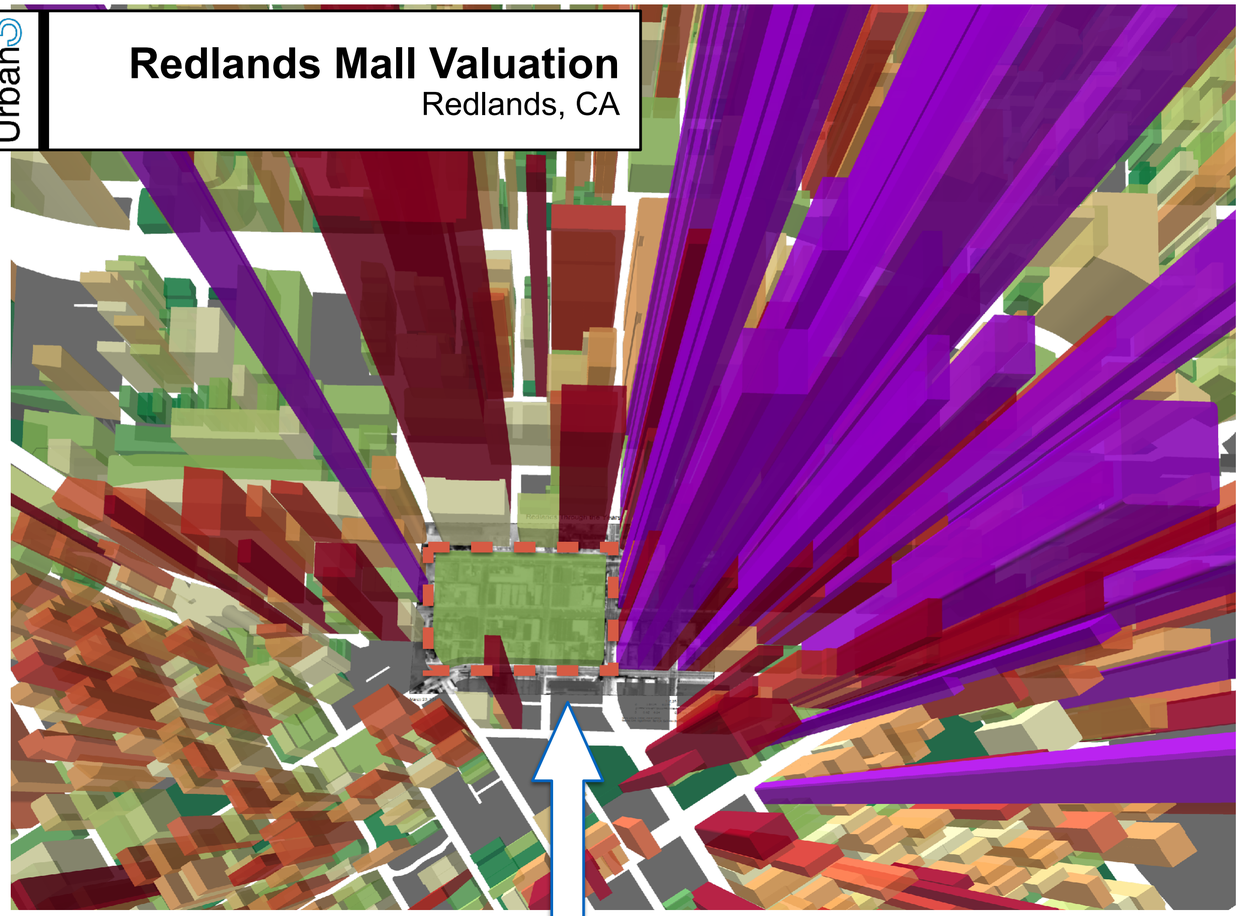
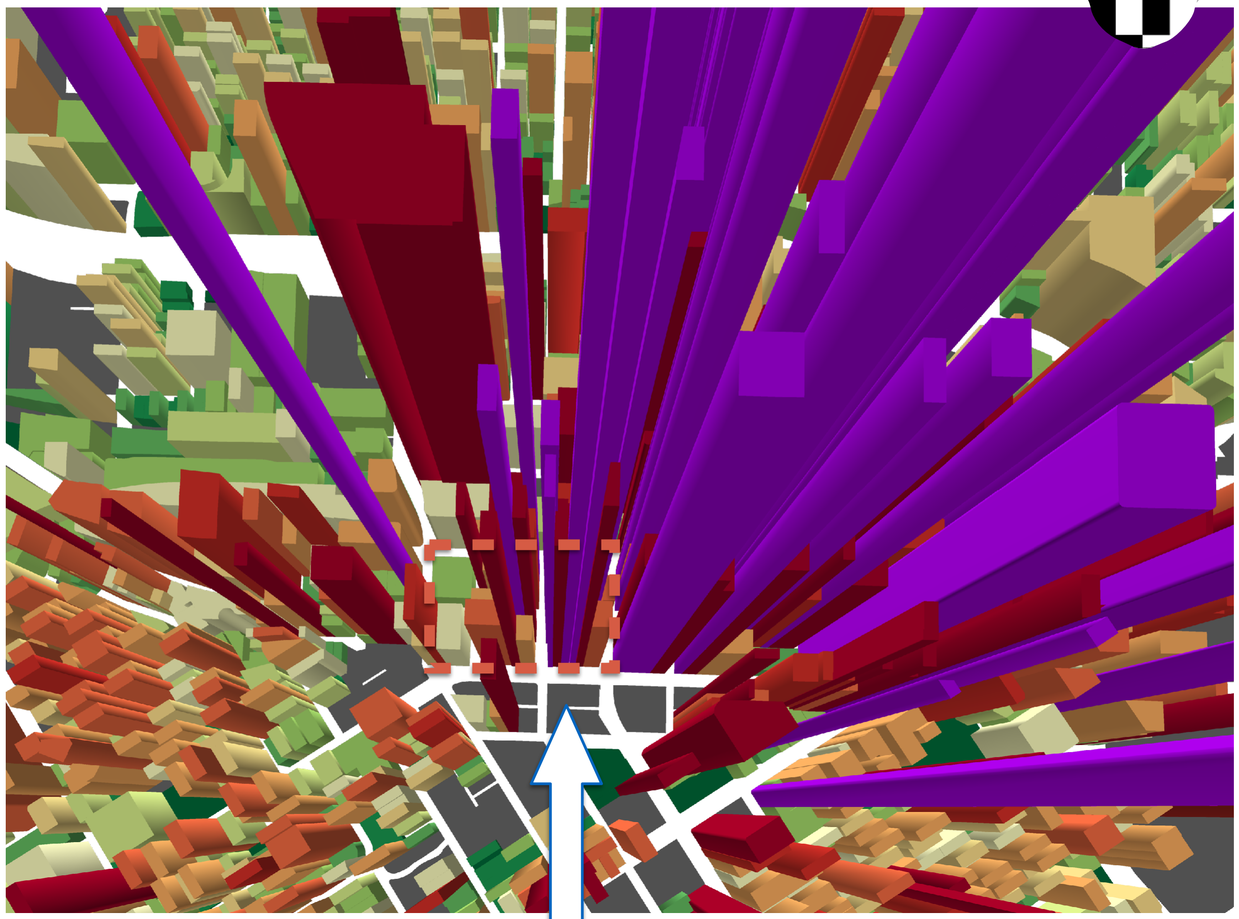
Redlands Mall Valuation

Redlands, CA



2017 Condition



1959 Buildings

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

$5.6M
Current Taxable Value

$21M
Estimated Taxable Value

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

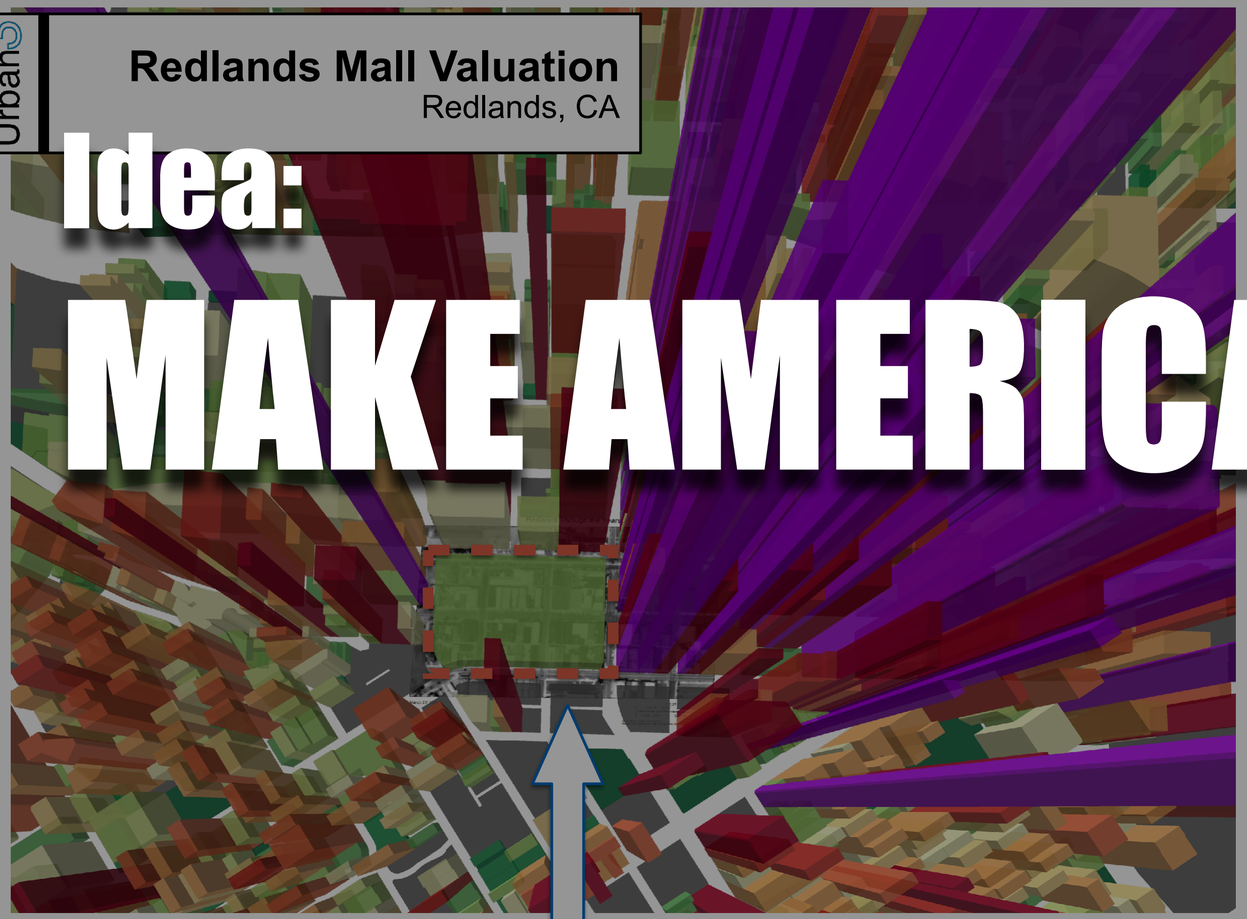
Urban3

Redlands Mall Valuation

Redlands, CA

Idea:

MAKE AMERICA GREAT AGAIN.



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1959 Buildings

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- 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
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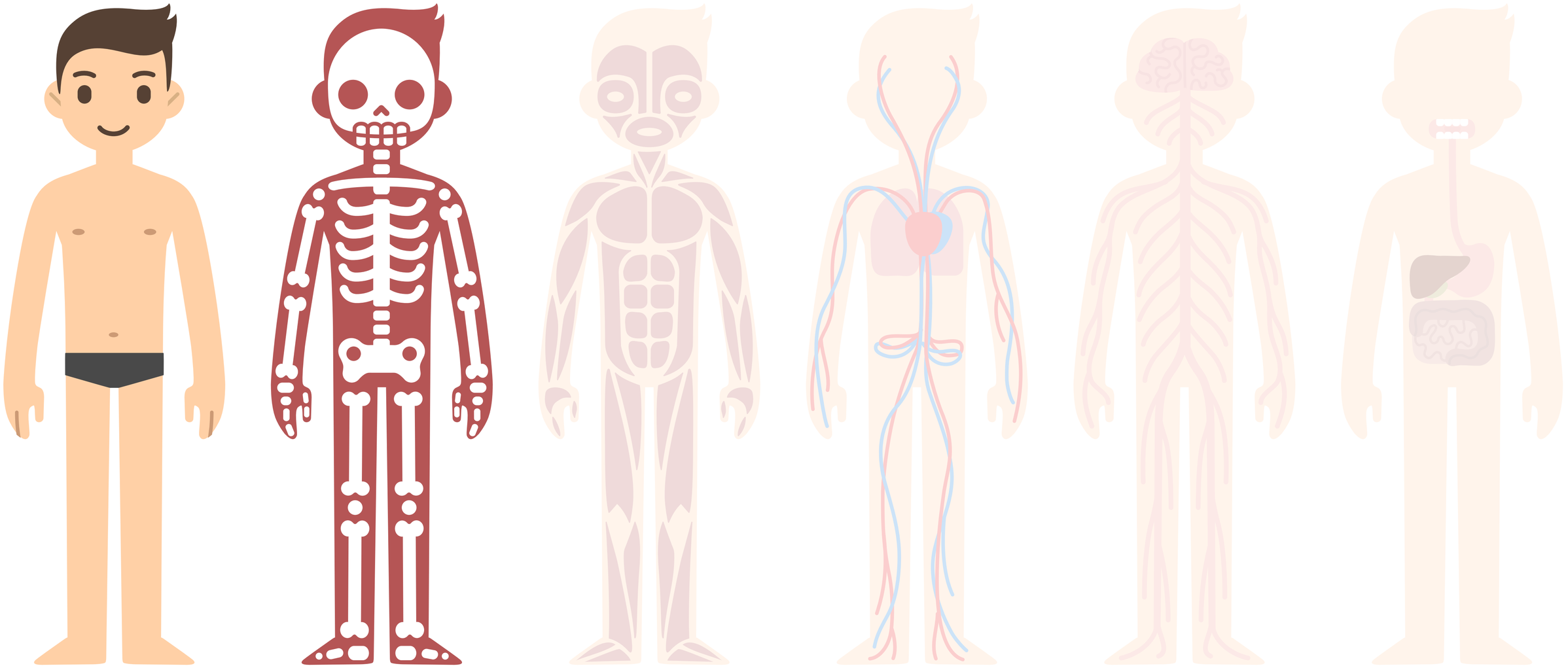


The City

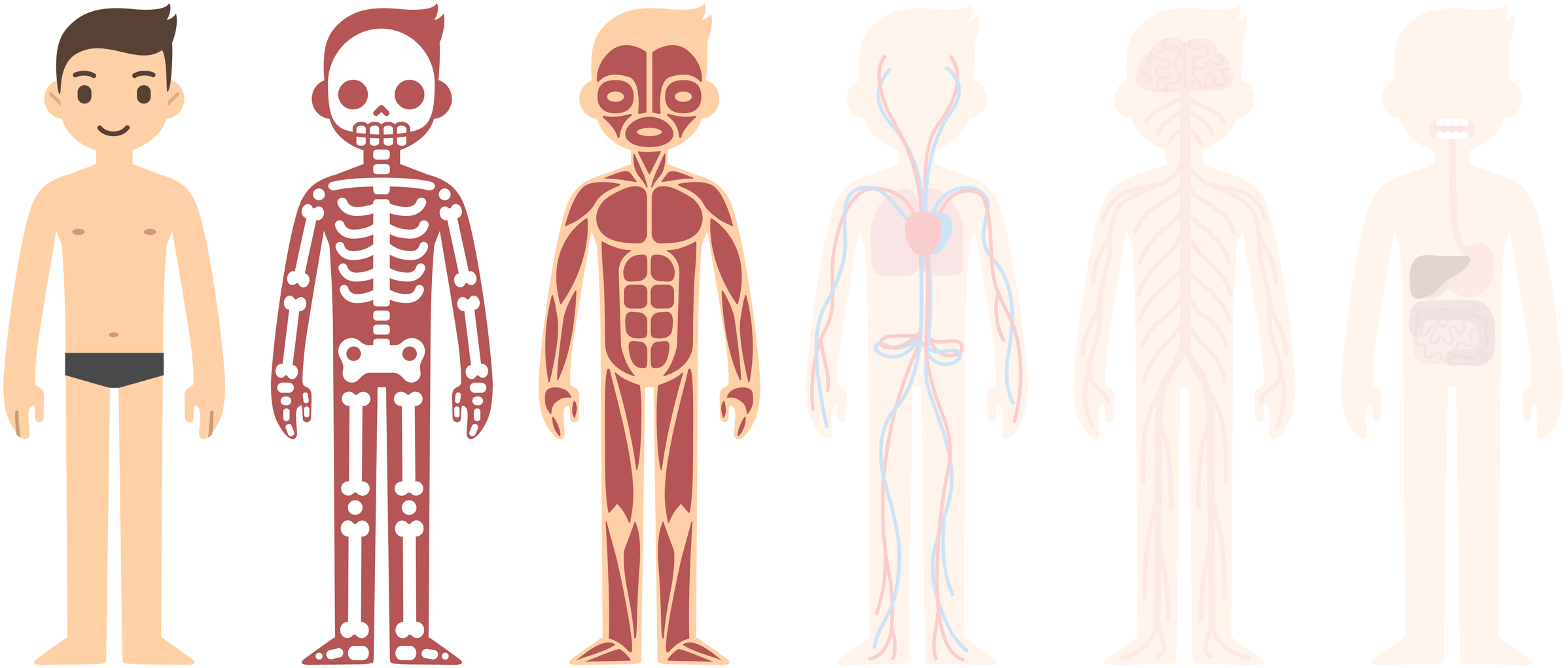
Property Tax

Retail Sales

Jobs

Infrastructure

ROI



The City

Property Tax

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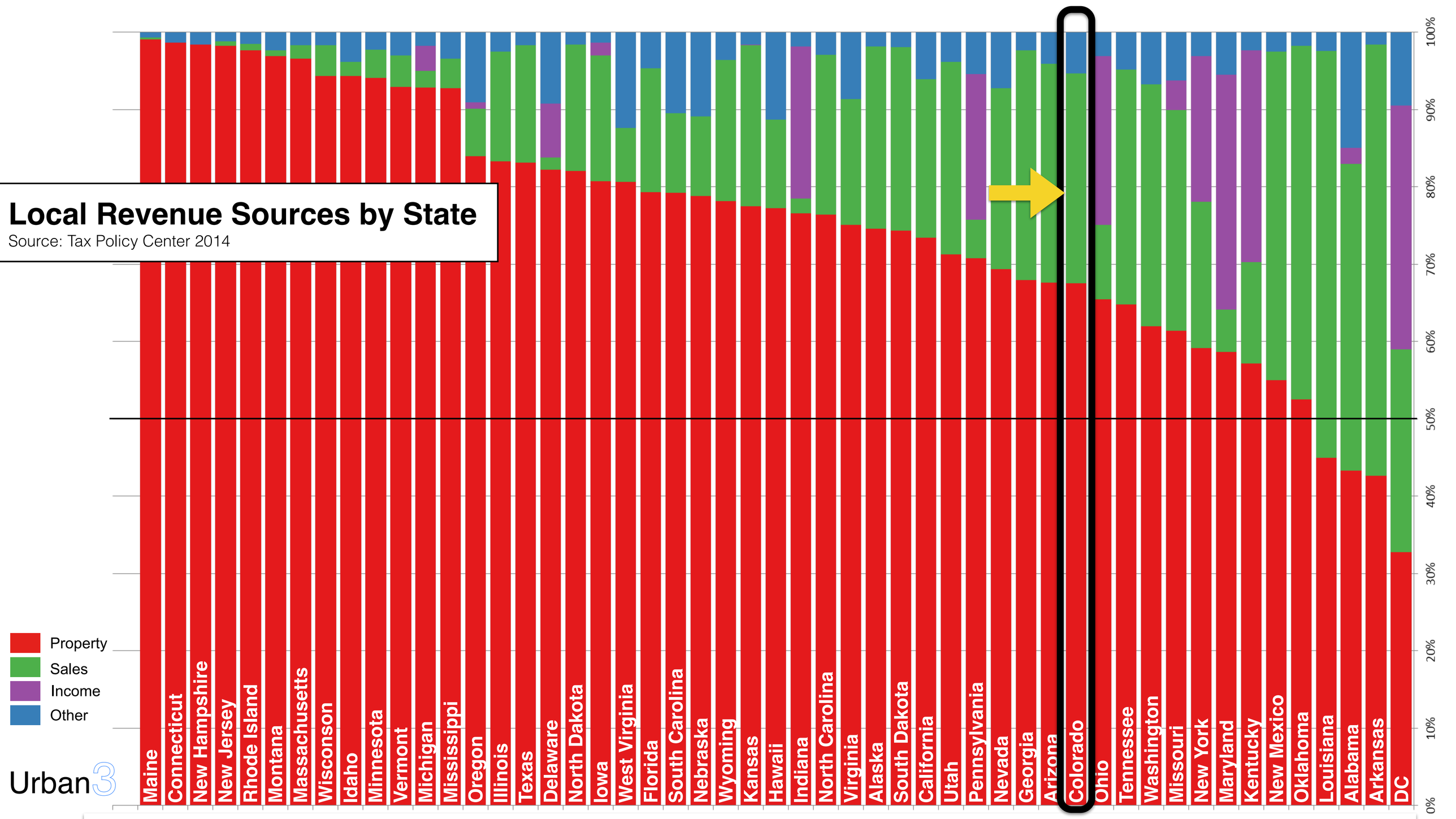
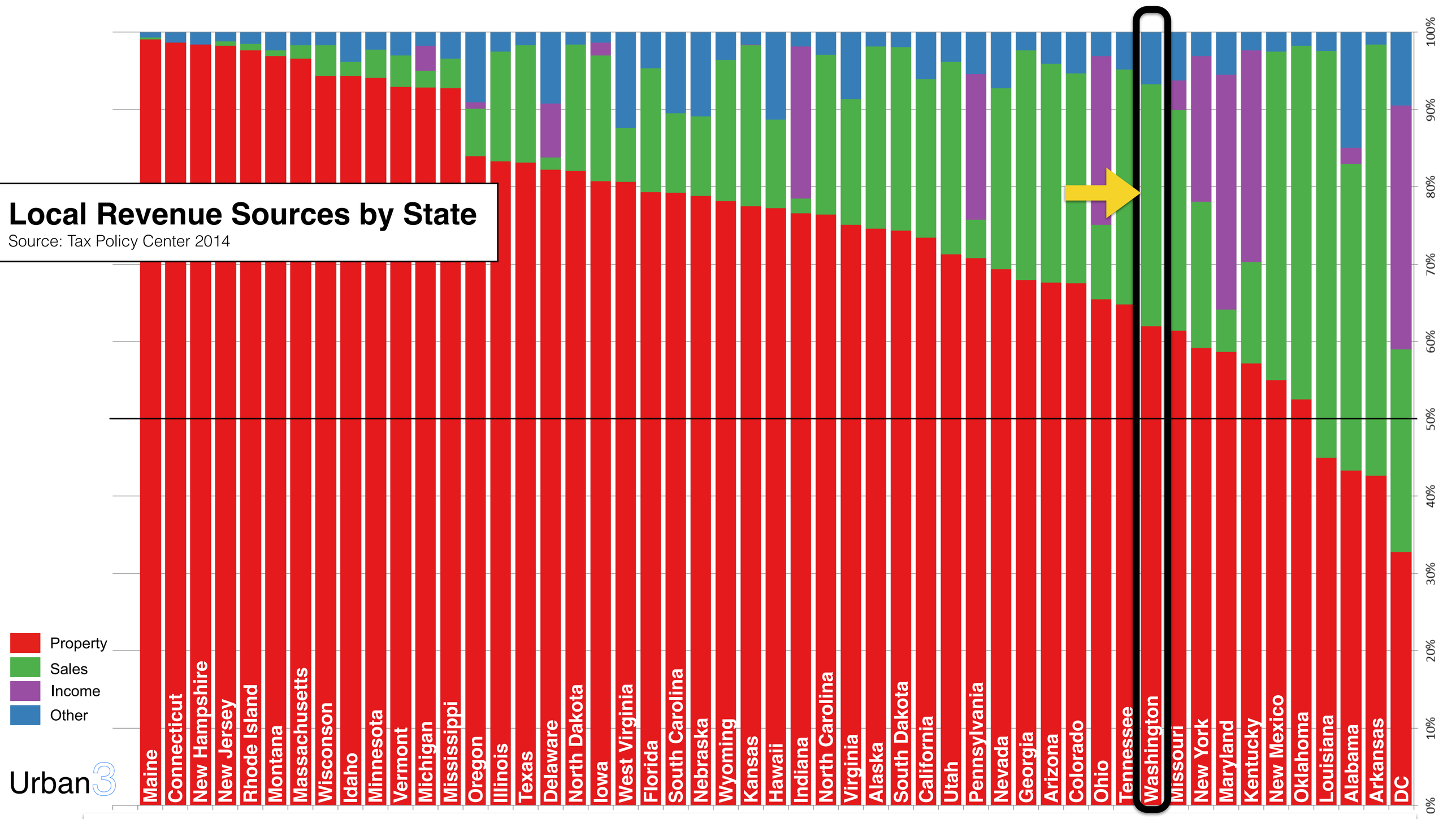

Local Revenue Sources by State
Source: Tax Policy Center 2014
Property
Sales
Income
Other
Urban3
Maine
Connecticut
New Hampshire
New Jersey
Rhode Island
Montana
Massachusetts
Wisconson
Idaho
Minnesota
Vermont
Michigan
Mississippi
Oregon
Illinois
Texas
Delaware
North Dakota
Iowa
West Virginia
Florida
South Carolina
Nebraska
Wyoming
Kansas
Hawaii
Indiana
North Carolina
Virginia
Alaska
South Dakota
California
Utah
Pennsylvania
Nevada
Georgia
Arizona
Colorado
Ohio
Tennessee
Washington
Missouri
New York
Maryland
Kentucky
New Mexico
Oklahoma
Louisiana
Alabama
Arkansas
DC
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%


Local Revenue Sources by State
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Sales
Income
Other
Urban3
Maine
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New Hampshire
New Jersey
Rhode Island
Montana
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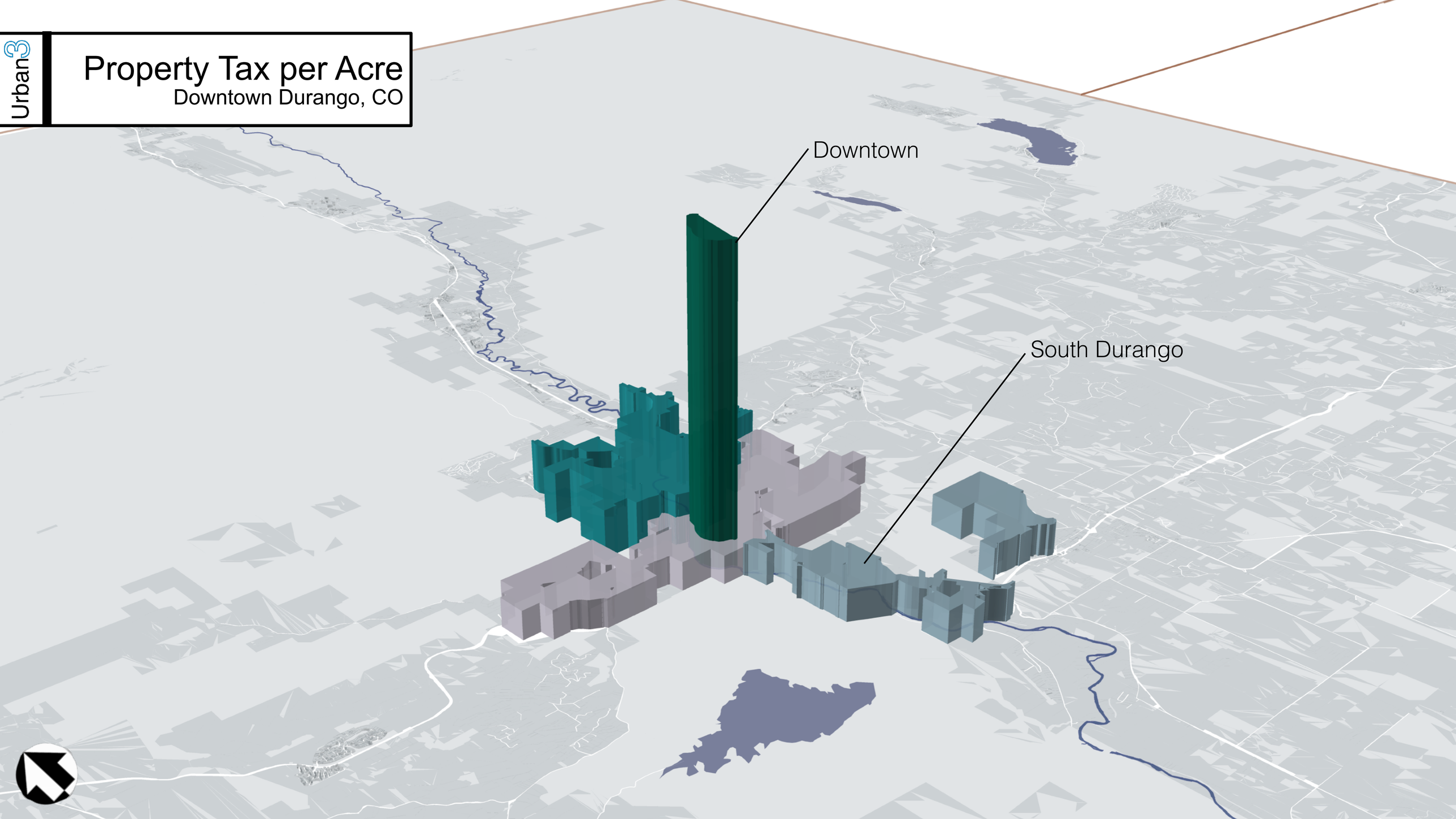
Vermont
Michigan
Mississippi
Oregon
Illinois
Texas
Delaware
North Dakota
Iowa
West Virginia
Florida
South Carolina
Nebraska
Wyoming
Kansas
Hawaii
Indiana
North Carolina
Virginia
Alaska
South Dakota
California
Utah
Pennsylvania
Nevada
Georgia
Arizona
Colorado
Ohio
Tennessee
Washington
Missouri
New York
Maryland
Kentucky
New Mexico
Oklahoma
Louisiana
Alabama
Arkansas
DC
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%

What are the numbers for La Plata County?

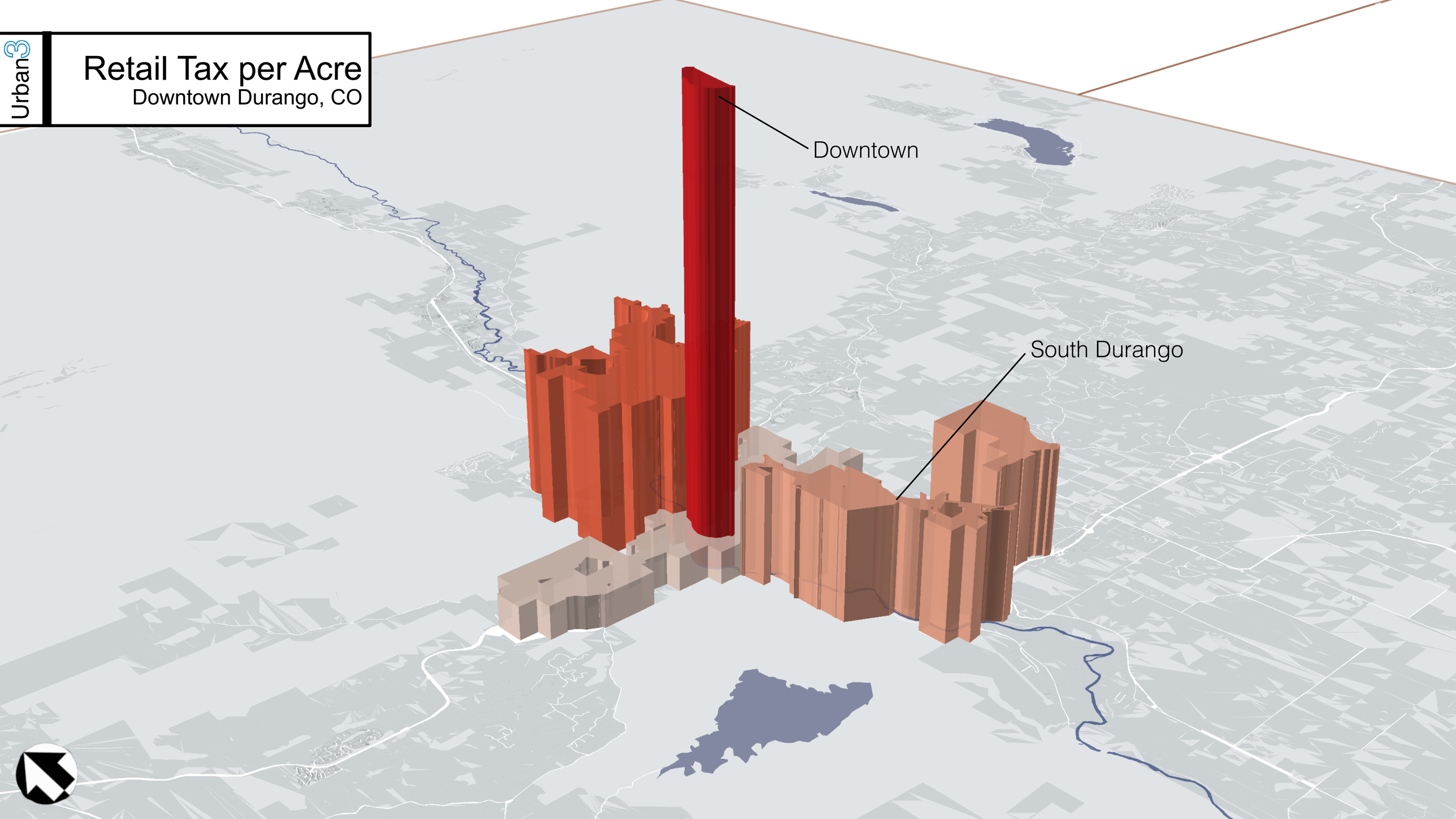
Property Tax per Acre

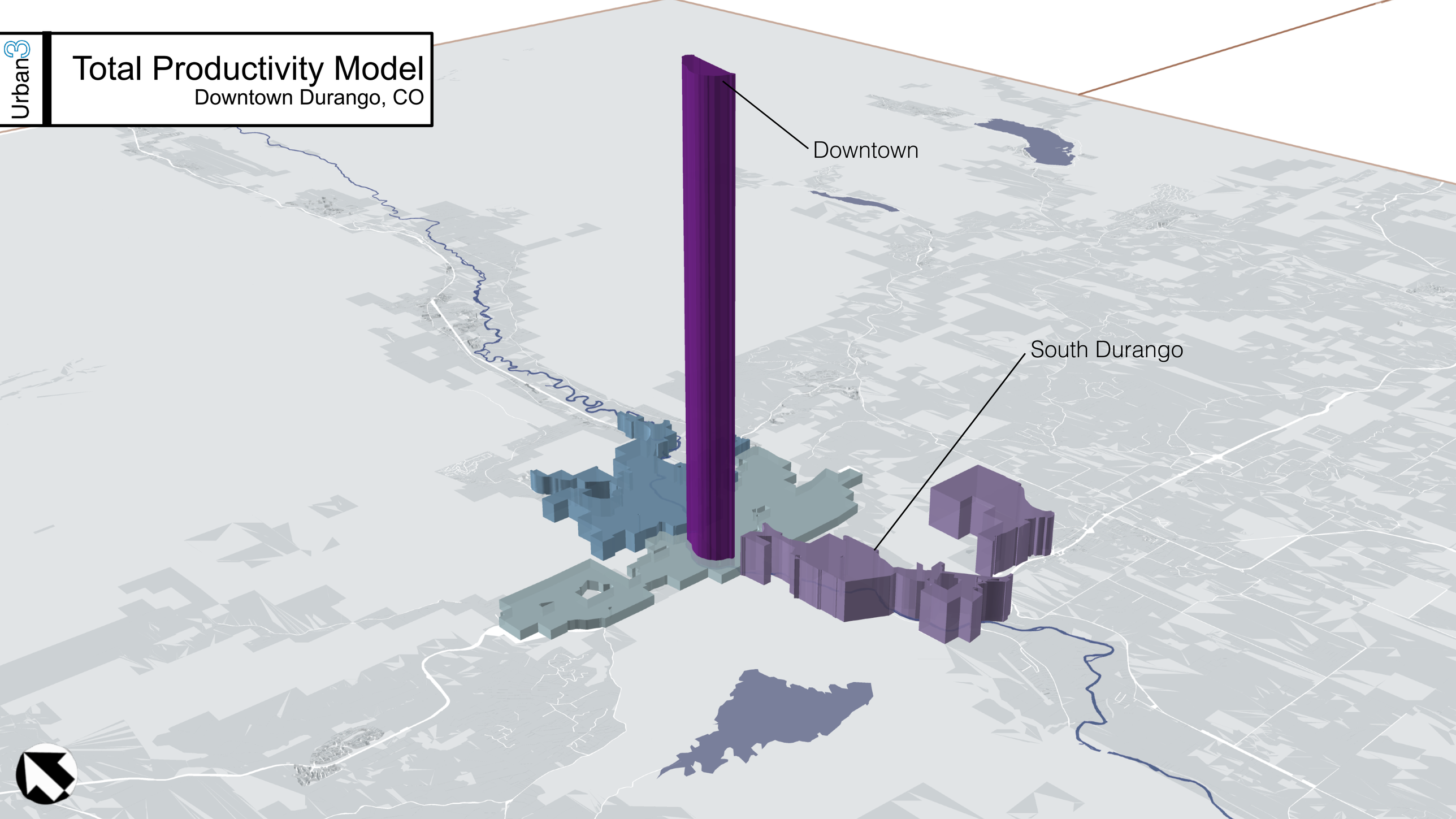
Downtown Durango, CO

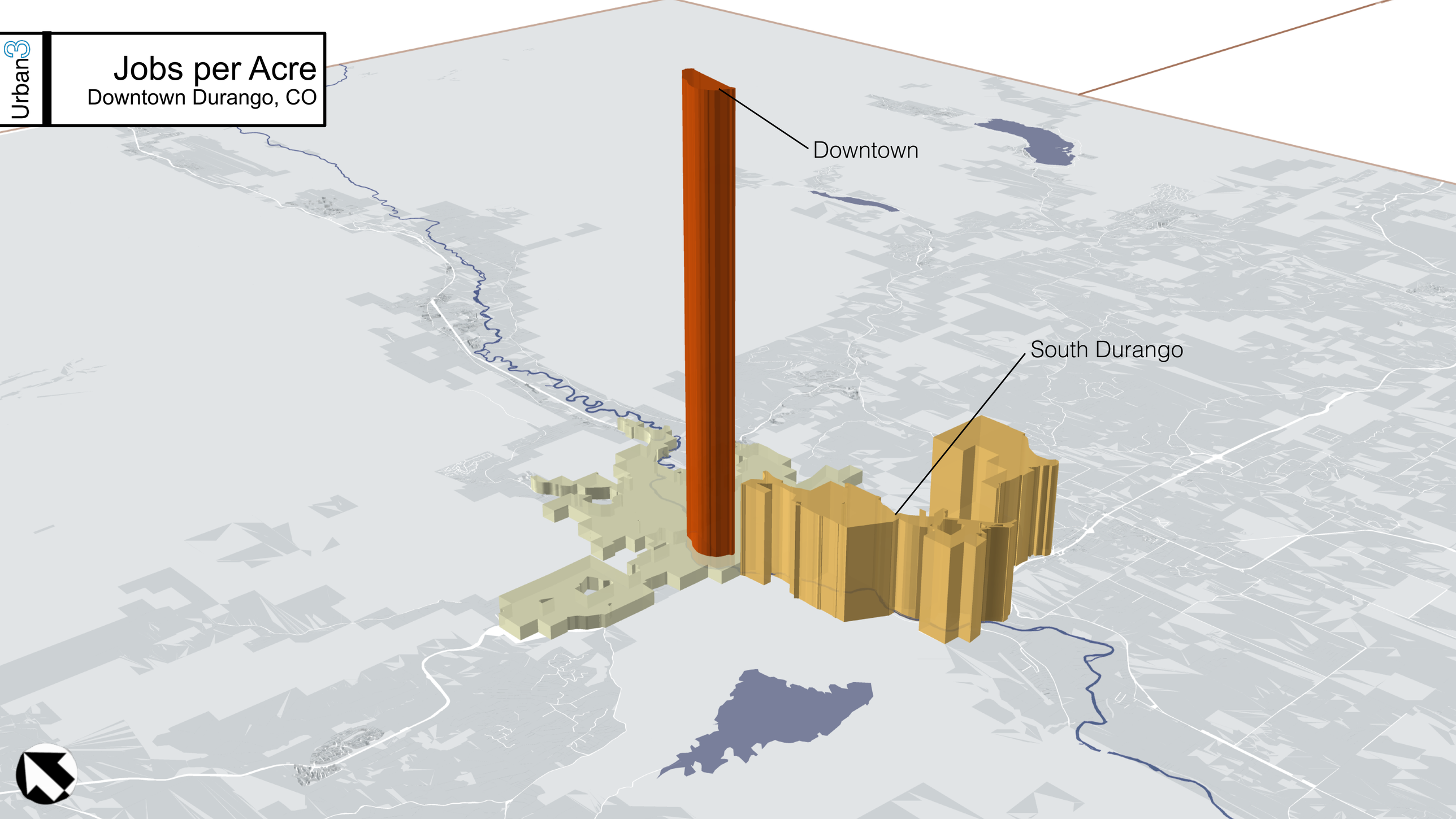


Retail Tax per Acre

Downtown Durango, CO




Urban3
Total Productivity Model
Downtown Durango, CO
Downtown
South Durango


Urban3
Jobs per Acre
Downtown Durango, CO
Downtown
South Durango

Apples to Apples

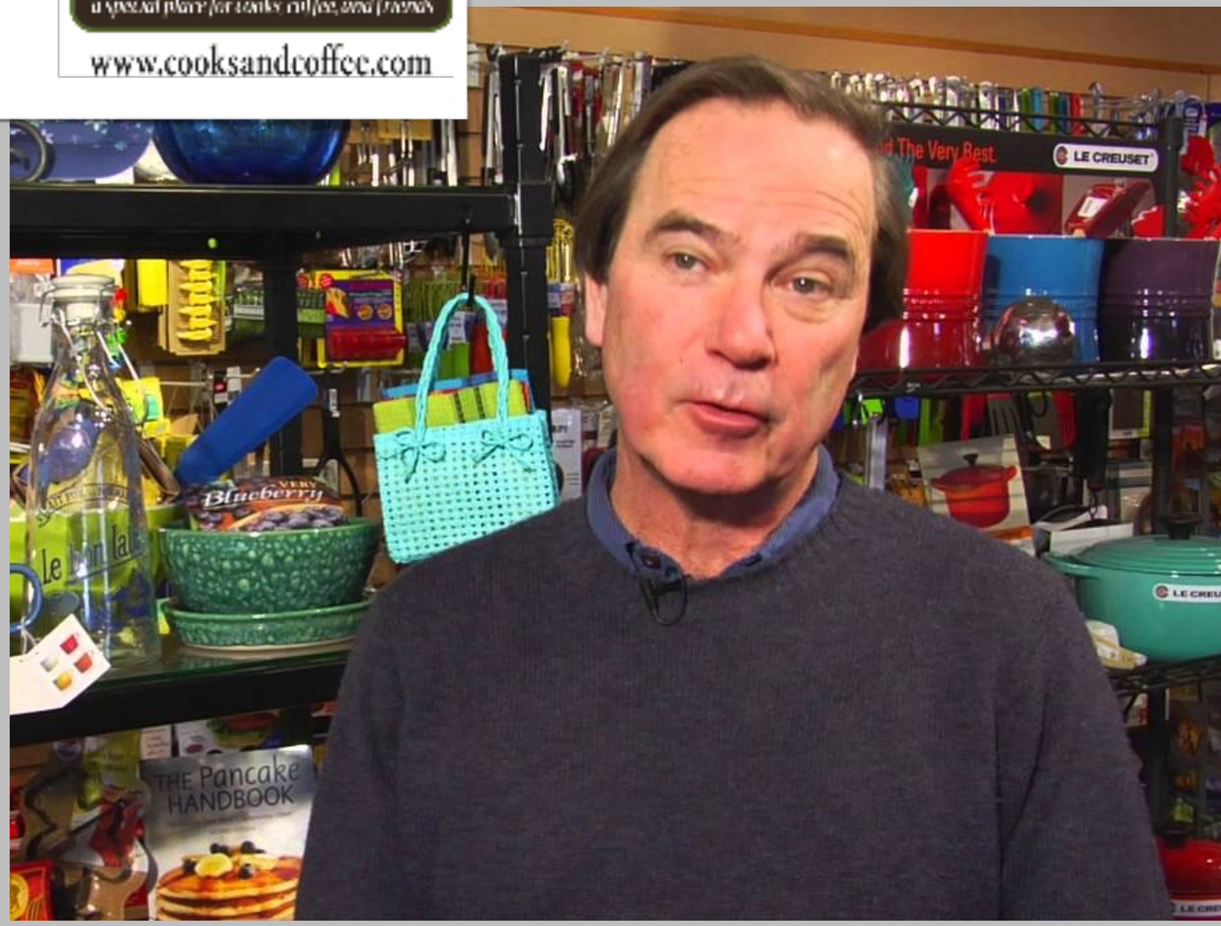
Comparing land use types

Peter Schertz

Maria's Bookshop
Durango, Colorado

Durango Coffee Company
a special place for cooks, coffee, and friends
www.cooksandcoffee.com

Tim Wheeler



Apples to Apples
Comparing land use types

land consumed (acres)

13.4 — **0.15**

Apples to Apples
Comparing land use types

land consumed (acres)

13.4 — **0.15**

county property taxes / acre

$1.8K — **$22.7K**

Apples to Apples
Comparing land use types

land consumed (acres)

13.4 — 0.15

county property taxes / acre

$1.8K — $22.7K

city retail taxes / acre

$152K — $556K

Apples to Apples
Comparing land use types

land consumed (acres)

13.4 — 0.15

county property taxes / acre

$1.8K — $22.7K

city retail taxes / acre

$152K — $556K

jobs / acre

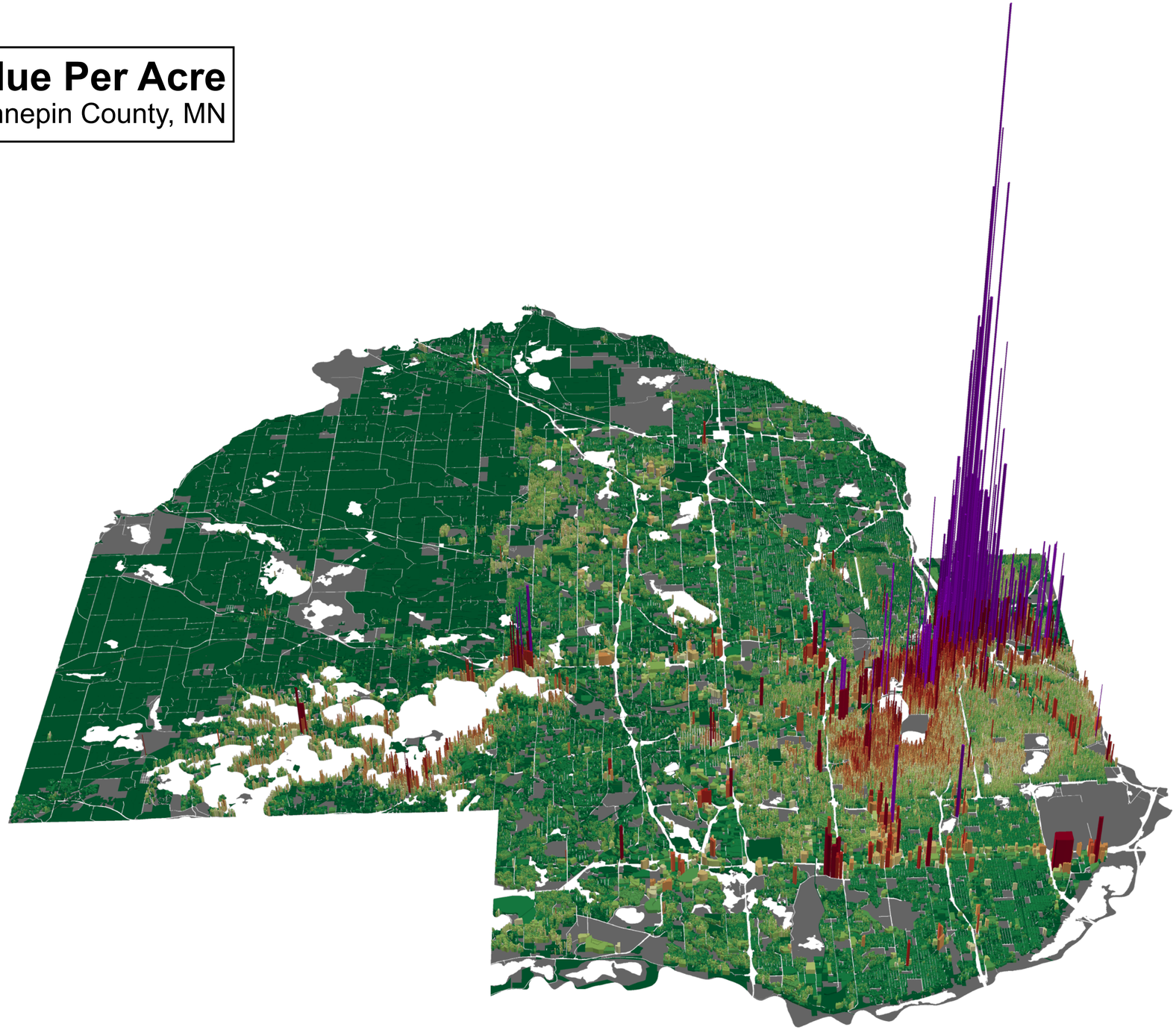
15 — 233

What are the numbers for Hennepin County?

URBAN3

Value Per Acre

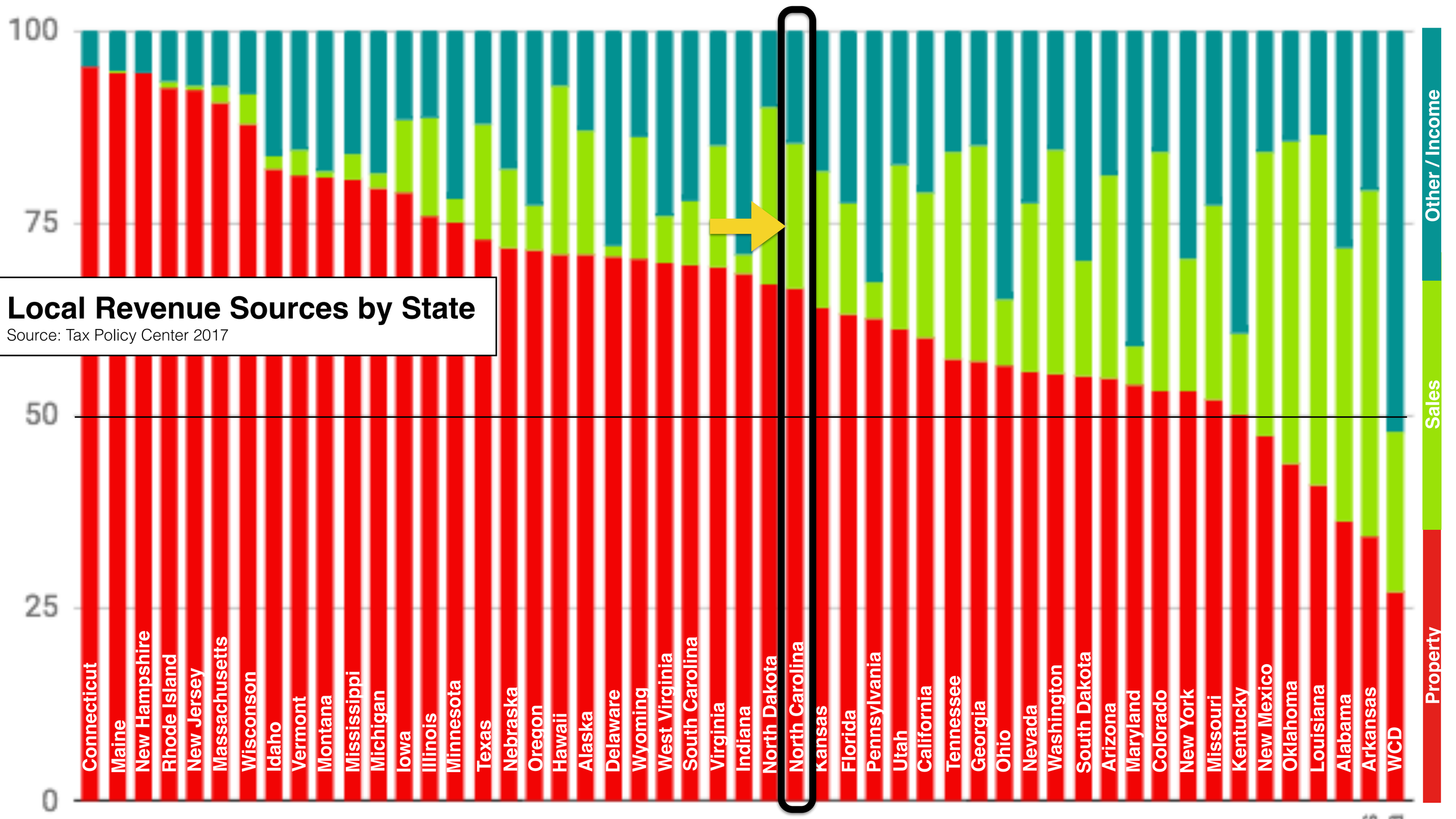
Hennepin County, MN

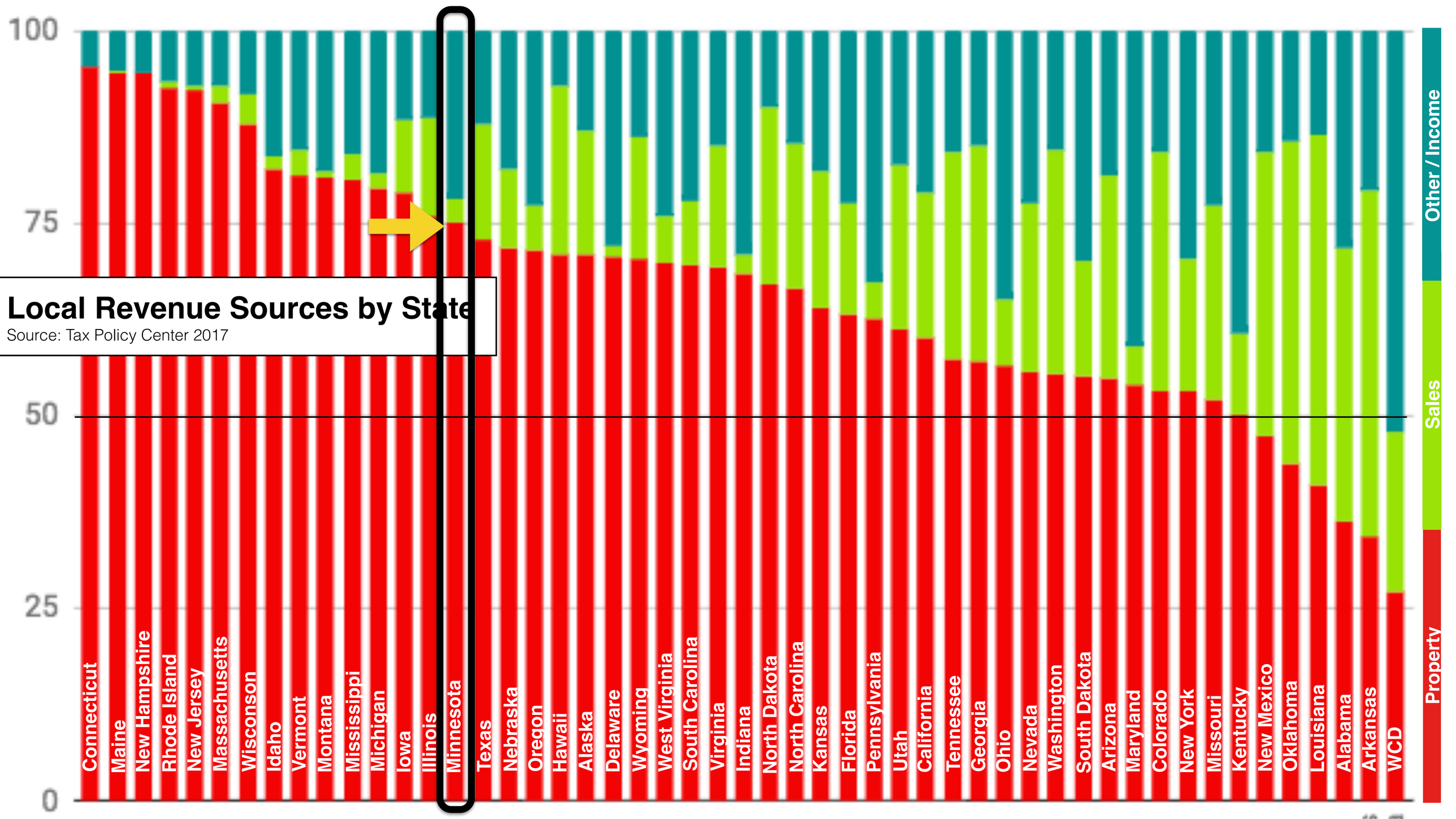


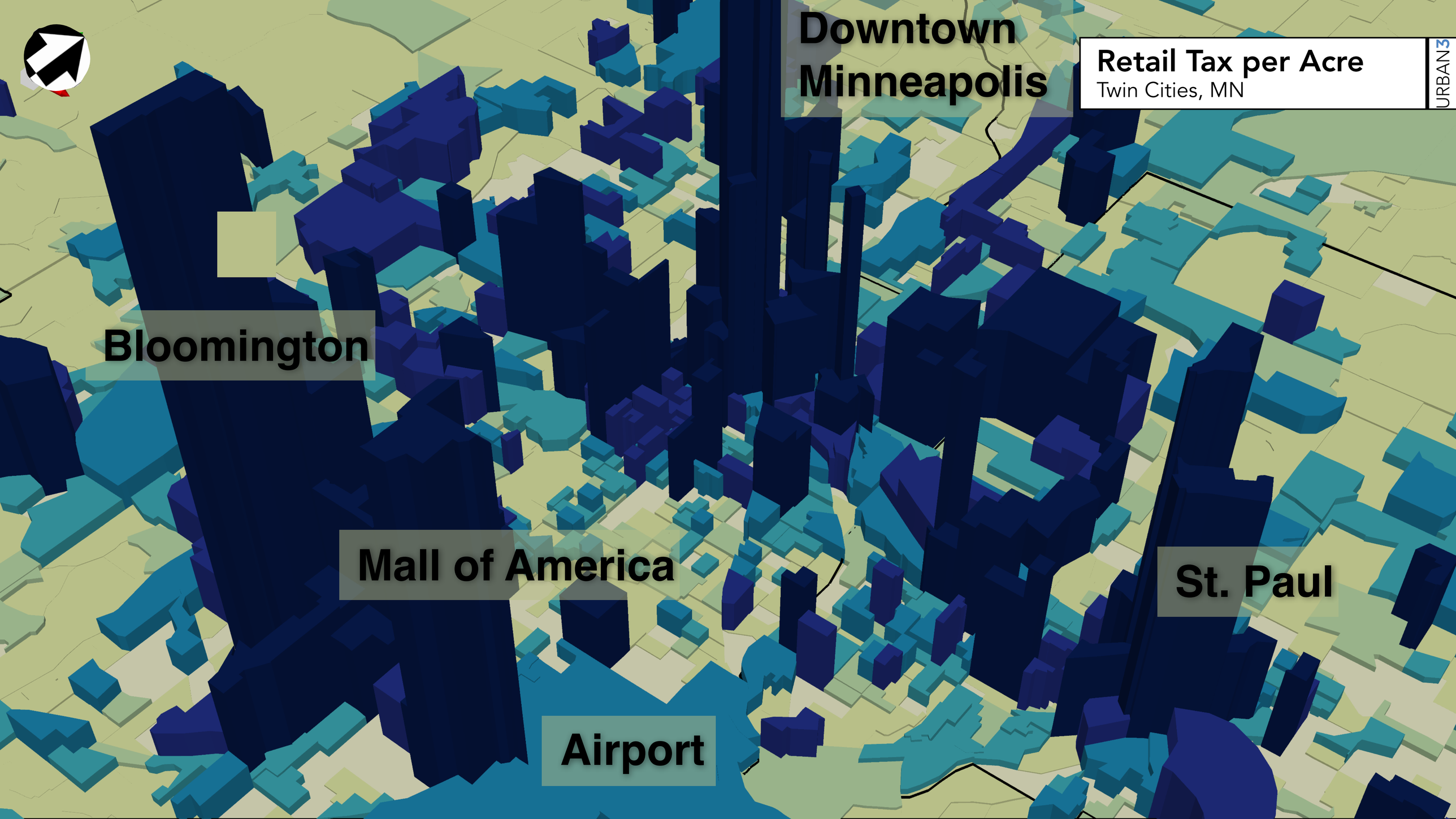
Tax Value Per Acre ($)

- 0
- < 500,000
- 500,001 - 1,000,000
- 1,000,001 - 1,500,000
- 1,500,001 - 2,000,000
- 2,000,001 - 2,500,000
- 2,500,001 - 3,000,000
- 3,000,001 - 4,000,000
- 4,000,001 - 6,000,000
- 6,000,001 - 8,000,000
- 8,000,001 - 12,000,000
- 12,000,001 - 24,000,000
- > 24,000,001

RETAIL SALES


100
75
50
25
0
Local Revenue Sources by State
Source: Tax Policy Center 2017
Connecticut
Maine
New Hampshire
Rhode Island
New Jersey
Massachusetts
Wisconson
Idaho
Vermont
Montana
Mississippi
Michigan
Iowa
Illinois
Minnesota
Texas
Nebraska
Oregon
Hawaii
Alaska
Delaware
Wyoming
West Virginia
South Carolina
Virginia
Indiana
North Dakota
North Carolina
Kansas
Florida
Pennsylvania
Utah
California
Tennessee
Georgia
Ohio
Nevada
Washington
South Dakota
Arizona
Maryland
Colorado
New York
Missouri
Kentucky
New Mexico
Oklahoma
Louisiana
Alabama
Arkansas
WCD
Other / Income
Sales
Property

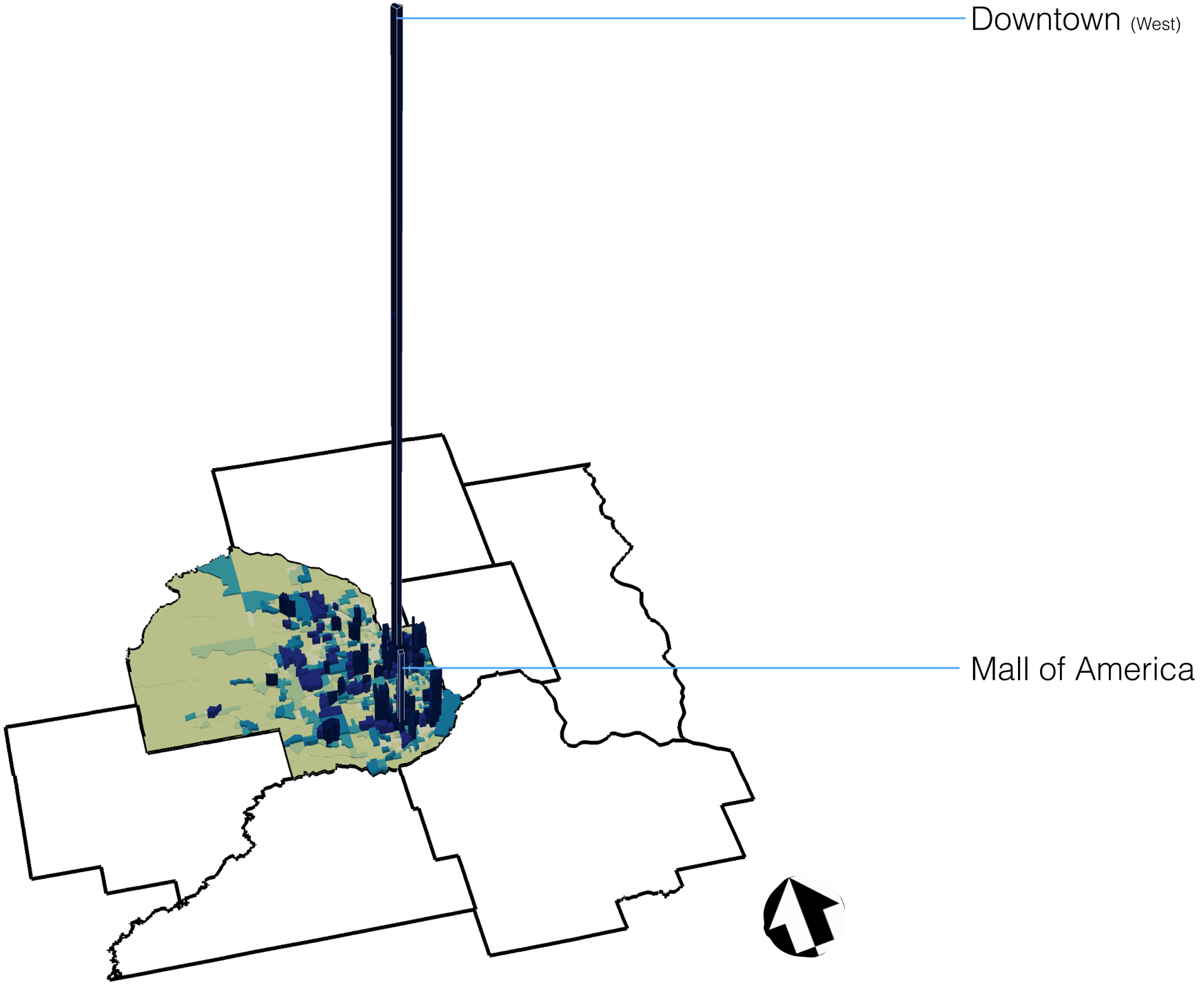

Local Revenue Sources by State
Source: Tax Policy Center 2017
100
75
50
25
0
Other / Income
Sales
Property
Connecticut
Maine
New Hampshire
Rhode Island
New Jersey
Massachusetts
Wisconson
Idaho
Vermont
Montana
Mississippi
Michigan
Iowa
Illinois
Minnesota
Texas
Nebraska
Oregon
Hawaii
Alaska
Delaware
Wyoming
West Virginia
South Carolina
Virginia
Indiana
North Dakota
North Carolina
Kansas
Florida
Pennsylvania
Utah
California
Tennessee
Georgia
Ohio
Nevada
Washington
South Dakota
Arizona
Maryland
Colorado
New York
Missouri
Kentucky
New Mexico
Oklahoma
Louisiana
Alabama
Arkansas
WCD


Downtown
Minneapolis
Retail Tax per Acre
Twin Cities, MN
URBAN3
Bloomington
Mall of America
Airport
St. Paul

URBAN3

Retail Tax per Acre

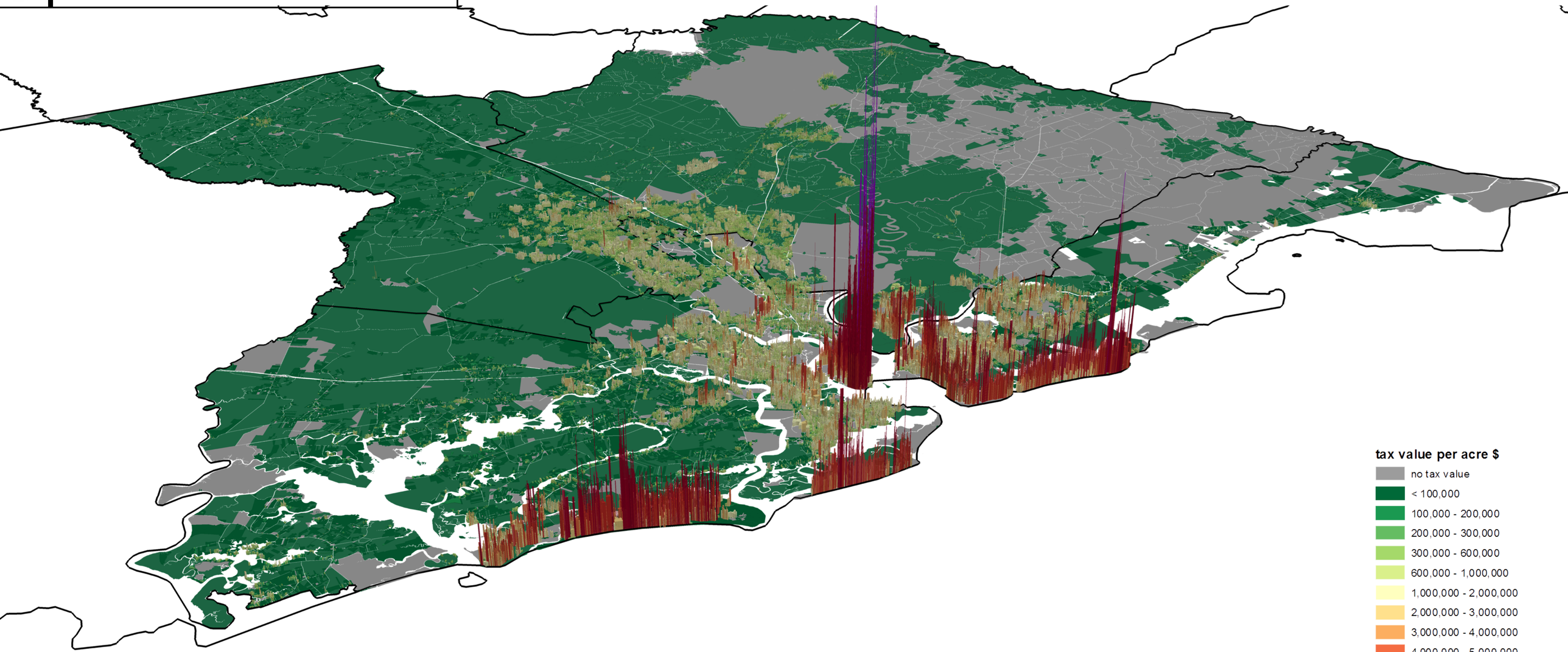
7- County Metropolitan Area, MN



What are the numbers for Charleston County?

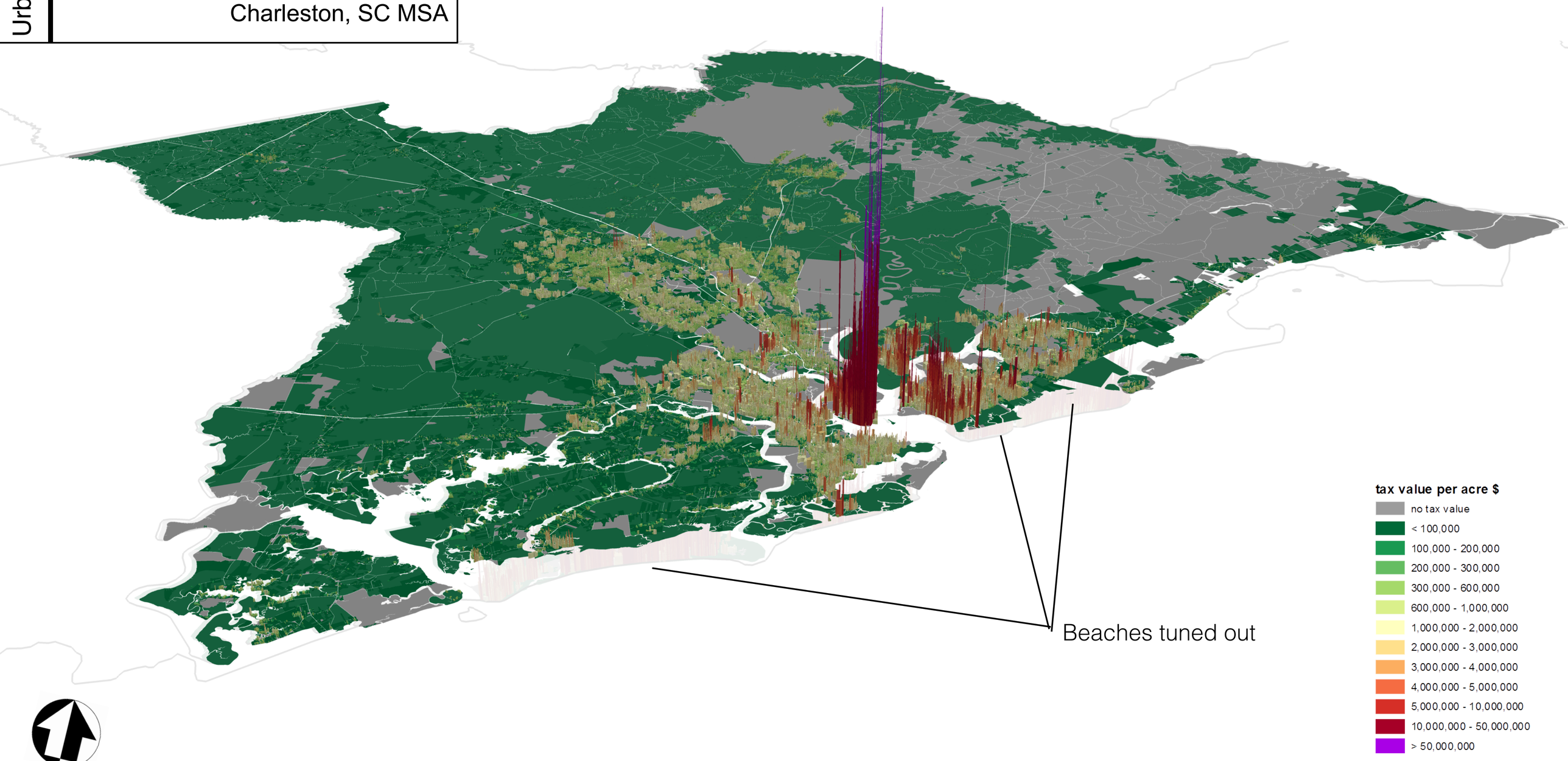
Taxable Value Per Acre

Charleston, SC MSA



Taxable Value Per Acre

Charleston, SC MSA



Declaration of Independence
July 4, 1776
240 years ago

Walmart
$866,760 value per acre

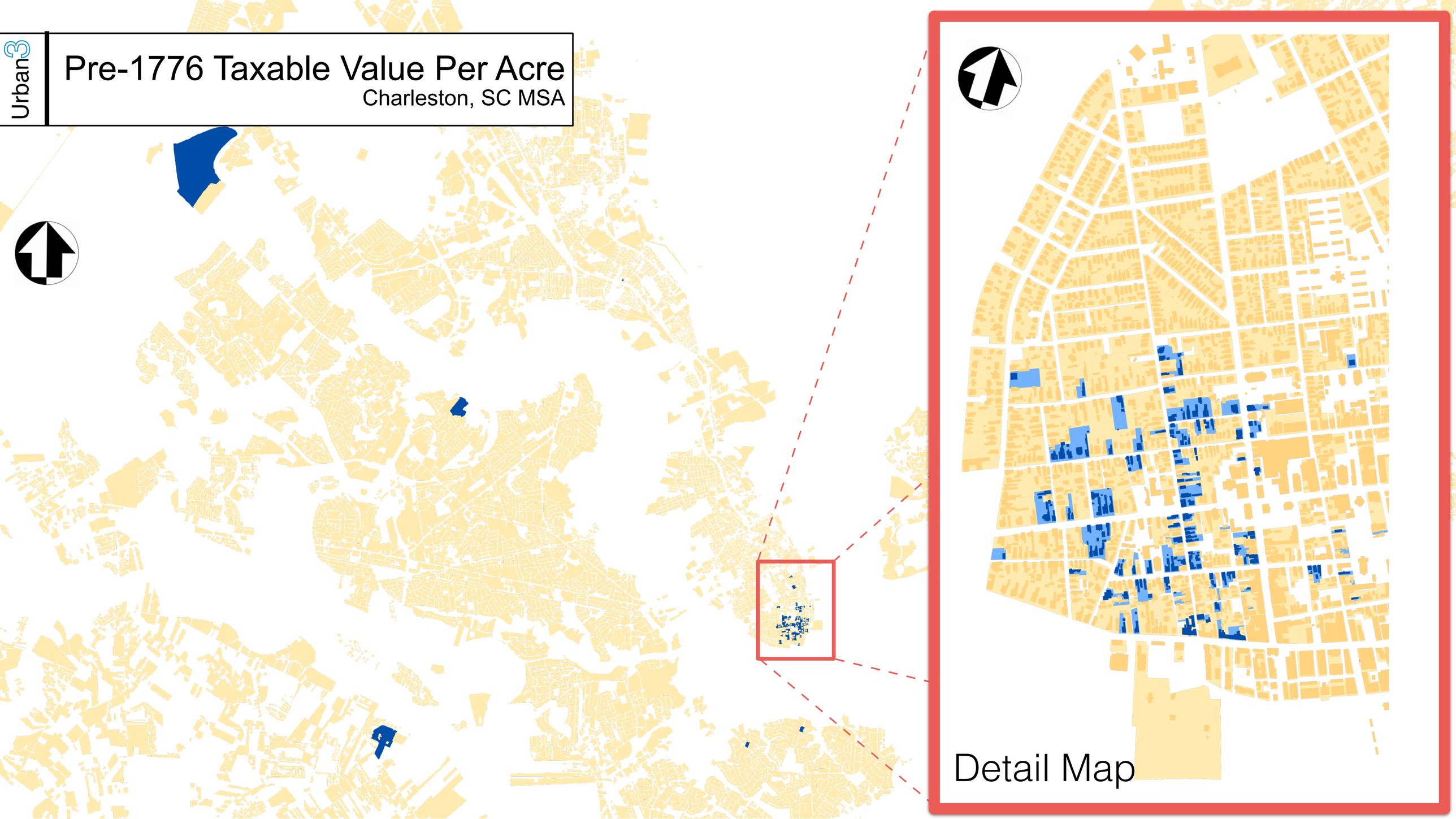
Tavern Wine and Spirits
$13,394,415 Value per Acre

Pre-1776 Taxable Value Per Acre

Charleston, SC MSA

Pre-1776 Taxable Value Per Acre

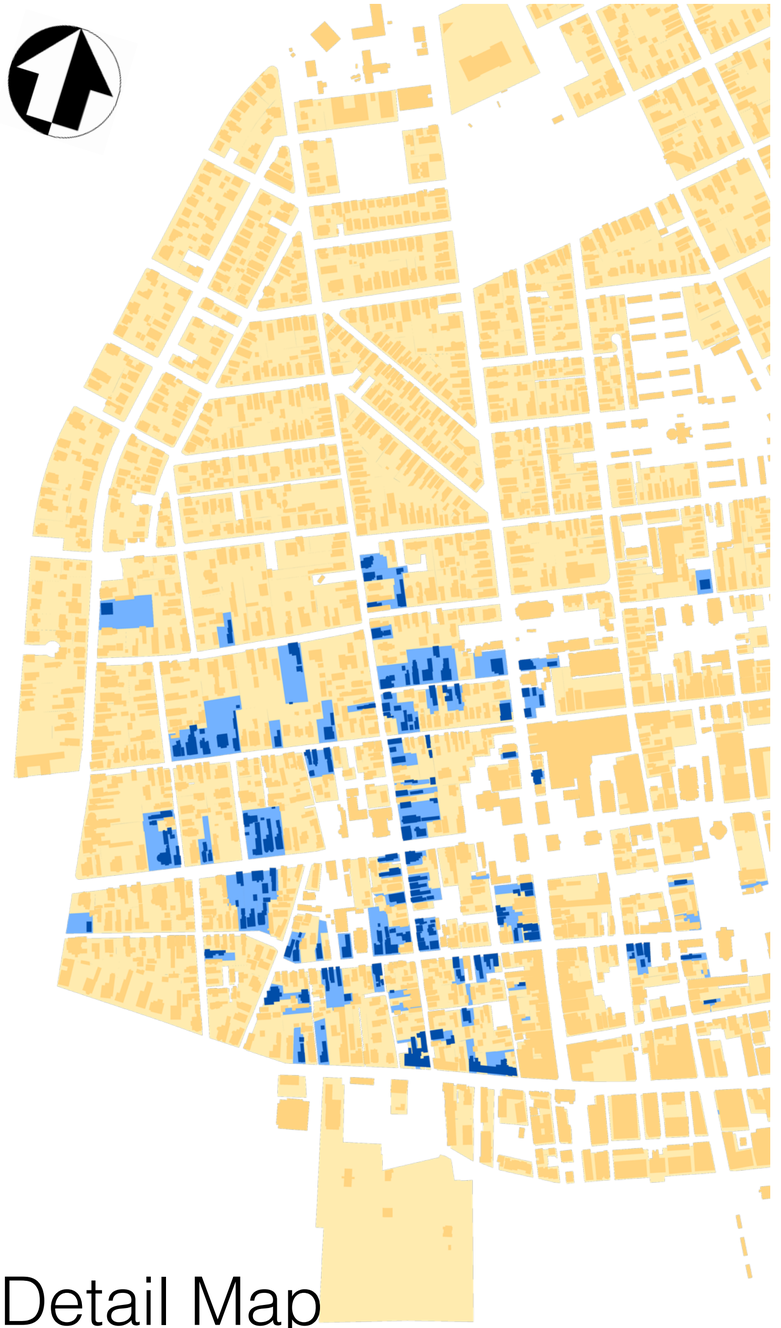
Charleston, SC MSA



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

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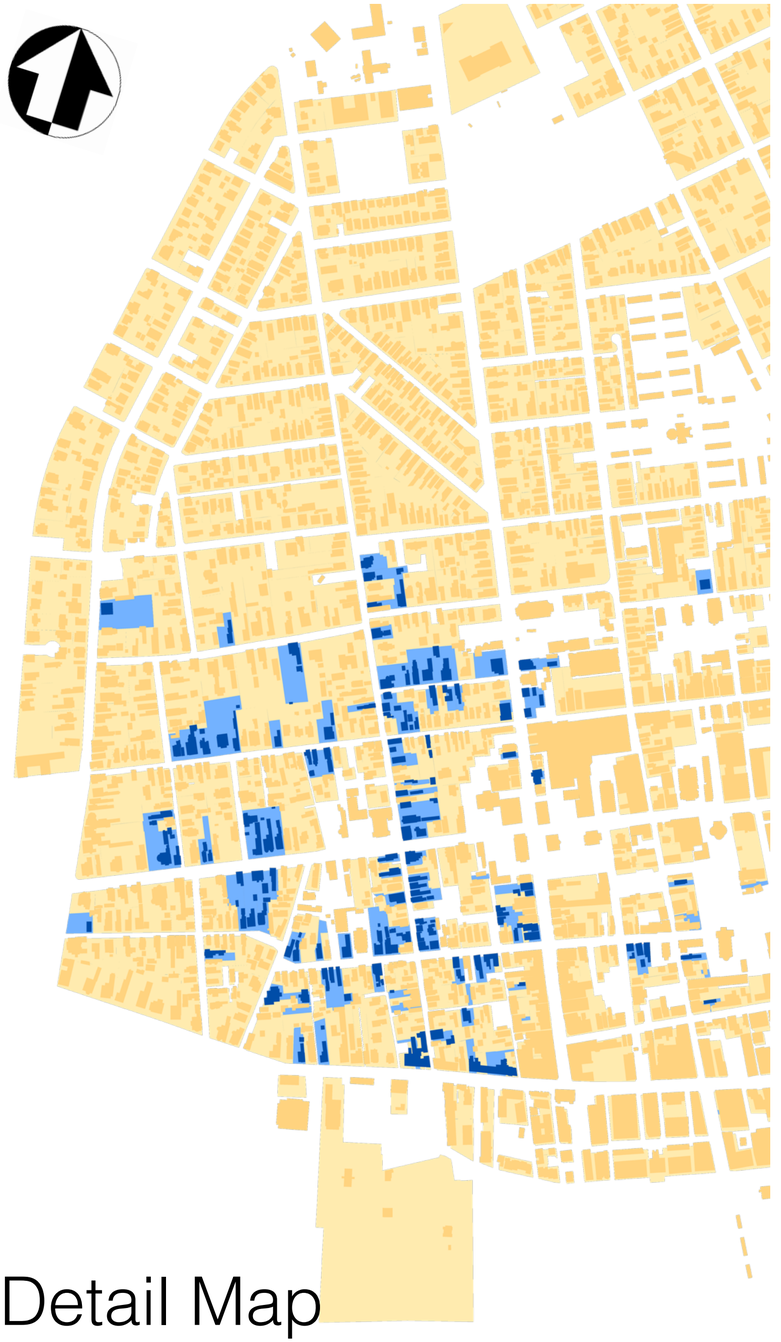

Detail Map

Urban3

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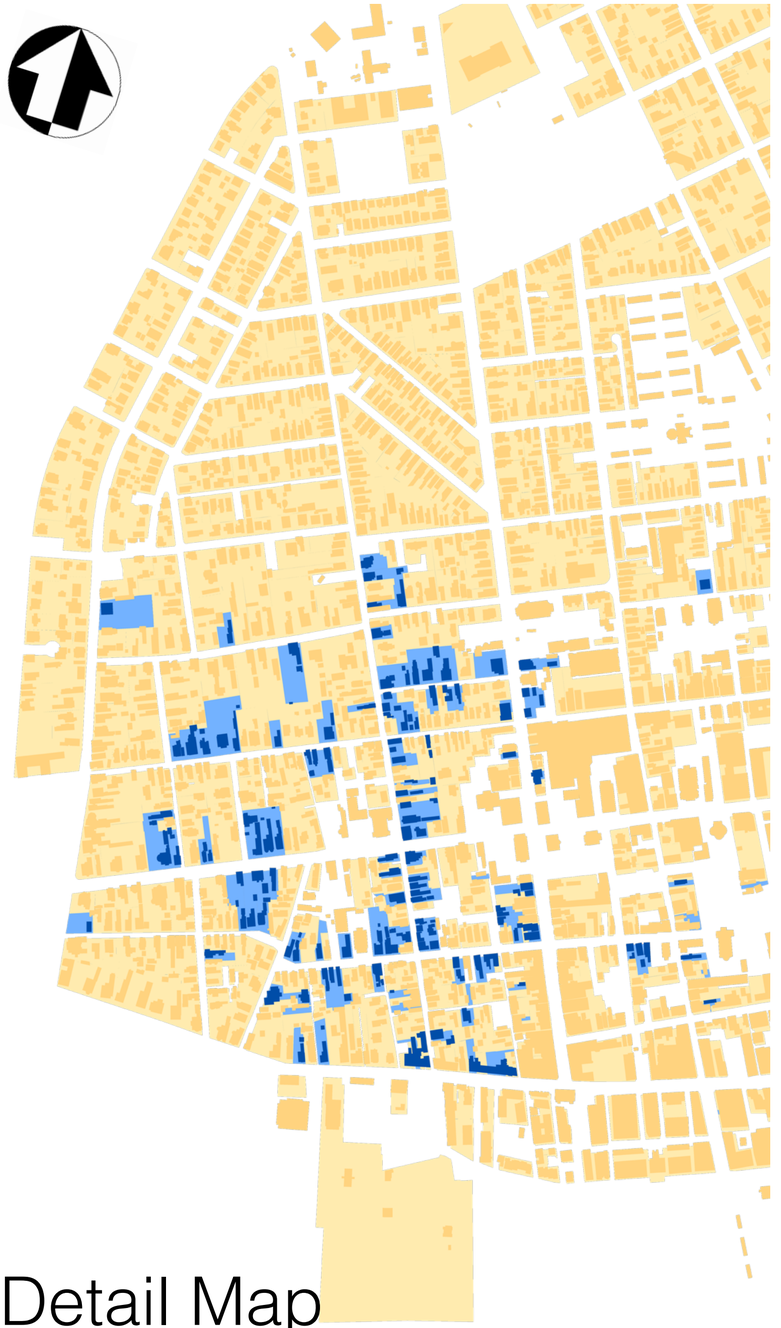

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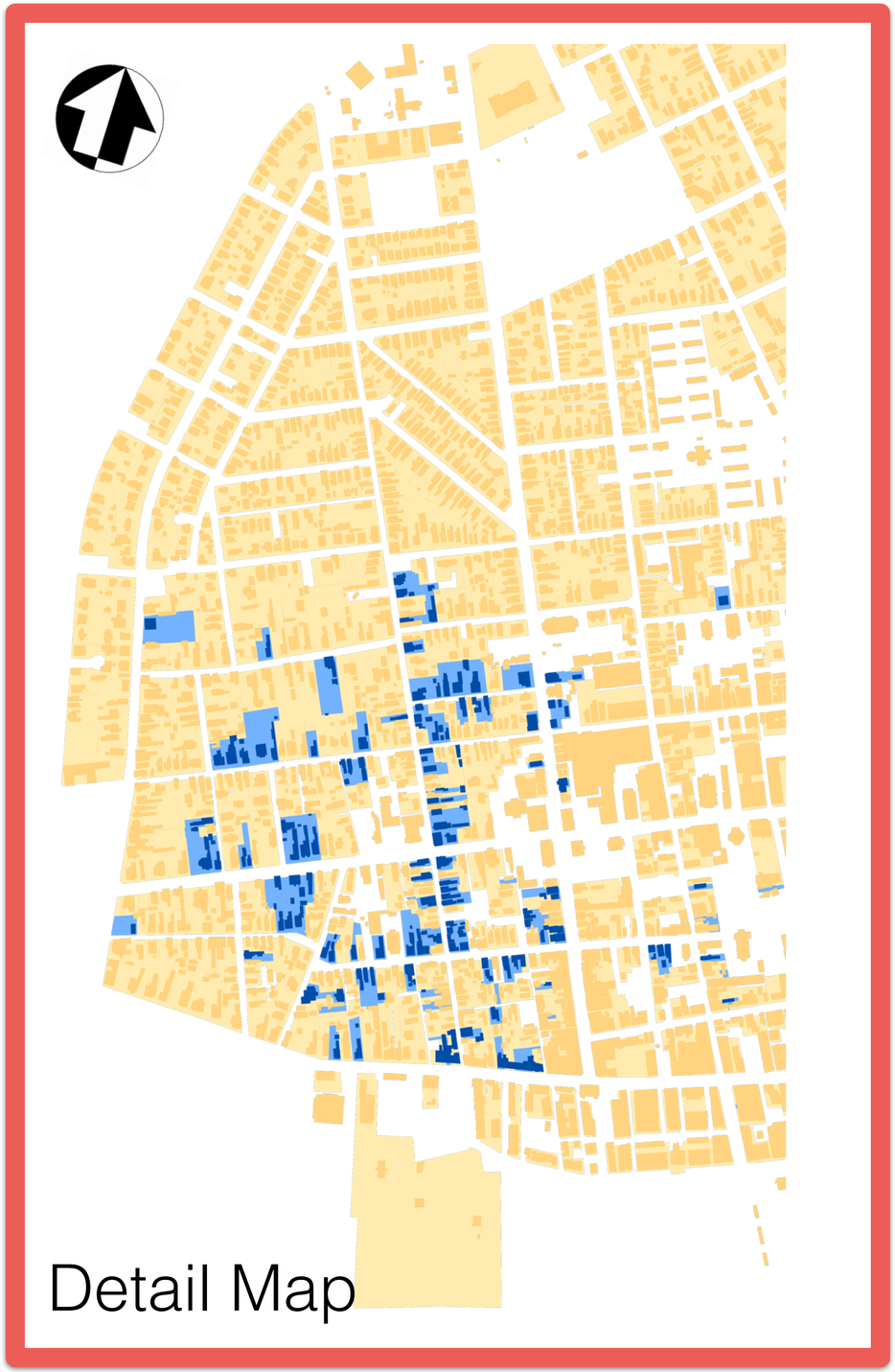
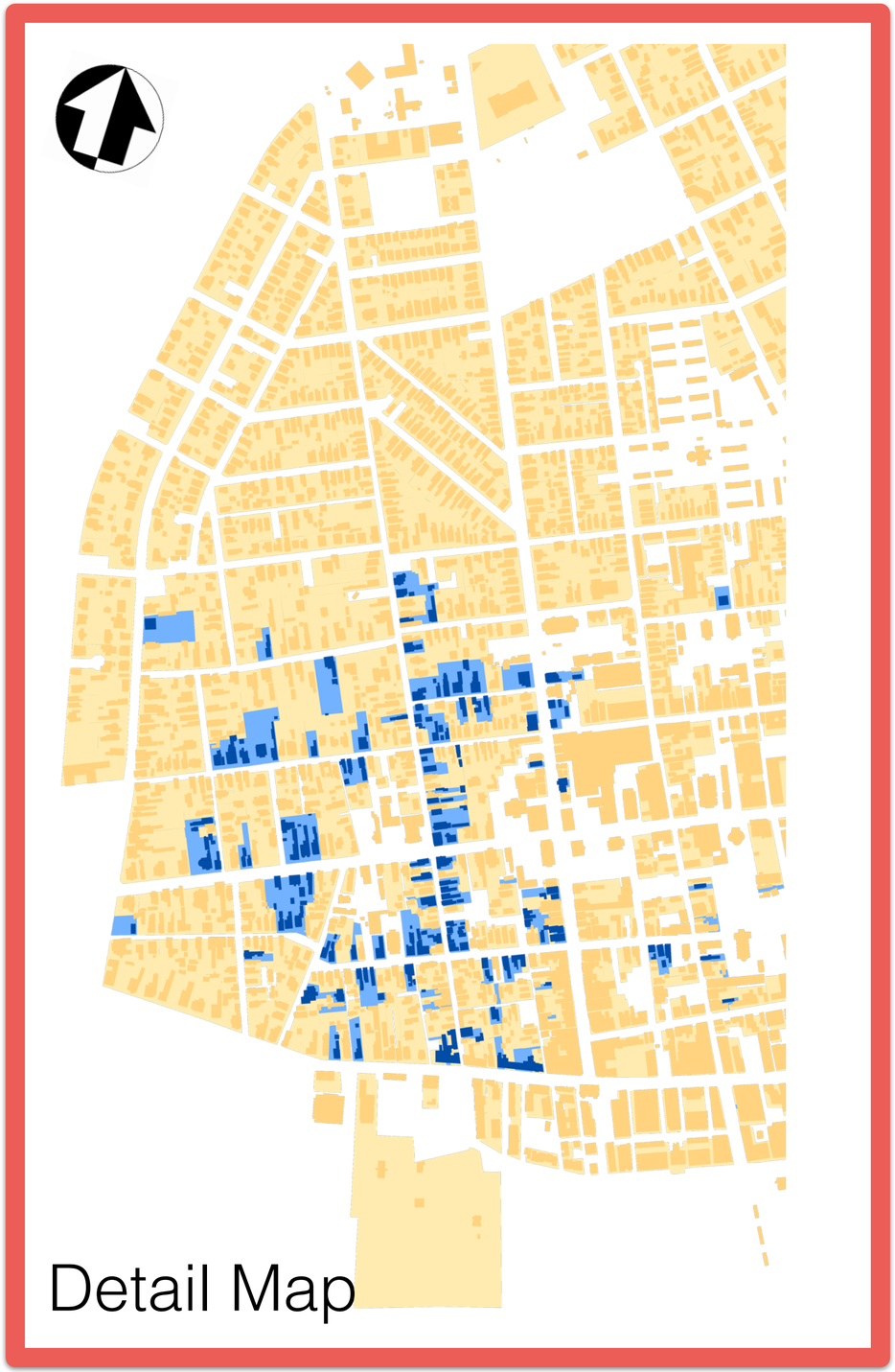


Urban3

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**



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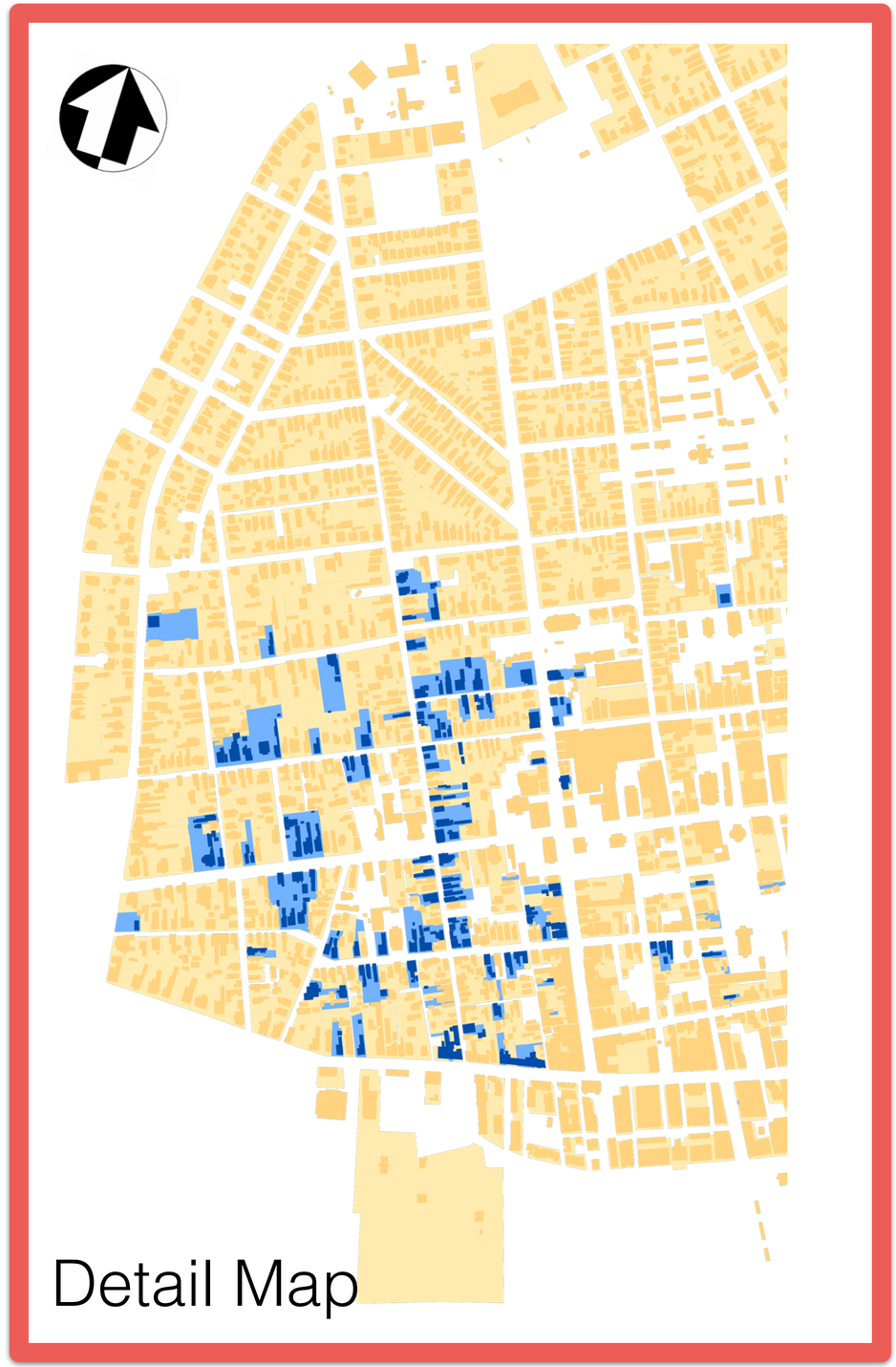

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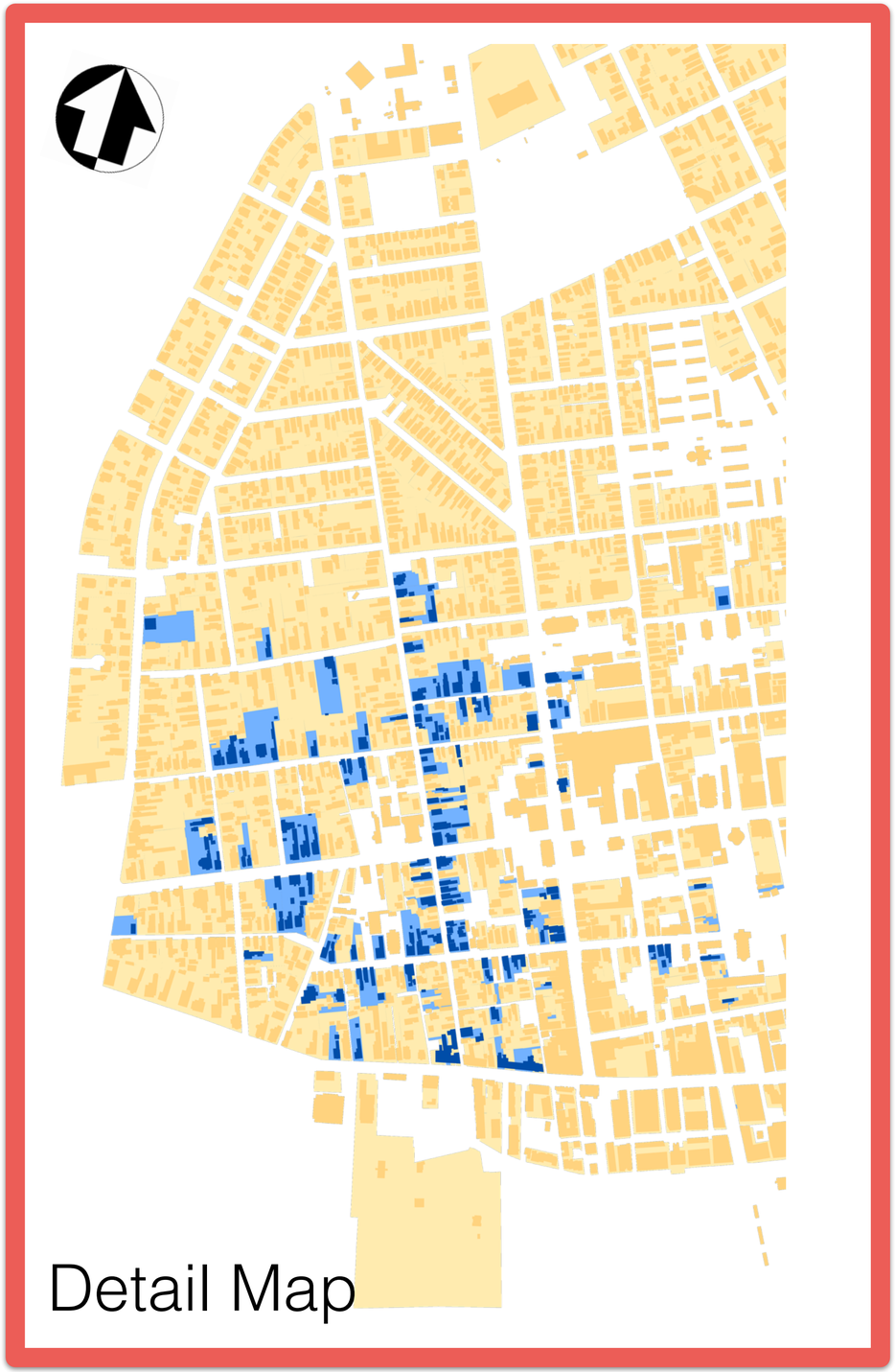

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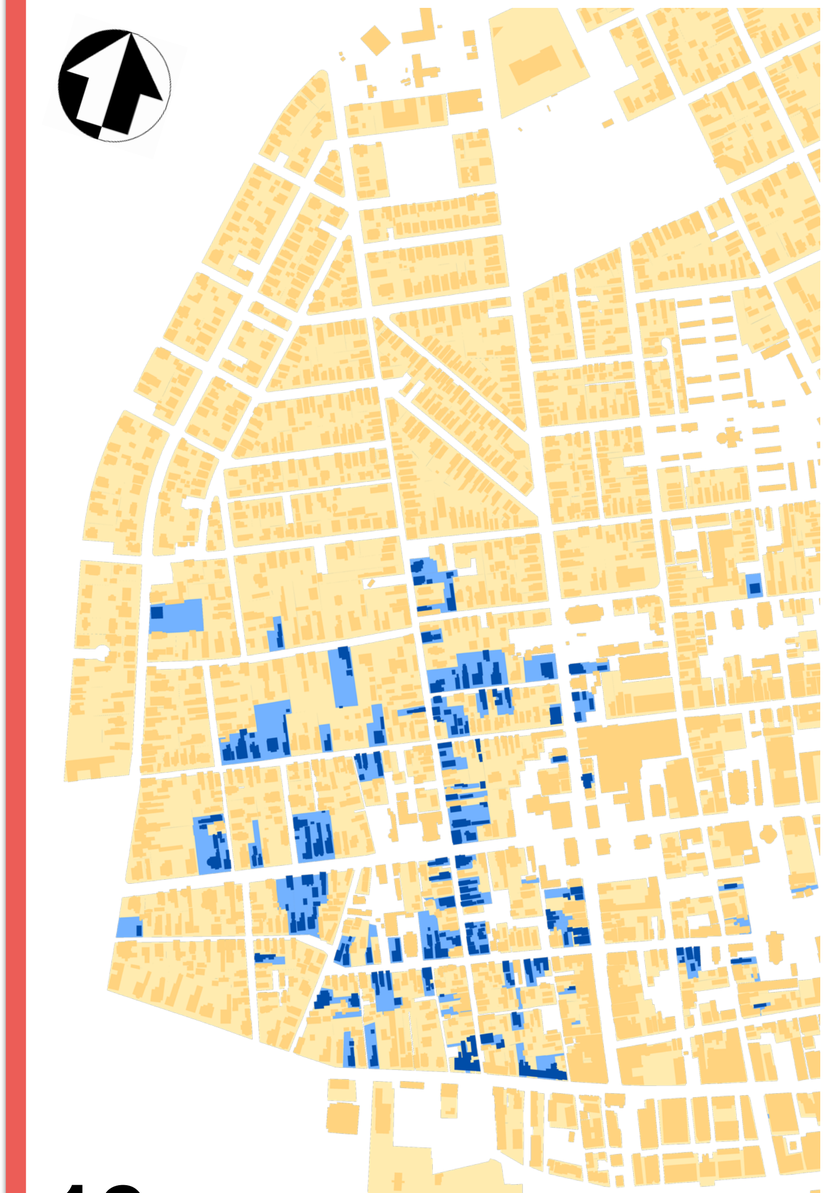


13x the County Taxes

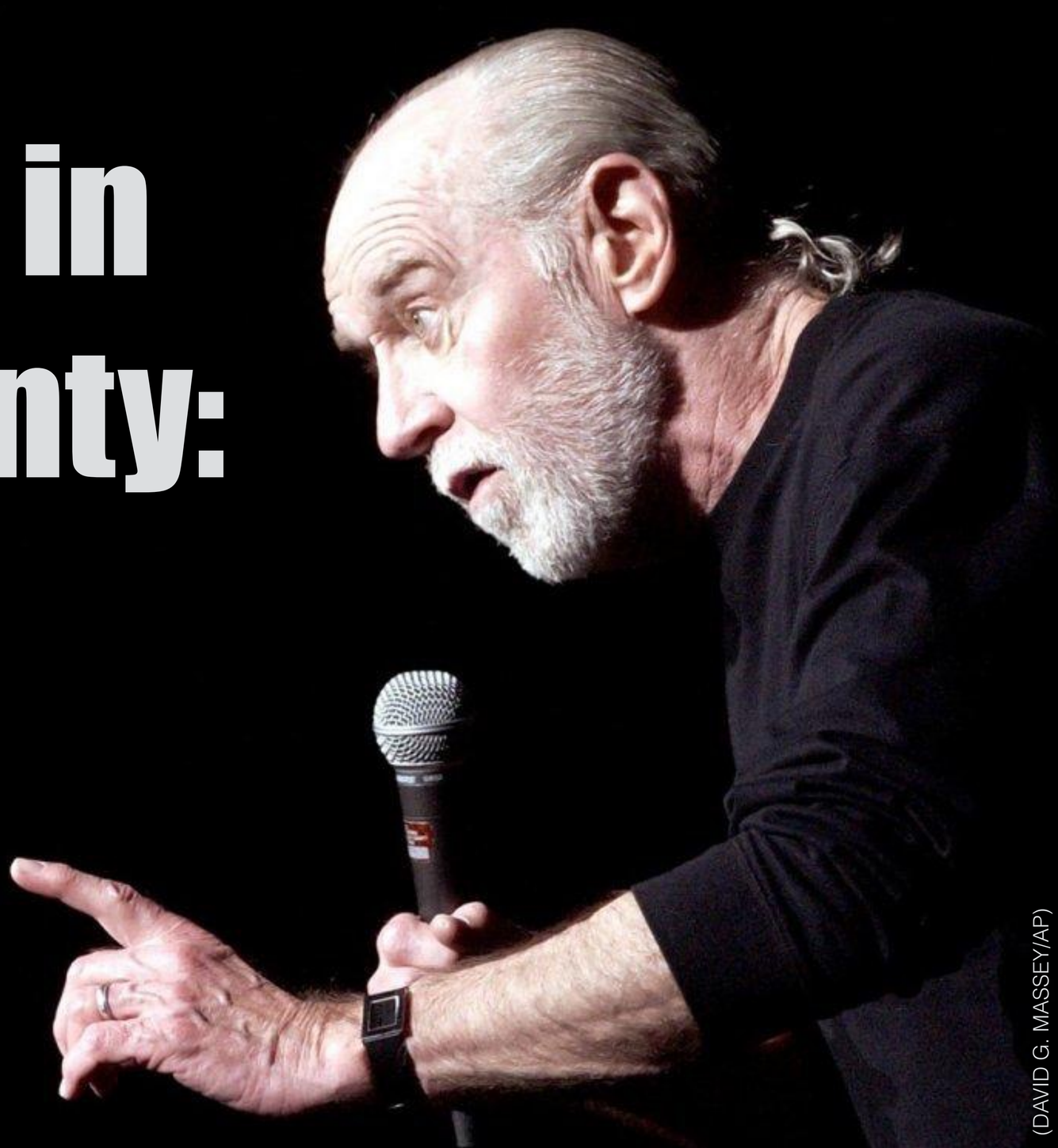
Detail Map

“You are about to show me shadows of the things that have not happened, but will happen in the time before us.”

Ebenezer Scrooge
The Ghost of Christmas Yet to Come
A Christmas Carol

What are the numbers for Gwinnett County?

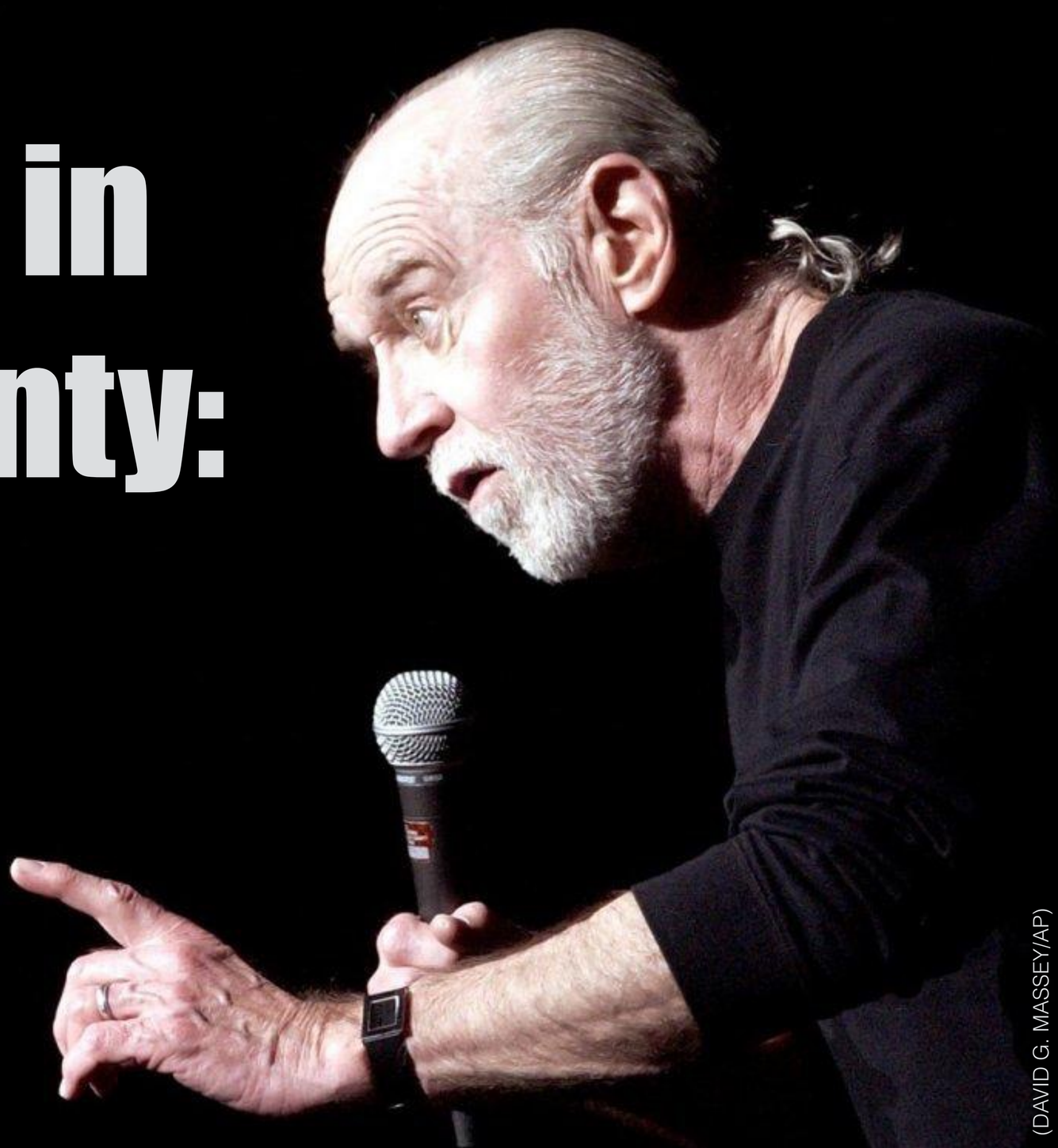
4 Dirty Words in Gwinnett County:



(DAVID G. MASSEY/AP)

4 Dirty Words in Gwinnett County:

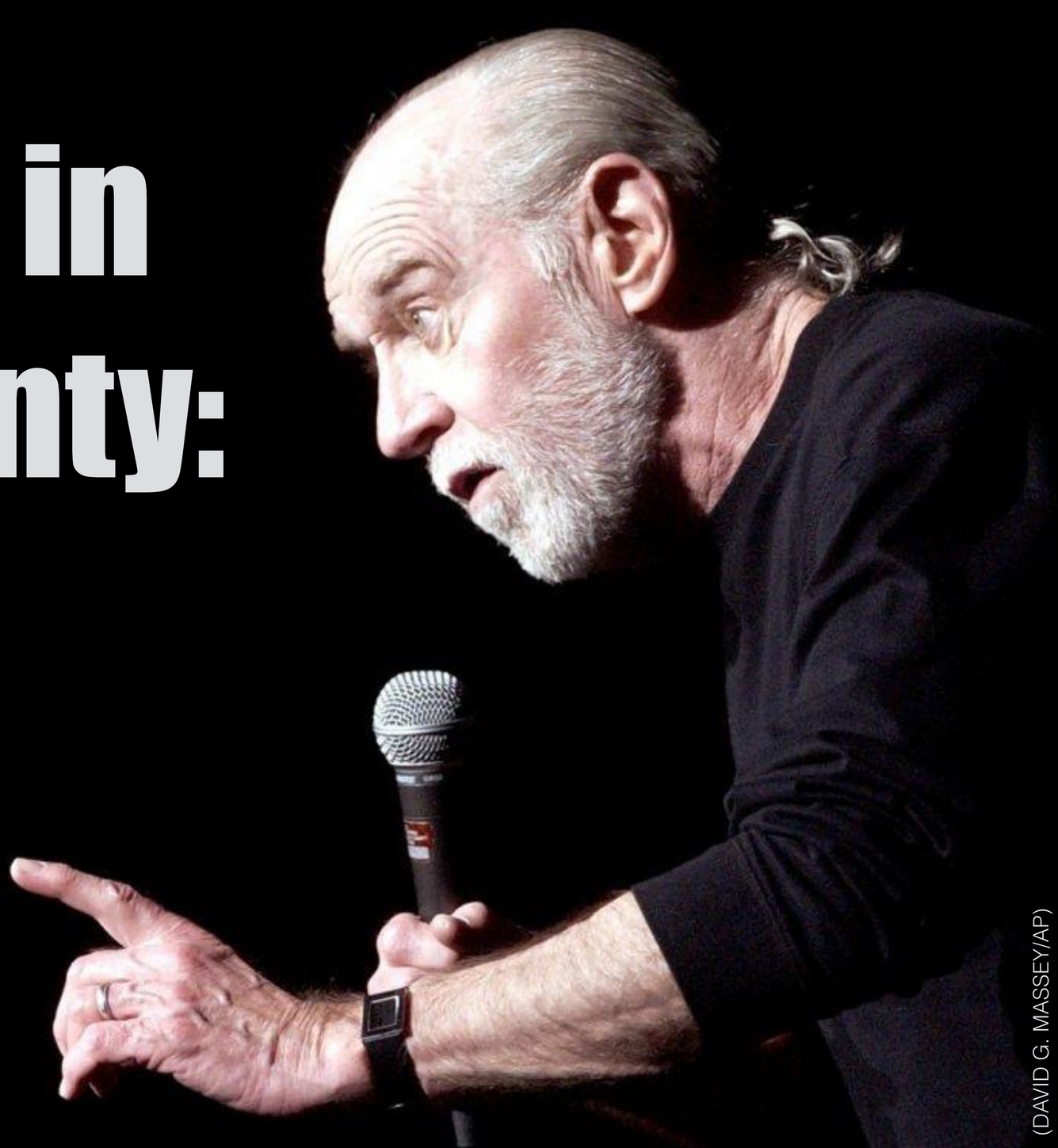
1. Urban



(DAVID G. MASSEY/AP)

4 Dirty Words in Gwinnett County:

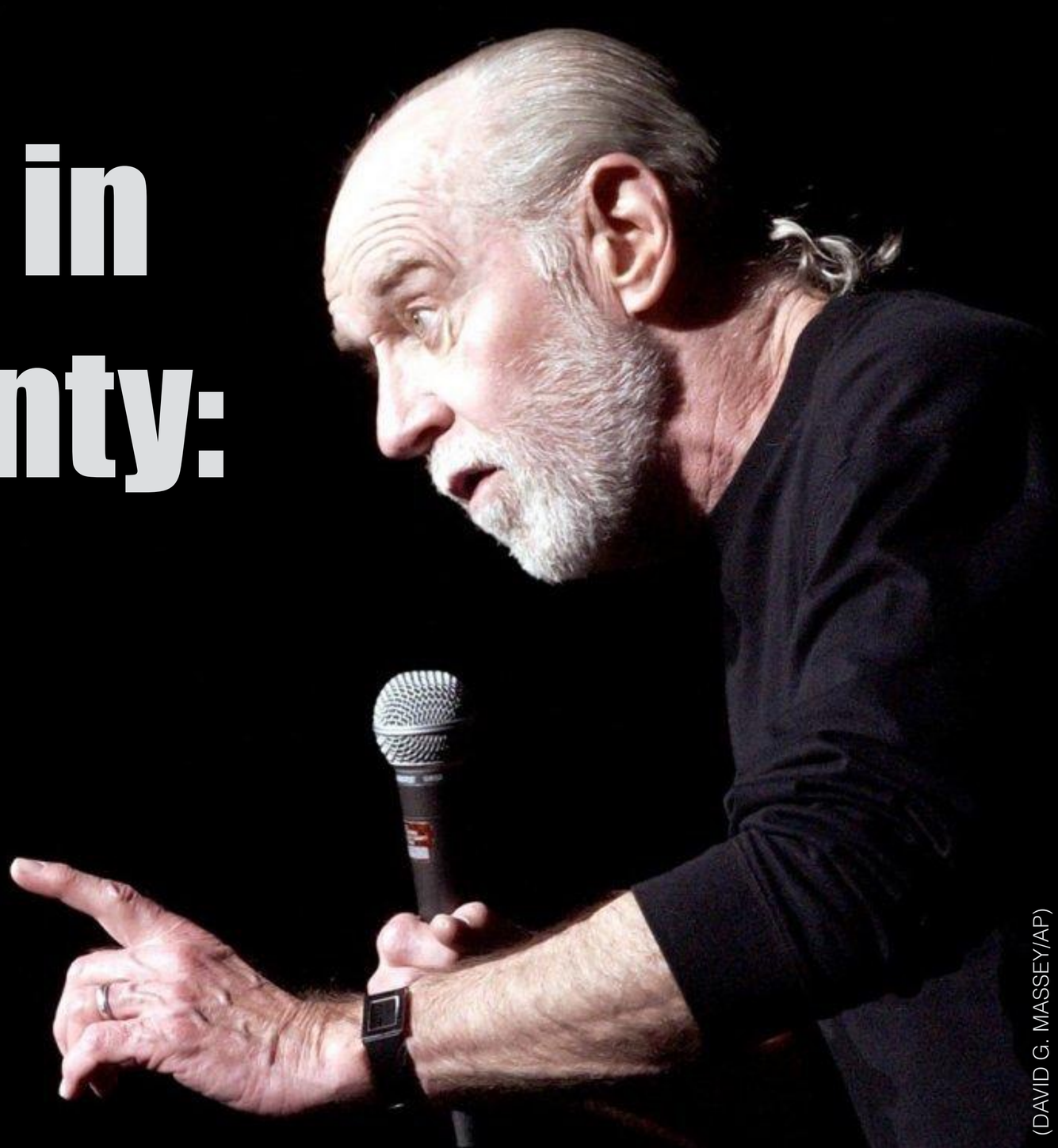
1. Urban
2. City



(DAVID G. MASSEY/AP)

4 Dirty Words in Gwinnett County:

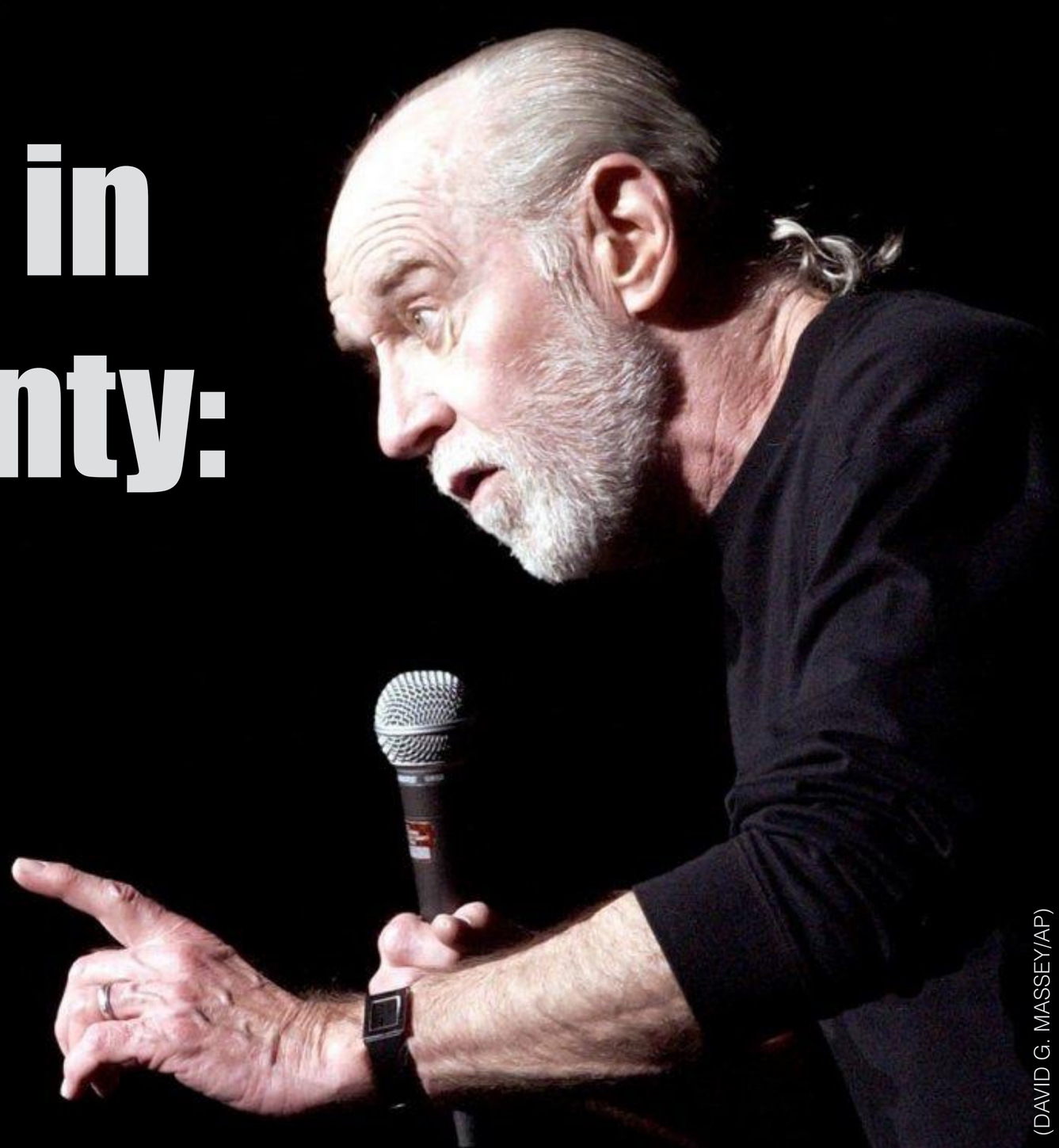
1. Urban
2. City
3. Town



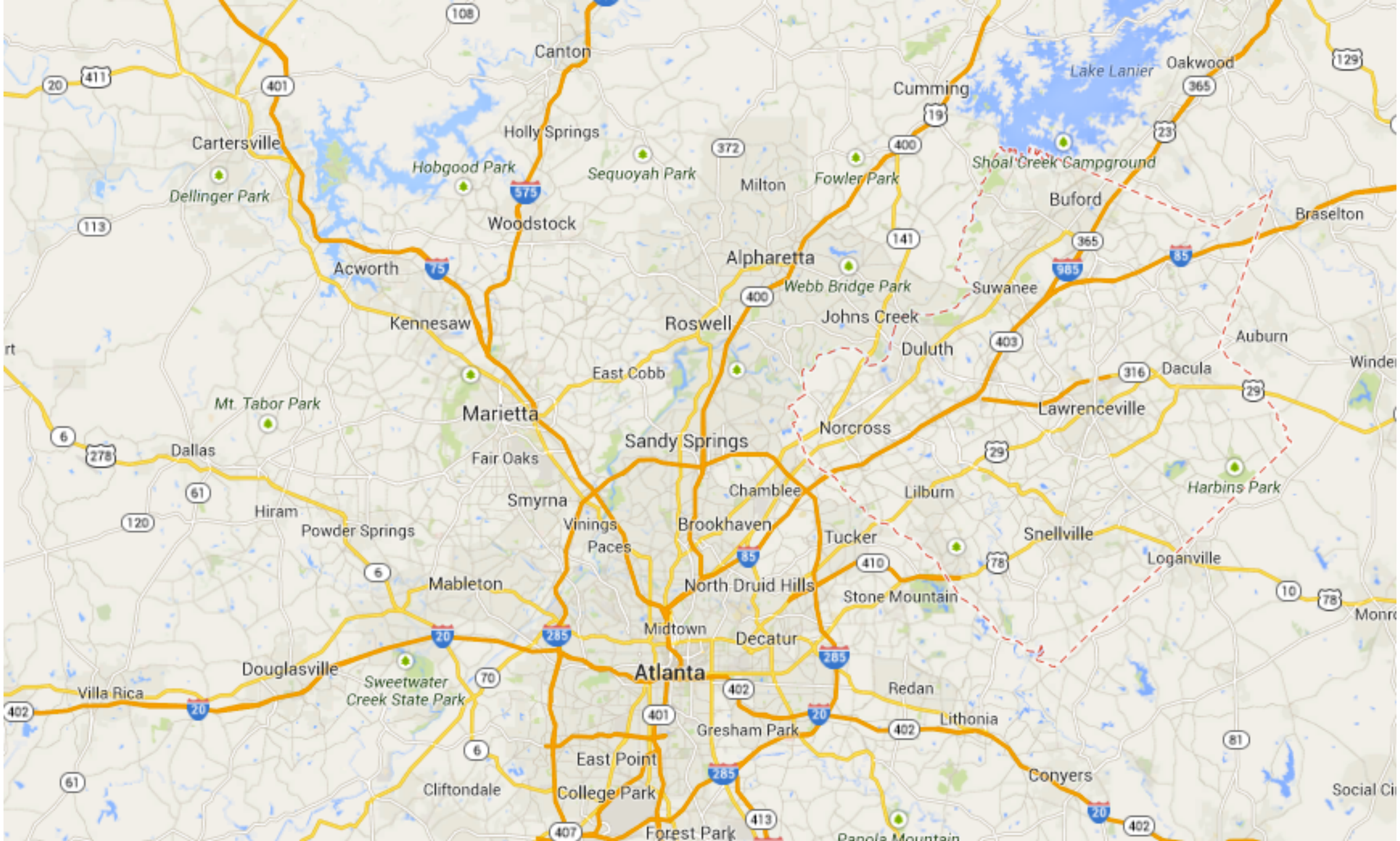
(DAVID G. MASSEY/AP)

4 Dirty Words in Gwinnett County:

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



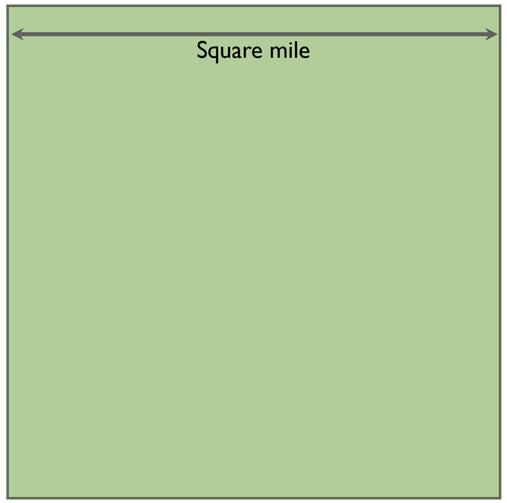
(DAVID G. MASSEY/AP)


Canton
Cartersville
Holly Springs
Hobgood Park
Sequoyah Park
Milton
Fowler Park
Cumming
Lake Lanier
Oakwood
Shoal Creek Campground
Buford
Braselton
Dellinger Park
Woodstock
Acworth
Alpharetta
Webb Bridge Park
Suwanee
Johns Creek
Duluth
Auburn
Kennesaw
Roswell
East Cobb
Dacula
Mt. Tabor Park
Marietta
Lawrenceville
Norcross
Sandy Springs
Fair Oaks
Dallas
Harbins Park
Chamblee
Lilburn
Smyrna
Hiram
Vinings
Brookhaven
Tucker
Snellville
Powder Springs
Paces
Loganville
Mableton
North Druid Hills
Stone Mountain
Midtown
Decatur
Douglasville
Atlanta
Sweetwater Creek State Park
Villa Rica
Redan
Lithonia
Gresham Park
East Point
Conyers
Cliftondale
College Park
Forest Park

Density - People per Square Mile

= 100 people

Source:US Census

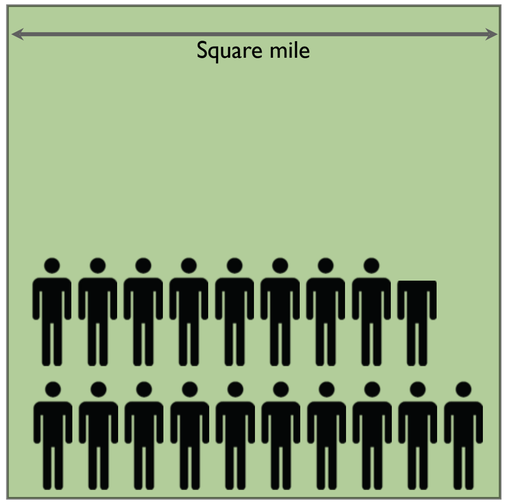


Gwinnett, GA

1,871 people/Sq. Mi.

Density - People per Square Mile

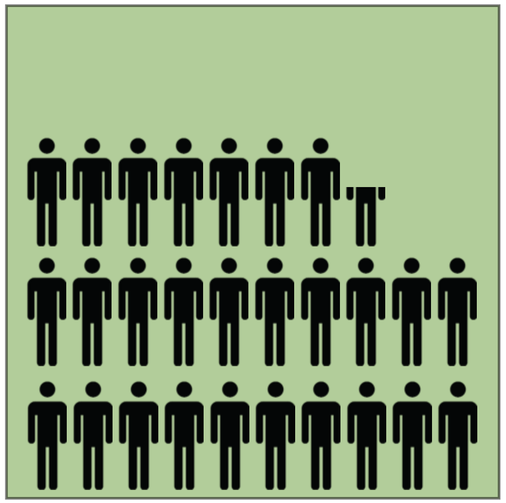
= 100 people
Source:US Census



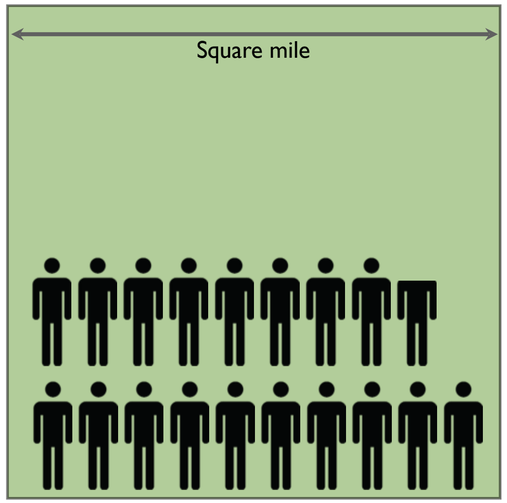
Gwinnett, GA
1,871 people/Sq. Mi.

Density - People per Square Mile

= 100 people
Source:US Census



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



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