URBAN3

Economics of Community Design

Dallas County, Texas



Value per acre map of Auckland, New Zealand

Public Interest Projects



Julian Price

1941 - 11/19/2001

Salsa's & Zambras

City Seeds



URBAN3







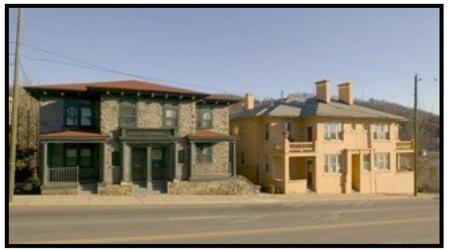
51 Biltmore



Downtown benches







The Mountain Xpress

the Alternative Reading Room

the Dogwood Fund

YWCA

The Public Service Building

The Laughing Seed



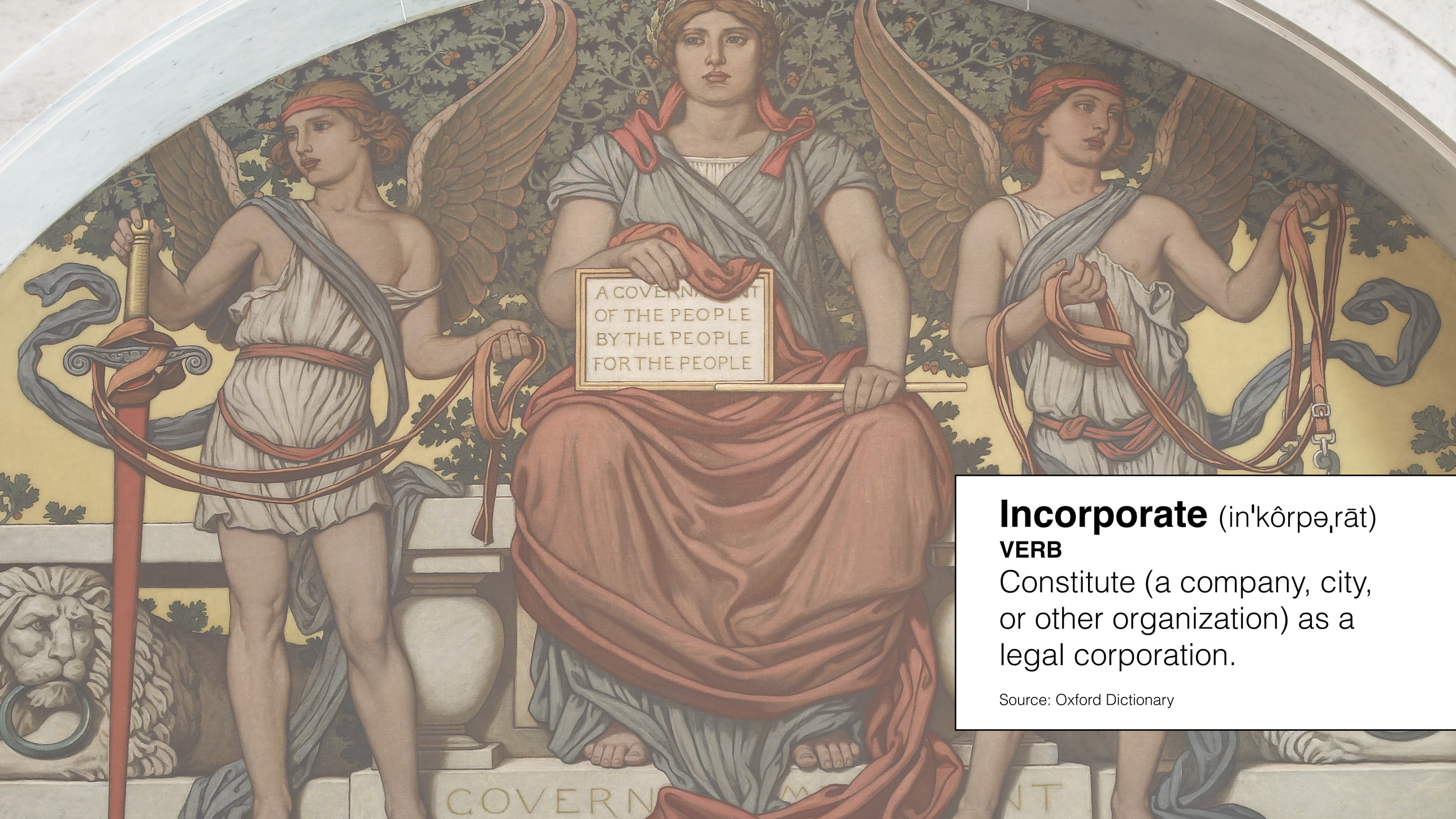

TOYOTA



In God we trust; everyone else, bring data.

Mayor Michael Bloomberg





Incorporate (in'kôrpəˌrāt)

VERB

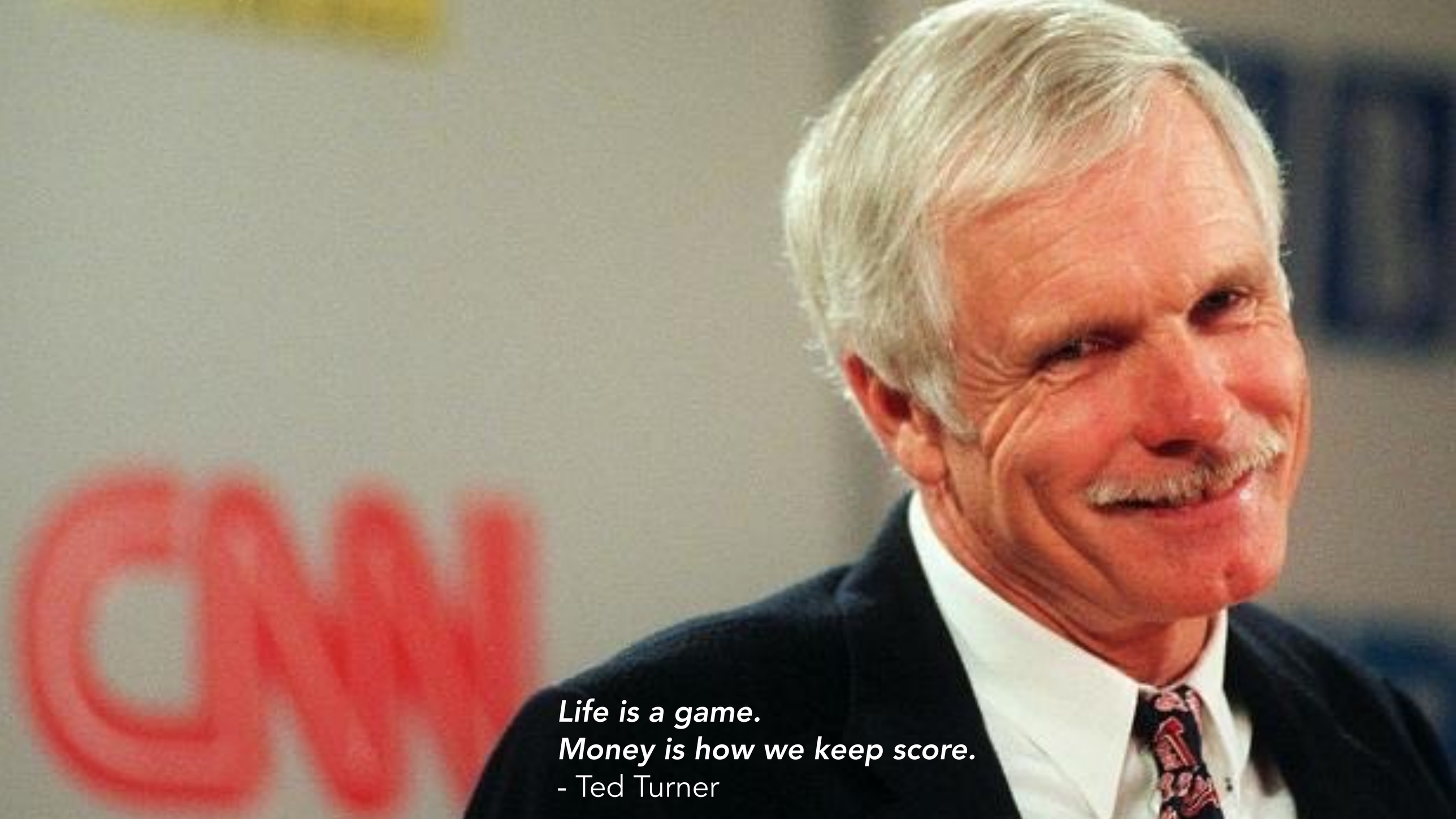
Constitute (a company, city, or other organization) as a legal corporation.

Source: Oxford Dictionary



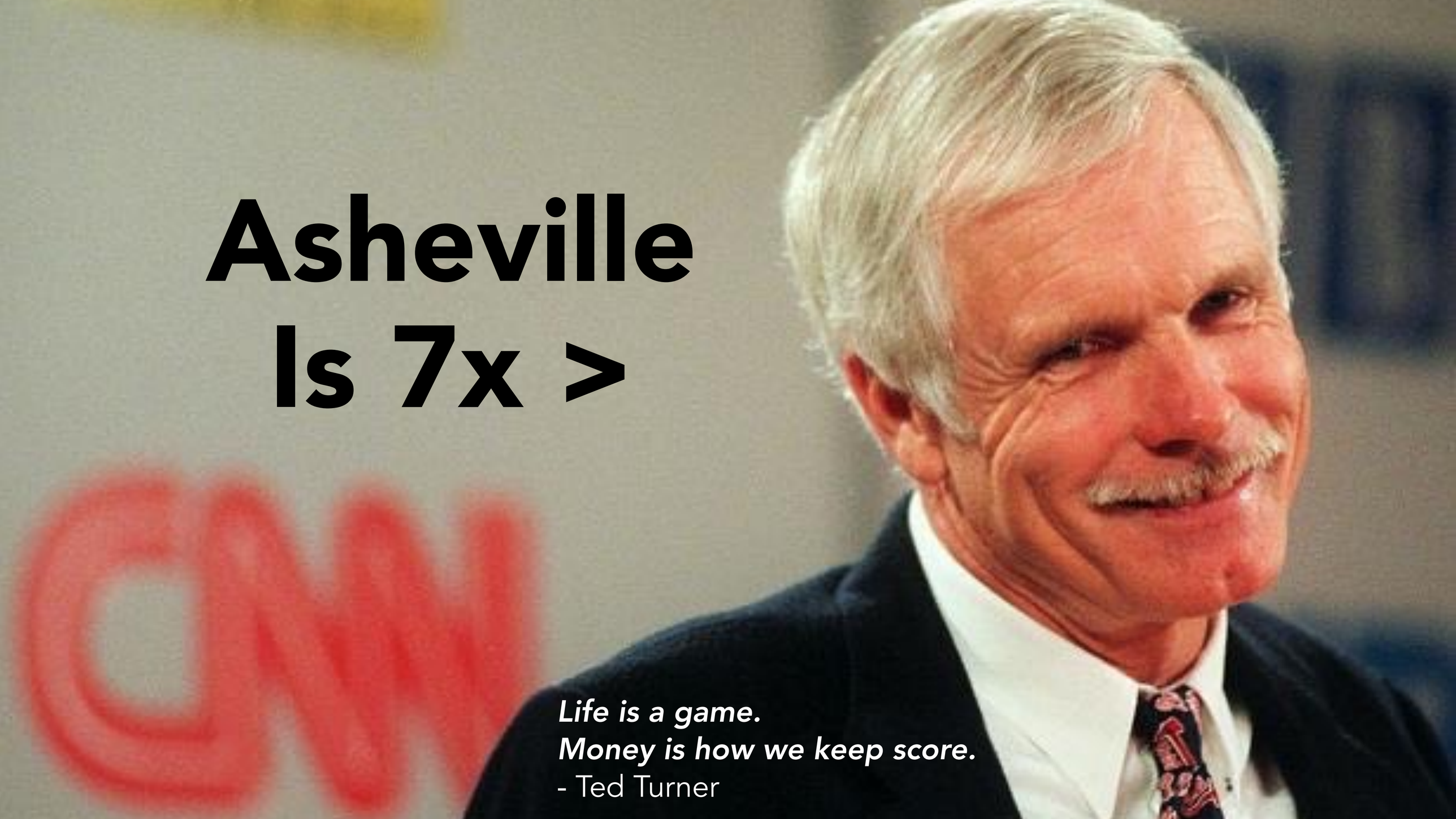
Joe Biden
United States Vice President
Late Show: 12/6/2016

Source: U.S. Code Title 28: Part VI, Chapter 176, Subchapter A: §302(15)A



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

Asheville Is 7x >



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



What is a City?

Photo Source: James Harrison



What is a City?

Luminous Earth Grid by Stuart Williams 1993

Land Production





For 40 years this building remained vacant…… its tax value in 1991 was just over

$300,000



Today the building is valued at over

$11,000,000

An increase > **3500%**

in **15 years**

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

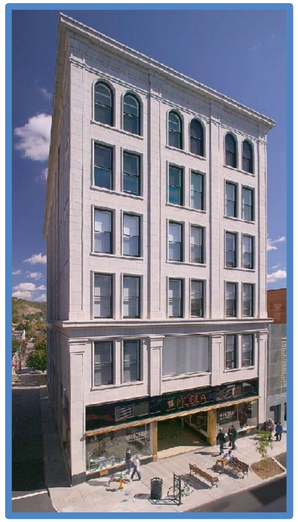
URBAN3

Asheville Walmart

Total Tax Value:

$20M





Downtown Building

Total Tax Value:

$11M

Land Consumed (Acres)

34 | 0.2

Total Property Taxes Per Acre

$6.5K | $634K

City Sales Taxes Per Acre

$48K | $84K

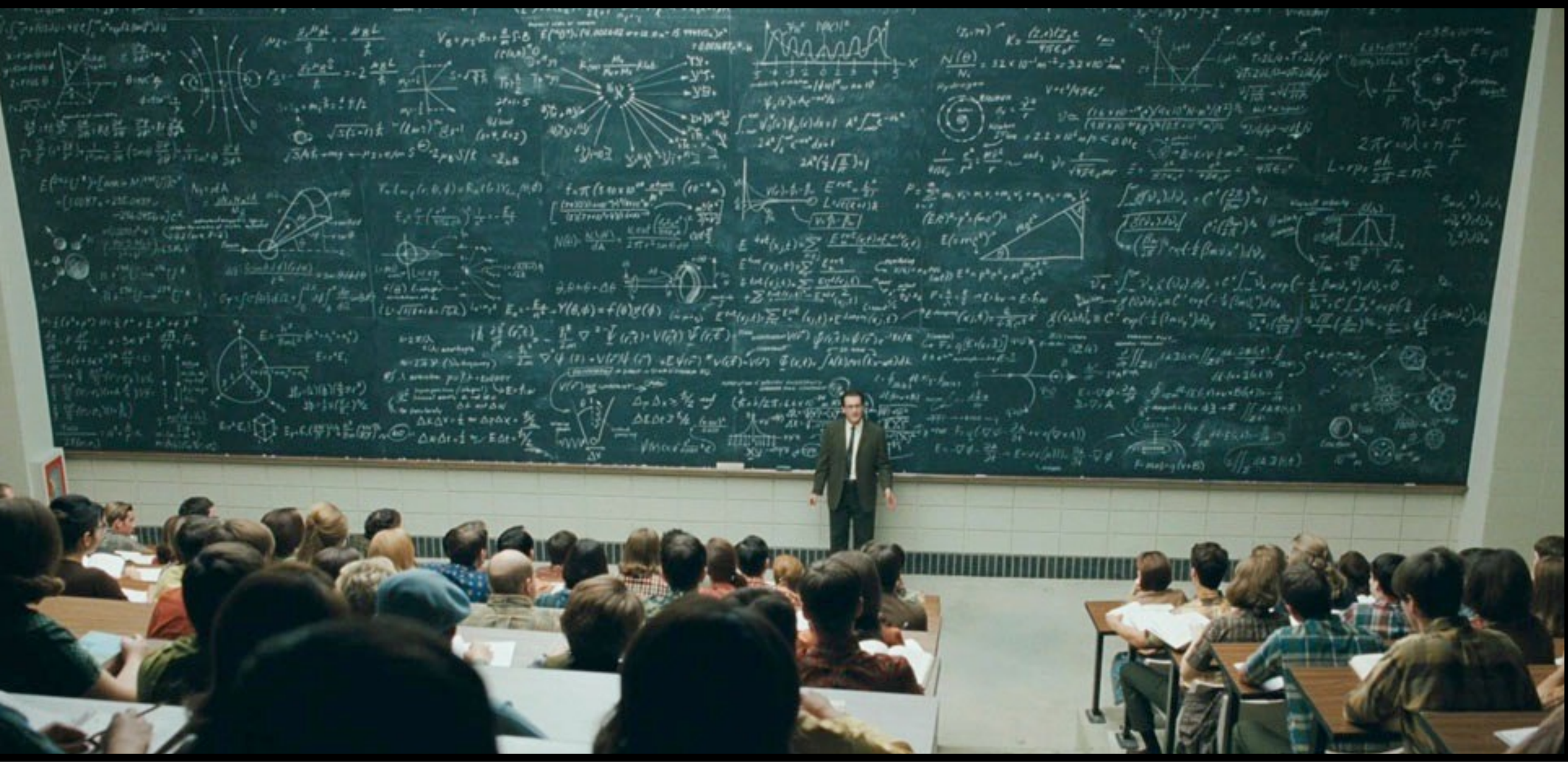
Residents Per Acre

0 | 90

Jobs Per Acre

6 | 74

URBAN3



Scary Math

How do we compare cars?

Miles per tank



1955 BMW Isetta

Rolls-Royce Phantom Drophead

Bugatti Veyron SS

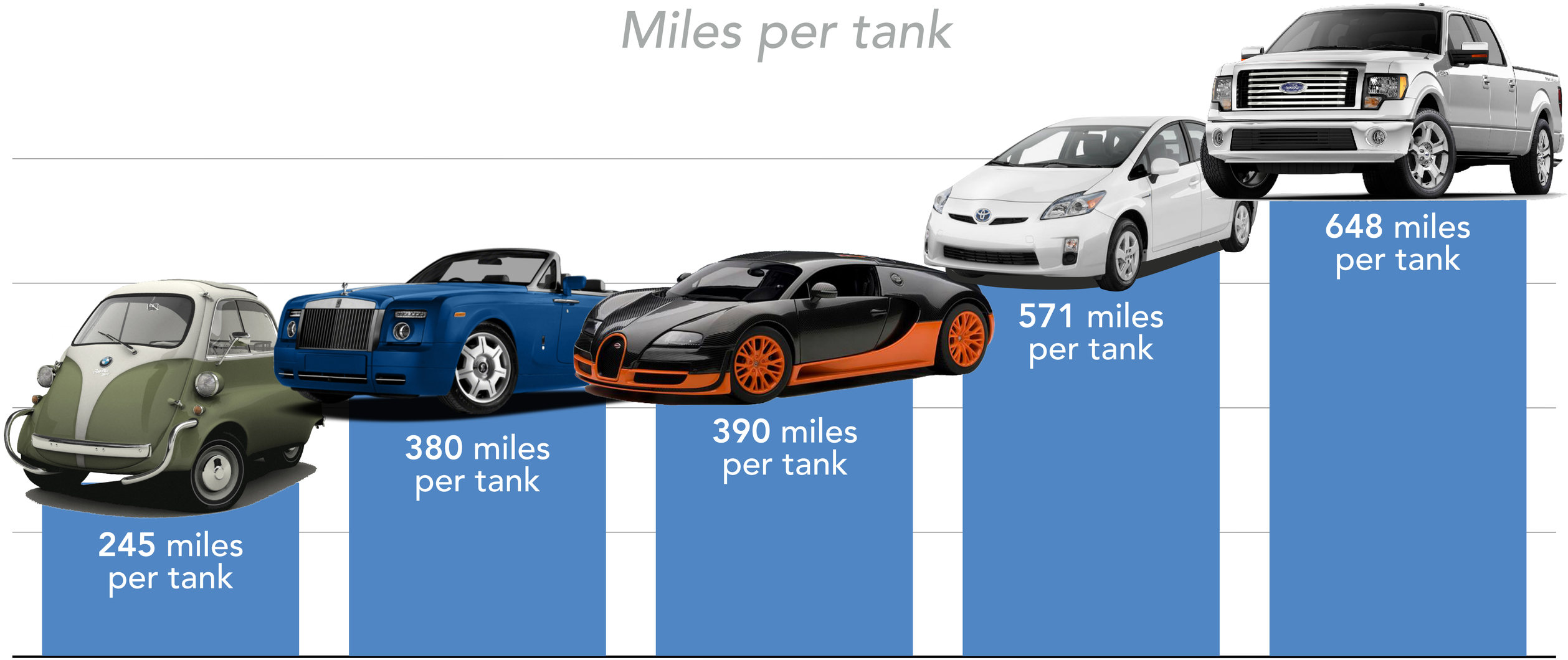
Toyota Prius

Ford F150 Lariat LTD

URBAN3

How do we compare cars?

Miles per tank



URBAN3

How do we compare cars?

Miles per gallon



50/70 mpg

1955 BMW Isetta



11/18 mpg

Rolls-Royce Phantom Drophead



8/14 mpg

Bugatti Veyron SS



51/48 mpg

Toyota Prius



13/18 mpg

Ford F150 Lariat LTD

URBAN3

How do we compare cars?

Miles per gallon



8/14 mpg

Bugatti Veyron SS



11/18 mpg

Rolls-Royce Phantom Drophead



13/18 mpg

Ford F150 Lariat LTD



51/48 mpg

Toyota Prius



50/70 mpg

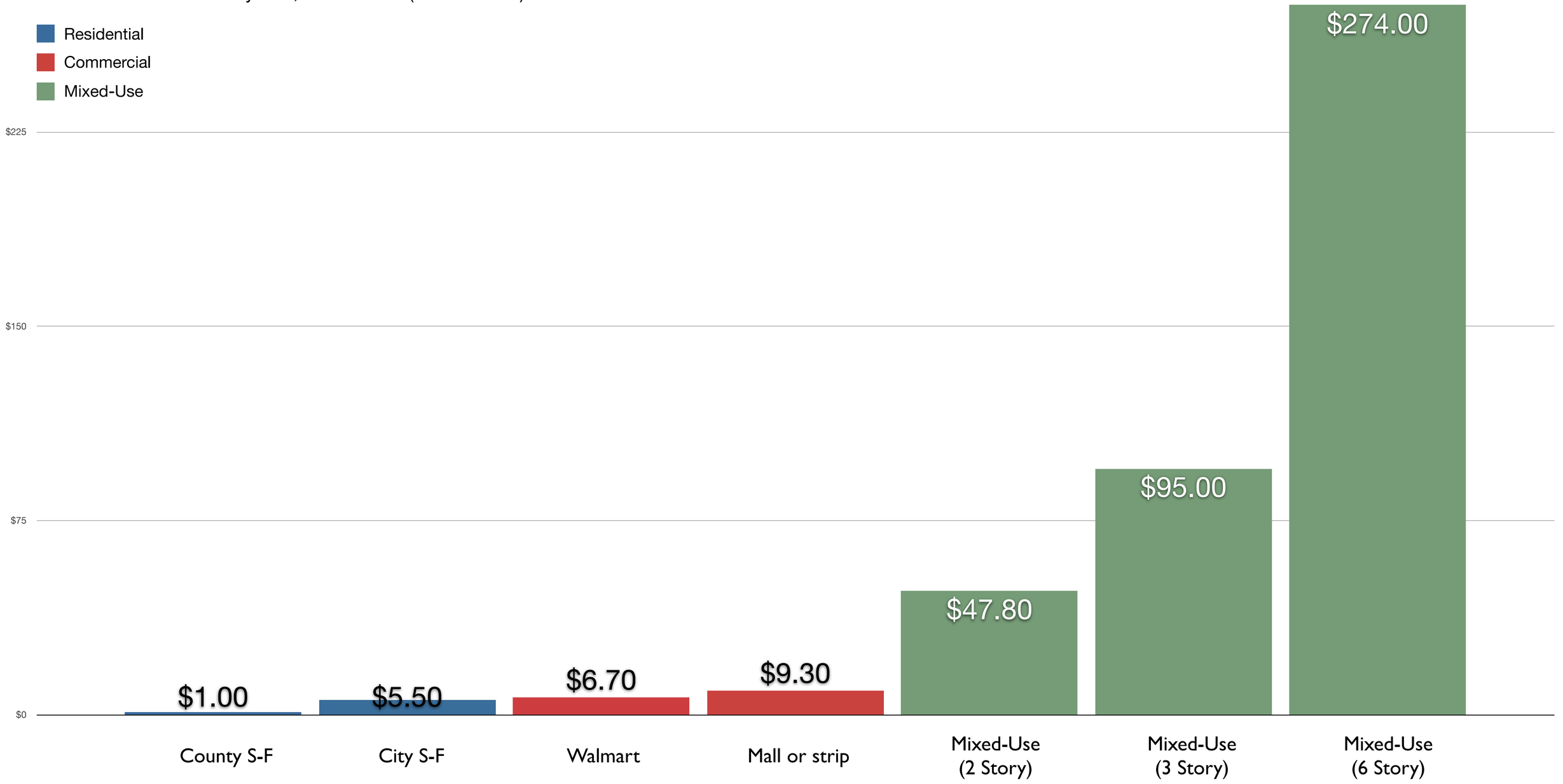
1955 BMW Isetta

URBAN3

County Property Taxes/Acre

URBAN3
Joseph Minicozzi, AICP

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

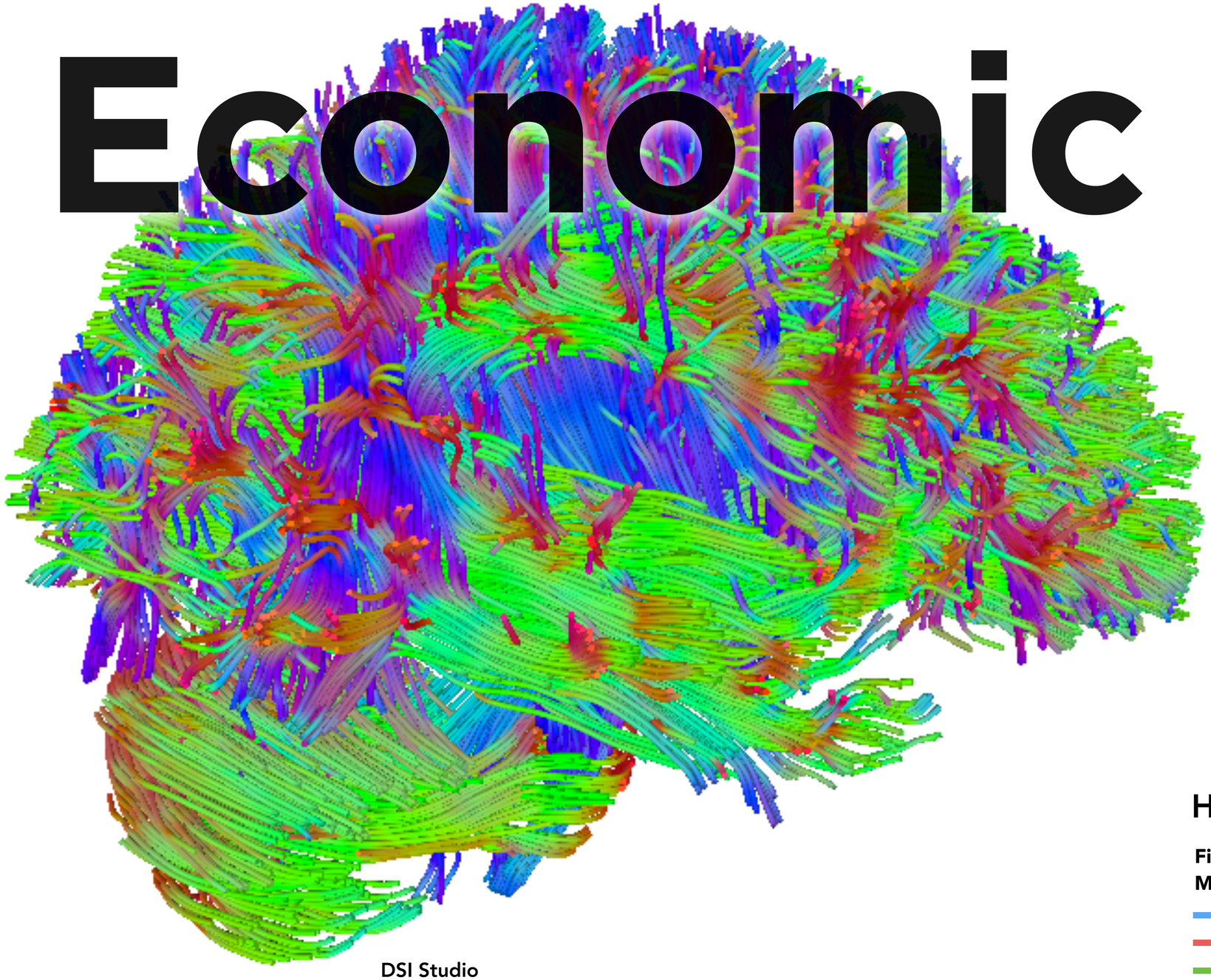


Question:

But why don’t people see that?

URBAN3

Economic MRI™



DSI Studio

Human Connectome Project

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

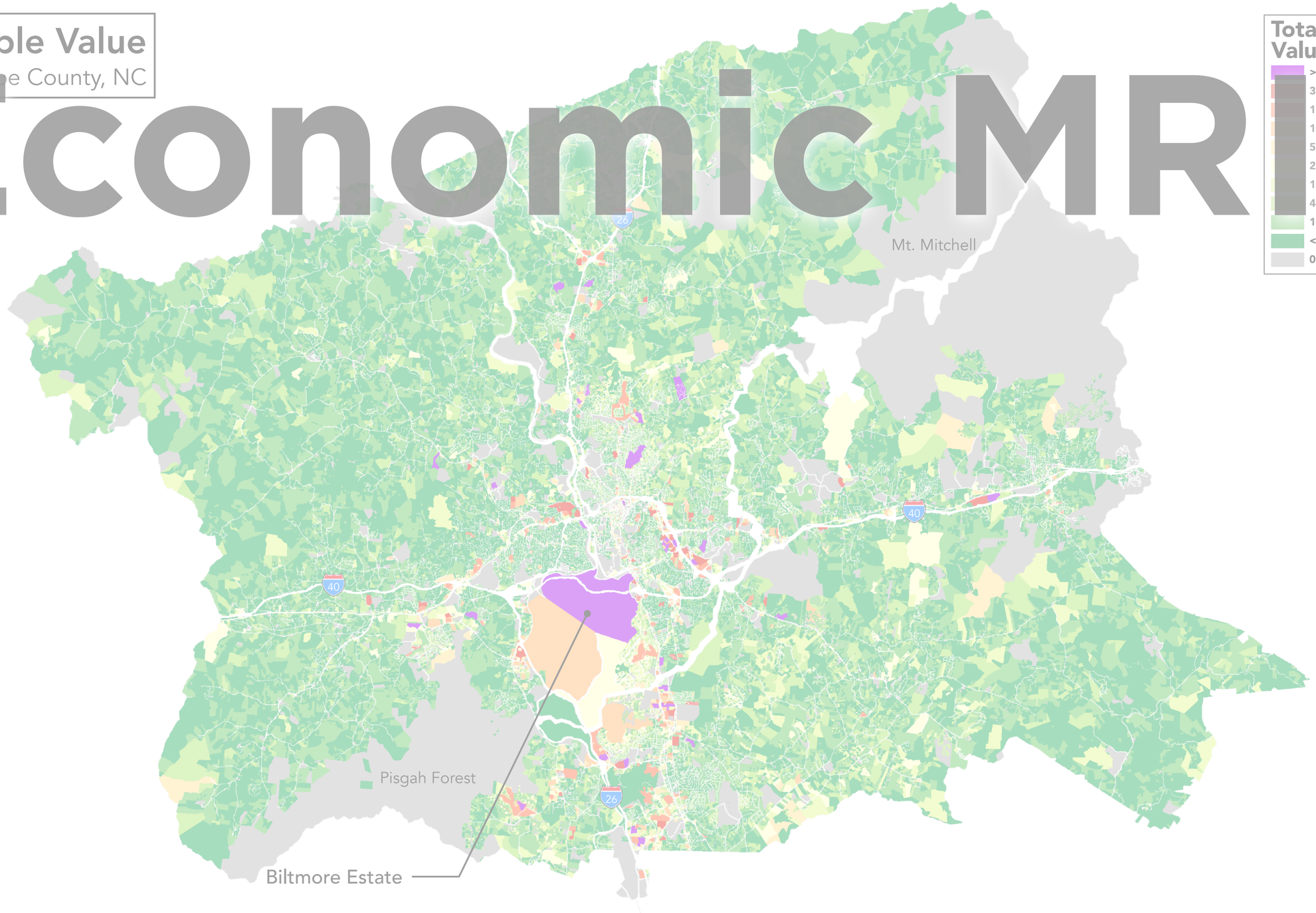
- up-down
- left-right
- anterior-posterior

URBAN3

Total Taxable Value

Buncombe County, NC

Economic MRI™

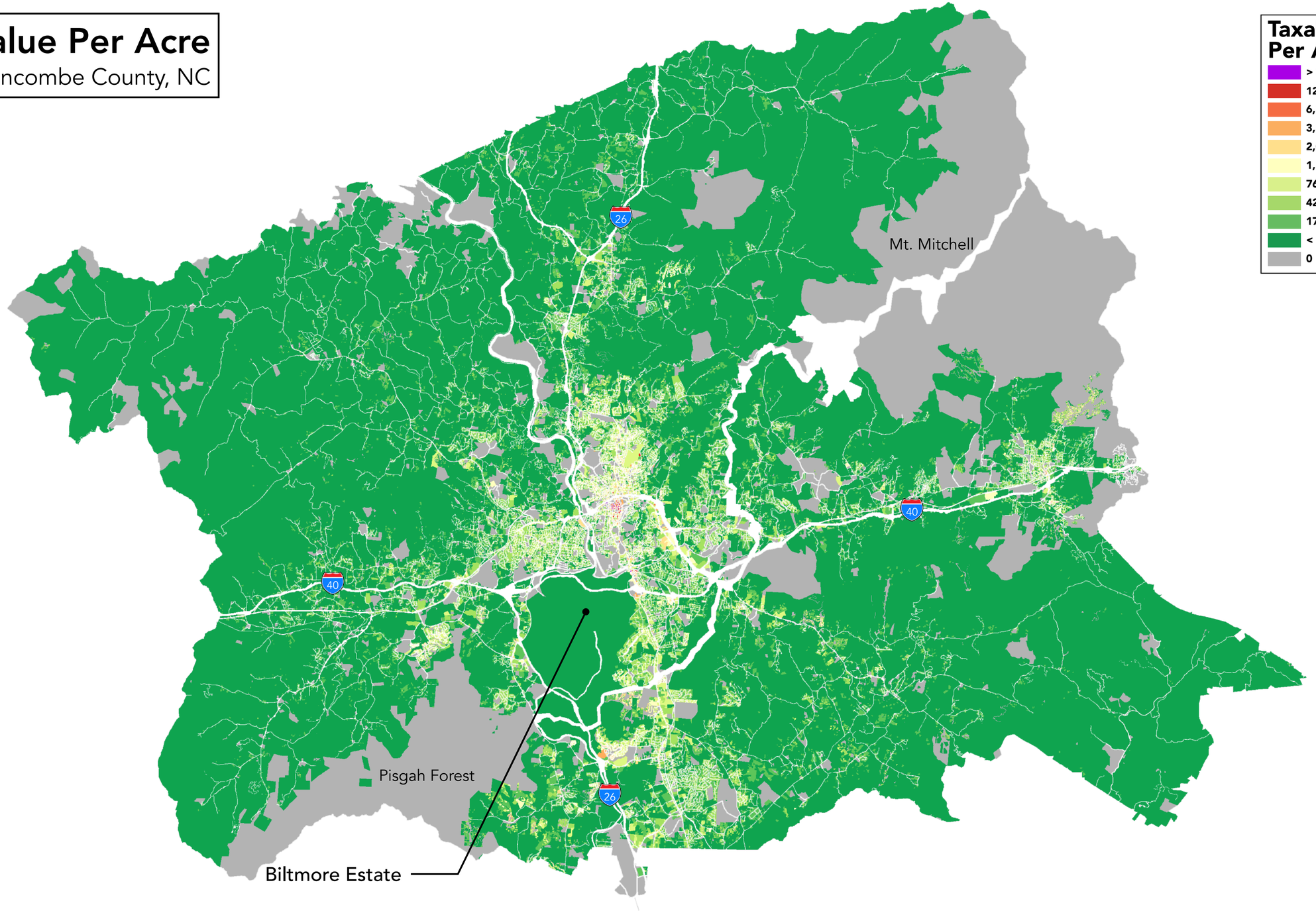


Source: Urban3

URBAN3

Taxable Value Per Acre

Buncombe County, NC

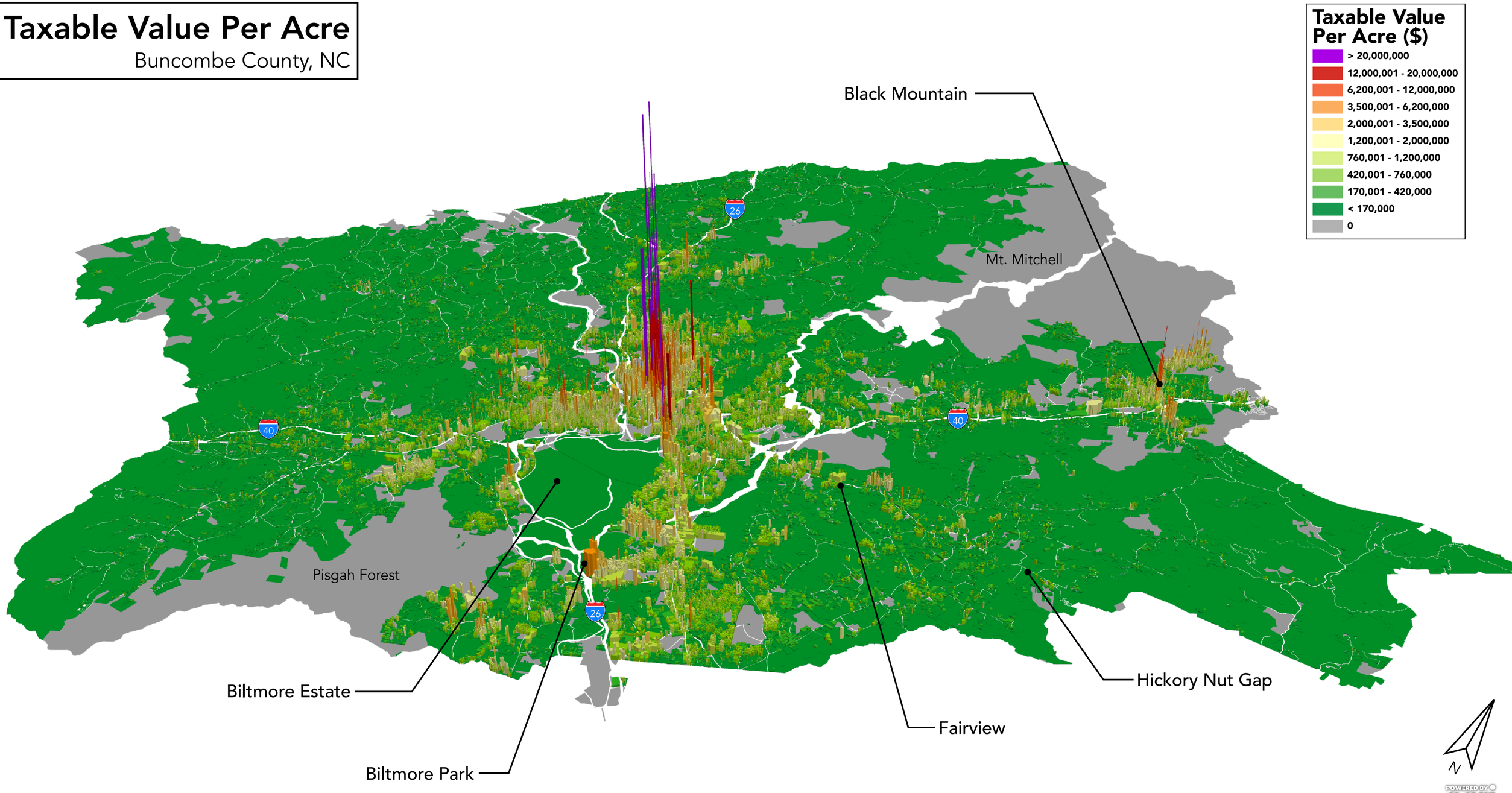


Source: Urban3

URBAN3

Taxable Value Per Acre

Buncombe County, NC



Source: Urban3

Greetings from





Equity in Assessment

Analyzing Uniformity & Accuracy in Property Assessment

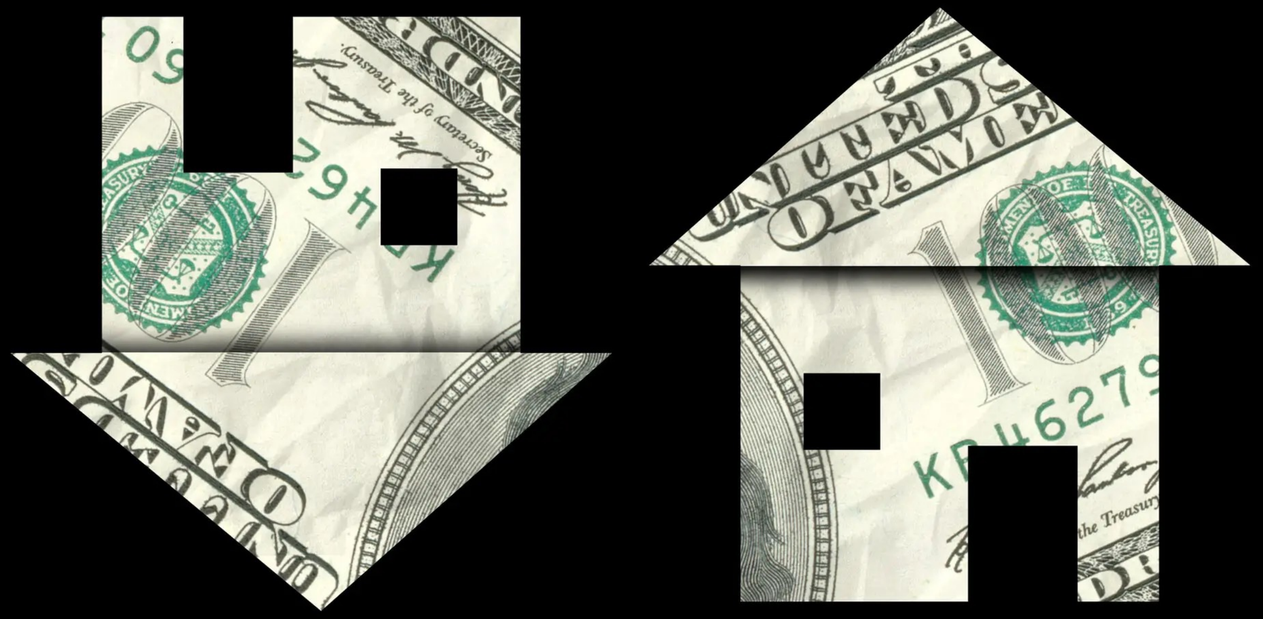
URBAN3

The New York Times

Opinion

How Lower-Income Americans Get Cheated on Property Taxes

April 3rd, 2021



Source: New York Times, Illustration by Nicholas Konrad

549

By The Editorial Board

The editorial board is a group of opinion journalists whose views are informed by expertise, research, debate and certain longstanding values. It is separate from the newsroom.

April 3, 2021

Americans expect to pay property taxes at the same rates as their neighbors. But across most of the United States, flat-rate property taxation is a sham.

Local governments are failing at the basic task of accurately assessing property values, and there is a clear and striking pattern: More expensive properties are undervalued, while less expensive properties are overvalued. The result is that wealthy homeowners get a big tax break, while less affluent homeowners are paying a higher price for the same public services.

Homeowners have long complained about inequitable assessments, and past studies have documented problems in particular cities. A new nationwide analysis led by Christopher Berry of the University of Chicago reveals that the inequities in tax assessments are both very large and very common.

For example, in Cook County, Ill., which includes Chicago, 1,015 homes were sold for exactly $100,000 from 2007 to 2016. Their average assessed value before the sale was $151,585. During the same decade, 149 homes sold for exactly $1 million. Their average presale assessed value: $647,030.

These distortions in assessed values carry through directly to tax bills. Nationwide, from 2007 to 2016, homes in the bottom 10 percent of property values in a given county were taxed, on average, at an effective rate that was twice as high as the rate for homes in the top 10 percent of property values.

The maladministration of property taxation means the wrong people are picking up the tab for public services. In a separate study, focused on Cook County, Mr. Berry calculated that from 2011 to 2015, inequities in property assessment resulted in the improper billing of $2.2 billion in taxes. While a comparable national figure is hard to calculate, the scale of the issue is indicated by the fact that local governments annually collect almost $500 billion in

"…there is a clear and striking pattern:

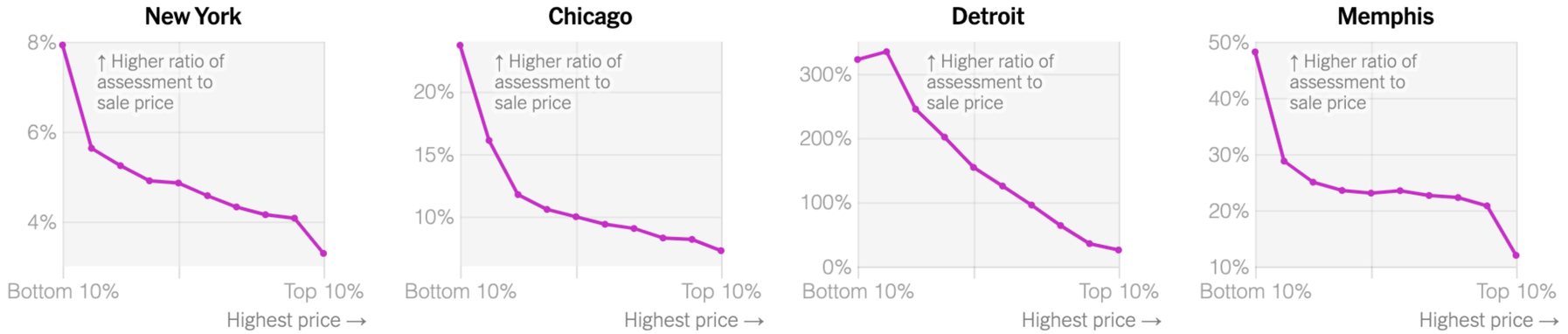
More expensive properties are undervalued, while less expensive properties are overvalued."

Source: New York Times

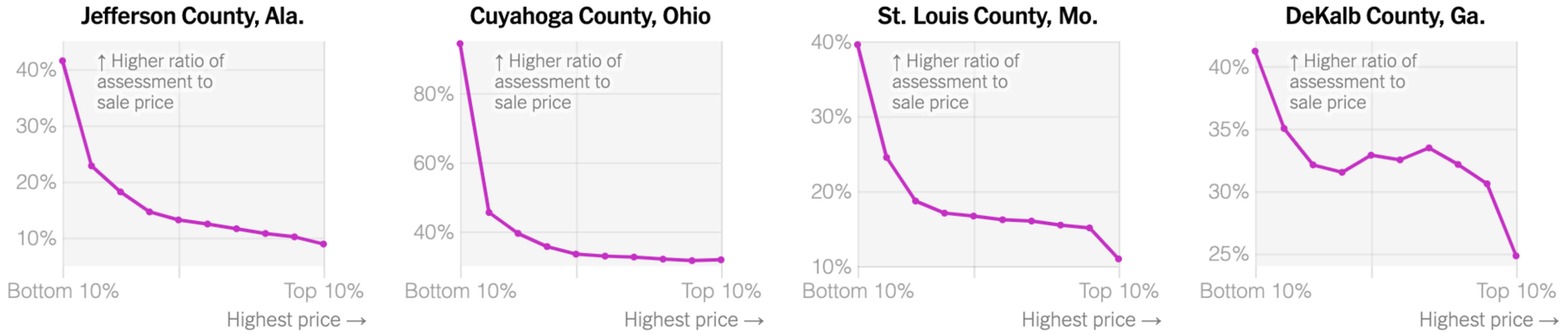
Across the nation, lower-priced homes are assessed at a higher value relative to their actual sale price.

Average assessed value, compared with the sale price

This is true for big cities...



...as well as some of the nation's most populous counties.



Note: In most U.S. counties, properties are assessed by a single office or under a uniform set of rules. ▪ Source: Christopher Berry, University of Chicago

Source: New York Times, Illustration by Nicholas Konrad

Texas Constitution



Includes Amendments Through the May 7, 2022, Constitutional Amendment Election

Article 8 - TAXATION AND REVENUE

Section 1 - EQUALITY AND UNIFORMITY; TAX IN PROPORTION TO VALUE; INCOME TAX; EXEMPTION OF CERTAIN TANGIBLE PERSONAL PROPERTY FROM AD VALOREM TAXATION

(a) Taxation shall be equal and uniform.

(b) All real property and tangible personal property in this State, unless exempt as required or permitted by this Constitution, whether owned by natural persons or corporations, other than municipal, shall be taxed in proportion to its value, which shall be ascertained as may be provided by law.

(c) The Legislature may provide for the taxation of intangible property and may also impose occupation taxes, both upon natural persons and upon corporations, other than municipal, doing any business in this State

URBAN3

Source: Texas Constitution

TEXAS PROPERTY TAX CODE

TAX CODE

TITLE 1
PROPERTY TAX CODE

SUBTITLE A
GENERAL PROVISIONS

CHAPTER 1
General Provisions

Section		Section	
1.01.	Short Title.	1.085.	Communication in Electronic Format.
1.02.	Applicability of Title.	1.086.	Delivery of Certain Notices by E-Mail.
1.03.	Construction of Title.	1.09.	Availability of Forms.
1.04.	Definitions.	1.10.	Rolls in Electronic Data-Processing Records.
1.045.	Reference to Certain Terms in Law.	1.11.	Communications to Fid
1.05.	City Fiscal Year.	1.111.	Representation of Prope
1.06.	Effect of Weekend or Holiday.	1.12.	Median Level of Apprai
1.07.	Delivery of Notice.	1.13.	Master for Tax Suits [R
1.071.	Delivery Of Refund.	1.14.	[Blank].
1.08.	Timeliness of Action by Mail or Common or Contract Carrier.	1.15.	Appraisers for Taxing U

Sec. 1.01. Short Title.

This title may be cited as the Property Tax Code.

HISTORY: Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1982.

Sec. 1.02. Applicability of Title.

This title applies to a taxing unit that is created by or pursuant to any general, special, or local l
or after the enactment of this title unless a law enacted after enactment of this title by or pursuant t
unit is created expressly provides that this title does not apply. This title supersedes any provisi
charter or ordinance relating to property taxation. Nothing in this title invalidates or restricts the
utilize municipal-level initiative and referendum to set a tax rate, level of spending, or limitation o
that municipality.

HISTORY: Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1982; am. Acts 1981, 67
13 (H.B. 30), § 1, effective January 1, 1982.

Sec. 1.03. Construction of Title.

The Code Construction Act (Chapter 311, Government Code) applies to the construction of each pro
except as otherwise expressly provided by this title.

HISTORY: Enacted by Acts 1979, 66th Leg., ch. 841 (S.B. 621), § 1, effective January 1, 1982; am. Acts 1985, 69
813), § 72, effective September 1, 1985.

Sec. 1.04. Definitions.

In this title:
(1) "Property" means any matter or thing capable of private ownership.
(2) "Real property" means:
(A) land;
(B) an improvement;
(C) a mine or quarry;

Subchapter A

Appraisals Generally

Sec. 23.01. Appraisals Generally.

(a) Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.

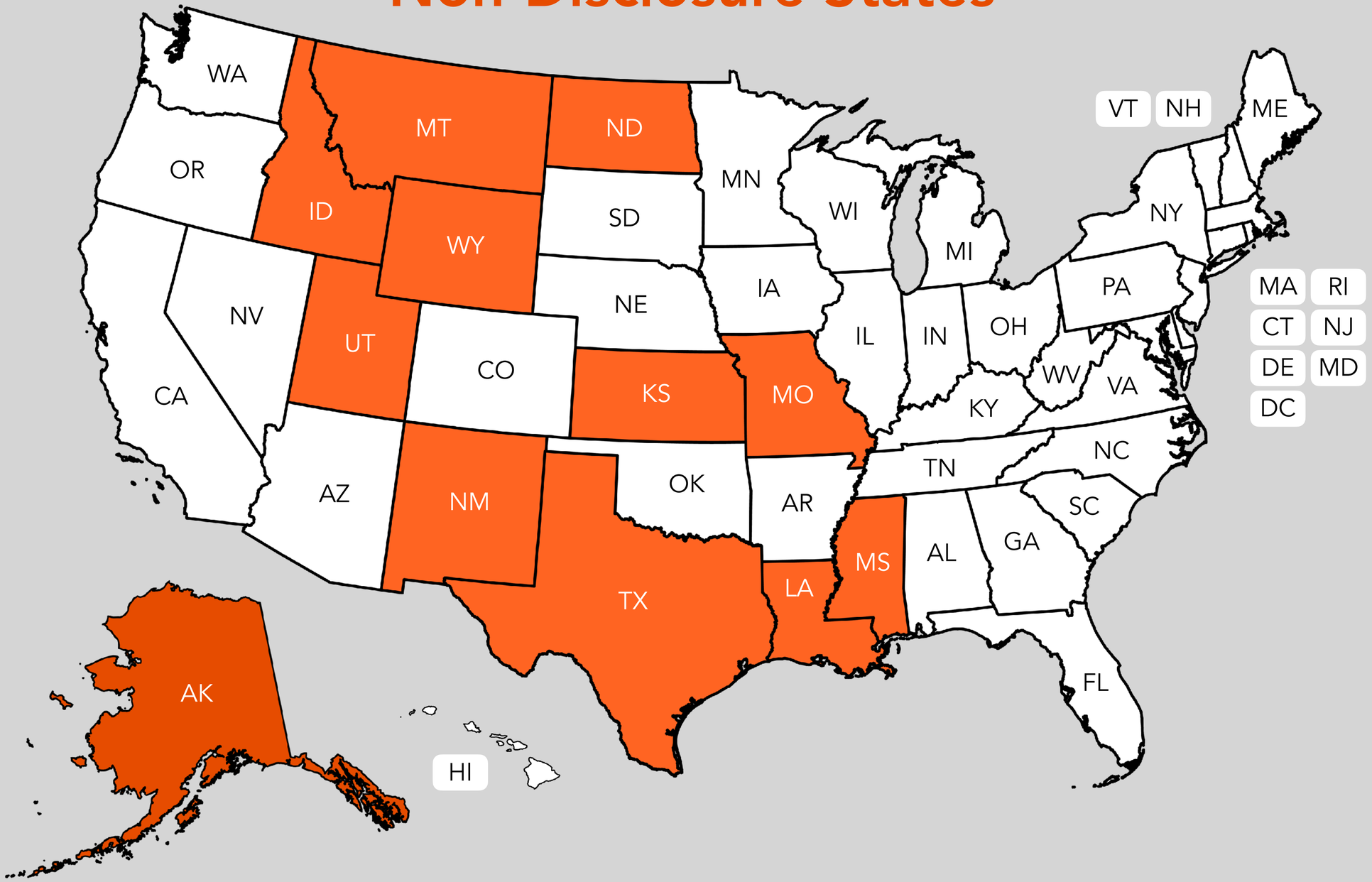
(b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value, and all available evidence that is specific to the value of the property shall be taken into account in determining the property's market value.

(c) Notwithstanding Section 1.04(7)(C), in determining the market value of a residence homestead, the chief appraiser may not exclude from consideration the value of other residential property that is in the same neighborhood

URBAN3

Source: Texas Property Tax Code

Non-Disclosure States



URBAN3

Source: ESRI, retipster.com (Data year: 2018)

Sales Ratio
Definition

URBAN3

Sales Ratio



Source: Buncombe County, NC; Urban3

Sales Ratio
Definition

URBAN3

Sales Ratio

1.27



Appraised Value:	$351,400
Selling Price:	$350,000
Sales Ratio	**1.00**

Source: Buncombe County, NC; Urban3

Sales Ratio
Definition

URBAN3

Sales Ratio

1.27

1.00





Source: Buncombe County, NC; Urban3

Sales Ratio
Definition

URBAN3

Sales Ratio

1.27

1.00

0.52



Over Appraised = Over Taxed



Accurately Appraised = Fairly Taxed



Under Appraised = Under Taxed

Source: Buncombe County, NC; Urban3

URBAN3

Sales Ratio

Definition

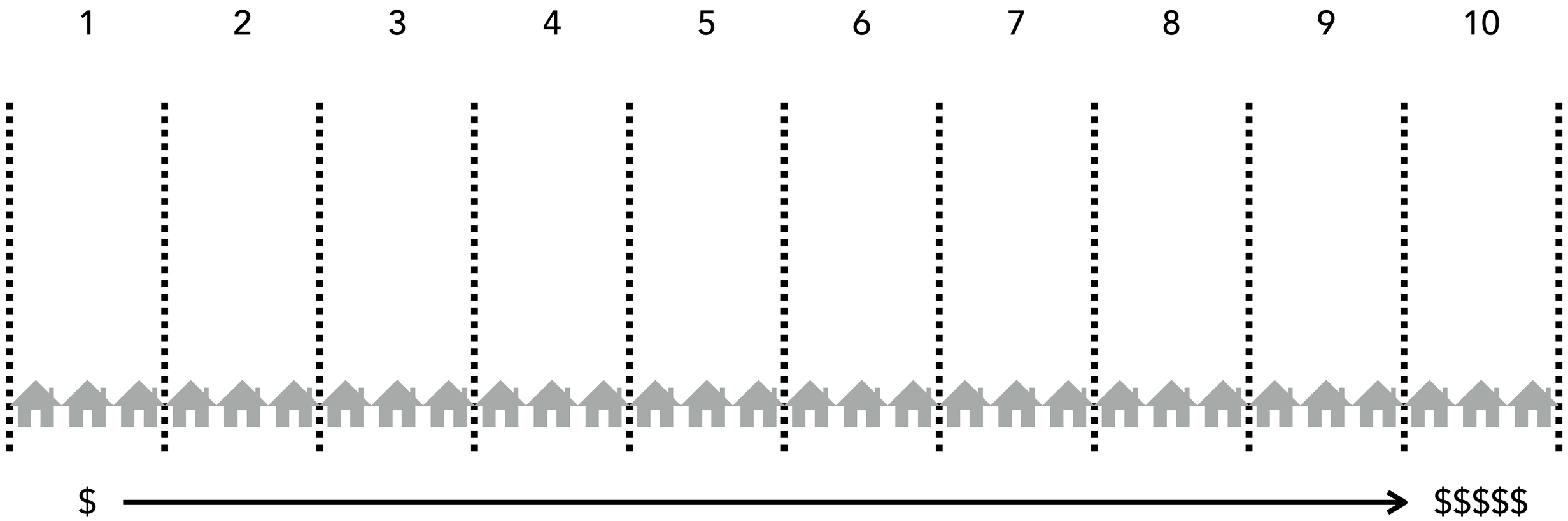


Source: Urban3

URBAN3

Sales Ratio

Definition



Source: Urban3

URBAN3

Sales Ratio Curve (2022)

Dallas County, TX



Examples from Dallas County, TX





Sales Ratio*

1.10

1.05

1.00

0.94

0.89

Uniform Average

$120,000

$415,000

$710,000

$1,005,000

$1,300,000

Median Sale Price

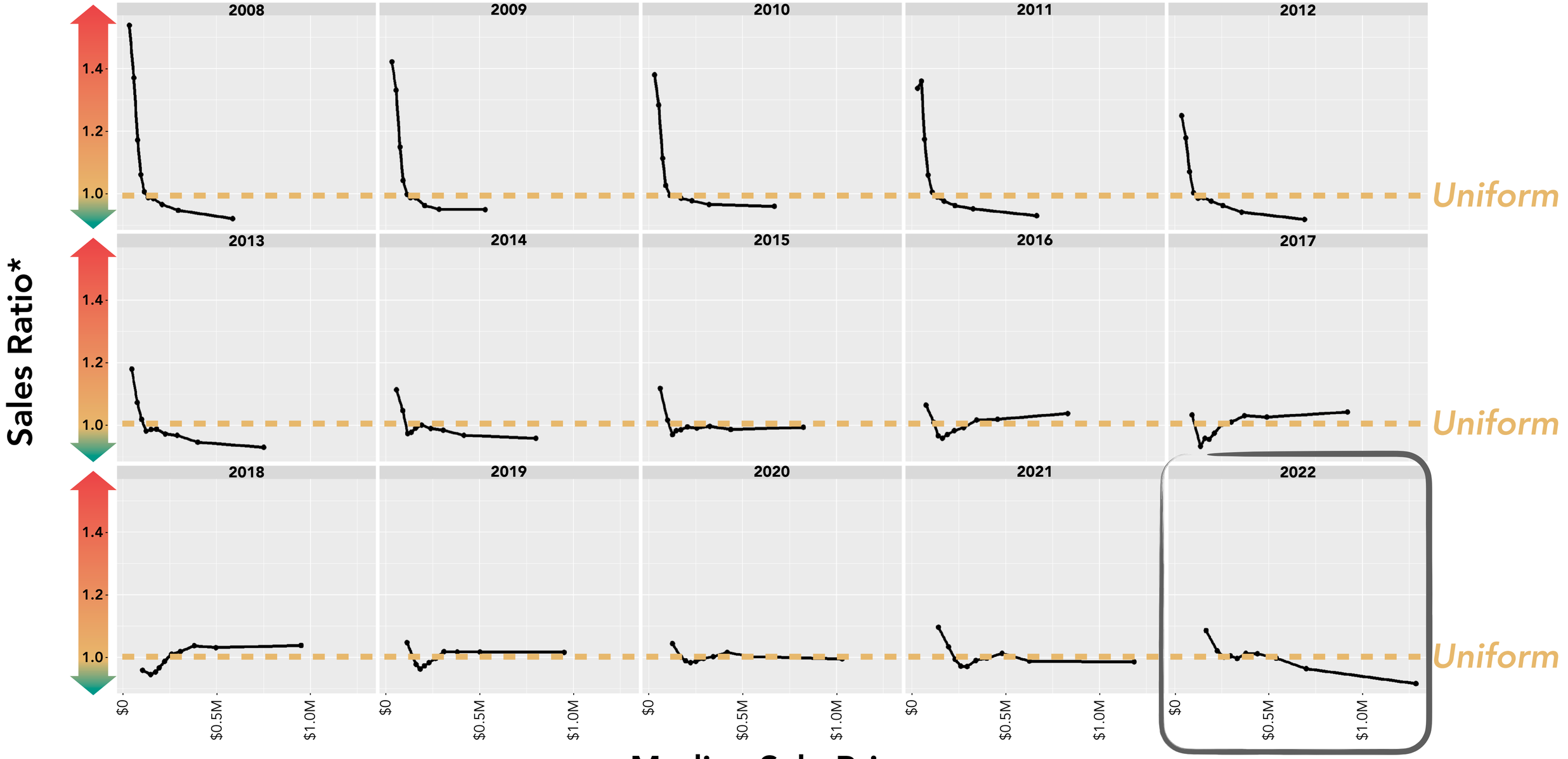
*Median-Adjusted. Measures assessment *fairness*, not necessarily assessment *accuracy*.

Source: DCAD, Texas A&M Real Estate Research Center

URBAN3

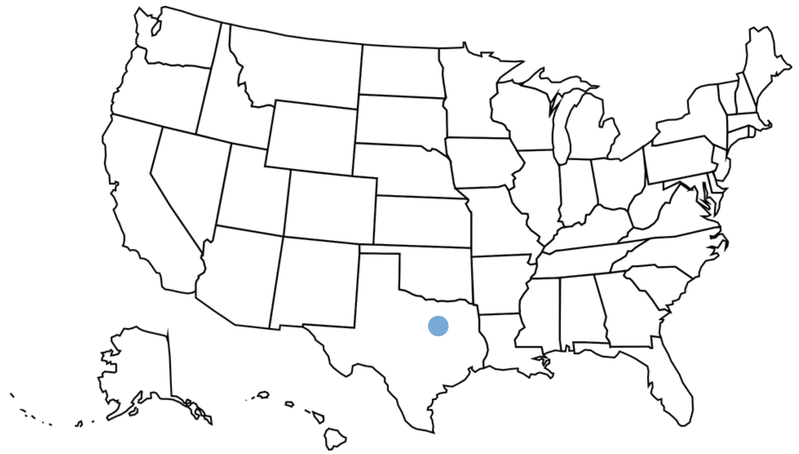
Assessment Fairness (2008-2022)

Dallas County, TX



*Median-Adjusted. Measures assessment *fairness*, not necessarily assessment *accuracy*.

Source: DCAD, Texas A&M Real Estate Research Center



Case Study: Economic MRI®

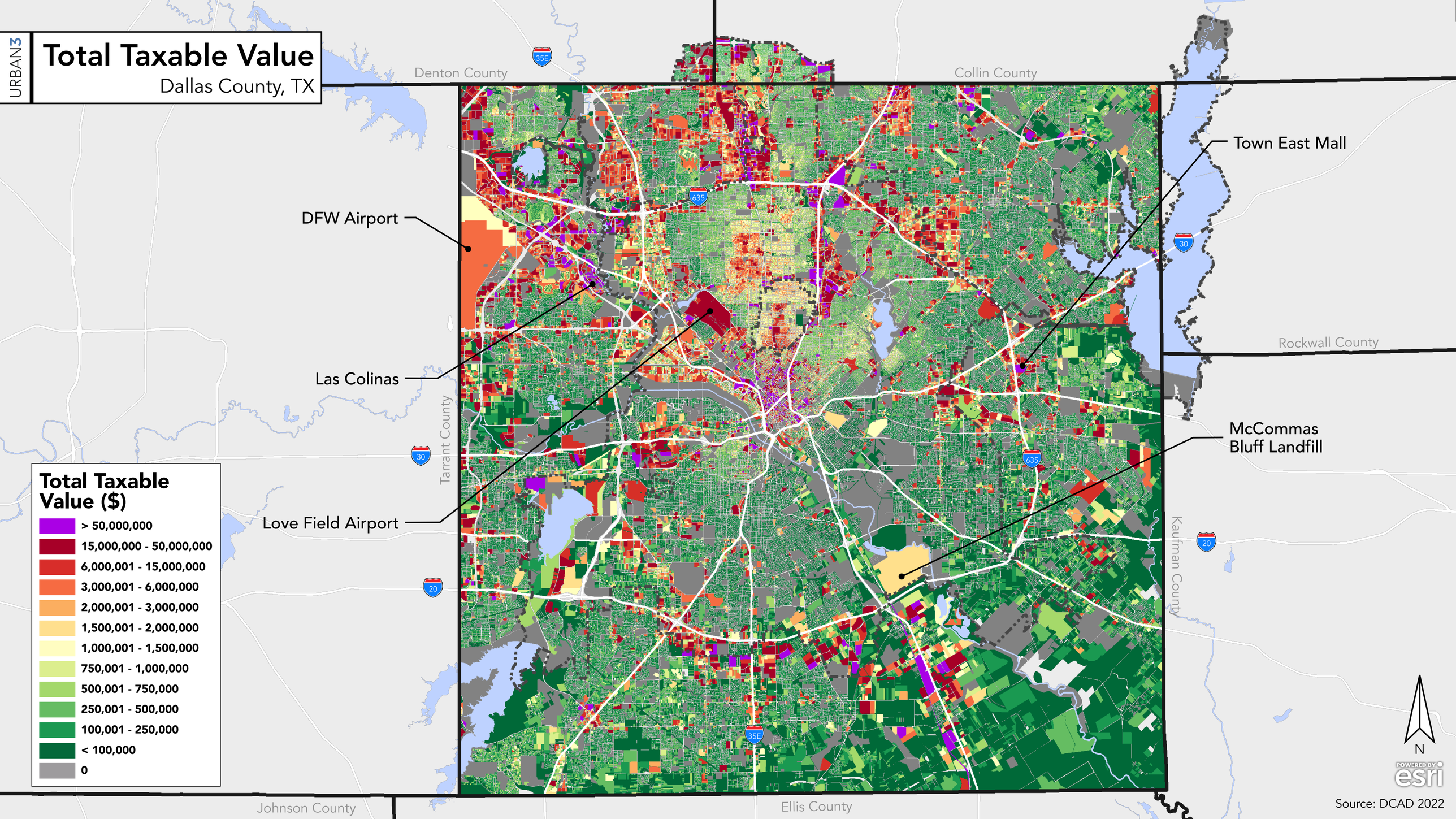
Dallas County, Texas

URBAN3

URBAN3

Total Taxable Value

Dallas County, TX



Total Taxable Value ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

N

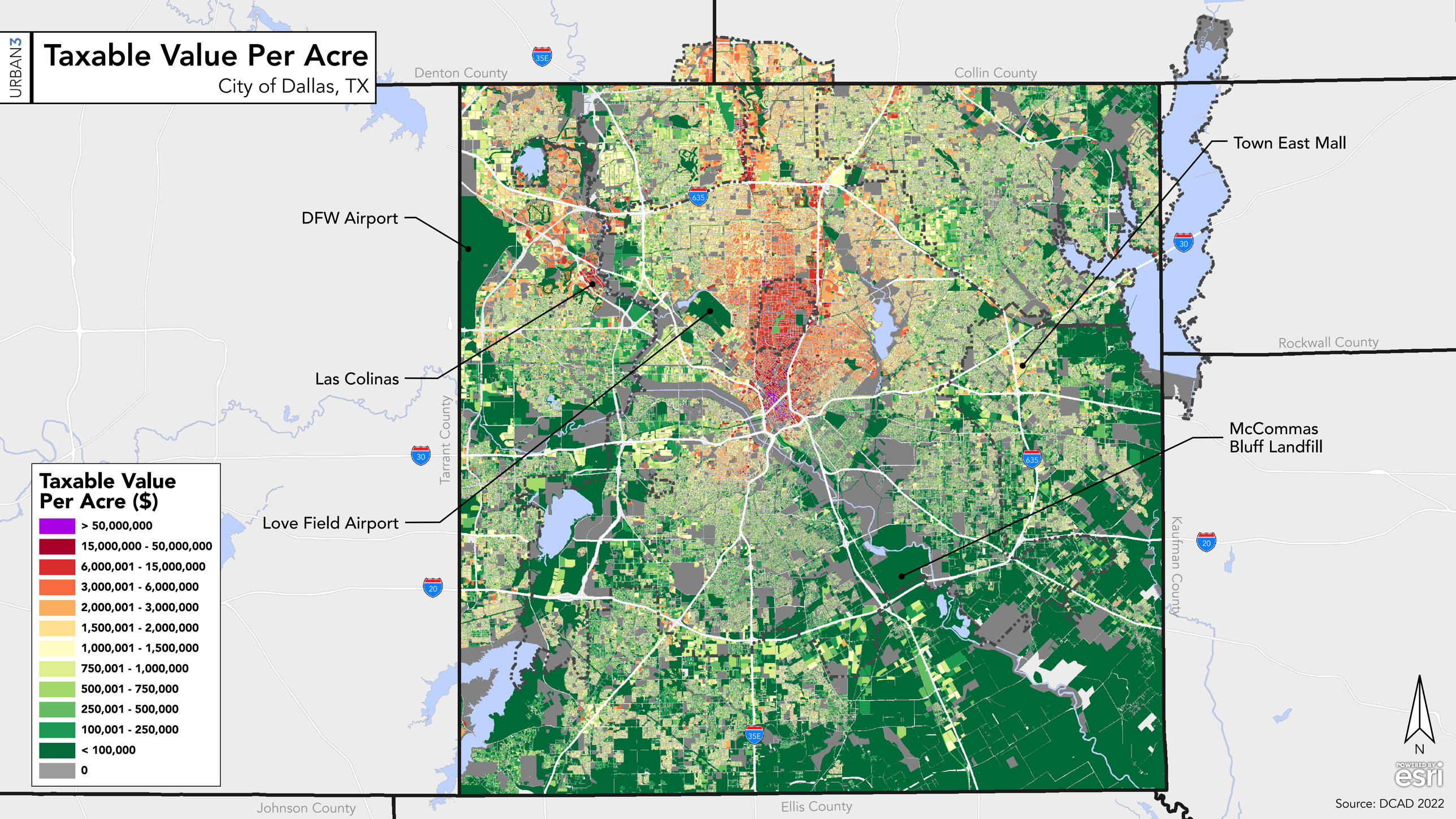
POWERED BY esri

Source: DCAD 2022

URBAN3

Taxable Value Per Acre

City of Dallas, TX



Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

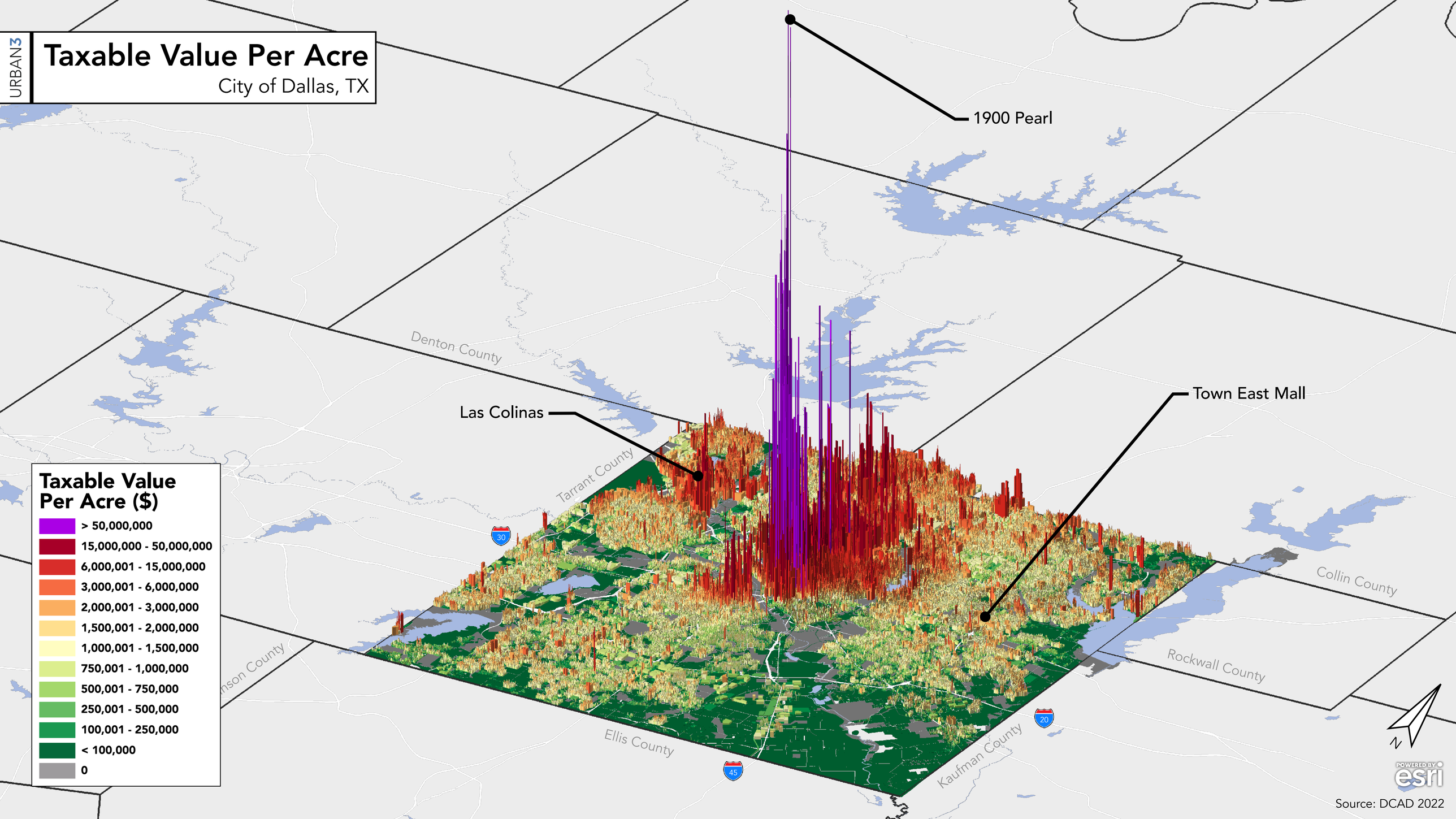
POWERED BY esri

Source: DCAD 2022

URBAN3

Taxable Value Per Acre

City of Dallas, TX



Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

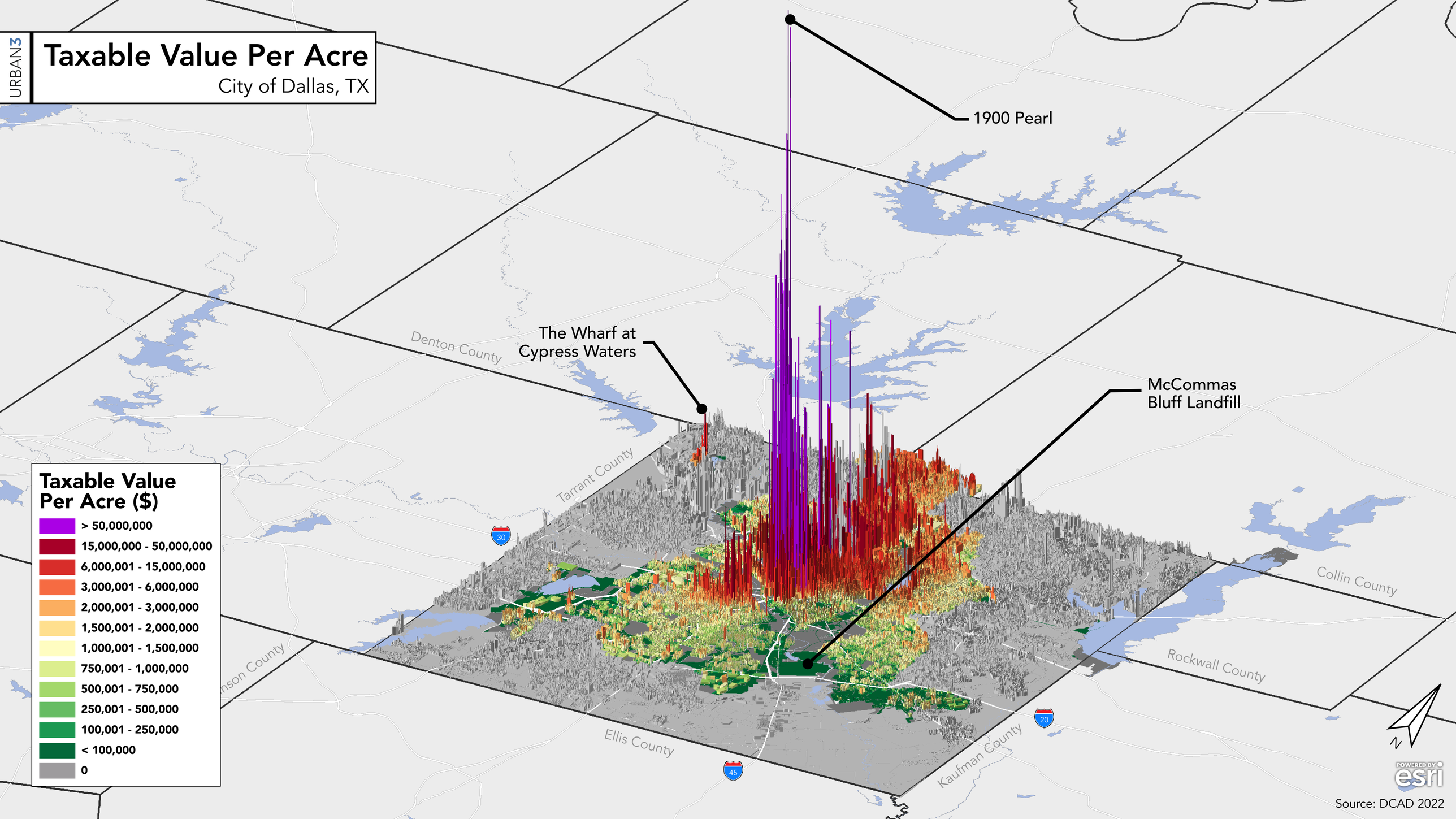
POWERED BY esri

Source: DCAD 2022

URBAN3

Taxable Value Per Acre

City of Dallas, TX



Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

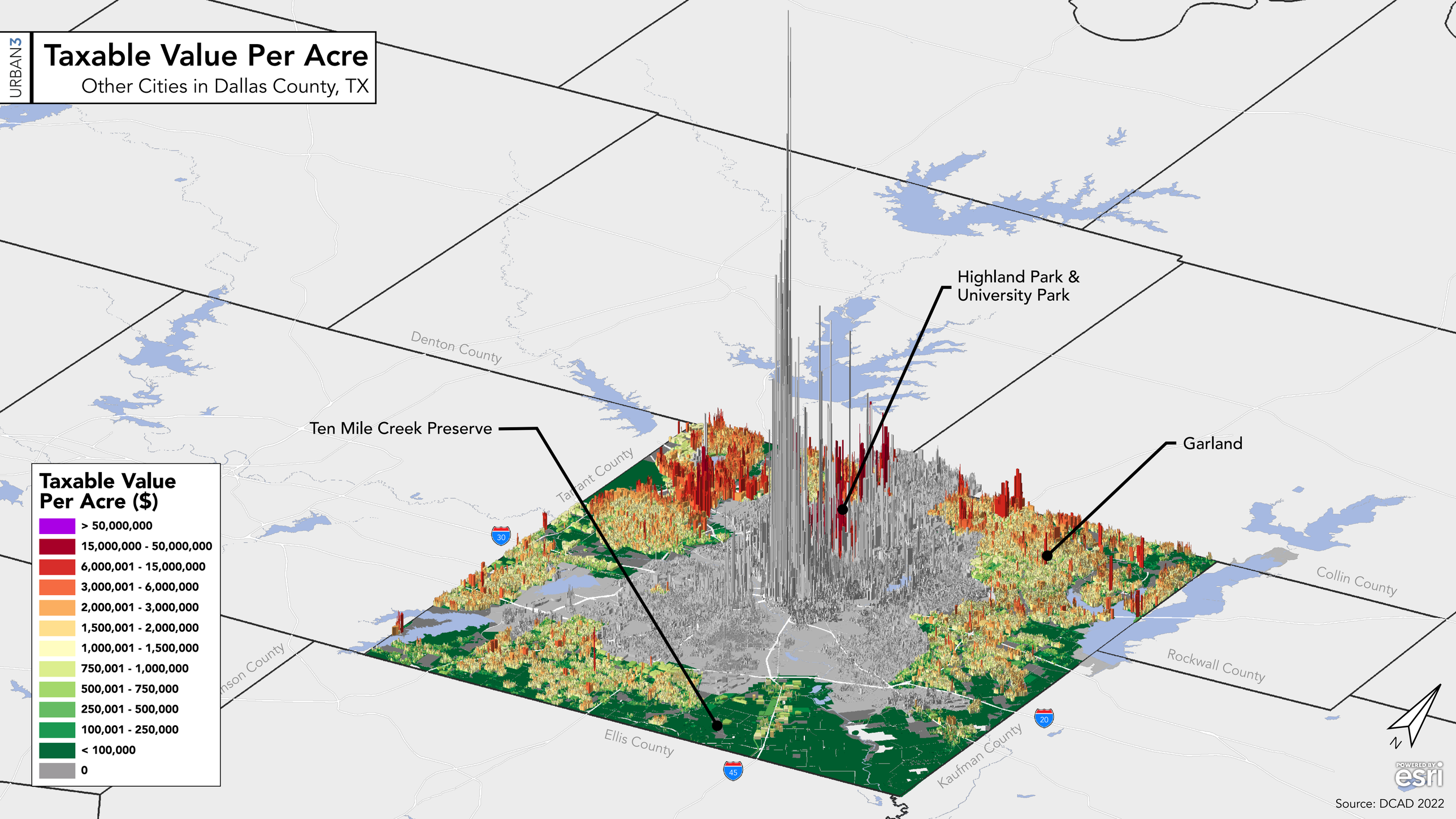
POWERED BY esri

Source: DCAD 2022

URBAN3

Taxable Value Per Acre

Other Cities in Dallas County, TX



Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

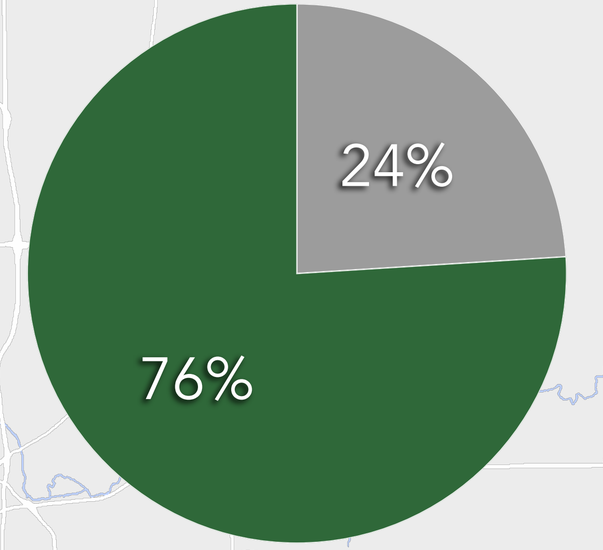
POWERED BY esri

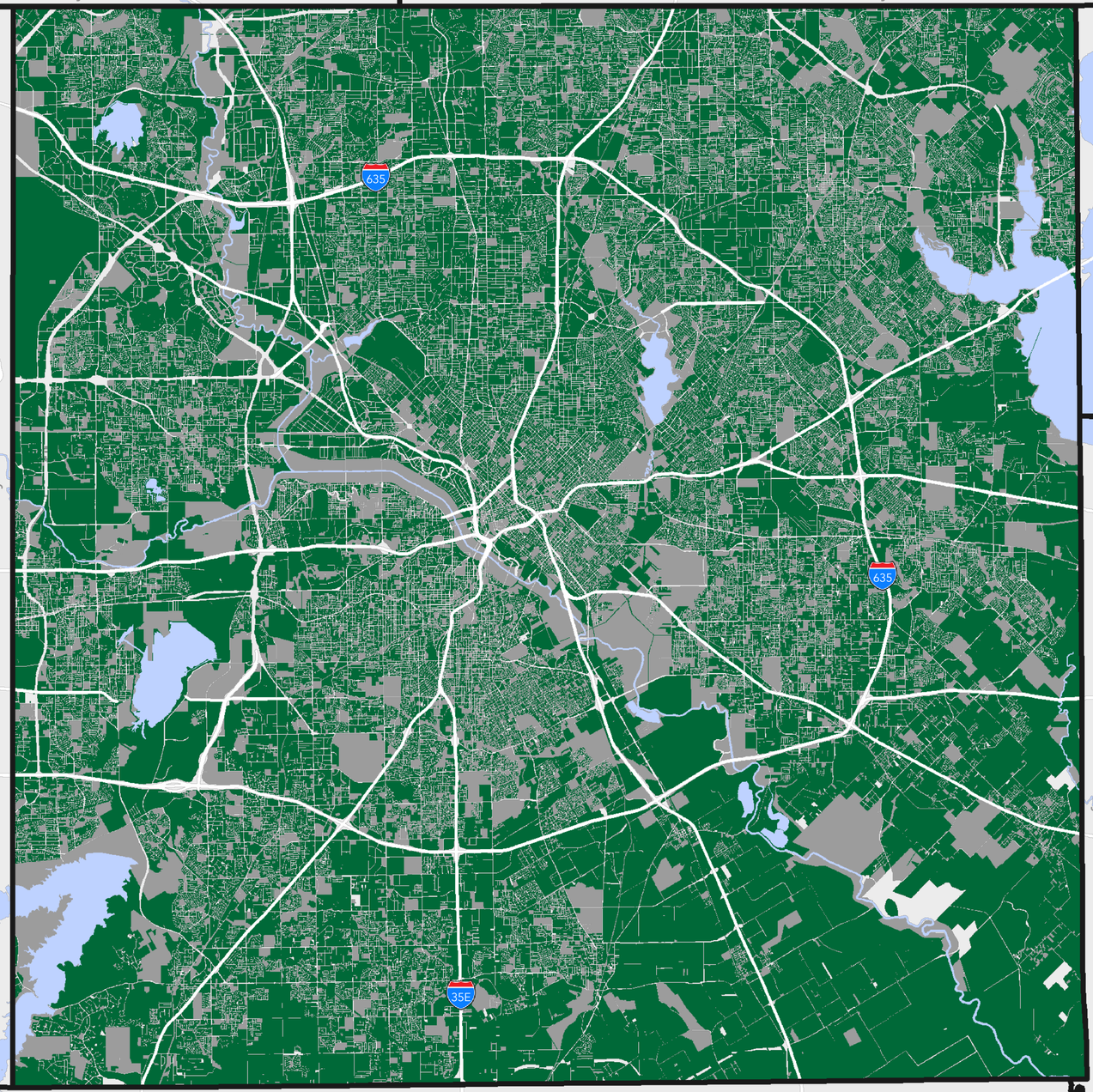
Source: DCAD 2022

URBAN3

Taxable vs. Exempt

Dallas County, TX





Denton County
Collin County
Rockwall County
Tarrant County
Kaufman County
Johnson County
Ellis County

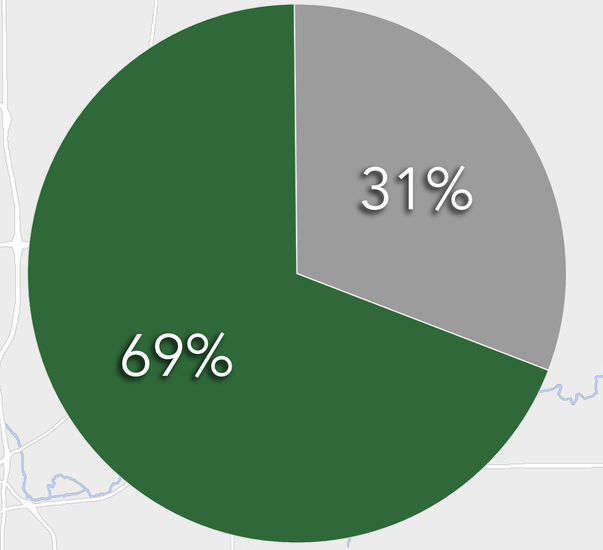
N

Source: DCAD 2022

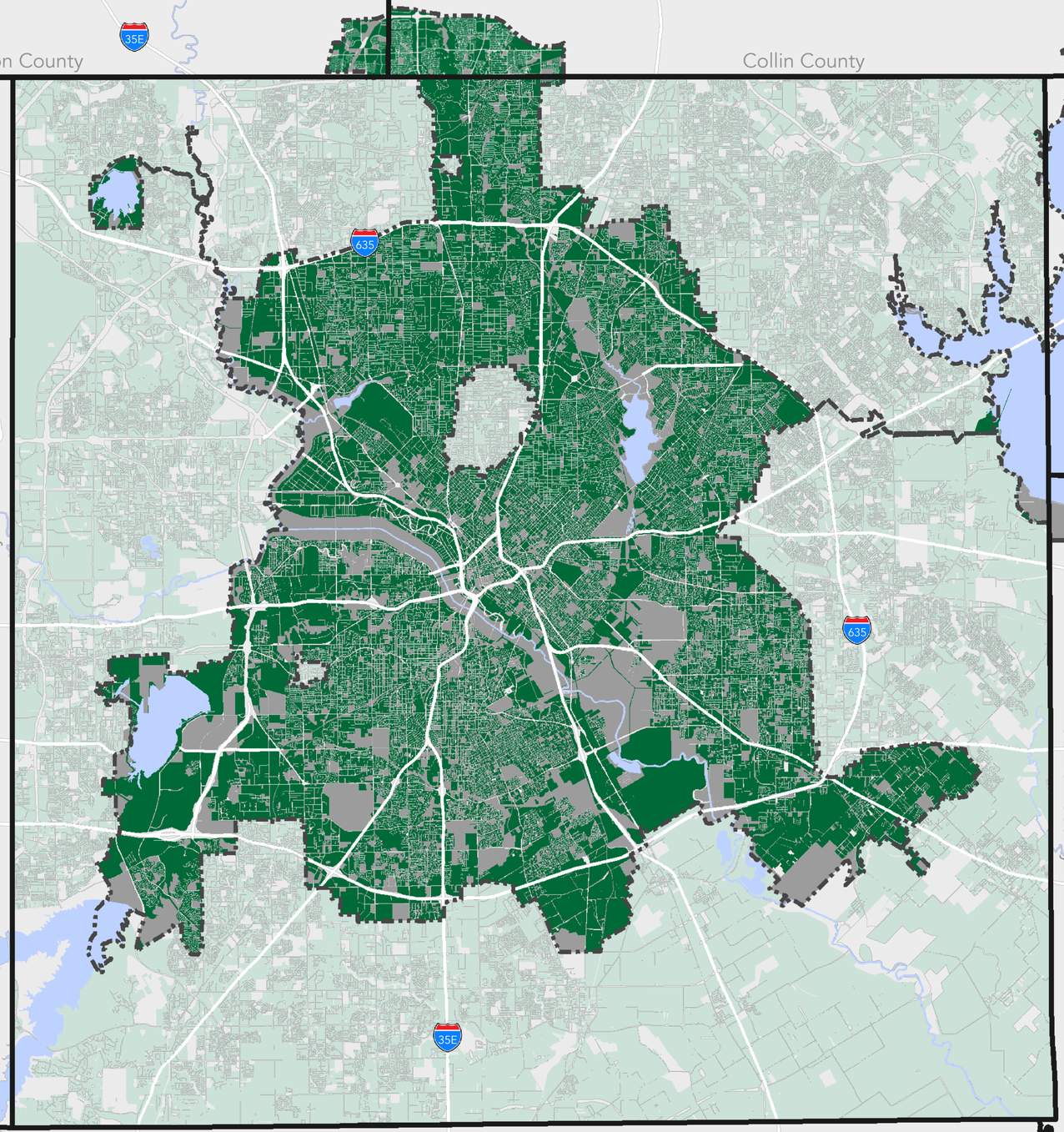
URBAN3

Taxable vs. Exempt

City of Dallas, TX



Taxable Exempt



N

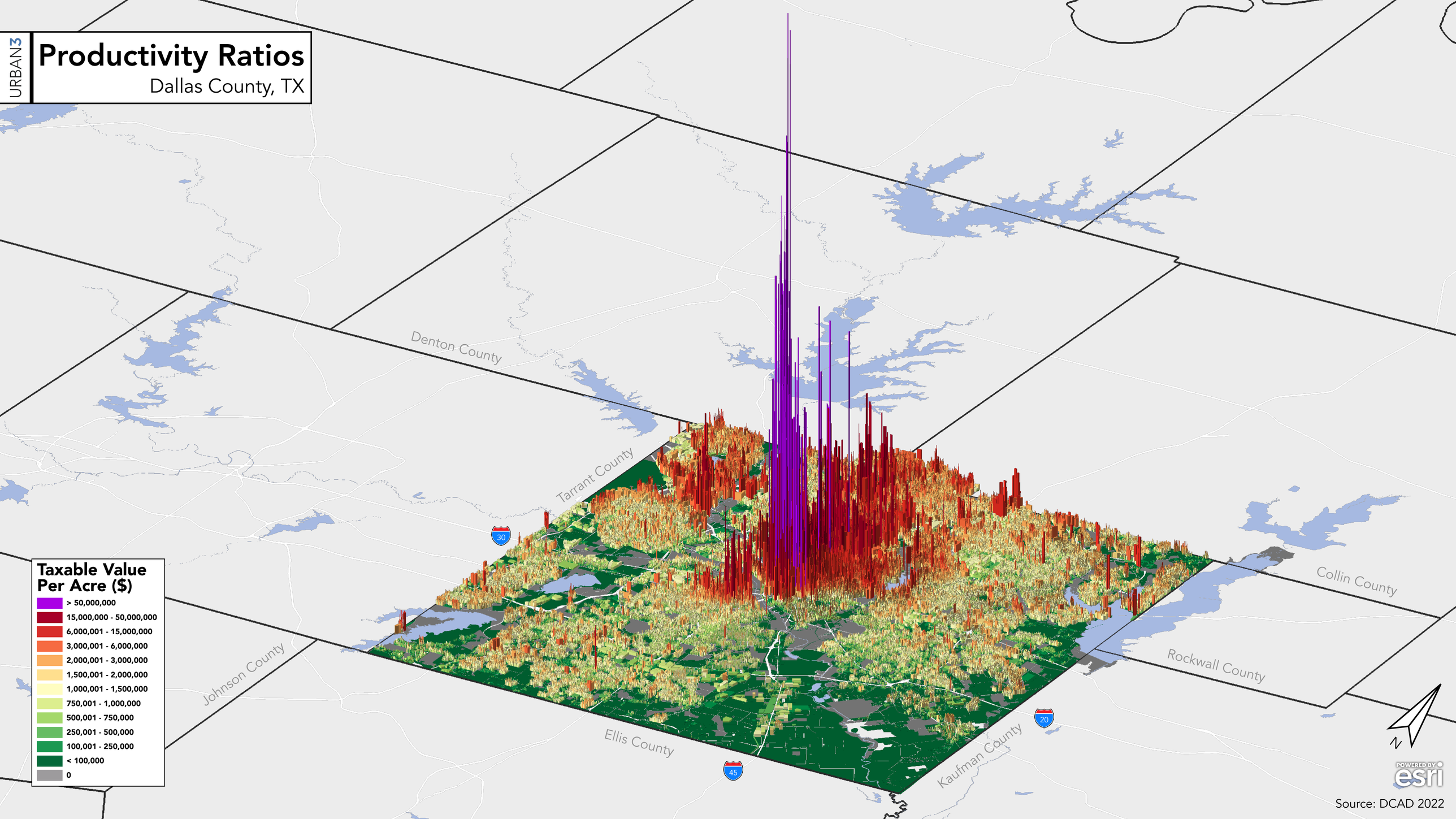
POWERED BY esri

Source: DCAD 2022

URBAN3

Productivity Ratios

Dallas County, TX

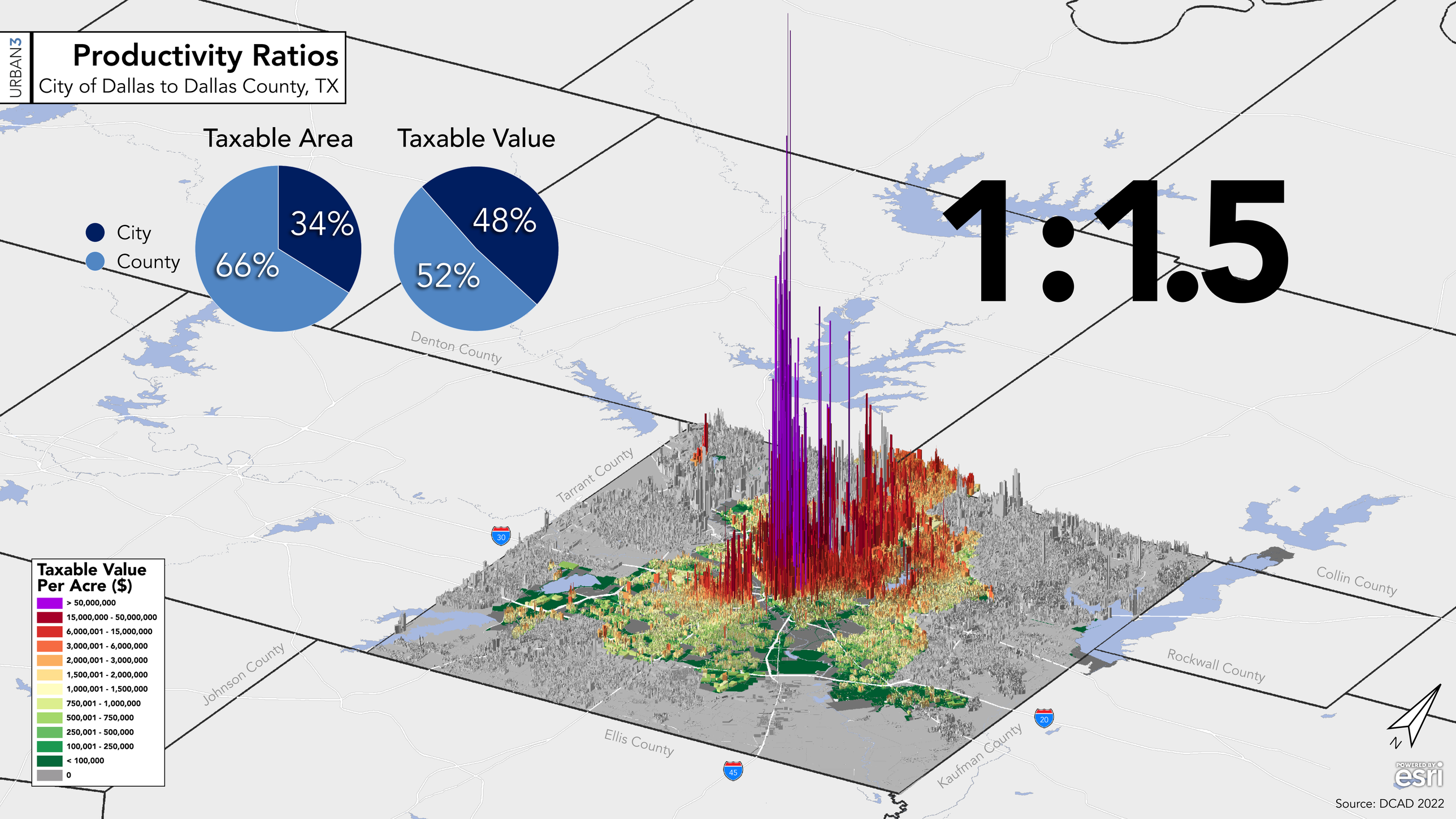


Source: DCAD 2022

URBAN3

Productivity Ratios

City of Dallas to Dallas County, TX

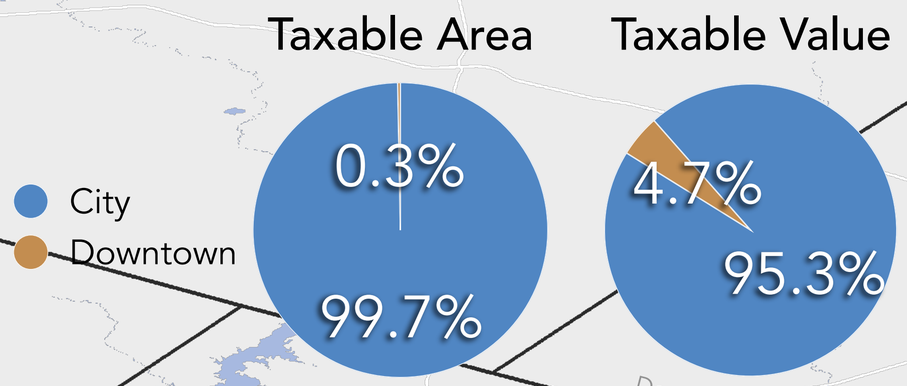


Source: DCAD 2022

URBAN3

Productivity Ratios

Downtown Dallas to City of Dallas, TX



1:16

Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

Denton County
Tarrant County
Collin County
Johnson County
Ellis County
Kaufman County
Rockwall County
30
45
20
N

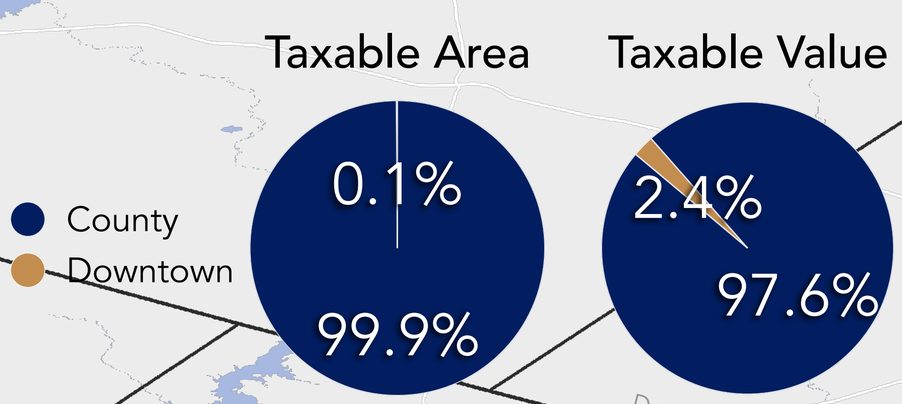
POWERED BY esri

Source: DCAD 2022

URBAN3

Productivity Ratios

Downtown Dallas to Dallas County, TX



1:24

Denton County
Tarrant County
Collin County
Rockwall County
Johnson County
Ellis County
Kaufman County
30
45
20

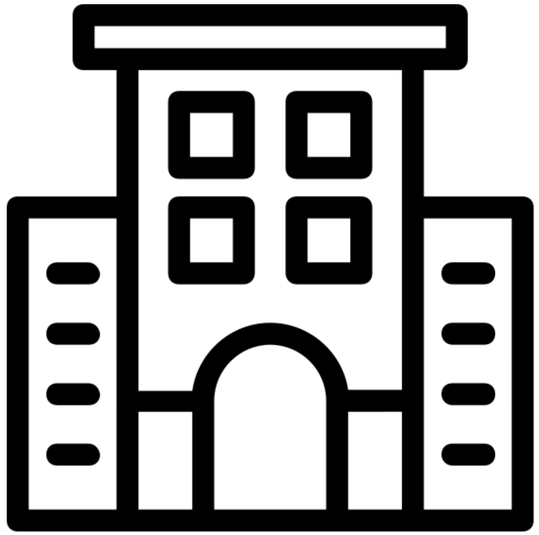
Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

N

POWERED BY esri

Source: DCAD 2022



Land Use Types

Local Samples of Buildings and Developments

URBAN3

URBAN3

Value Per Acre

Dallas, TX



Walmart *(W Belt Line Rd)*
$0.3M per acre



Walmart *(3155 W Wheatland Rd)*
$0.4M per acre



Walmart *(7075 W Wheatland Rd)*
$0.5M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas, TX



Walmart *(W Buckingham Rd)*
$0.7M per acre



Walmart *(N Town E Blvd)*
$0.9M per acre



Double-Decker Walmart
$1.7M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas, TX



Walmart *(W Buckingham Rd)*
$0.7M per acre

Walmart Average:

$0.6M per acre



Walmart *(N Town E Blvd)*
$0.9M per acre



Double-Decker Walmart
$1.7M per acre

Source: DCAD 2022, Photo: Google Streetview

Land Use Type:

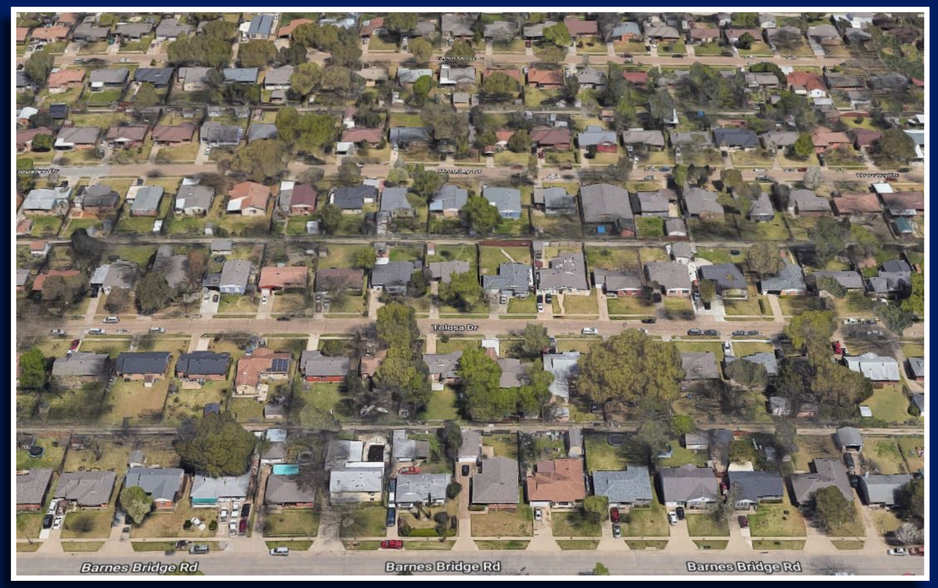
Residential

URBAN3

Value Per Acre

Dallas County, TX







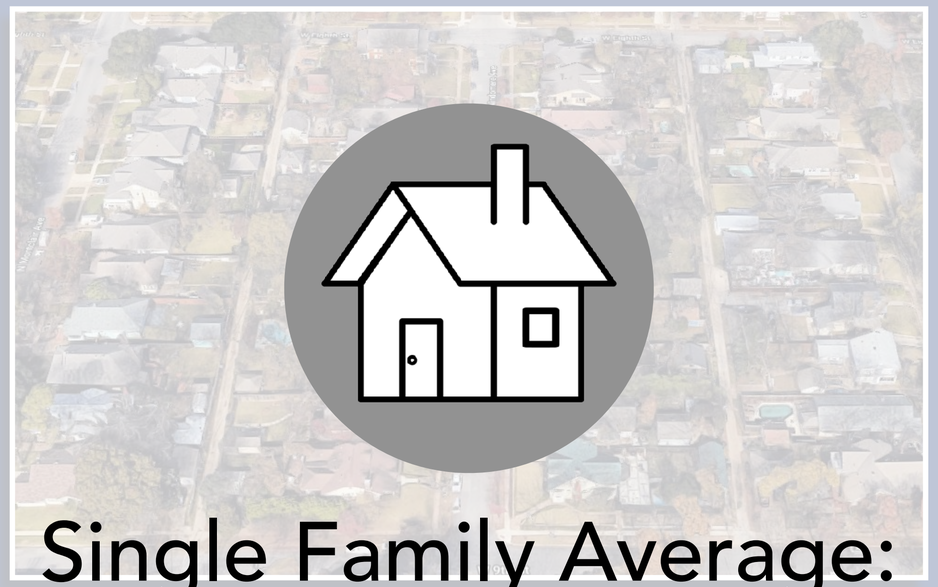
Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Single Family Average:

$1.0M per acre





Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Duplex *(Howard Ave)*
$0.4M per acre



Duplex *(Lauder Ln)*
$2.4M per acre



Duplex *(W 8th St)*
$7.3M per acre



Duplex *(Edgewater St)*
$22.1M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Duplex *(Howard Ave)*
$0.4M per acre



Duplex *([illegible] Ln)*
$2.4M per acre

Duplex Average:

$1.9M per acre



Duplex *(W 8th St)*
$7.3M per acre



Duplex *(Edgewater St)*
$22.1M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



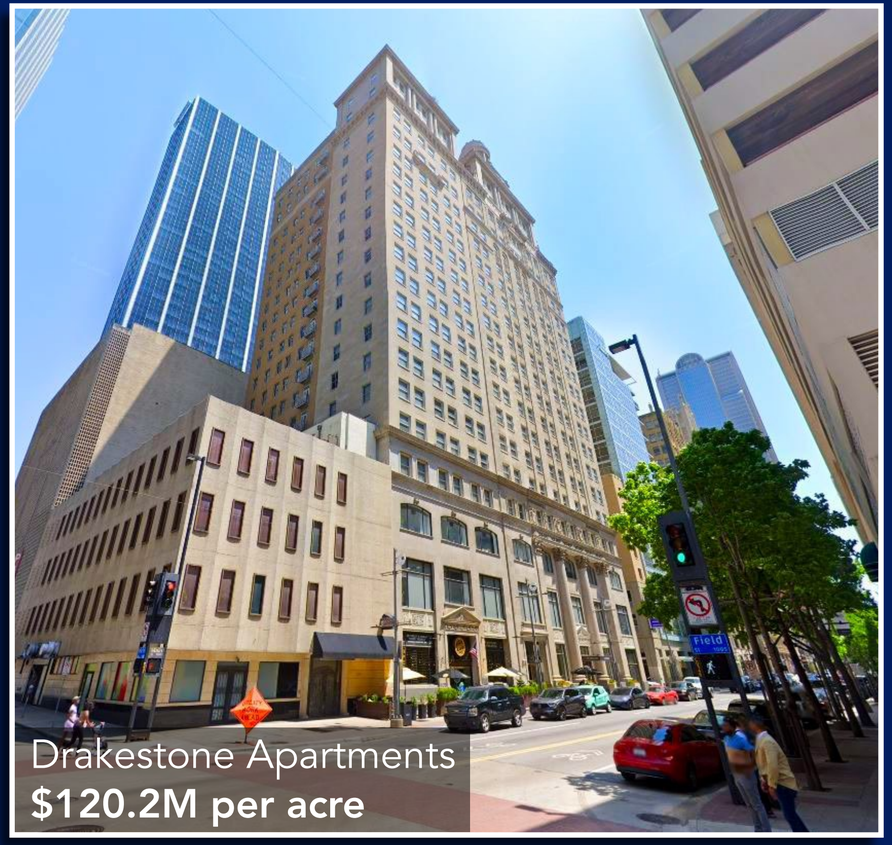
Southern Oaks Apartments
$0.8M per acre



Oasis Apartments
$2.1M per acre



Vance at Bishop Union Apartments
$26.0M per acre



Drakestone Apartments
$120.2M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Southern Oaks Apartments
$0.8M per acre



Oasis Apartments
$2.1M per acre

Apartment Average:

$3.2M per acre



Vance at Bishop Union Apartments
$26.0M per acre



Drakestone Apartments
$120.2M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

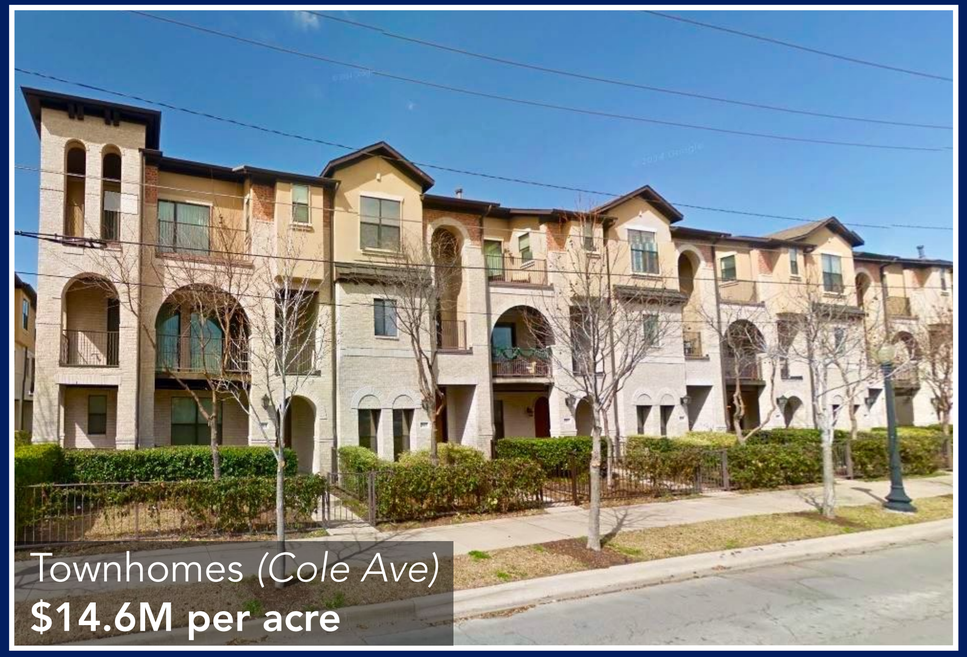
Dallas County, TX



Townhomes *(Brookgreen Cir)*
$1.6M per acre



Townhomes *(Duluth St)*
$8.3M per acre



Townhomes *(Cole Ave)*
$14.6M per acre



Townhomes *(Worthington St)*
$26.2M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Townhomes *(Brookgreen Cir)*
$1.6M per acre



Townhomes *(Duluth St)*
$3.2M per acre

Townhouse Average:

$3.6M per acre



Townhomes *(Cole Ave)*
$14.6M per acre



Townhomes *(Worthington St)*
$26.2M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Creek Bend Condos
$2.3M per acre



Aventura Condos
$16.7M per acre



Centrum Condos
$44.4M per acre



Museum Tower Condos
$160.7M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Creek Bend Condos
$2.3M per acre



Aventura Condos
$16.7M per acre

Condominium Average:

$5.2M per acre



Centrum Condos
$44.4M per acre



Museum Tower Condos
$160.7M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Residential Properties: Comparison of Average Value Per Acre

Dallas County, TX

Walmart Average
$0.6M per acre



$1.0M



$1.9M



$3.2M



$3.6M



$5.2M

Source: DCAD 2022, Photo: Google Streetview

Land Use Type:

Commercial

URBAN3

Value Per Acre

Dallas County, TX



Richardson Square
$0.4M per acre



Plaza 303
$0.5M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Home Depot
$0.5M per acre



Lowe's
$0.6M per acre



Target
$0.8M per acre



Costco
$1.1M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX





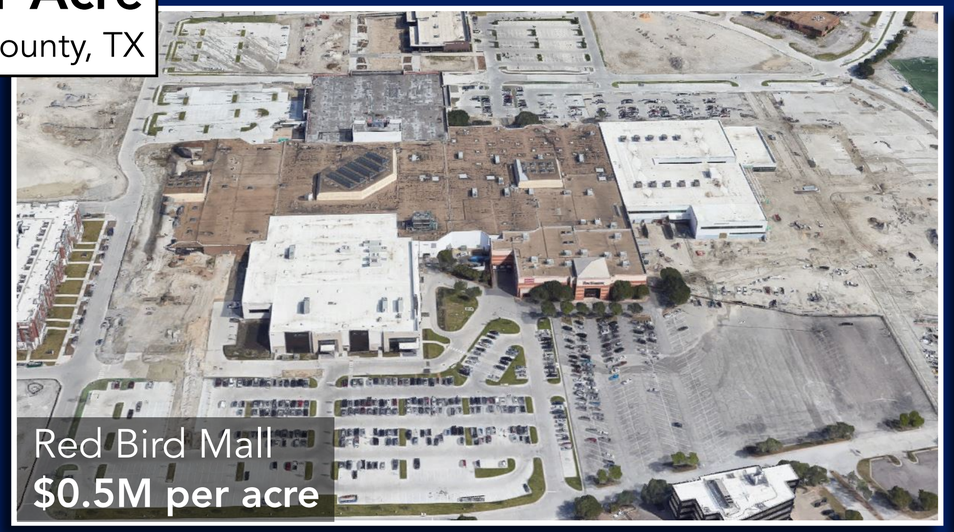
Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

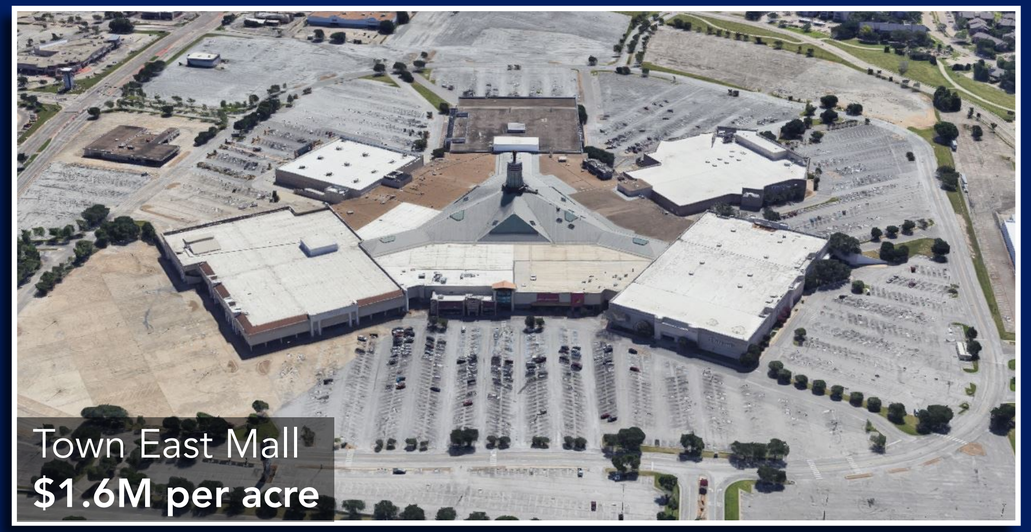
URBAN3

Value Per Acre

Dallas County, TX



Red Bird Mall
$0.5M per acre



Town East Mall
$1.6M per acre



North Park Mall
$8.9M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

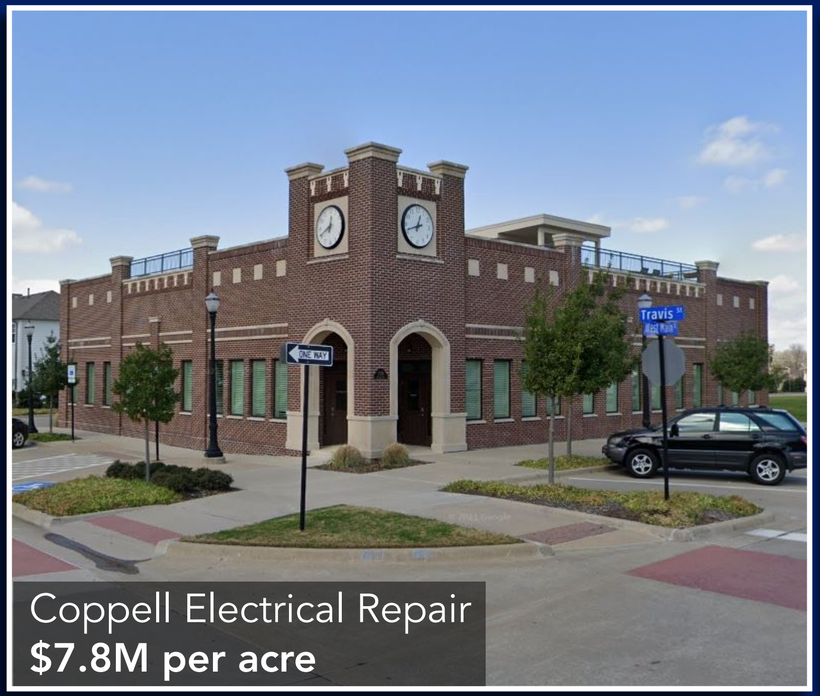
Dallas County, TX

Lancaster



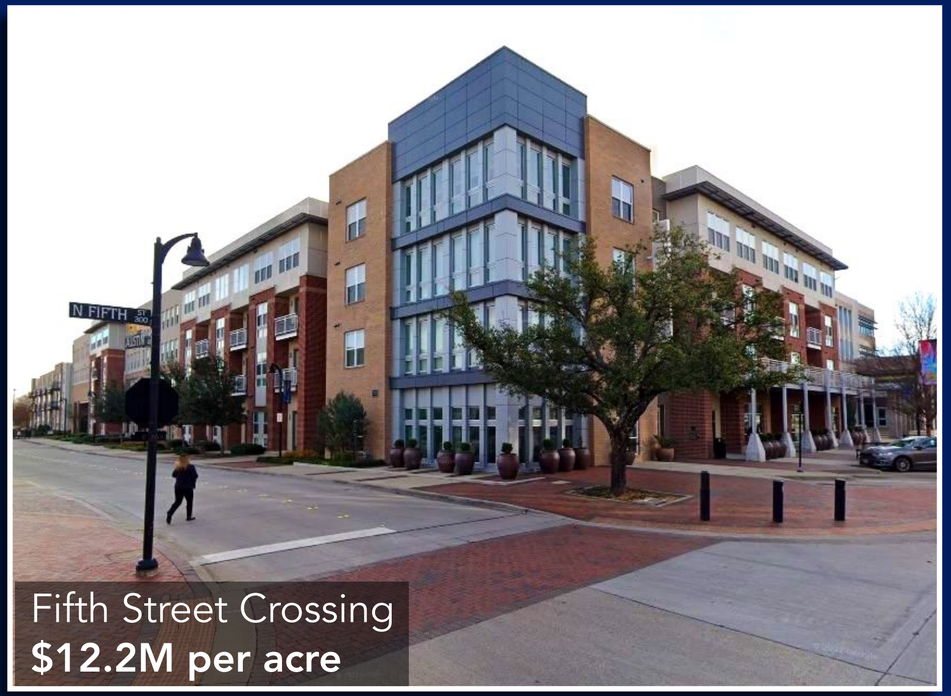
Casserole Soul Cafe
$5.3M per acre

Coppell



Coppell Electrical Repair
$7.8M per acre

Garland



Fifth Street Crossing
$12.2M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

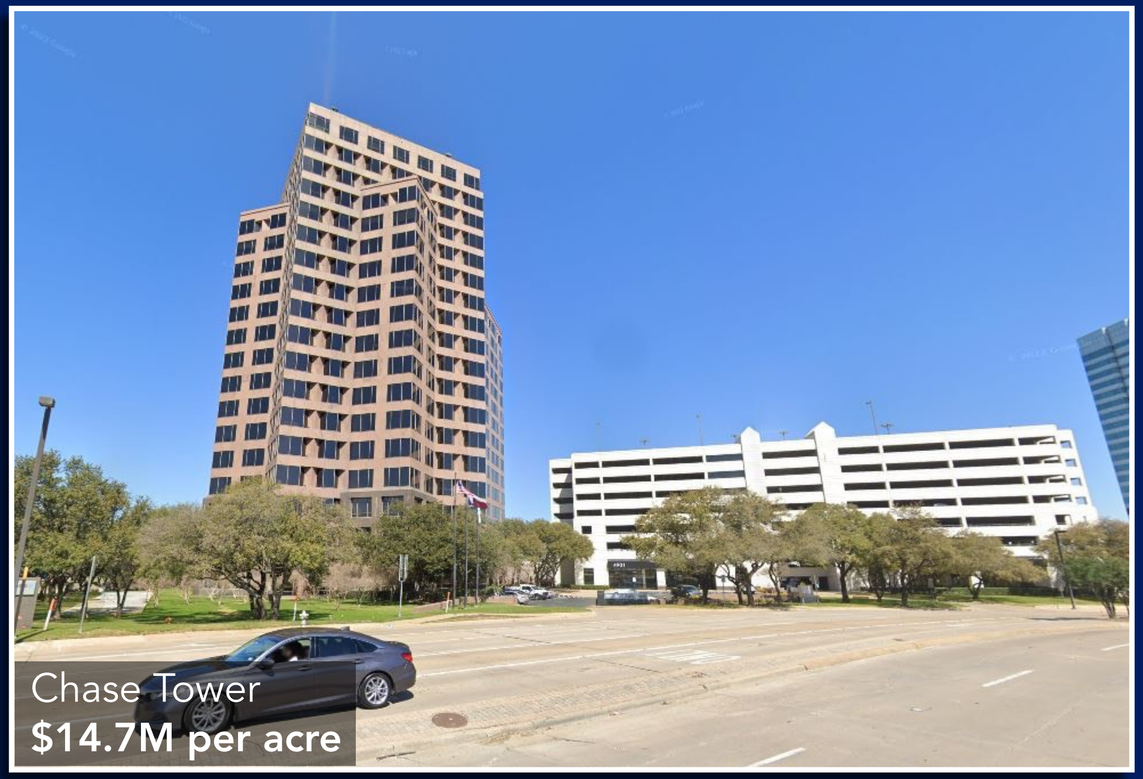
Value Per Acre

Dallas County, TX

Las Colinas



Lincoln Center Complex
$12.3M per acre



Chase Tower
$14.7M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

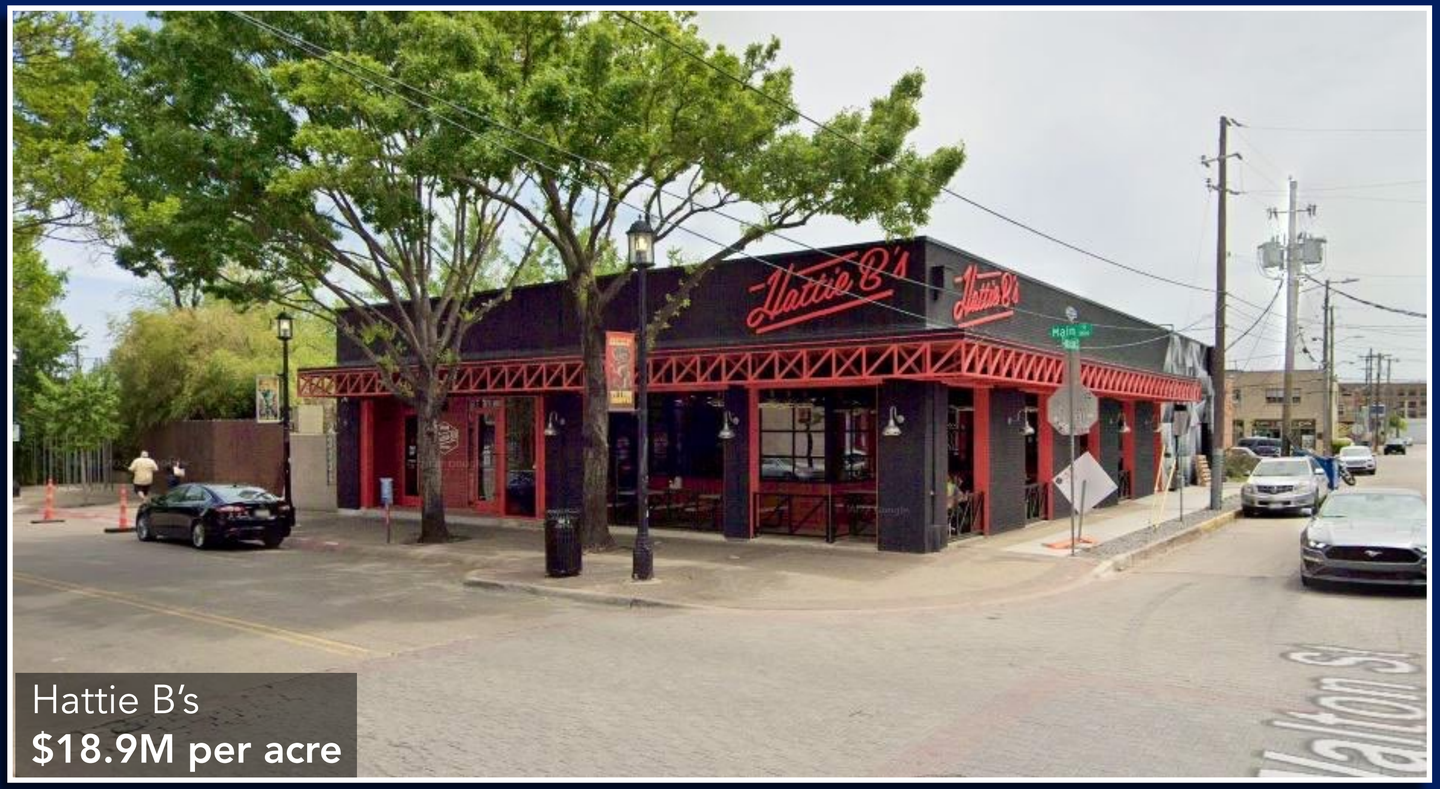
Dallas County, TX

Carrollton



El Rincon
$17.8M per acre

Deep Ellum



Hattie B's
$18.9M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

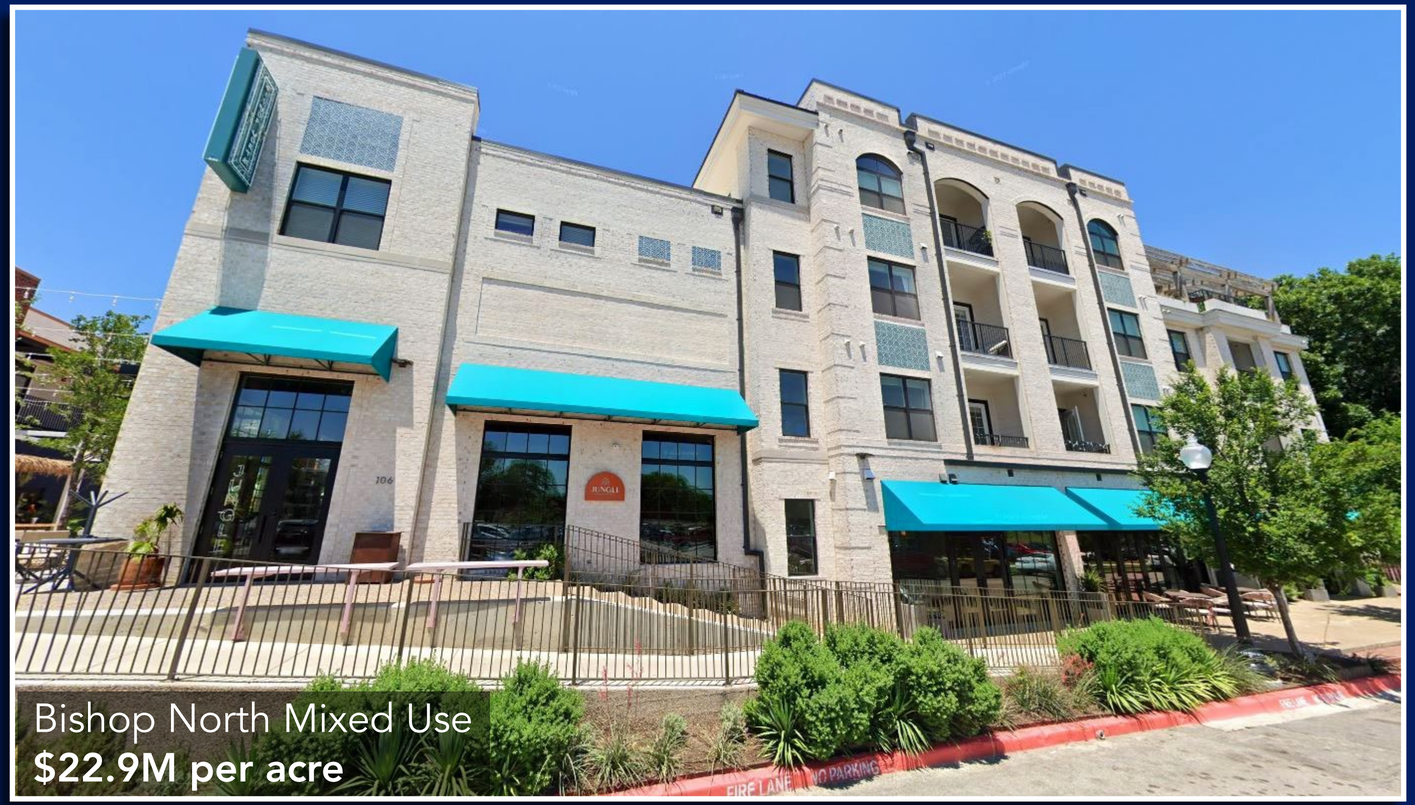
Dallas County, TX

Downtown Dallas



Arrive Mixed Use
$22.7M per acre

Bishop Arts



Bishop North Mixed Use
$22.9M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Highland Park Village Shopping Center
$21.1M per acre

University Park



3409 Rosedale Ave
$29.8M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

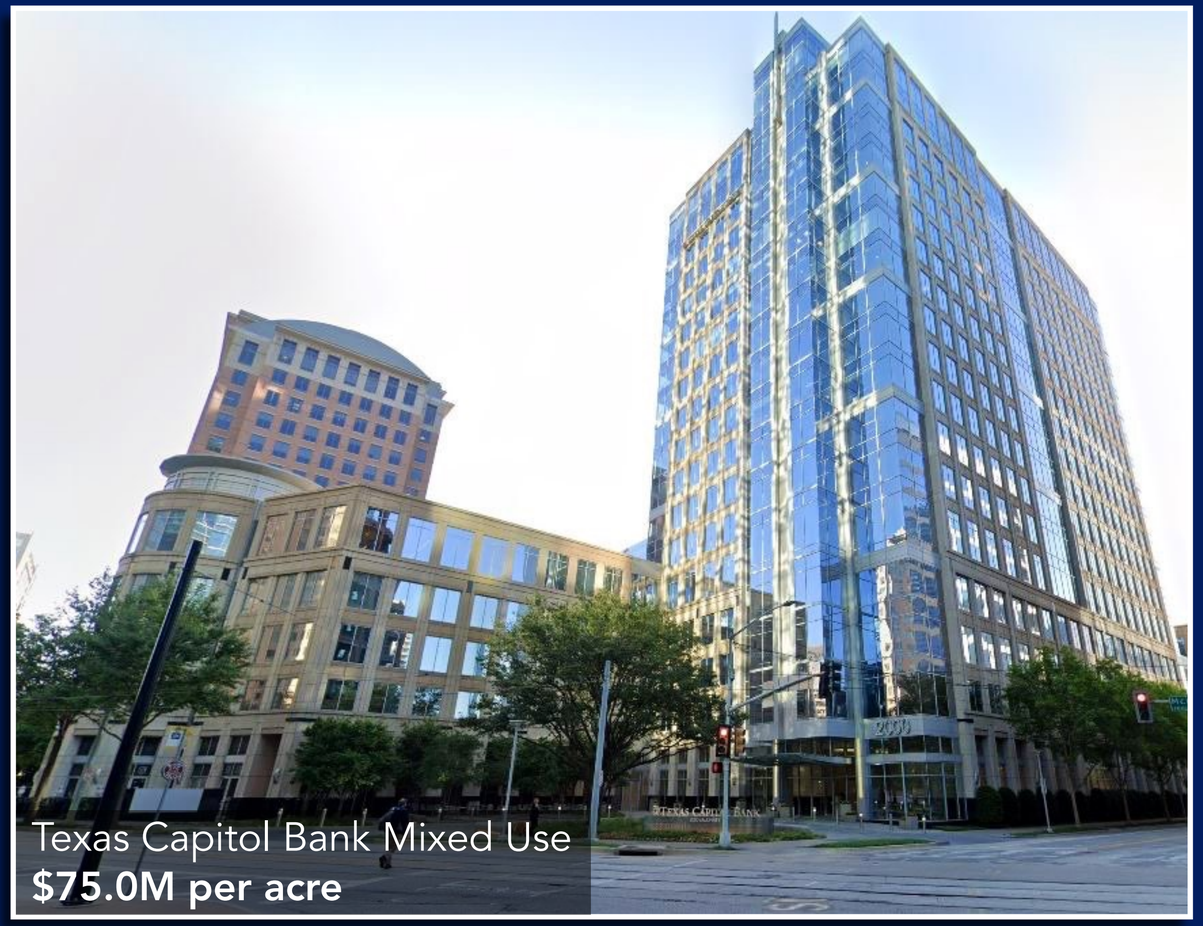
Dallas County, TX

Deep Ellum



Indie Mixed Use
$57.2M per acre

Uptown



Texas Capitol Bank Mixed Use
$75.0M per acre

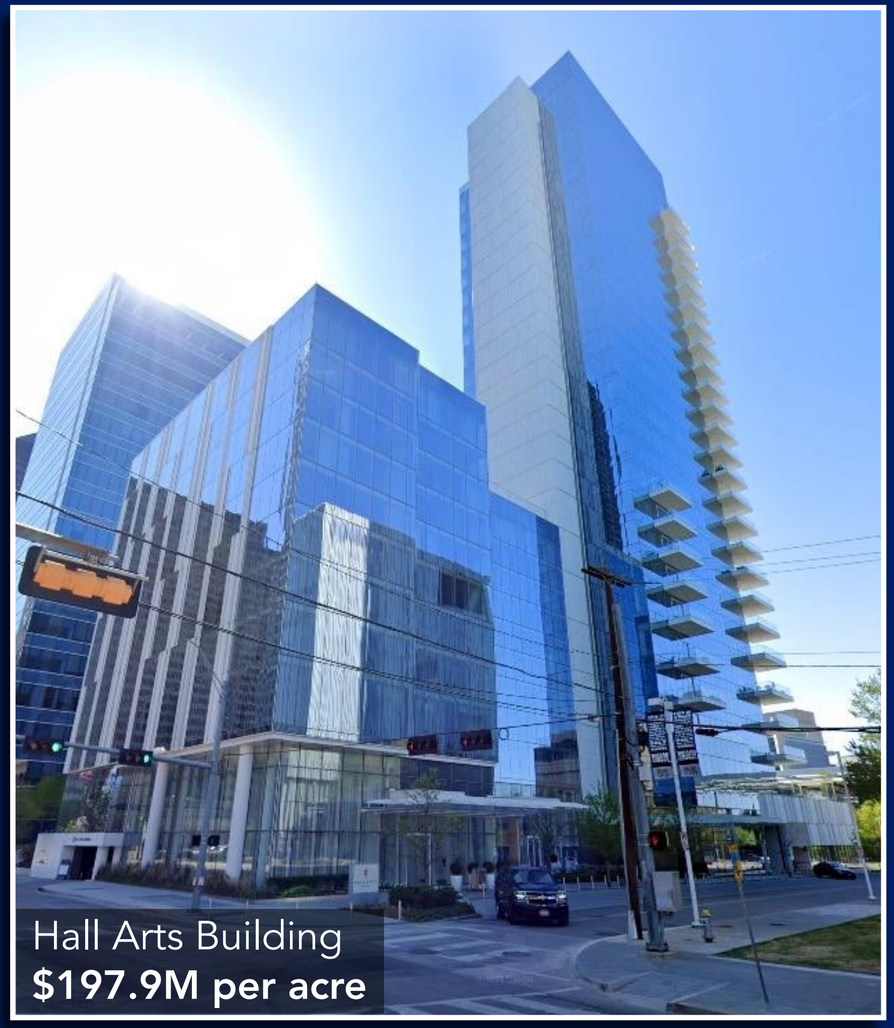
Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Dallas County, TX



Hall Arts Building
$197.9M per acre



1900 Pearl St
$203.6M per acre

Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

A Closer Look:

A Lasting Value

URBAN3

Downtown Dallas

Texas

1931

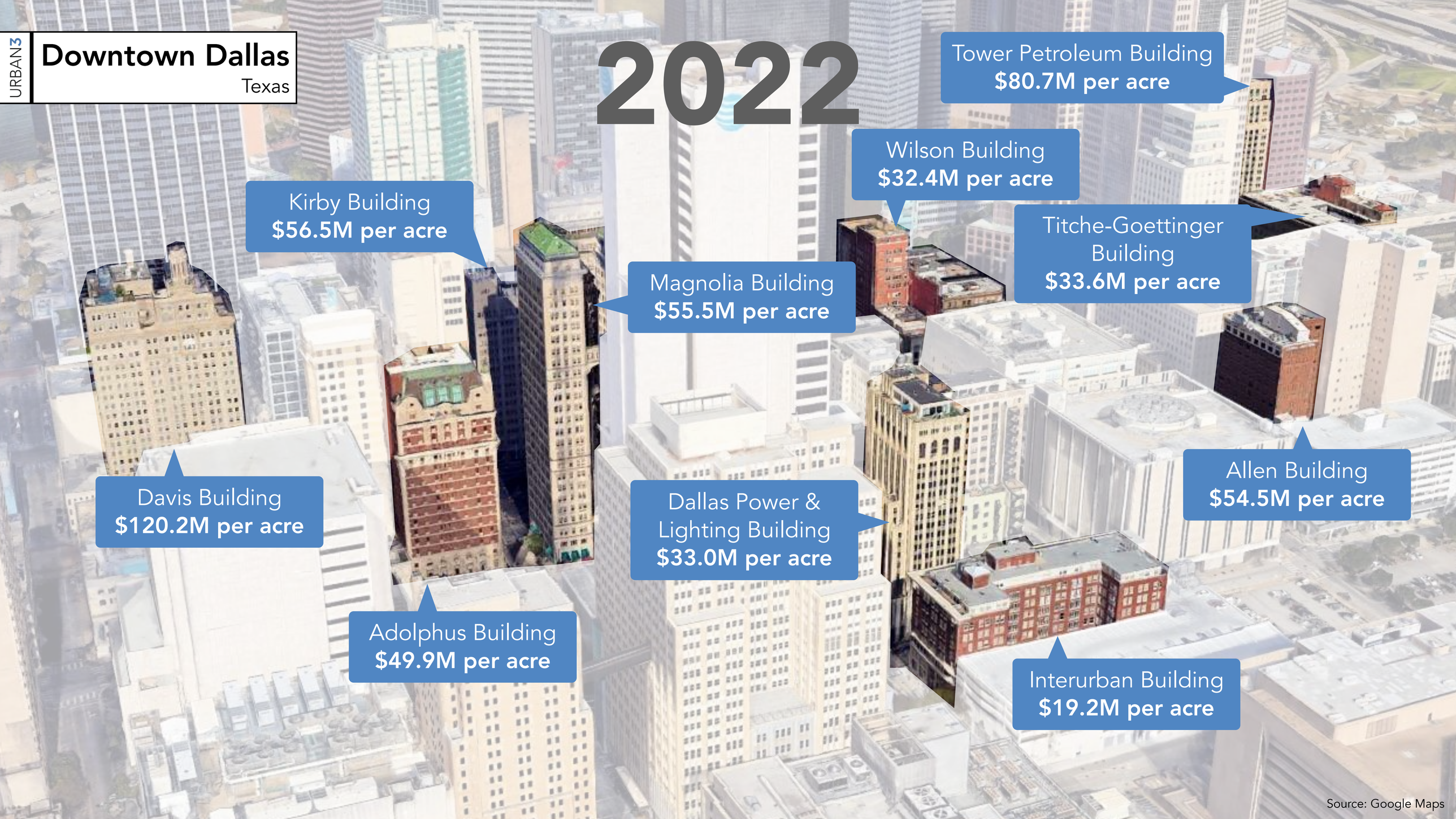


Source: http://www.unvisiteddallas.com/archives/2704

URBAN3

Downtown Dallas
Texas

2022



Source: Google Maps

URBAN3

Value Per Acre

Deep Ellum, Dallas, TX





Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

URBAN3

Value Per Acre

Deep Ellum, Dallas, TX





Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

A Closer Look:

Scale Comparison

URBAN3

Value Per Acre Comparison

Dallas County, TX



Coppell Electrical Repair
$7.8M per acre



Home Depot *(Wheatland Rd)*
$0.5M per acre

(3.5) =

0.7 acres of Coppell Electrical Repair equals the total value of the **10.5 acre** Home Depot.

Parcels are shown to scale

Source: DCAD 2022, Photo: Google Streetview

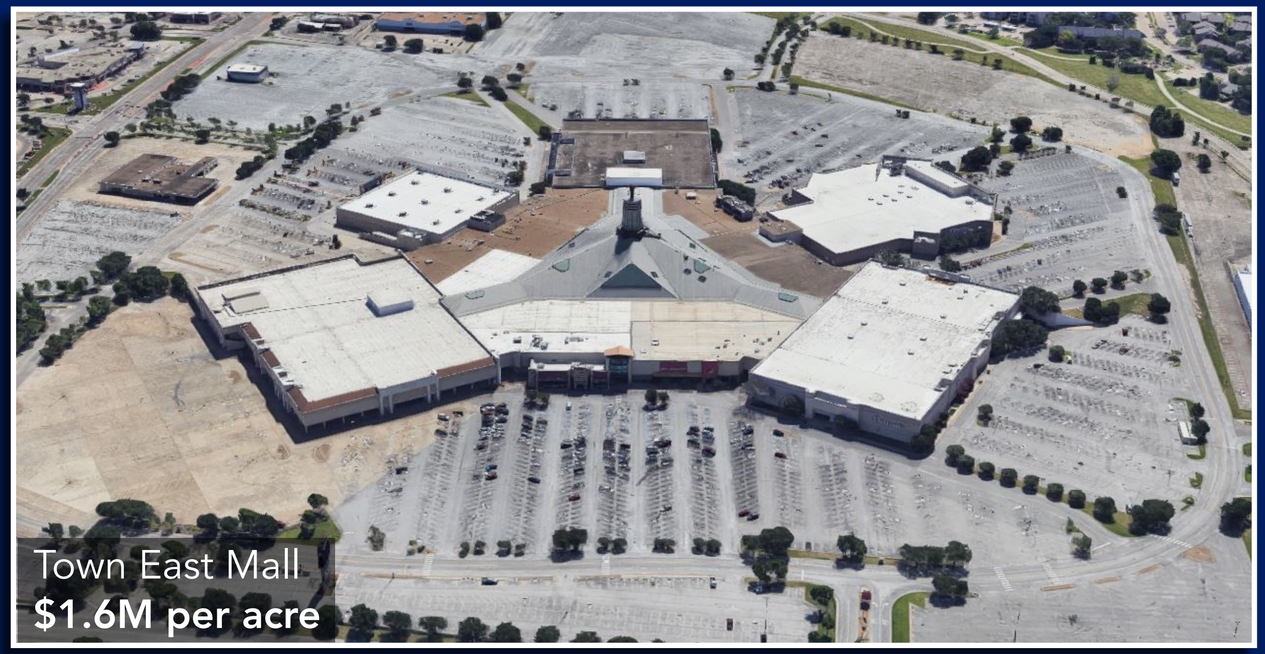
URBAN3

Value Per Acre Comparison

Dallas County, TX

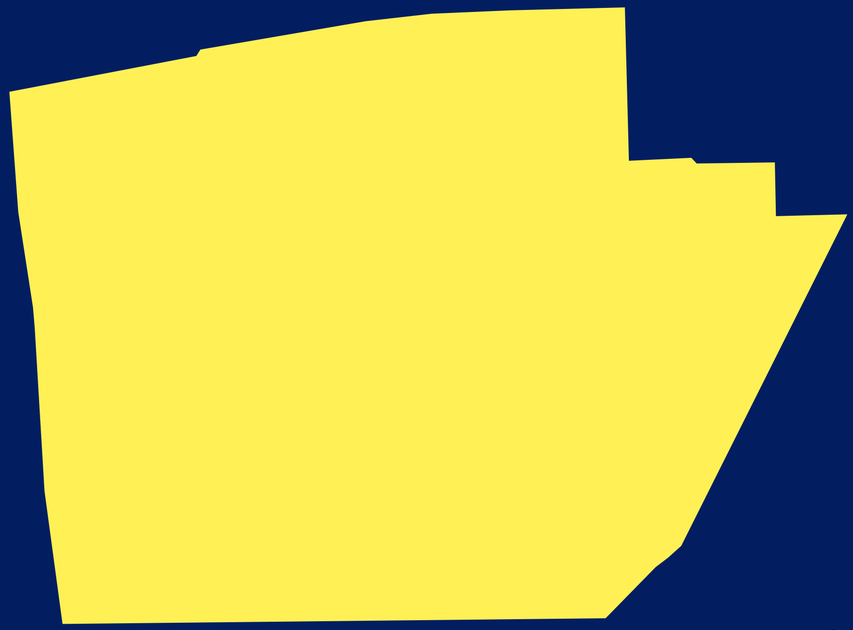


Hattie B's
$18.9M per acre



Town East Mall
$1.6M per acre

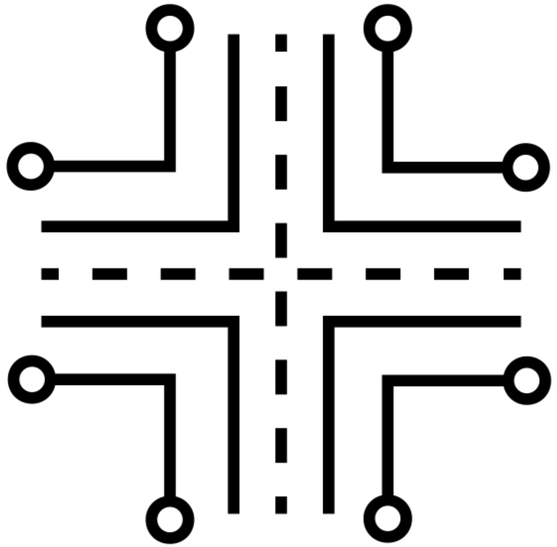
=



8.2 acres of Hattie B's equals the total value of the **96.4 acre** Town East Mall.

Parcels are shown to scale

Source: DCAD 2022, Photo: Google Streetview



Road Infrastructure

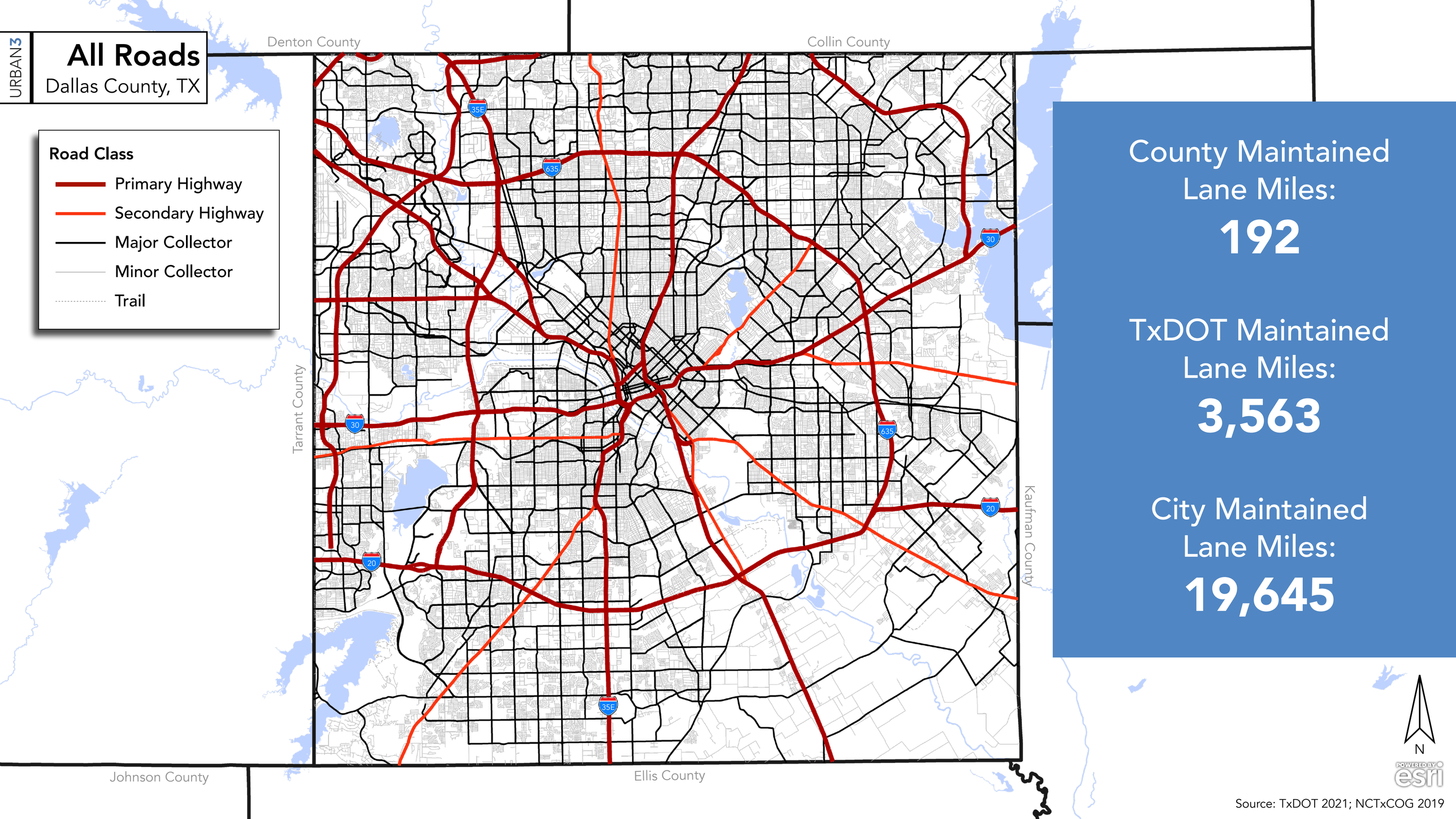
Analysis of Road Length & Costs

URBAN3

URBAN3

All Roads

Dallas County, TX



County Maintained Lane Miles:

192

TxDOT Maintained Lane Miles:

3,563

City Maintained Lane Miles:

19,645

N

Source: TxDOT 2021; NCTxCOG 2019

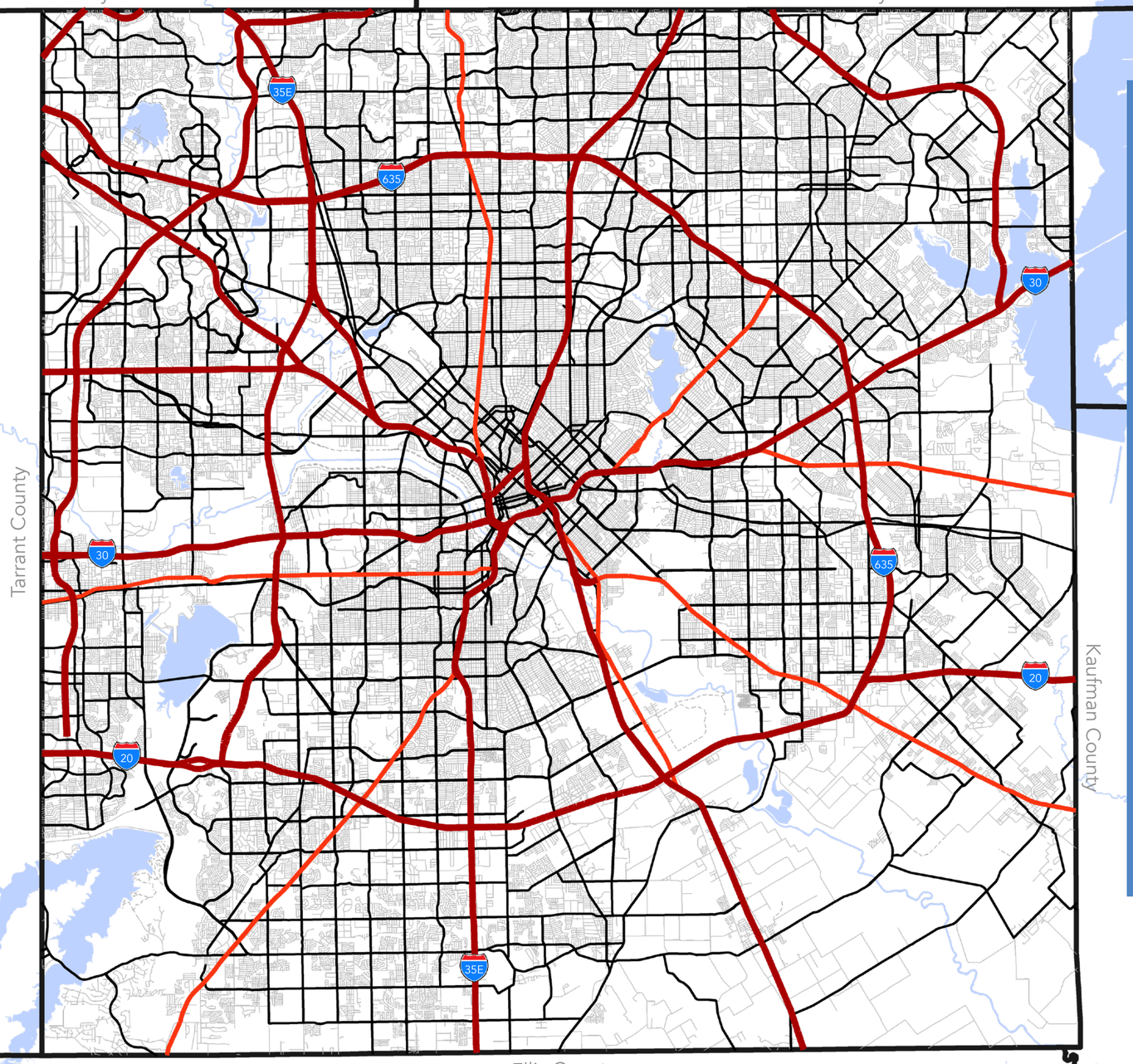
URBAN3

All Roads

Dallas County, TX

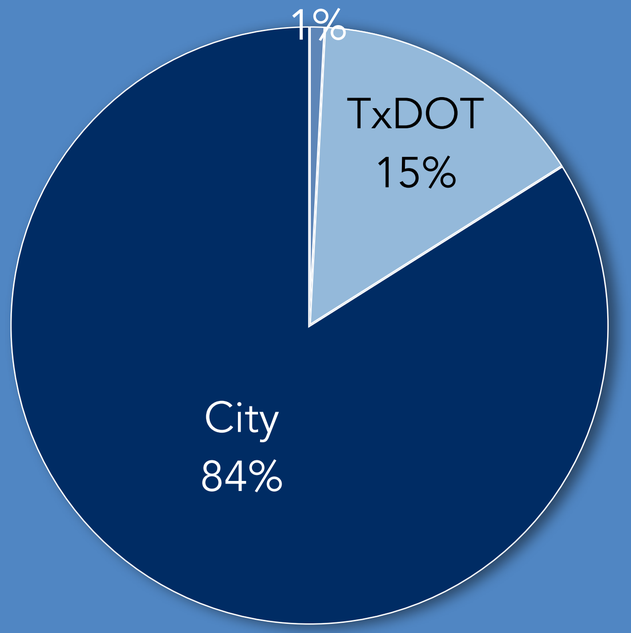
Road Class

- Primary Highway
- Secondary Highway
- Major Collector
- Minor Collector
- Trail



Lane Miles Maintained

County



N

Source: TxDOT 2021; NCTxCOG 2019

URBAN3

County Roads

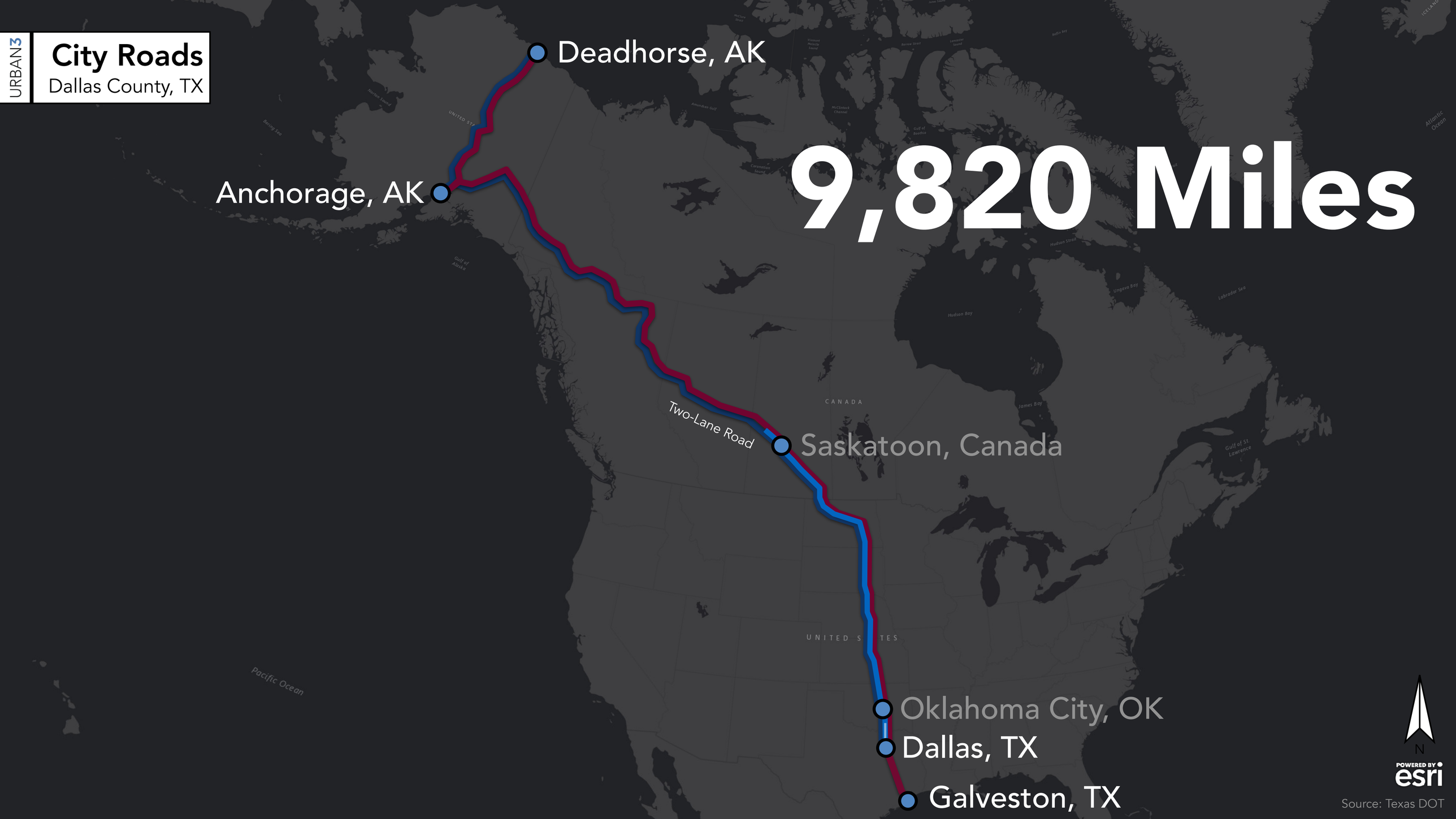
Dallas County, TX

96 Miles



Source: Texas DOT


URBAN3
TxDOT Roads
Dallas County, TX
CANADA
James Bay
Saskatoon, Canada
1,780 Miles
Two-Lane Road
UNITED STATES
Oklahoma City, OK
Dallas, TX
N
POWERED BY esri
Source: Texas DOT


URBAN3
City Roads
Dallas County, TX
Deadhorse, AK
Anchorage, AK
9,820 Miles
Two-Lane Road
Saskatoon, Canada
Oklahoma City, OK
Dallas, TX
Galveston, TX
CANADA
UNITED STATES
Pacific Ocean
Hudson Bay
Gulf of St. Lawrence
Labrador Sea
N
POWERED BY esri
Source: Texas DOT

Growth in Infrastructure Costs

State of Florida

URBAN3

ECONOMIC RESEARCH | Economic Research Resources | Switch Products | My Account

FRED ECONOMIC DATA | ST. LOUIS FED

Your trusted data source since 1991.

Search FRED ...

Release Calendar | FRED Tools | FRED News | FRED Blog | About FRED

Categories > Prices > Producer Price Indexes (PPI) > Industry Based > Manufacturing

Producer Price Index by Industry: Asphalt Paving and Roofing Materials Manufacturing

(PCU3241232412)

DOWNLOAD

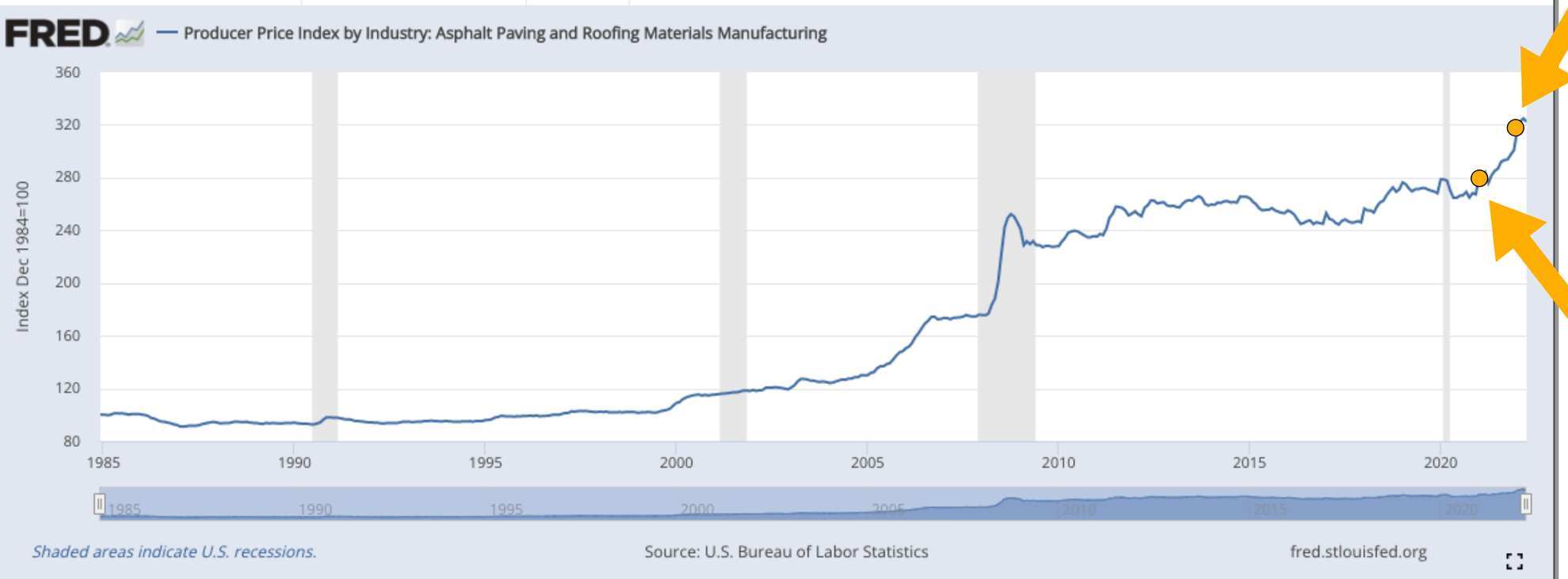
Observation: Apr 2022: **322.206** (+ more)
Updated: May 12, 2022

Units: Index Dec 1984=100, Not Seasonally Adjusted

Frequency: Monthly

1Y | 5Y | 10Y | Max 1984-12-01 to 2022-04-01

EDIT GRAPH



Shaded areas indicate U.S. recessions.

Source: U.S. Bureau of Labor Statistics

fred.stlouisfed.org

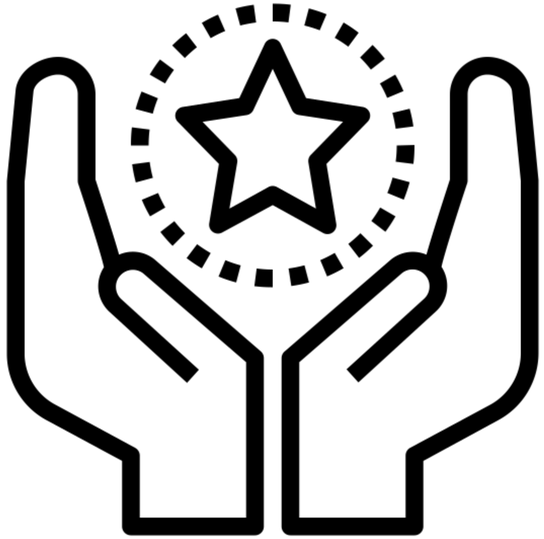
Share Links | Account Tools

2022 index: **360**

29% increase

2021 index: **280**

Source: https://fred.stlouisfed.org/series/PCU3241232412



Okay, so now what?

Main Takeaways - Part 1

URBAN3

What you can do:

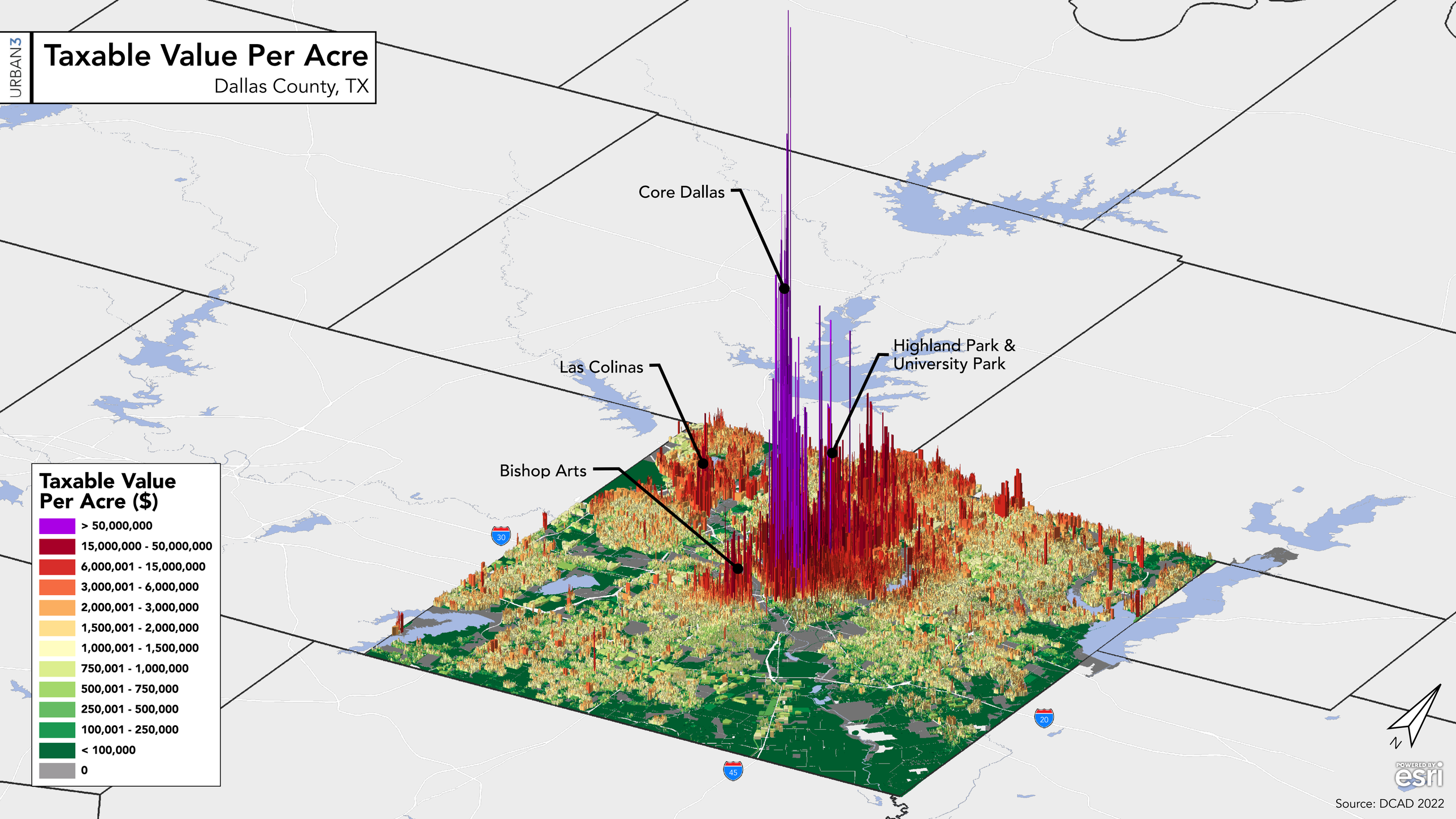
Build/grow your purple mountain.

URBAN3

URBAN3

Taxable Value Per Acre

Dallas County, TX



Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

N

POWERED BY esri

Source: DCAD 2022

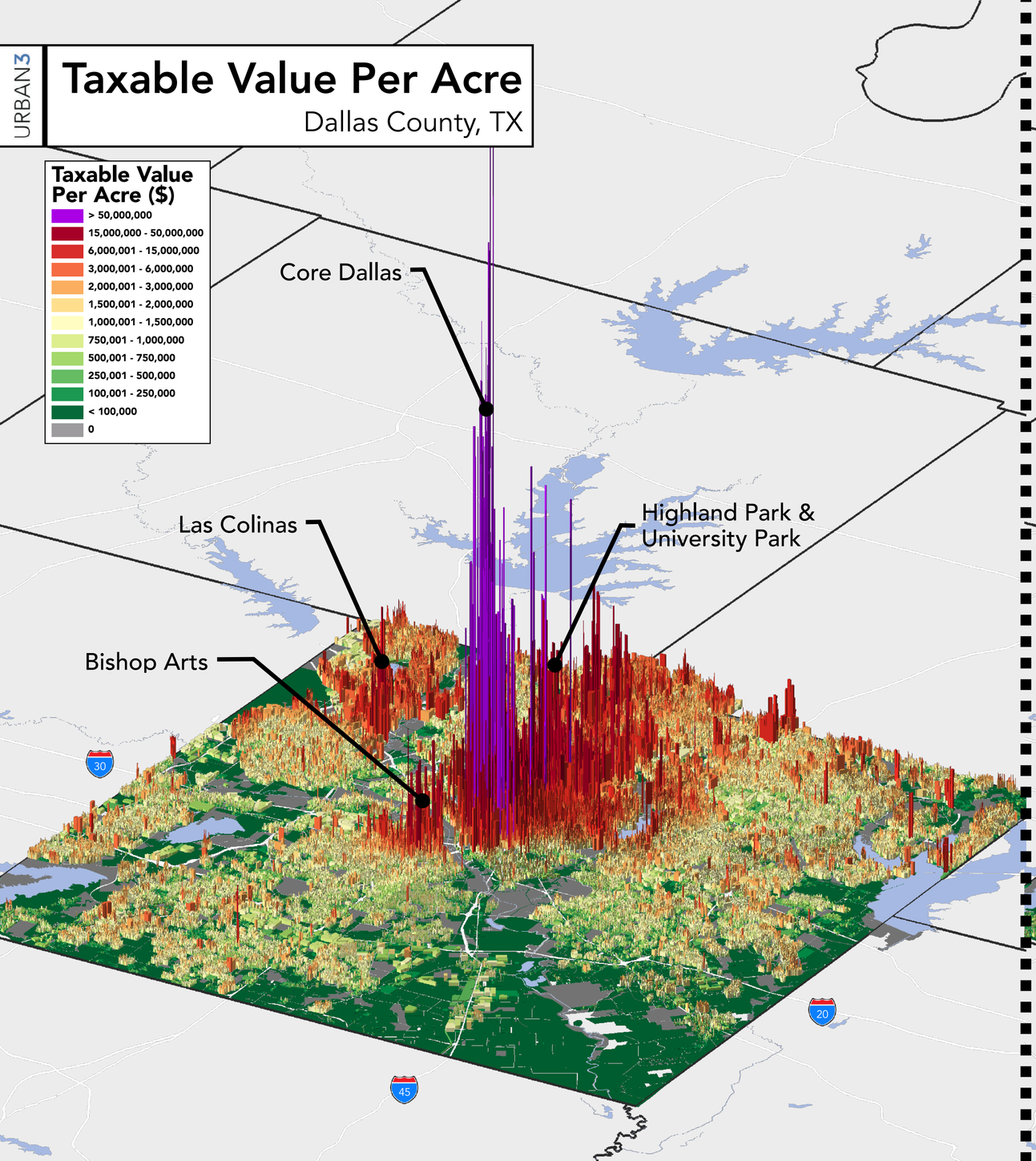
URBAN3

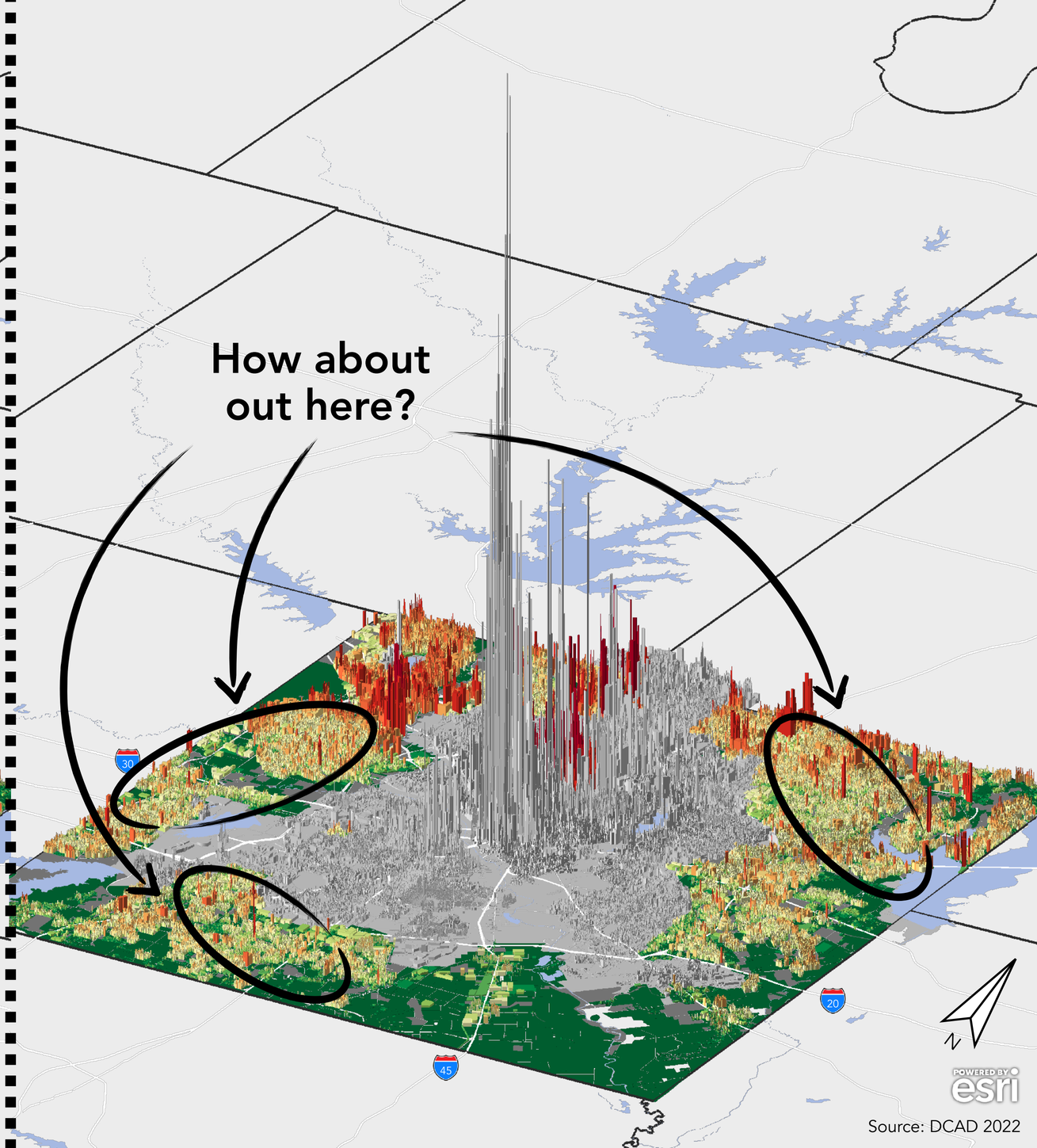
Taxable Value Per Acre

Dallas County, TX

Taxable Value Per Acre ($)

- > 50,000,000
- 15,000,000 - 50,000,000
- 6,000,001 - 15,000,000
- 3,000,001 - 6,000,000
- 2,000,001 - 3,000,000
- 1,500,001 - 2,000,000
- 1,000,001 - 1,500,000
- 750,001 - 1,000,000
- 500,001 - 750,000
- 250,001 - 500,000
- 100,001 - 250,000
- < 100,000
- 0

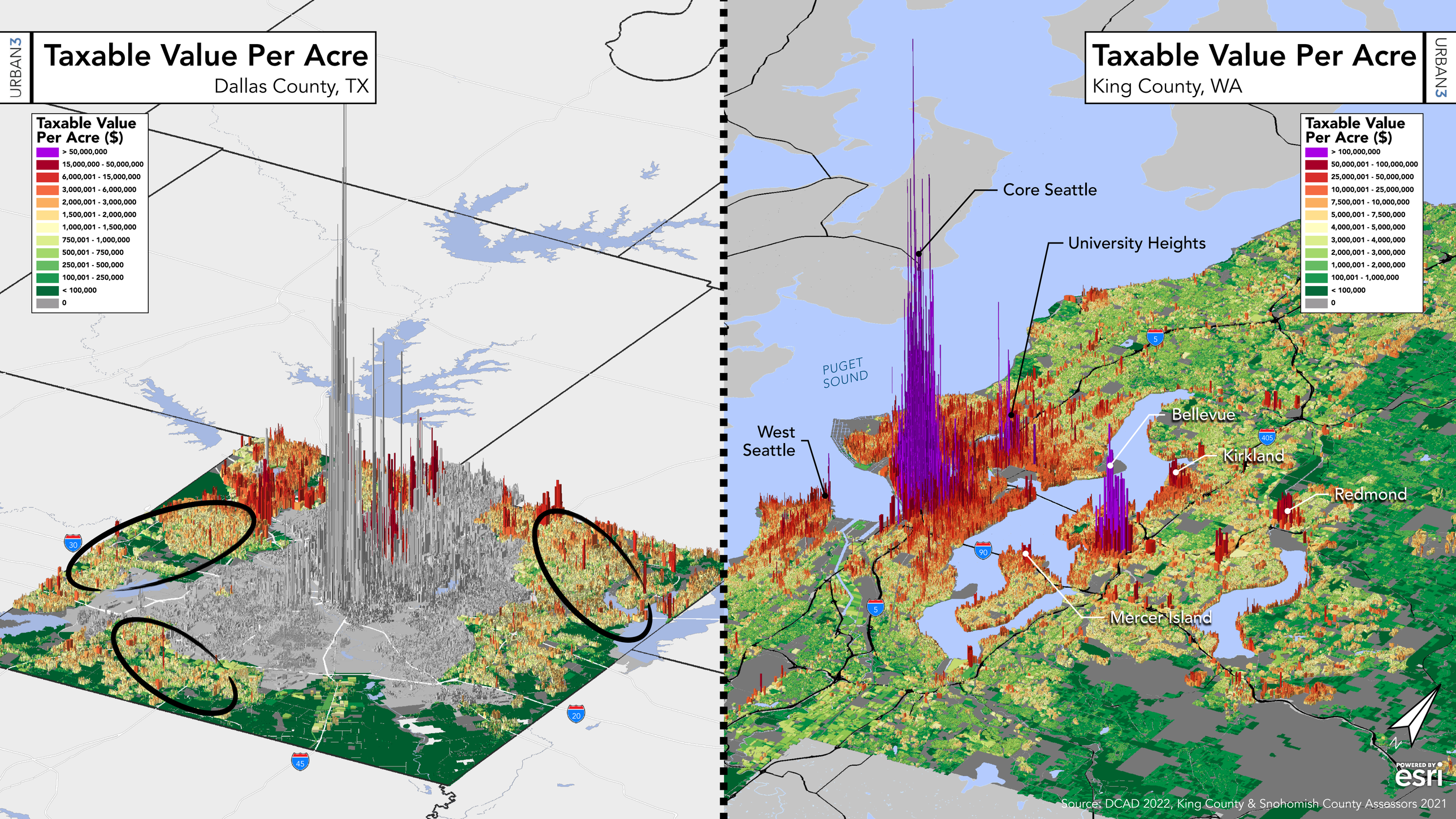




N

POWERED BY esri

Source: DCAD 2022


URBAN3
Taxable Value Per Acre
Dallas County, TX
Taxable Value Per Acre ($)
> 50,000,000
15,000,000 - 50,000,000
6,000,001 - 15,000,000
3,000,001 - 6,000,000
2,000,001 - 3,000,000
1,500,001 - 2,000,000
1,000,001 - 1,500,000
750,001 - 1,000,000
500,001 - 750,000
250,001 - 500,000
100,001 - 250,000
< 100,000
0
30
45
20
Taxable Value Per Acre
King County, WA
URBAN3
Taxable Value Per Acre ($)
> 100,000,000
50,000,001 - 100,000,000
25,000,001 - 50,000,000
10,000,001 - 25,000,000
7,500,001 - 10,000,000
5,000,001 - 7,500,000
4,000,001 - 5,000,000
3,000,001 - 4,000,000
2,000,001 - 3,000,000
1,000,001 - 2,000,000
100,001 - 1,000,000
< 100,000
0
Core Seattle
University Heights
PUGET SOUND
West Seattle
Bellevue
Kirkland
Redmond
Mercer Island
5
405
90
5
POWERED BY esri
Source: DCAD 2022, King County & Snohomish County Assessors 2021

What you can do:

Small buildings can have Texas-sized productivity.

URBAN3

URBAN3

Value Per Acre

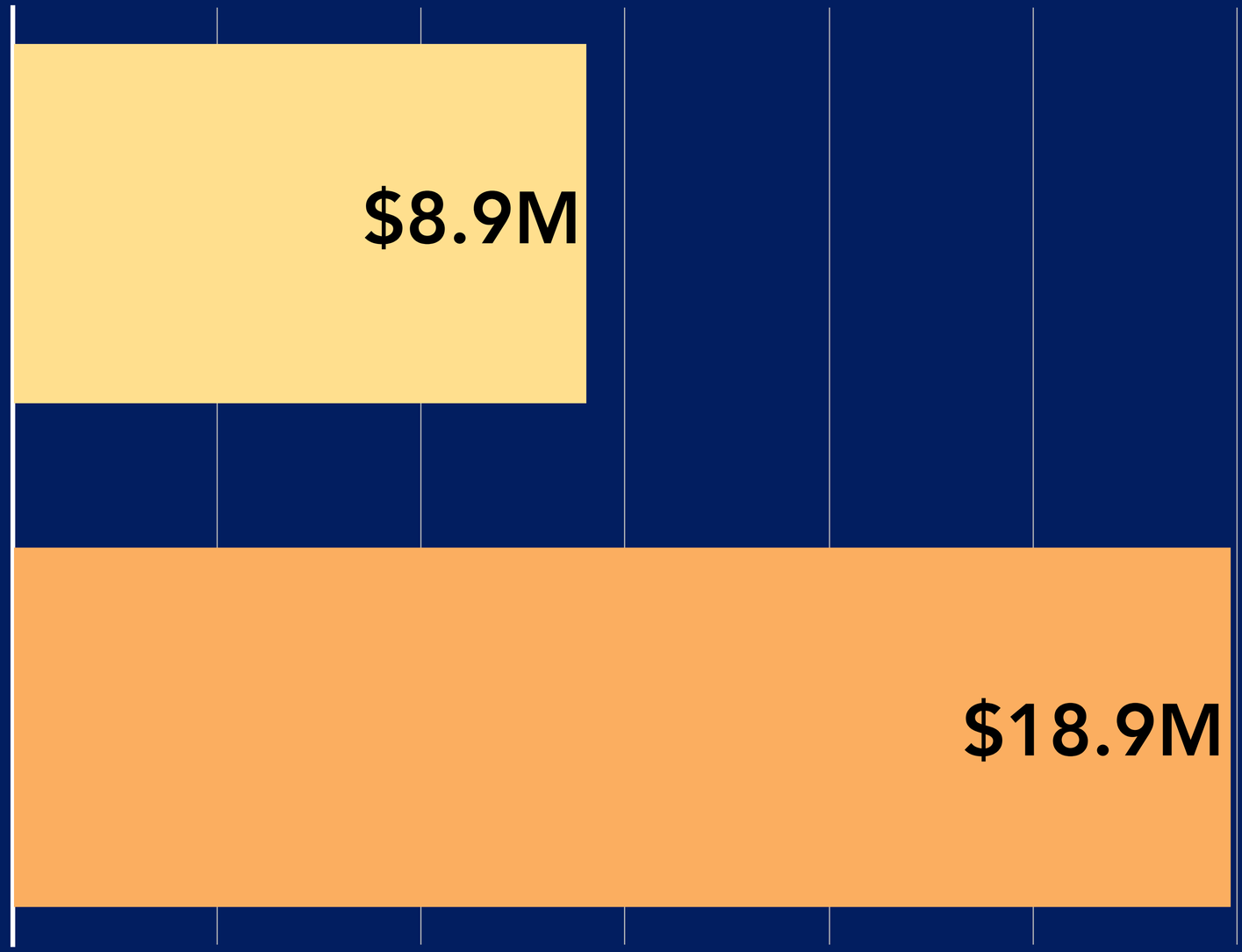
Dallas County, TX



North Park Mall



Hattie B's



Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

What you can do:

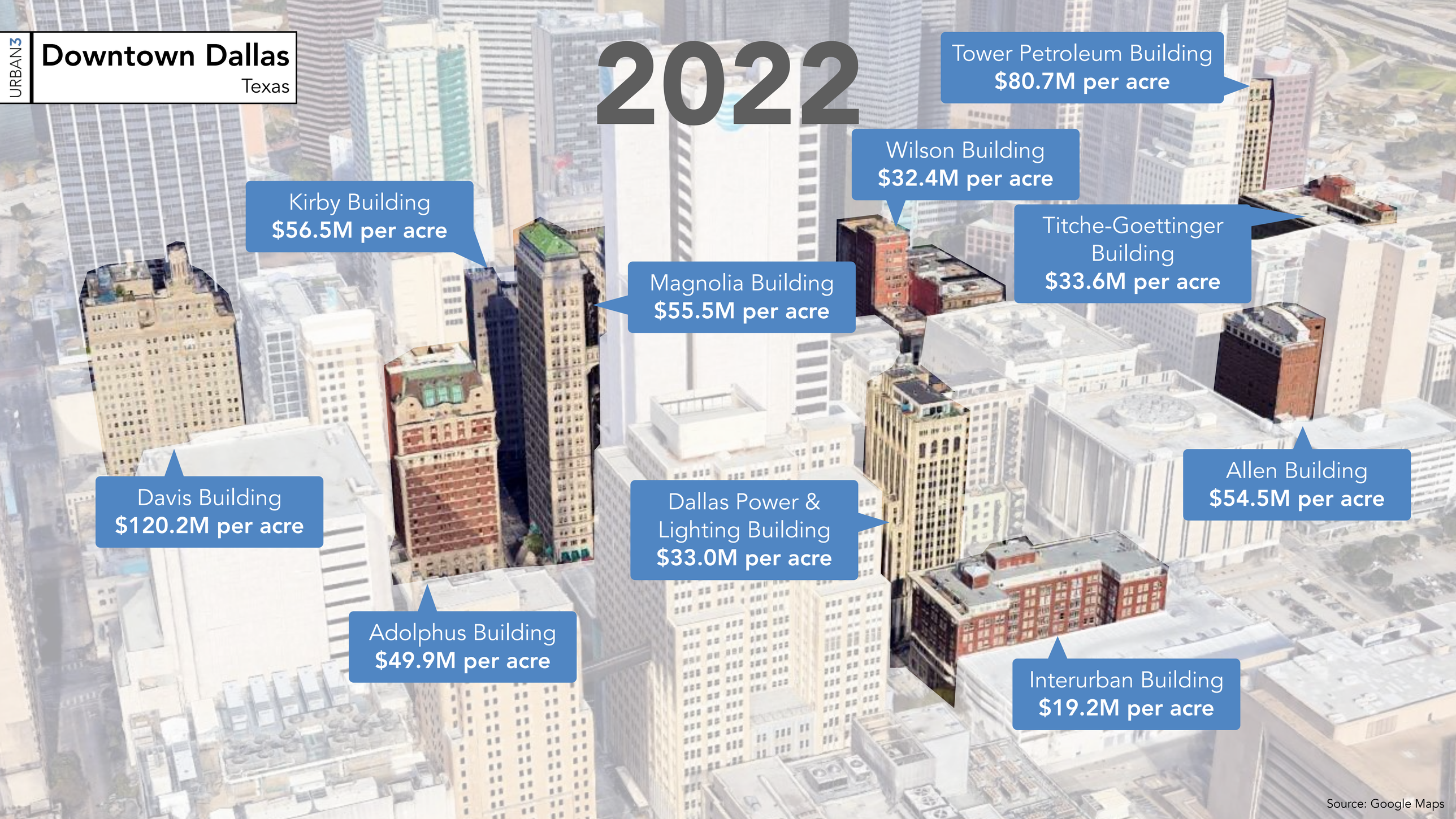
Create lasting value in your community.

URBAN3

URBAN3

Downtown Dallas
Texas

2022



Source: Google Maps

URBAN3

Value Per Acre

Deep Ellum, Dallas, TX





Walmart Average
$0.6M per acre

Source: DCAD 2022, Photo: Google Streetview

What you can do:

Are we keeping up with technology?

URBAN3



How government is set up.

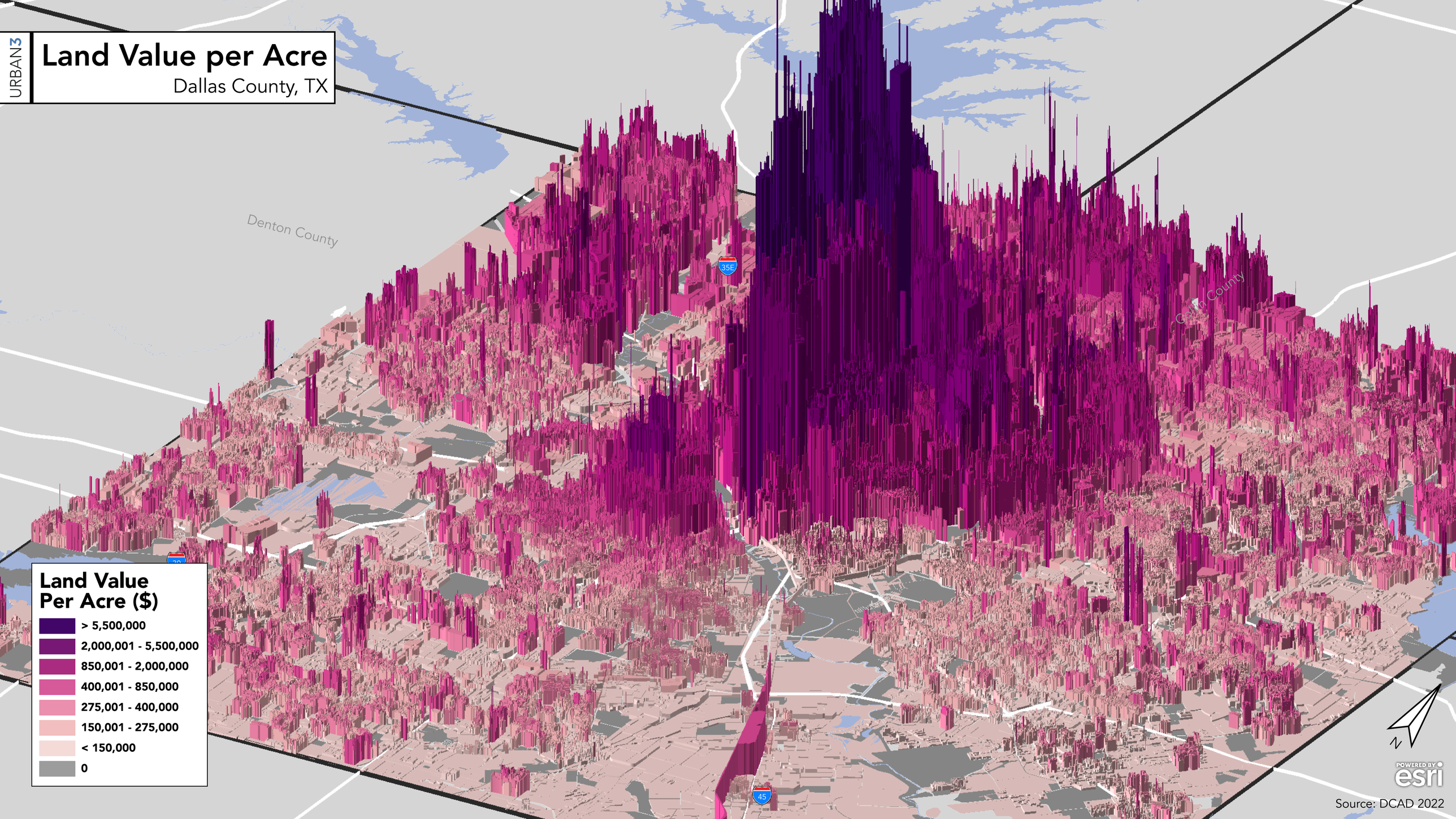
How we operate in cities.

URBAN3

URBAN3

Land Value per Acre

Dallas County, TX



Land Value Per Acre ($)

- > 5,500,000
- 2,000,001 - 5,500,000
- 850,001 - 2,000,000
- 400,001 - 850,000
- 275,001 - 400,000
- 150,001 - 275,000
- < 150,000
- 0

N

POWERED BY esri

Source: DCAD 2022

What you can do:

Know your cost and consequences.

URBAN3

City of Dallas

$154B

DALLAS COWBOYS

$9B



URBAN3

Image Source:: tshaonline.org, dallascowboys.com

City of Dallas

$154B

=



URBAN3

Image Source:: tshaonline.org, dallascowboys.com



Jerry Jones, Dak Prescott

URBAN3

Image Source: sportingnews.com


DO THE MATH
+ Transparency
+ Clarity