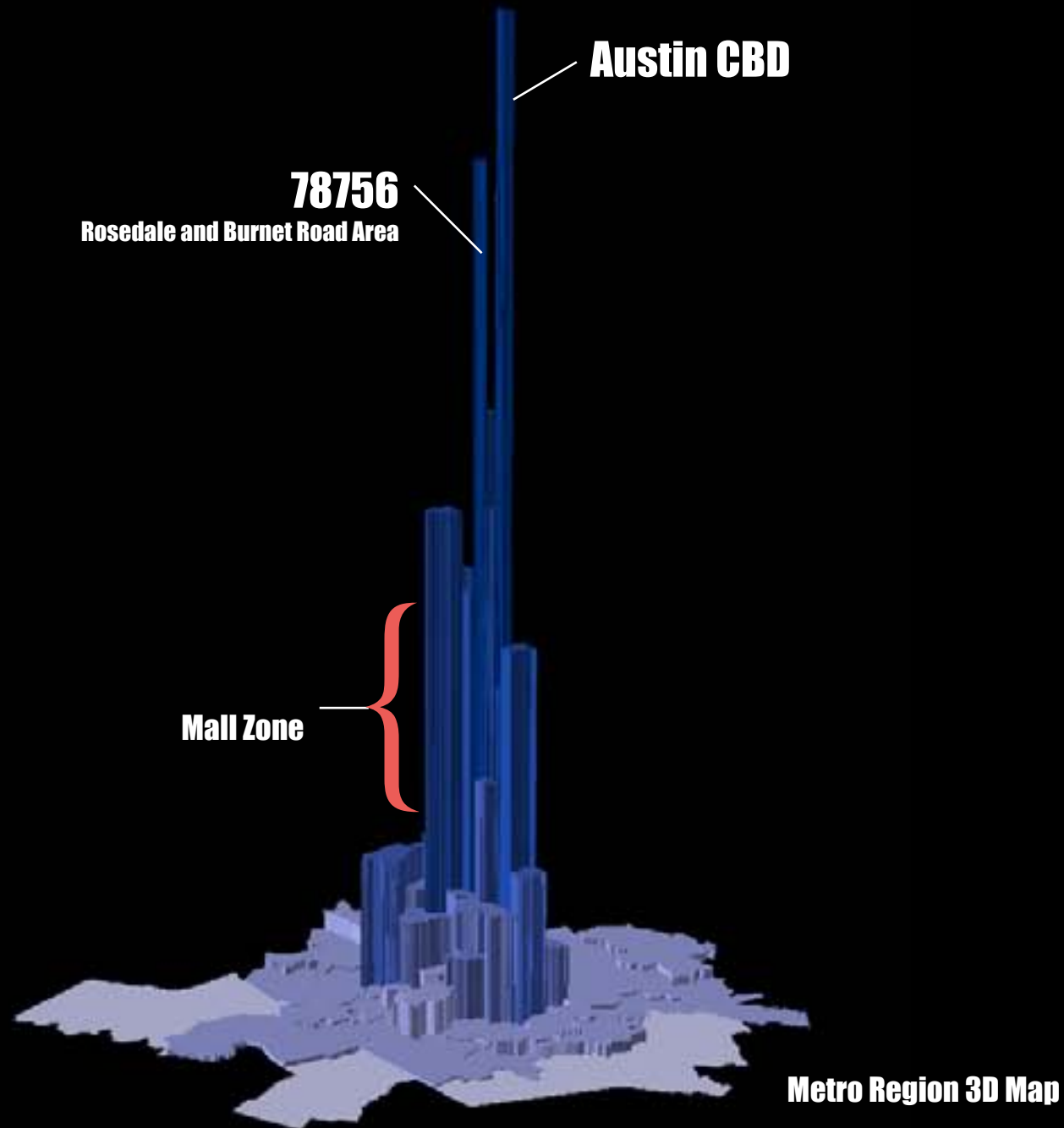


Retail & Food Sales per Acre Six County Austin Metro Area



Map

Sales per Acre (\$)

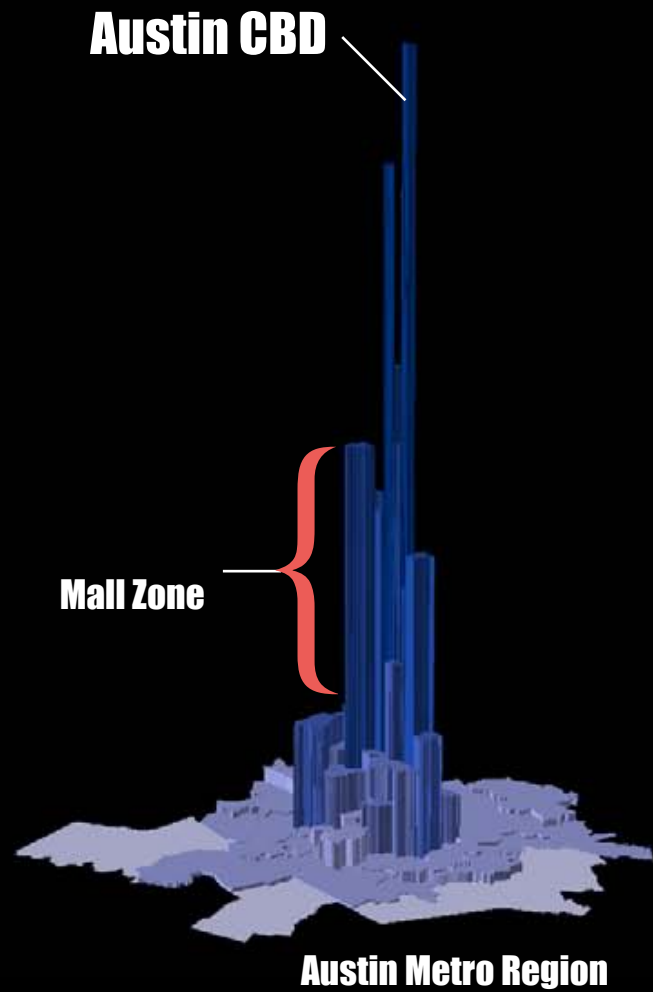


Retail Model Comparables

Metro Retail Sales Models

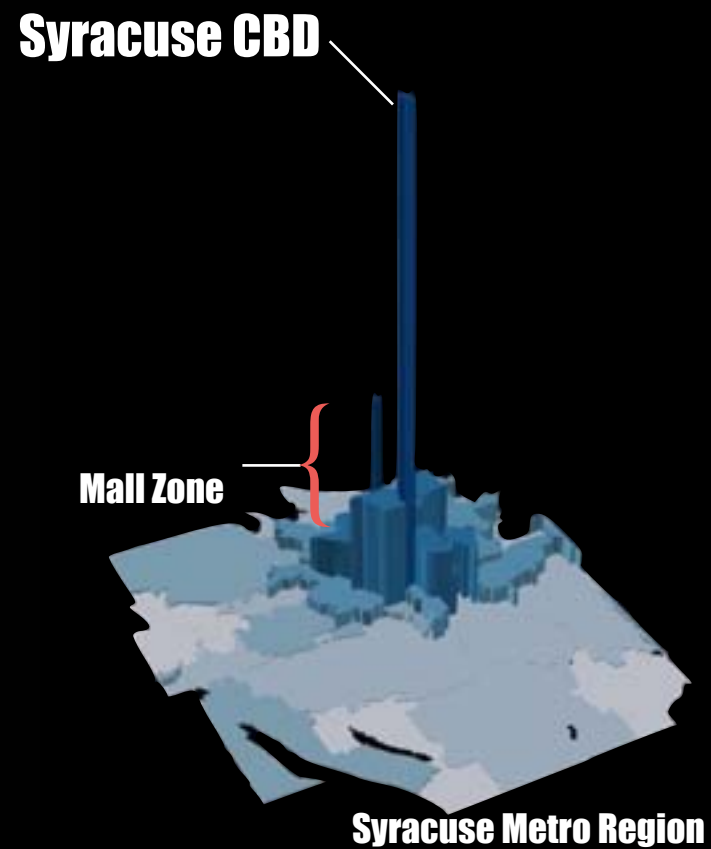
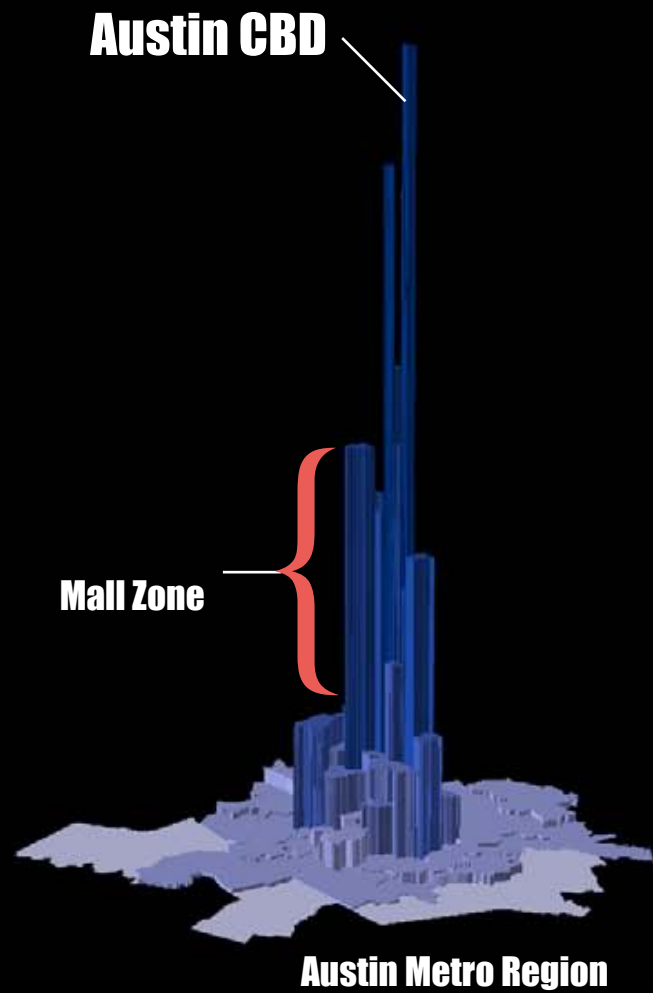
Retail Model Comparables

Metro Retail Sales Models



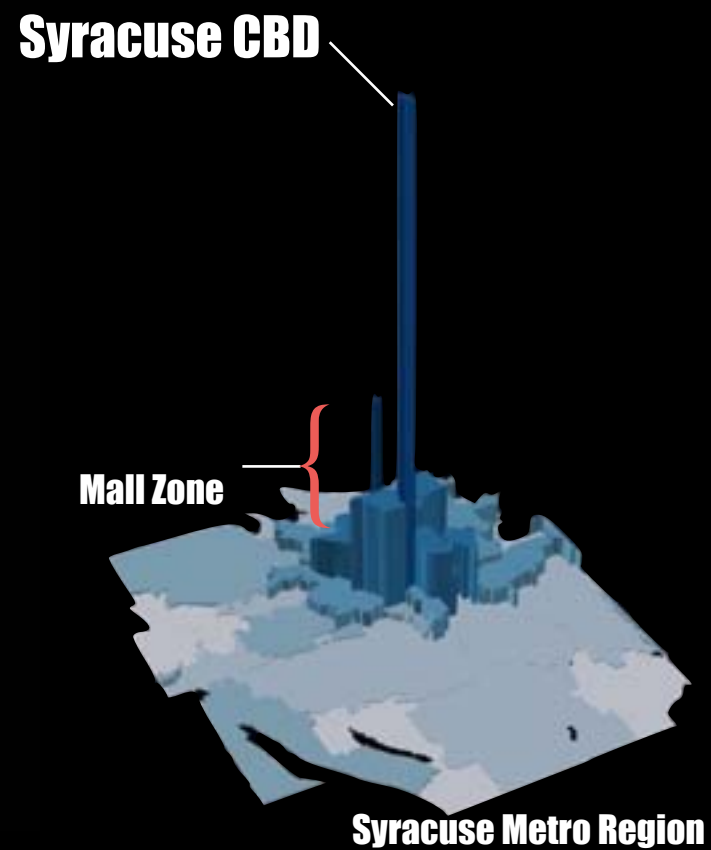
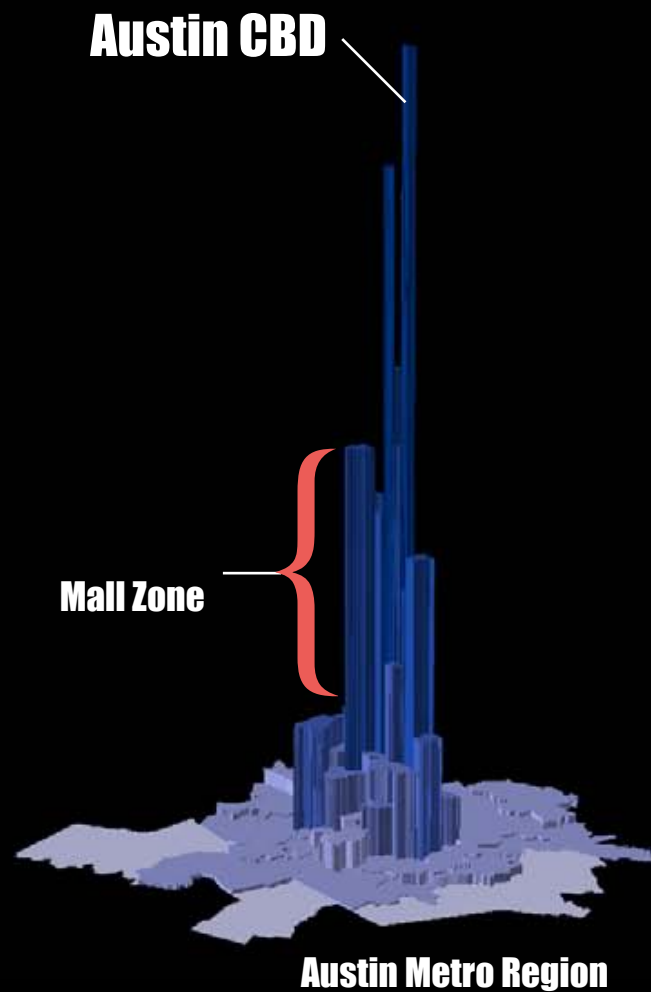
Retail Model Comparables

Metro Retail Sales Models



Retail Model Comparables

Metro Retail Sales Models



*Greetings
from*

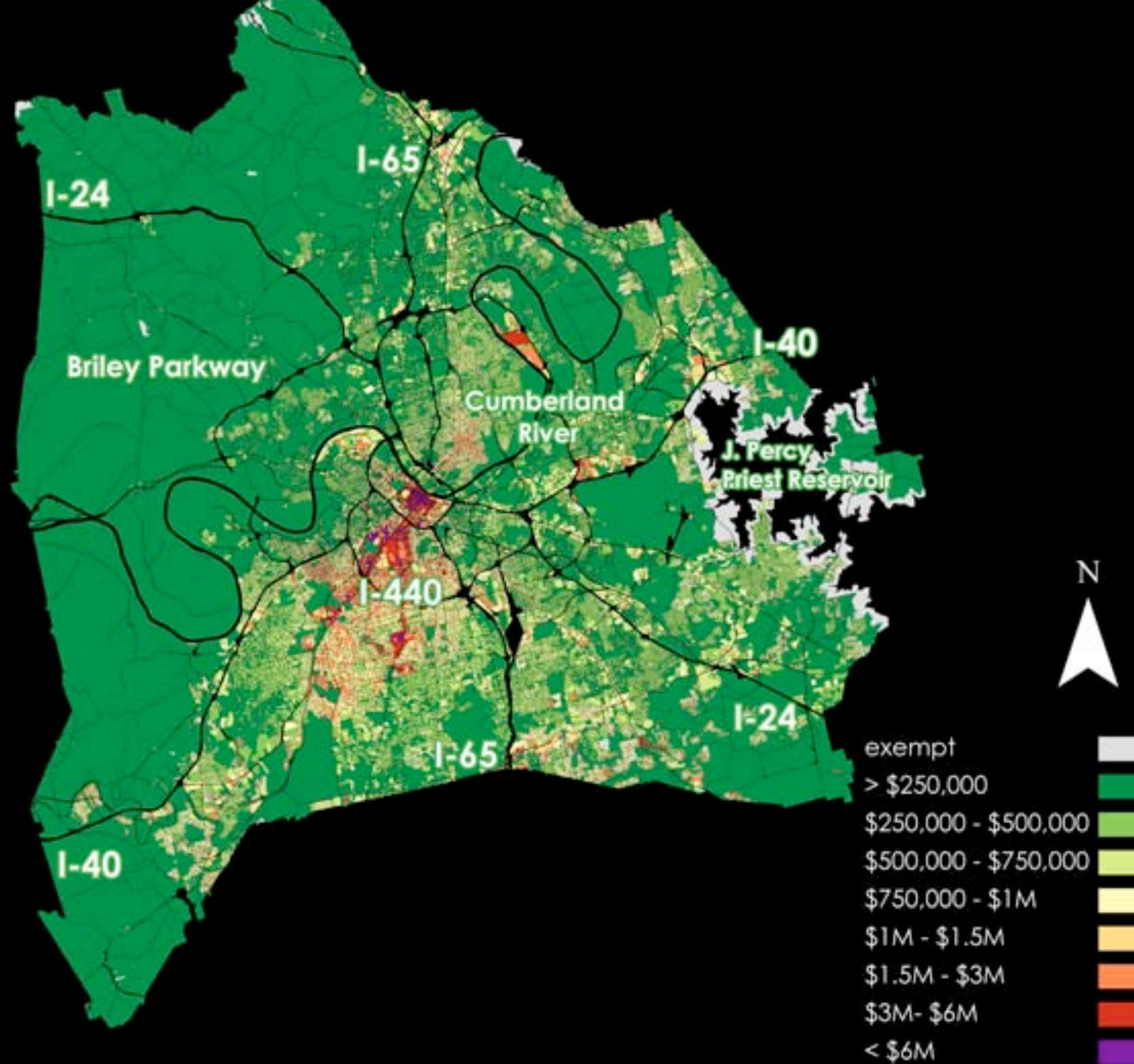


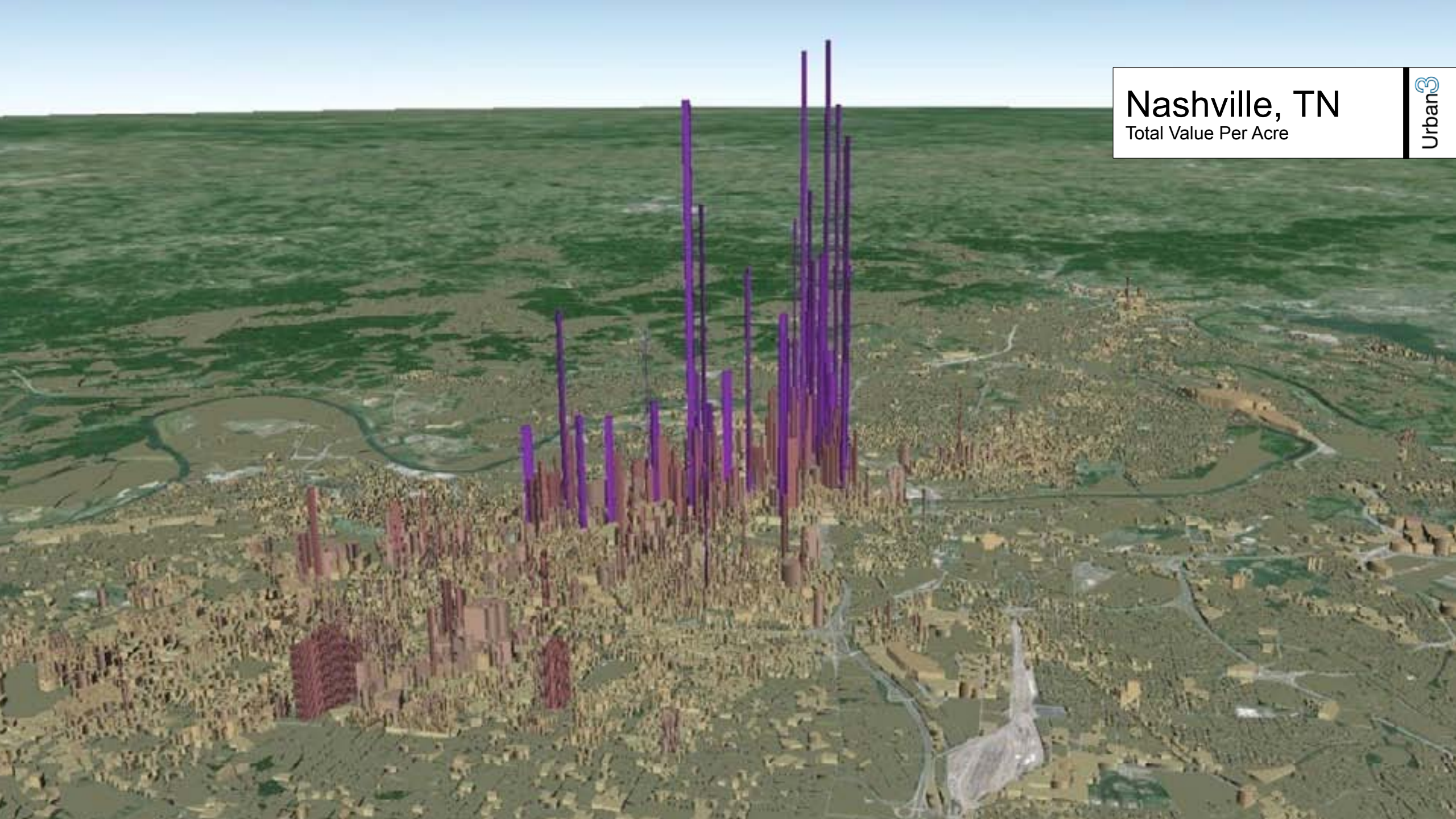
TENNESSEE



Nashville, TN

Total Value Per Acre (GSD)





Nashville, TN
Total Value Per Acre

Nashville, TN

Total Value Per Acre

Urban3



The Gulch Average
\$15,892,934/acre

Walmart (100 Oaks)
\$1,208,732/acre

Nashville, TN

Total Value Per Acre

Urban3



3189 Parthenon
\$7,046,590/acre



Midtown Lofts
\$10,547,130/acre



2112 Acklen
\$10,583,276/acre



Long Boulevard Infill
\$11,720,273/acre

Walmart (100 Oaks)
\$1,208,732/acre

Davidson County Property Tax Revenue Profile: 2013 Tax Yield

Opryland Mall
\$225M on 123 acres



Acklen Infill
\$6.1M on 0.5 acres

21 acres of Acklen Infill would
equal the property taxes of one
123 acre Opryland Mall

Davidson County Property Tax Revenue Profile: 2013 Tax Yield

100 Oaks
\$101M on 51.8 acres



Tequila Cowboy
\$9.6M on 0.05 acres

0.53 acres of Wanna B's would
equal the property taxes of one
51.8 acre 100 Oaks Mall

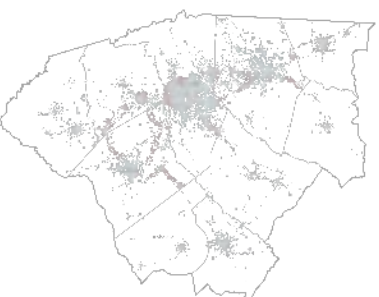
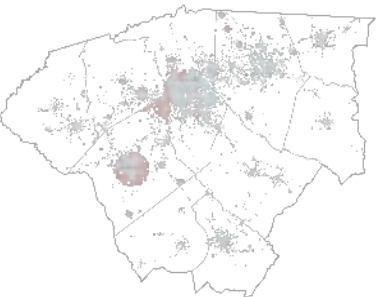
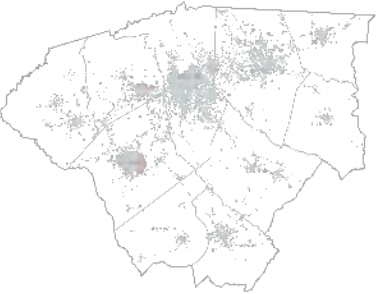
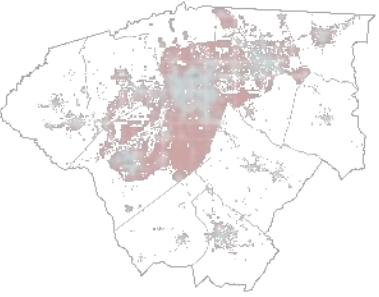
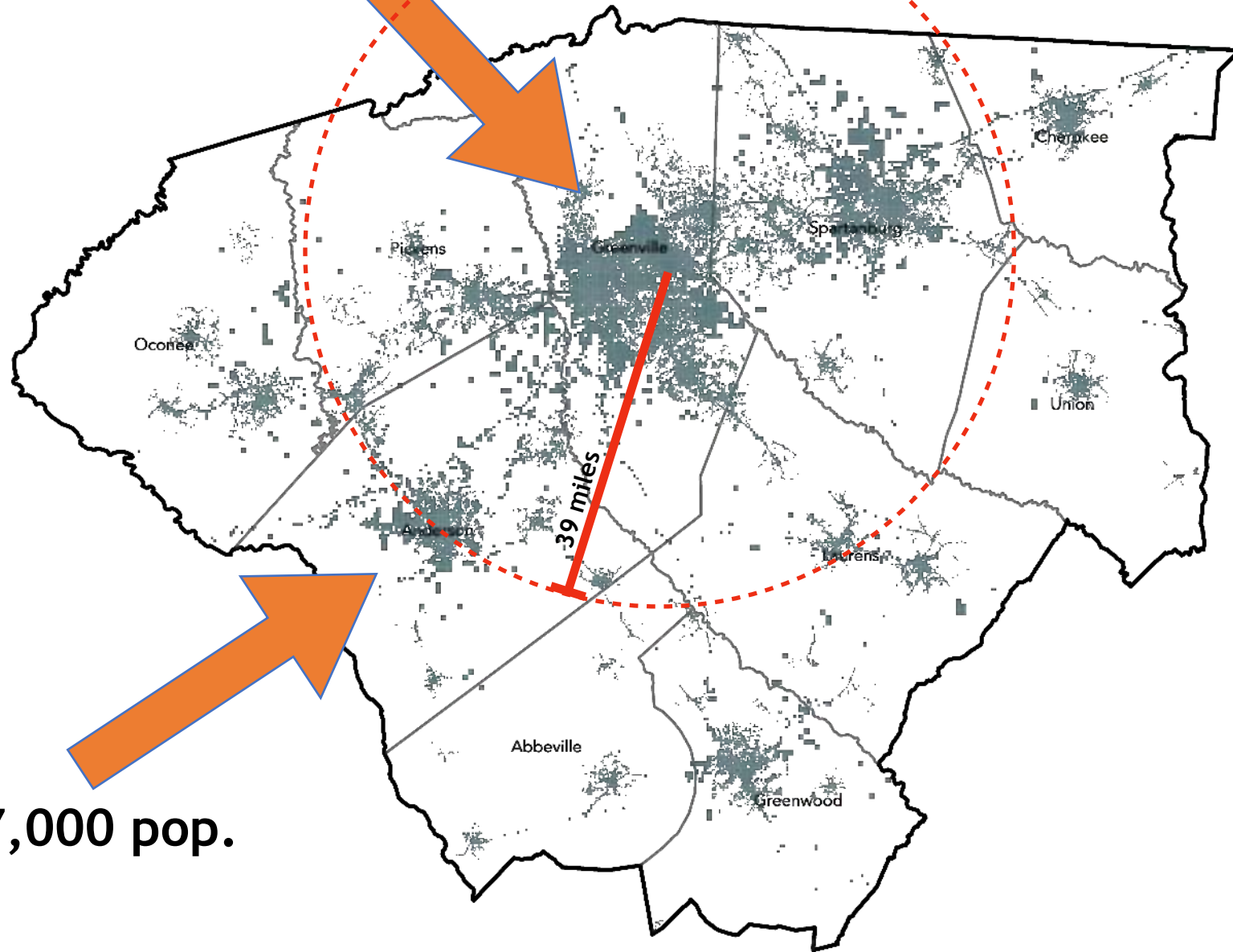
What are the numbers for the Greenville Metro?



Net New Land Consumed Existing Conditions

67,500 pop.

27,000 pop.

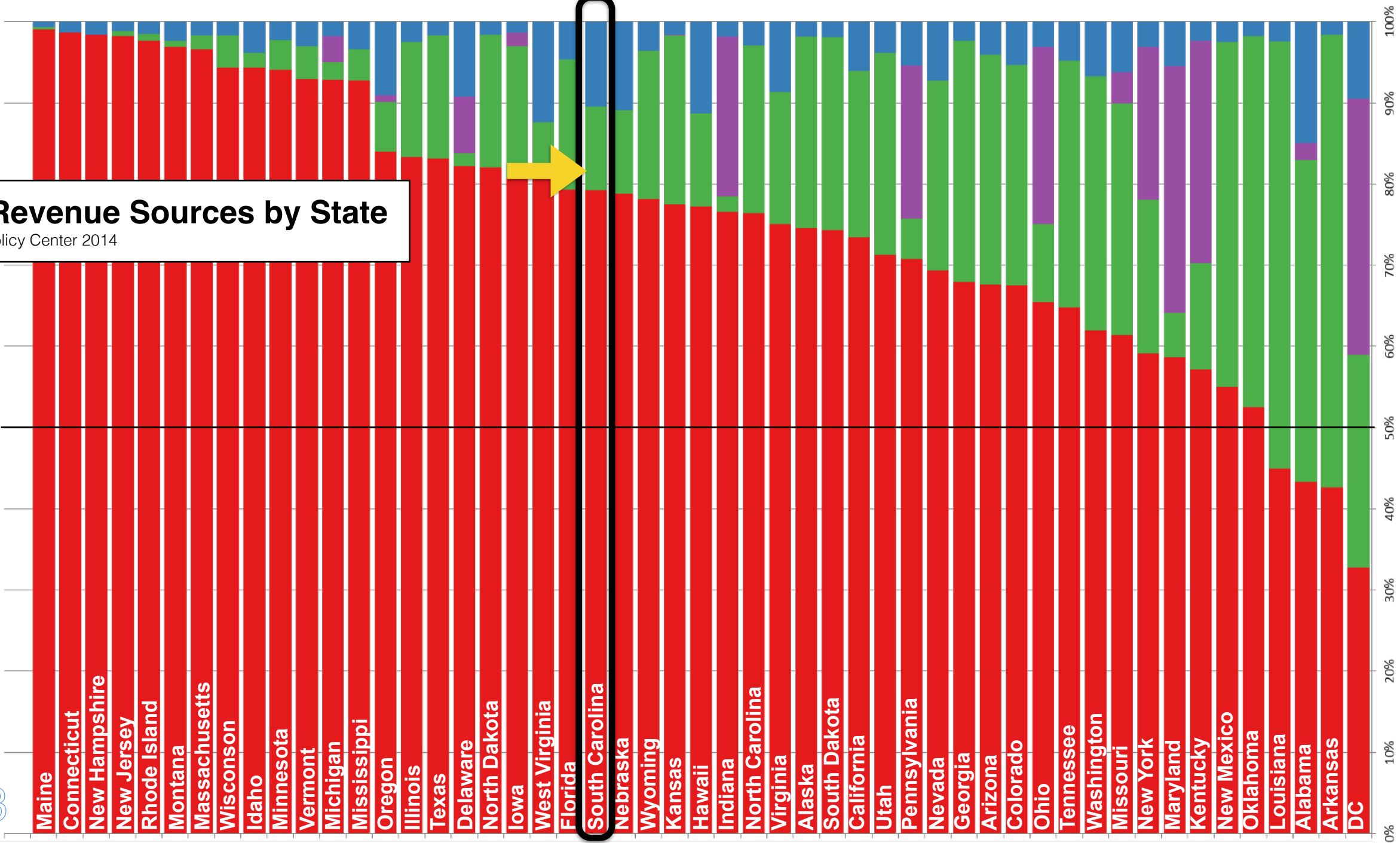




RETAIL SALES

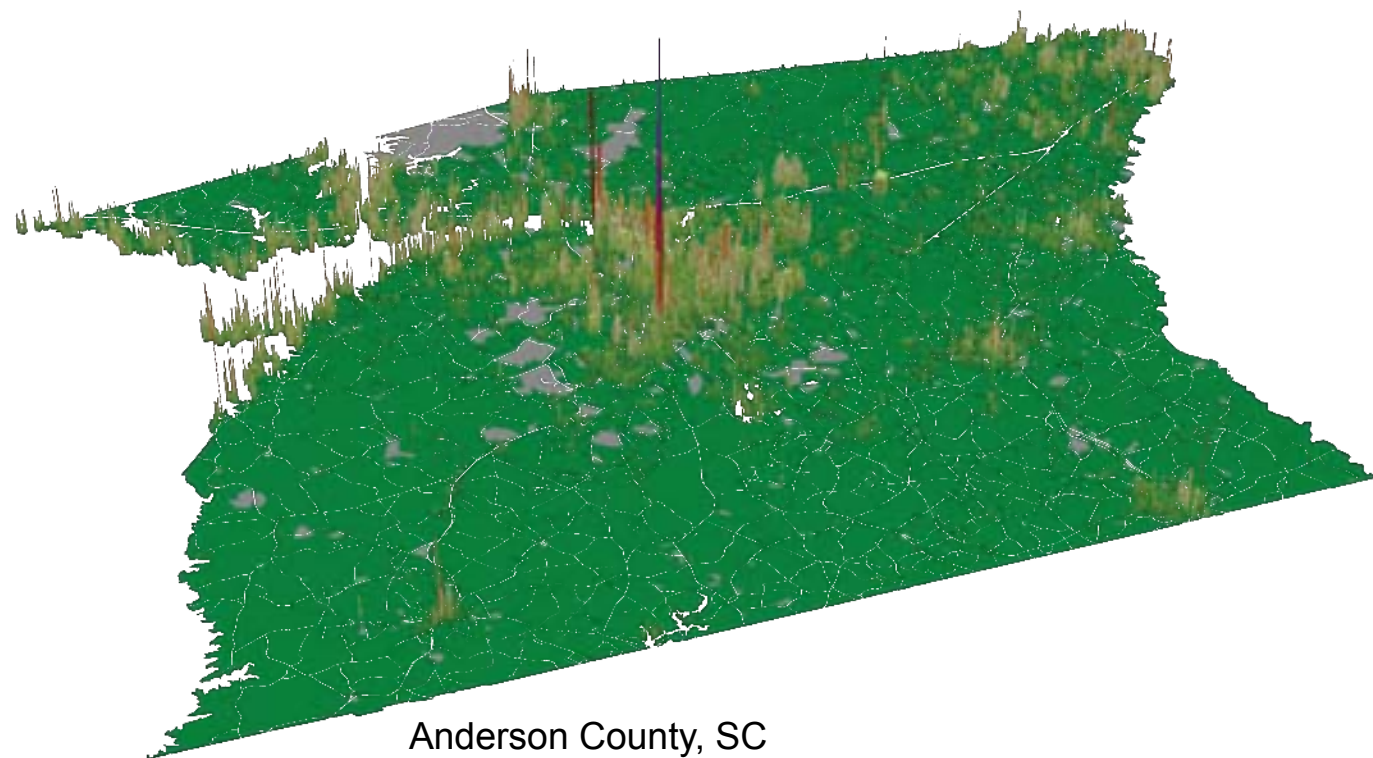
Local Revenue Sources by State

Source: Tax Policy Center 2014

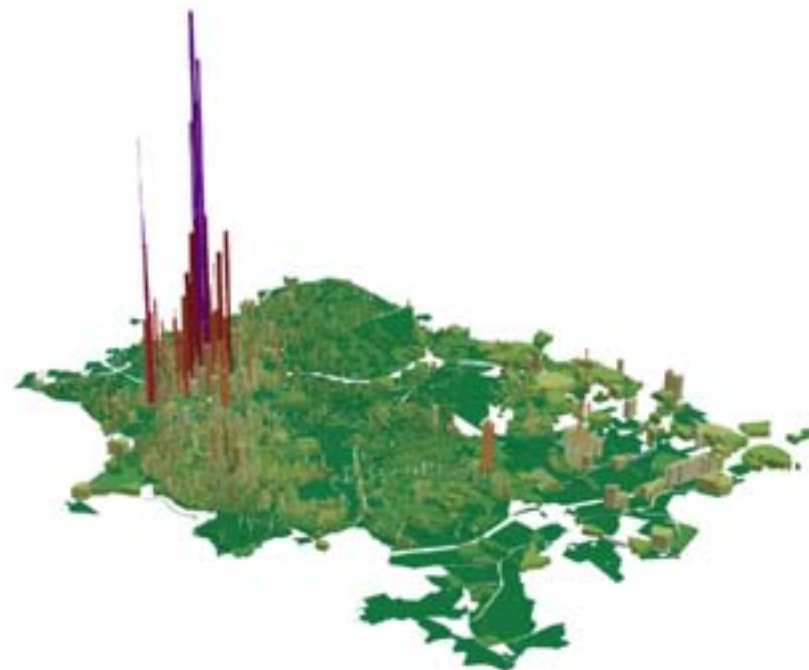


Tax Value per Acre

Greenville Metro Typologies

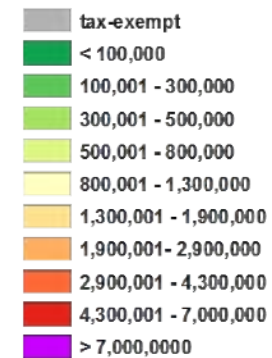


Anderson County, SC



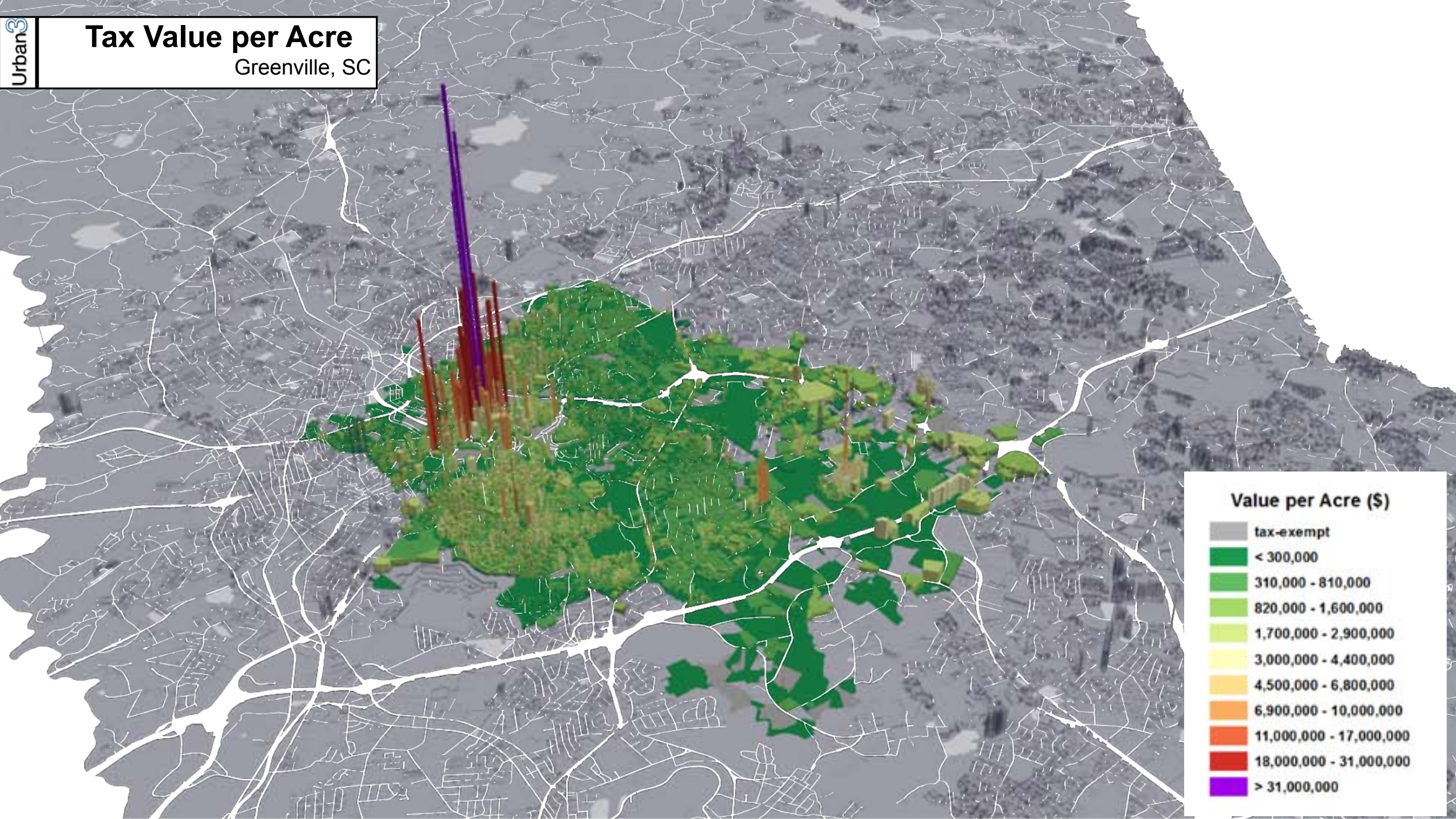
City of Greenville, SC

Value per Acre (\$)



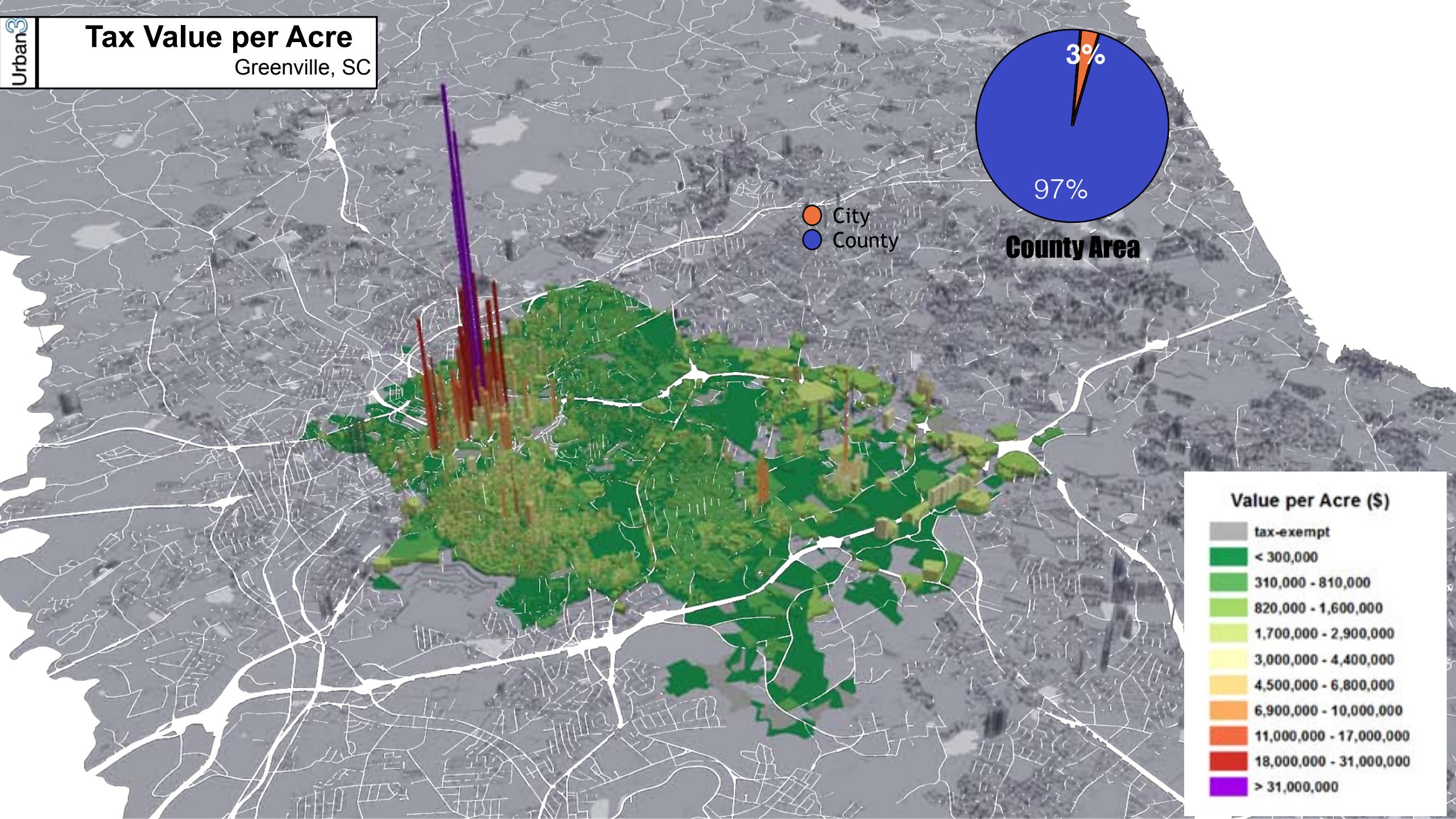
Tax Value per Acre

Greenville, SC



Tax Value per Acre

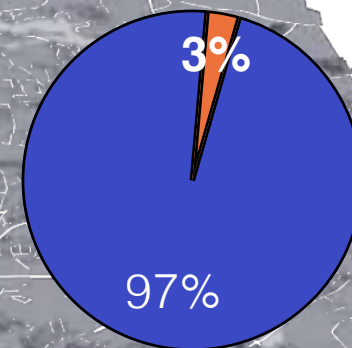
Greenville, SC



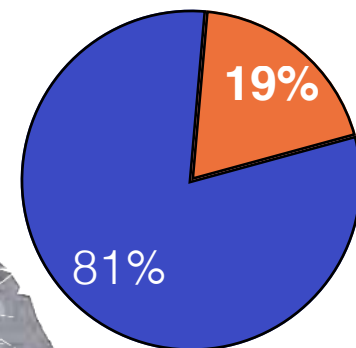
Tax Value per Acre

Greenville, SC

City
County

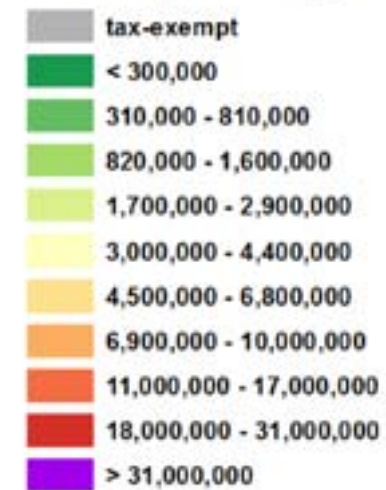


County Area



County Value

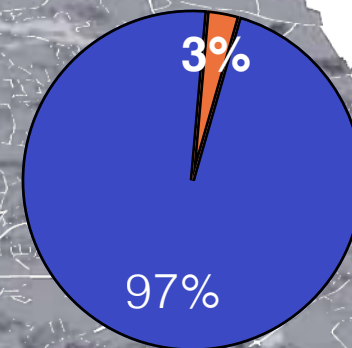
Value per Acre (\$)



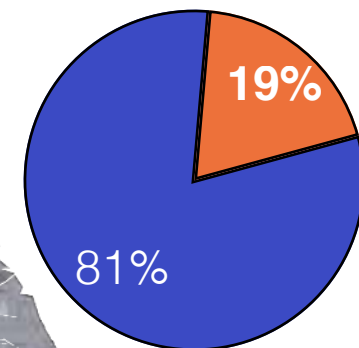
Tax Value per Acre

Greenville, SC

City
County

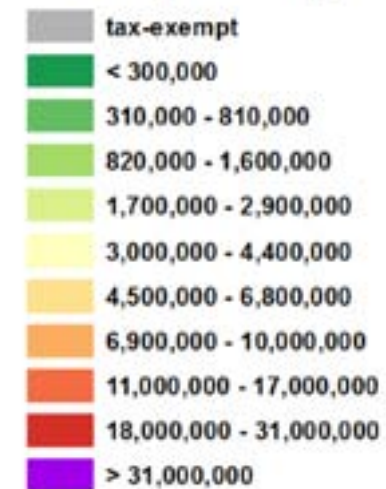


County Area



County Value

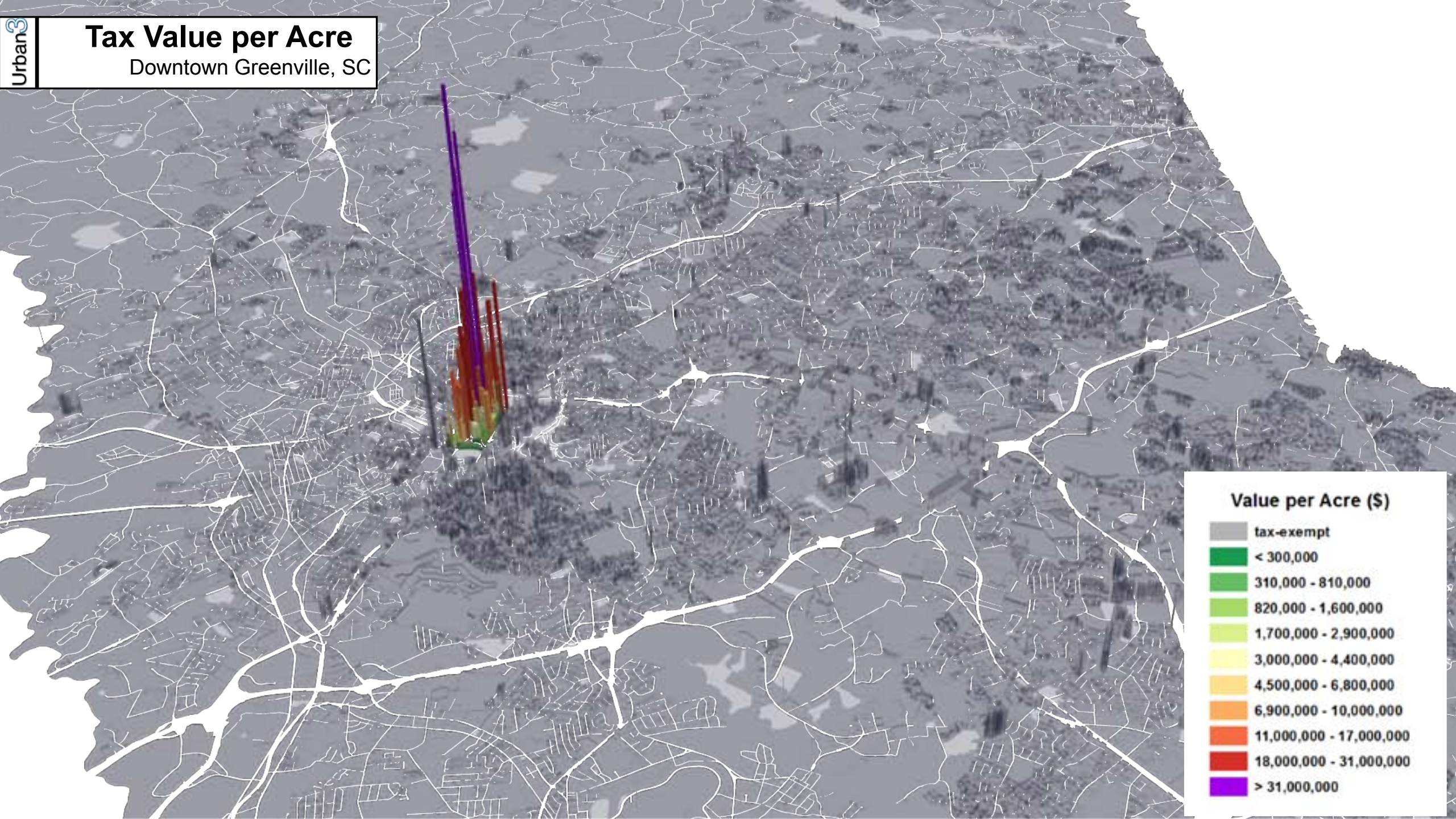
Value per Acre (\$)



1:6

Tax Value per Acre

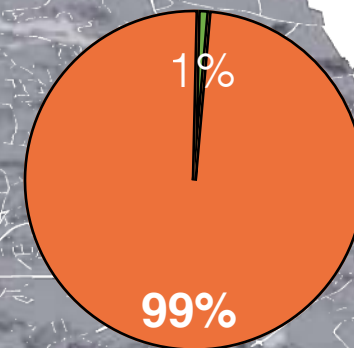
Downtown Greenville, SC



Tax Value per Acre

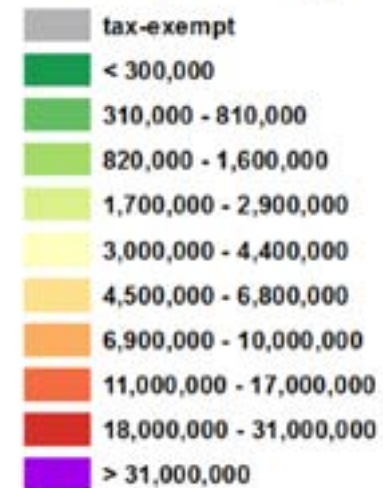
Downtown Greenville, SC

City
Downtown



City Area

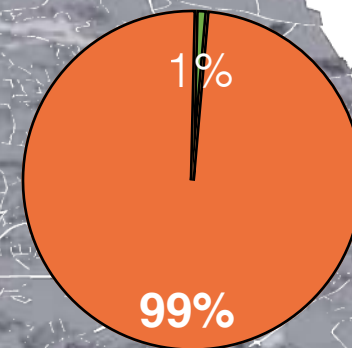
Value per Acre (\$)



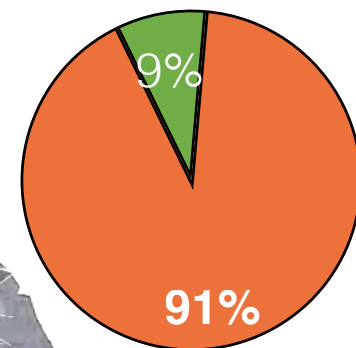
Tax Value per Acre

Downtown Greenville, SC

City
Downtown

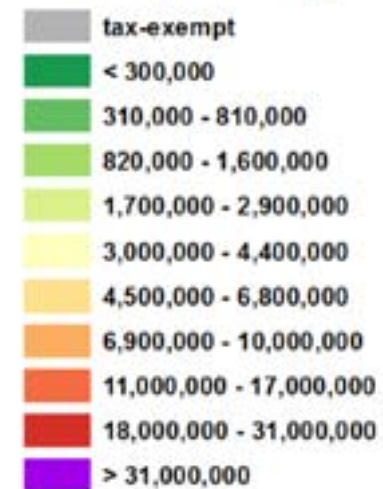


City Area



City Value

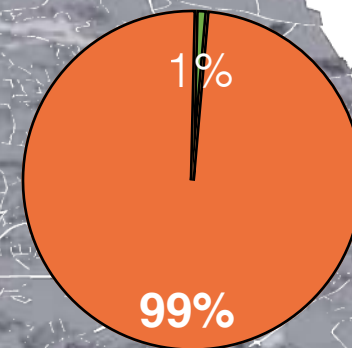
Value per Acre (\$)



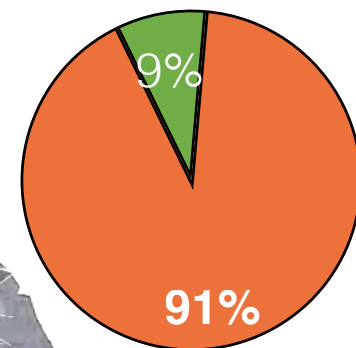
Tax Value per Acre

Downtown Greenville, SC

City
Downtown

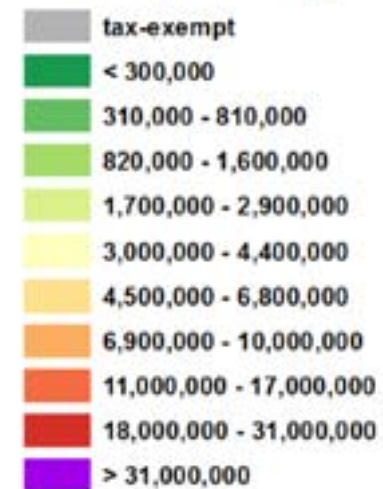


City Area



City Value

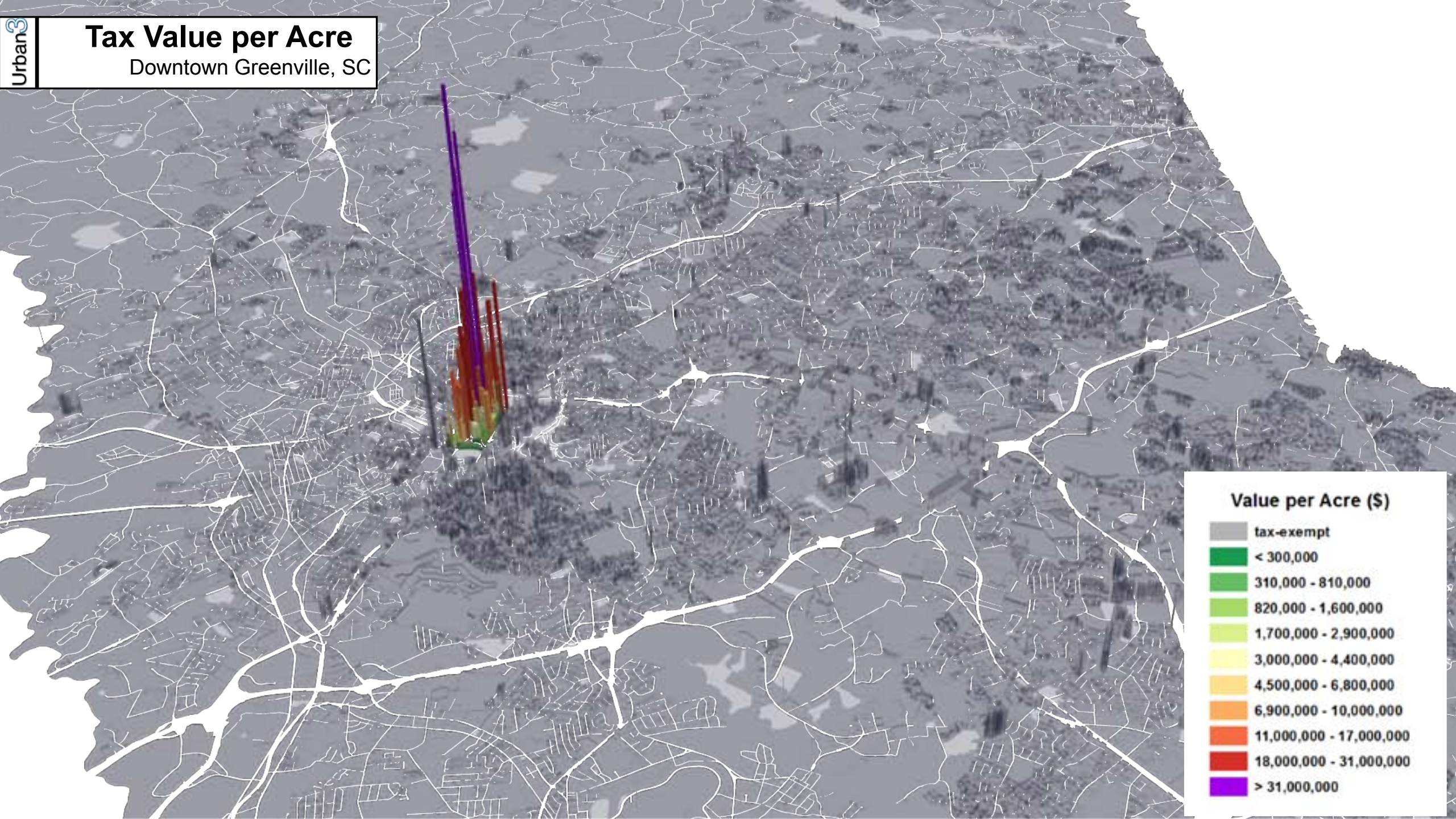
Value per Acre (\$)



1:9

Tax Value per Acre

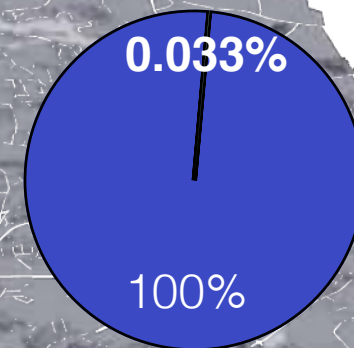
Downtown Greenville, SC



Tax Value per Acre

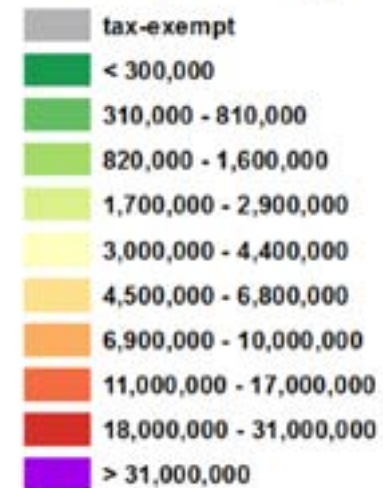
Downtown Greenville, SC

● Downtown
● County



County Area

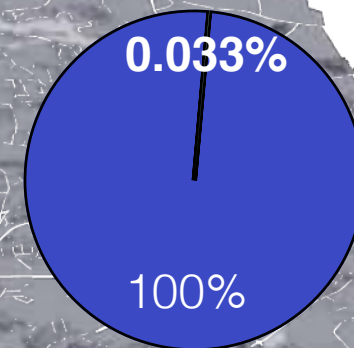
Value per Acre (\$)



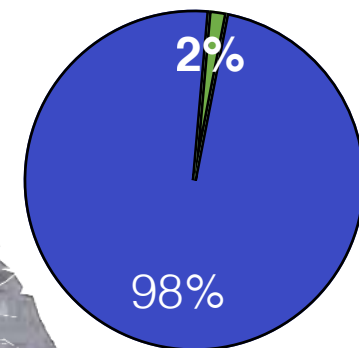
Tax Value per Acre

Downtown Greenville, SC

● Downtown
● County

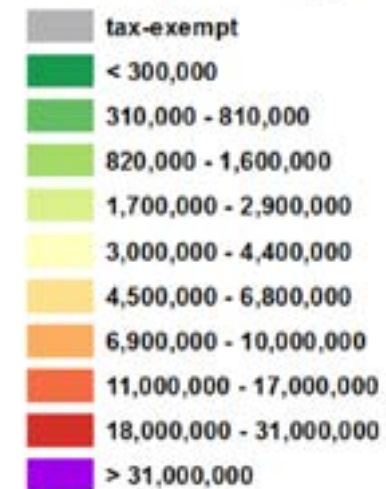


County Area



County Value

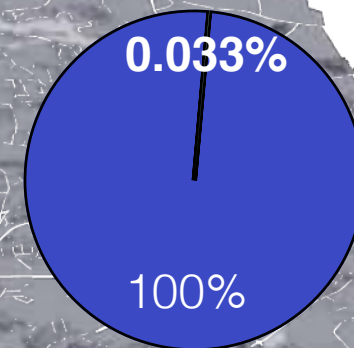
Value per Acre (\$)



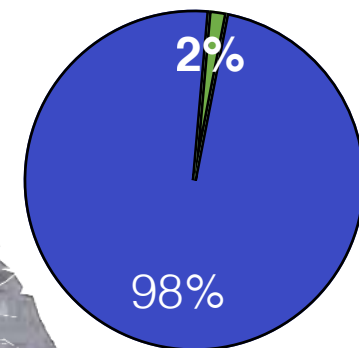
Tax Value per Acre

Downtown Greenville, SC

● Downtown
● County

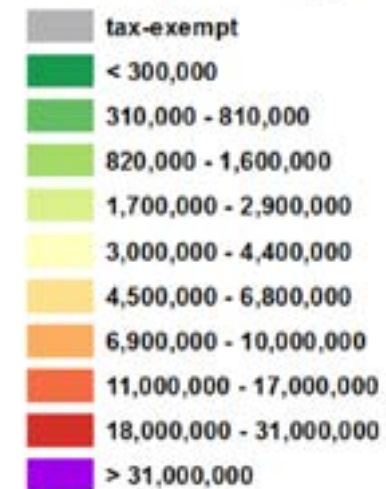


County Area



County Value

Value per Acre (\$)



1:61

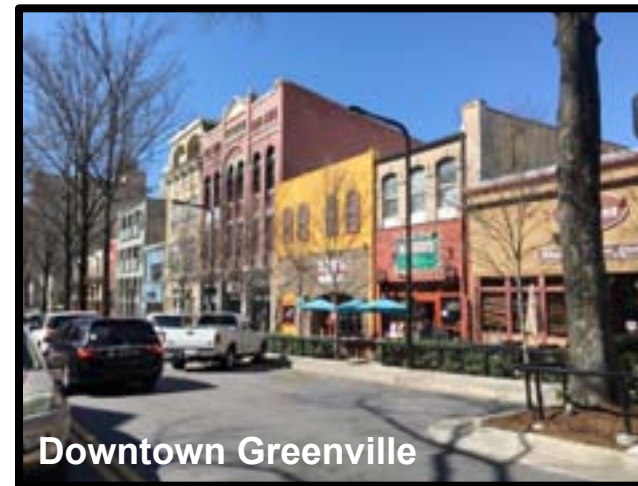
Tax Value per Acre

Greenville, SC

2.3 acres of 18 S Main would
equal property tax production of
entire **73-acre** Greenridge Cluster



Greenridge Cluster
\$947,138/acre



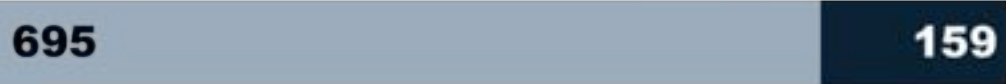
land consumed (acres)

695

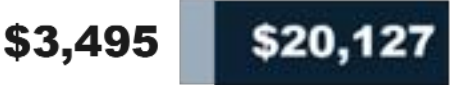
159



land consumed (acres)



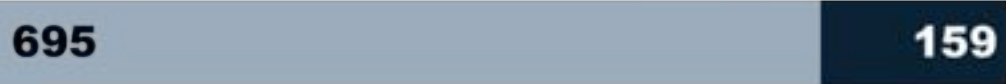
county property taxes / acre







land consumed (acres)



county property taxes / acre



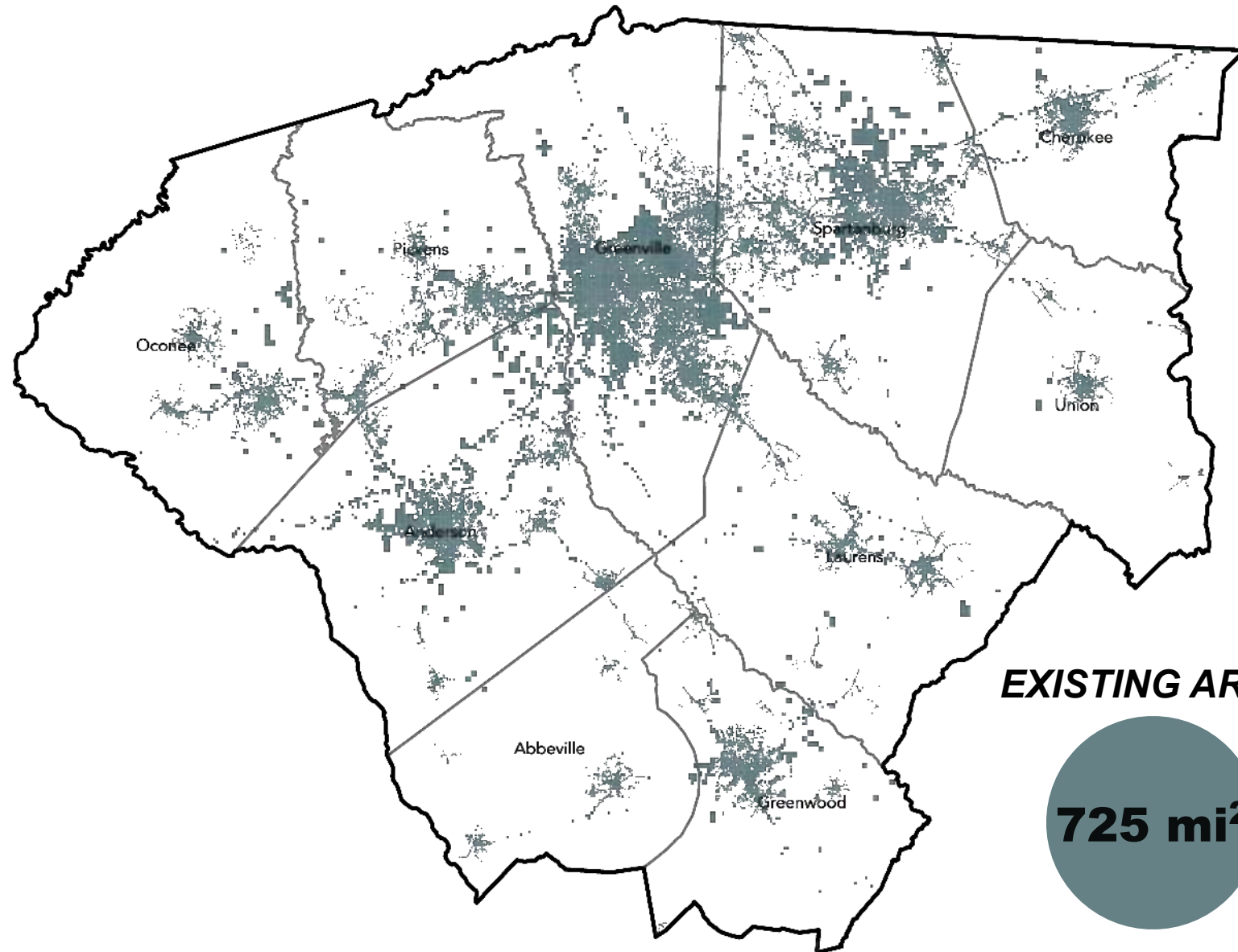
total sales tax / acre



jobs / acre

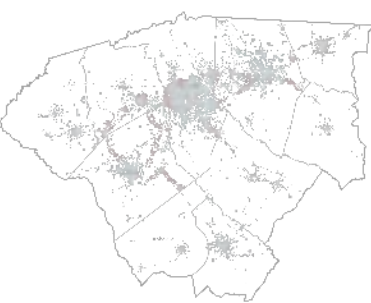
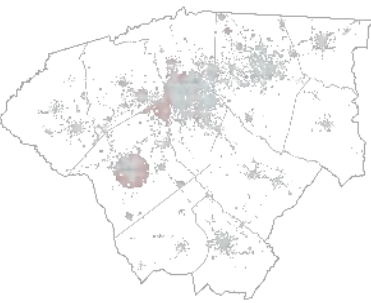
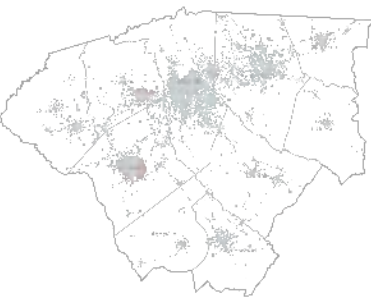
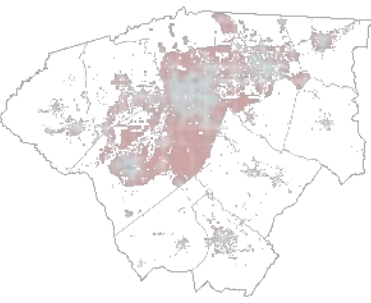


Net New Land Consumed Existing Conditions

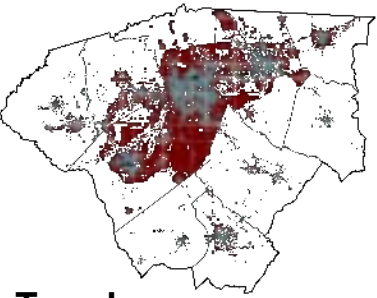


EXISTING AREA

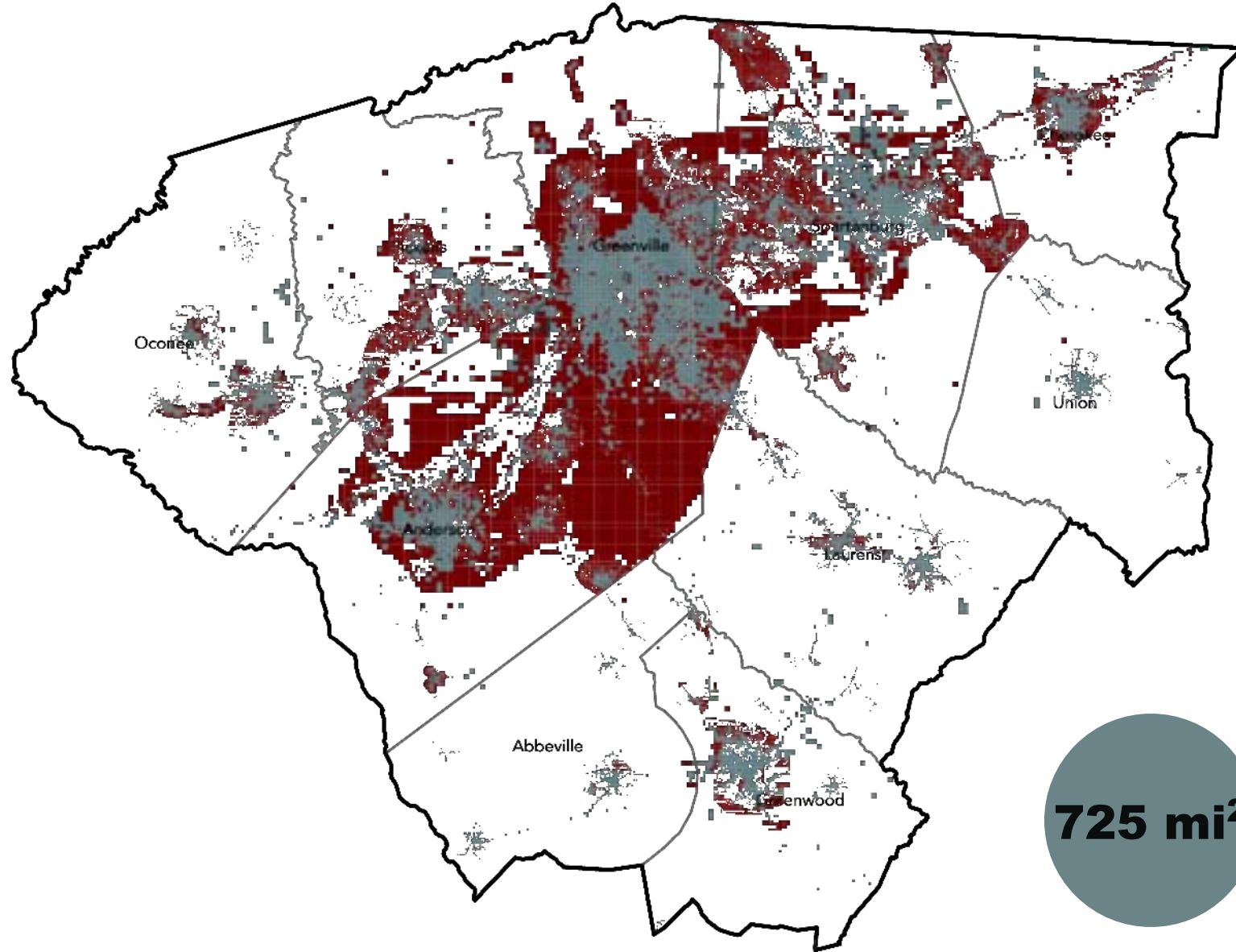
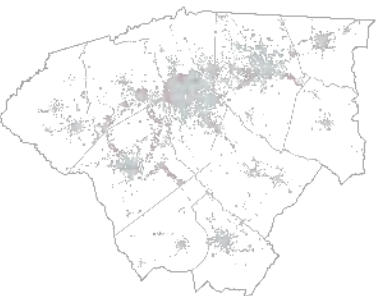
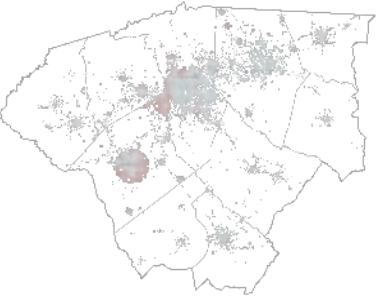
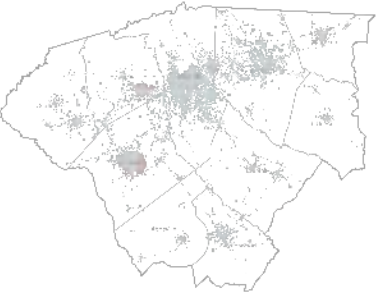
725 mi²



Net New Land Consumed Trend Scenario



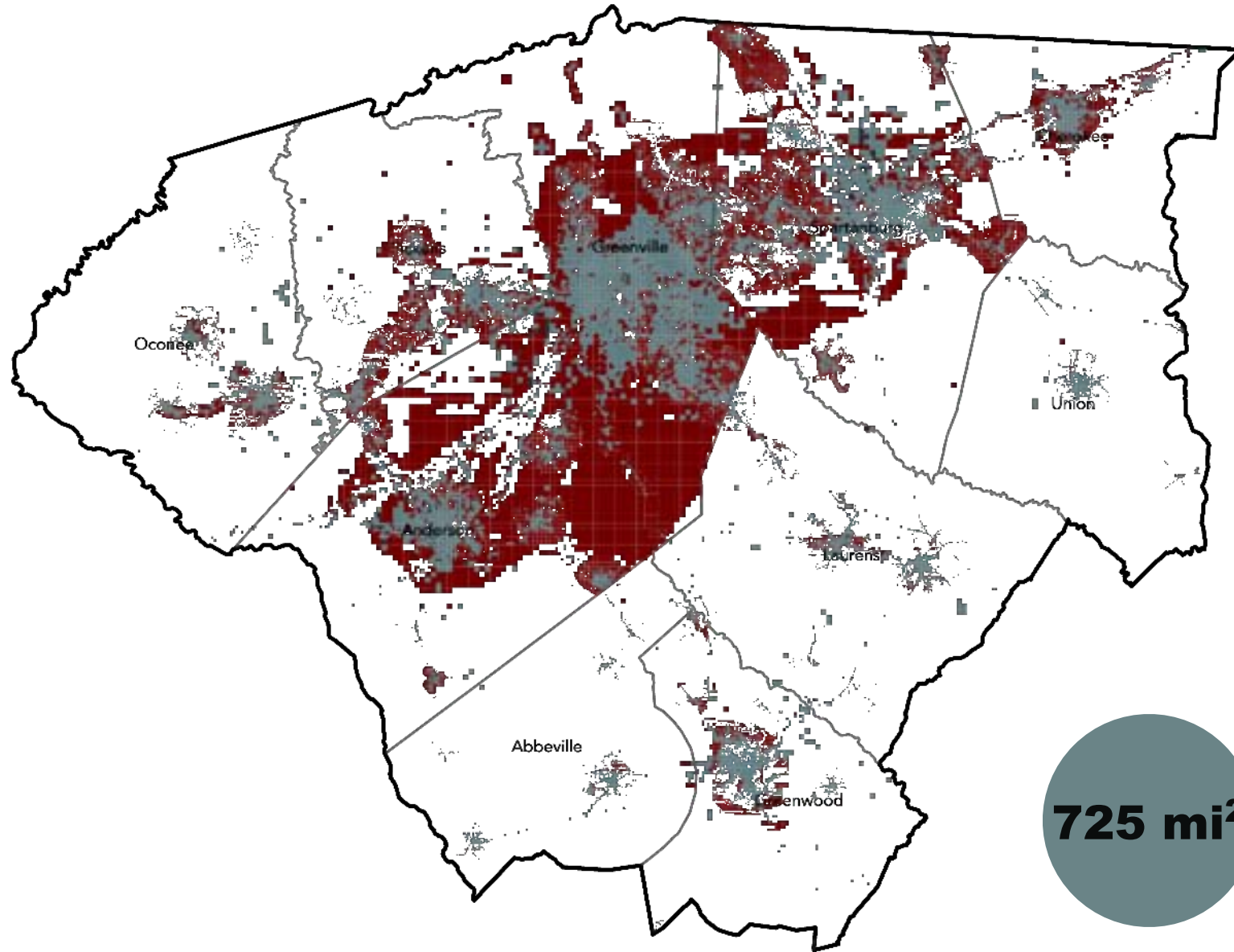
Trend



725 mi²

Net New Land Consumed Trend Scenario

Trend

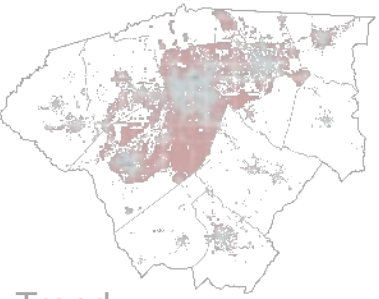


920 mi²

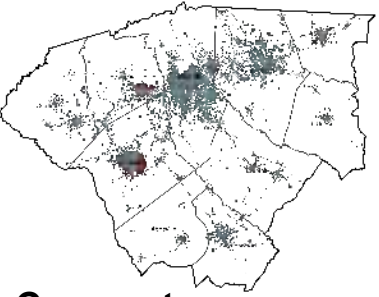
725 mi²

**NEW LAND
DEVELOPED**

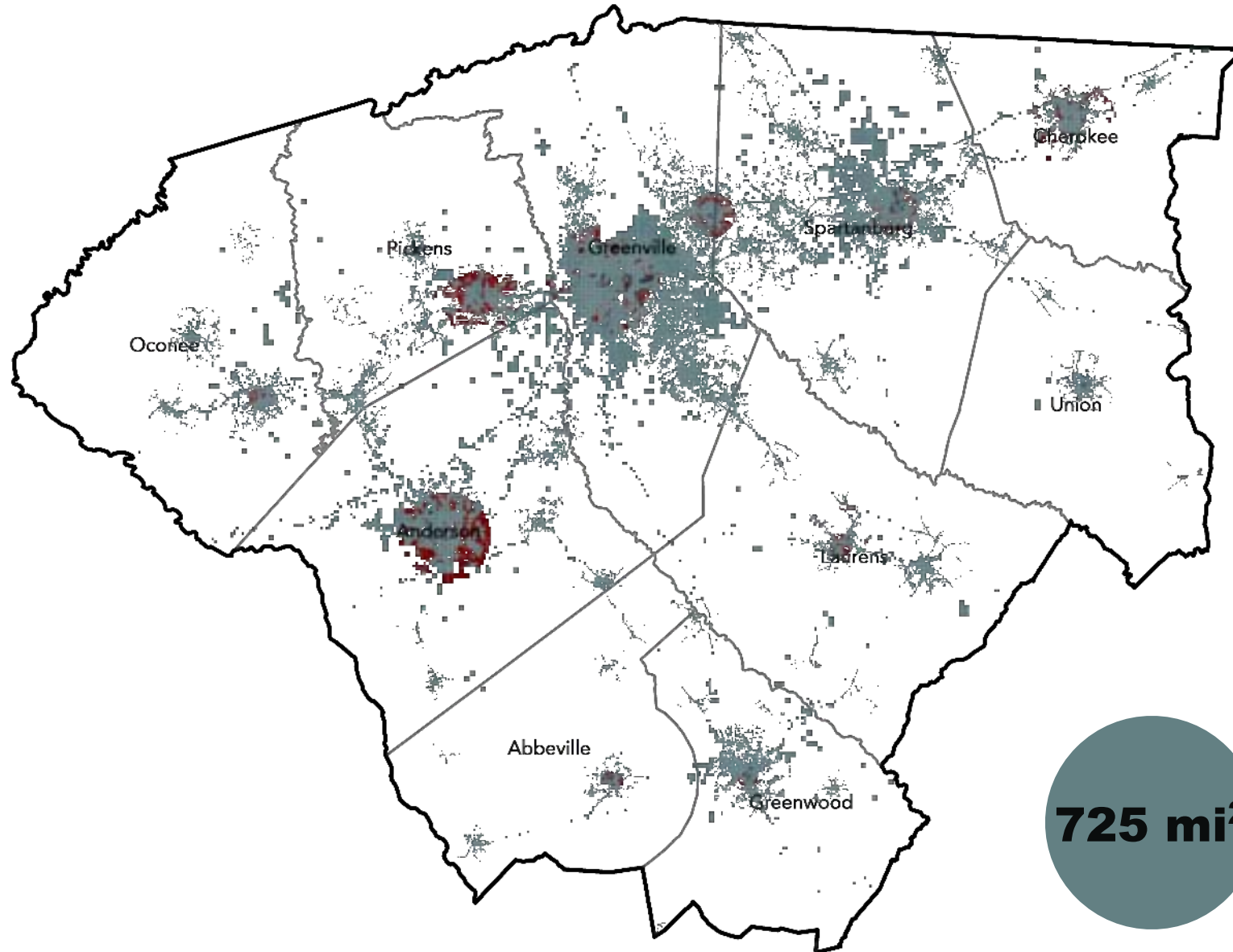
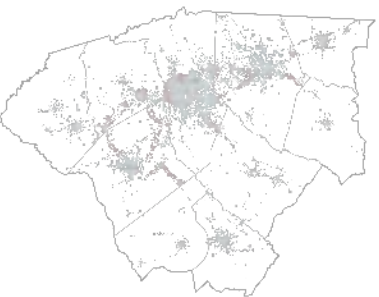
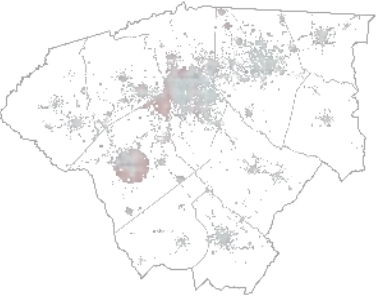
Net New Land Consumed Compact Growth Scenario



Trend



Compact



725 mi² • 14.5 mi²

Regional Land Coverage

Greenville Metro 2017

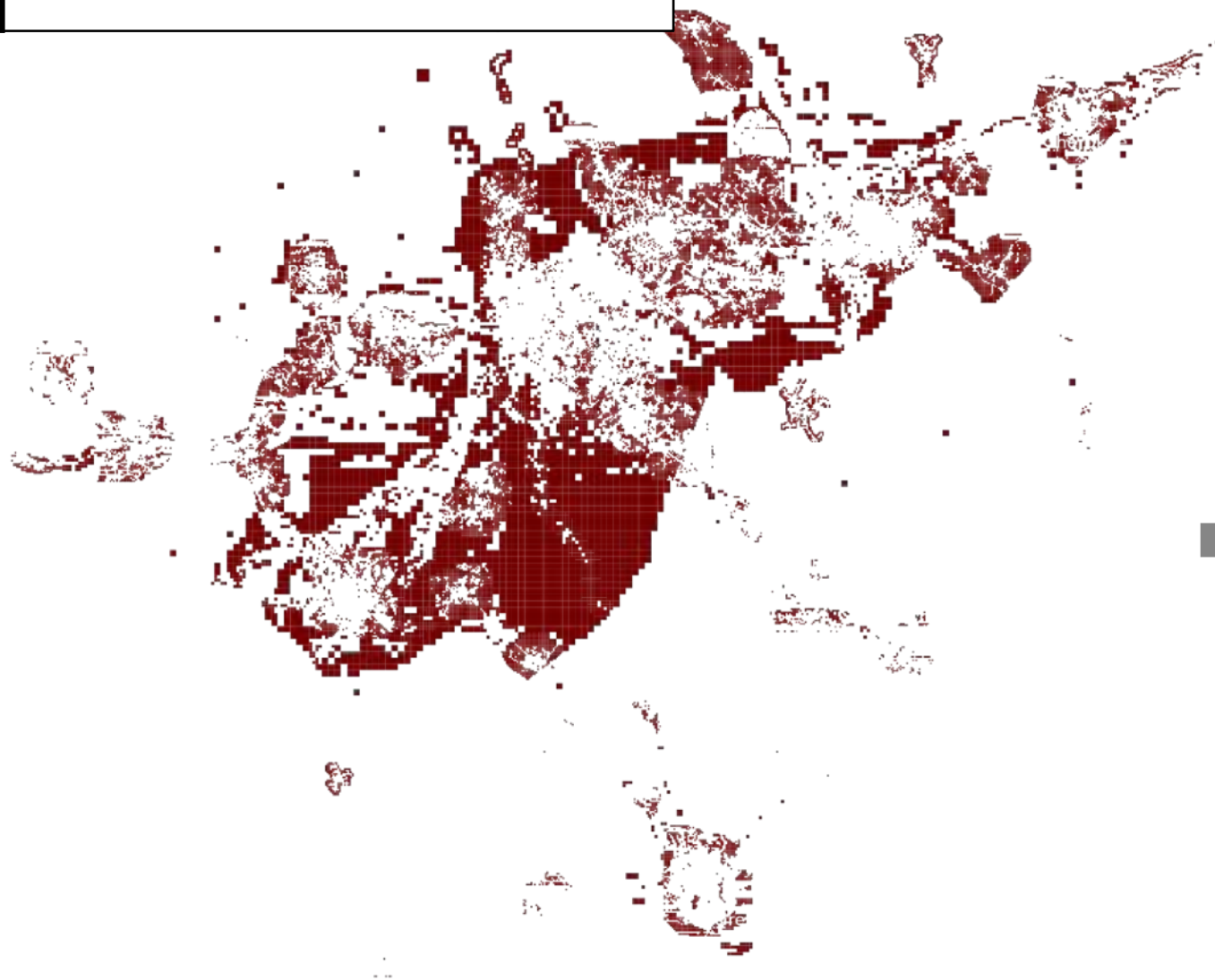


725 mi²



Regional Land Coverage

Trend Greenville Metro 2040



920 mi²



Current 1.4M

Adding 321k (136% growth)

Adding 195ac (226% growth)

Regional Land Coverage

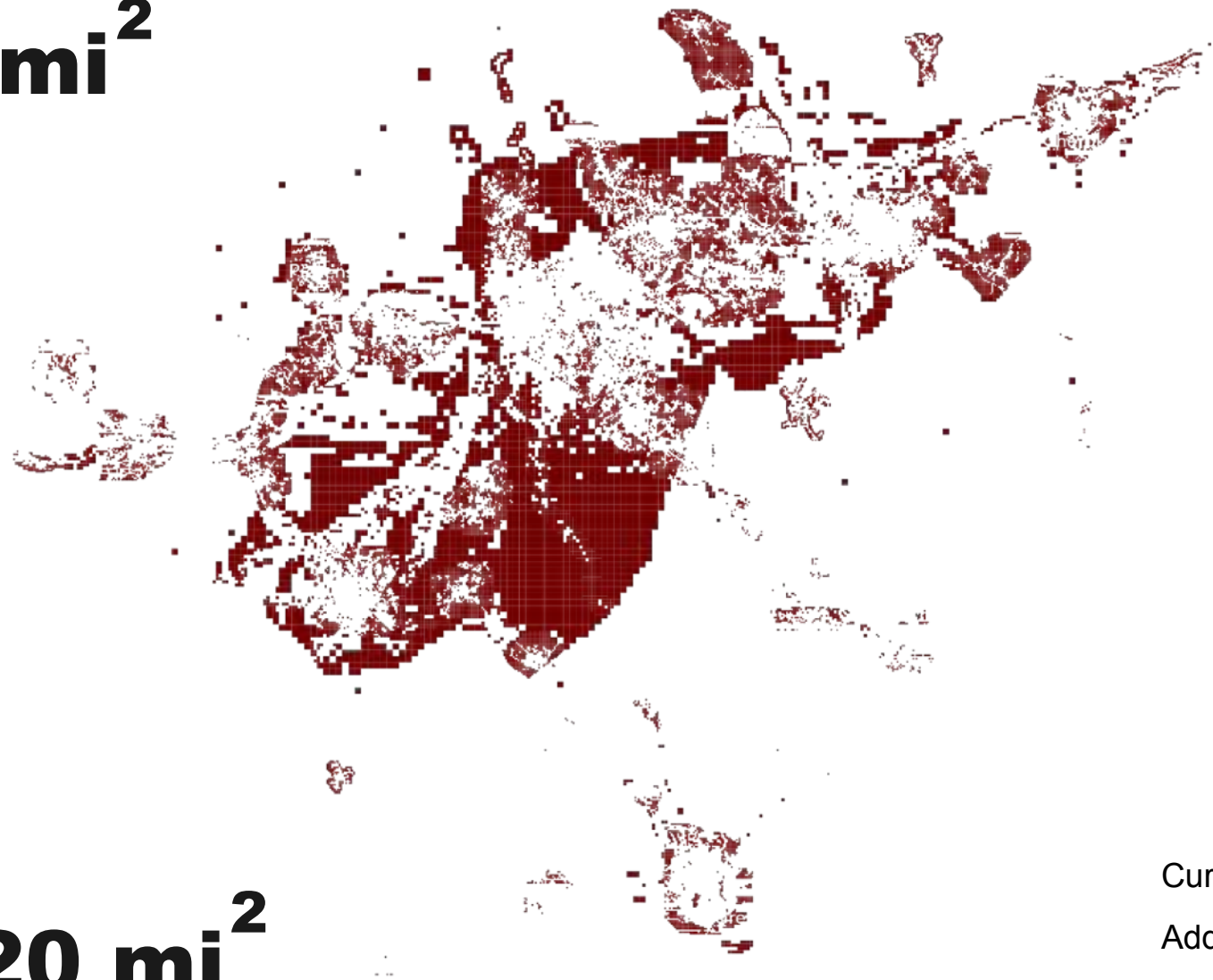
Greenville Metro 2017



725 mi²



920 mi²



Current 1.4M

Adding 321k (136% growth)

Adding 195ac (226% growth)

Asheville




= 45.25 mi²



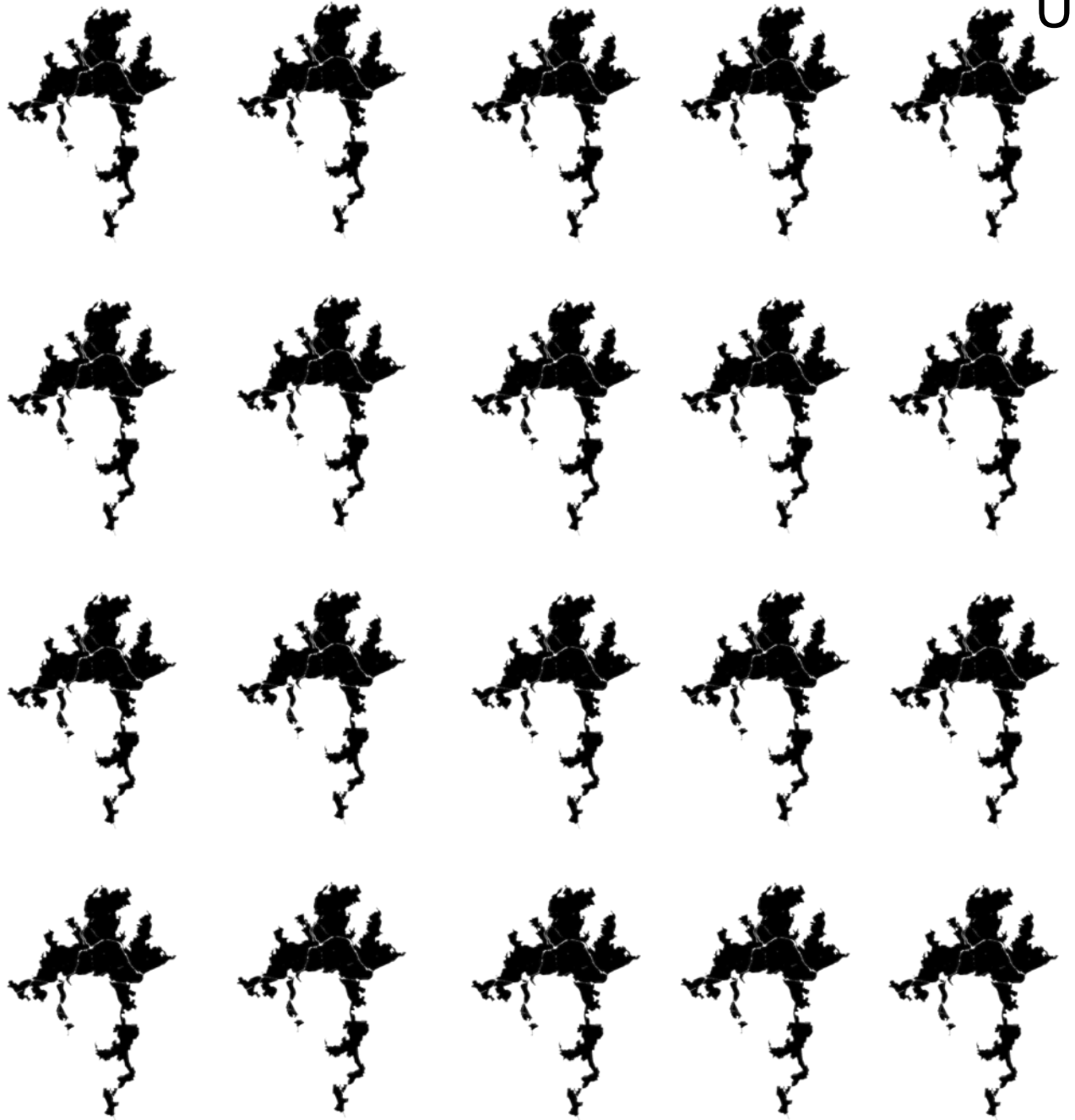
TREND

920 mi²

Asheville x20



= 45.25 mi²



TREND

920 mi²

Charlotte



= 297.7 mi²



TREND

920 mi²

Charlotte x 3



= 297.7 mi²



TREND

920 mi²

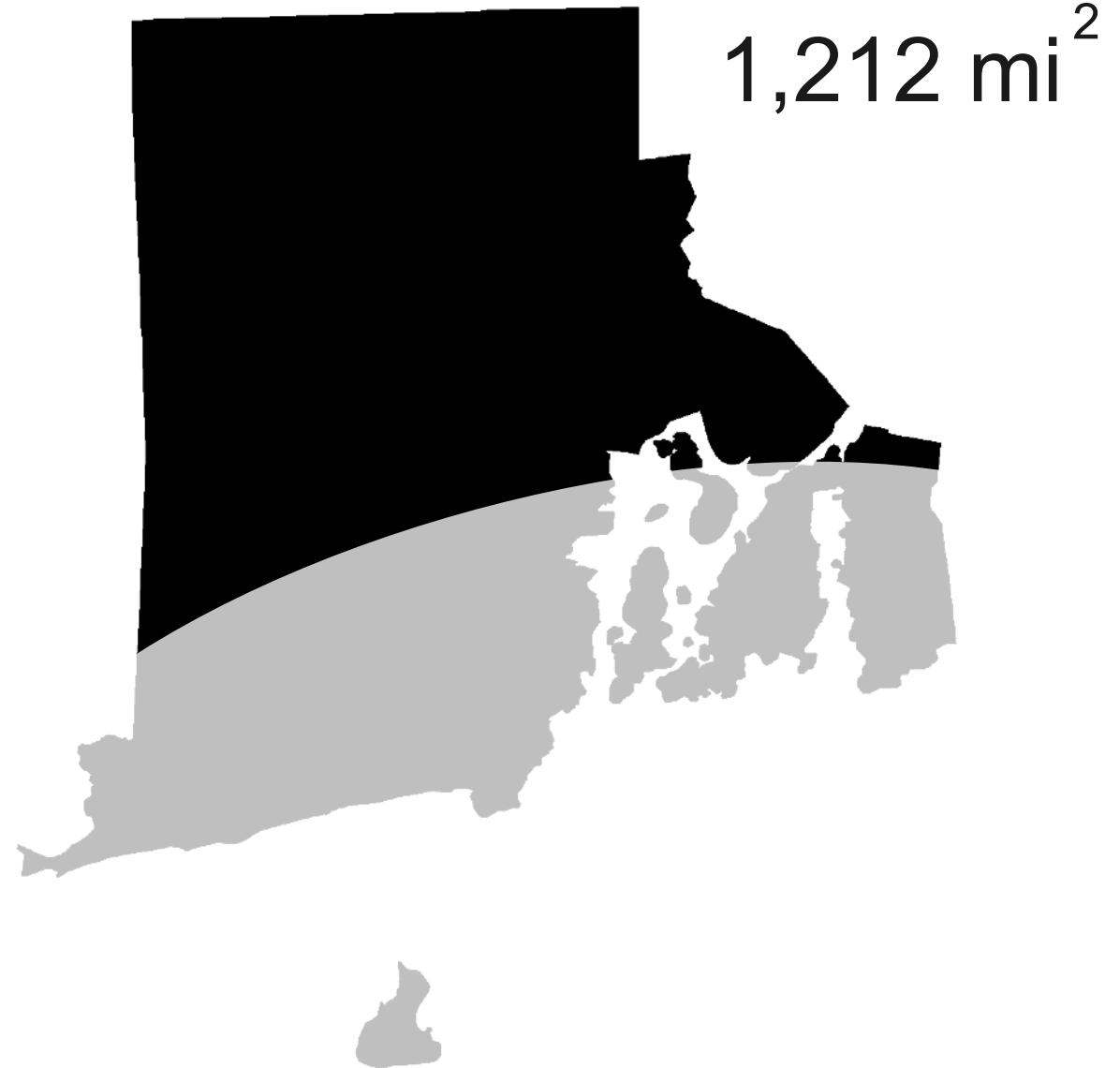
$\frac{3}{4}$ of Rhode Island

Urban³

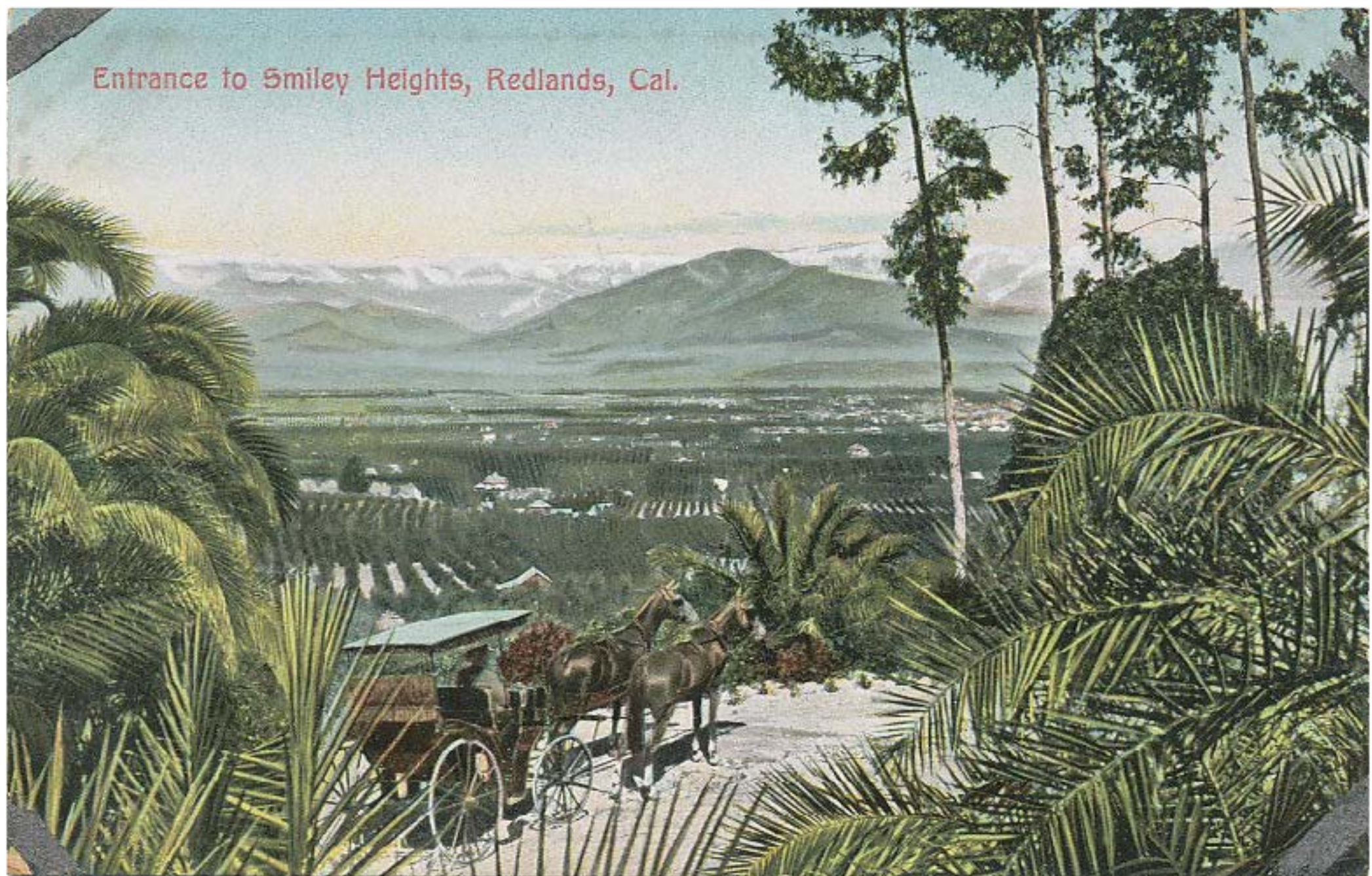


TREND

920 mi²

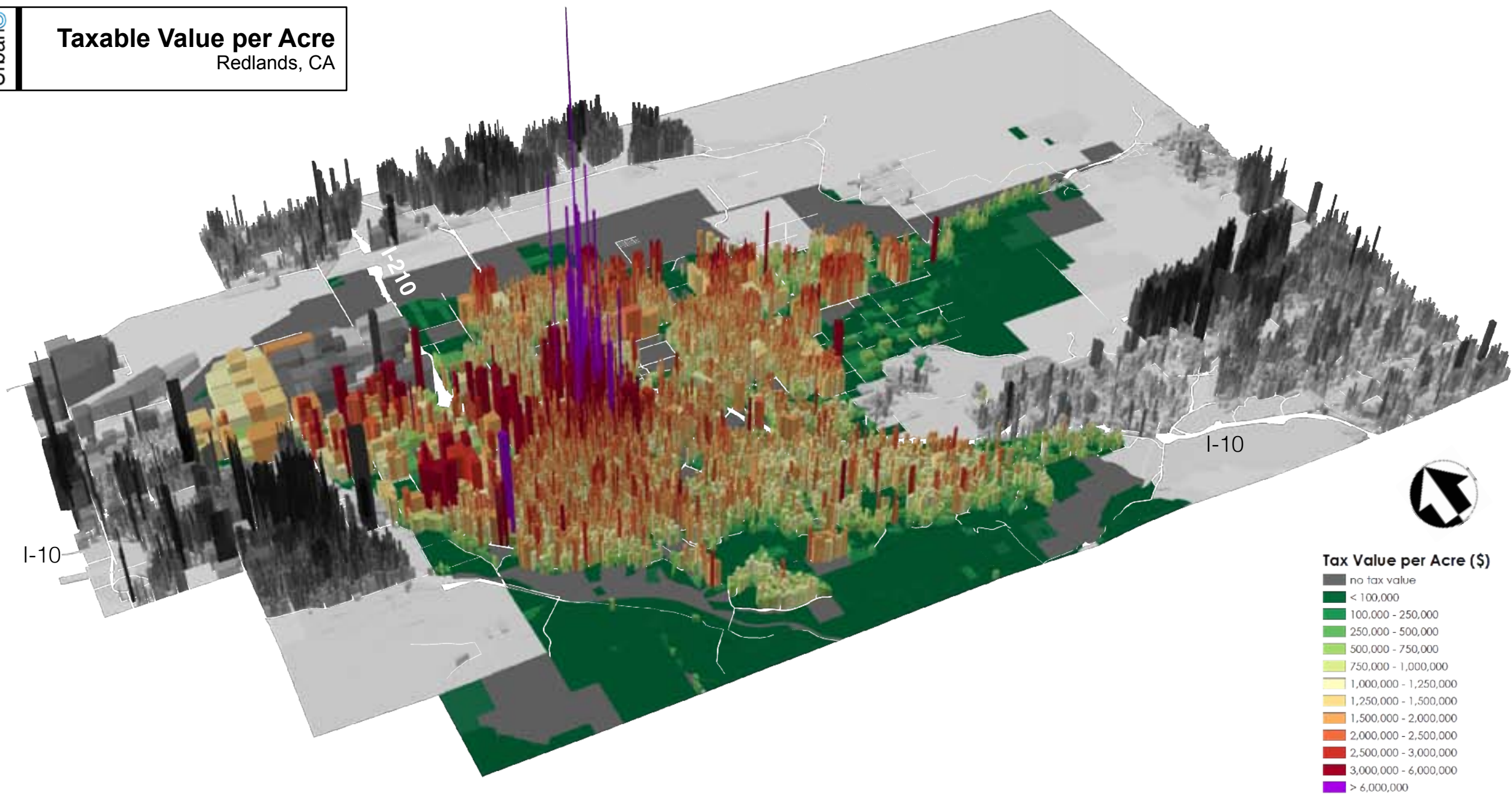


What are the numbers for Redlands?



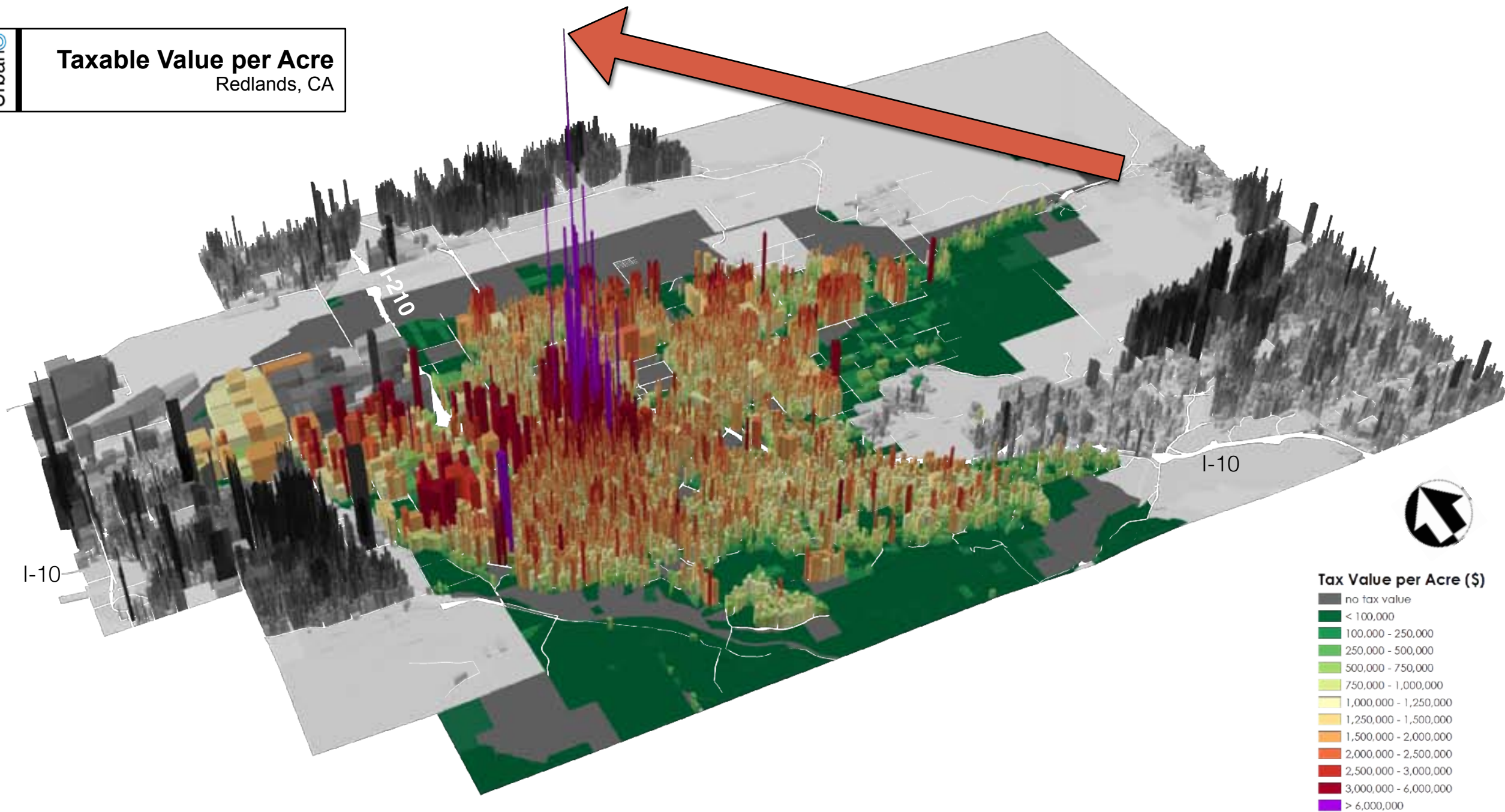
Taxable Value per Acre

Redlands, CA



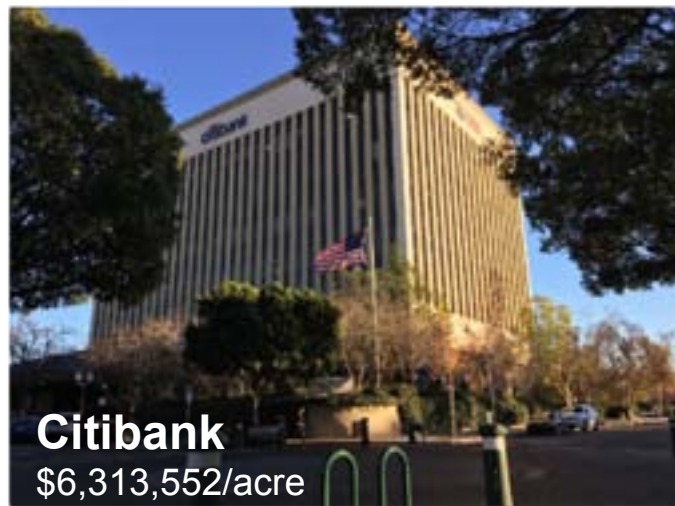
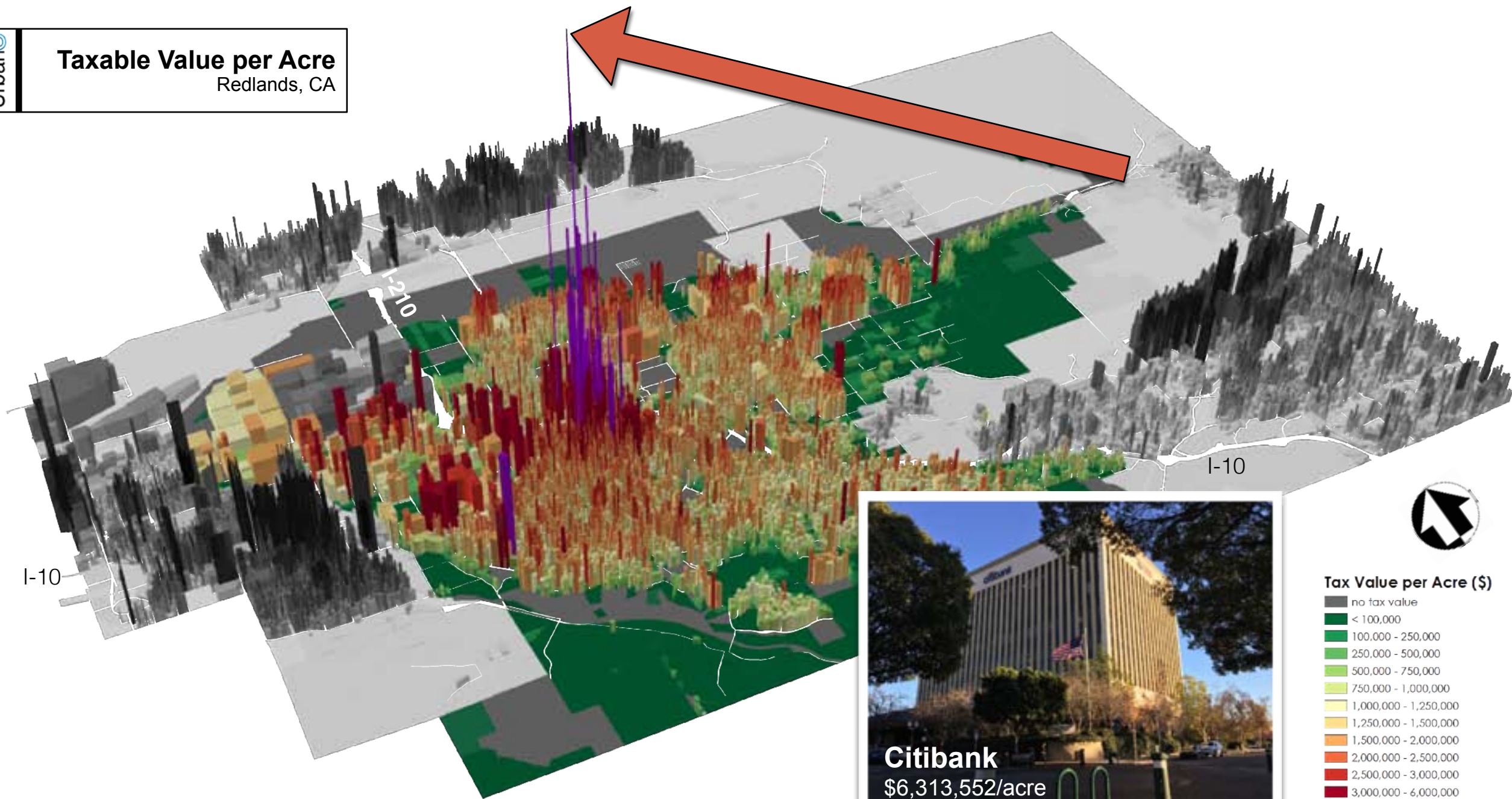
Taxable Value per Acre

Redlands, CA



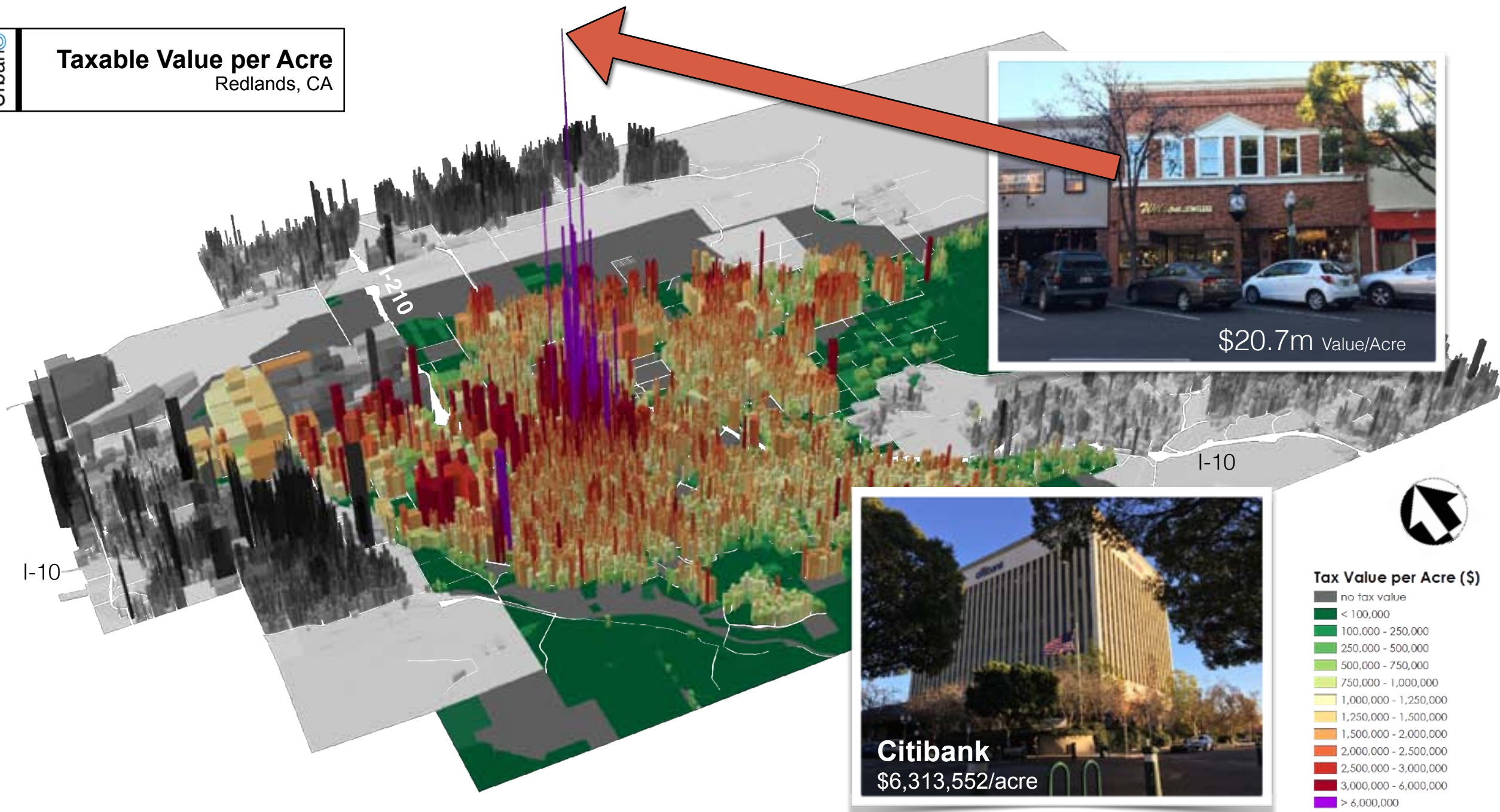
Taxable Value per Acre

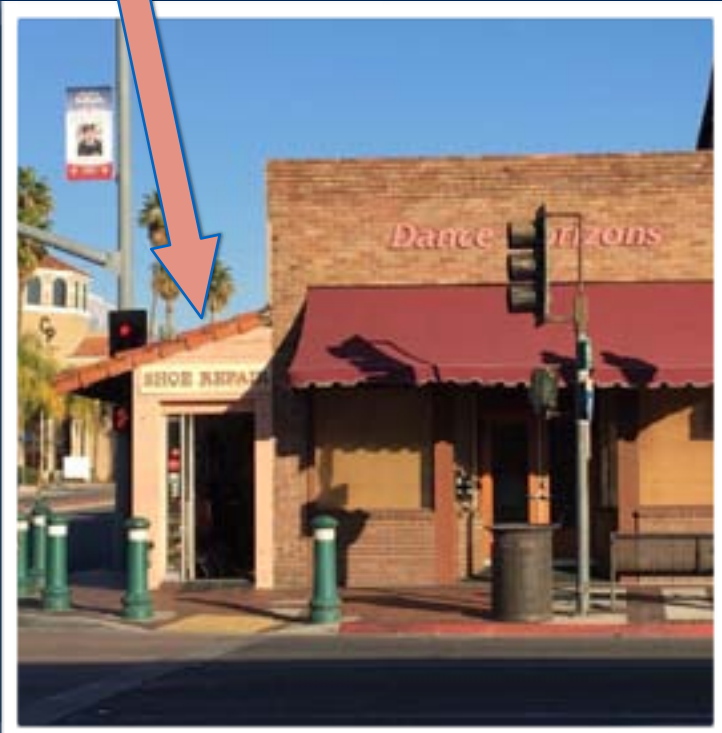
Redlands, CA



Taxable Value per Acre

Redlands, CA





The Shoe Repair
\$4,394,852/acre

3.18 acres of the Shoe Shop would
equal the **12.7 acre** Walmart



Walmart
\$1,098,462/acre



Southside State Block
\$8,619,807/acre

47.5 acres of the South State Block would equal the retail tax* production of the **120 acre** Mountain Grove complex



Mountain Grove
\$874,737/acre



Southside State Block
\$8,619,807/acre

12.2 acres of the South State Block would equal the property tax production of the **120 acre** Mountain Grove complex



Mountain Grove
\$874,737/acre



Southside State Block
\$8,619,807/acre

18.5 acres of the South State Block would equal the TOTAL tax* production of the **120 acre** Mountain Grove complex



Mountain Grove
\$874,737/acre



Southside State Block
\$8,619,807/acre

18.5 acres of the South State Block would equal the TOTAL tax* production of the **120 acre** Mountain Grove complex



Mountain Grove
\$874,737/acre



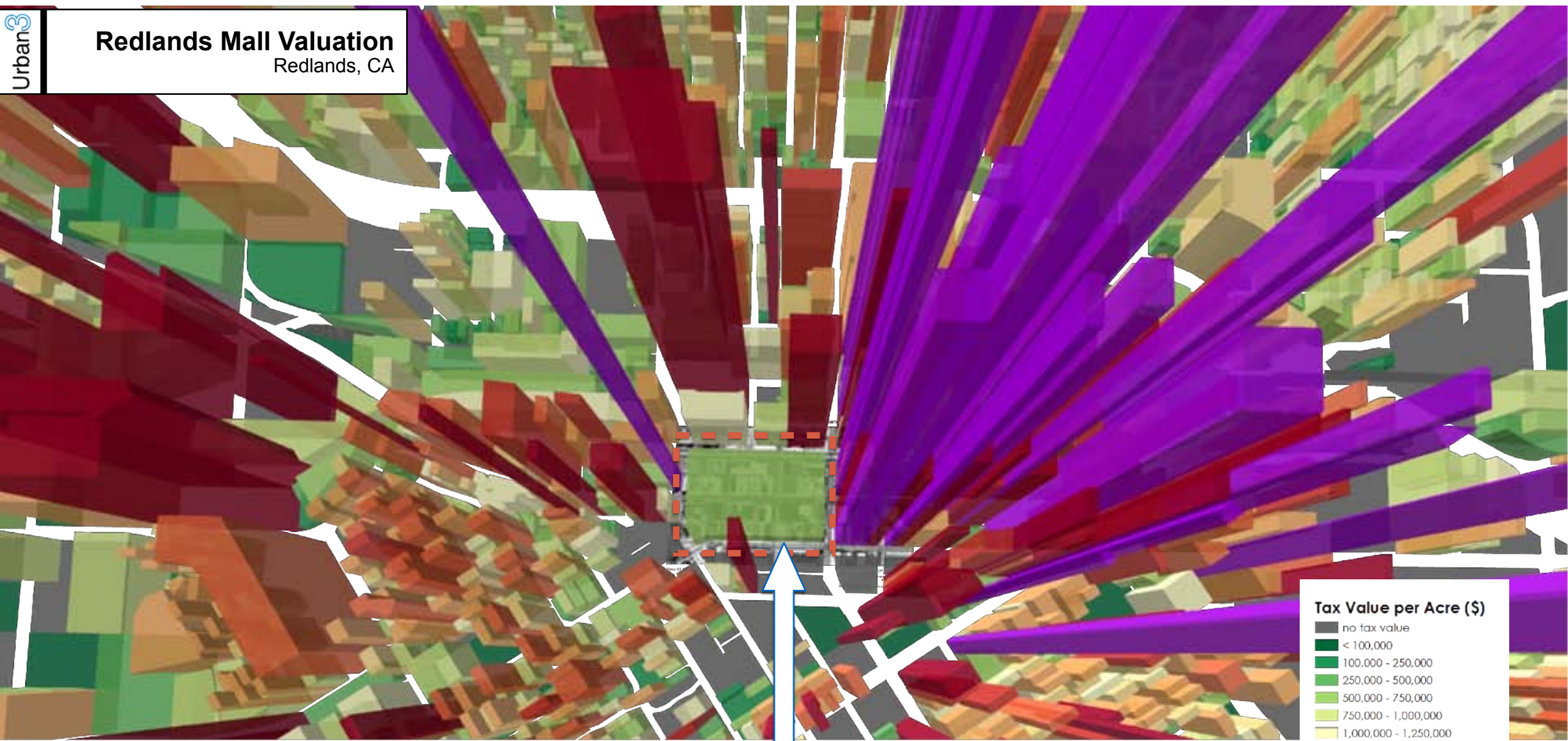
Redlands Mall





Redlands Mall Valuation

Redlands, CA



Tax Value per Acre (\$)	
no tax value	
< 100,000	
100,000 - 250,000	
250,000 - 500,000	
500,000 - 750,000	
750,000 - 1,000,000	
1,000,000 - 1,250,000	
1,250,000 - 1,500,000	
1,500,000 - 2,000,000	
2,000,000 - 2,500,000	
2,500,000 - 3,000,000	
3,000,000 - 6,000,000	
> 6,000,000	

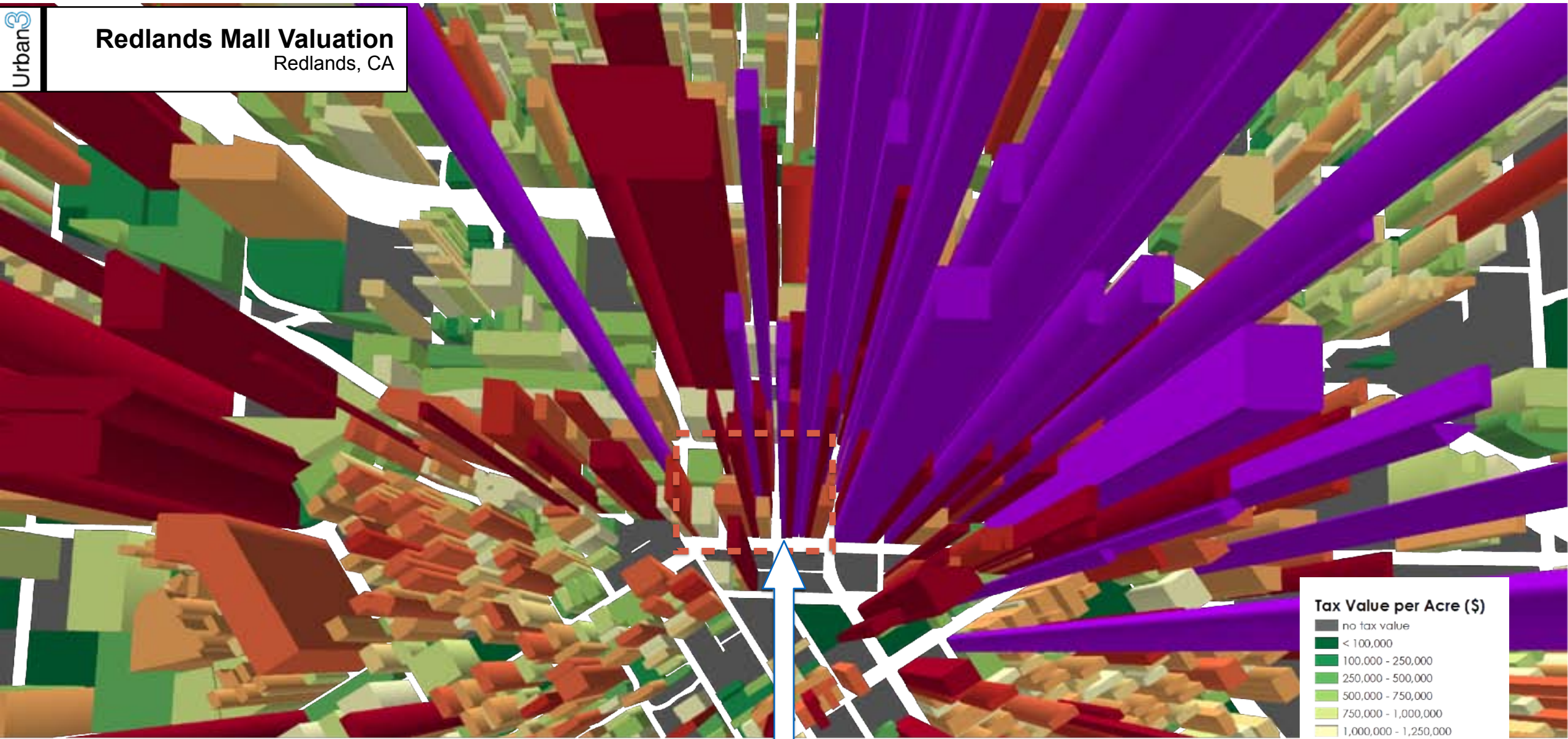
2017 Condition

\$5.6M Current Taxable Value



Redlands Mall Valuation

Redlands, CA



Tax Value per Acre (\$)

no tax value
< 100,000
100,000 - 250,000
250,000 - 500,000
500,000 - 750,000
750,000 - 1,000,000
1,000,000 - 1,250,000
1,250,000 - 1,500,000
1,500,000 - 2,000,000
2,000,000 - 2,500,000
2,500,000 - 3,000,000
3,000,000 - 6,000,000
> 6,000,000



What if old buildings were maintained?

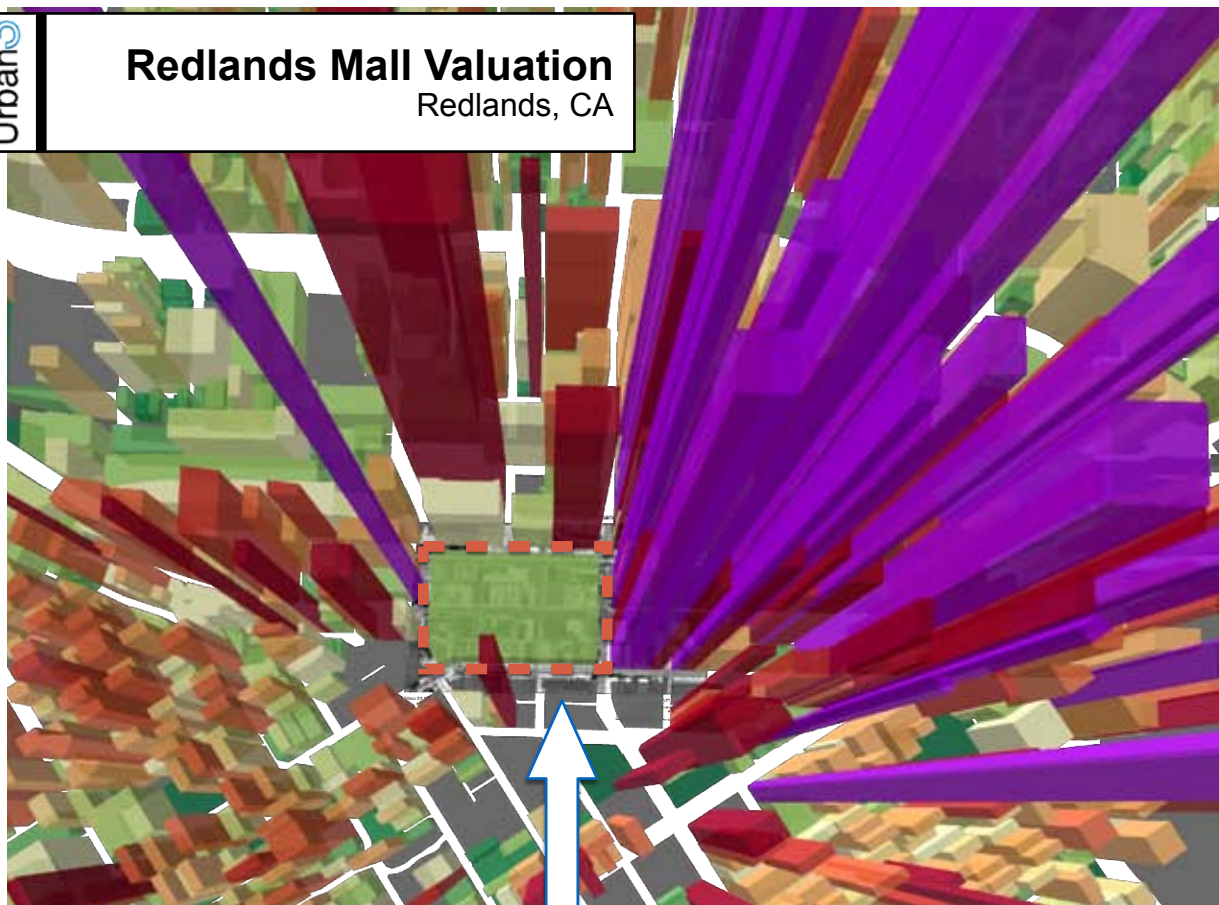
2017 Condition

\$21M

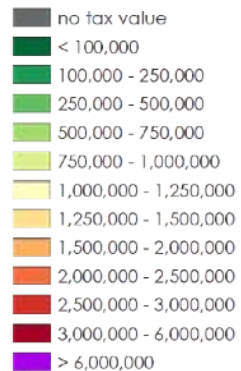
Estimated Taxable Value

Redlands Mall Valuation

Redlands, CA

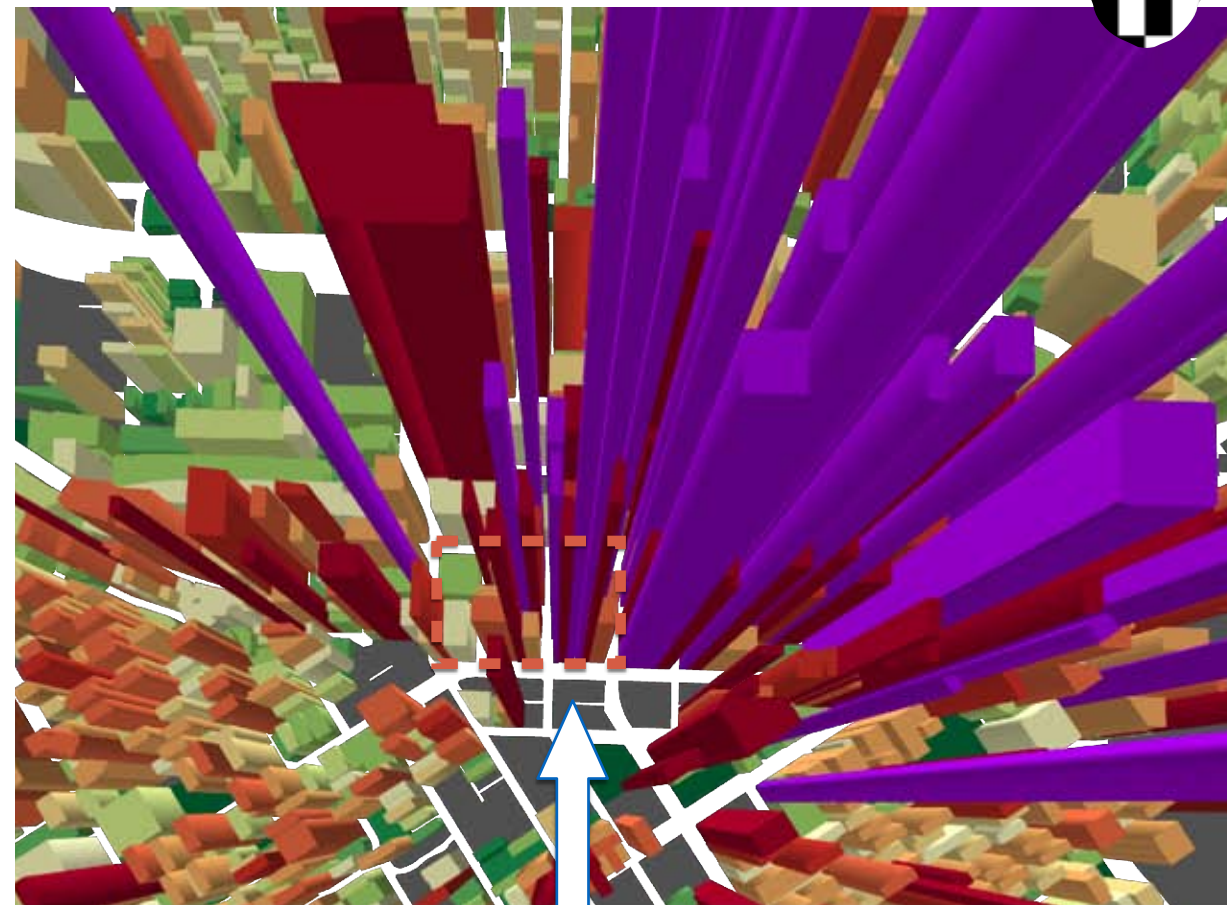


Tax Value per Acre (\$)



\$5.6M

Current Taxable Value



\$21M

Estimated Taxable Value

If old buildings were maintained, you'd have 3x more tax base.

Redlands Mall Valuation Redlands, CA

Idea:

MAKE AMERICA GREAT AGAIN.

Tax Value per Acre (\$)

no tax value
< 100,000
100,000 - 250,000
250,000 - 500,000
500,000 - 750,000
750,000 - 1,000,000
1,000,000 - 1,250,000
1,250,000 - 1,500,000
1,500,000 - 2,000,000
2,000,000 - 2,500,000
2,500,000 - 3,000,000
3,000,000 - 6,000,000
> 6,000,000

2017 Condition

\$5.6M

Current Taxable Value

1959 Buildings

\$21M

Estimated Taxable Value

If old buildings were maintained, you'd have 3x more tax base.

**If you can't measure it,
you can't
manage it.**

Mayor Michael Bloomberg





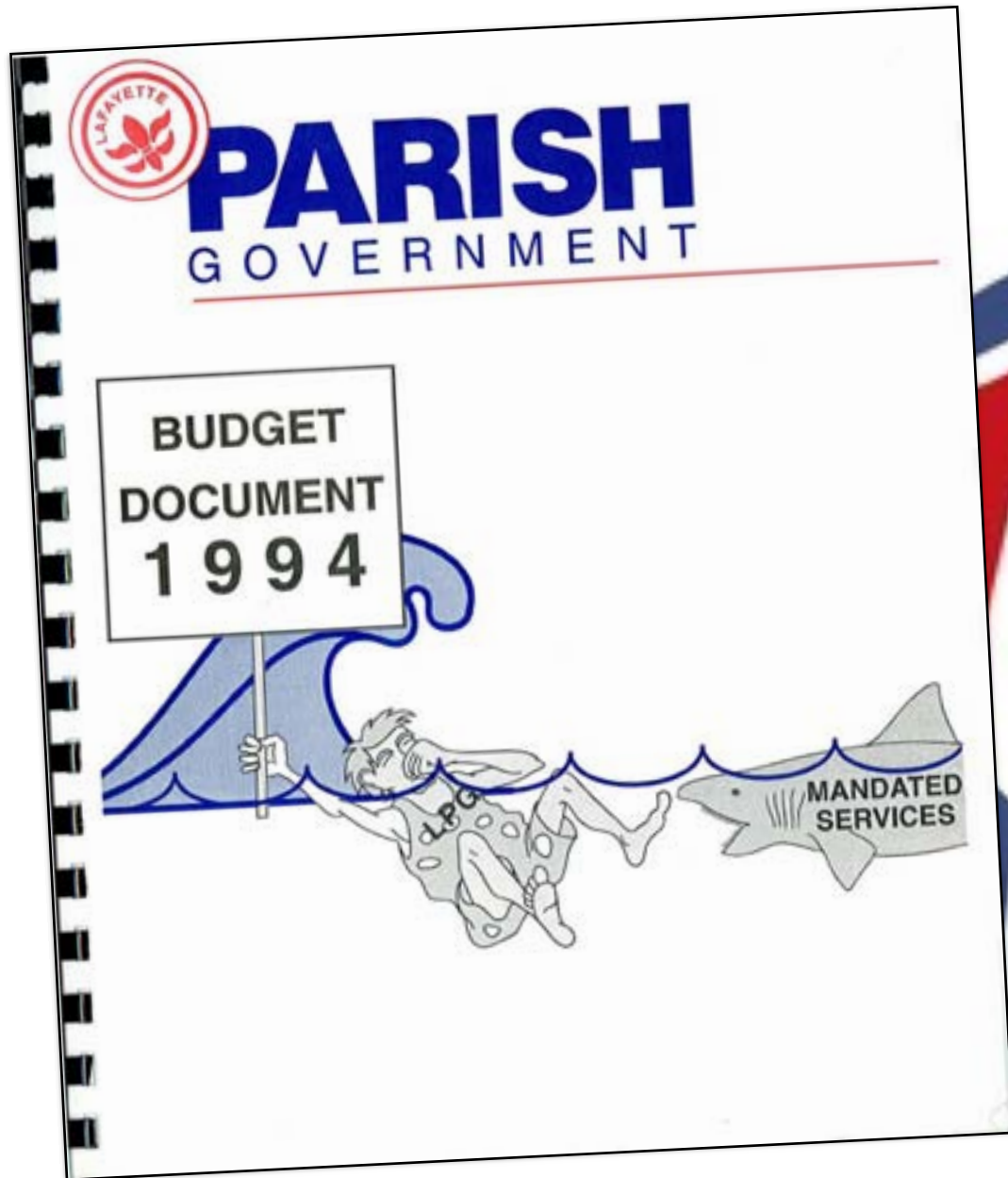
Lafayette, LA



Lafayette, LA

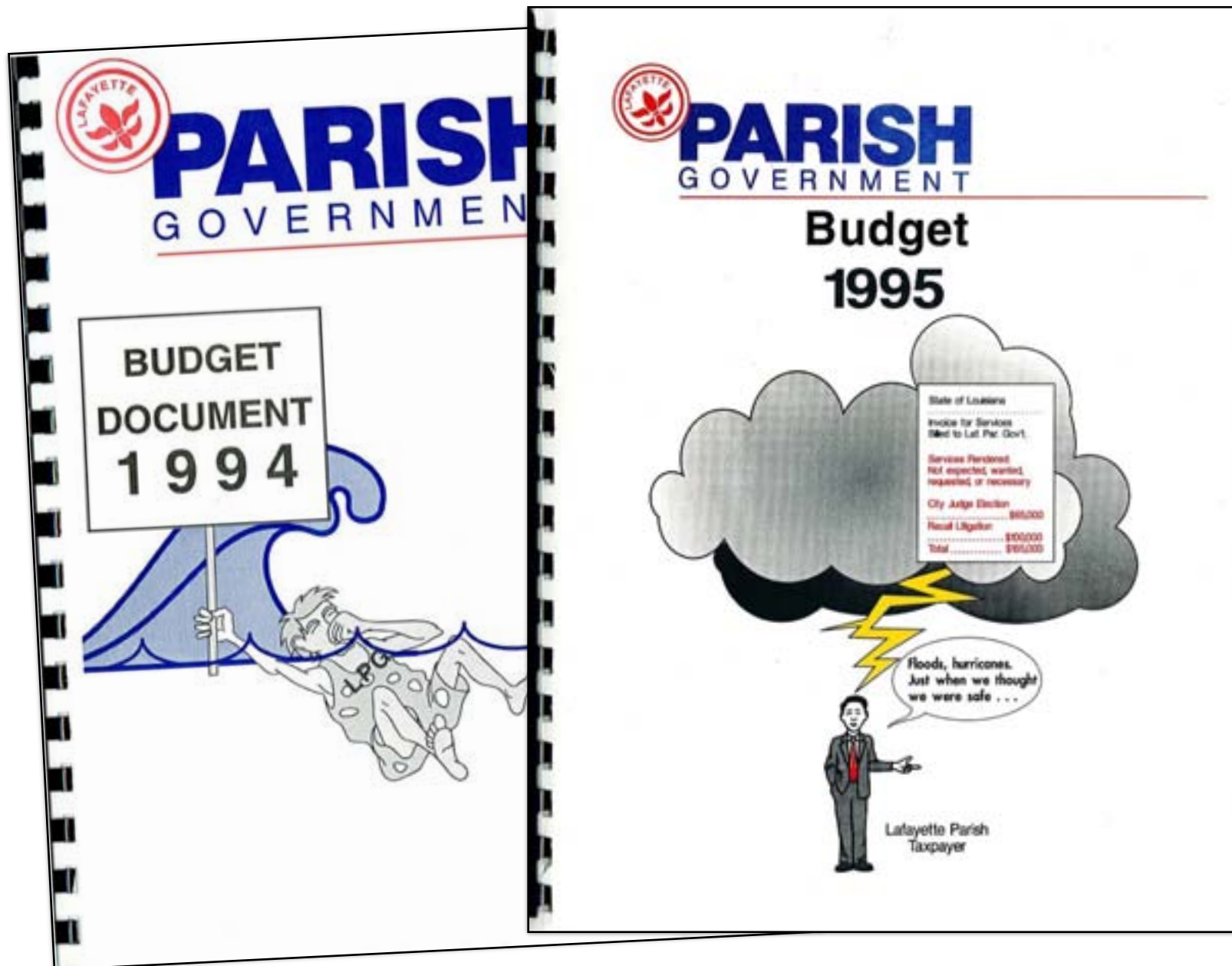
“It's déjà vu all over again”

- Yogi Berra



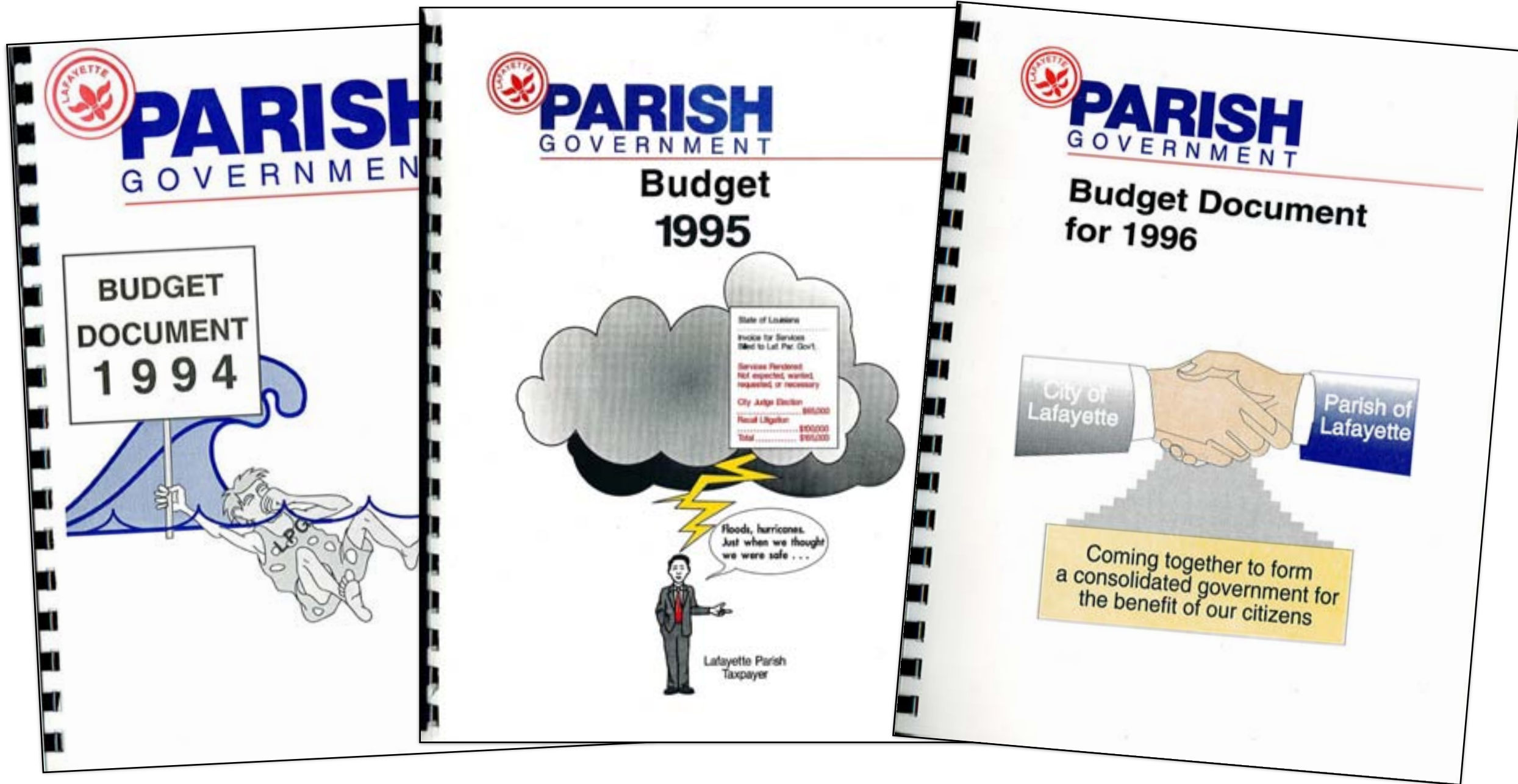
“It's déjà vu all over again”

- Yogi Berra



“It's déjà vu all over again”

- Yogi Berra



"It's déjà vu all over again"

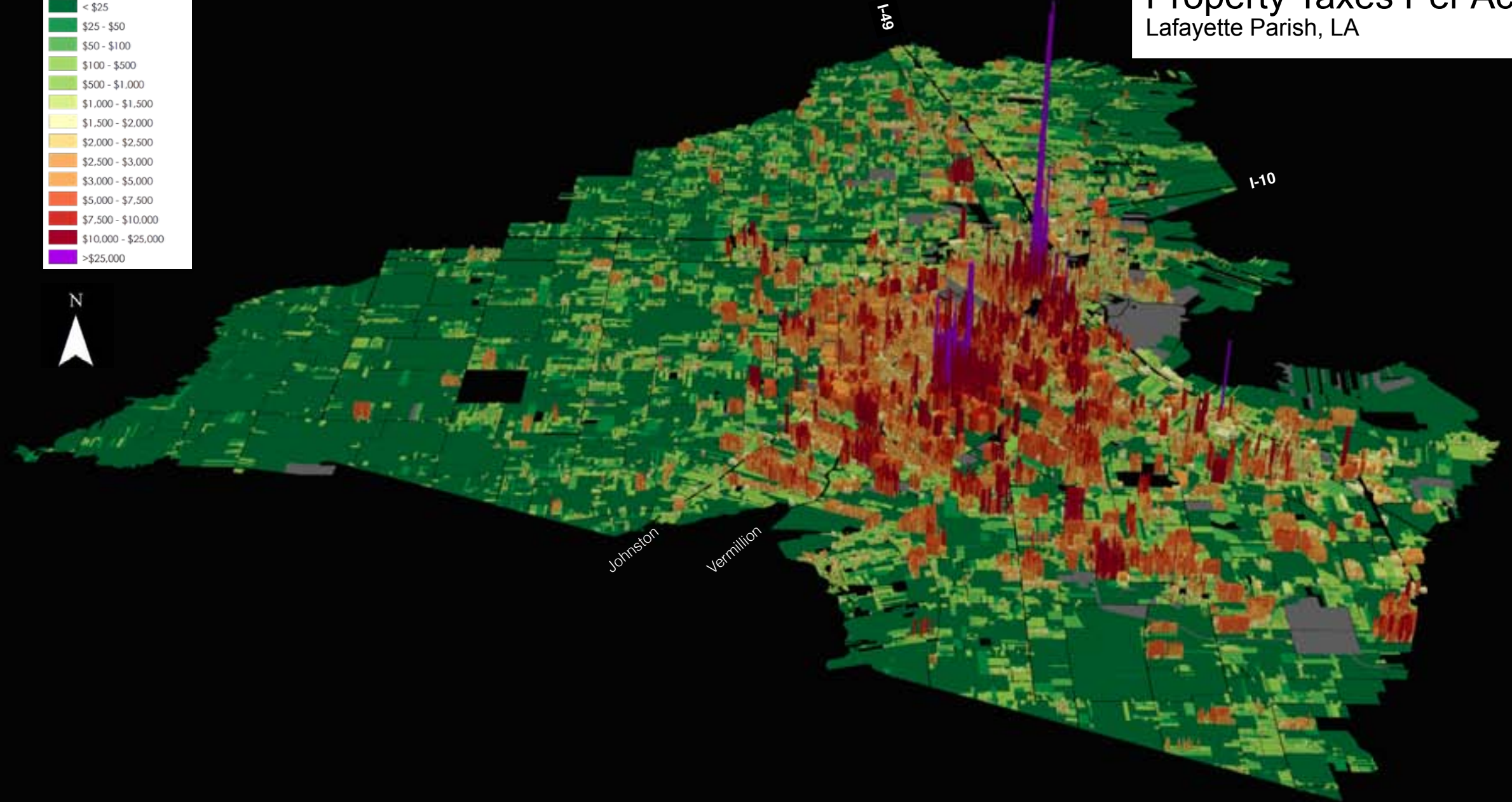
- Yogi Berra

property tax per acre



Property Taxes Per Acre

Lafayette Parish, LA





Pavement

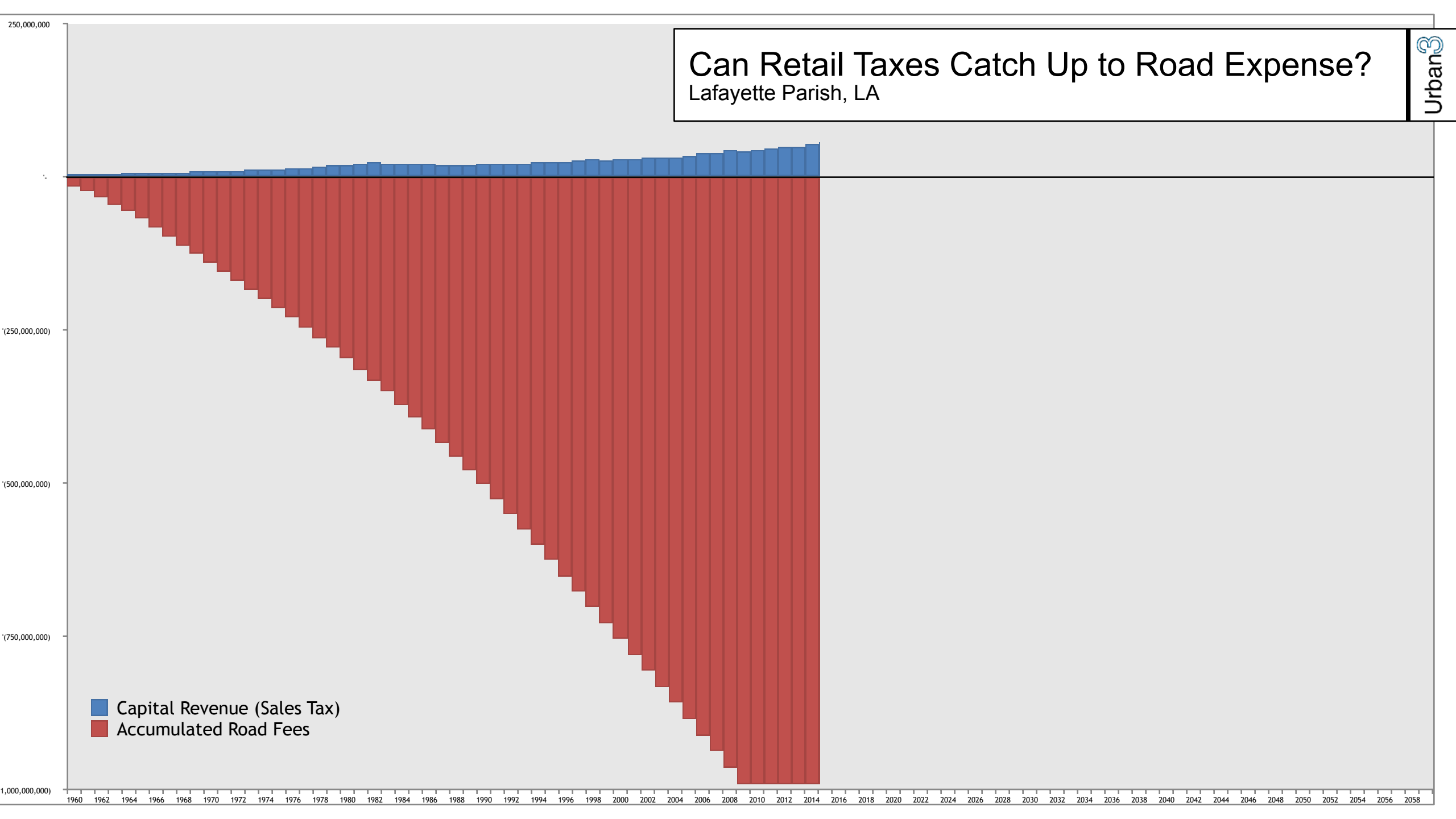


This is the relative necessity of all trips in the network.

System Weighted

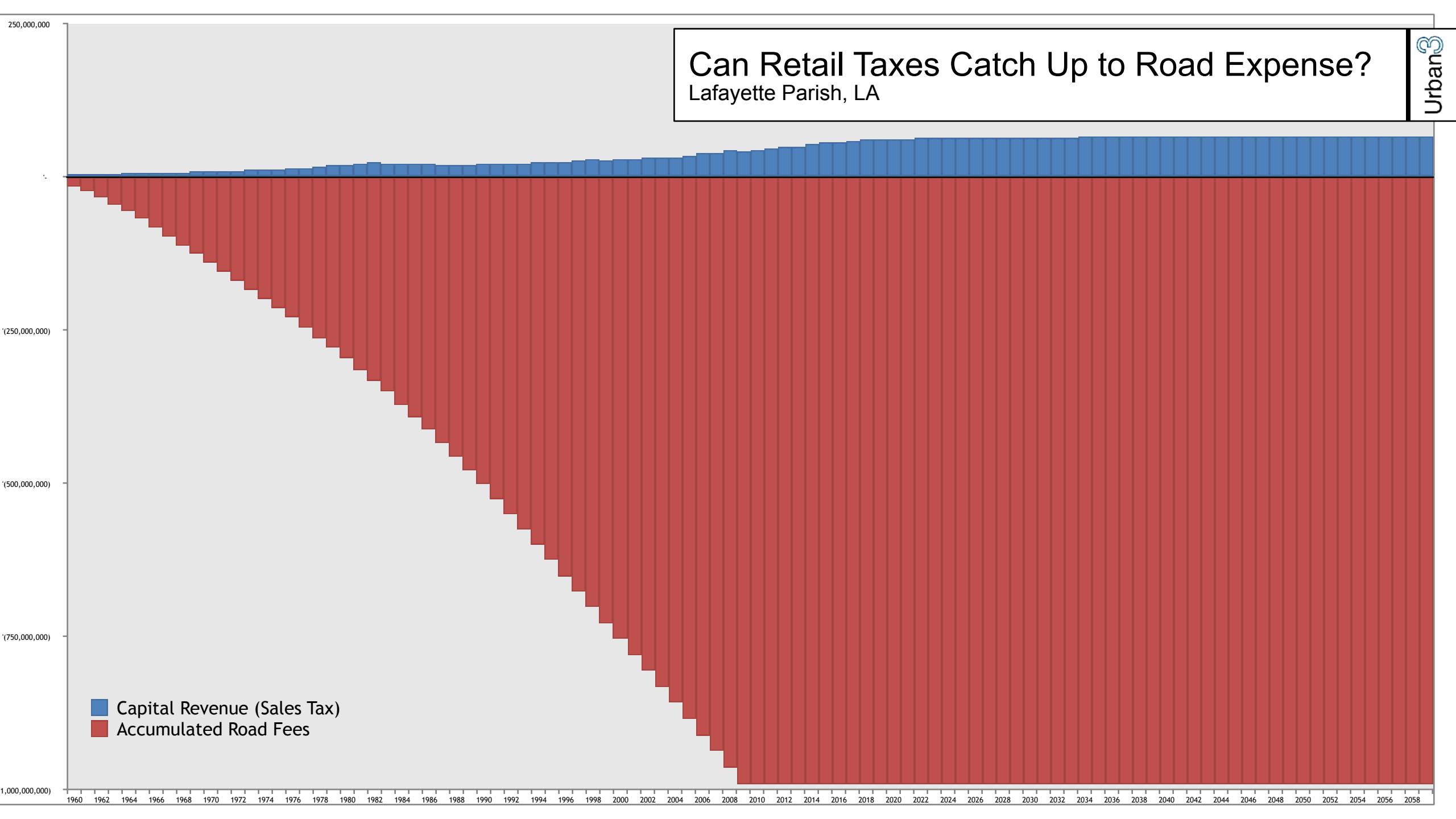
Can Retail Taxes Catch Up to Road Expense?

Lafayette Parish, LA



Can Retail Taxes Catch Up to Road Expense?

Lafayette Parish, LA



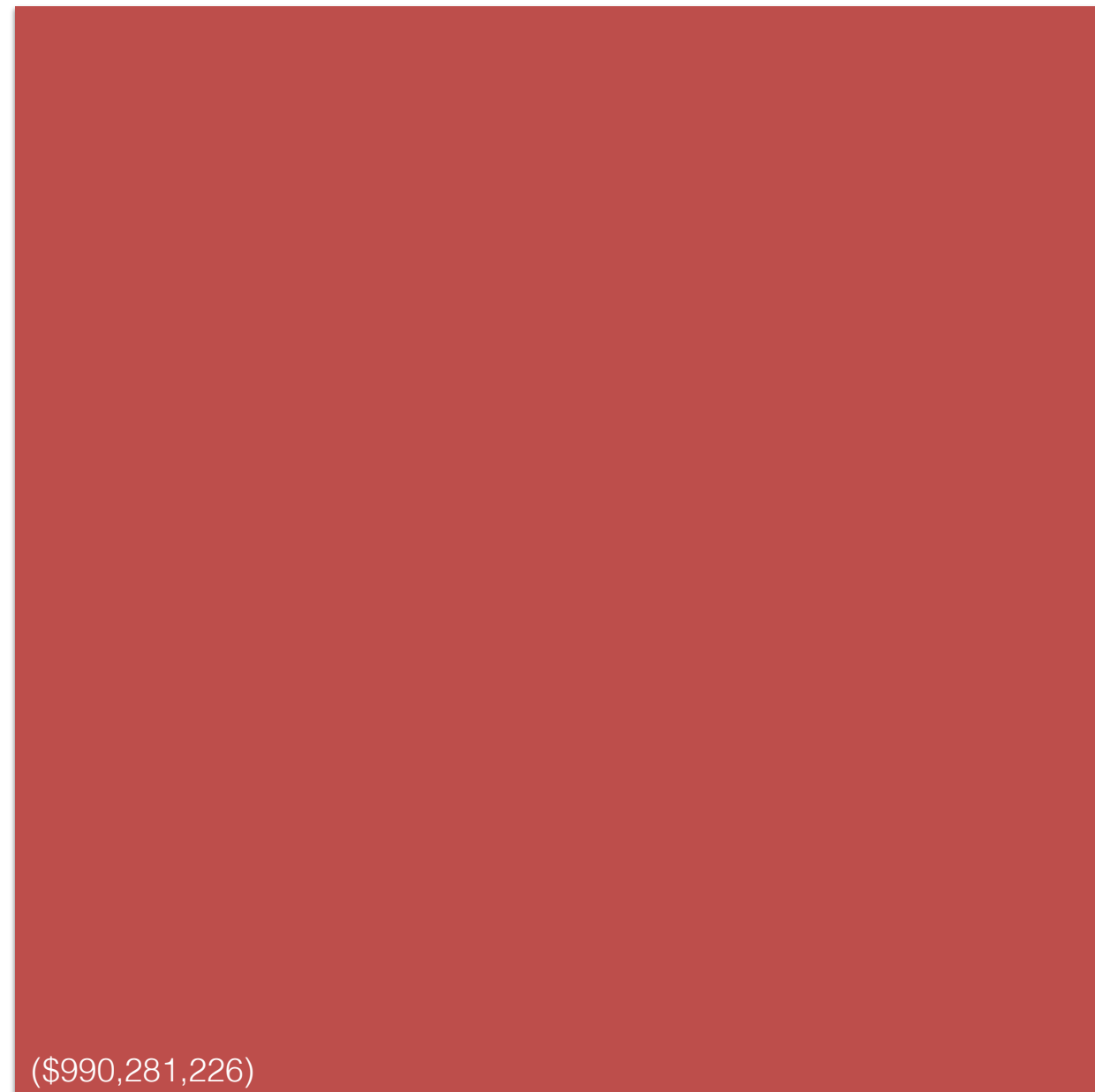
Capital Revenue (Sales Tax)
Accumulated Road Fees

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



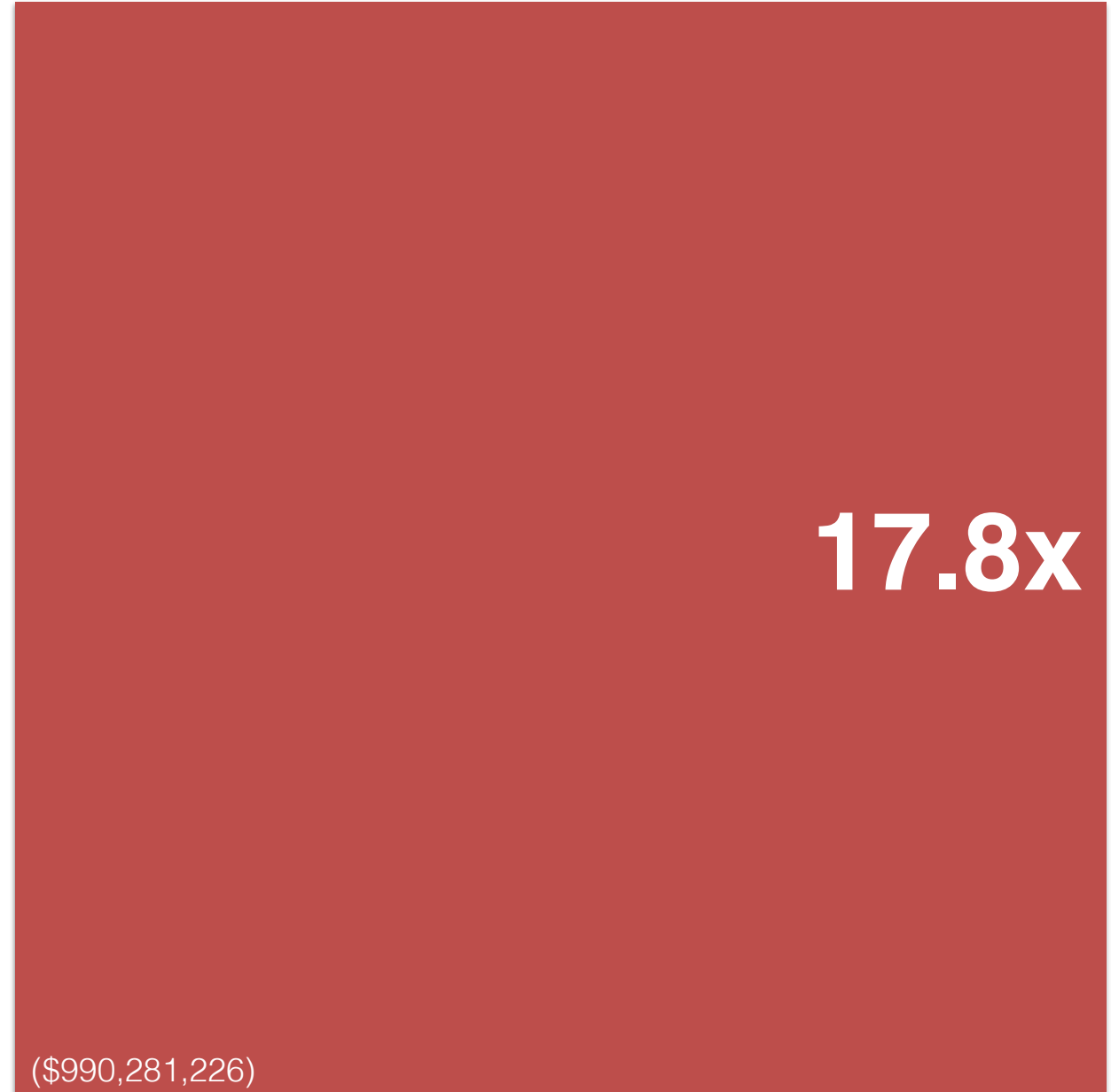
Road Cost

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



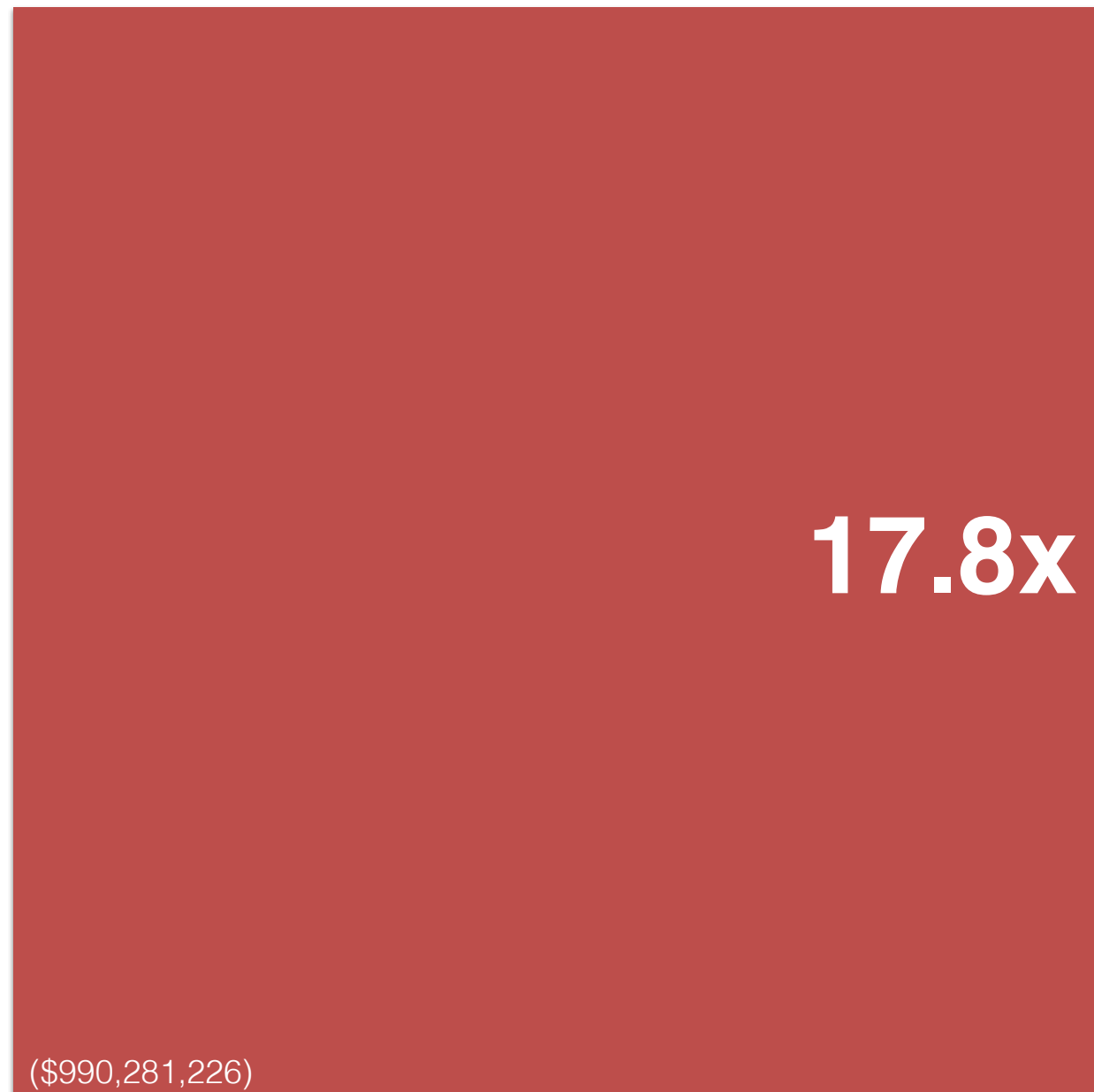
Road Cost

Accumulated 50 Year Total

(2015) Lafayette, LA



Capital Revenue



Road Cost



**“It’s not where you live;
it’s what you believe.”**

Jared Bellerd
Lafayette Councilman



**“It’s not where you live;
it’s what you believe.”**

Jared Bellerd
Lafayette Councilman



There is no such thing as an infrastructure fairy.

Kevin Blanchard
World's Greatest Public Works Director



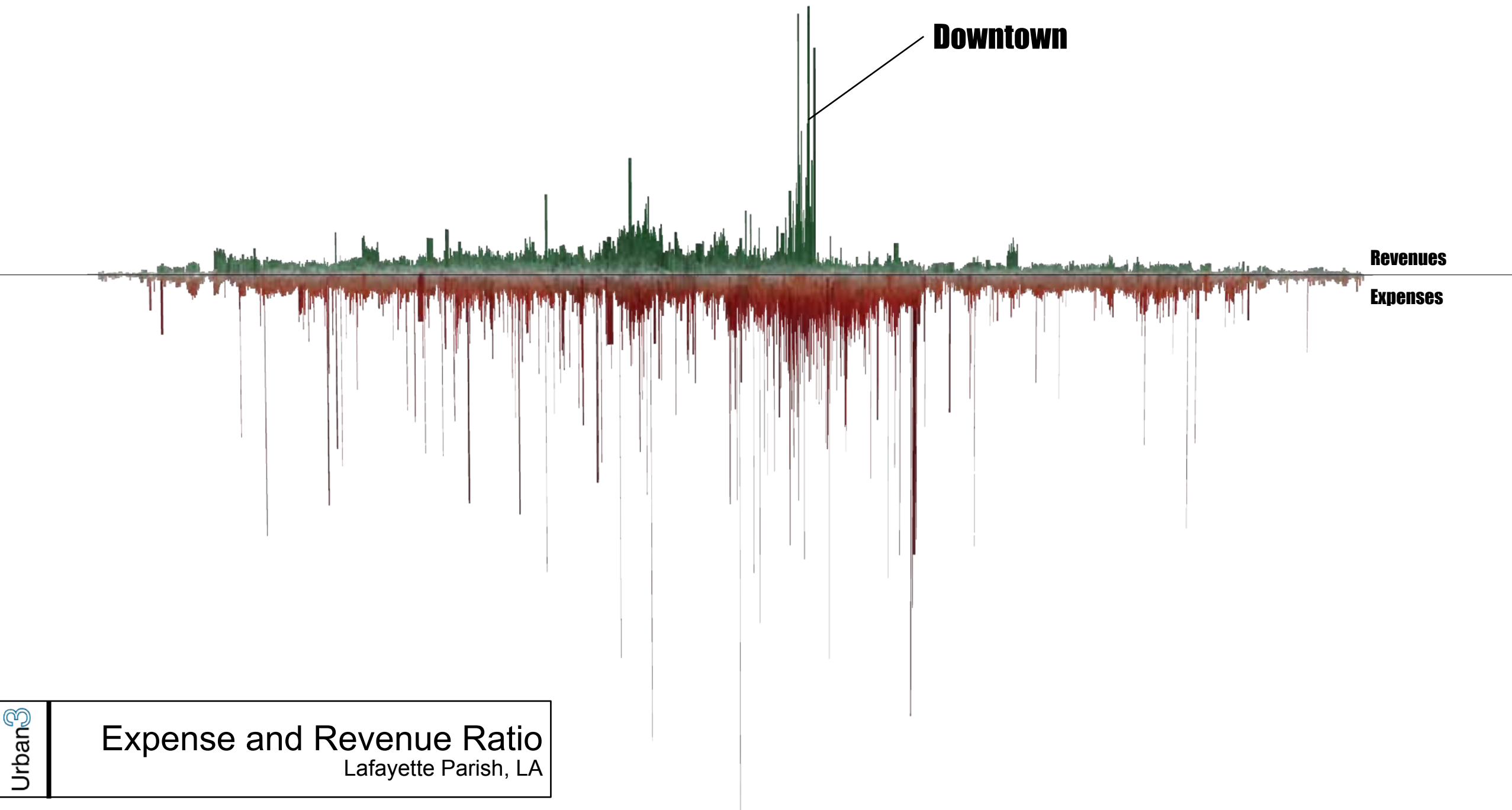
**“It’s not where you live;
it’s what you believe.”**

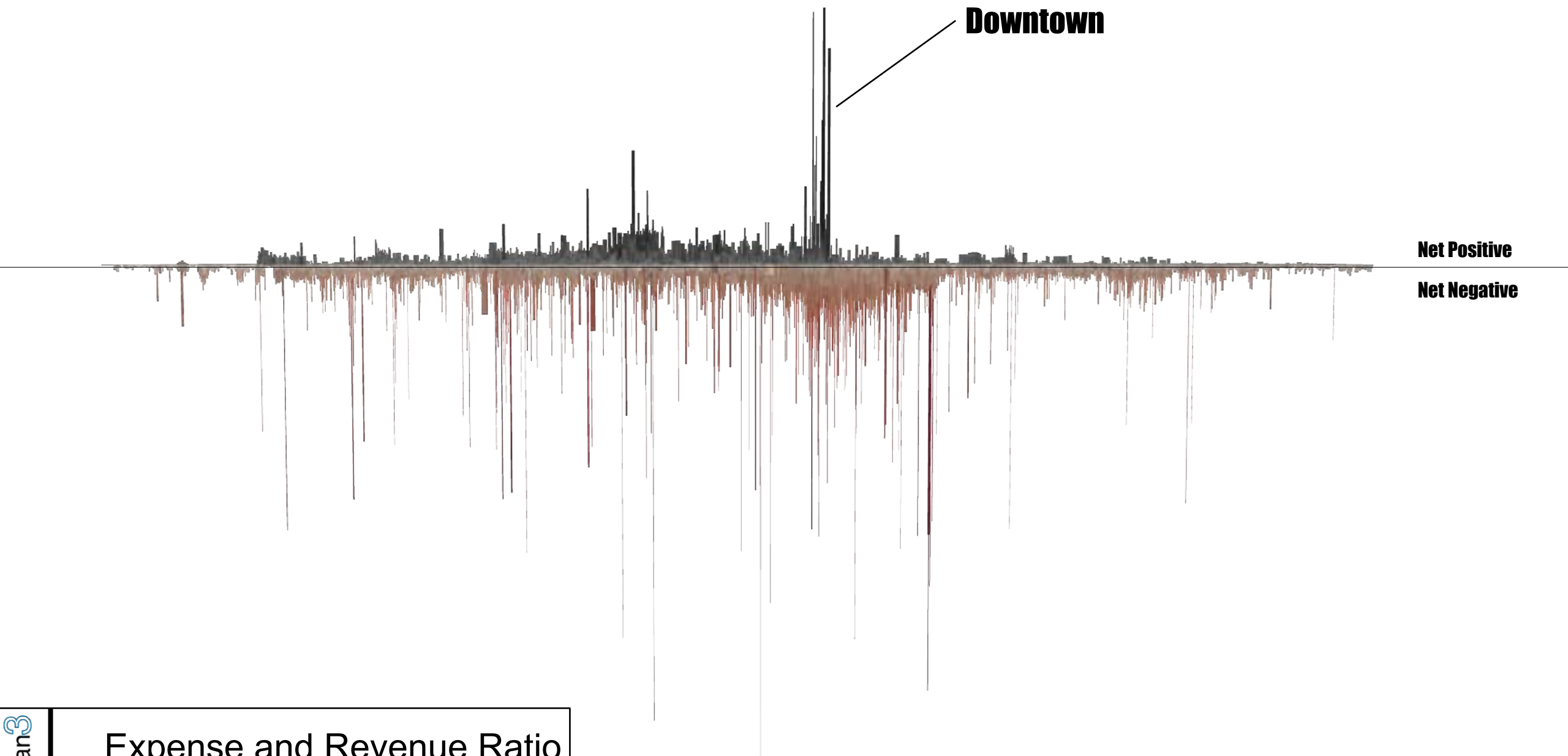
Jared Bellerd
Lafayette Councilman



There is no such thing as an infrastructure fairy.

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World's Greatest Public Works Director





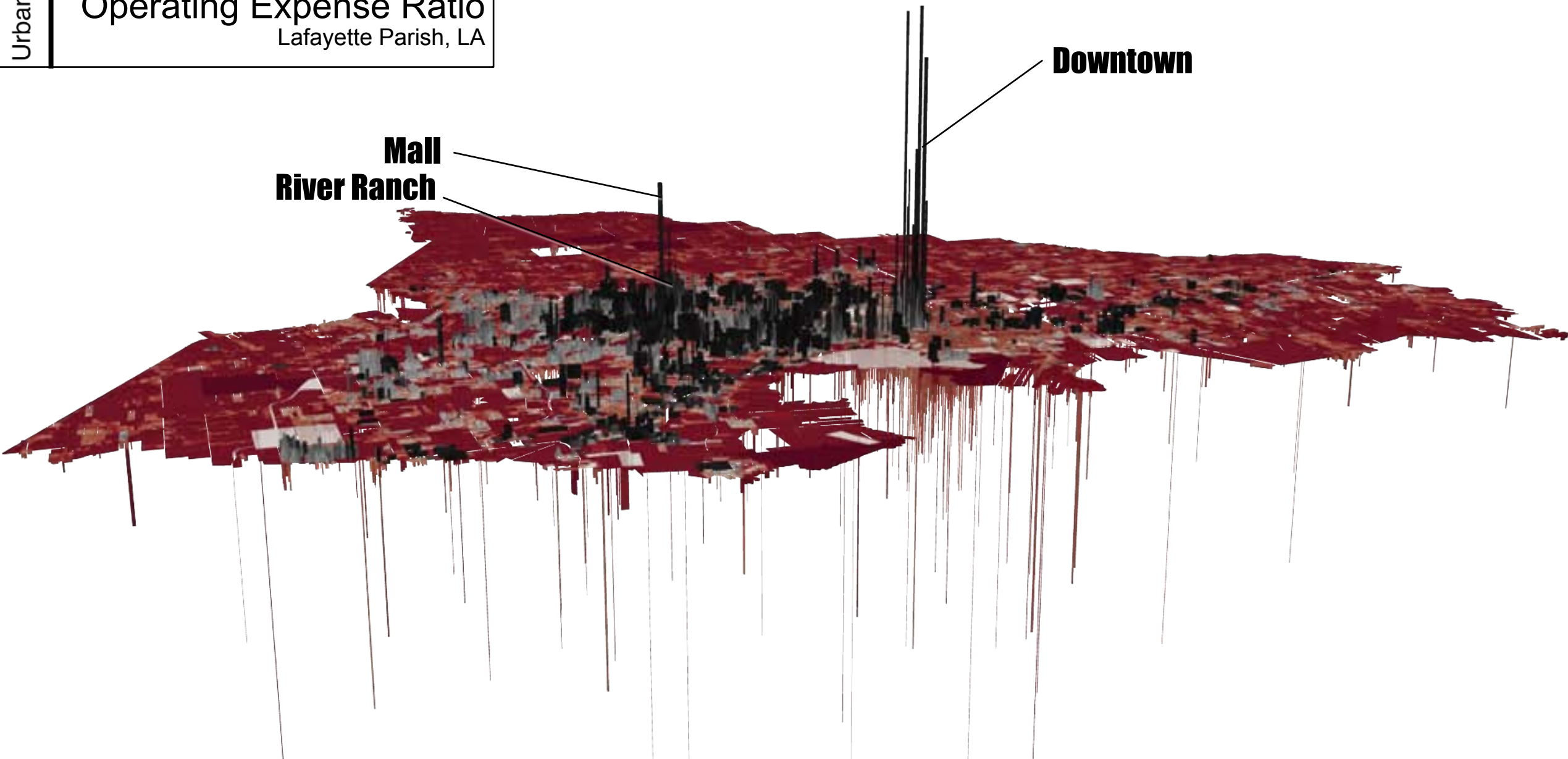
Downtown

Net Positive

Net Negative

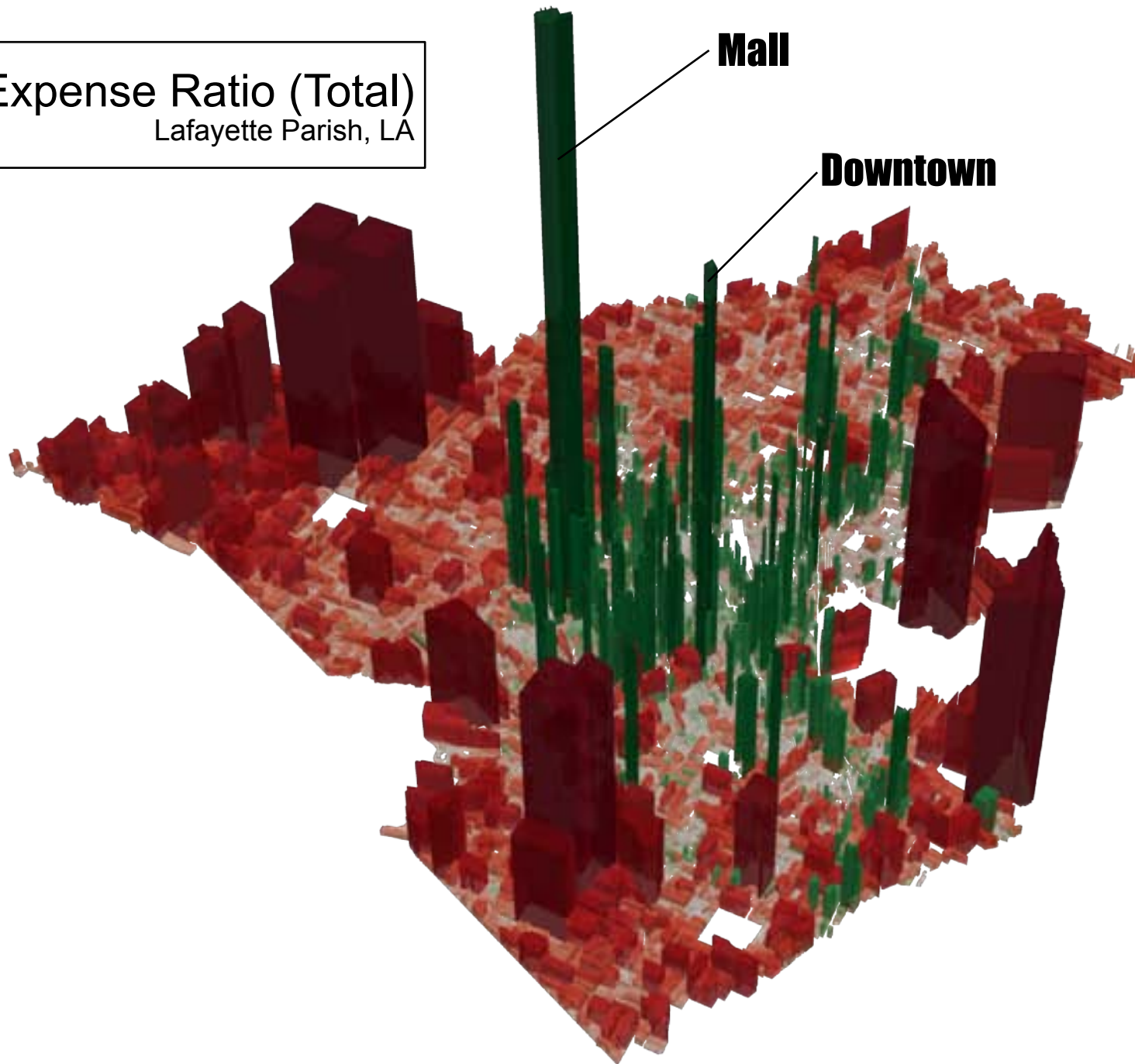
Operating Expense Ratio

Lafayette Parish, LA



Operating Expense Ratio (Total)

Lafayette Parish, LA

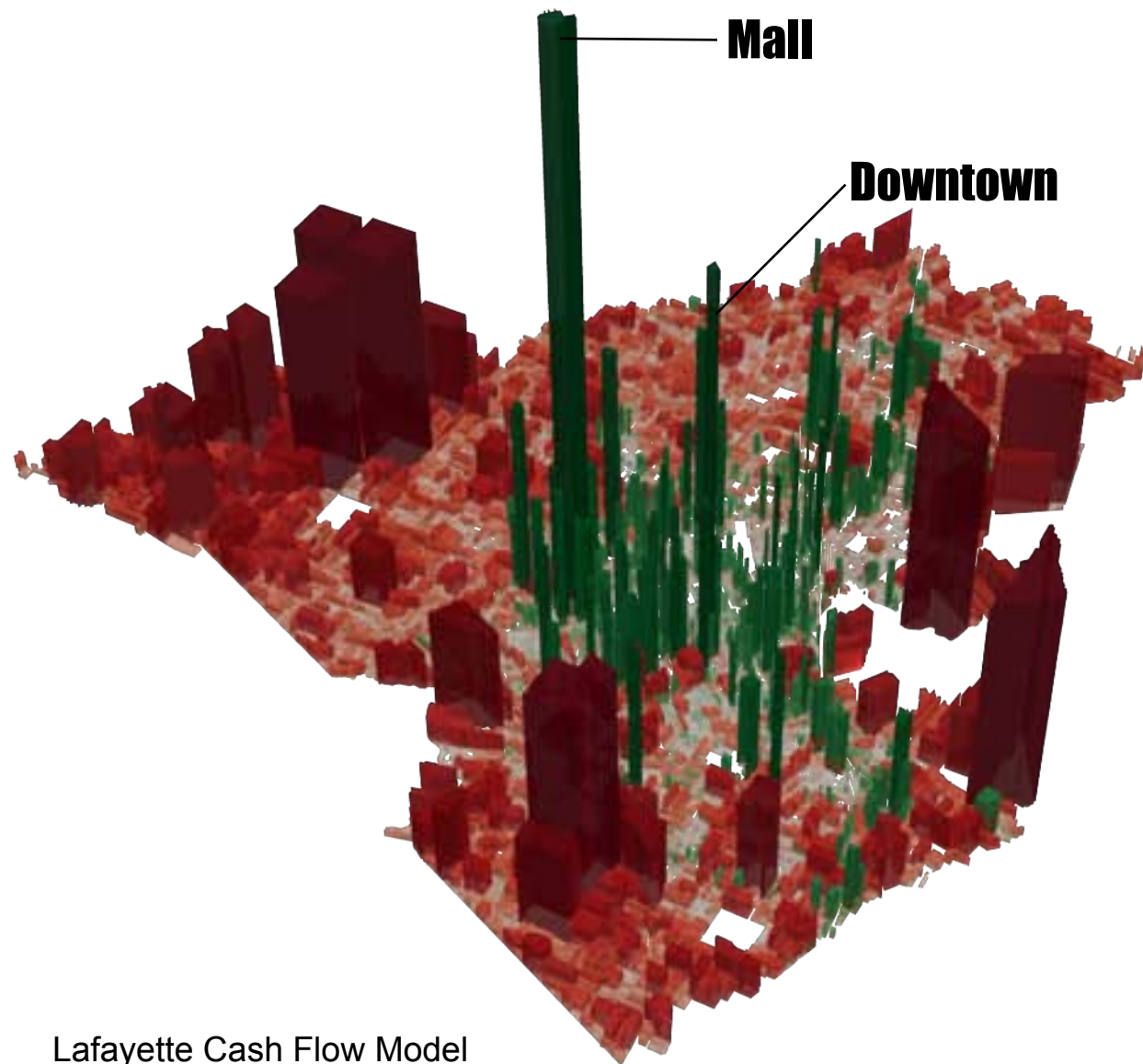




MARKET FORCES

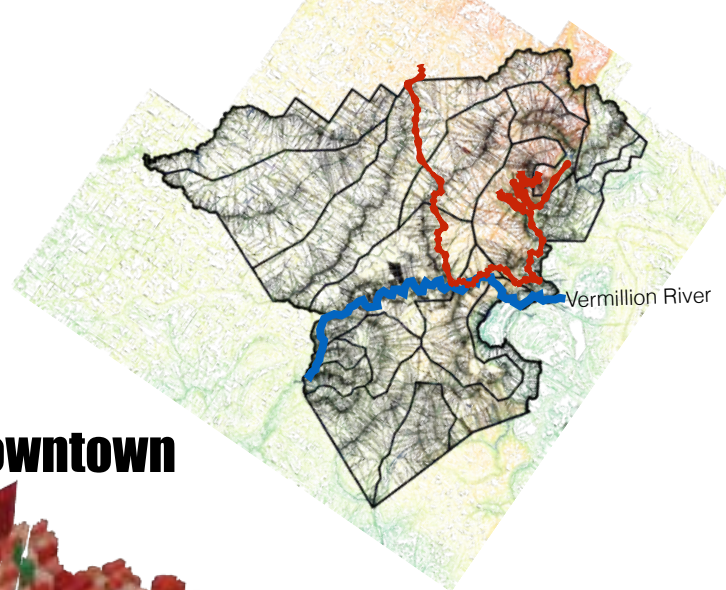
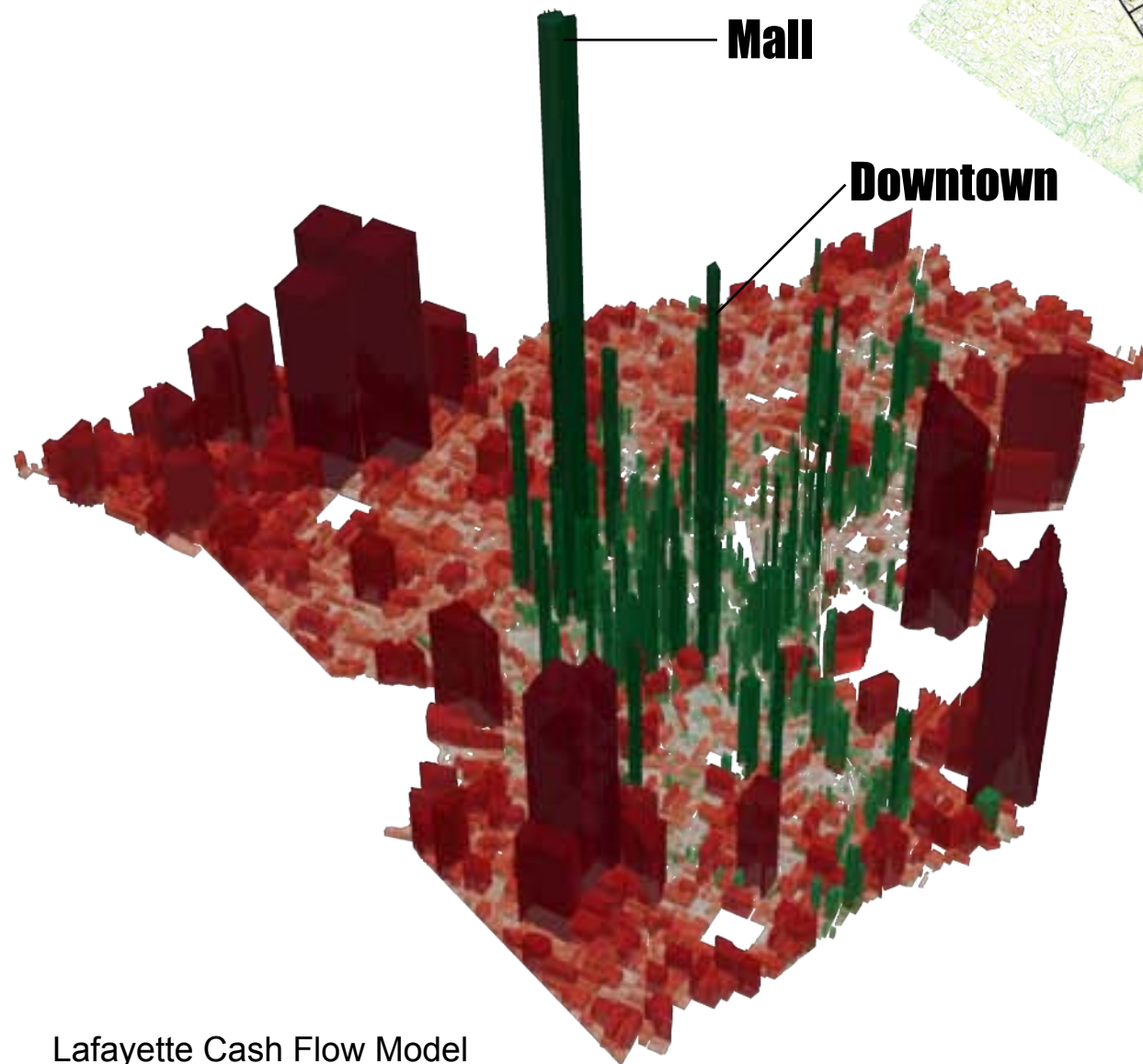
Operating Expense Ratio (Total)

Lafayette Parish, LA



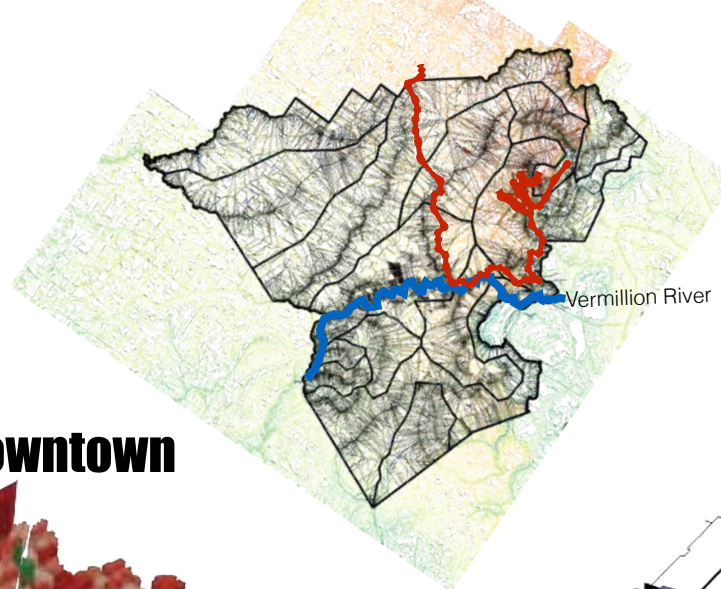
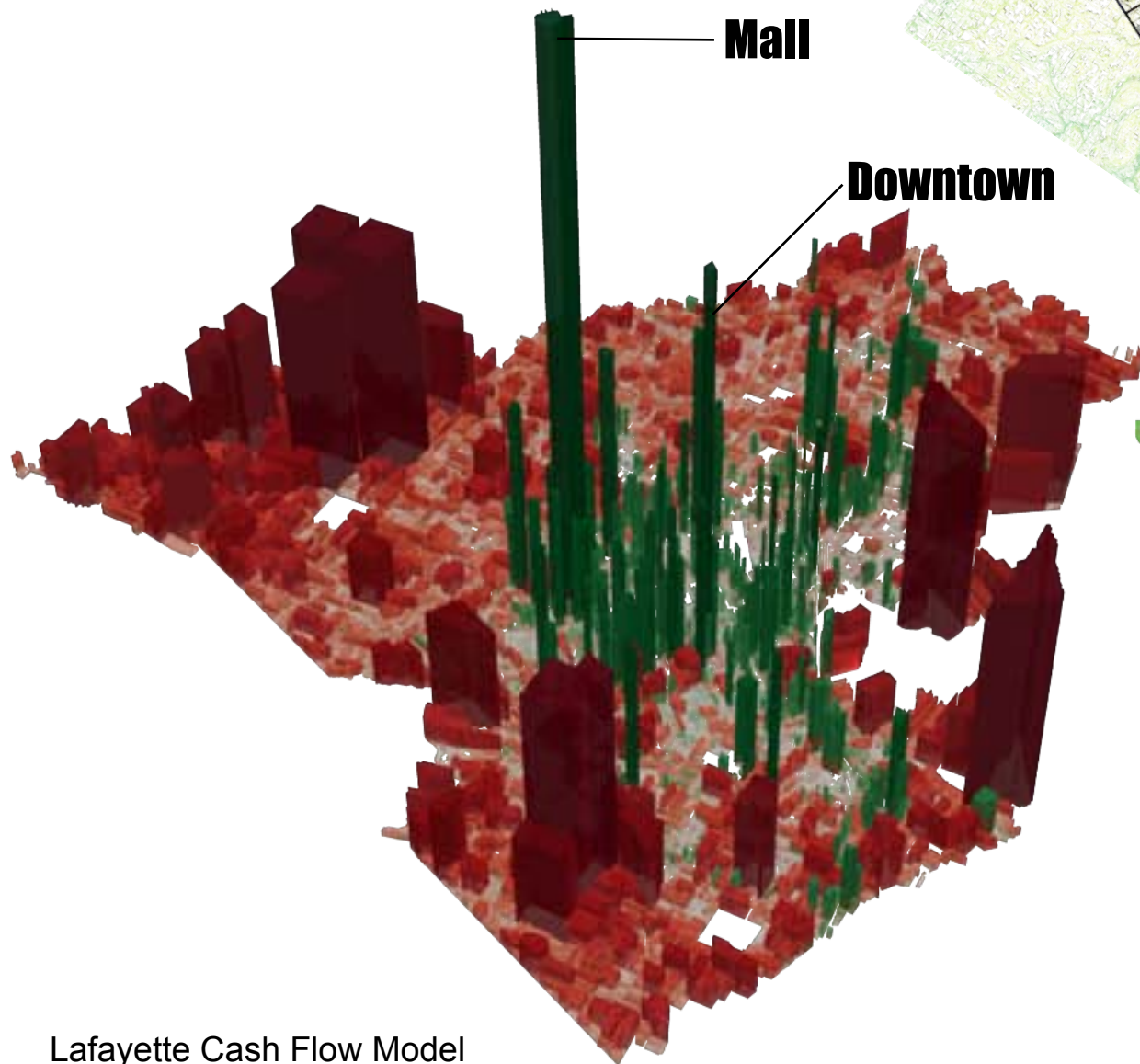
Operating Expense Ratio (Total)

Lafayette Parish, LA

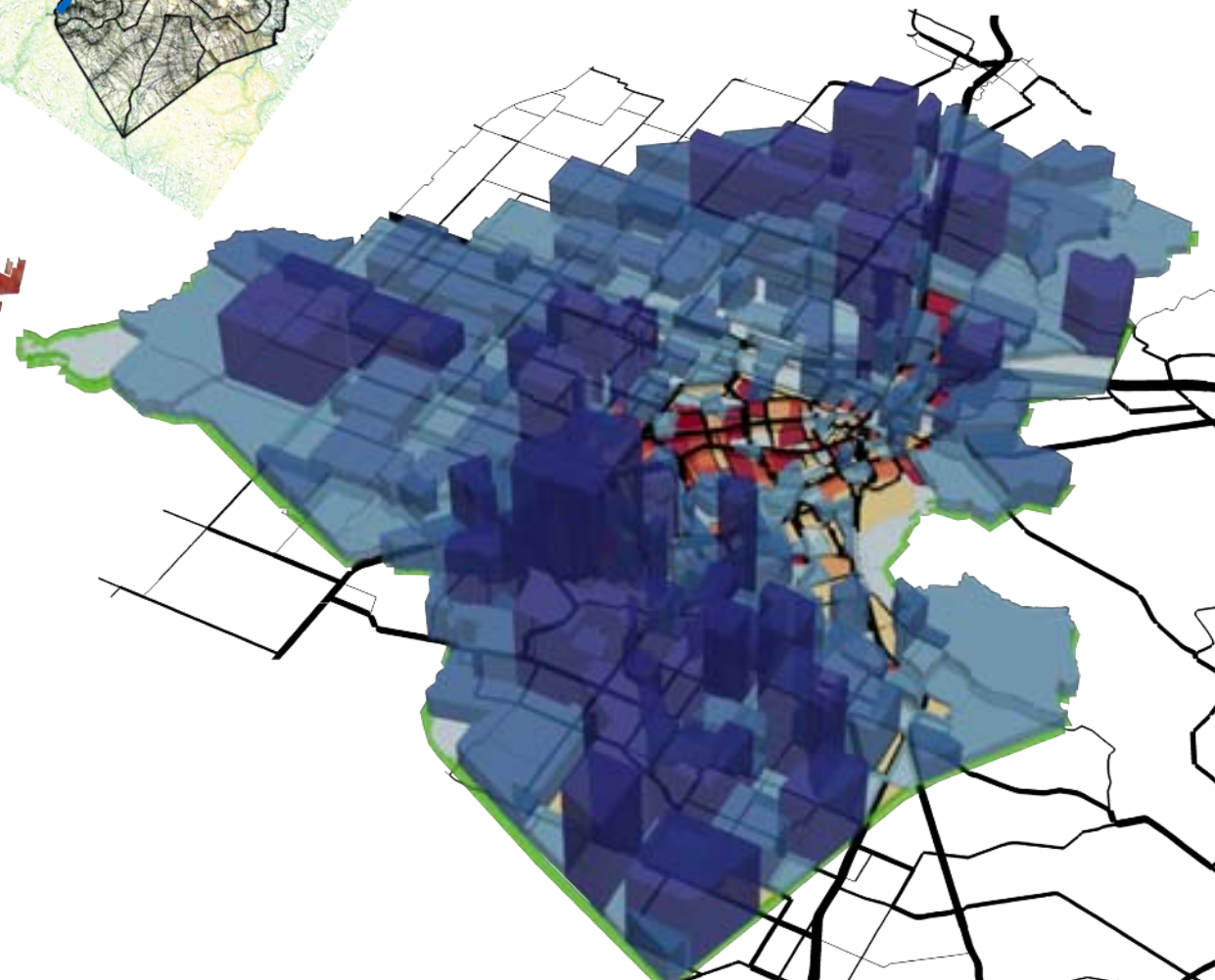
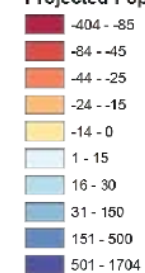


Operating Expense Ratio (Total)

Lafayette Parish, LA



Projected Pop Change 2010 - 2040



Lafayette Cash Flow Model

MPO 2040 Population Model Projections



Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500

Source: Sanborn Maps and LCG Records



Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500



Source: Sanborn Maps and LCG Records



Population

1949

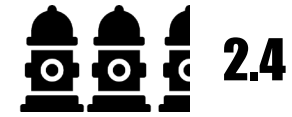
33,500



Feet of pipe/person



Fire Hydrants/1,000 people



Source: Sanborn Maps and LCG Records



Population



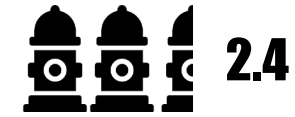
Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500



Source: Sanborn Maps and LCG Records

2015



Population



Feet of pipe/person



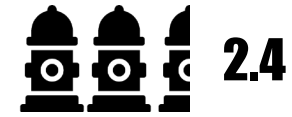
Fire Hydrants/1,000 people

1949

33,500



5

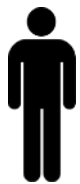


2.4

Source: Sanborn Maps and LCG Records

2015

121,000



Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500



5

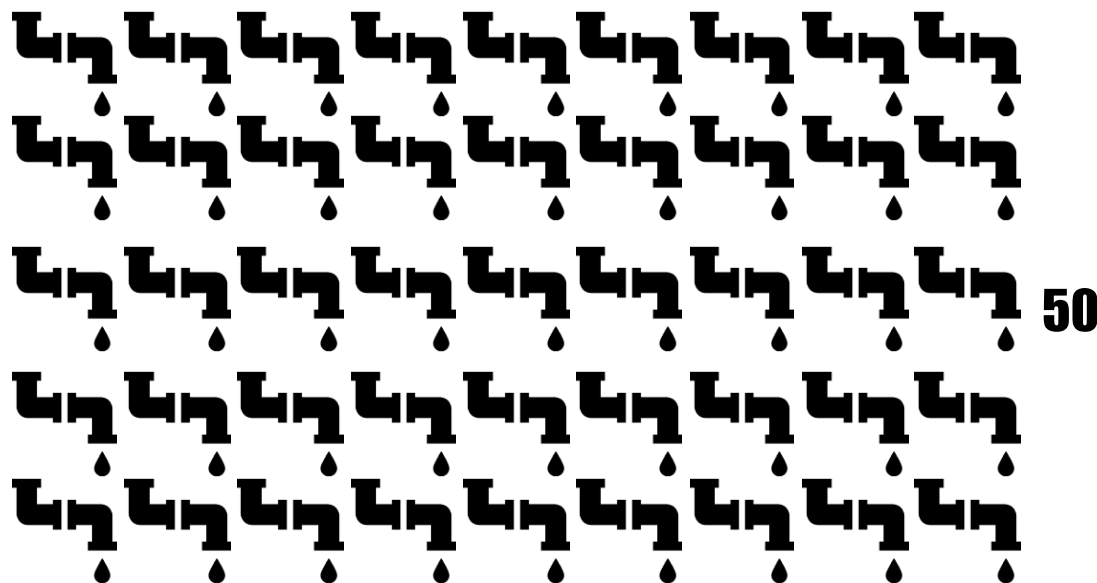


2.4

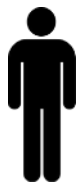
Source: Sanborn Maps and LCG Records

2015

121,000



50



Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

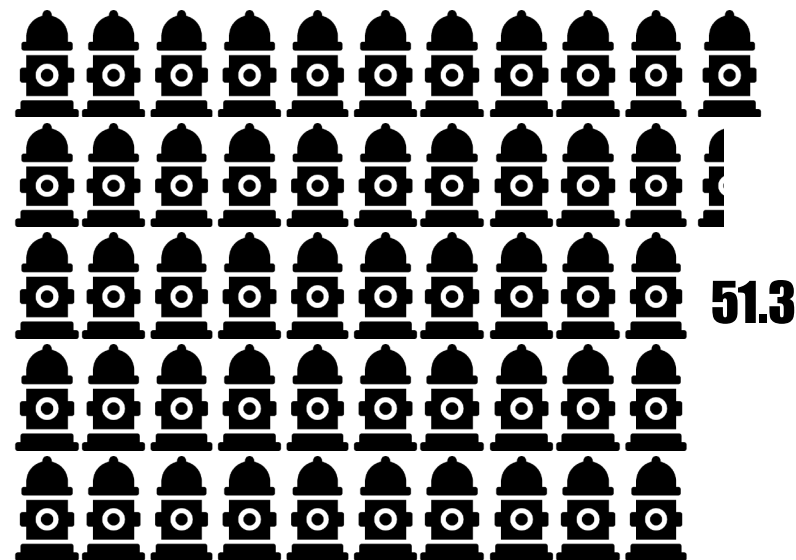
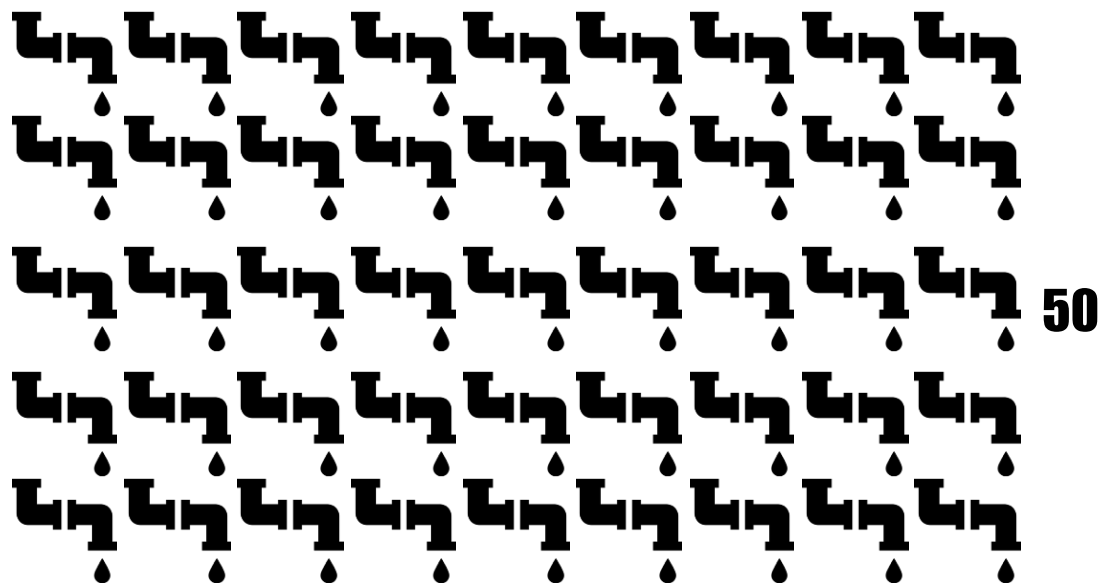
33,500

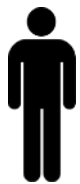


Source: Sanborn Maps and LCG Records

2015

121,000





Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

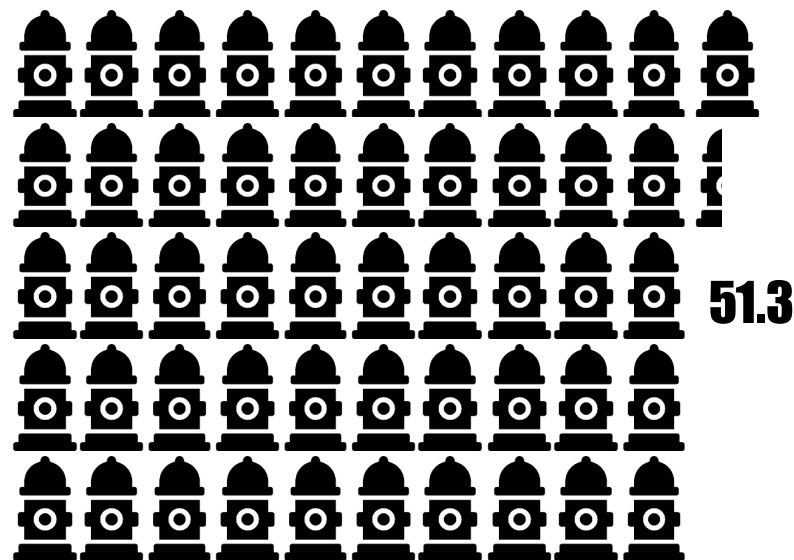
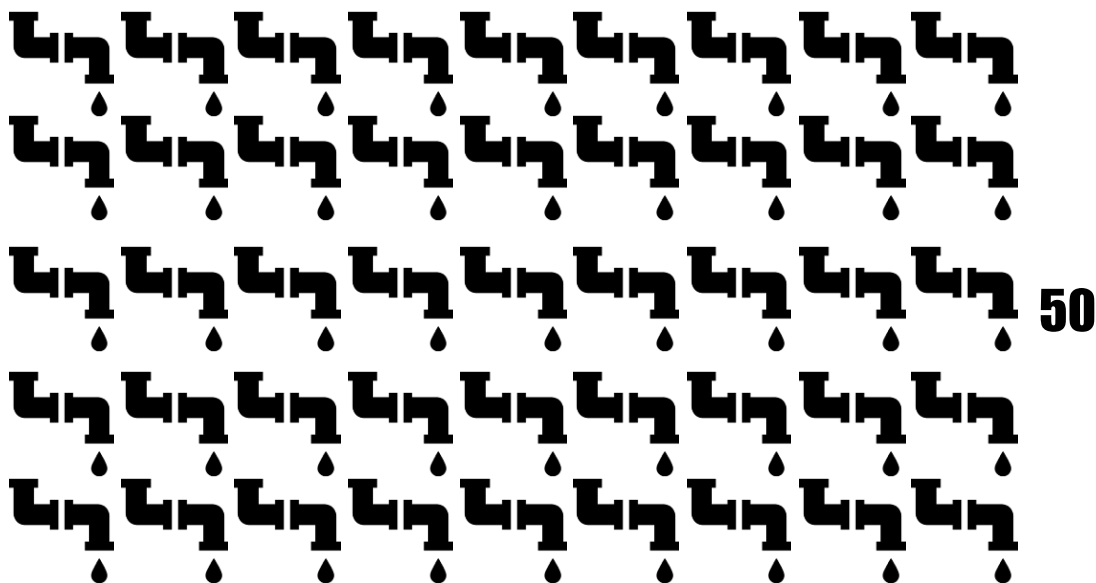
33,500

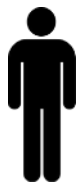


Source: Sanborn Maps and LCG Records

2015

121,000





Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500



5

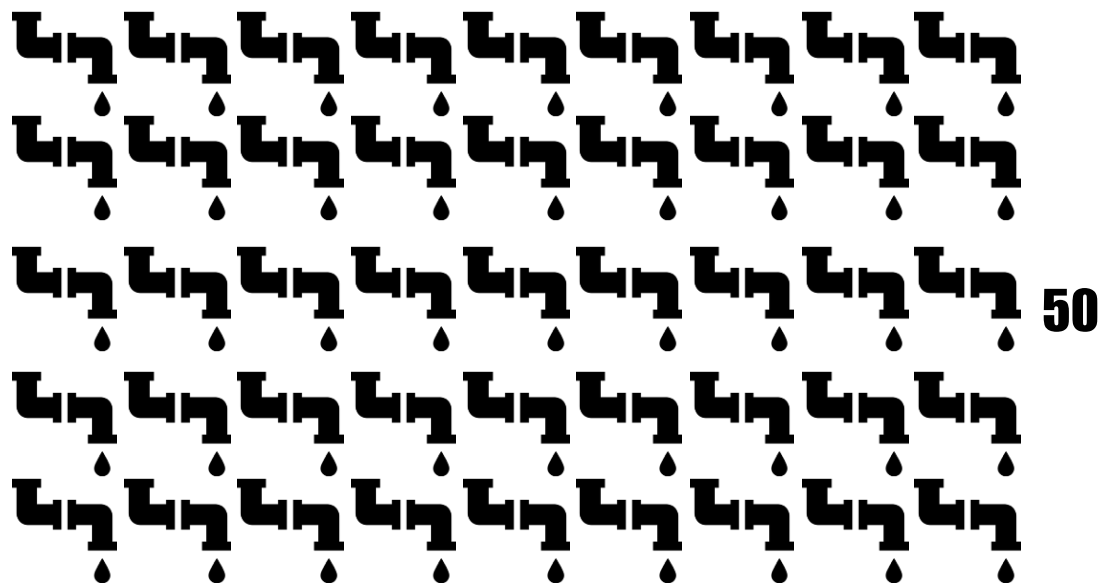


2.4

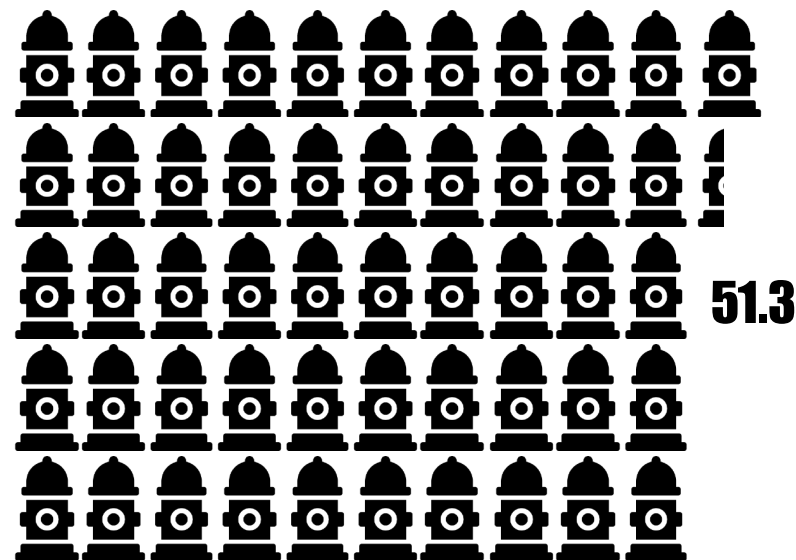
Source: Sanborn Maps and LCG Records

2015

121,000



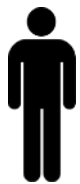
50



51.3

Urban3
350%

1,000%



Population



Feet of pipe/person



Fire Hydrants/1,000 people

1949

33,500



5

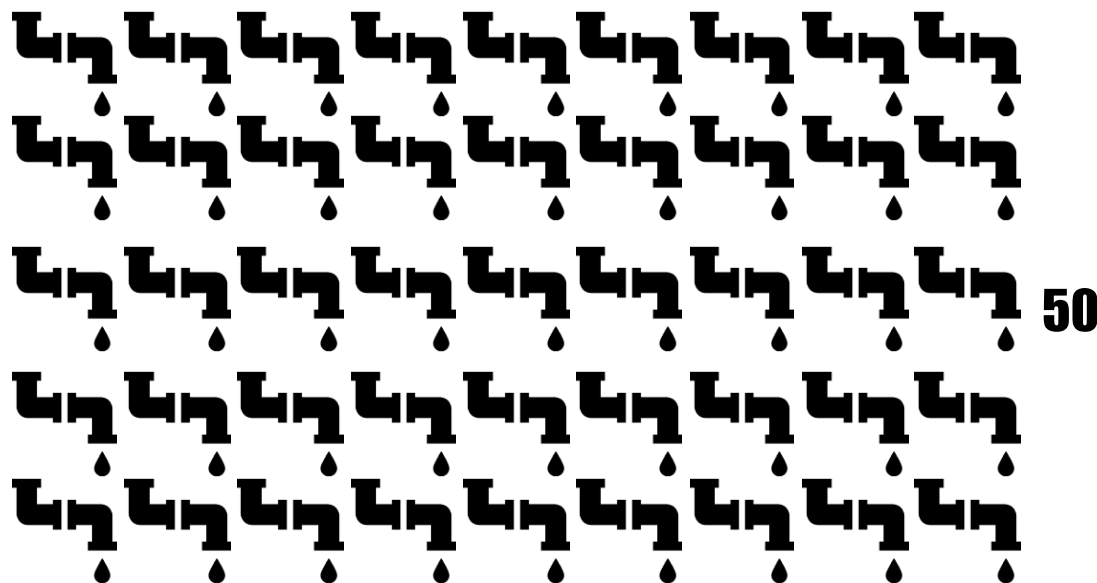


2.4

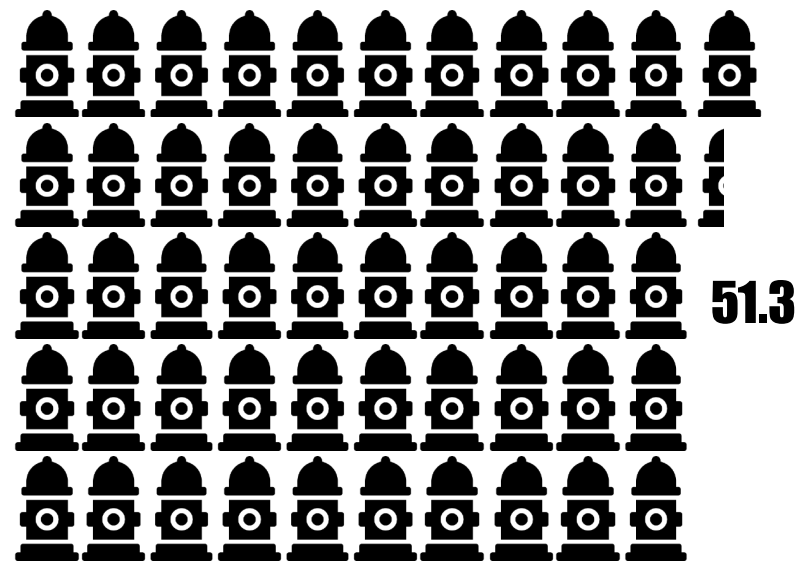
Source: Sanborn Maps and LCG Records

2015

121,000



50



51.3

350%

1,000%

2,140%

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



\$27,700

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



\$27,700



Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



\$27,700



\$45,000

Population



350%

Feet of pipe/person



1,000%

Fire Hydrants/1,000 people



2,140%

Your Median Household income



\$27,700



\$45,000

160%



**BUY NOW
PAY LATER**

What are the numbers for St. Joseph's County?





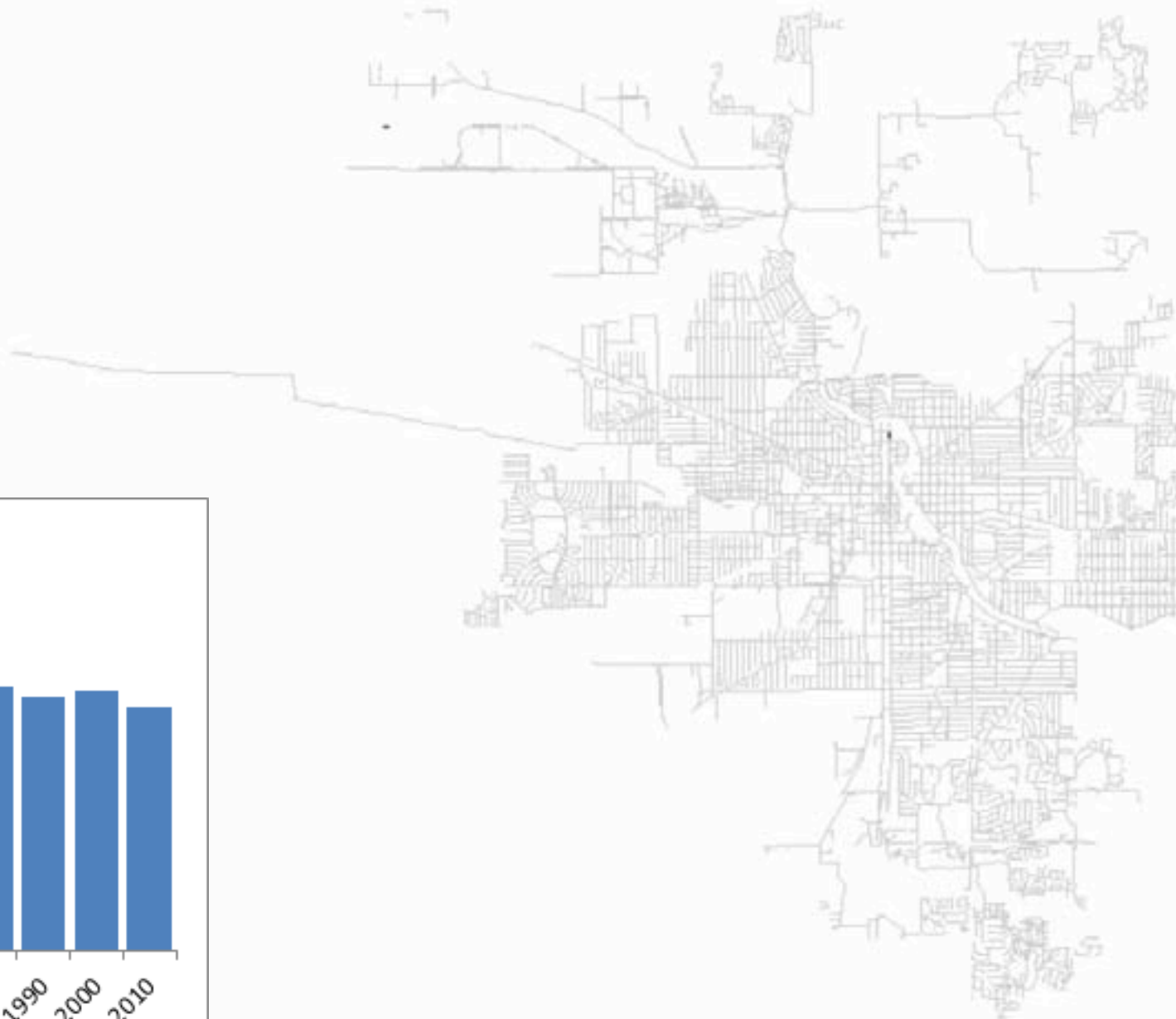
What is in the Ground

Infrastructure Mapping

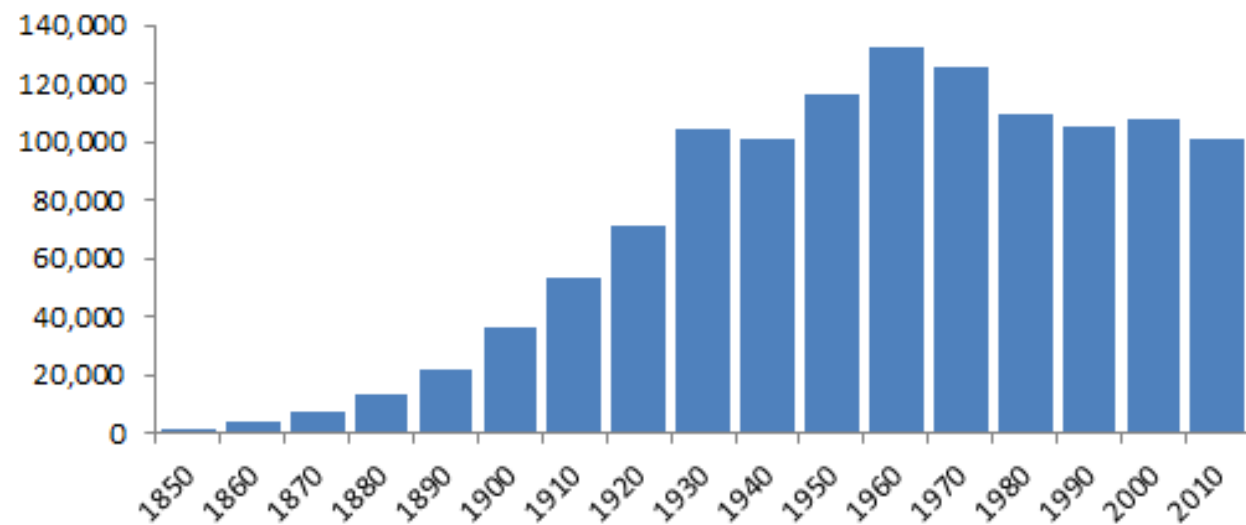
South Bend, IN



South Bend 1890

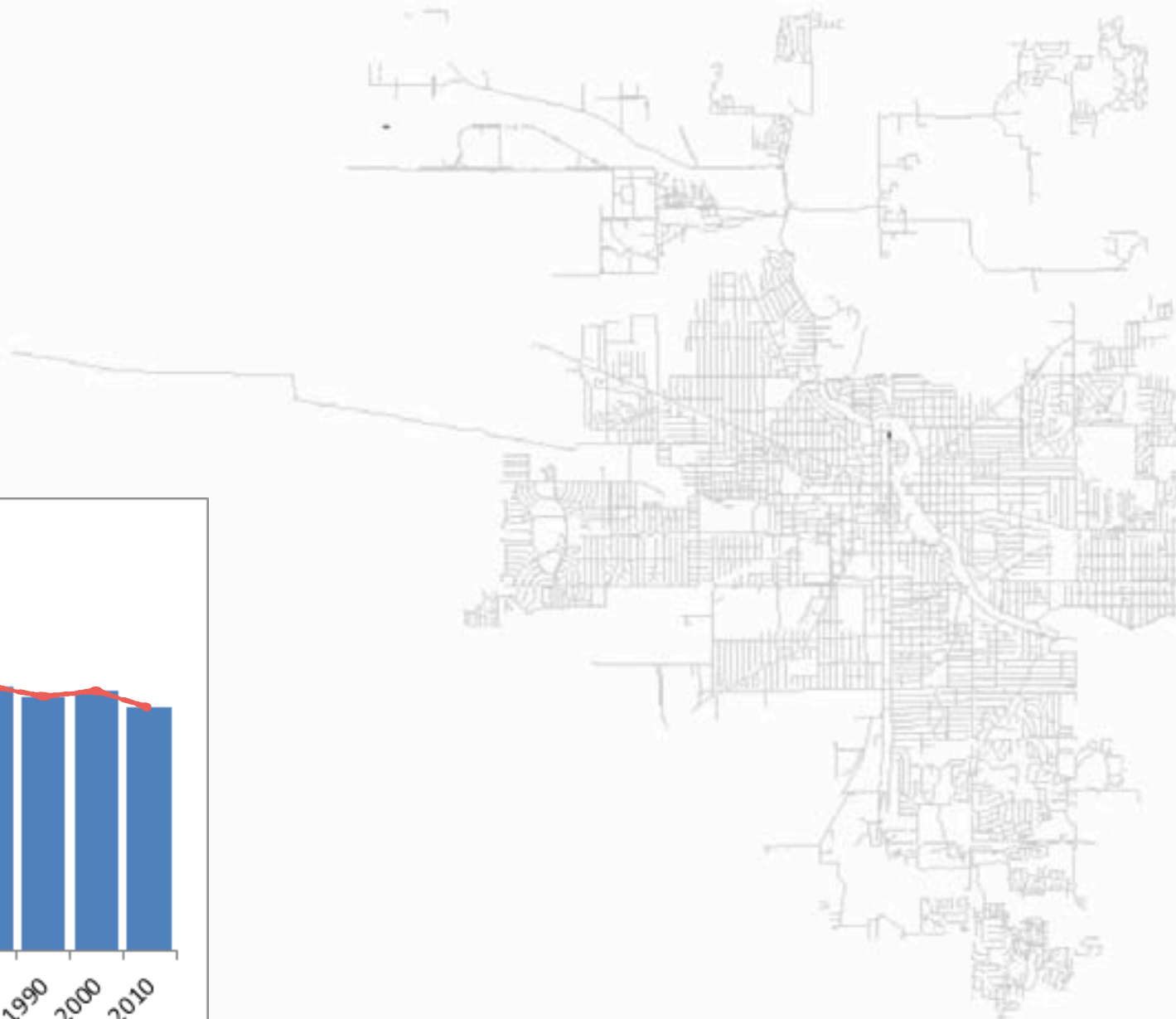


South Bend Population

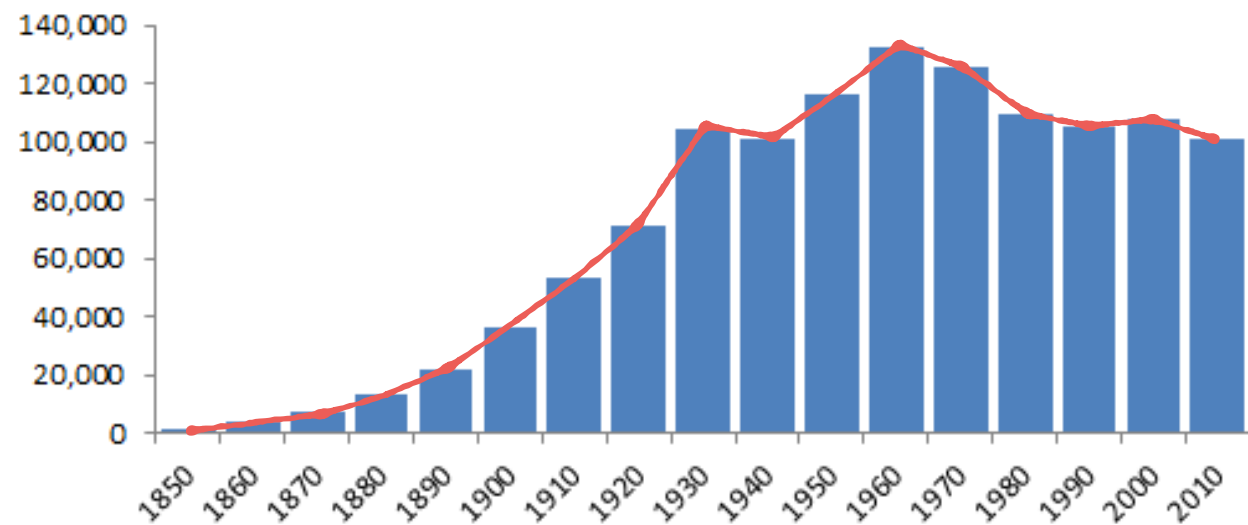




South Bend 1890

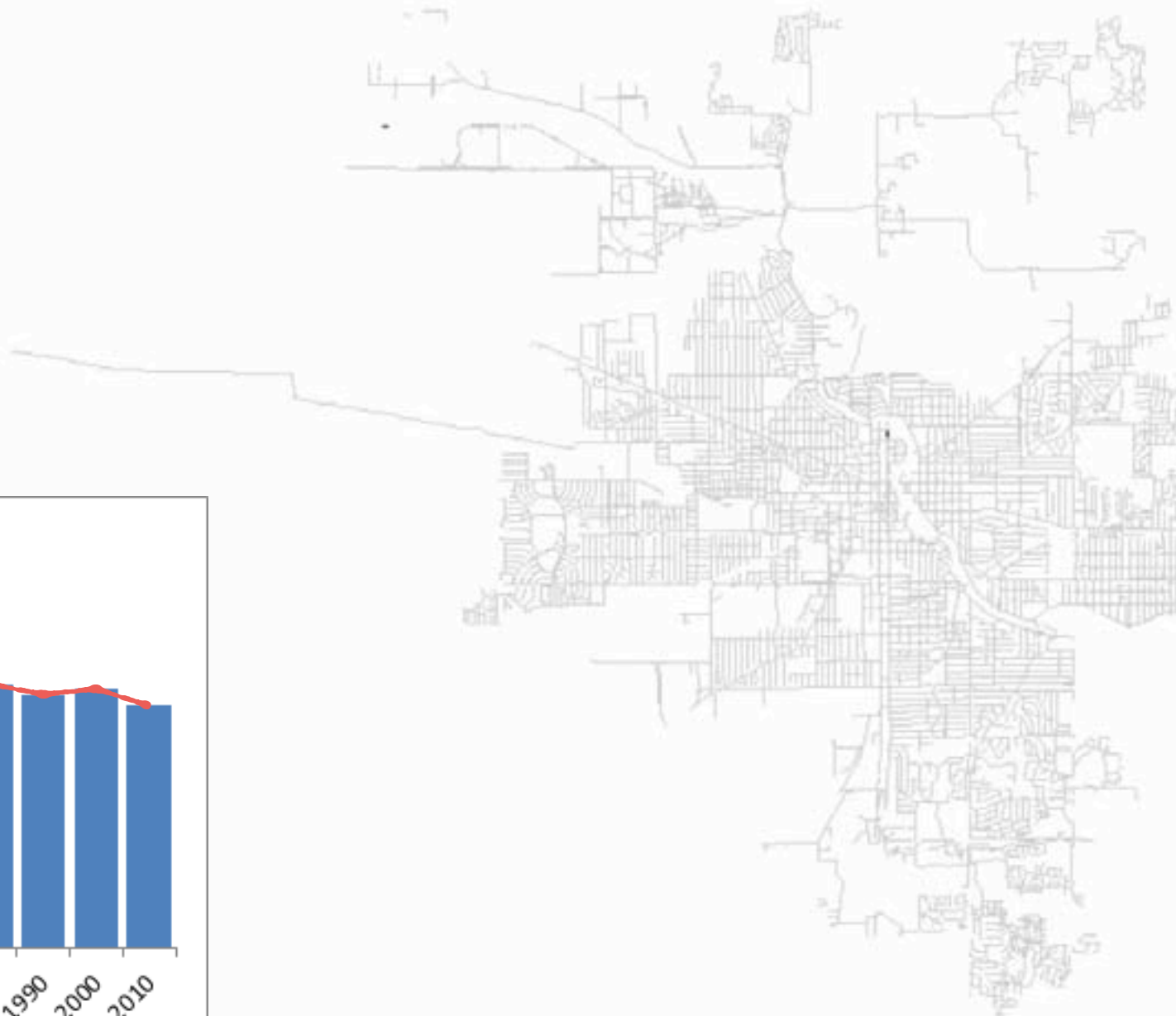


South Bend Population

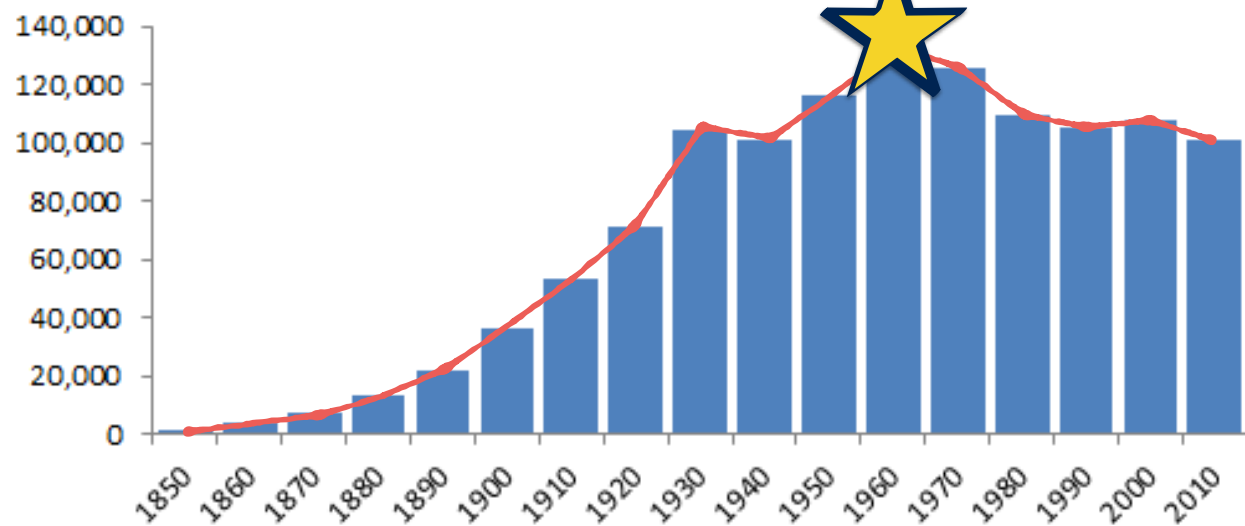




South Bend 1890

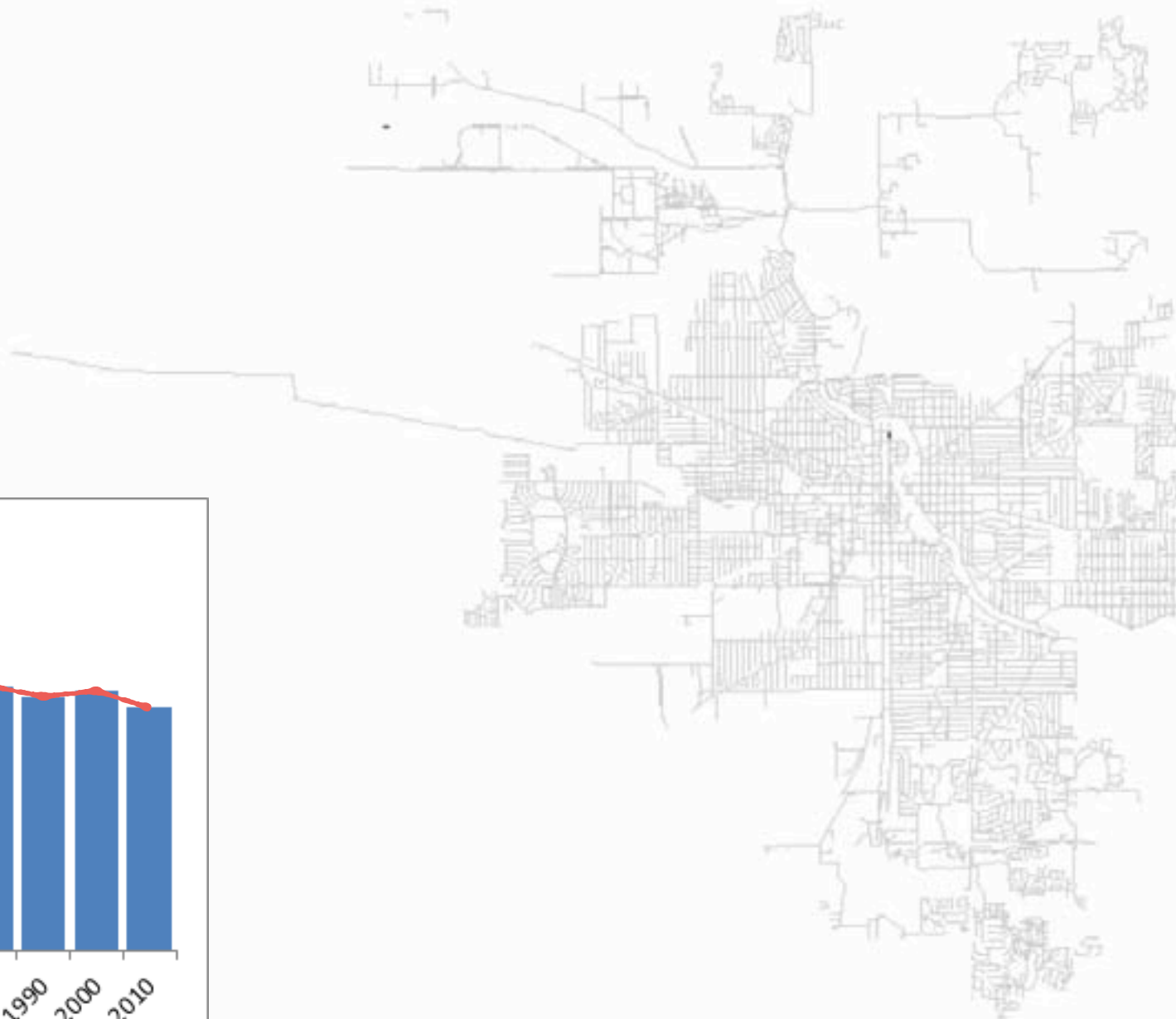


South Bend Population

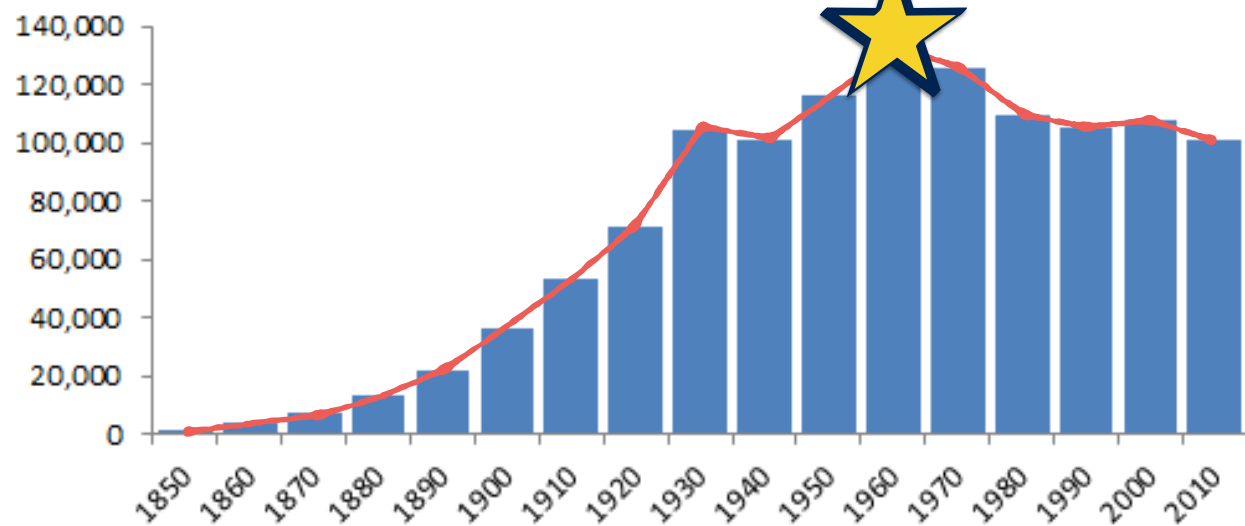




South Bend 1890

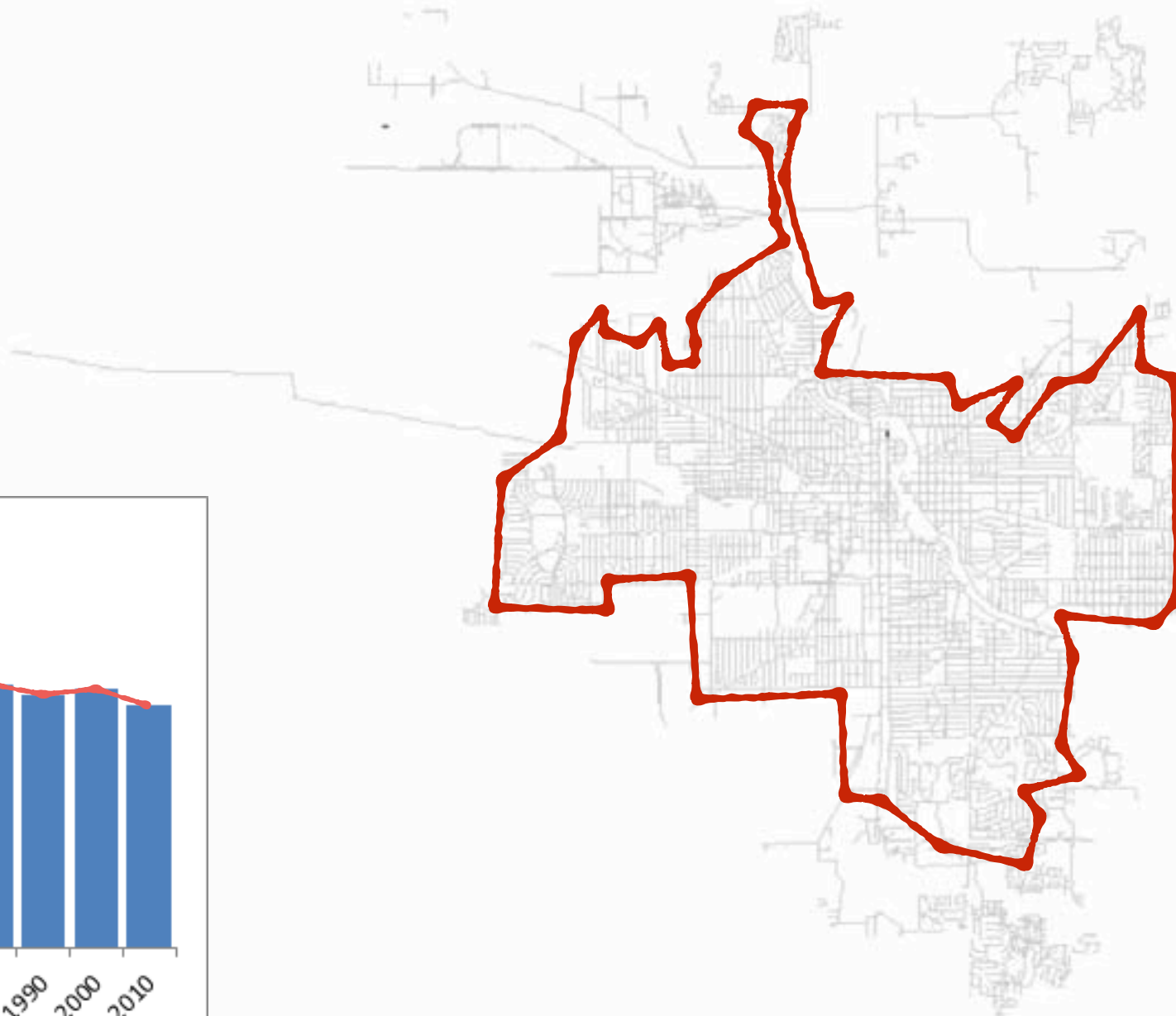


South Bend Population

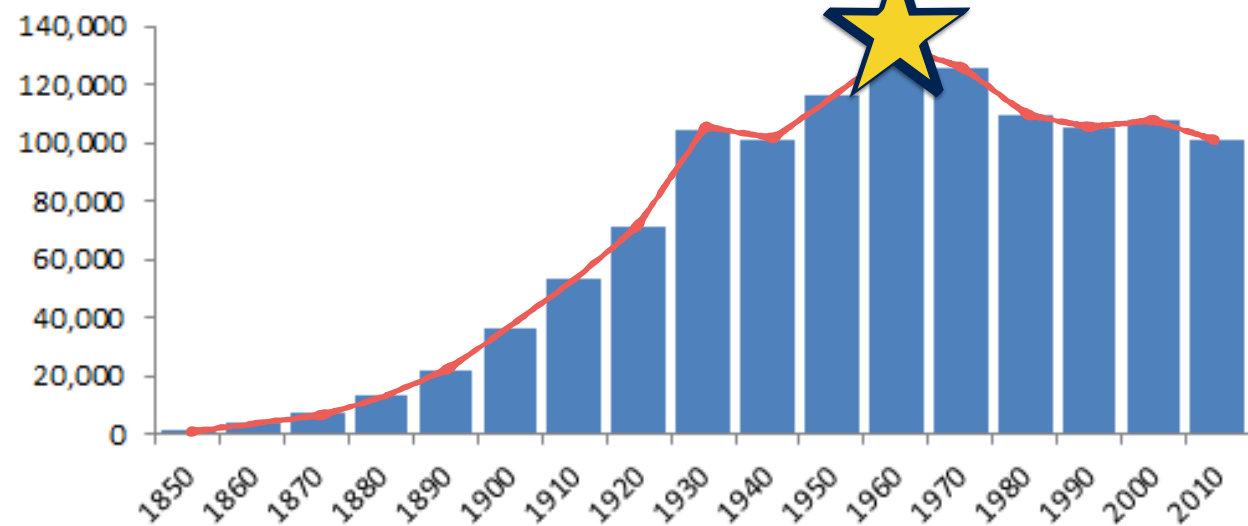




South Bend 1890



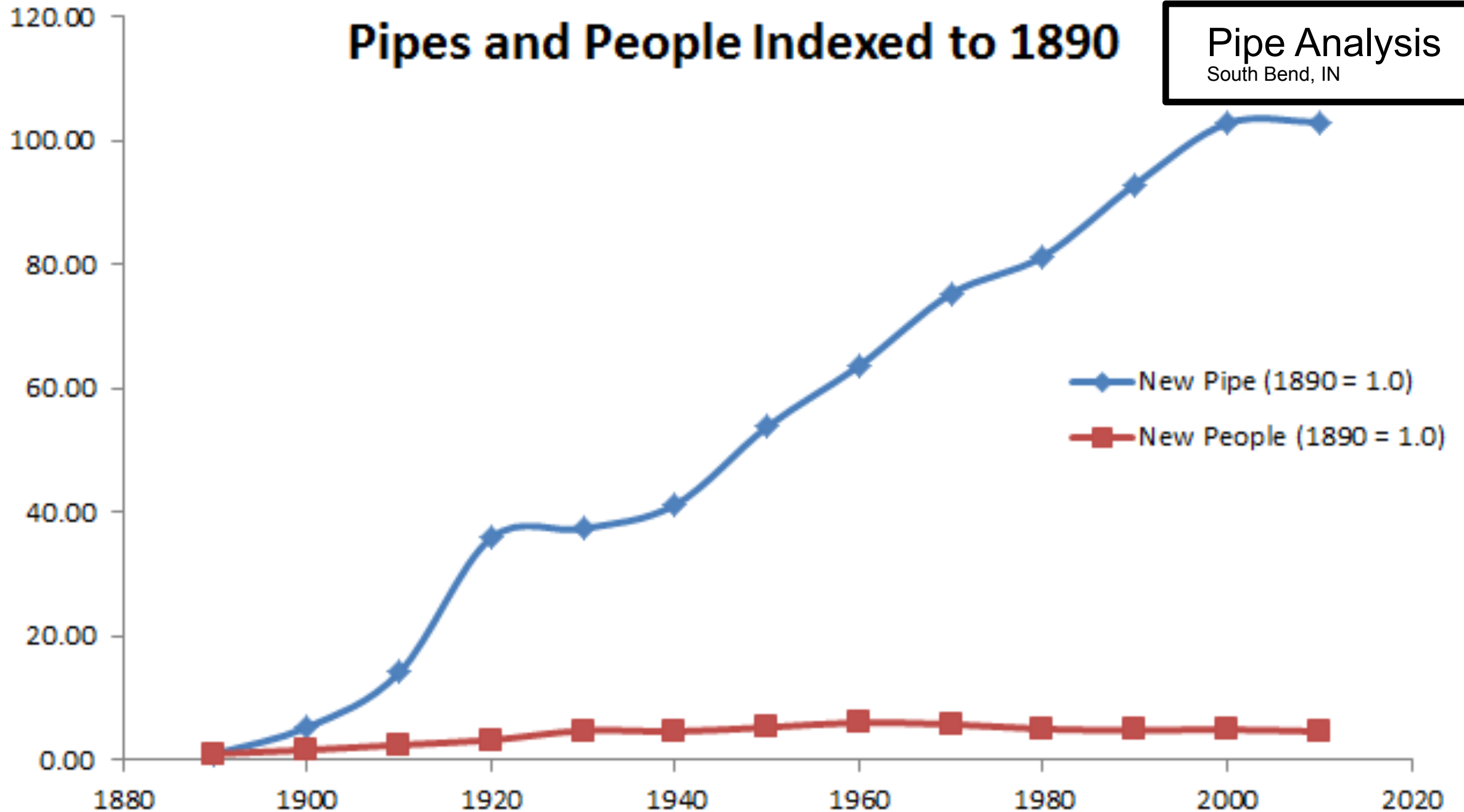
South Bend Population



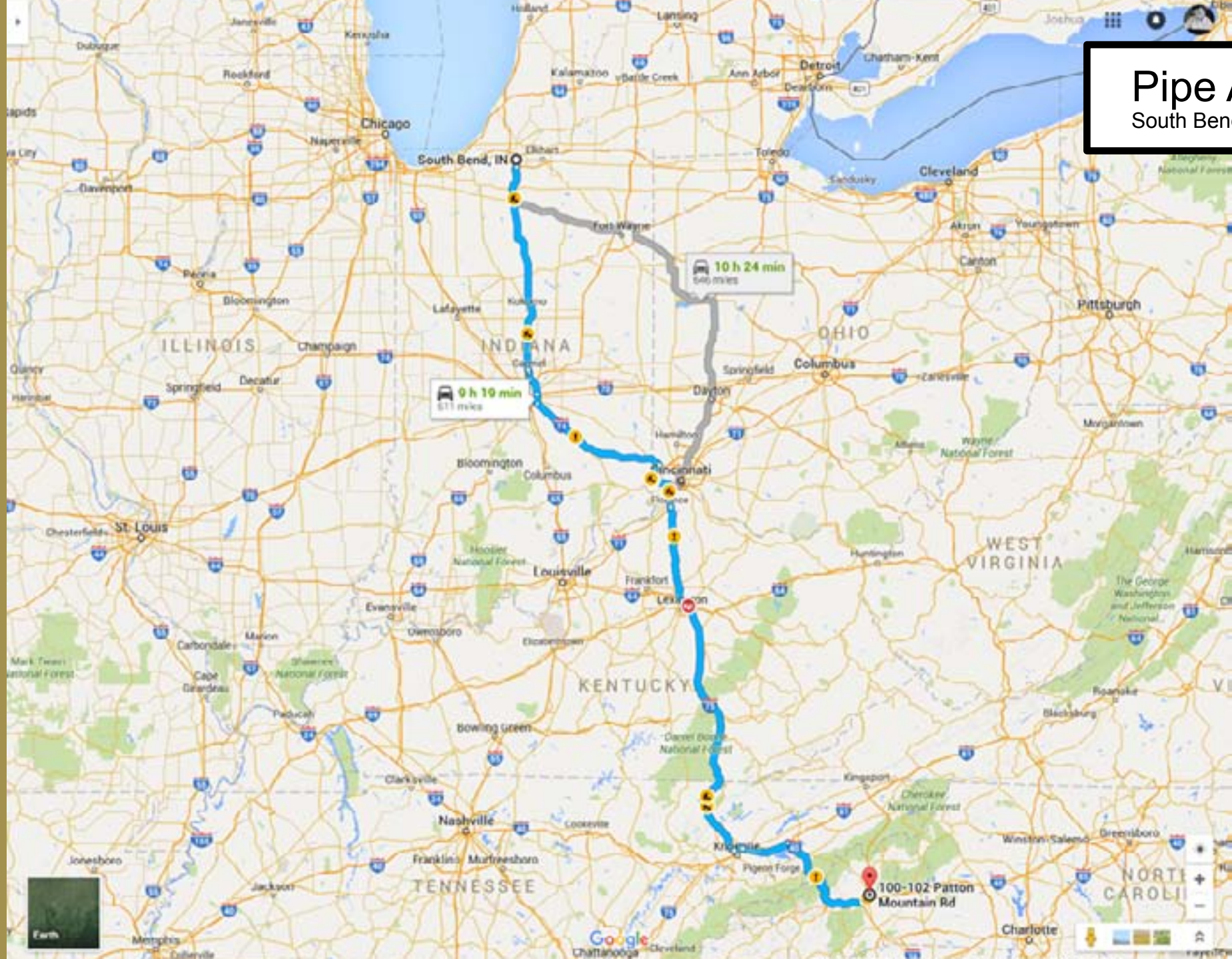
Pipes and People Indexed to 1890

Pipe Analysis
South Bend, IN

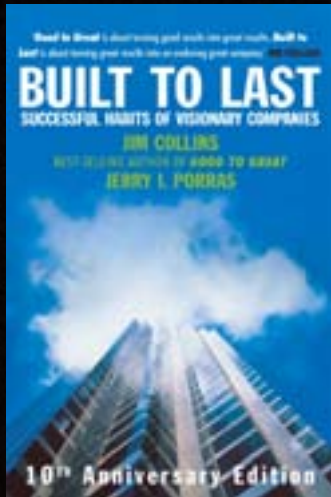
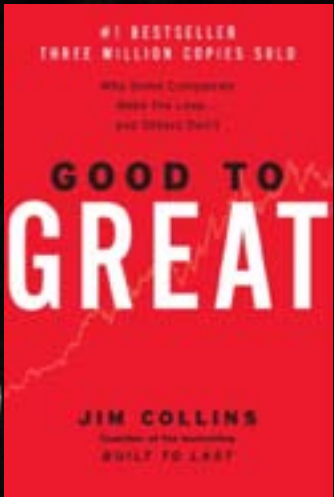
Urban3



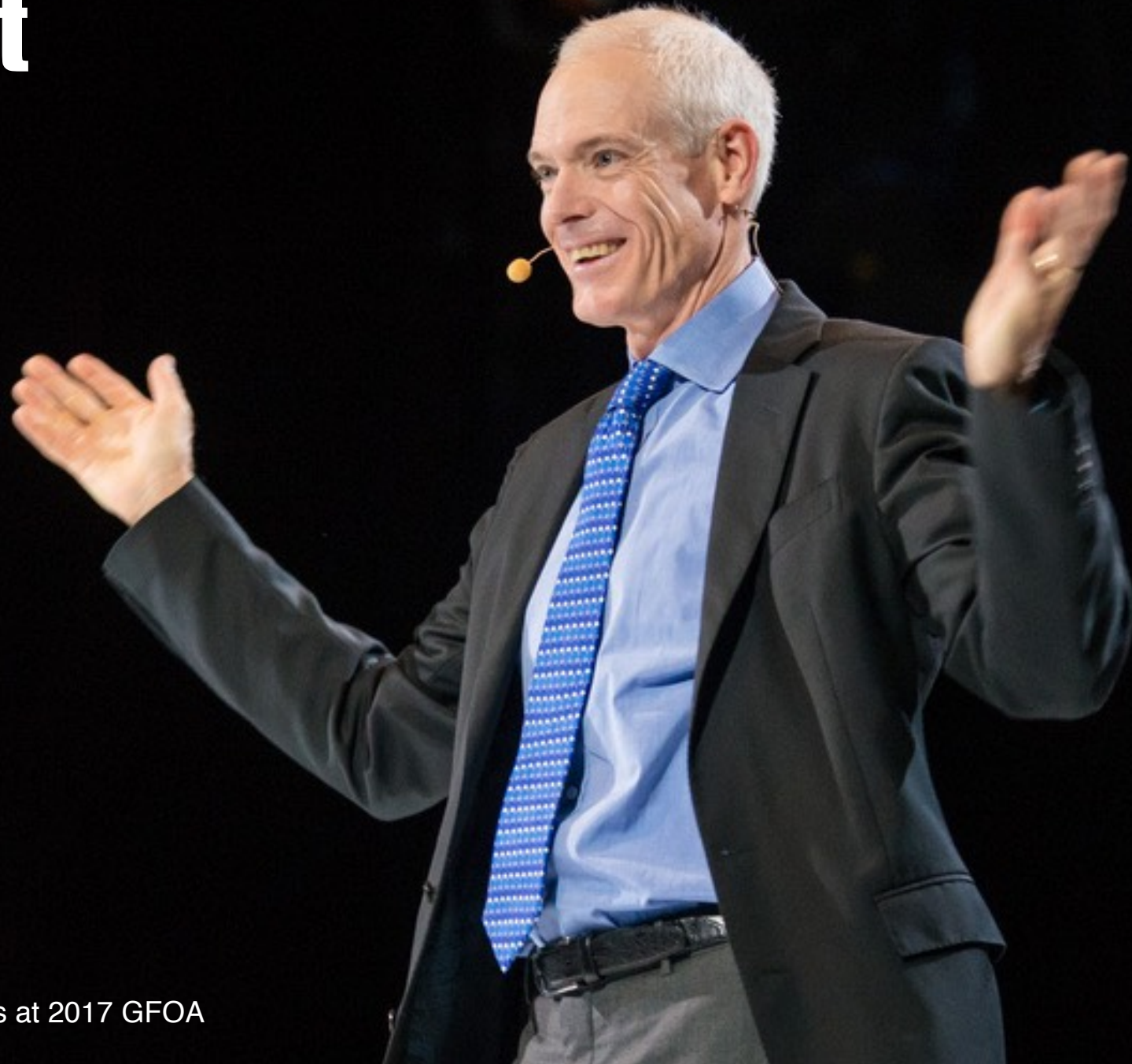
Urban3



**If you don't confront
the brutal facts,
they're going to
confront you!
Facts Matter.**



Jim Collins
Keynote address at 2017 GFOA



FACT:

**THE FUNDAMENTAL ISSUE IS THAT
INEFFICIENT USE OF LAND COSTS
MORE THAN EFFICIENT USE OF LAND.**

**SIMPLY PUT, BUY MORE STUFF AND IT
COSTS MORE TO MAINTAIN.**

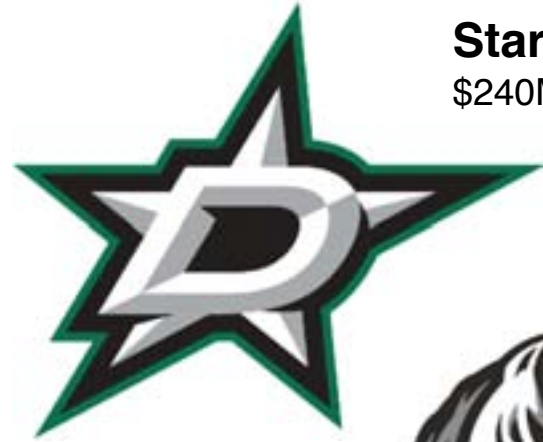
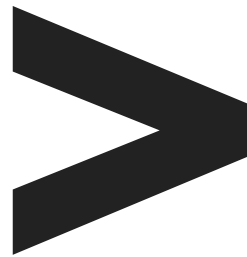
Public Policy





Asheville

\$12.8B Taxable Value



Stars
\$240M



Mavericks
\$685M



Rangers
\$764M



Cowboys
\$2.3B



Asheville

\$12.8B Taxable Value



Cowboys

\$2.3B (5.6)

Source: [forbes.com](https://www.forbes.com)



Dak Prescott



Dak Prescott

Accounting

A black and white photograph of a man in a suit and hat, likely from the mid-20th century, sitting at a desk and writing in a large, open notebook. He is wearing a dark suit jacket, a light-colored shirt, and a dark tie. He is also wearing a dark hat and a wristwatch on his left wrist. The word "Accounting" is overlaid in large, bold, white letters across the center of the image.



Geocounting

I bought a boat



A composite image featuring a large, close-up, slightly blurred portrait of President William J. Clinton in the background, and a smaller, clearer image of him in the foreground, speaking at a podium and gesturing with his right hand. The background is a solid blue color.

**Sometimes when people are under stress,
they hate to think.
And it's the time when they most need to think.**

President William J. Clinton
Keynote address at 2017 GFOA

DO THE MATH

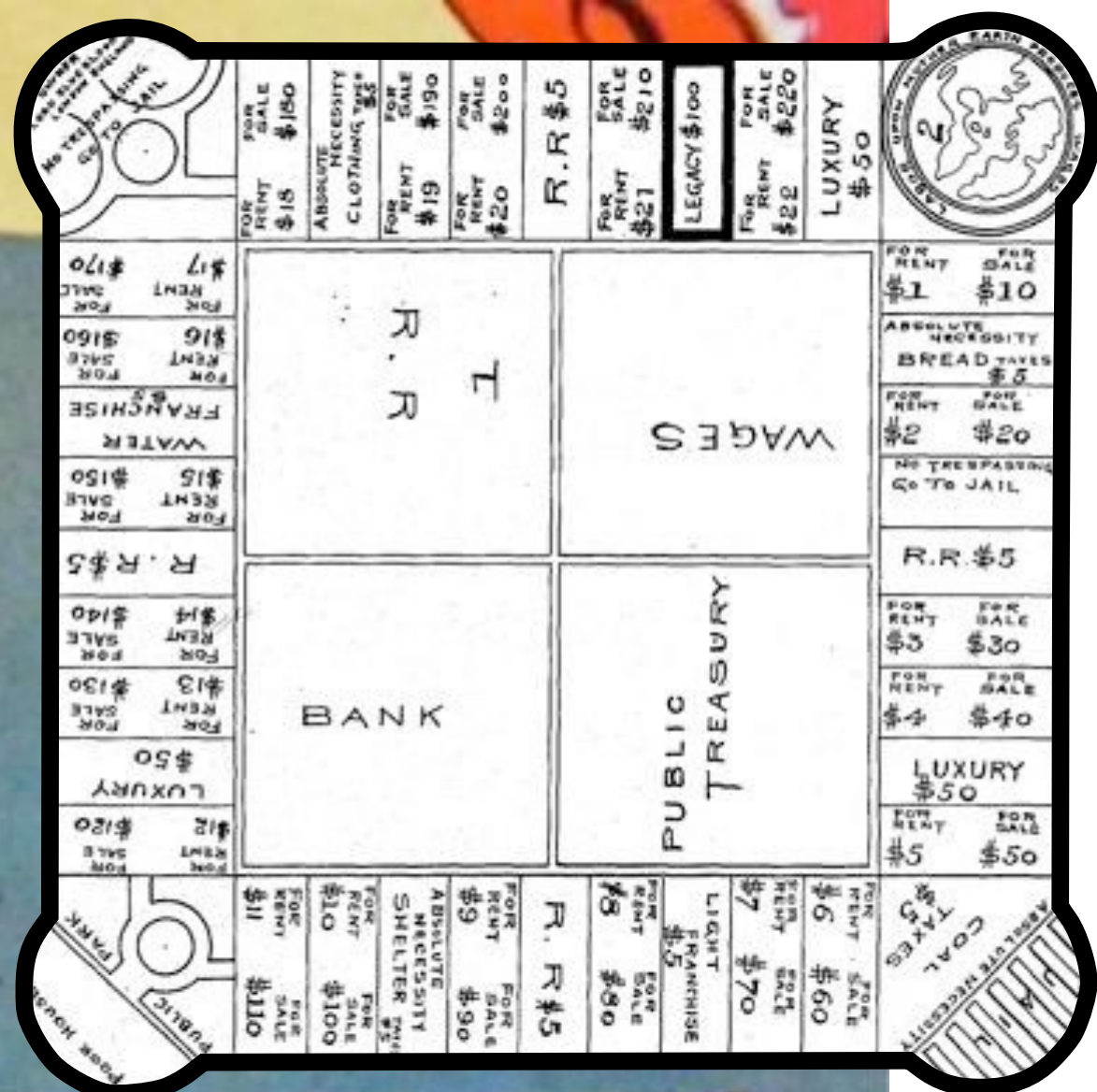




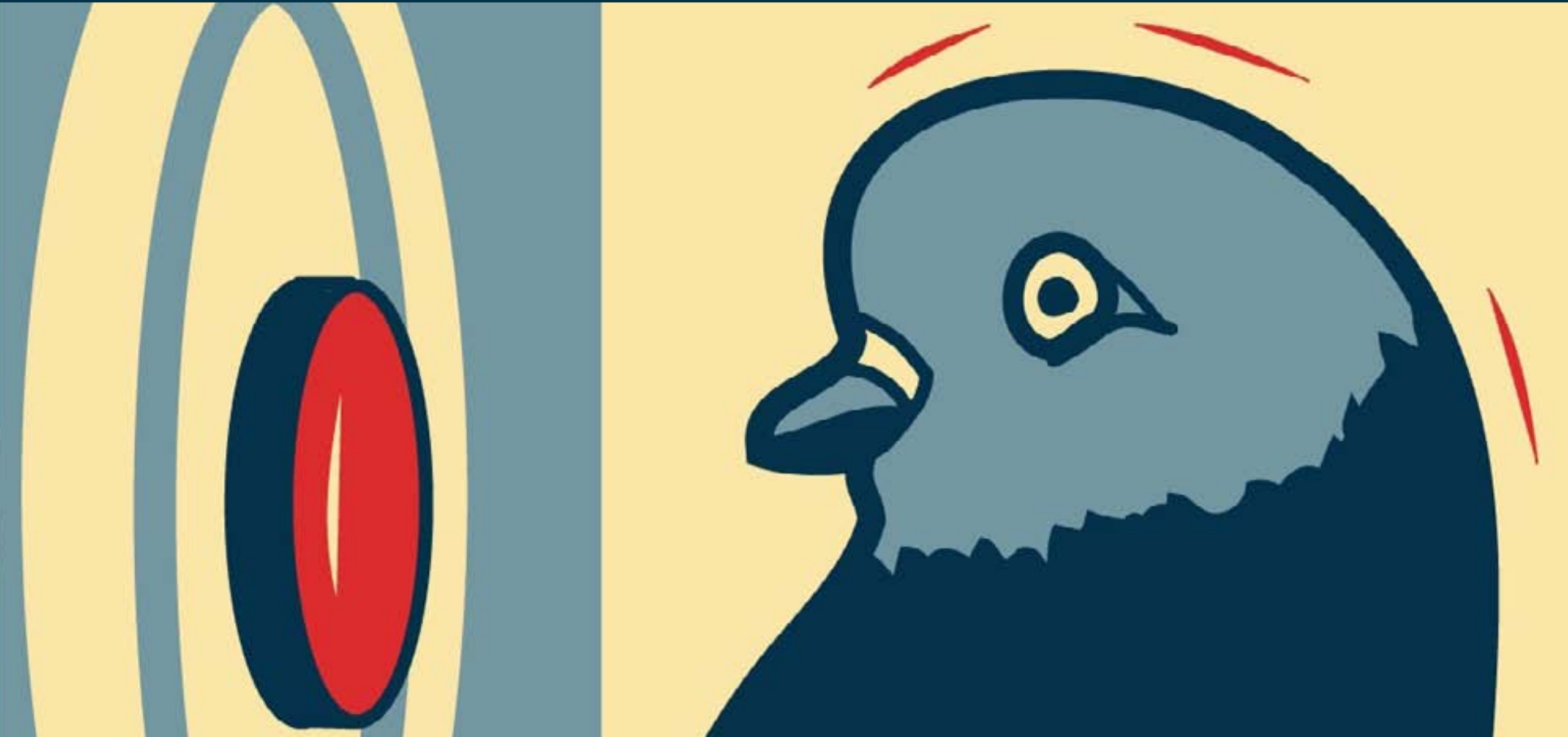
by Elizabeth Macie Phillips
FAMOUS ORIGINATOR OF GAMES



by Elizabeth Macie Phillips
FAMOUS ORIGINATOR OF GAMES



Behavioral Economics





Dell Avenue

Urban³

Analyst:
Derek Sanders

Map:
Neil Thomas
Resource Data, Inc.

Legend

 Study Area

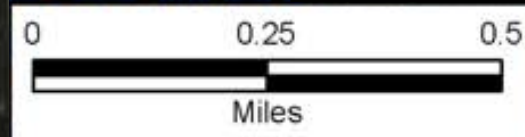
 Tax Exempt



LAND Assessment

Assessed Value Per Acre

	\$0.00 - \$5,000.00
	\$5,000.01 - \$10,000.00
	\$10,000.01 - \$15,000.00
	\$15,000.01 - \$20,000.00
	\$20,000.01 - \$25,000.00
	\$25,000.01 - \$30,000.00
	\$30,000.01 - \$35,000.00
	\$35,000.01 - \$40,000.00
	\$40,000.01 - \$45,000.00
	\$45,000.01 +



A dramatic scene featuring a man with a long, grey beard and hair, wearing a dark robe, looking upwards with a serious expression. He is holding two large, dark, rounded stones. The background is a fiery red and orange, suggesting a divine or hellish presence. The stones he holds have white, stylized text on them.

Tax Code

4444
4444

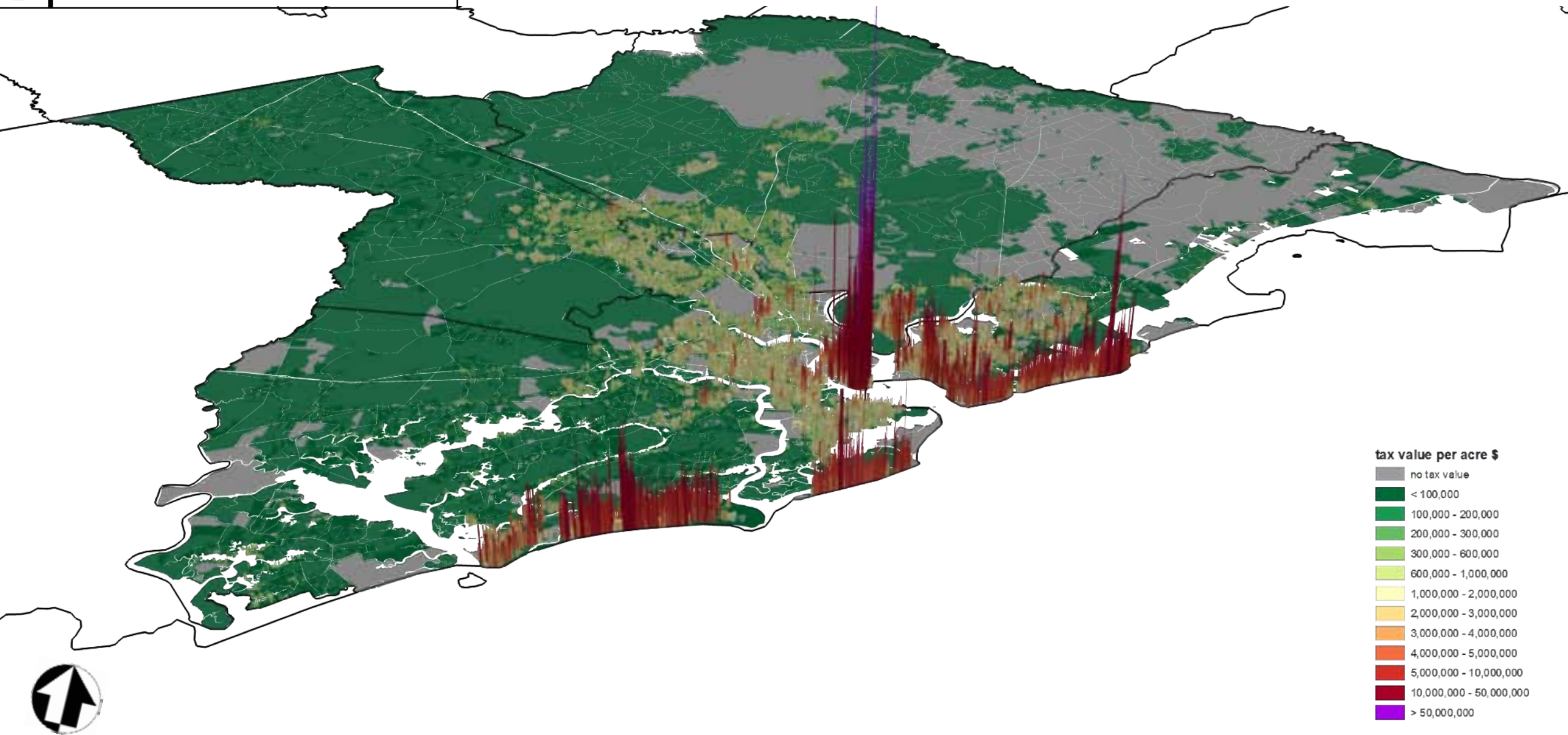
4444
4444

What are the numbers for Charleston County?



Taxable Value Per Acre

Charleston, SC MSA



Declaration of Independence

July 4, 1776

240 years ago





Built ca: 1686

Revolutionary



Walmart
\$866,760 value per acre



Tavern Wine and Spirits
\$13,394,415 Value per Acre

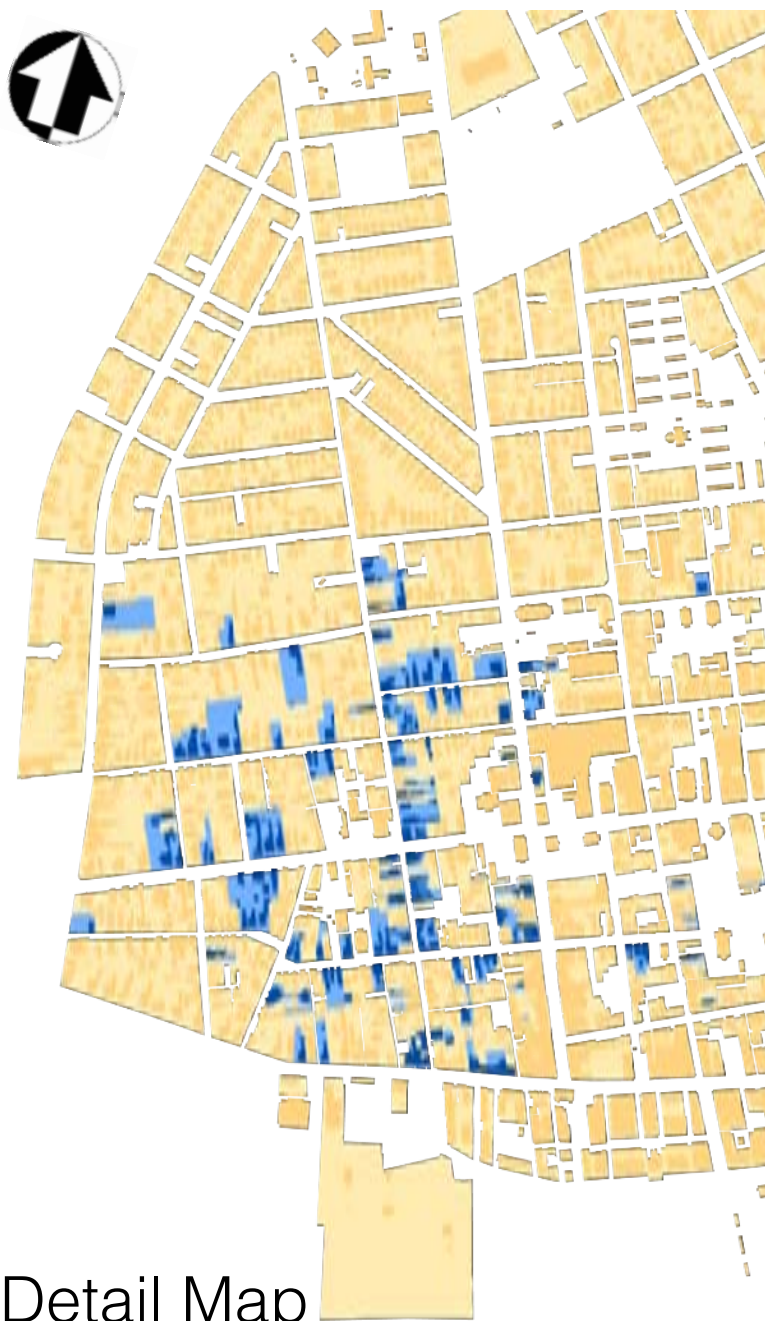
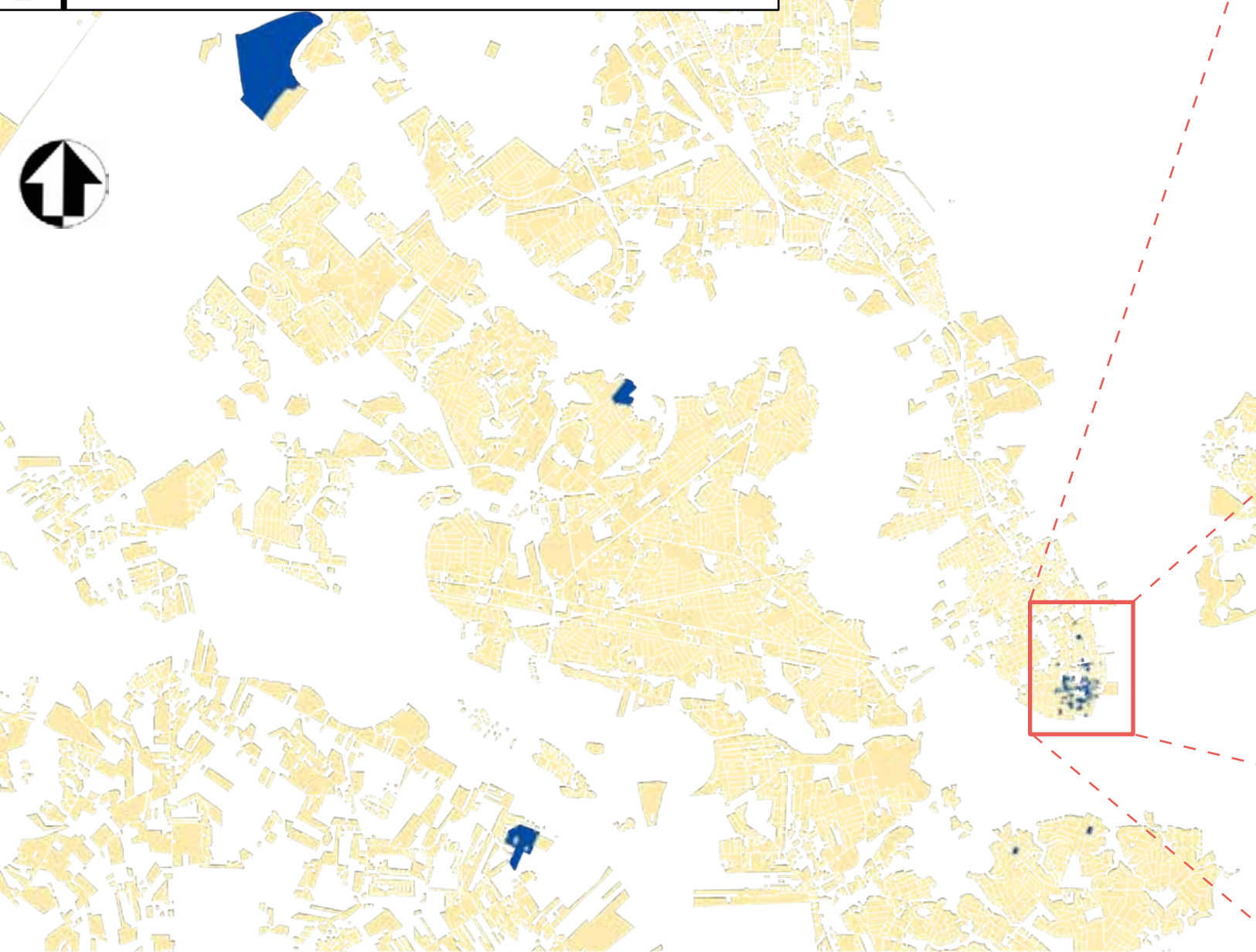
Pre-1776 Taxable Value Per Acre

Charleston, SC MSA



Pre-1776 Taxable Value Per Acre

Charleston, SC MSA



Detail Map

Pre-1776 Taxable Value Per Acre

Charleston, SC MSA

> 1776

Acres

20.95

Value

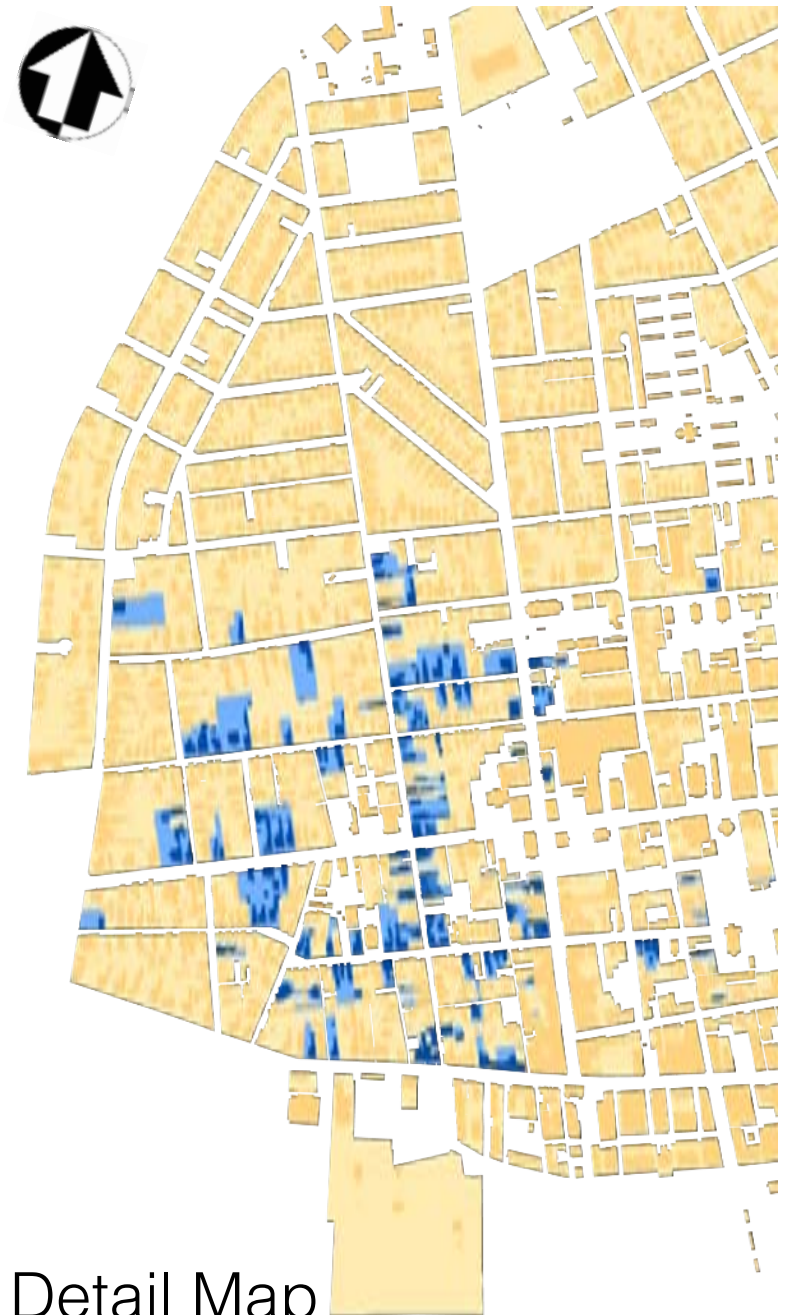
\$344M

Value/Acre

\$16,440,700

County Taxes 2015

\$631,000



Detail Map

Pre-1776 Taxable Value Per Acre

Charleston, SC MSA

> 1776

Acres

20.95

Value

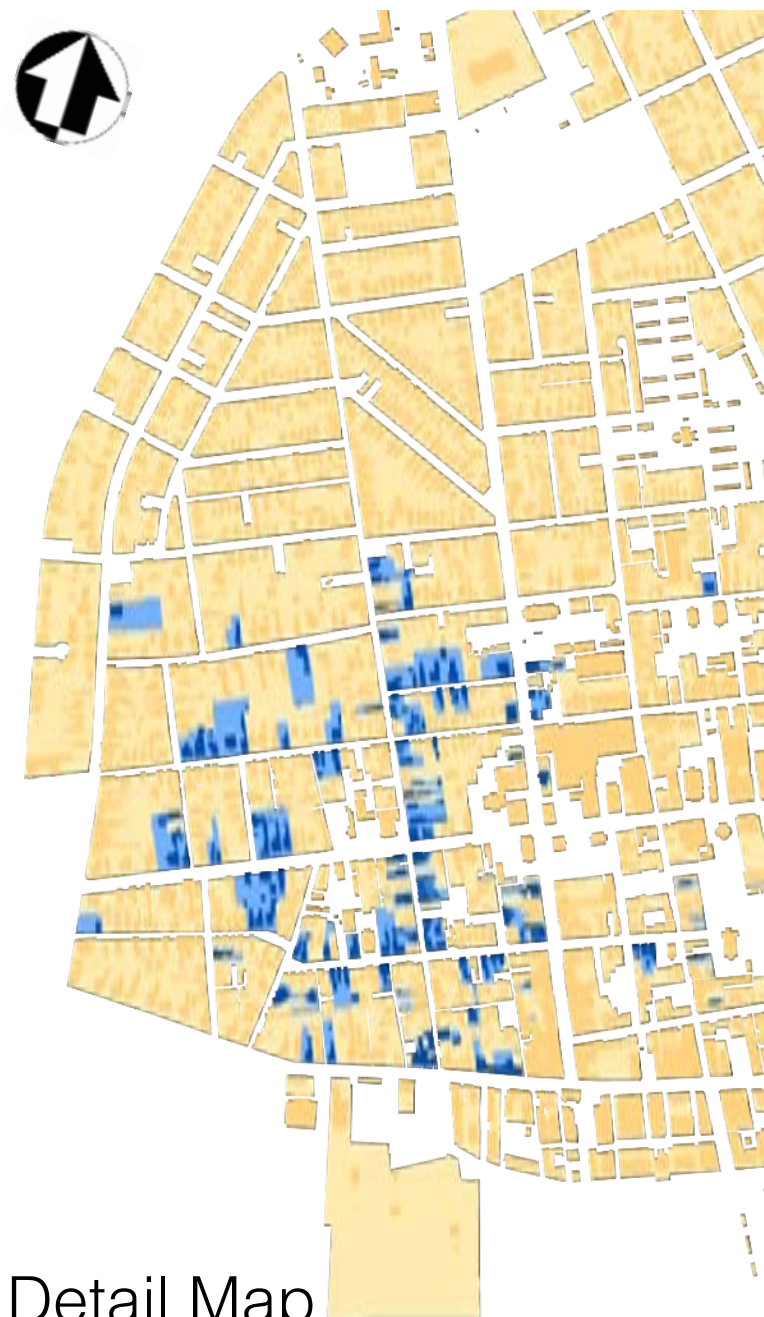
\$344M

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Detail Map

Pre-1776 Taxable Value Per Acre

Charleston, SC MSA

> 1776

Acres

20.95

Value

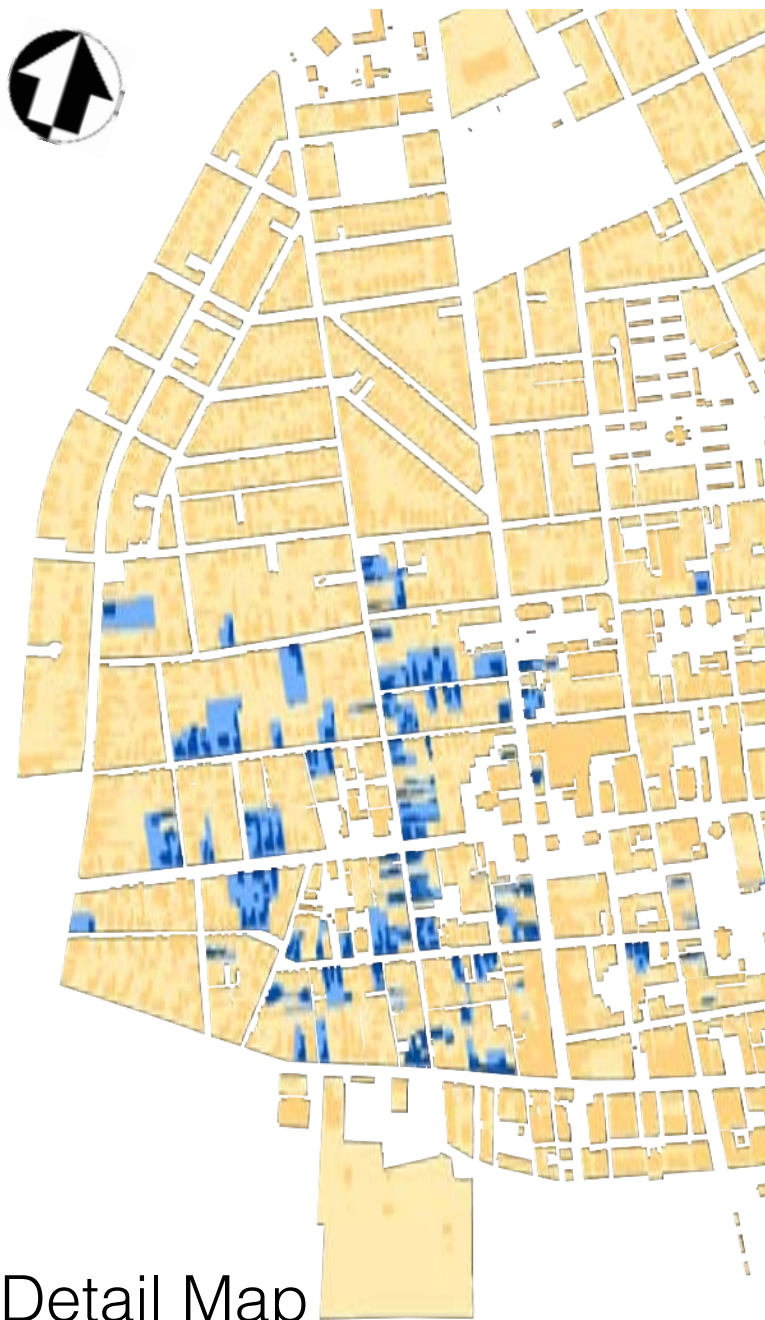
\$344M

Value/Acre

\$16,440,700

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\$631,000



Detail Map

Pre-1776 Taxable Value Per Acre

Charleston, SC MSA



> 1776

Acres

20.95

Value

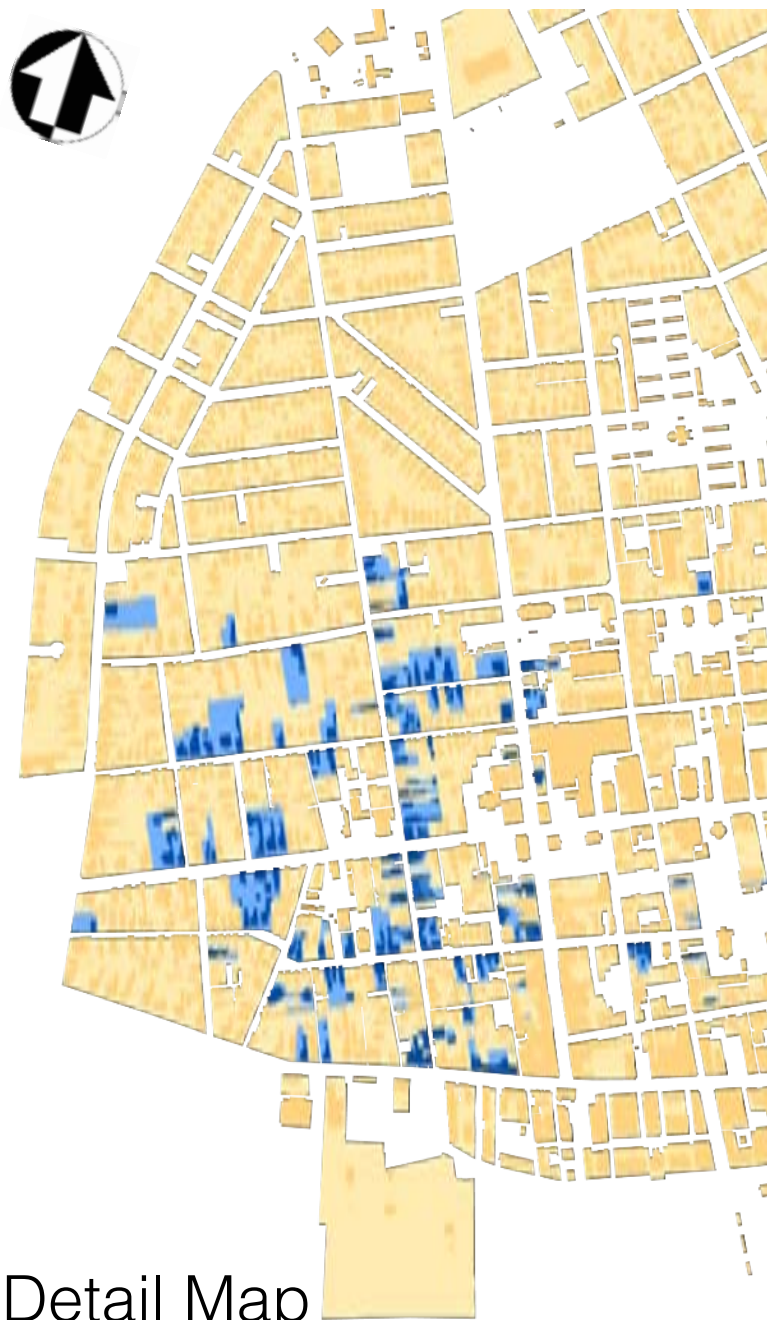
\$344M

Value/Acre

\$16,440,700

County Taxes 2015

\$631,000



Detail Map

Pre-1776 Taxable Value Per Acre

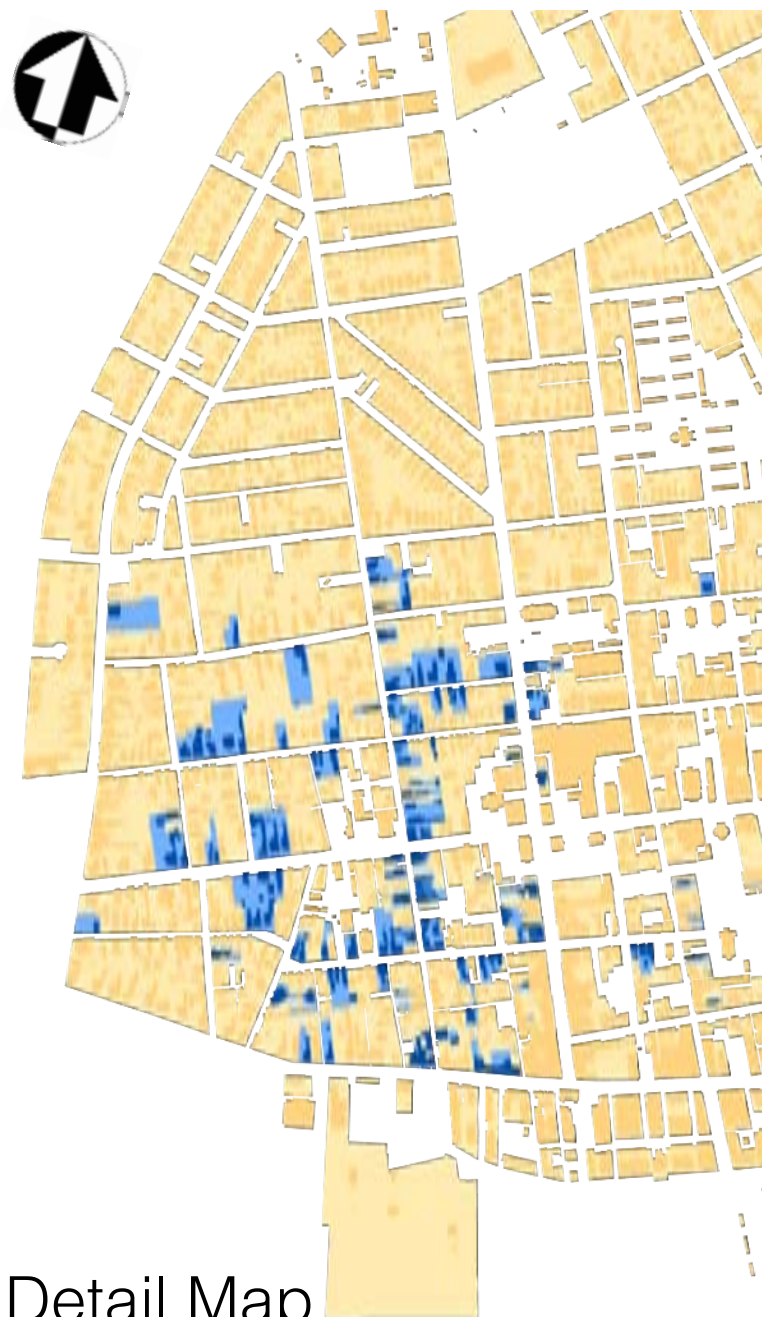
Charleston, SC MSA



Walmart

> 1776

Acres	20.58	20.95
Value	\$18M	\$344M
Value/Acre	\$866,760	\$16,440,700
County Taxes 2015	\$47,000	\$631,000



Detail Map

Pre-1776 Taxable Value Per Acre

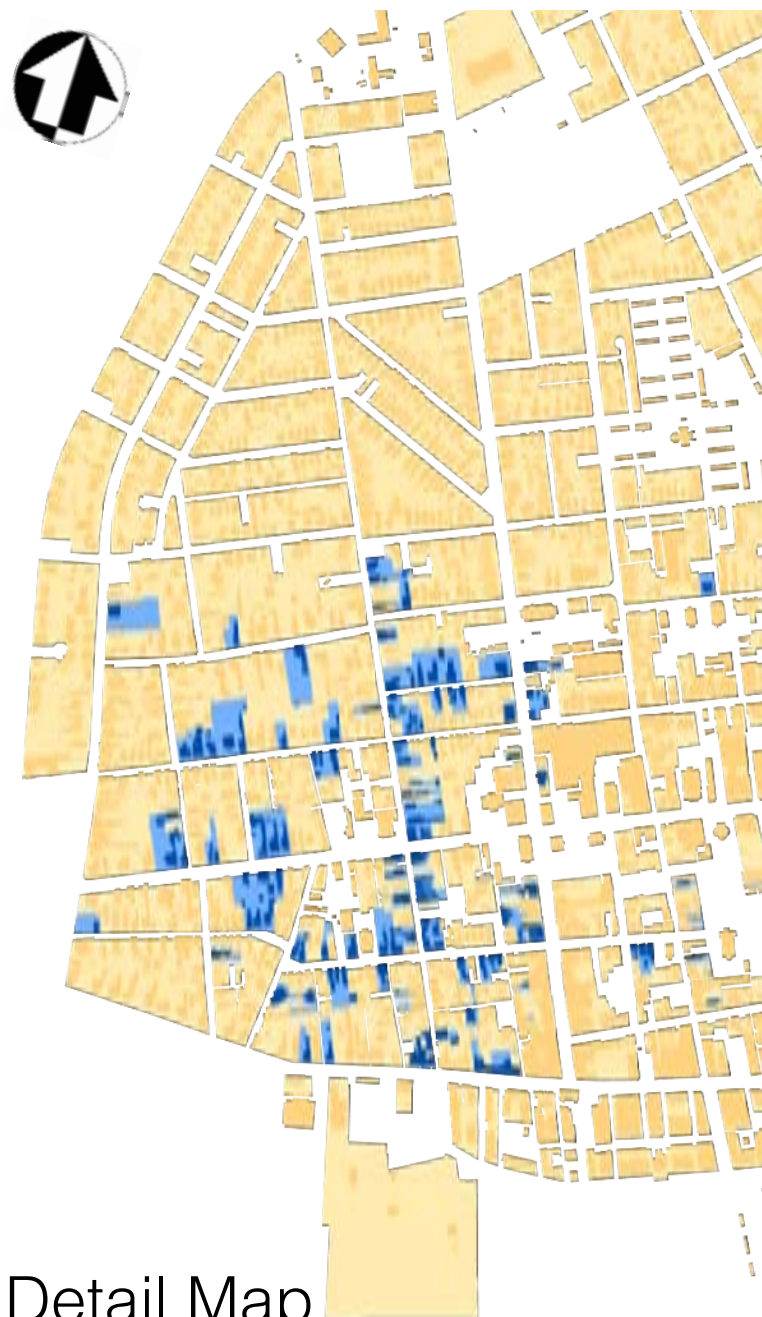
Charleston, SC MSA



Walmart

> 1776

	Walmart	> 1776
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County Taxes 2015	\$47,000	\$631,000



Detail Map

Pre-1776 Taxable Value Per Acre

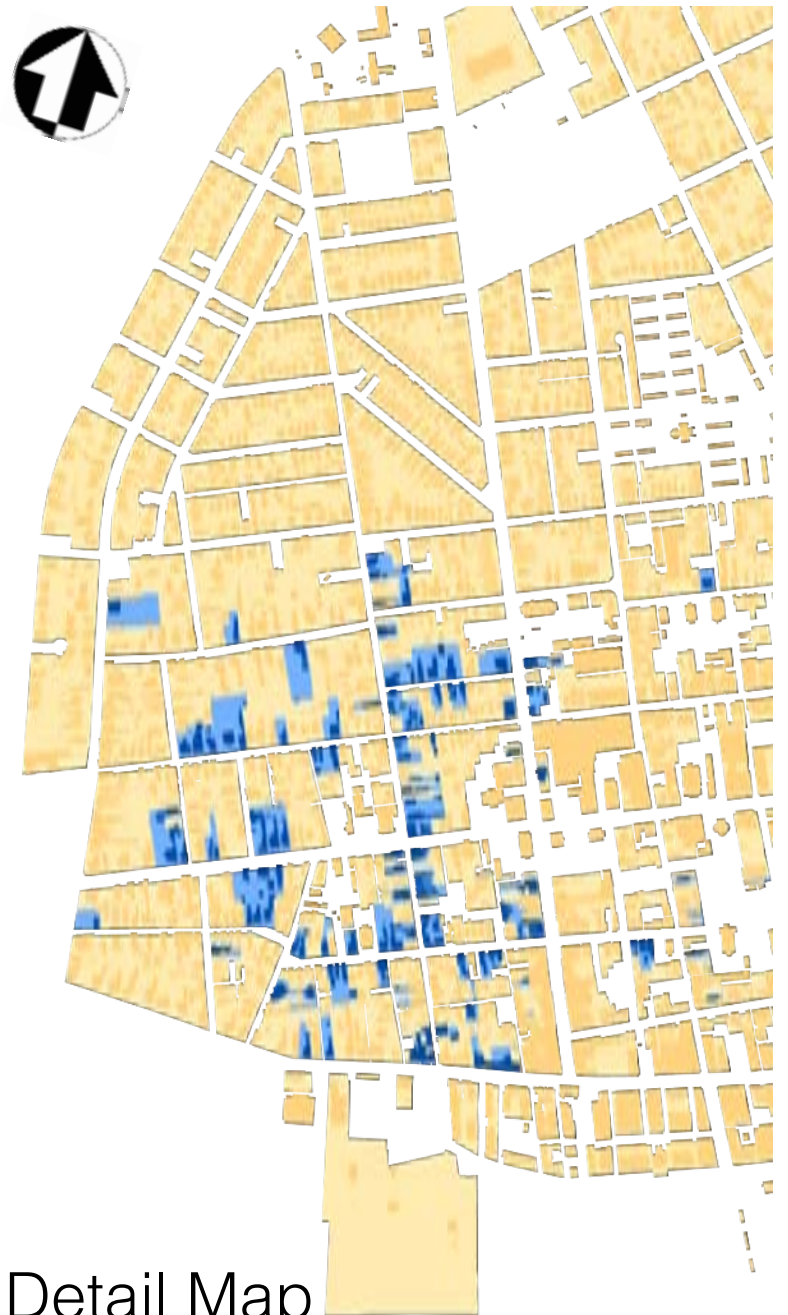
Charleston, SC MSA



Walmart

> 1776

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Detail Map

Pre-1776 Taxable Value Per Acre

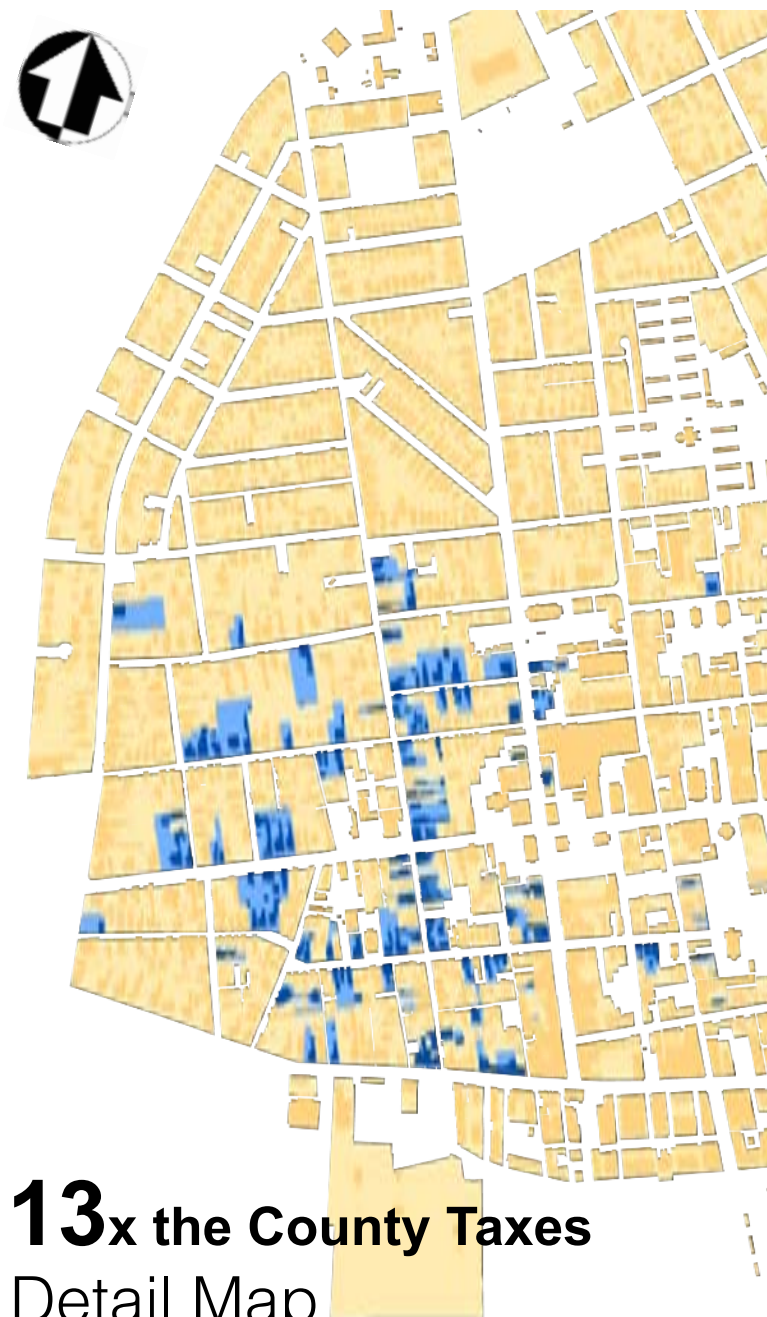
Charleston, SC MSA



Walmart

> 1776

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Value	\$18M	\$344M
Value/Acre	\$866,760	\$16,440,700
County Taxes 2015	\$47,000	\$631,000



13x the County Taxes
Detail Map

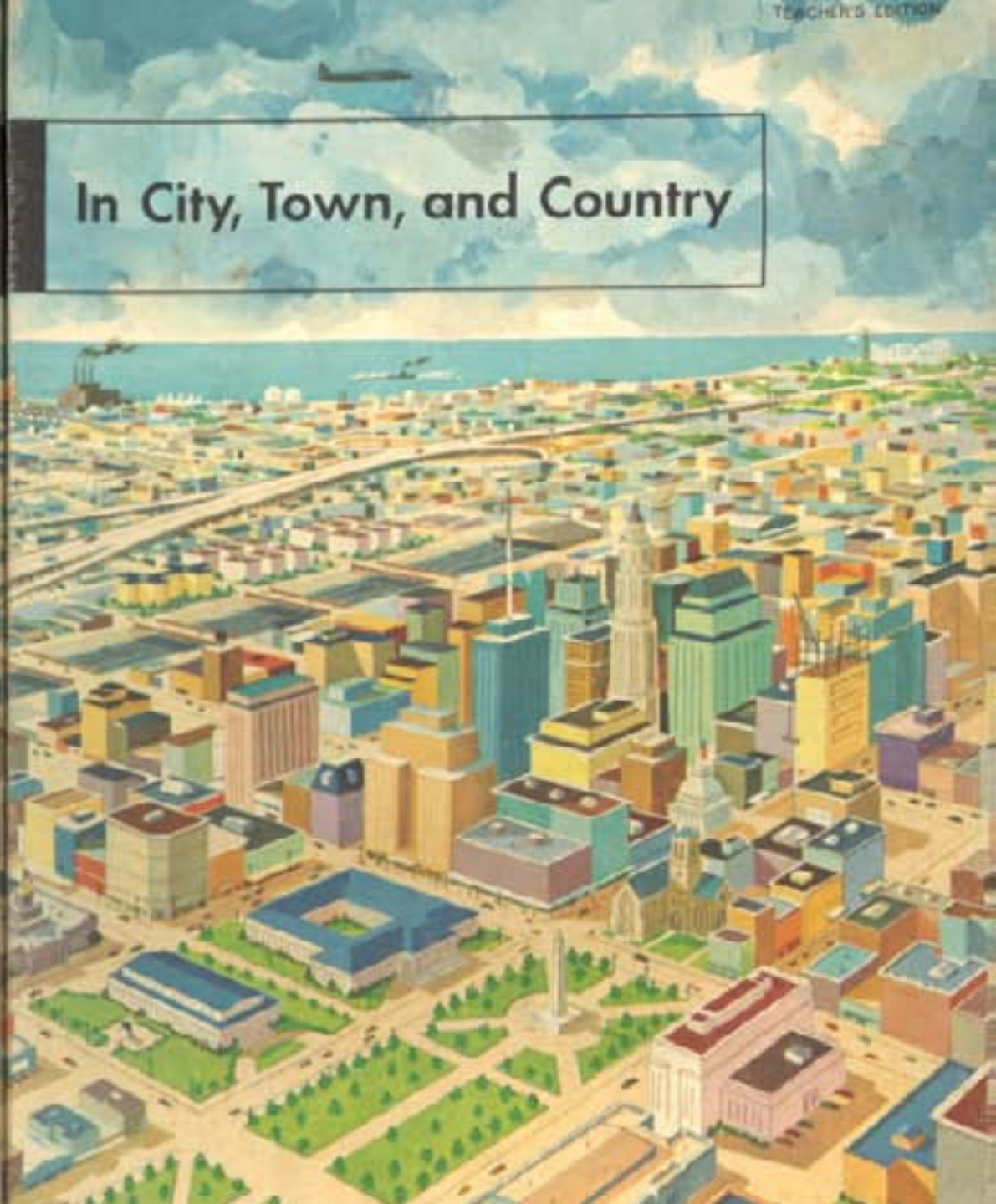
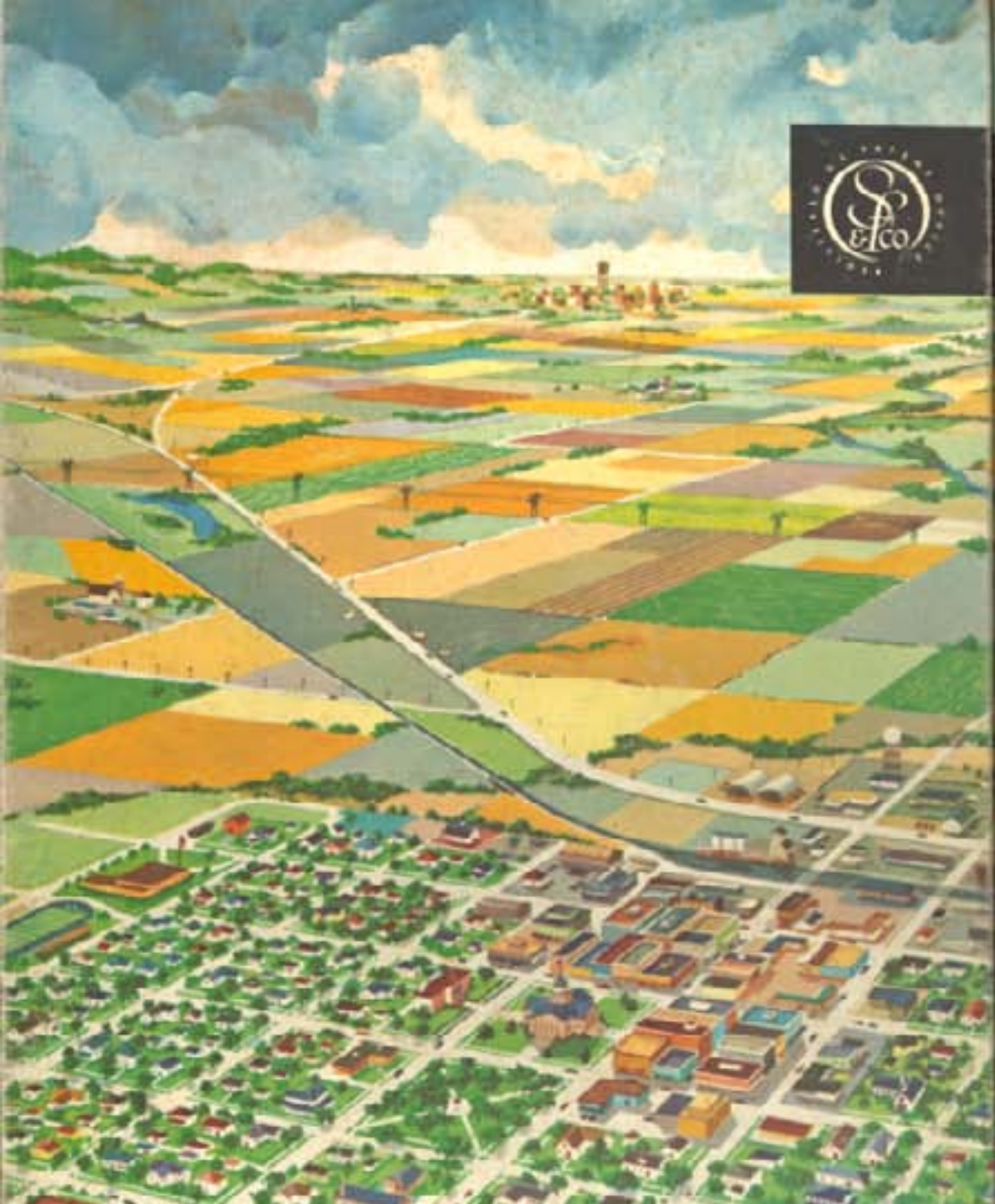


1

In City, Town, and Country

IN CITY, TOWN, AND COUNTRY

THE BASIC BOOK, STUDENT PROGRAM



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.

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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 agencies, 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 coordination 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 describes 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.

Students prepare for reading.
"How would you feel if you were one of the children in this classroom?"

Getting a New School

There were many children in Middletown. Every year, there were more and more children in the schools.

When the new factory was built, many new families moved to Middletown and built homes near the factory. Then there were even more children to go to school.

In some schools, there were too many children in each room. In one school, some of the children went to school only in the morning, and others went only in the afternoon. Some children went to school in rooms in churches. Some went to school in rooms over one of the stores.

Middletown needed a new school.

"Can you guess reasons for building a new school?"



"Why would people have to pay higher taxes if a new school must be built?"
"Why were some people against paying higher taxes?"

Many people thought that Middletown should build a new school. But others thought that it would cost too much to build another school.

Mr. Canfield lived next door to the Allens. He did not want to build a new school. He said, "Our taxes are too high now. If we build a new school, we will need more teachers and more of everything it takes to run the schools. Then we will have to pay still higher taxes."

But many of the people did not feel this way. They wanted a new school, and they wanted more teachers even if they had to pay higher taxes.

The people on the Middletown school board thought that a new school had to be built.

At a board meeting, they talked about how much a new school would cost. They talked about how much higher taxes would have to be.

Then they said, "All the people in Middletown must know these things. They must know what a new school would do for the community, too. Then, the people must tell us what to do."

"What three things did the Middletown school board think people should know before they decided about building the school?"

Estimate people like reading.
"How would you feel if you saw one of the children in the picture?"

Getting a New School

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Middletown needed a new school.

"Give four good reasons for building a new school."

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"Why were some people against paying higher taxes?"

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Explain purpose for reading.
"How would you feel if you saw one of the children..."

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that differ from those of the families of children in your third grade, you will want to make every effort to understand their attitudes, language habits, and behavior patterns. You may be justified in trying to change some of these values and behavior traits, but the essential dignity and worth of each child must be recognized. No child should feel rejected because he is growing up in a home environment different from yours.

Remember, too, that many children whether urban or rural, and regardless of region, are tragically limited in their knowledge of the world and that their world is largely that of the space in which they live and operate. So capitalize upon the experiences which they have had even as you try to broaden the children's understandings and guide their behavior.

These are some of the significant ways in which environmental factors influence the experiences of boys and girls, causing them to feel and act as they do, and so to differ. *In your particular third grade, each youngster will respond to every teaching-learning experience centering around*

for learning?"

The attractiveness of your classroom—the plants in the window, gay touches of color, bright pictures, and other evidences of an inviting room—is part of your children's learning environment.

The social climate of your classroom—the way children are welcomed and helped to get acquainted, the way daily routines are carried on, the way you develop standards and teach observation of rules, and the way children's basic needs are met—is a part of your children's learning environment.

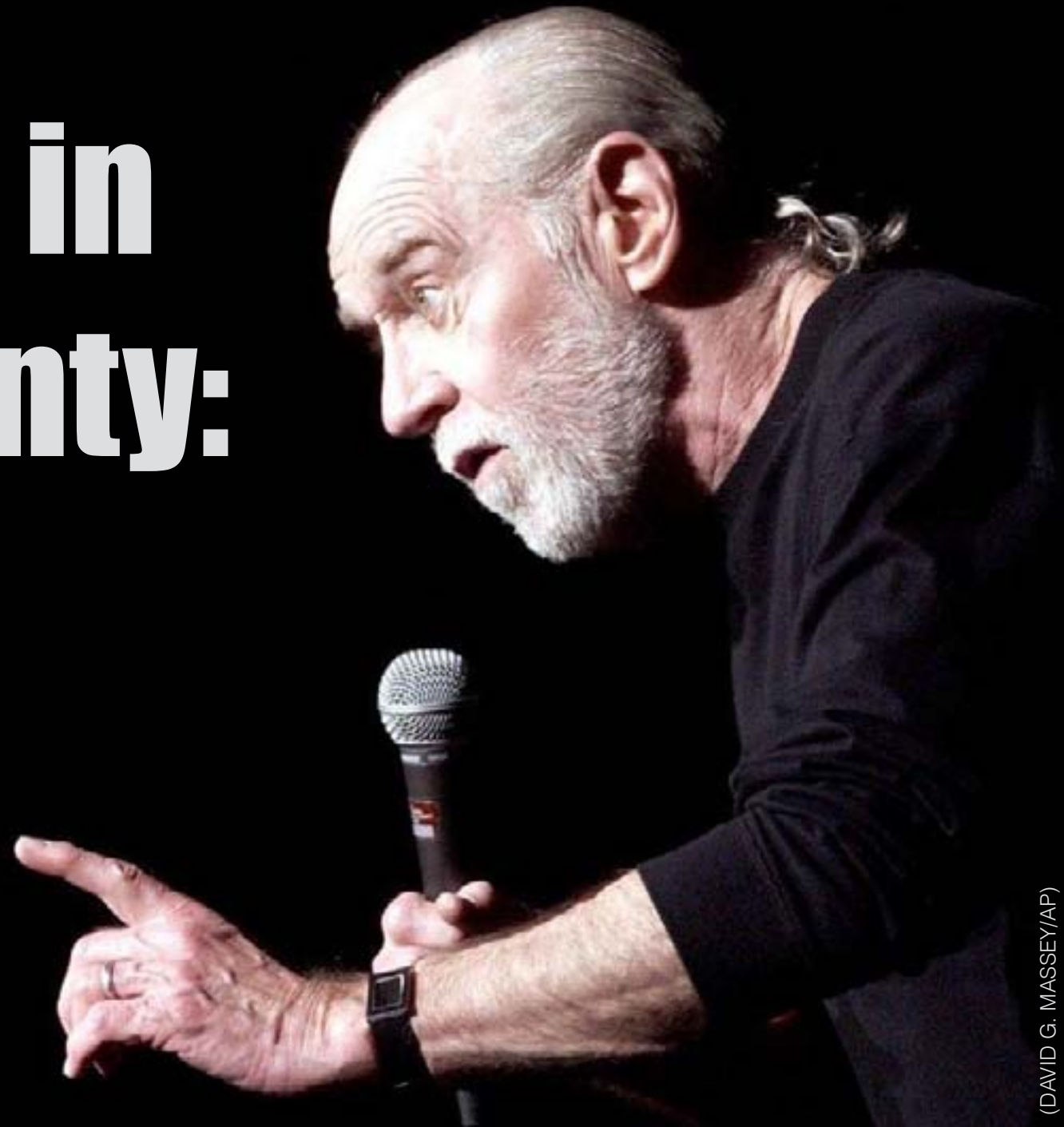
Whether you are in a new building or an old one, your task is to create an environment that invites learning. You begin the year with a recently cleaned, but bare, room. There is nothing on the walls, on the window sills, on the bookshelves, or in the corners. What you do to transform this room into an inviting learning environment depends on your skill and resources. The results reflect your teaching personality. If you set up interest centers, display books, hang gay pictures, and set flowerpots in the windows, then

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What are the numbers for Gwinnett County?

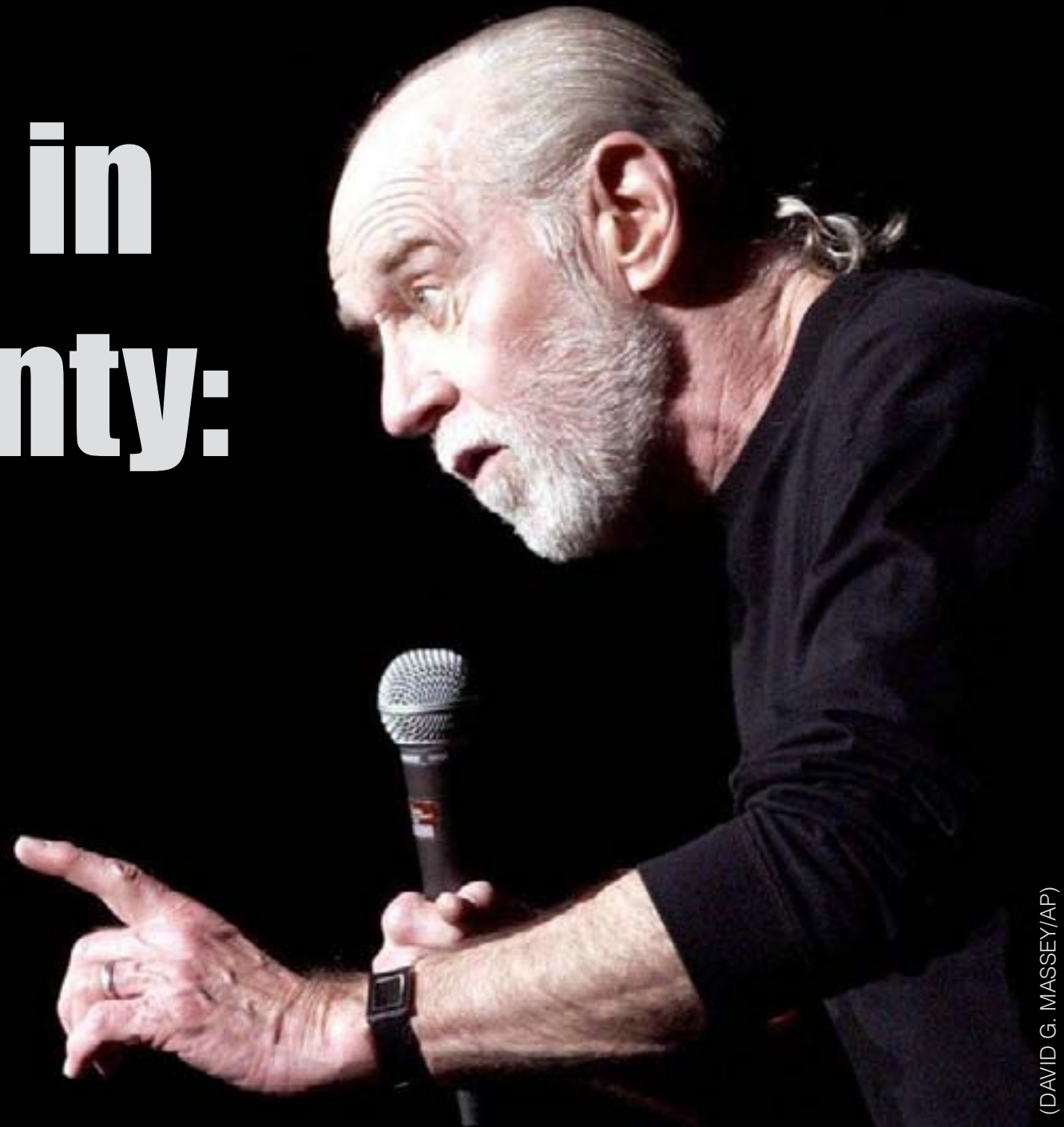


4 Dirty Words in Gwinnett County:



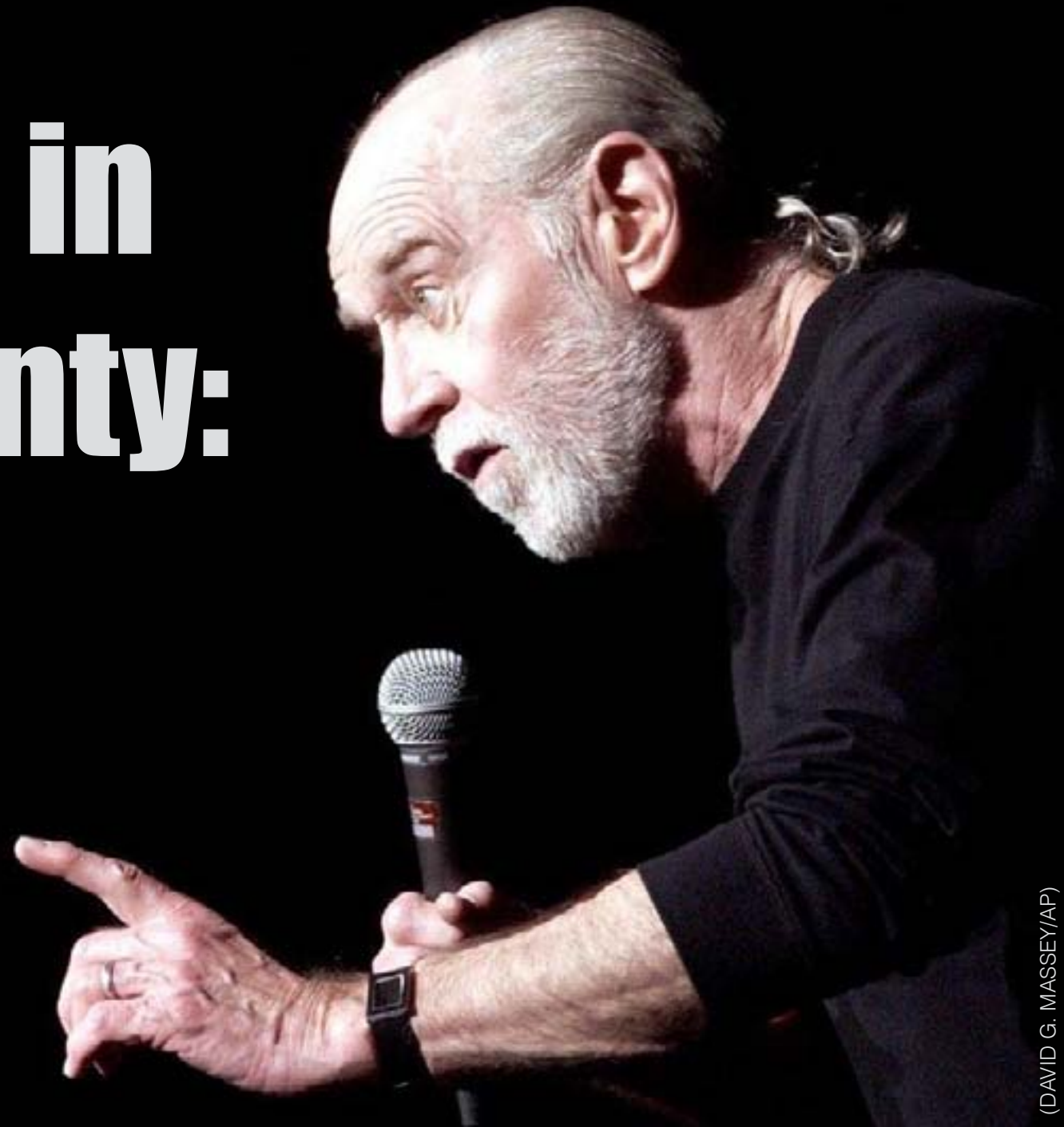
4 Dirty Words in Gwinnett County:

- 1. Urban**
- 2. City**
- 3. Town**



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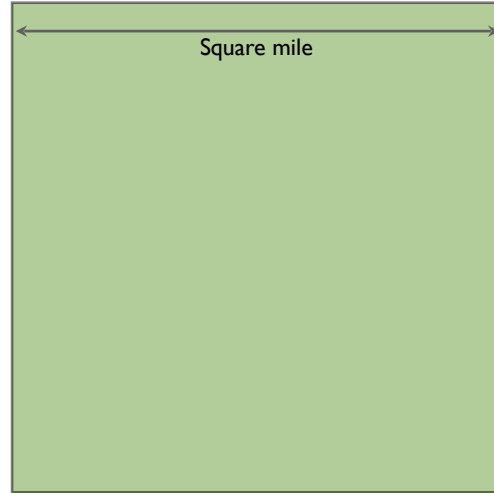
- 1. Urban**
- 2. City**
- 3. Town**
- 4. Municipal**





Density - People per Square Mile

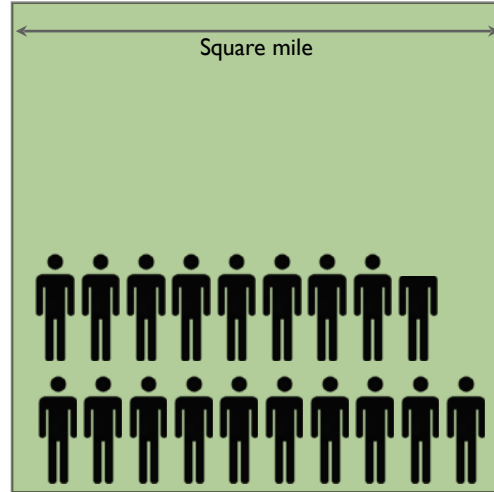
 = 100 people
Source: US Census



Gwinnett, GA
1,871 people/Sq. Mi.

Density - People per Square Mile

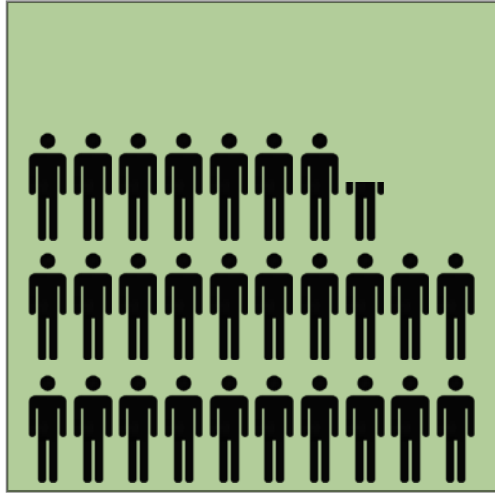
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Source: US Census



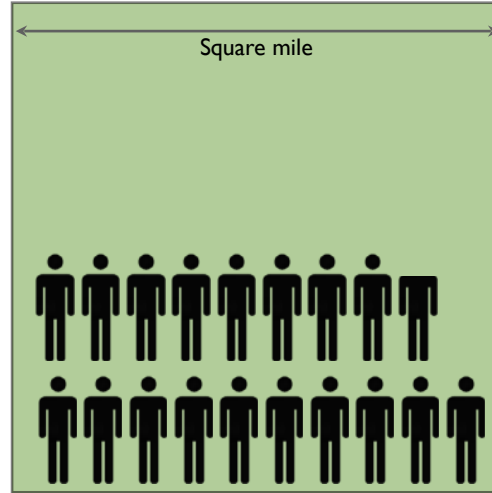
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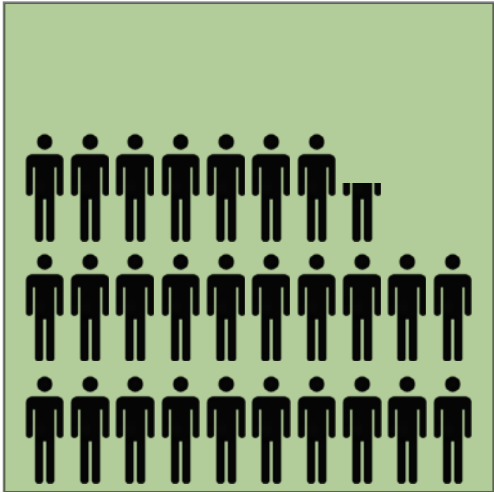
DeKalb, GA
2,740 people/Sq. Mi.



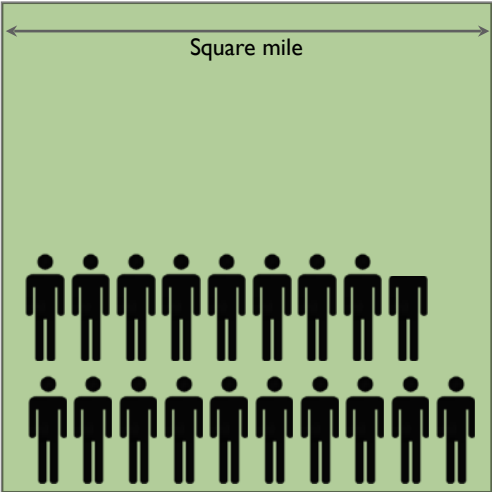
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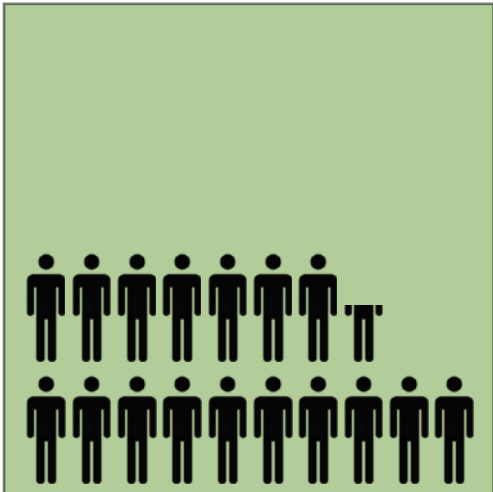
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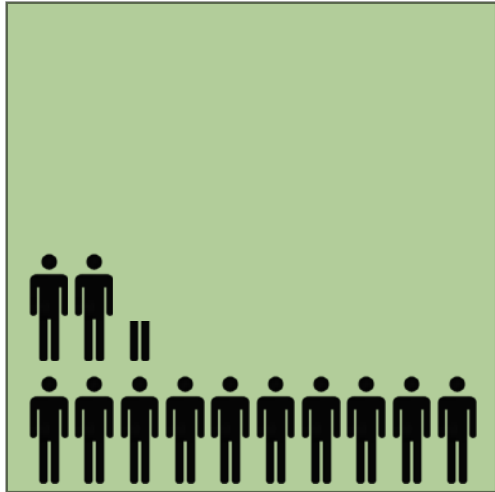
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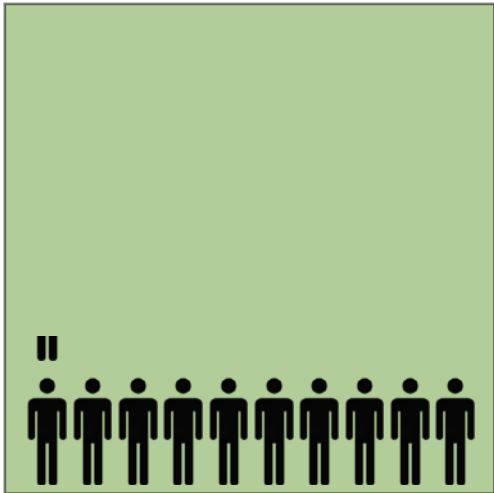
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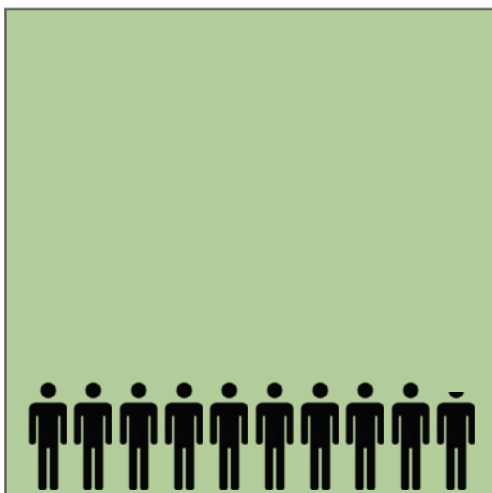
Mecklenburg, NC
1,756 people/Sq. Mi.



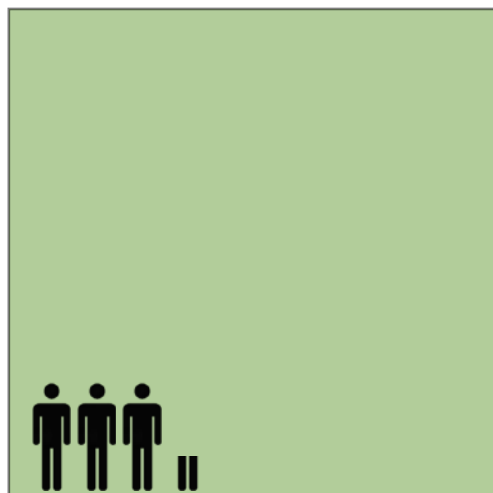
Davidson, TN
1,243 people/Sq. Mi.



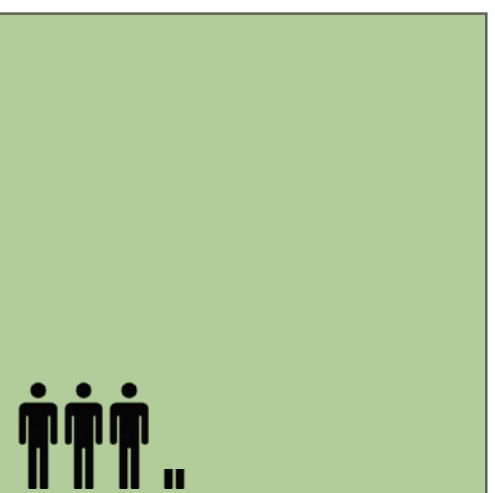
Travis, TX
1,034 people/Sq. Mi.



Wake, NC
992 people/Sq. Mi.



Buncombe, NC
344 people/Sq. Mi.



Orange, NC
313 people/Sq. Mi.

Gwinnett County, GA

Total Value Per Acre



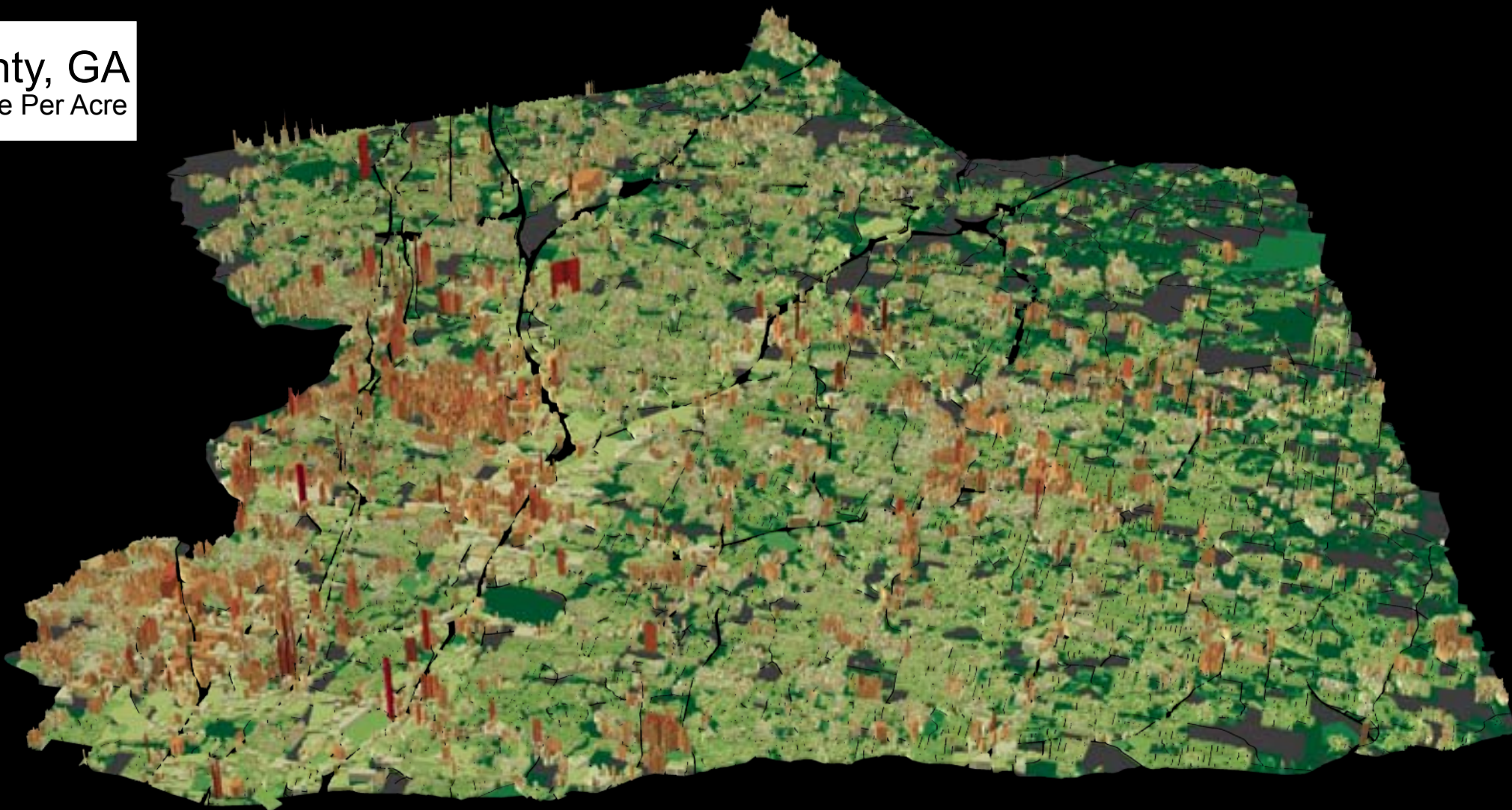
N

Total Value Per Acre



Gwinnett County, GA

Total Value Per Acre



Total Value Per Acre



Gwinnett County, GA

Total Value Per Acre



Gwinnett County, GA

Total Value Per Acre (elevation)

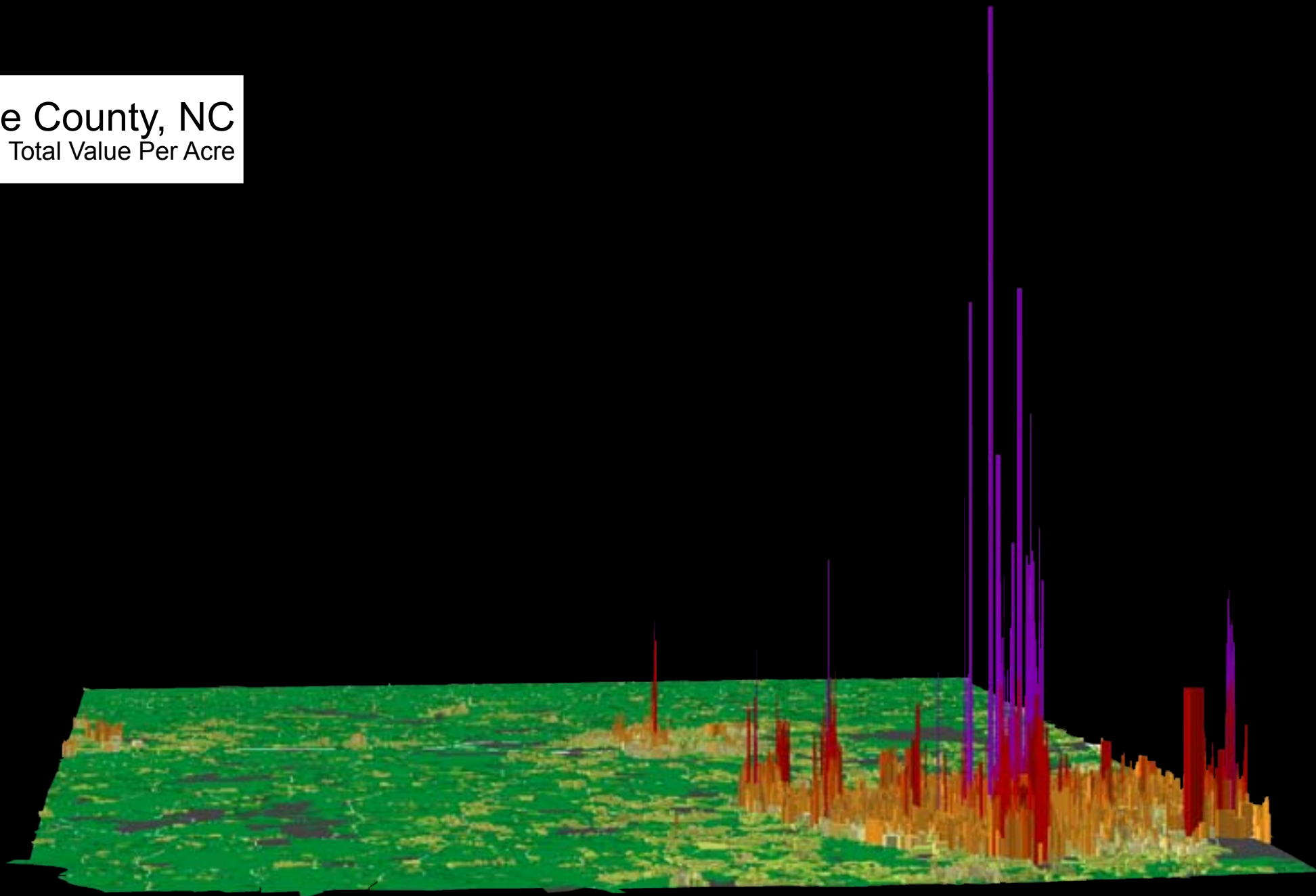


Total Value Per Acre



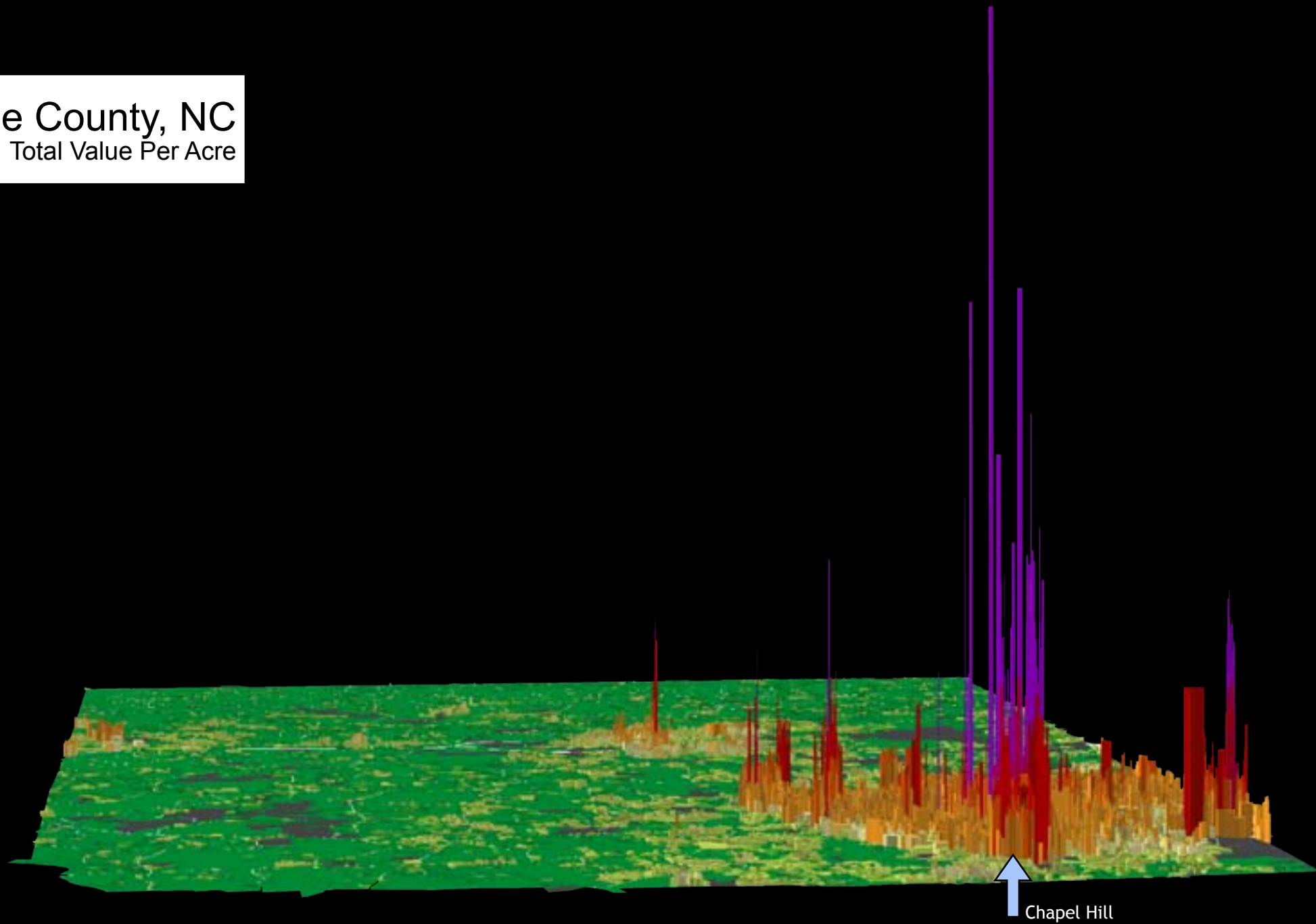
Orange County, NC

Total Value Per Acre



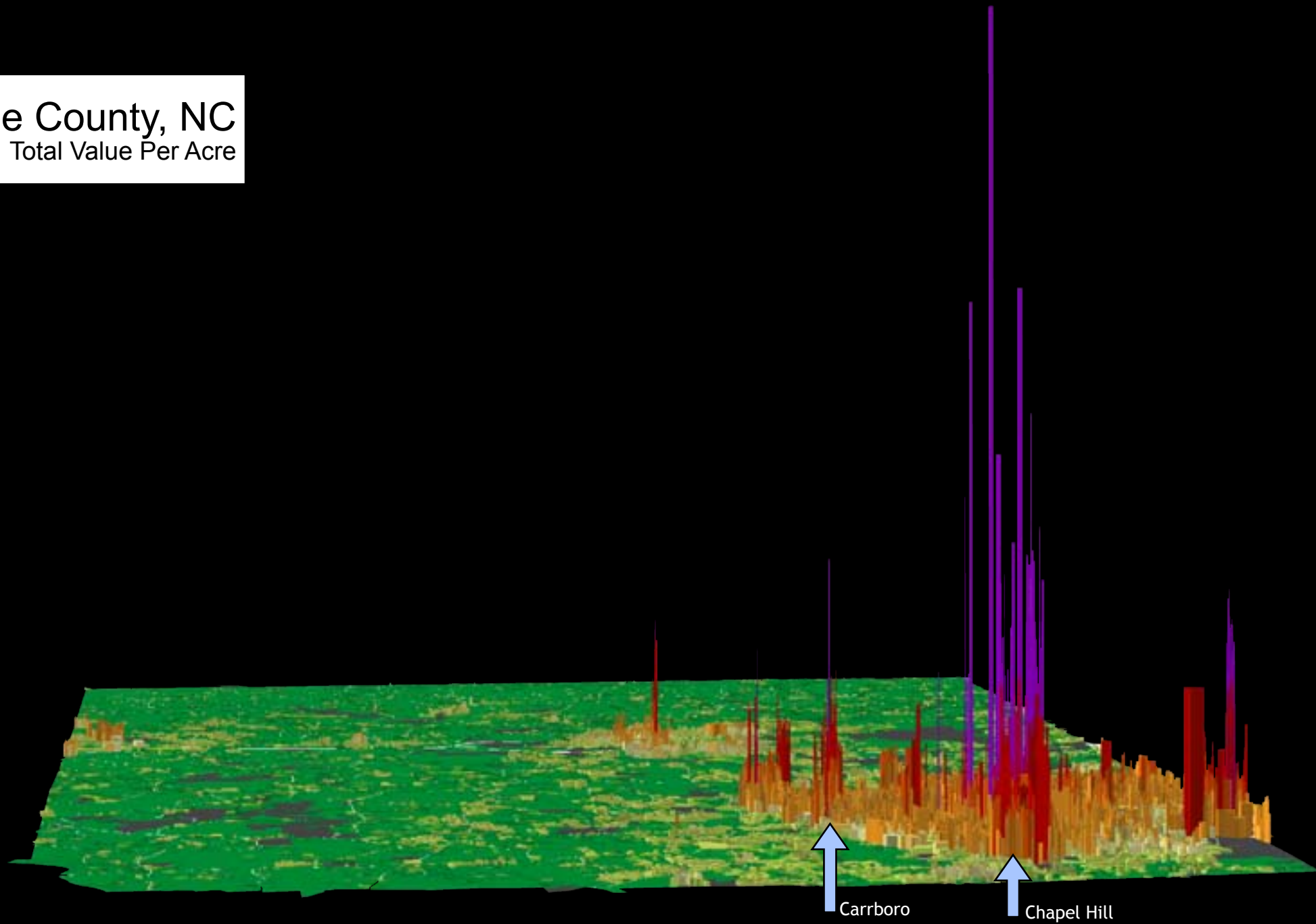
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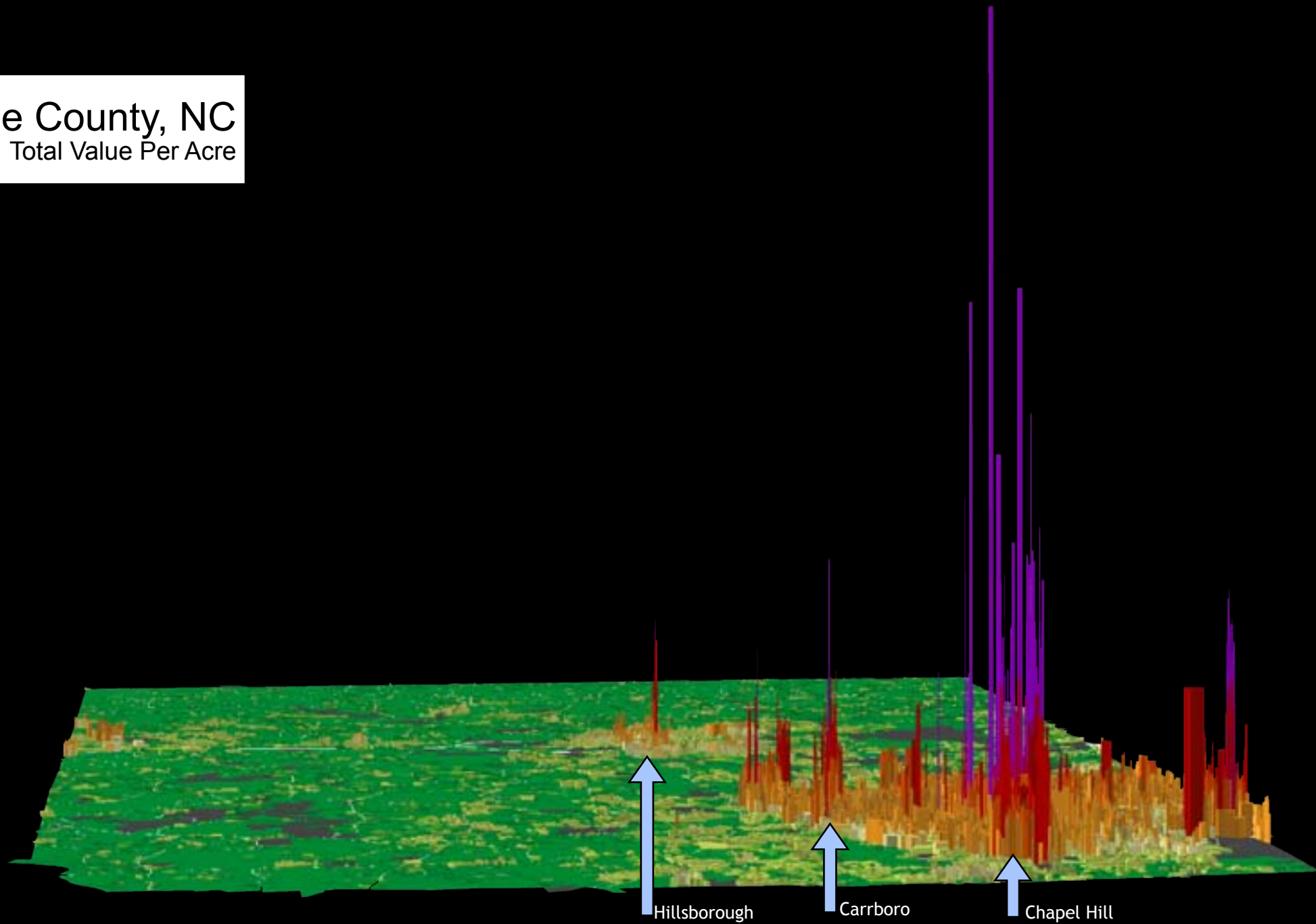
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Gwinnett County, GA

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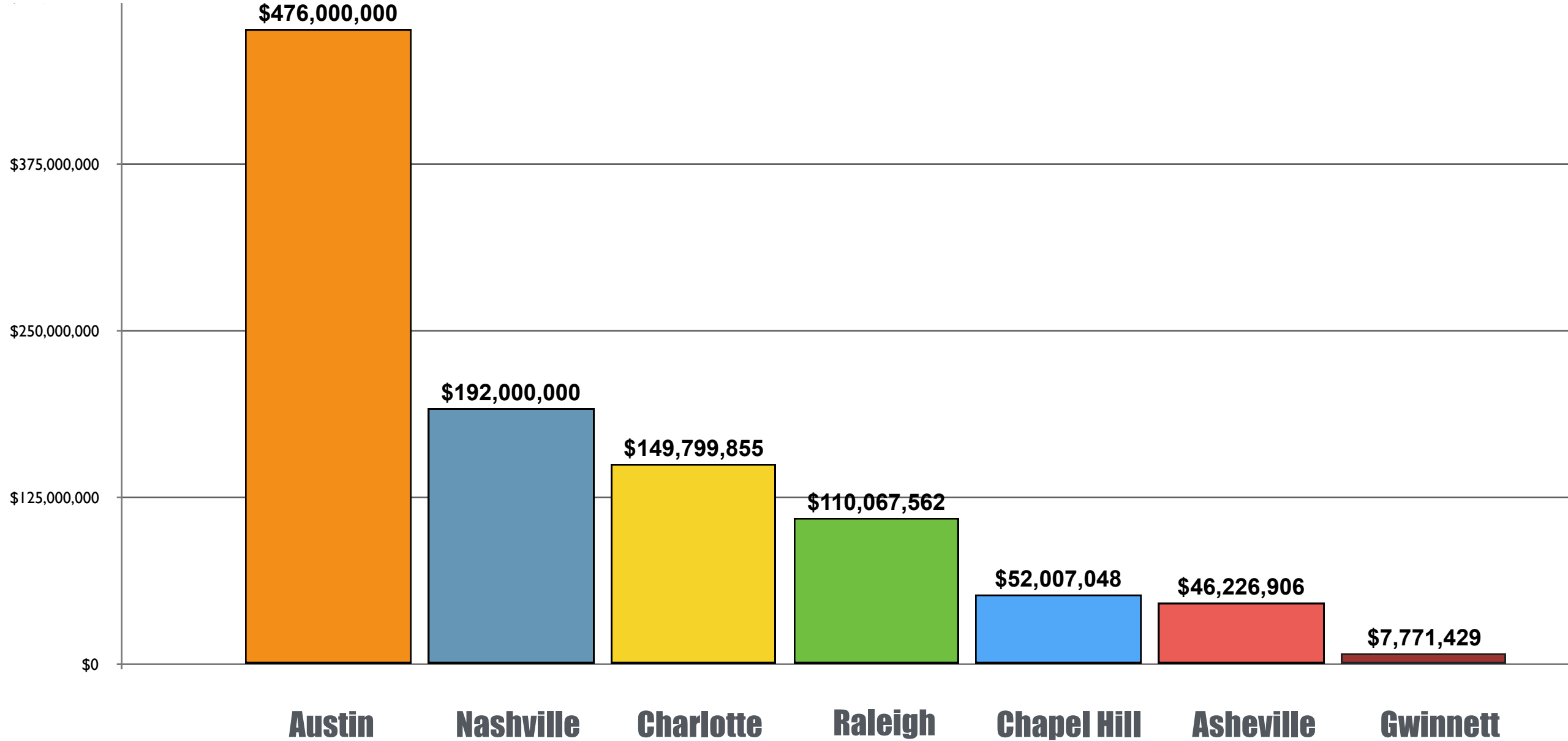


Total Value Per Acre



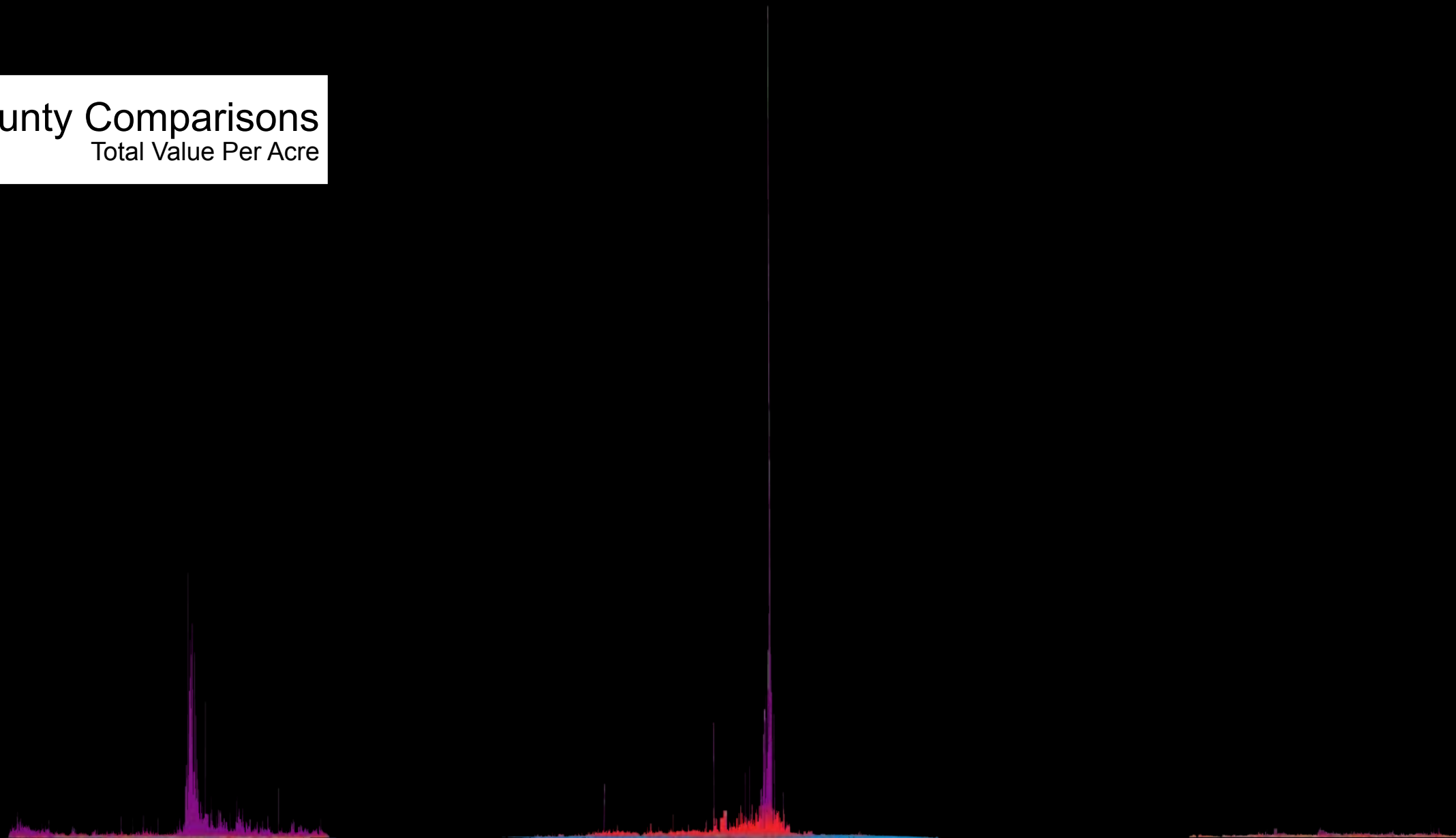
Highest Value of in Each Community

(Value/acre of individual parcel)



County Comparisons

Total Value Per Acre



Nashville

Davidson County, TN
pop. 648,300
1,243 people/sq.mi.

Austin

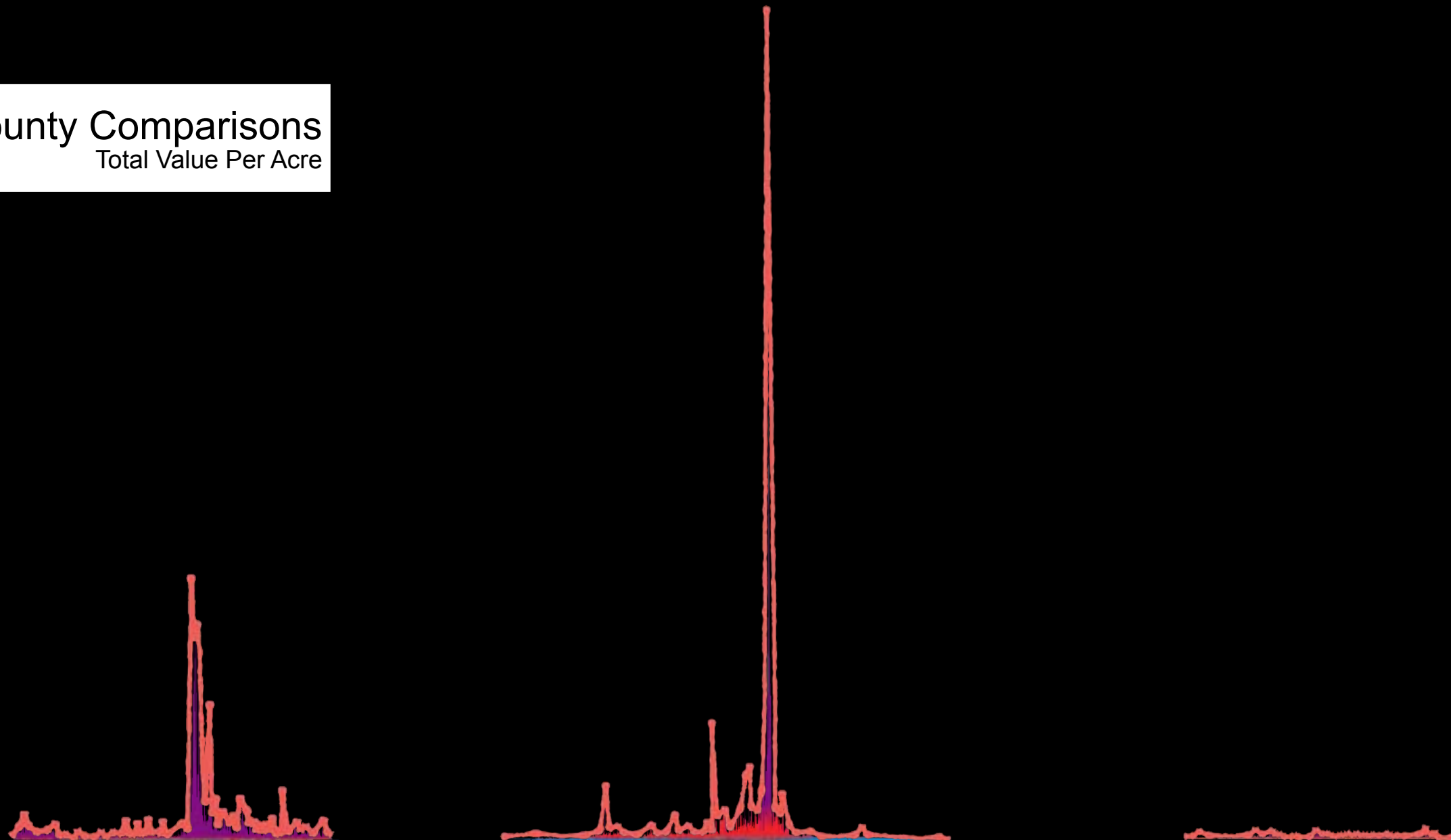
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Lawrenceville

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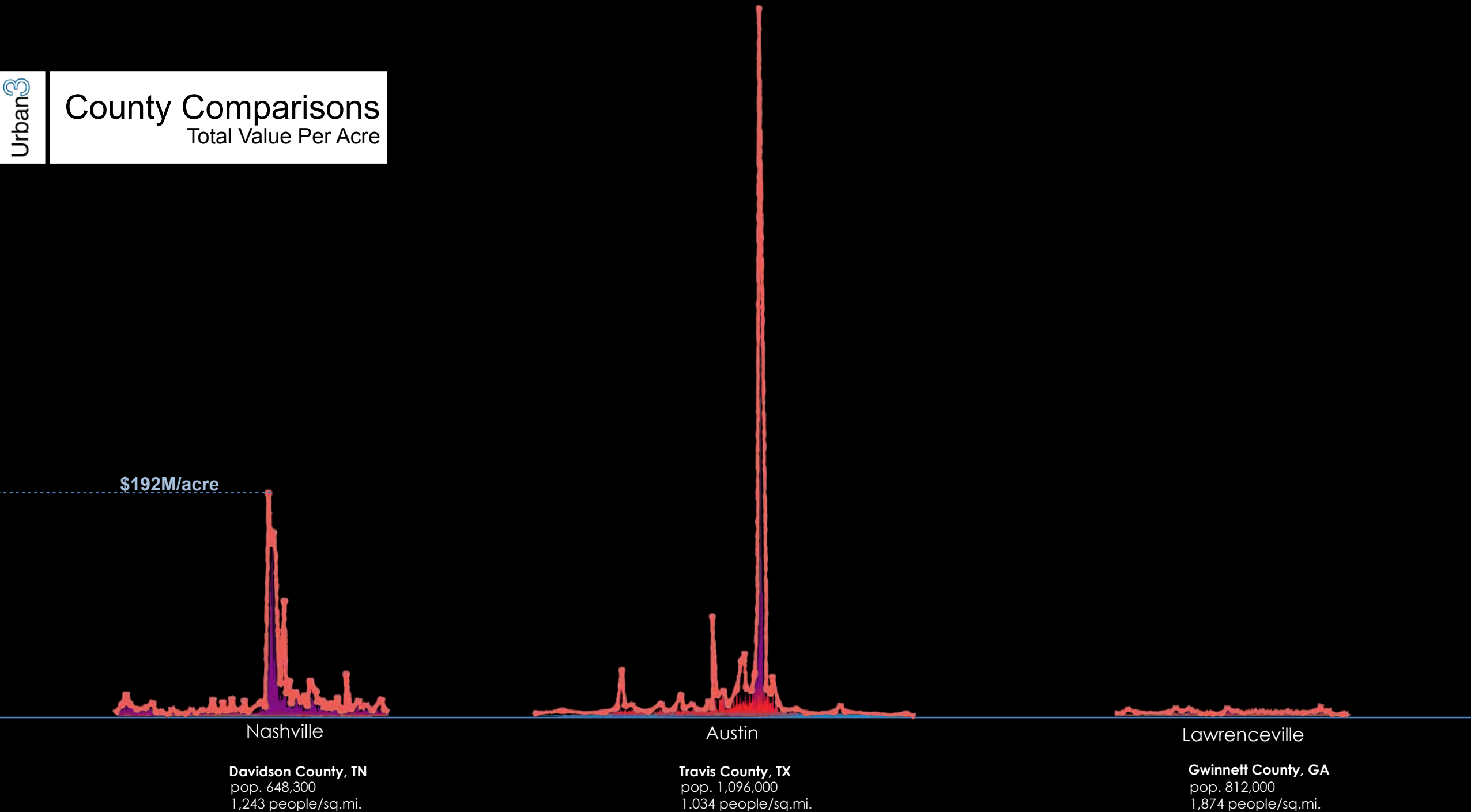
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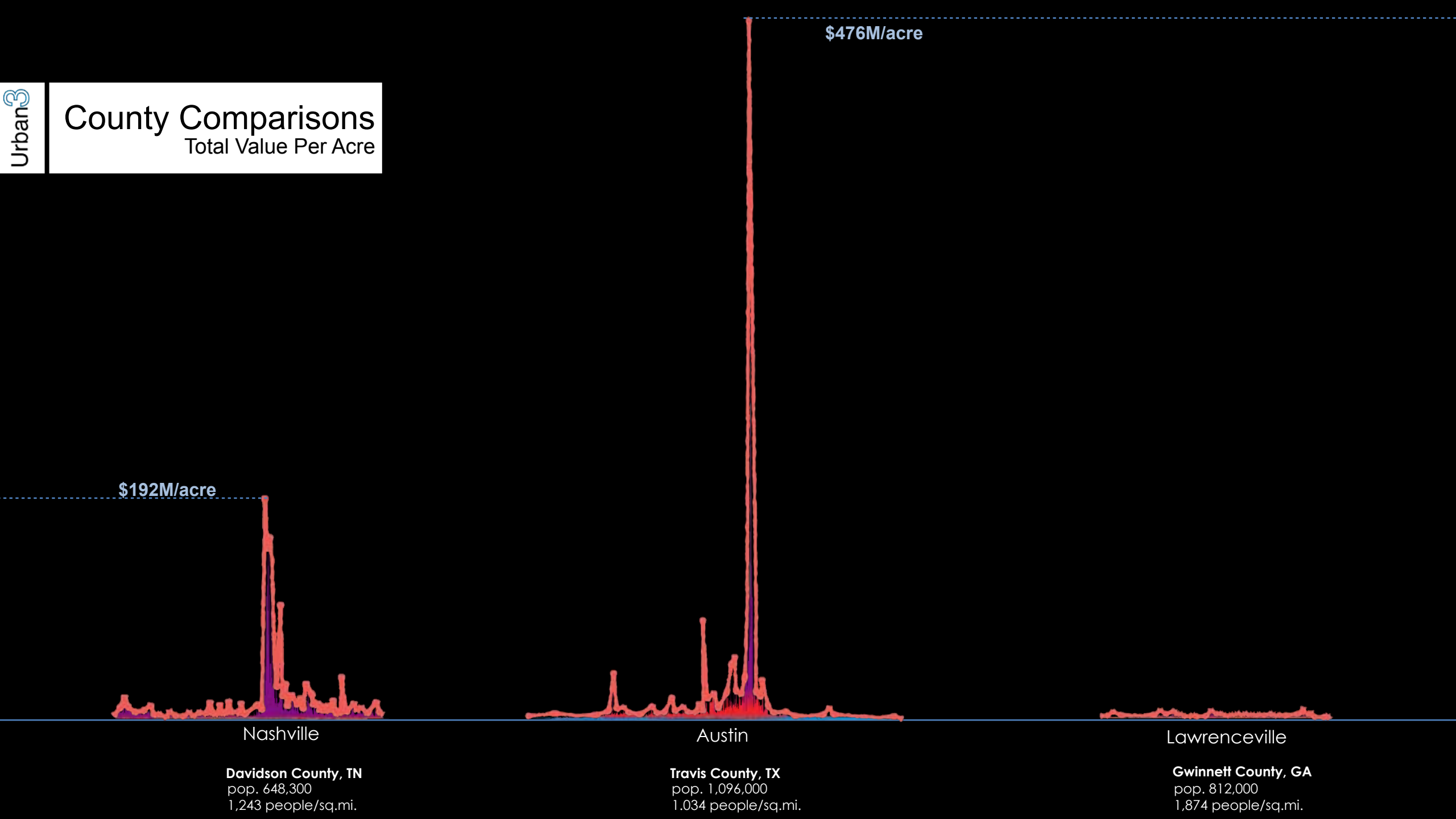
County Comparisons

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