













Charlotte







Asheville

Charlotte







Asheville

Charlotte



























# 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 United States!!!
- 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 the elected officials were indicted, the Mayor committed suicide



### Thomas Wolfe

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





to the Upbuilding of Western North Carolina

WEATHER

Sumy and wartn today. Map, data on Page 1.

107th Year . No. 184

15c Daily

Asheville, N. C. 28802, Friday, July 2, 1976

AP, AP Wirephoto

## Fifth Victim Of McDowell County Prison Unit Fire Dies

McDowell County prison unit Potter, 18, of Todd. claimed its fifth victim Thurs-I p.m. in Memorial Mission

Four other inmates who died were identified as David Rice. day the incident started about

Wednesday night's fire at the of Hendersonville; and Lonnie

day afternoon with the death of primmers to Asheville hospitals Care Lowe of Hildebrand, who for emergency treatment, apdied of massive burns at about porently began with a protest smashed by the instale. The

Knetsky, assistant

19, and Clyde Brazil, 20, both of \$20 prin. Wednesday when a At about 8:15 p.m., he mid, Asheville: Robert Dension, 19, galand tried to confluentle two they started a fire on a picnic of Henderscentifie; and Lonnie radios because the familiary had table inside the domnitory with been playing them without

by ismates over the confincation guard threatened disciplinary

After dinner, Kautzky said, "B" met and began protesting.

the fire, but one inmate pushed paper, then stacked four muta motores into the smouldering fire, then other impates added

tis Rateliff, chairman of the Buncombe County Com-

mission: Eugene C. Ochsenreiter, mayor of Asbeville,

and Cindi Drake, Miss Asheville, (Staff Photos by

Congress

hailed the record as a quiet

revolution that could lead to a

balanced federal budget by

Under

Lt. Mack Wilson, shift officer their mattreases. Three maltreases have all on duty at the time, said the fire was first noticed when Set. Elener Macogone went to the dormitory and saw the mattrespes smouldering on the the seriousness of what they were doing."

mattresses were removed from mindemeanors who had if heated sufficiently," he said, previously escaped or who were adding that requests for new considered management mattresses have been made problému.

situation, Kantzky said, was the elements of a Mokotov partly because of a shortage of Cocktail," Kautsky said. "I personnel (five staff members don't think the inmates knew were on duty Wednesday night) and the volatility of the mat-

The mattresses are made of polyethylere. Kautzky said, and once their flame retardants wear out, they are highly flammable.

The second problem, that of understaffing, has also grown

legitimate or not," he said. I'm afraid we're paying the price of years of dereliction in

Kautzky said the McDowell facility is not overcrowded. The prison can hold 75 inmates but more staff is needed to handle

-Turn To Page Three

#### Open Cut Answers Avoided

(Related Story On Page 17) By JODY MEACHAM Citizen Staff Writer

Asheville City Council declined Thursday to clarify its June 17 resolution apposing the Beaucatcher Mountain open cut. at the request of a local civic

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

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

"There apparently was, great deal of confusion as resolution on Bear other Mountain," Wright sale are asking you to clar confusion in the minds of citizent of Asheville."

Councilman Otis Michael, who introduced the resolution, said it represents the opinion of a four-member majority of Council tut is not an official Council

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 out and would like to hive twin timuels."

Saying Thursday that "T've been misquoted by the media many times," Dr. Michael sald his resolution is the same as previous ones passed by Council on the tunnel open cut issue except that it stated a tunnel

-I prefer twin tunnels and I object to the open cut," he said. What I said in City Council was nothing more than what has been stated previously. I still prefer-tunnels to an open

with DOT administrator Billy Rose would not have been necessary if his resolution had

earphones the night before. The guard took one radio, Kautzky said, and the other was

in the fire Wednesday night director of prisons, said Thurs- the 33 instates in dorrolloxy

Kautsky said .Thursday be

The inmates at the McDowell

# Court Strikes Consent Rule In Abortions

that neither husband nor parent can be given veto power over a the first three months of pregworman's decision to have an abortion.

sions of a Missouri law which require the consent of the husband of a married woman and e consent of at least one paré a single woman under 18. vote was 6 to 3 on the requiring the husband's est, with Chief Justice arren E. Burger and Justices

The court struck down provi-

Byeon R. White and William H. Rehnquist dissenting. Justice John Paul Stevens joined Burger, White and Rebsquist in maintaining that the

parental consent requirement should have been upheld. The decision appeared to leave the way open for states to impose some provisions for parental consent, at least at some ages, as long as they did not amount to "parental veto."

"Our holding ... does not gress spent \$372.4 billion on the suggest that every minor, refederal budget in the fiscal year that just ended - \$2.4 bil- gardless of age or maturity, may give effective consent for lion less than it had set as a termination of her pregnancy. Leaders in the new congress Justice Harry A. Blackman sional budget-making process said for the court.

Summer is the time of year when you should study the travel folders to find a place

It was the court's first major quice the cornent of husband WASHINGTON (AP) - The abortion decision since the jus- and 14 states impose parental Supreme Court ruled Thursday tices ruled in 1973 that states consent requirements of some may not regulate abortion in kind

> written by Blackman, held that the state could not prohibit "SELICIONAL abortions until after the stage at which the fetus would be

lise Durling, national director Abortion Rights, predicted that

able to live on its own. of the Religious Coulition for ruled the law uncoresitational.

Artion League said 12 states re- sulting her parents.

court suggested that a parentalconsent law adopted by Mansuchusetts might be con-

That law calls for consent of both parents but permits a judge to everride their decision. A three-judge federal court

Massachusetts officials ap-Thursday's decision would "de- pealed, arguing that the law escalate the abortion con-would permit a pregnant teenager to get a court order for an The National Abortion Rights abortion even without con-

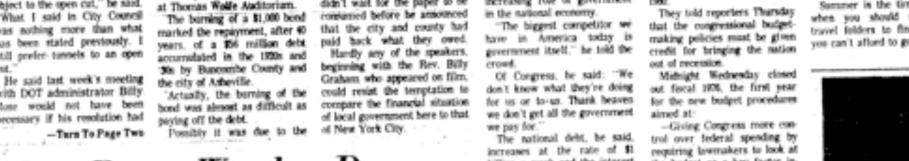
#### American Faces For The Fourth

The Community Life section celebrates the Foorth 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 Crowe. chief of the Eastern Band of Cherokee Indians, answers these Today's Chuckle questions in an exclusive interview with Bob Terrell, the first for mal interview Crowe has granted a reporter since the 1950s.

> Plus ... Walter Scott's Personality Parade, color comics, jumbo crossword puzzle, Letter From the Farm and diseas of other regular features.



After 40 Years, The Bonds Are Burned

the band held by Clody Drake, Treasury Jerry Thomas an-

didn't wait for the paper to be increasing role of government

Gary Fields)

the federal government ex-

tended another half billion

Thomas, who was keynote

federal deficit spending and the

dultars in aid to New York

#### -Turn To Page Two Possibly it was due to the of New York City. More Pretty Weather Due billion a week and the interest the budget as a key factor inon that debt accrues at the rate fluencing the economy, rather of \$1 billion every nine days. than just a series of unrelated What we need is a appropriation bills. stiful weather which mostly sunny and warm, with espected to be only slightly less

Prominent participants at the Thursday night

neaker, and Julian A. Woodcock, chairman of the

to Sinking Fund Commission; R. Cur-

\$56 Million Debt

Is Officially Paid

Julian A. Woodcock Jr., chair- paper to smolder, an occasional earlier in the day.

"I new declare the relanding - Miss Asheville, went out as soon - nounced at the ceremony that

But the task was so

Bond Burning Ceremony at the Civic Center were (L-

R) Jerty Thomas, Under Secretary of State who was

bonds are burned and the debt as Woodcock drew the lighter

So went the pronouncement of A second ignition started the

Thursday night's bond burning complished and Woodcock

man of the Buncombe County flame here and there.

Citisen Staff Writer

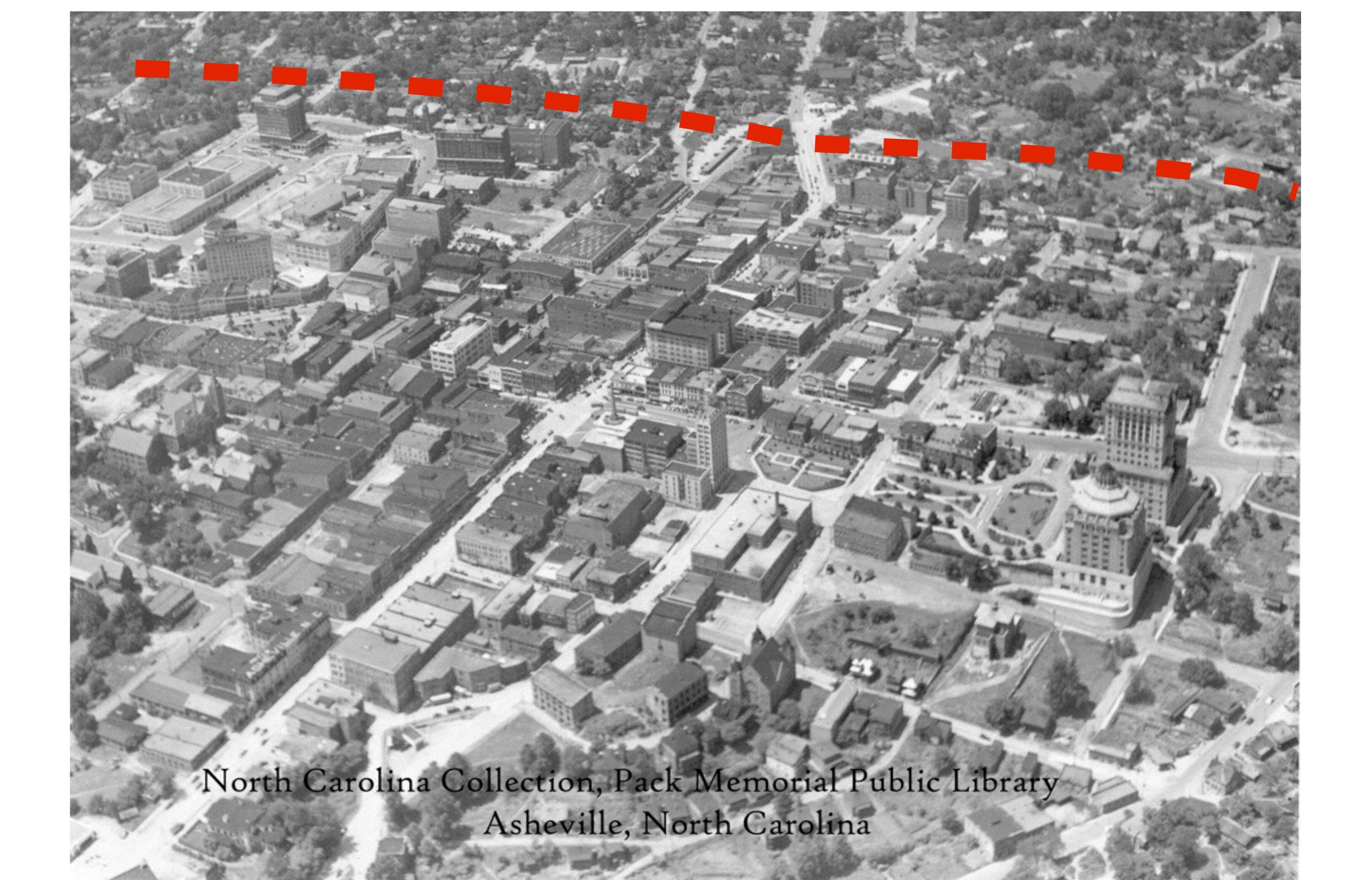
Sinking Fund Commission, at

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

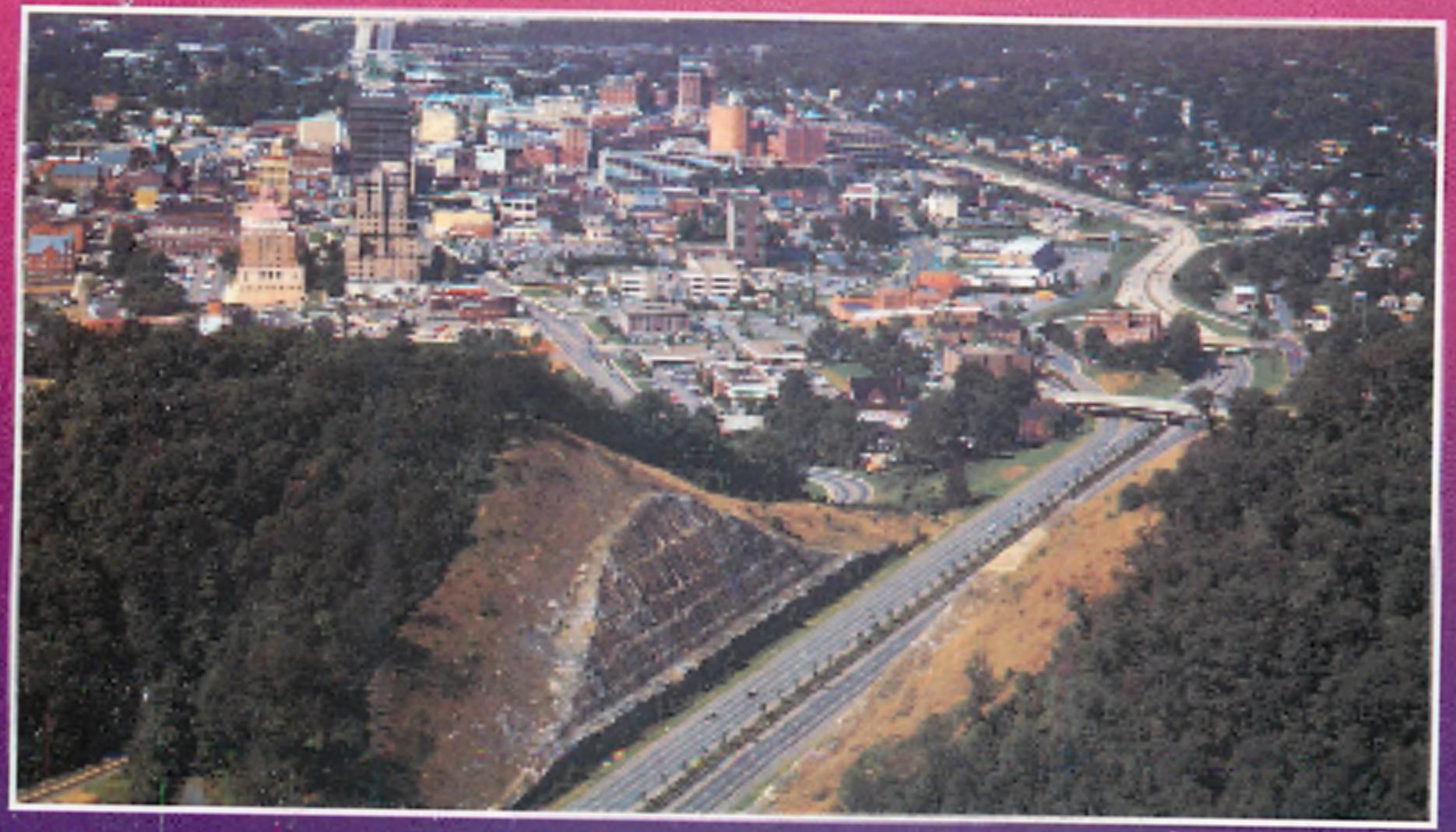
Development outside of downtown was encouraged by the new expressways.











Asheville, N.C.

Land of the Sky

The 73 acre Asheville Mall



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





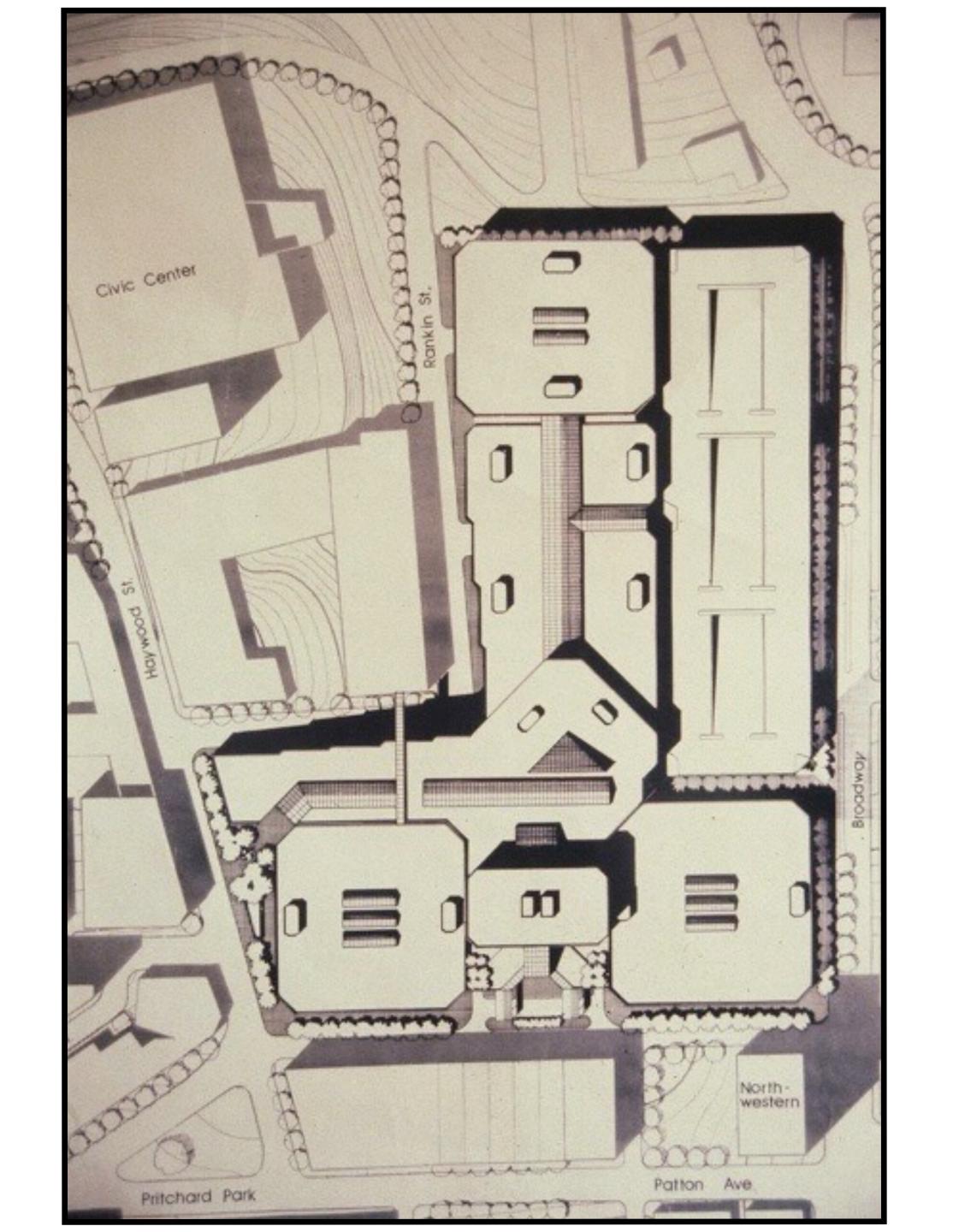


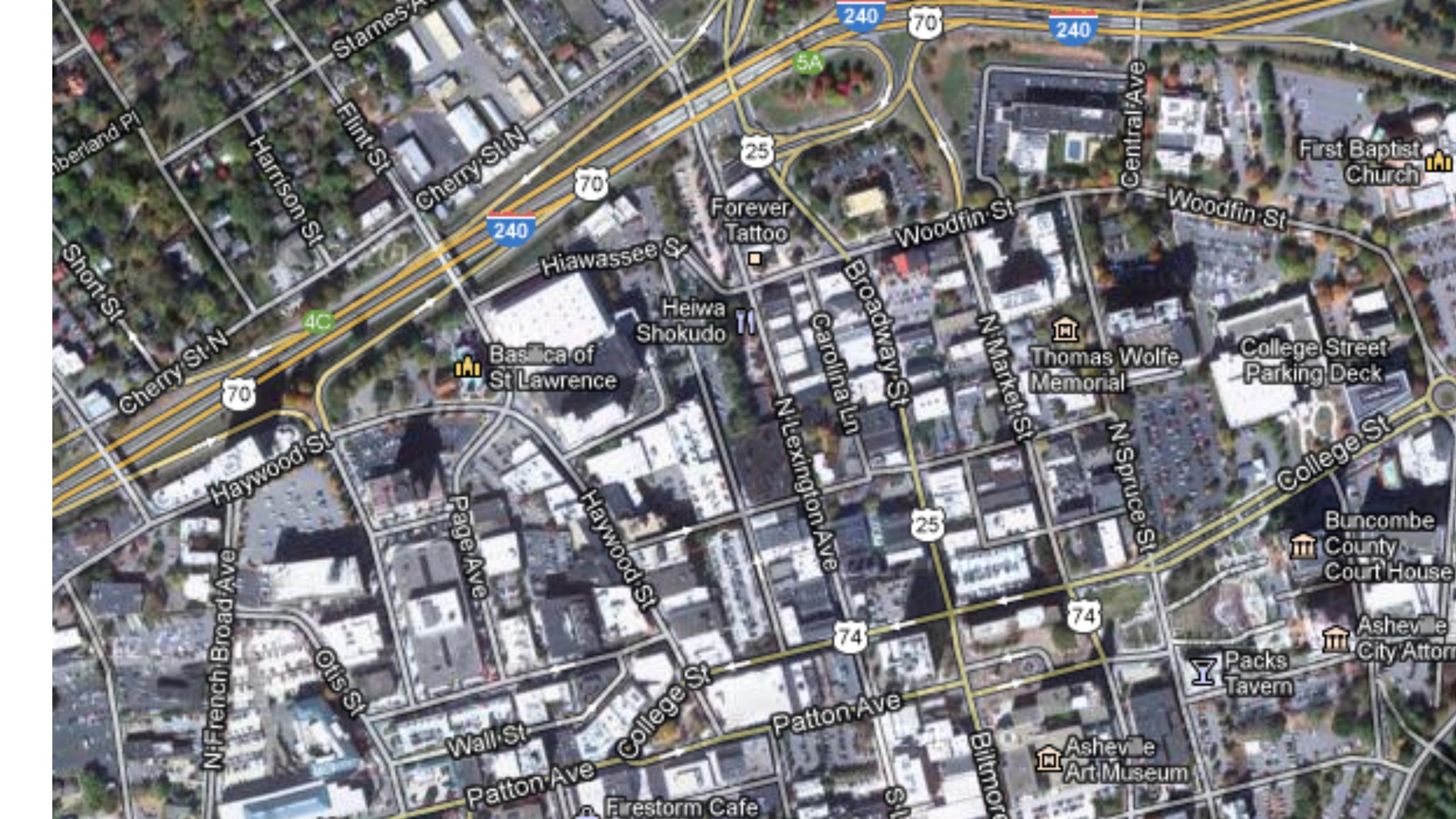


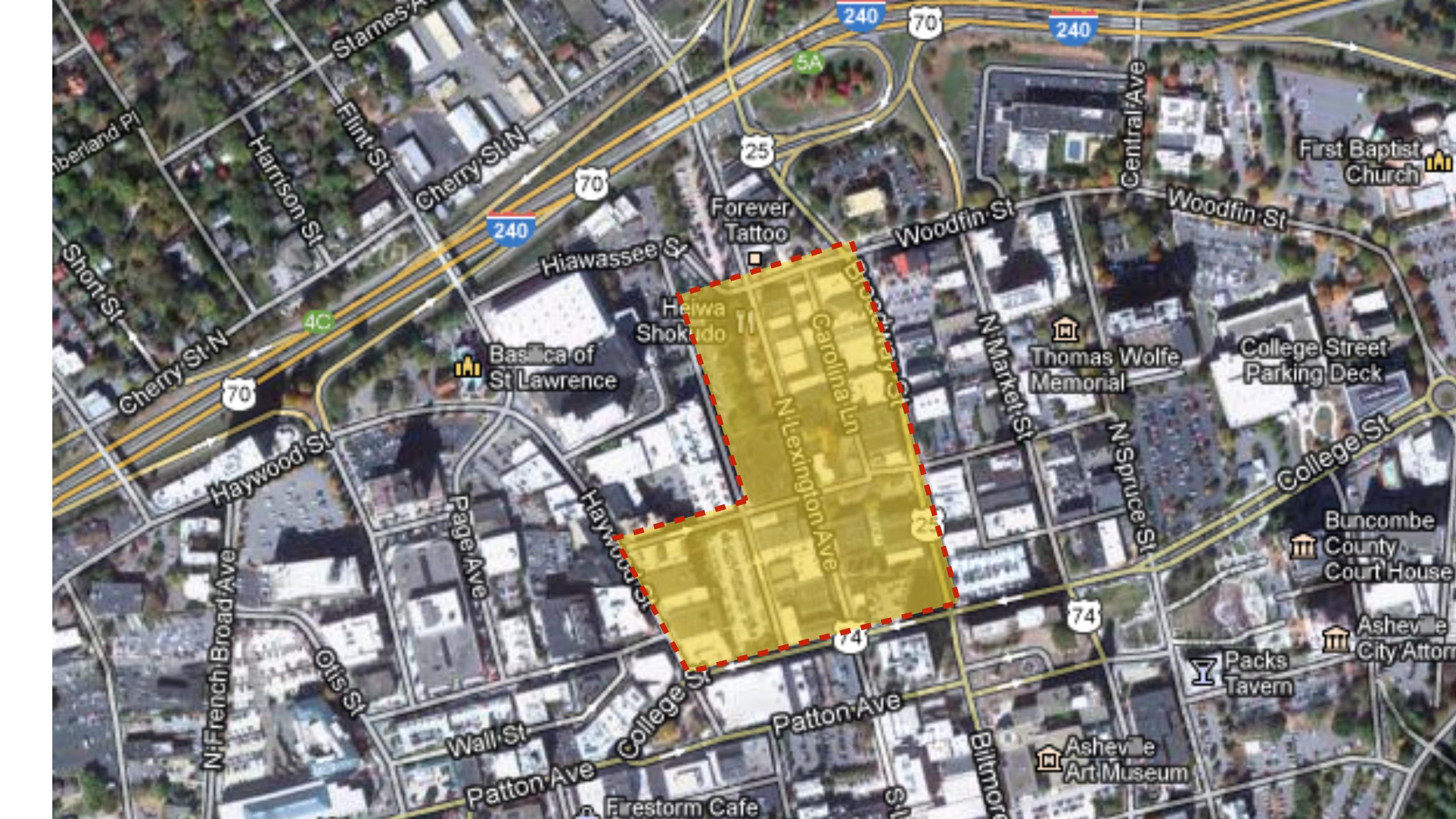


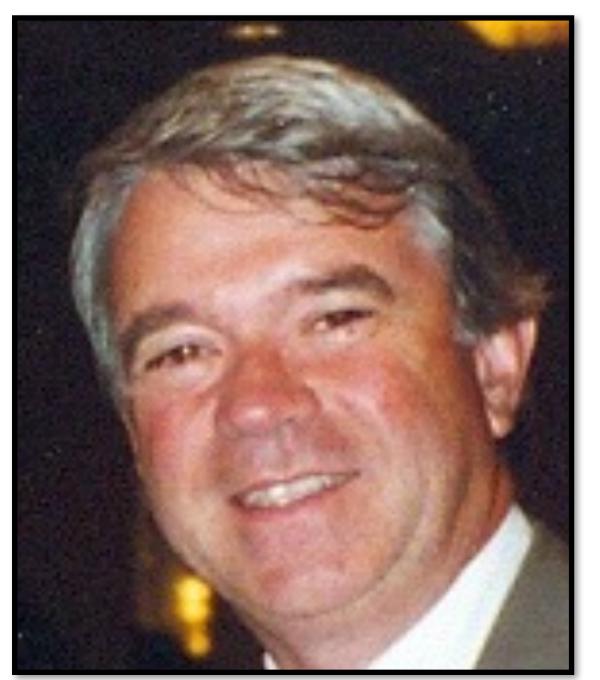
Asheville's de facto motto was:

# "That will never work here - don't even try."









Mayor Lou Bissette



Dr. John Grant



Bob Carr



Ken Michalove

Norma Price

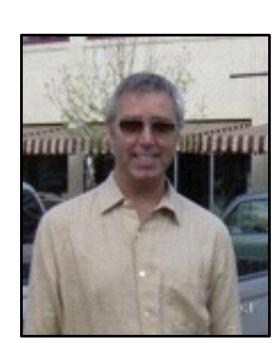
Wilma Bratton

Russ Martin



Robin Daniel





Rick Ramsey



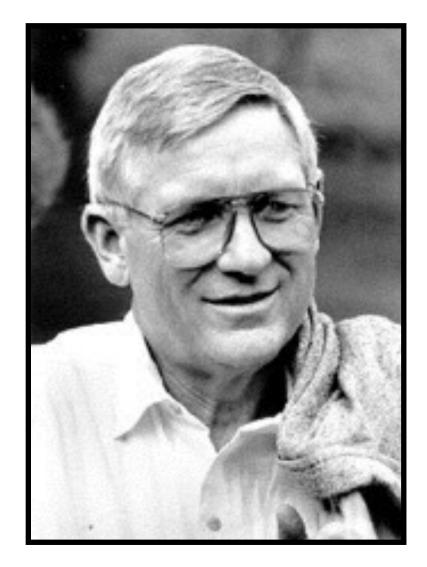
Doug Bean, City Manager



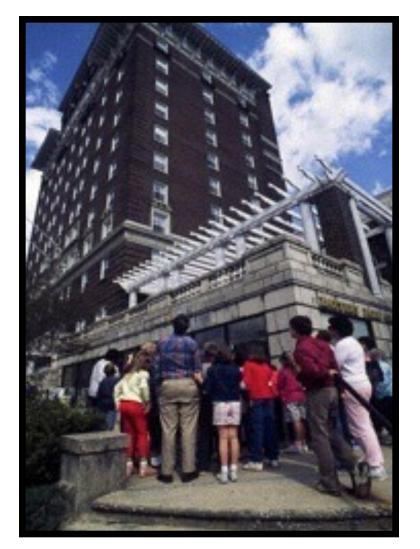
Leslie Anderson



Barbra Field



1928 - 11/19/1994



**AB Vision Project** 



1st Market Rate Housing in 50 Years



The Urban Trail



**Downtown Streetscape Plan** 

WCQS



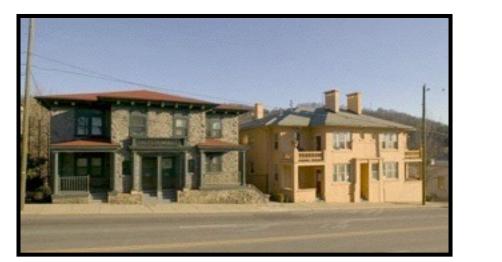


**Urban Design Vision Plan** 

**Pack Place Museum** 



1941 - 11/19/2001



the Alternative Reading Room

# Salsa's & Zambras

# Seeds

City



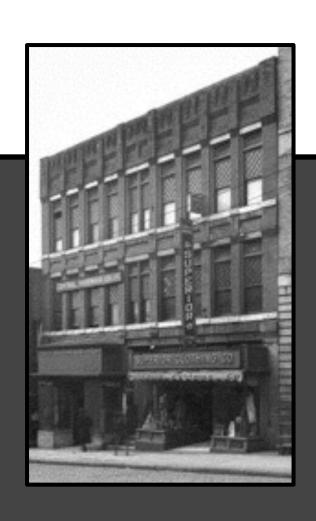






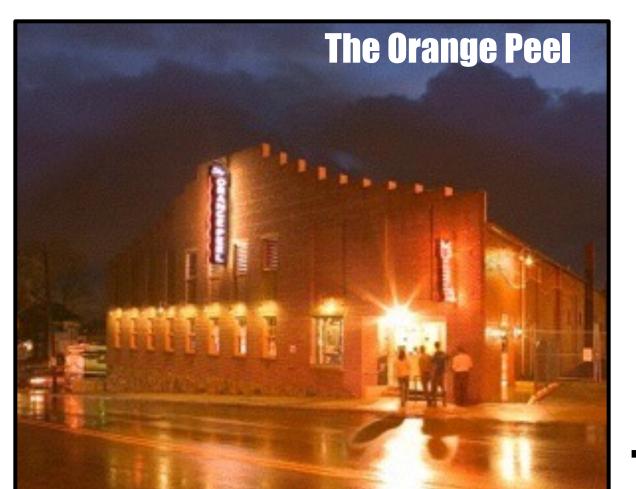
the Dogwo

Urban 3





51 Biltmore



#### **Downtown benches**

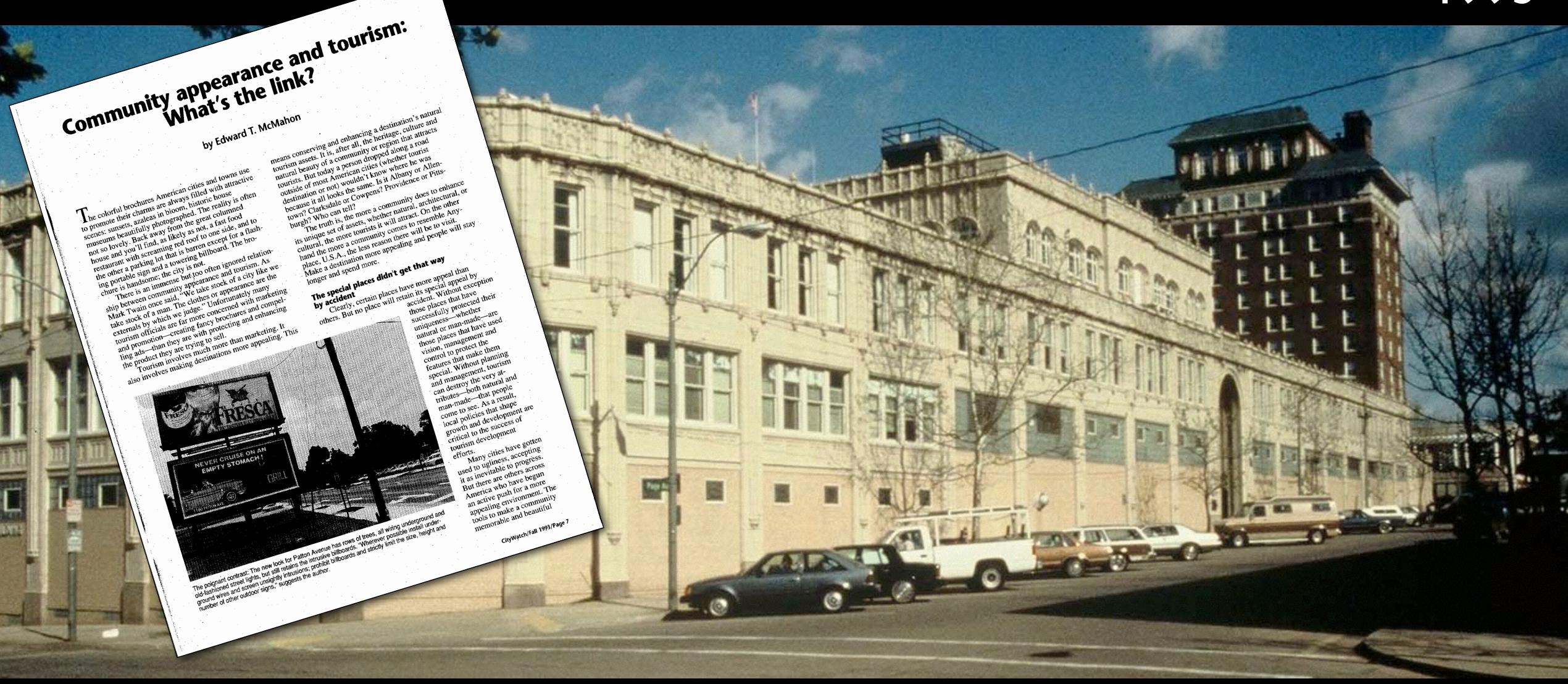


The Public Service Building









Among cities with no particular recreational appeal, those that have preserved their past continue to enjoy tourism. Those that haven't receive almost no tourism at all. Tourism simply doesn't go to a city that has lost its soul.



Top Travel Destinations of 2007

Asheville: #5 of the top 12

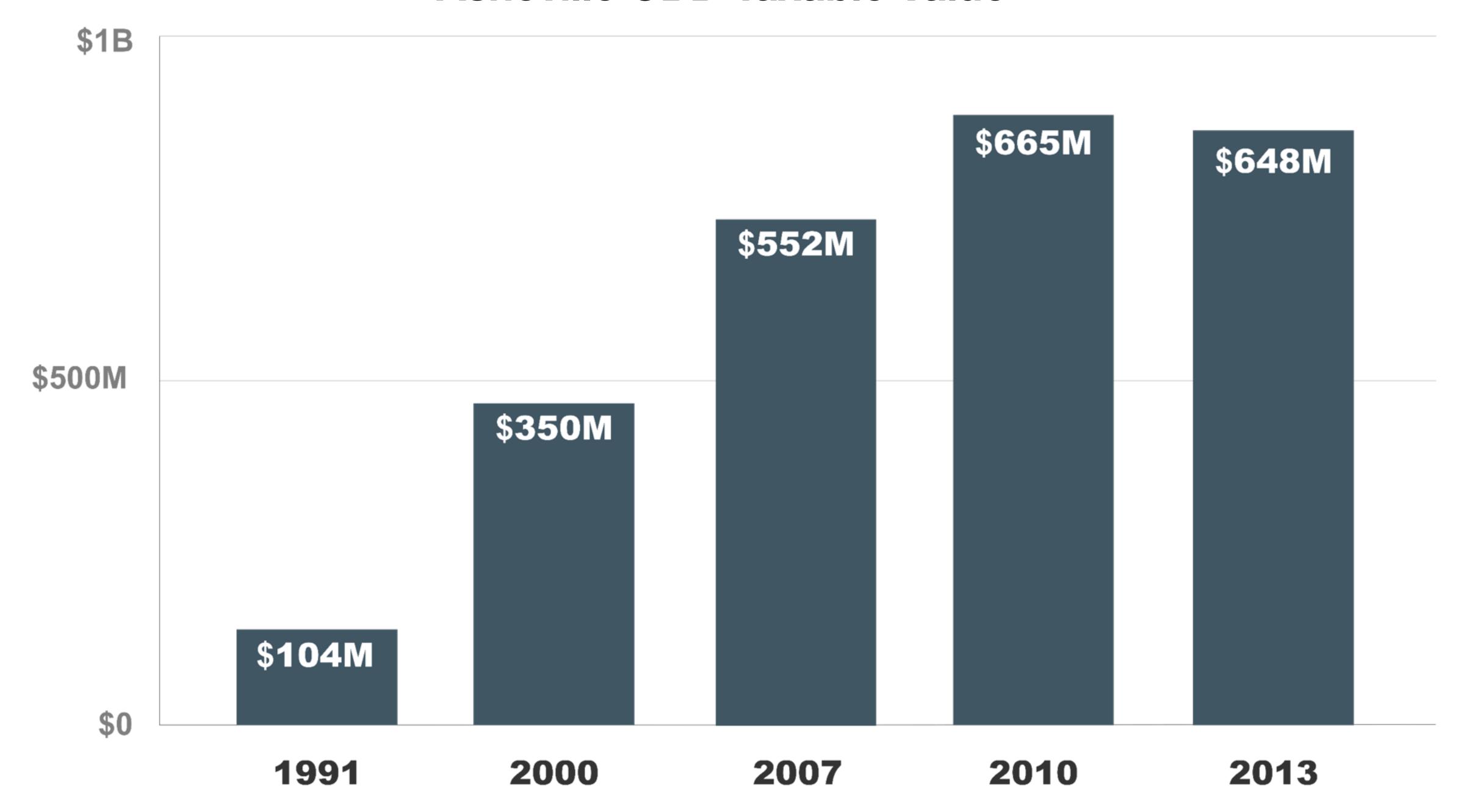
Frommers

# n for Wettust, GUALUIG GSG.

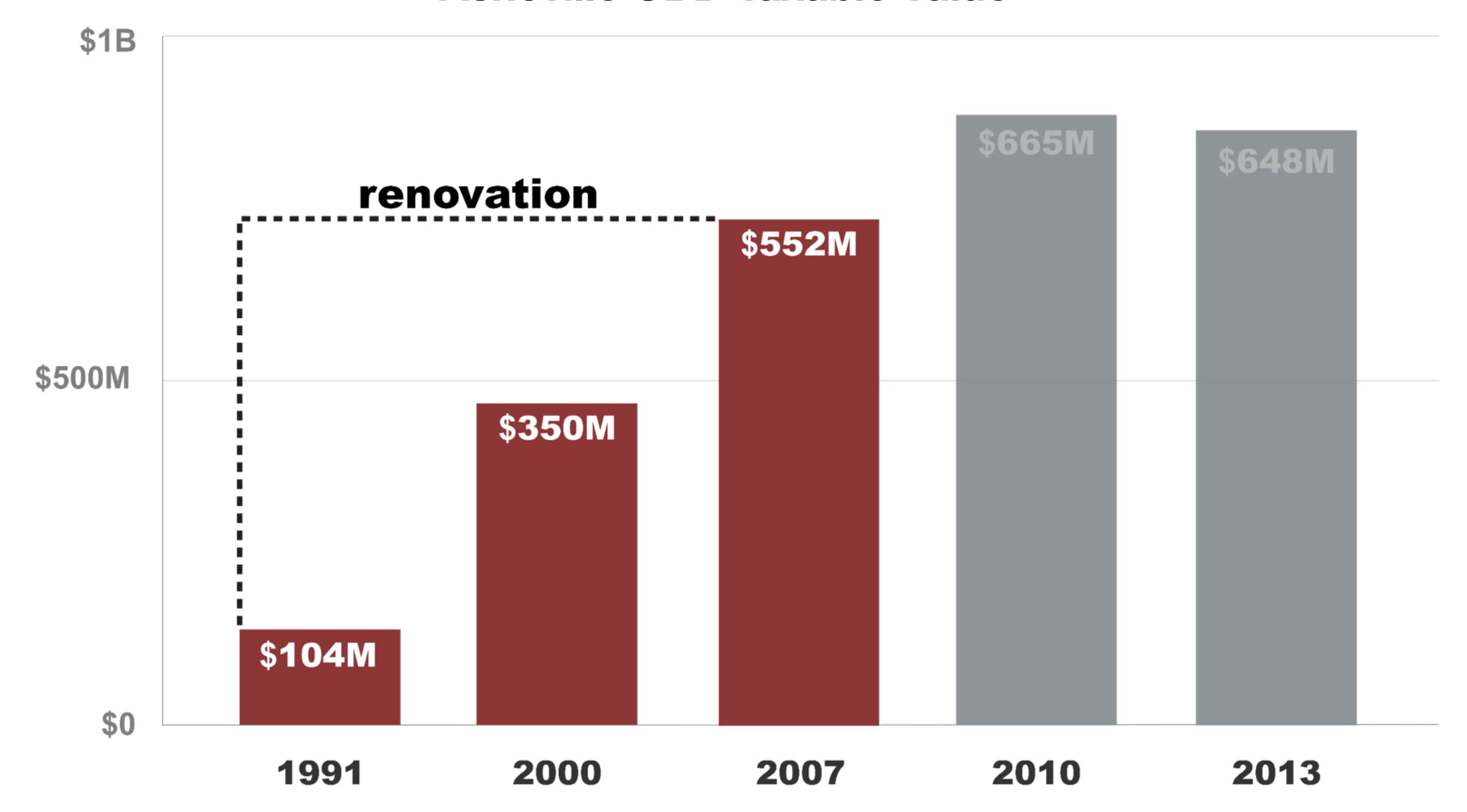
Mayor Michael Bloomberg



#### **Asheville CBD Taxable Value**



#### **Asheville CBD Taxable Value**





#### THE BURDENS OF POOR DECISIONS ARE BECOMING UNBÉARABLE!

- Parking Garages
- Pack Square Projects
- Wall Street Project
- New Garage for Garbage Trucks
- City Hall Beautification Project

4.5 Million & Climbing 10.0 Million & Climbing

1.8 Million & Standing Empty

5 Million Plus

4.8 Willion

26.1 Million & Climbing

In 1990 Asheville City taxes were raise

#### 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 Swicegood 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 YARD.

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

Asheville's de facto motto was:

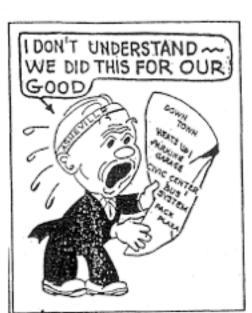
#### BLUEPRINT OF CITY HALL

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:

- 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, Kellwood, Girmes and Stencil, not to mention 3000 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. Turmoil 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

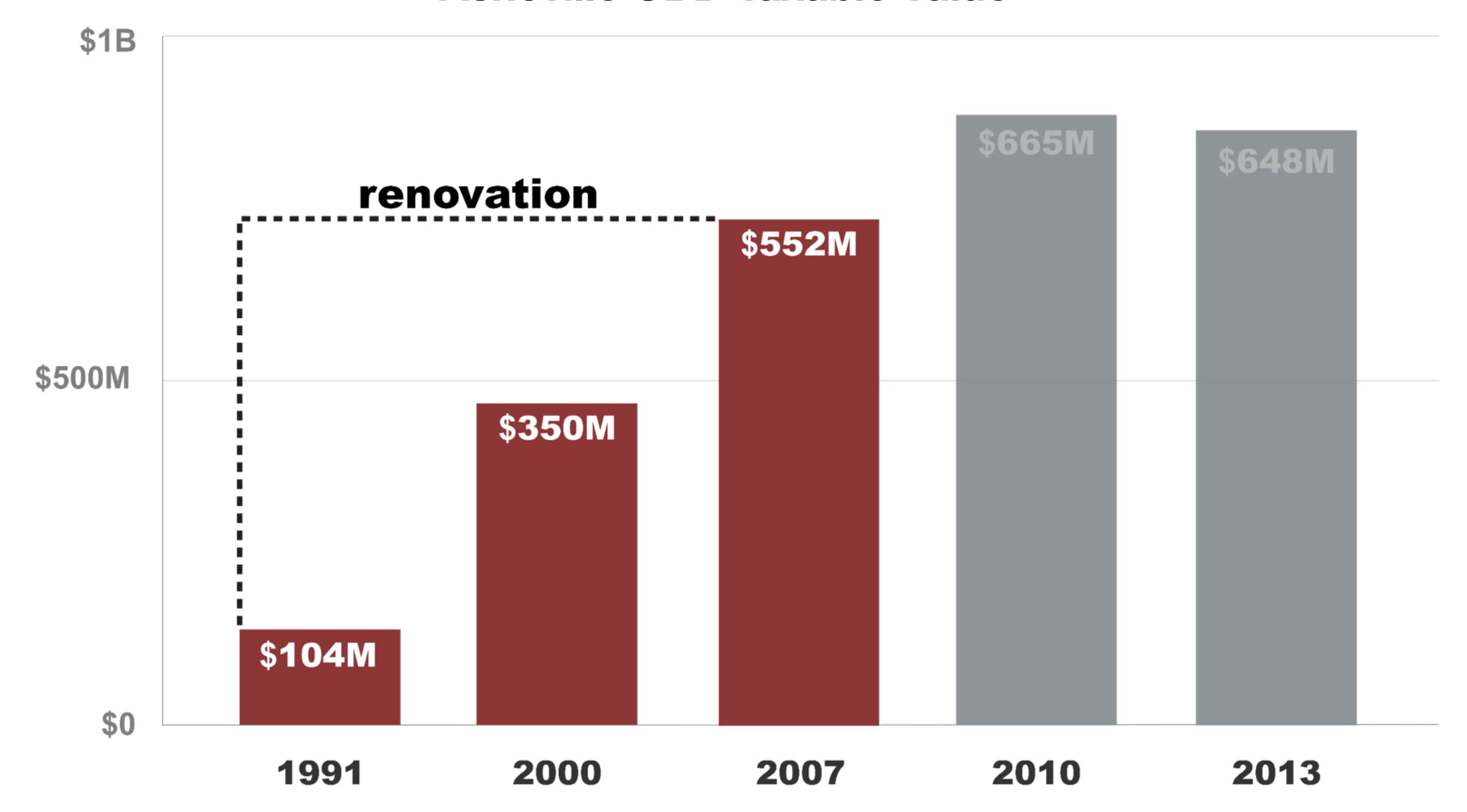
PRICE OUT

MICHALOVE OUT

PAID FOR BY THE CITIZENS TO ÉLECT A NEW CITY GOVERNMENT

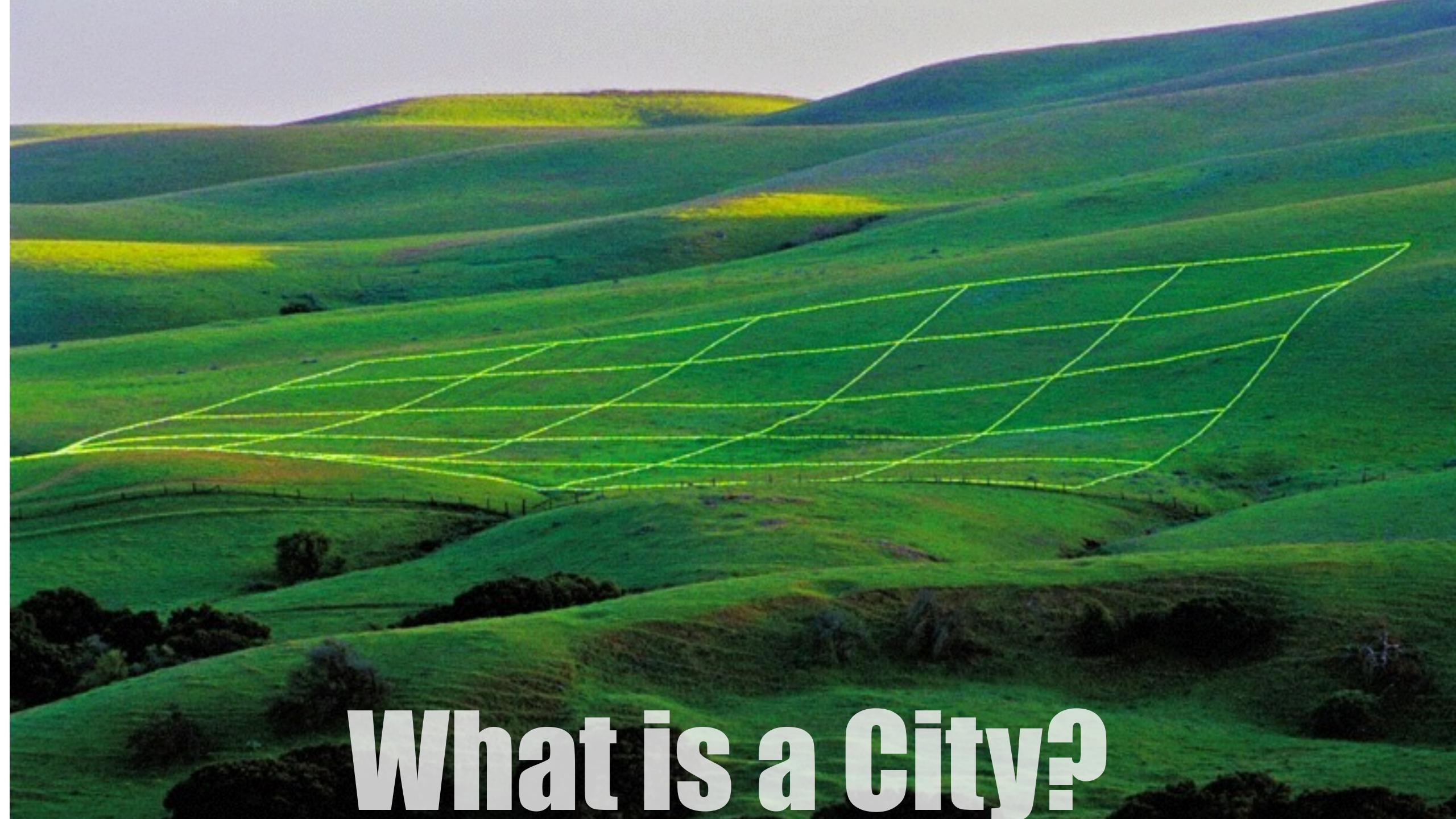
"That will never work here - don't even try."

#### **Asheville CBD Taxable Value**











# RAMERIAN





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 3500%

in 15 years

The lot is less than 1/5 acre





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



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

# My House



0.13 Acres1 unit (2 people + 2 dogs)\$232,000 Tax Value

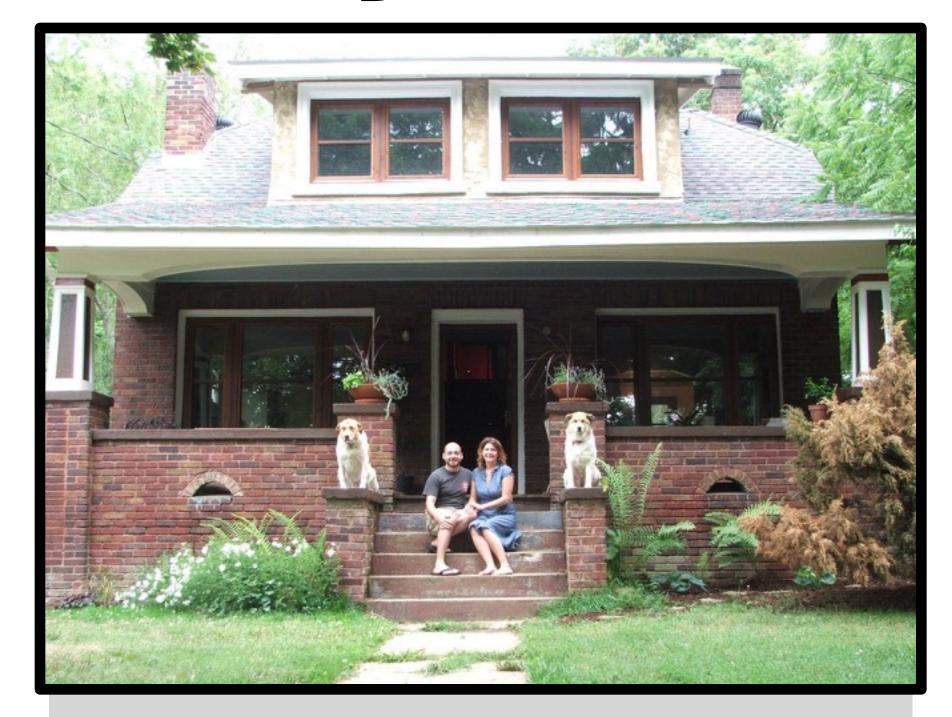


34.0 Acres 220,000 sf Building \$20,000,000 Tax Value



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

# My House



0.13 Acres1 unit (2 people + 2 dogs)\$232,000 Tax Value

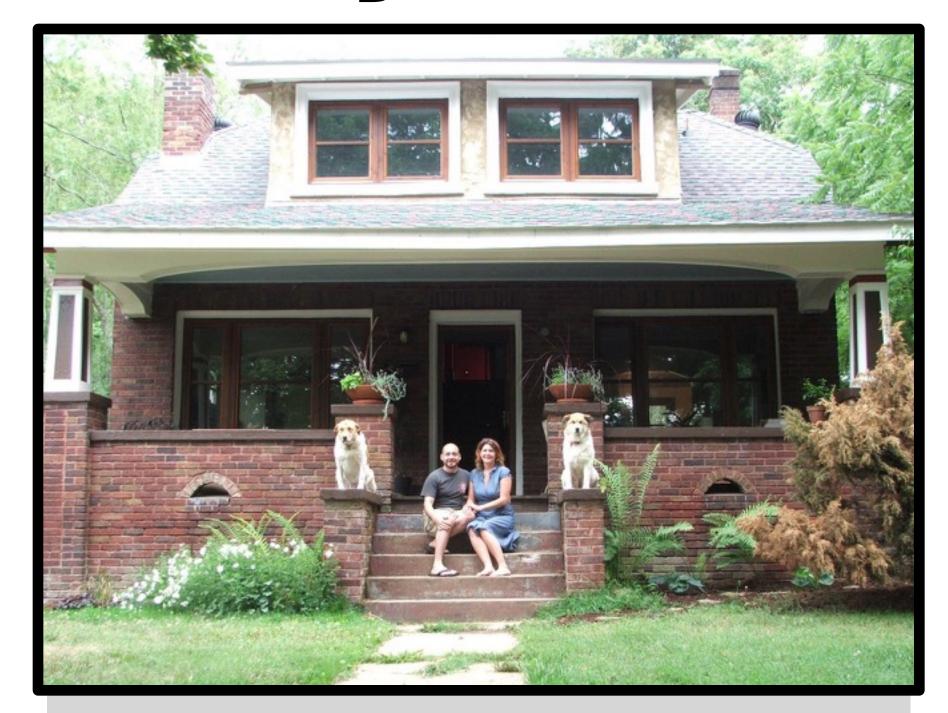


34.0 Acres 220,000 sf Building \$20,000,000 Tax Value



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

#### My House



0.13 Acres1 unit (2 people + 2 dogs)\$232,000 Tax Value



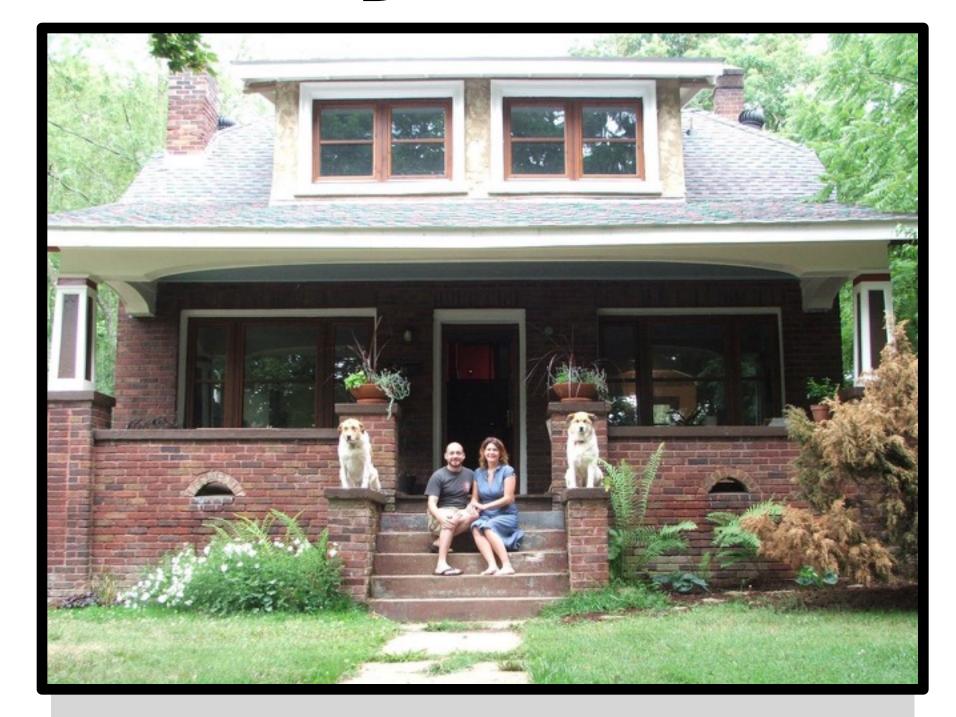
34.0 Acres 220,000 sf Building \$20,000,000 Tax Value

Property Taxes/Acre \$6,500



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



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

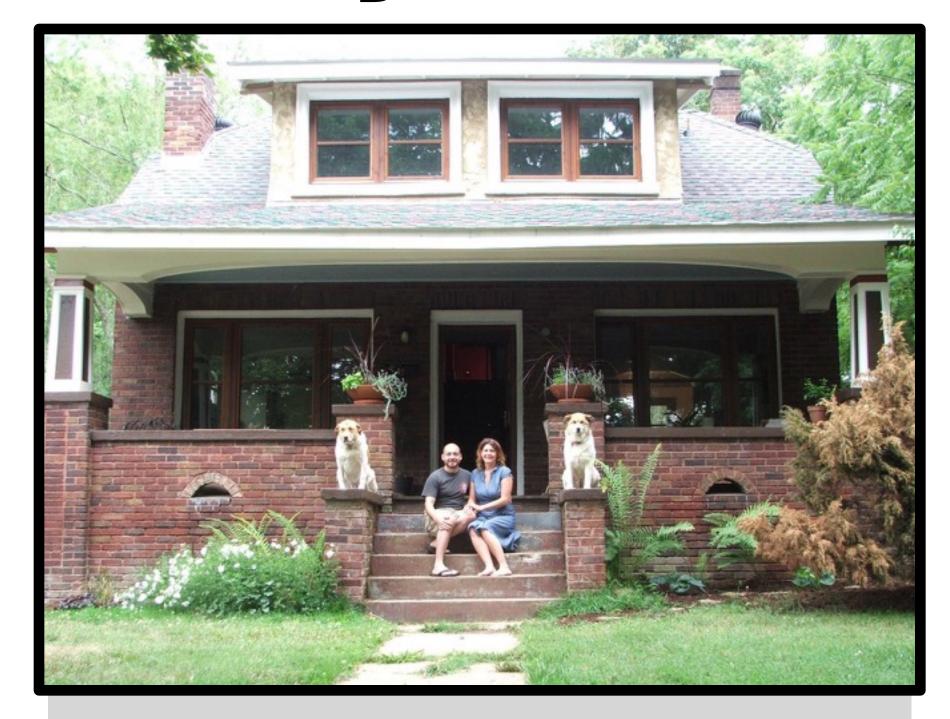
Property Taxes/Acre \$6,500



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

Property Taxes/Acre \$634,000

#### My House



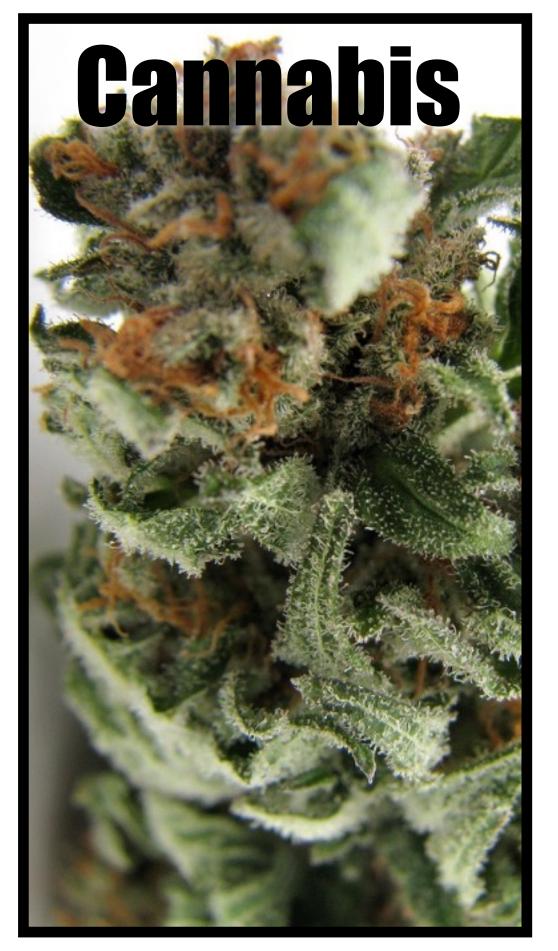
0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value

#### Wheat



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

Property Taxes/Acre \$6,500



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

**Retail Sales (average)** 

\$77,000,000



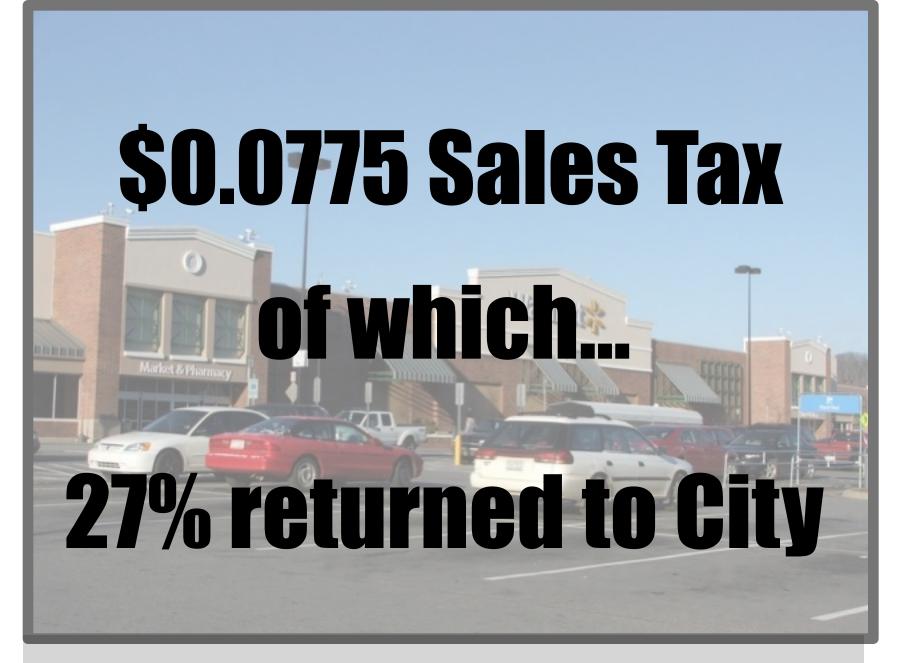
\$6,500 Total Property Taxes/Acre \$3,300 to the City



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

**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

**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



**Total Taxes/Acre to the City** 

\$50,800



**Property Taxes/Acre to the City** 

\$330,000



**Total Taxes/Acre to the City** 

\$50,800



**Total Taxes/Acre to the City** 

\$414,000

# Jobs per Acre



**200 jobs on 34.0 acres** 



**14 jobs on 0.19 Acres** 

73.7





Downtown

00.2

\$634,000

83,600

90.0

**73.7** 

Land Consumed (Acres):

34.0

**Total Property Taxes/Acre:** 

\$ 6,500

City Retail Taxes/Acre:

\$47,500

Residents per Acre:

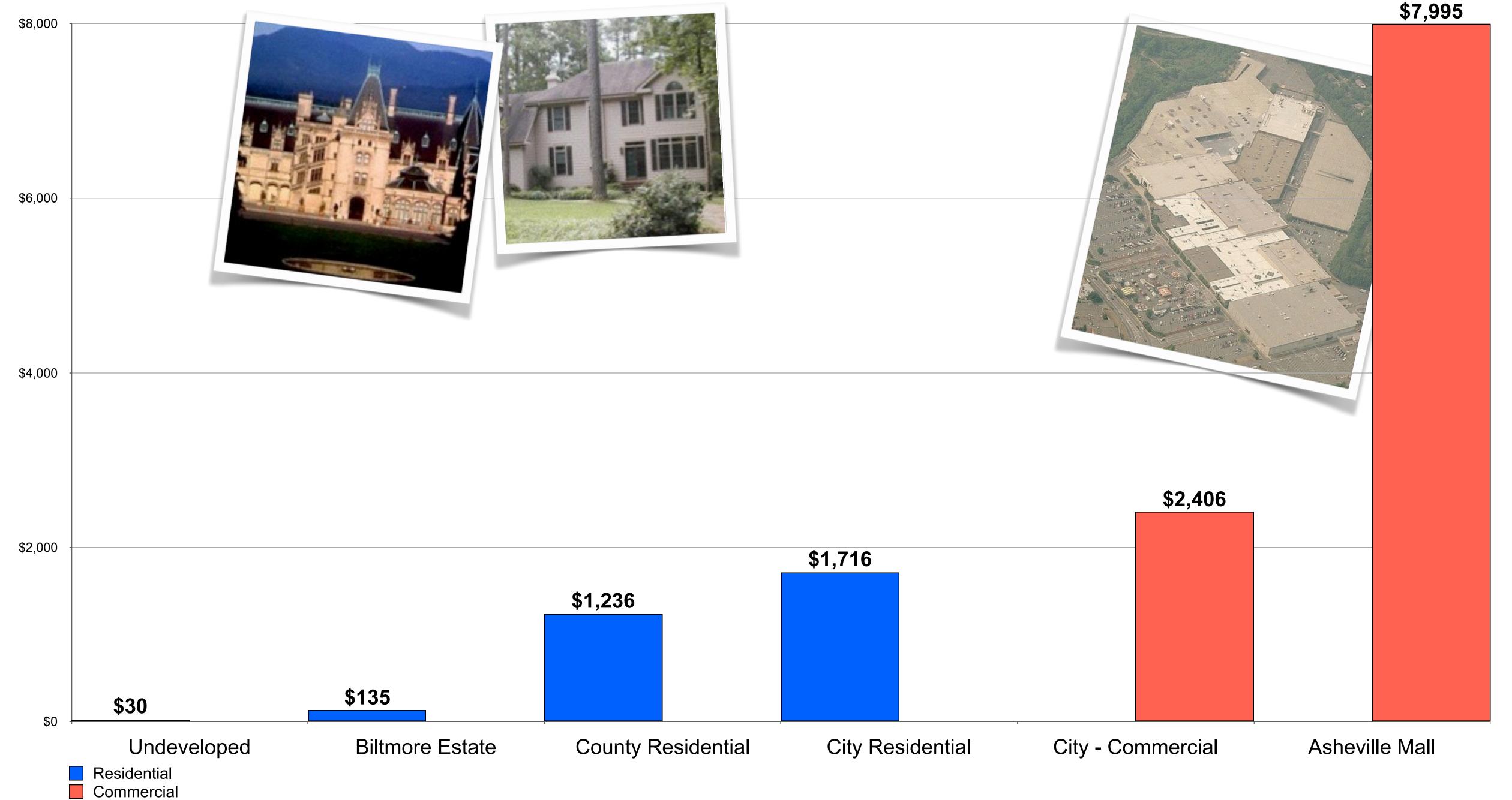
0.0

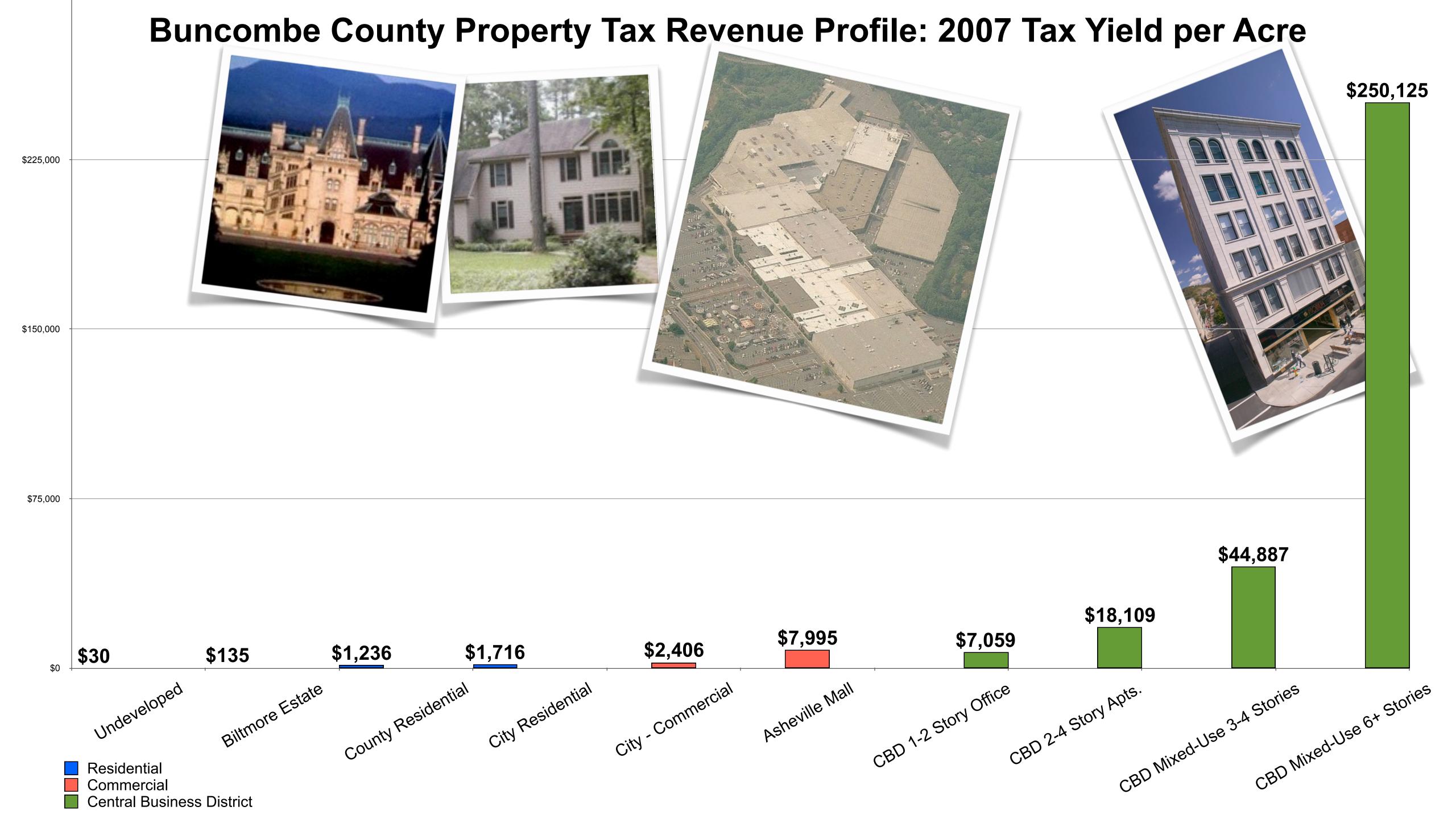
Jobs per Acre:

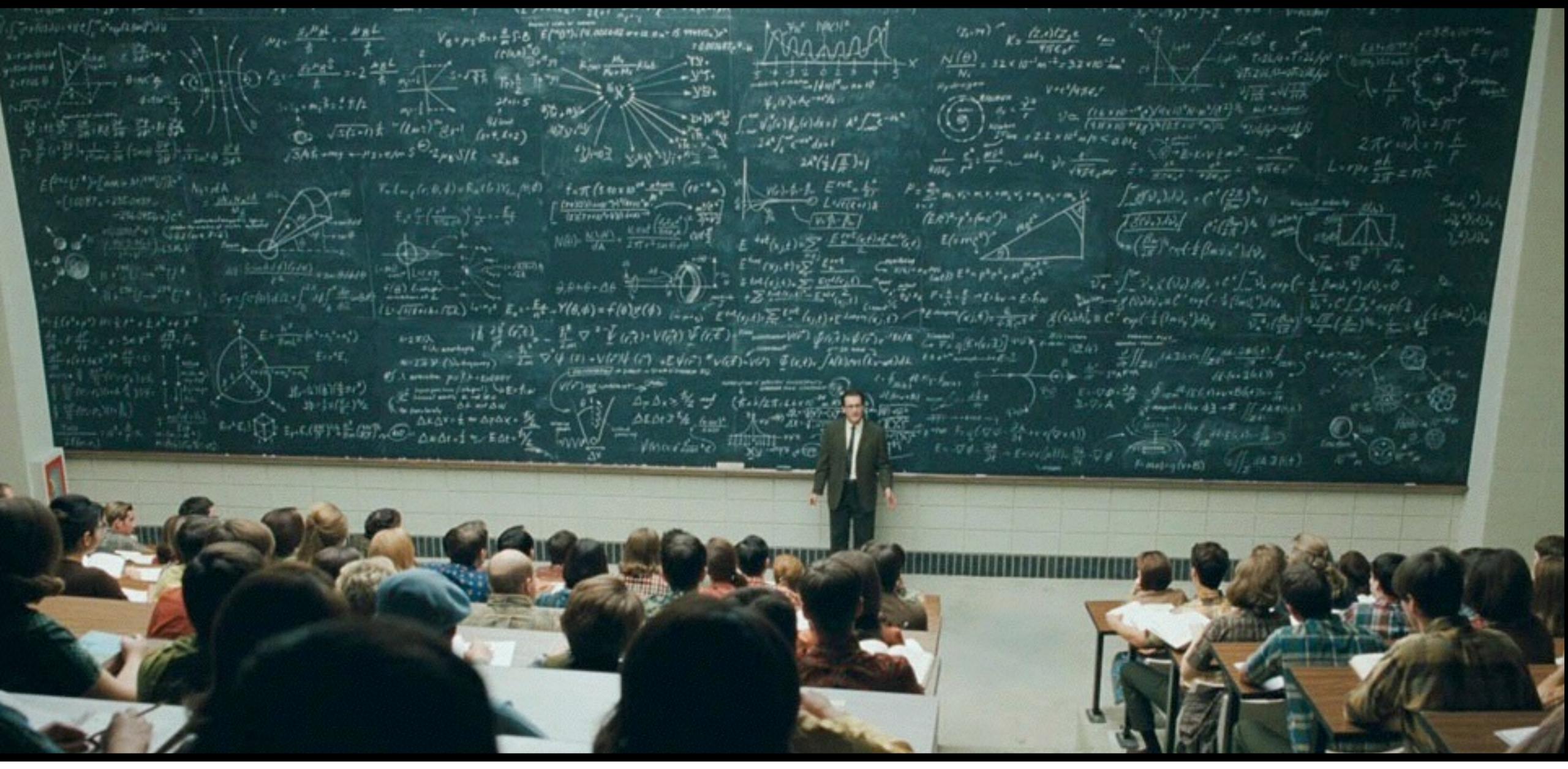
**5.9** 

Buncombe County Property Tax Revenue Profile: 2007 Tax Yield per Acre \$1,800 \$1,716 \$1,350 \$1,236 \$900 \$450 \$135 \$30 \$0 Biltmore Estate Undeveloped **County Residential** City Residential Residential

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







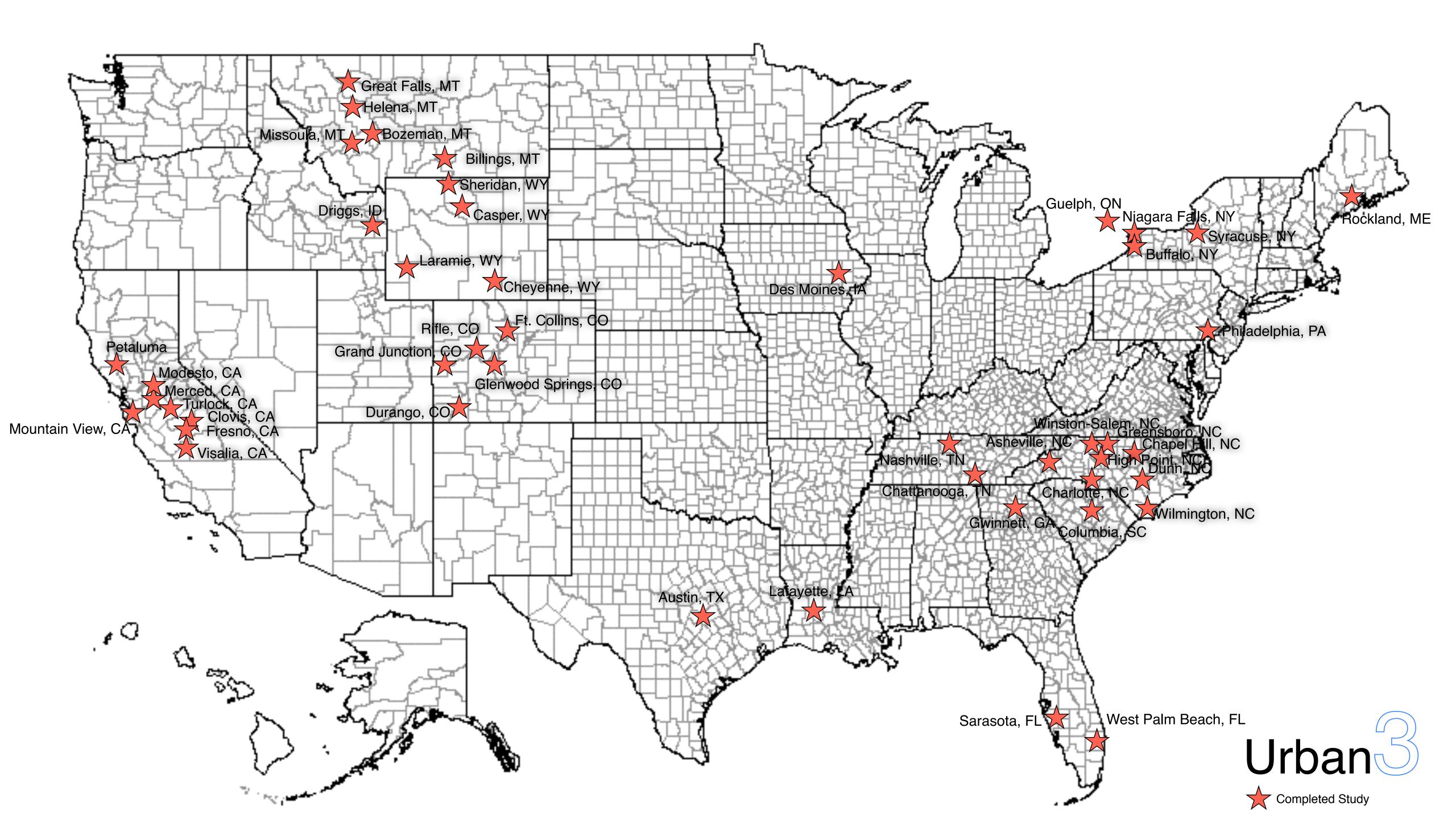
# Scary Math







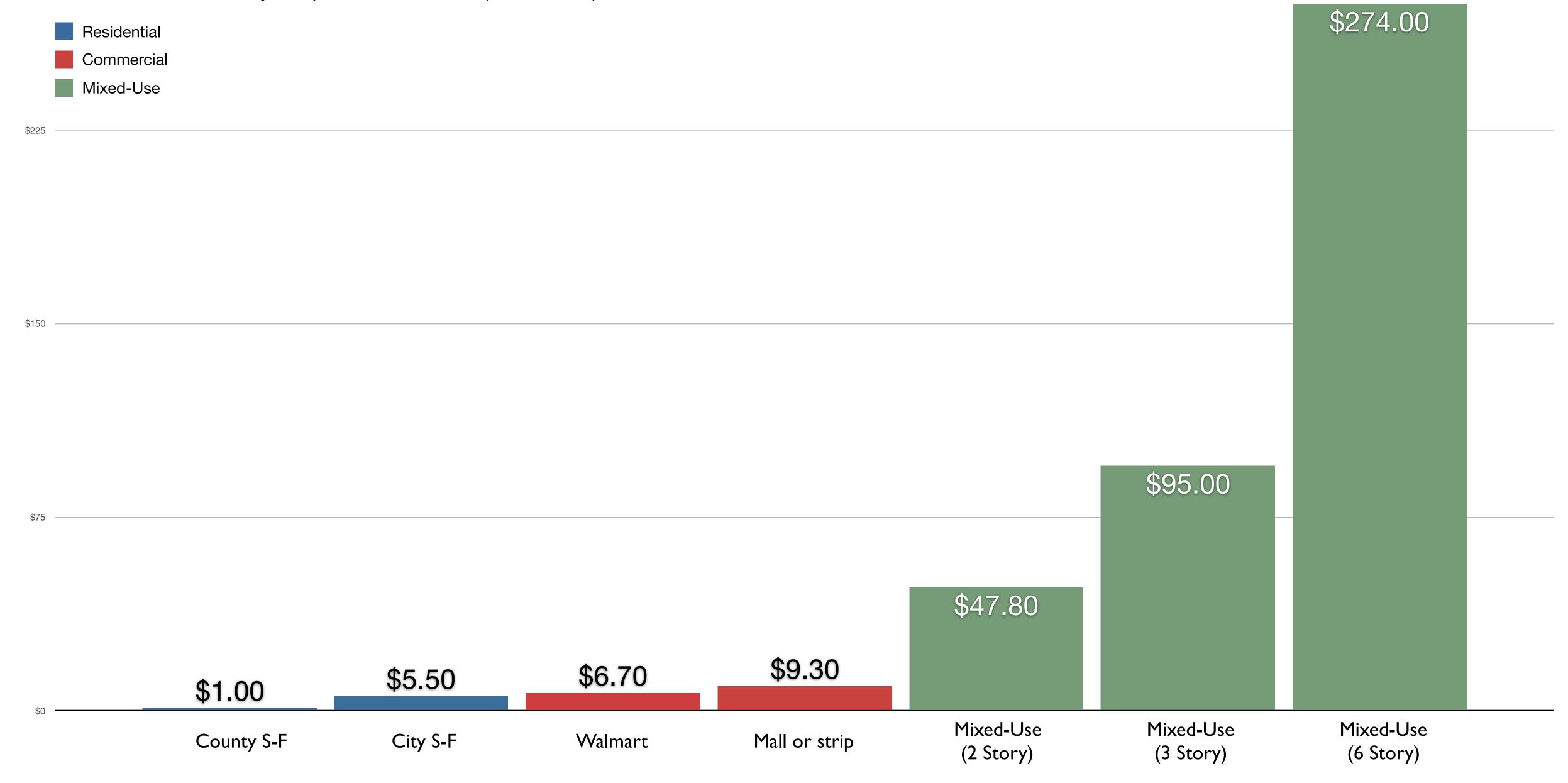




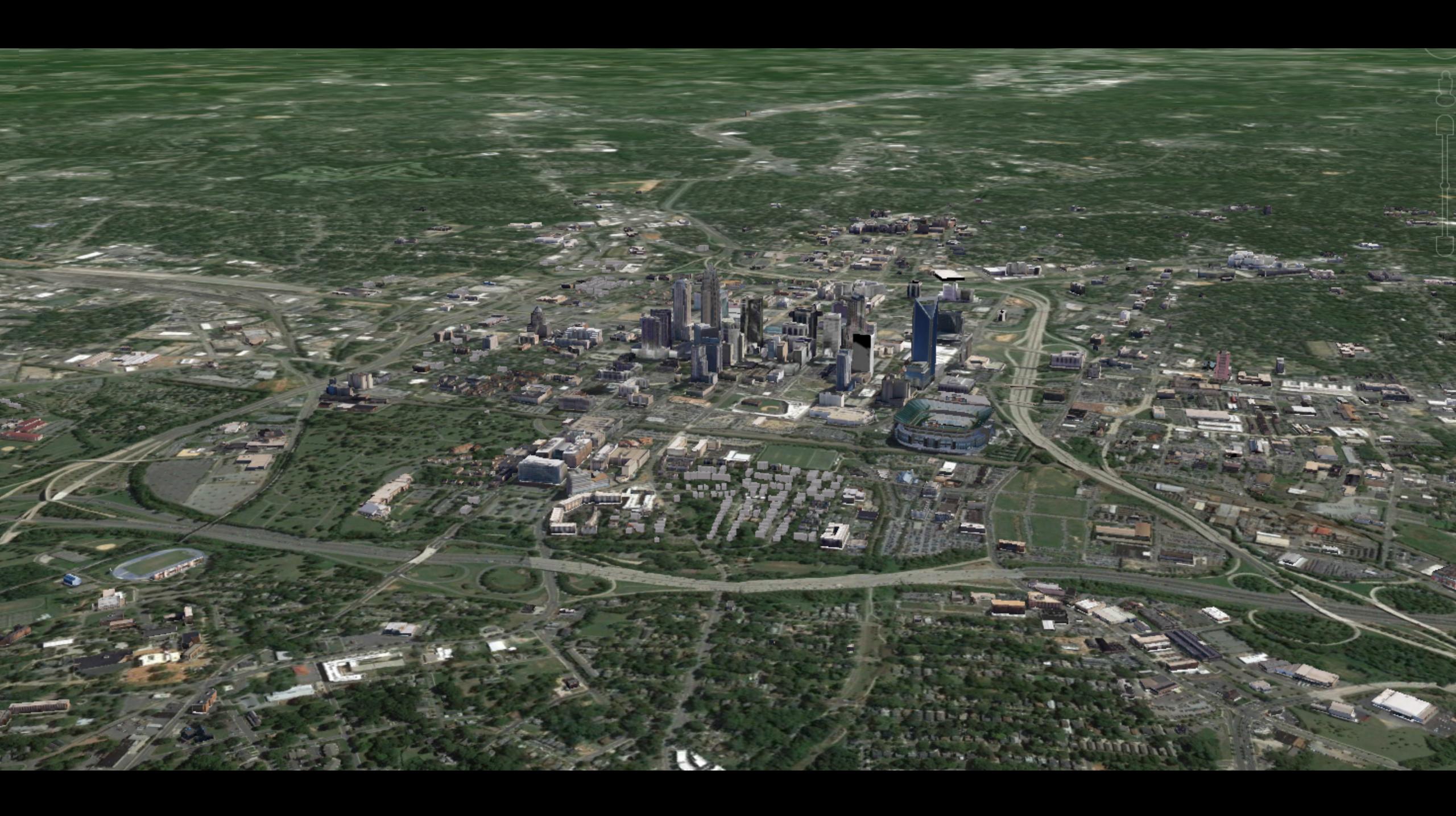
### County Property Taxes/Acre

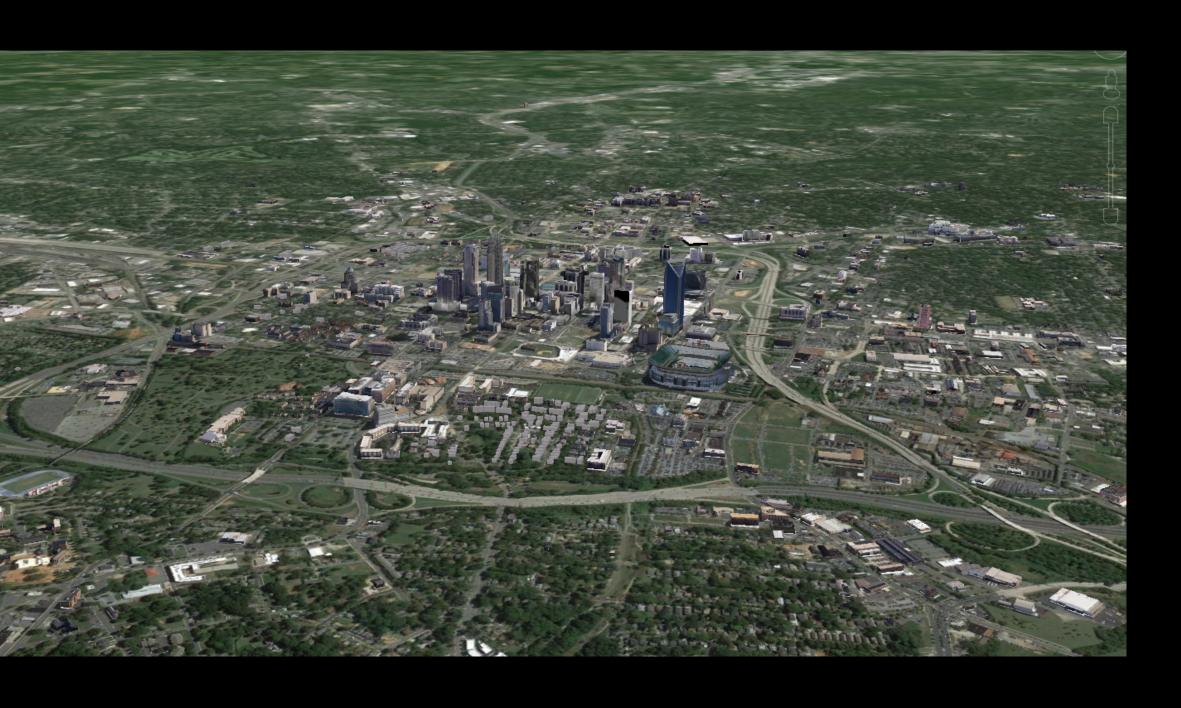


Ratio Difference of 42 City Sample Set, in 16 States (+ a Province)



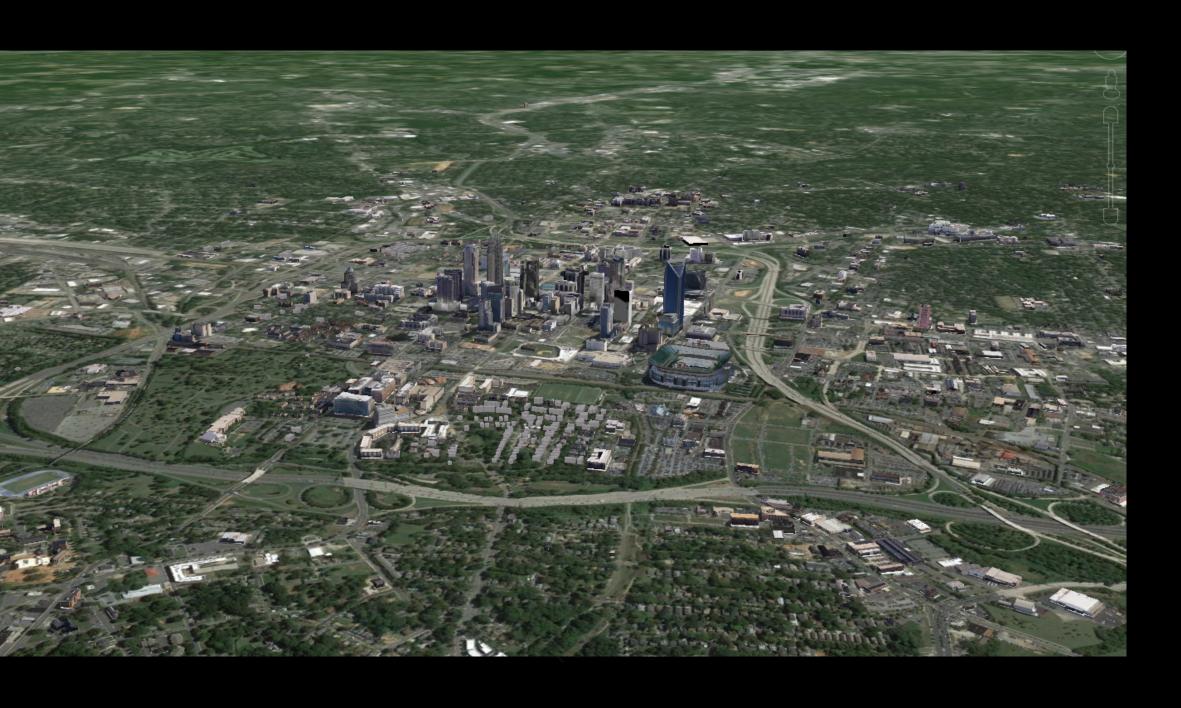






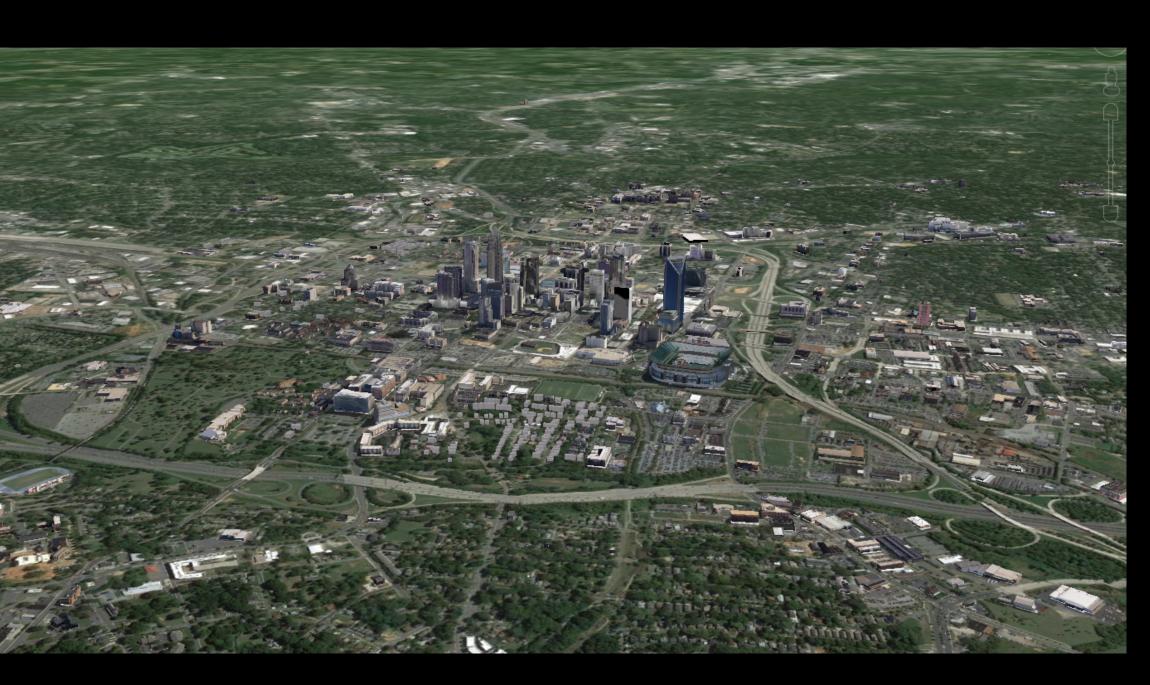
"Money is your measure."

lan McHarg Design With Nature



"Money is your measure."

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"Money is your measure."

lan McHarg

Design With Nature



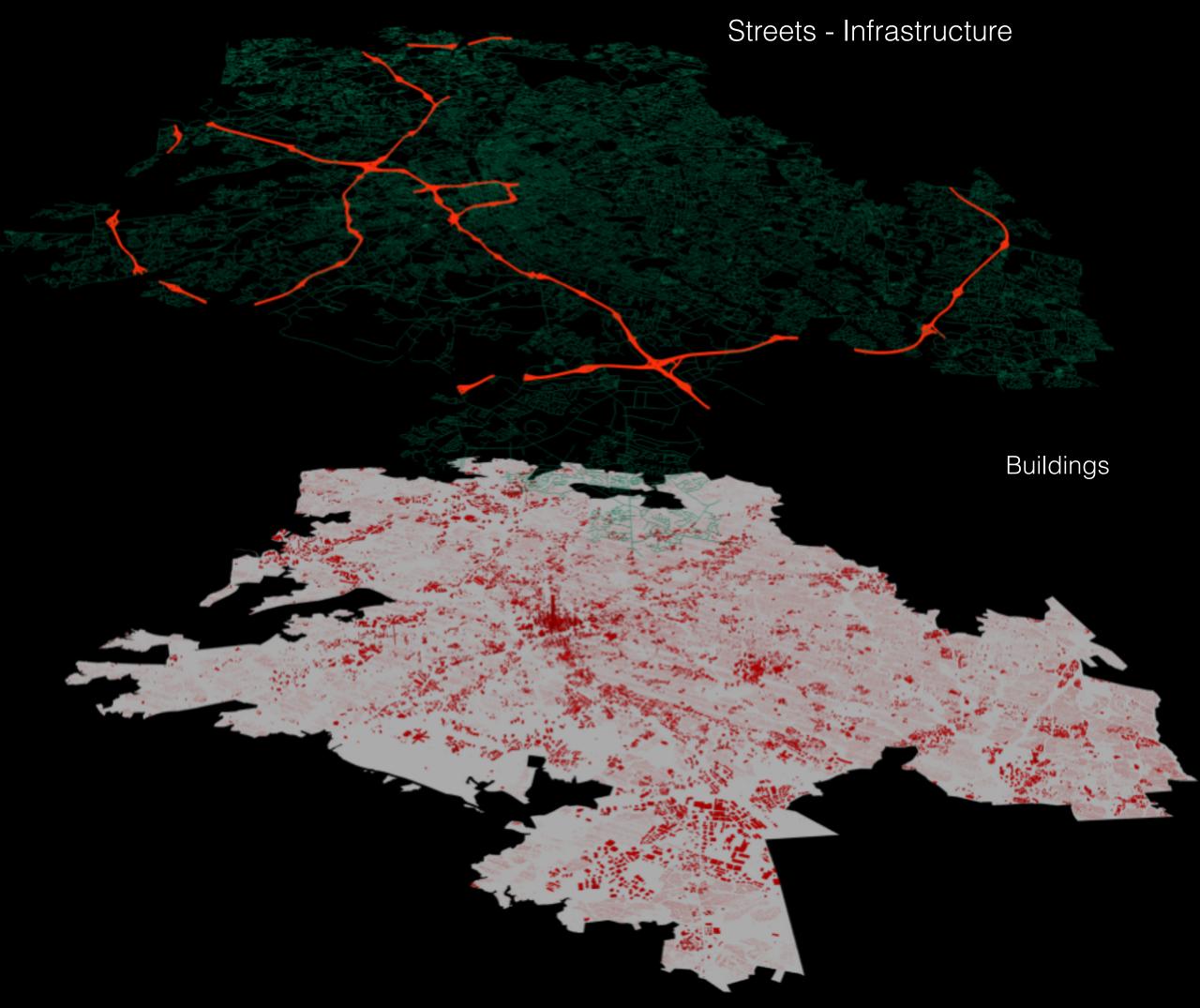


"Money is your measure."

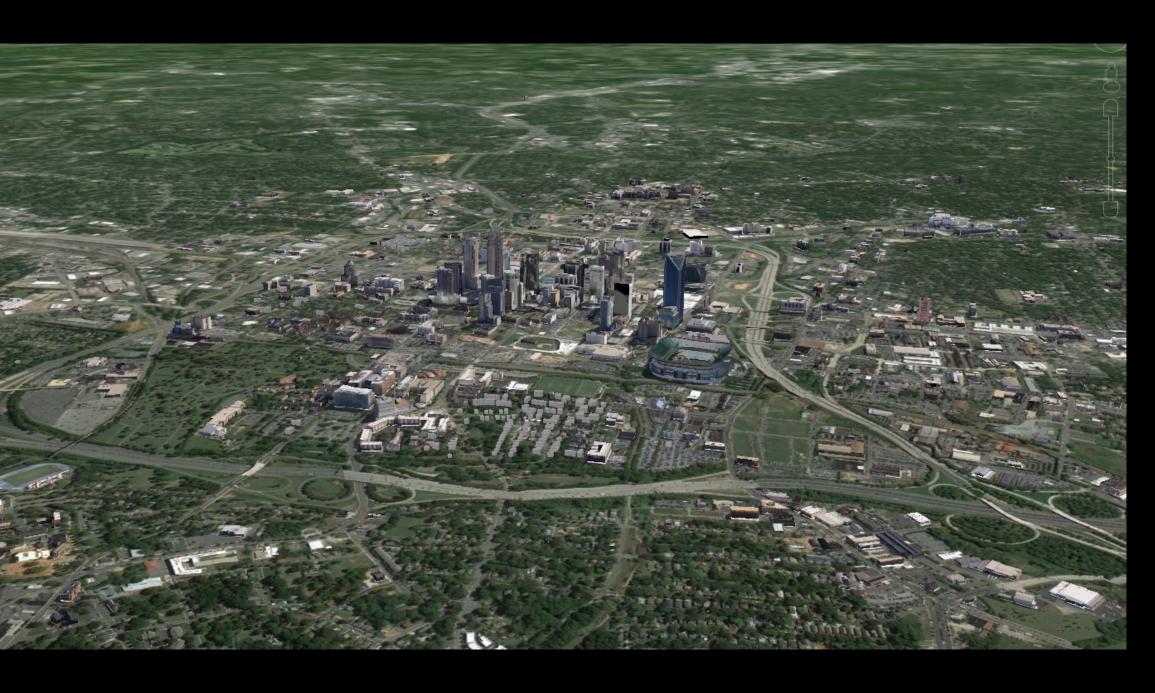
lan McHarg

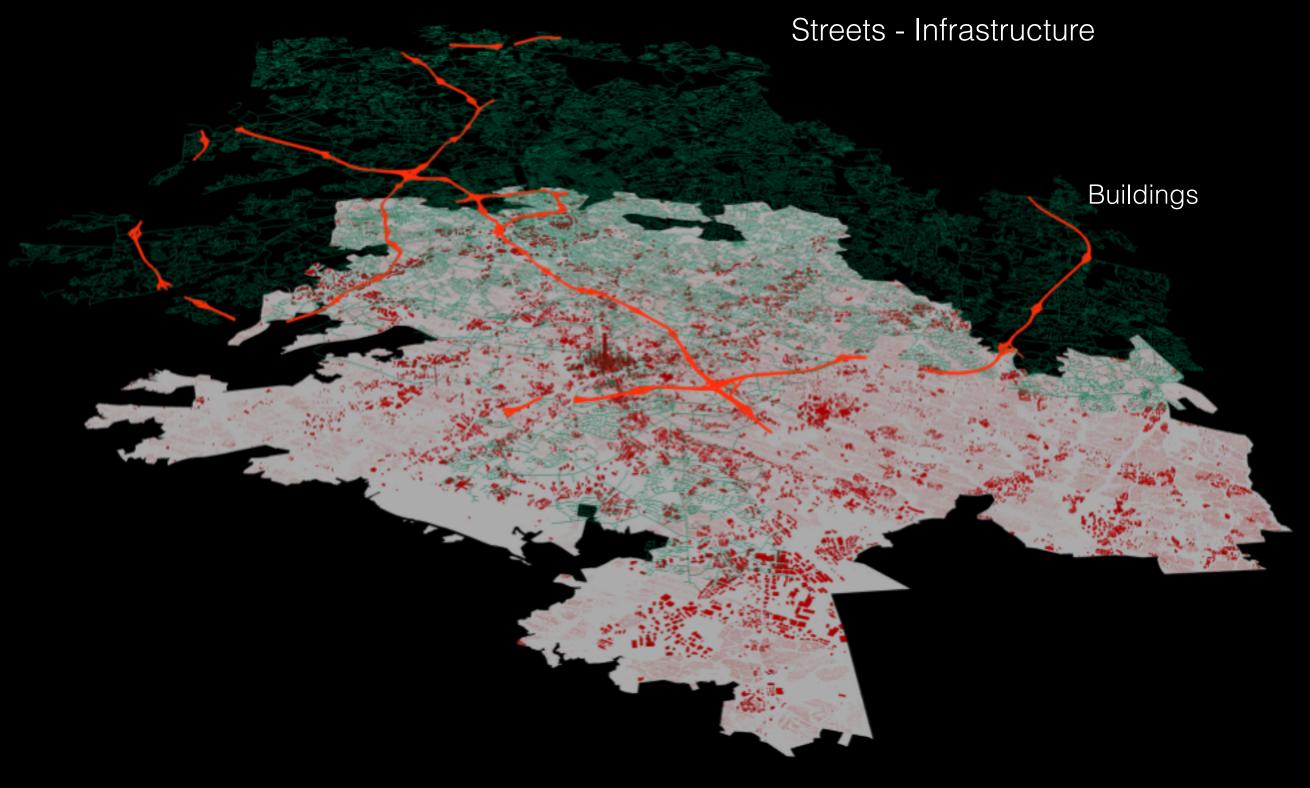
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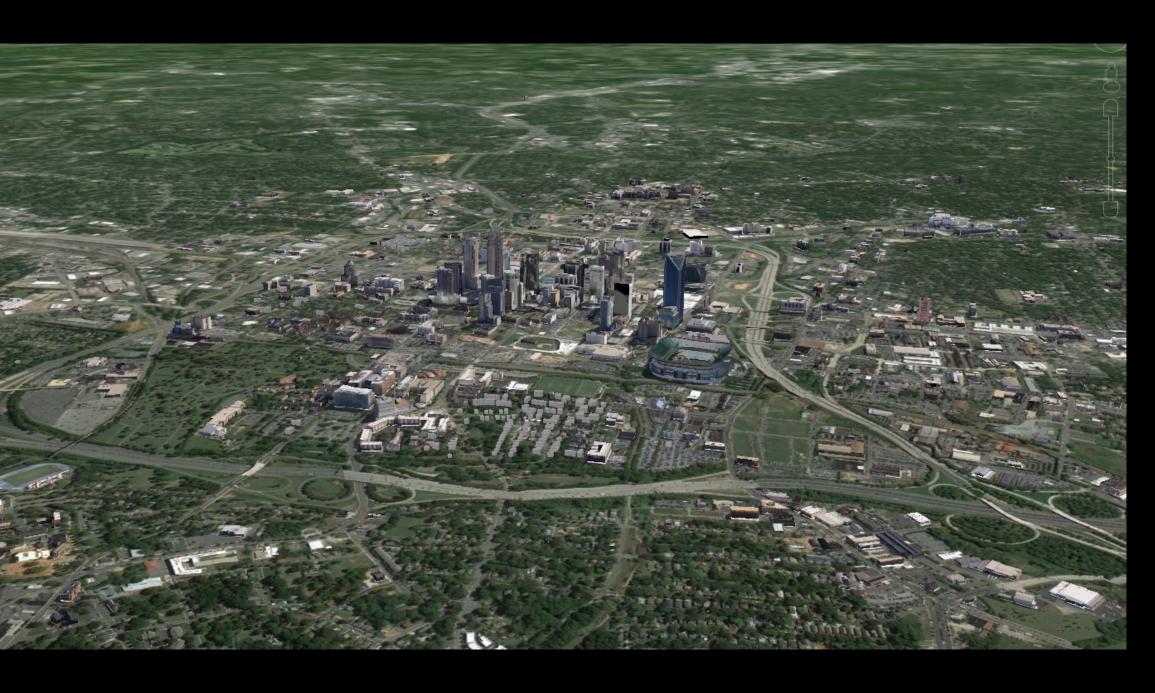


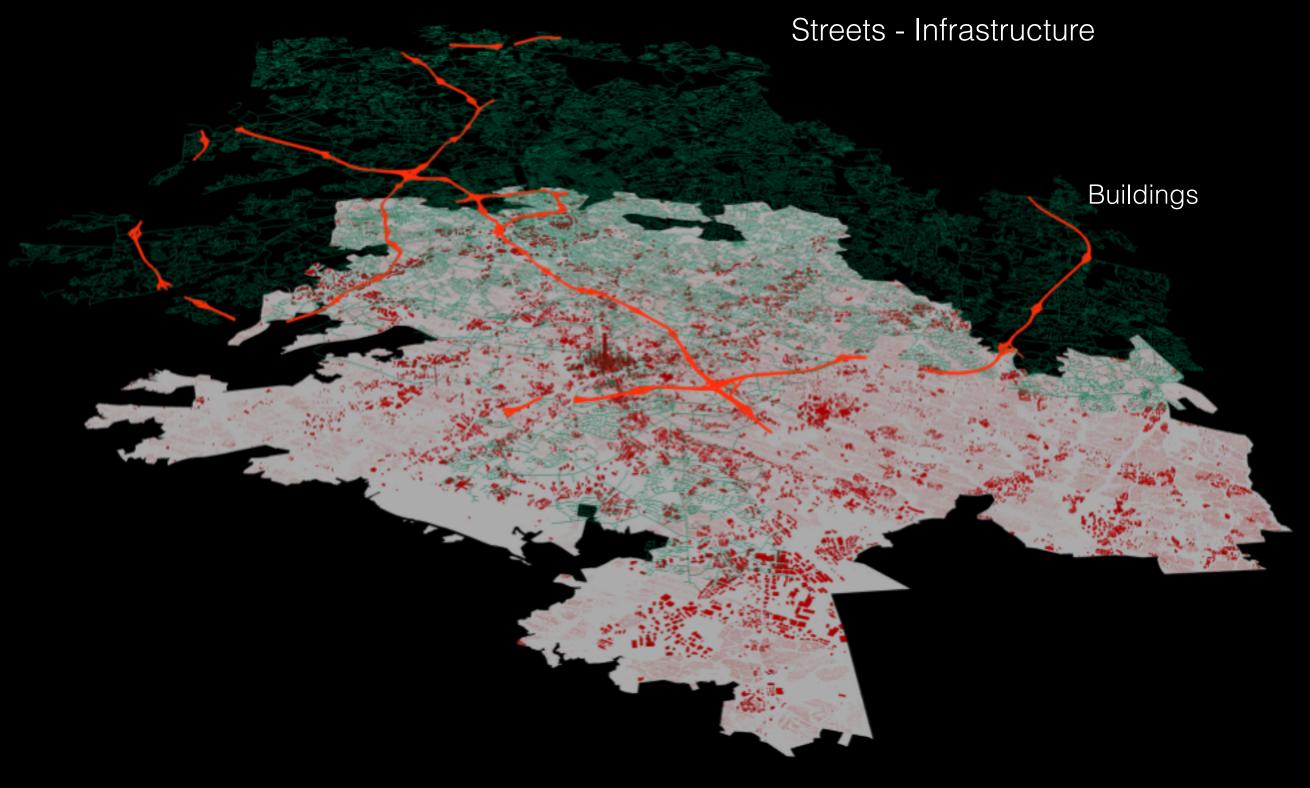
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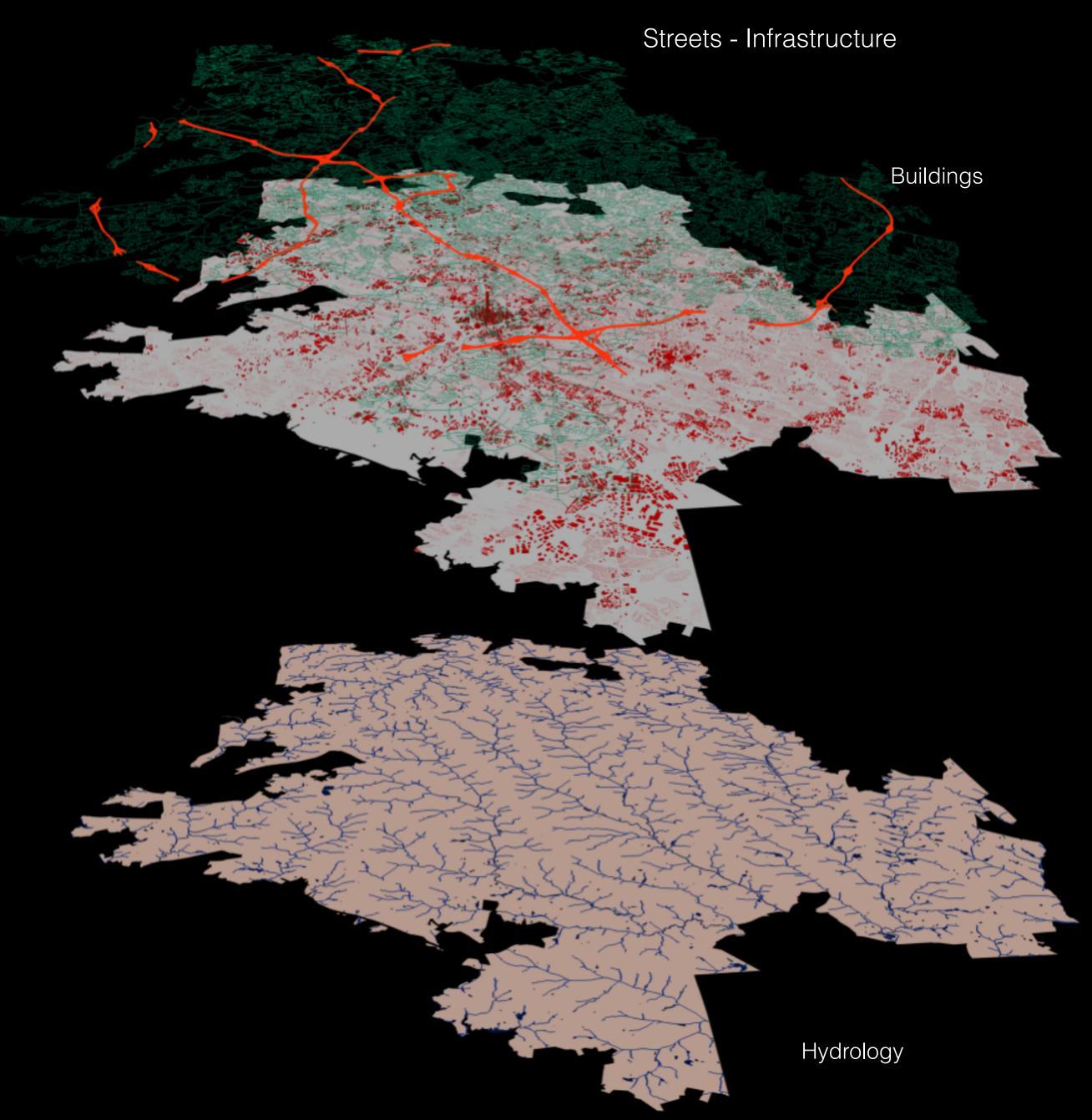
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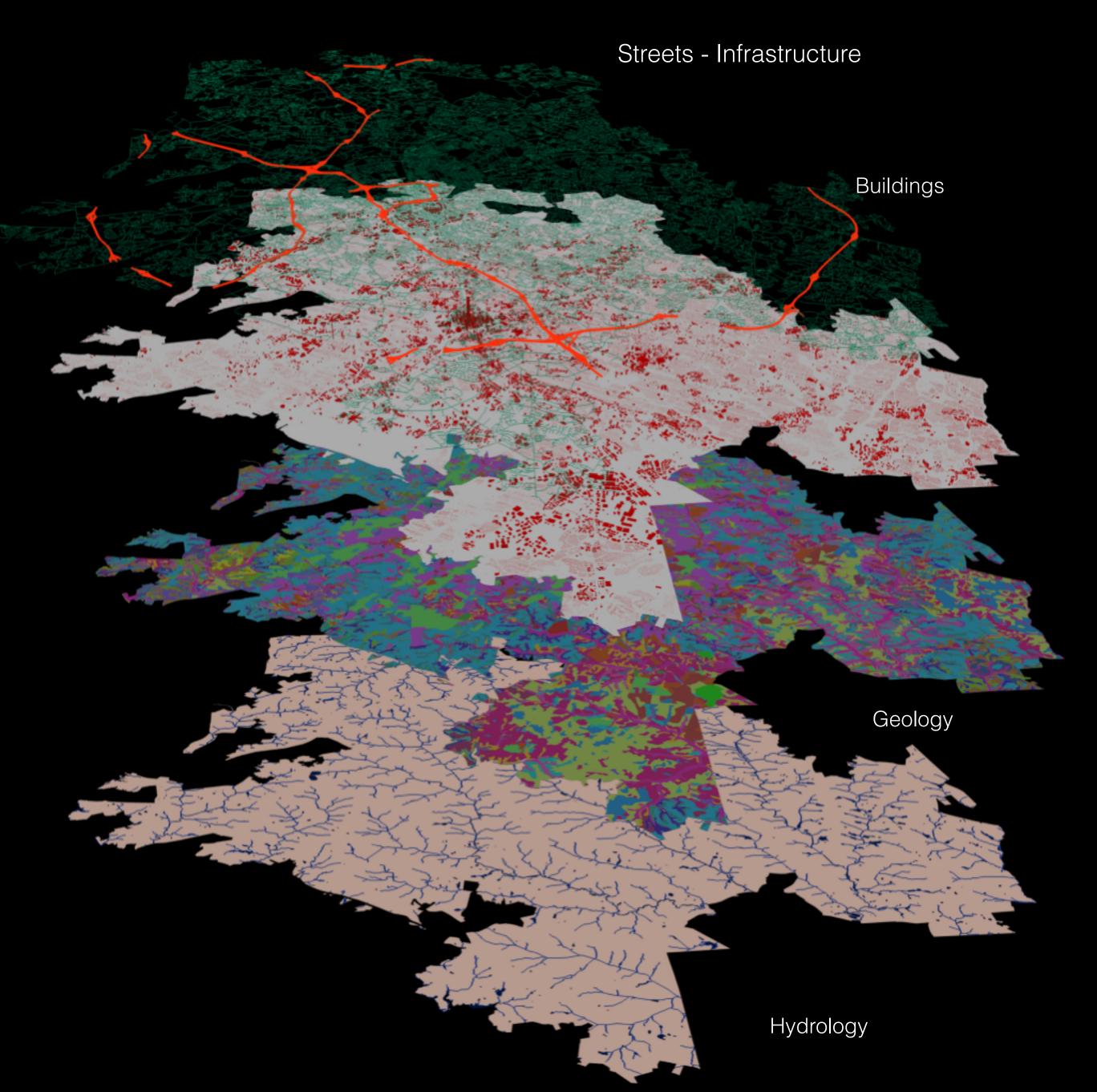
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Design With Nature



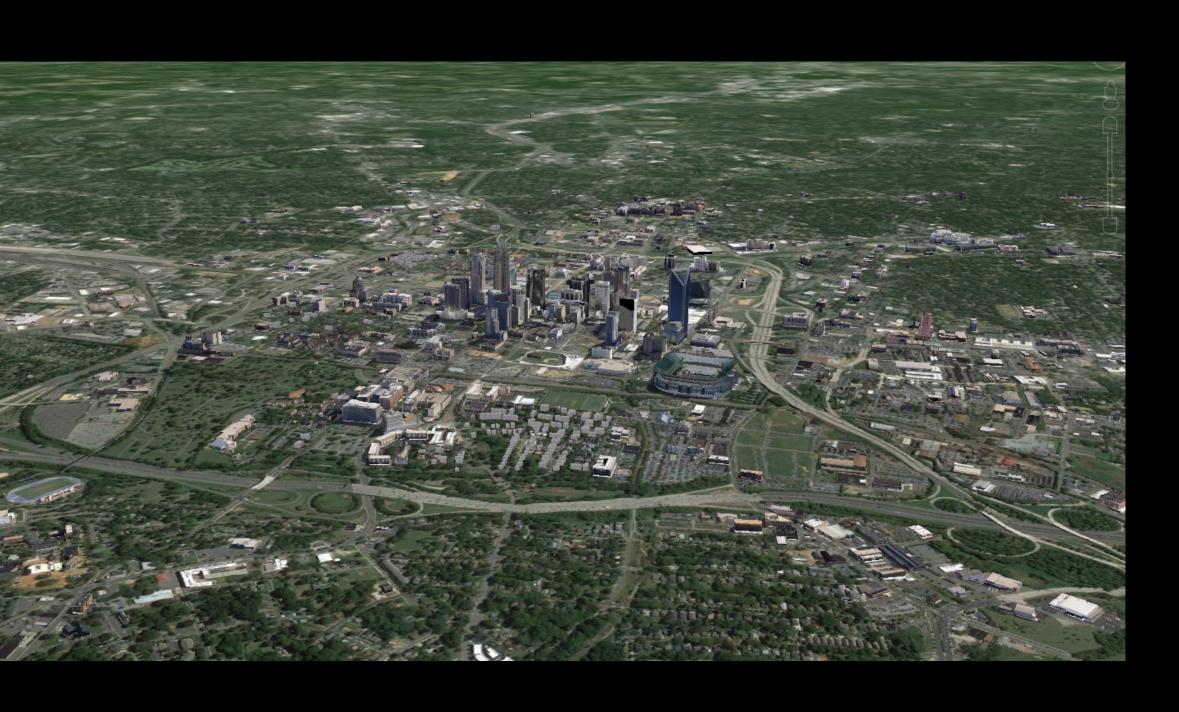


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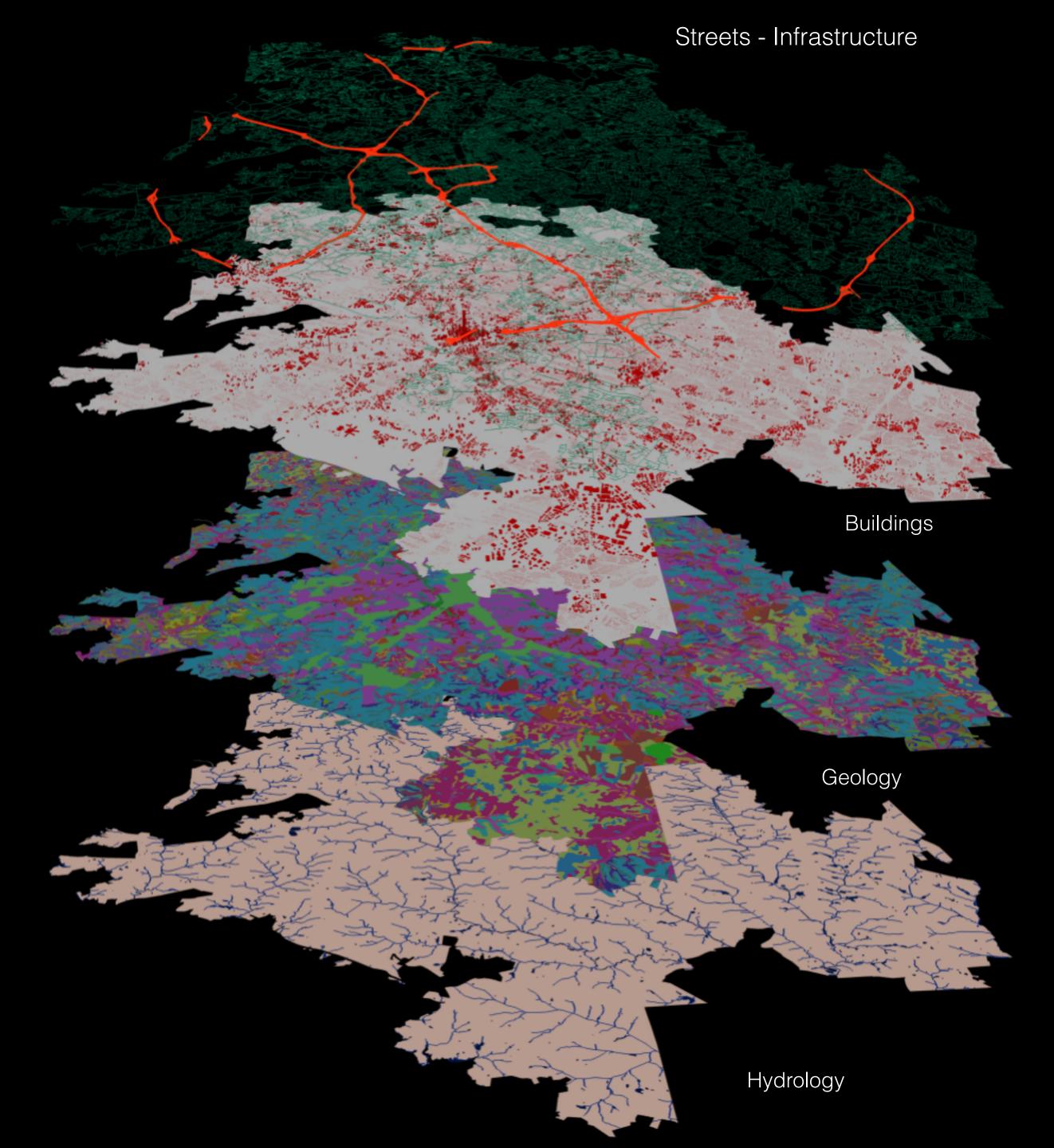




### "Money is your measure." Ian McHarg Design With Nature

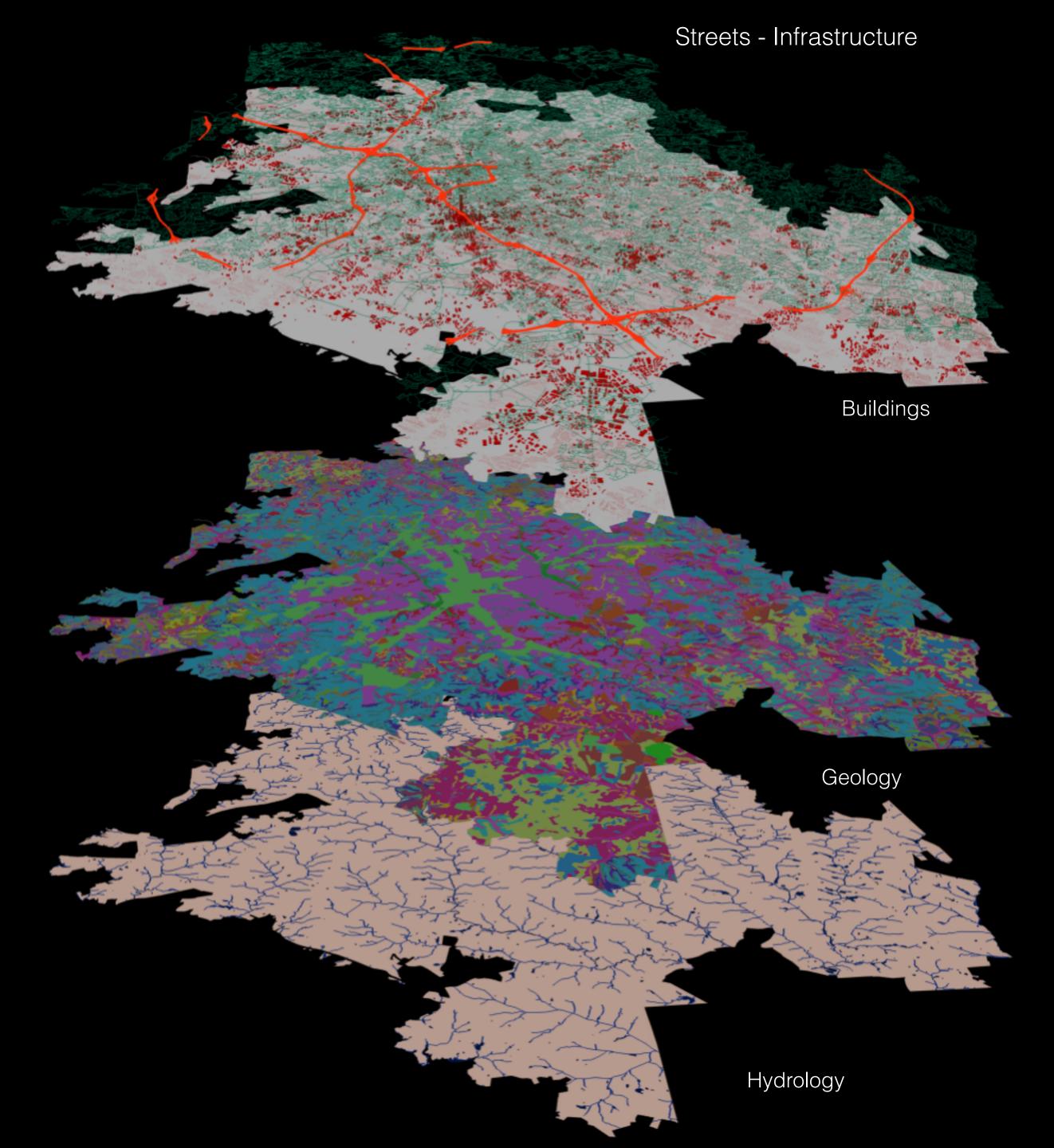






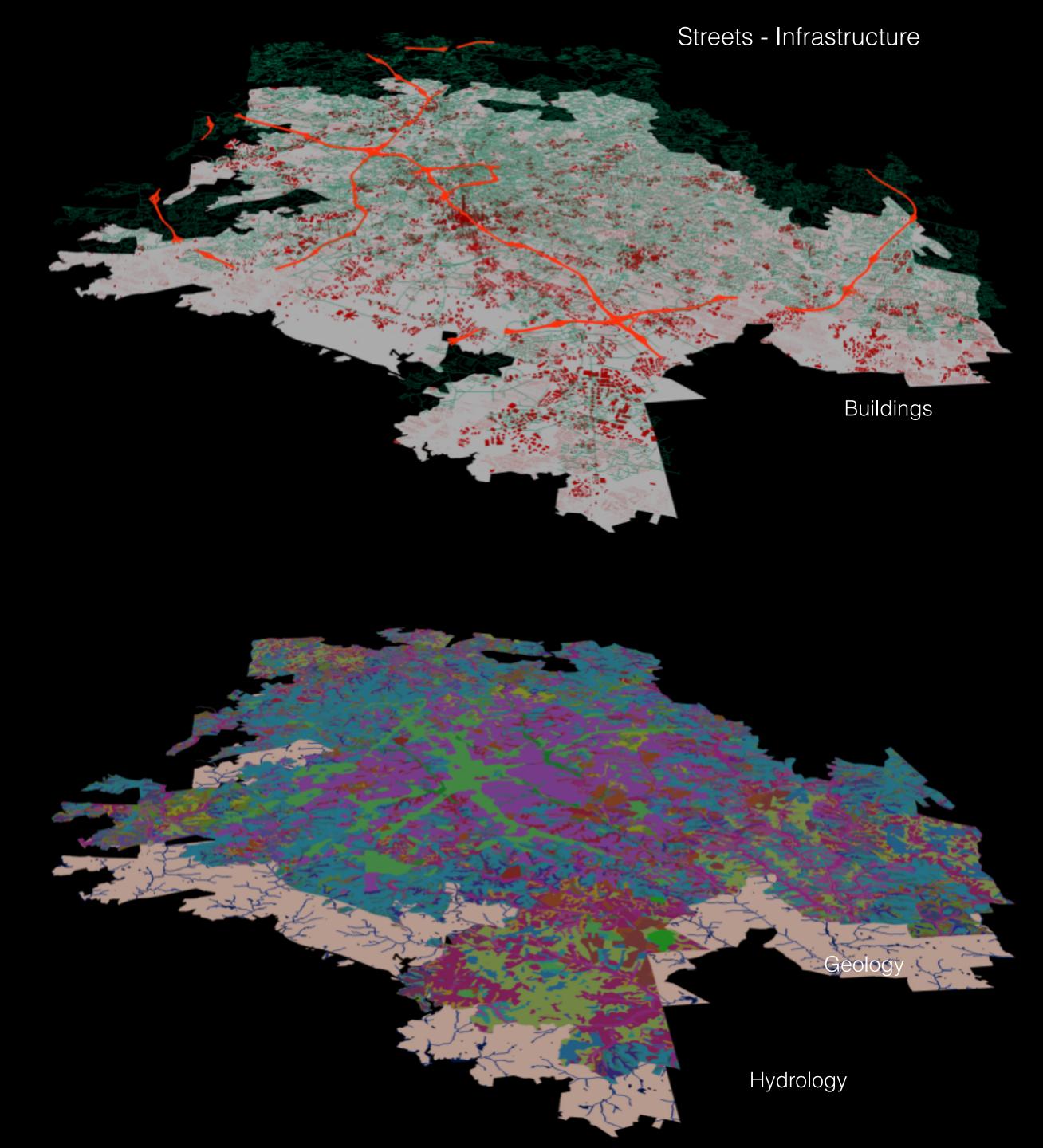


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Design With Nature



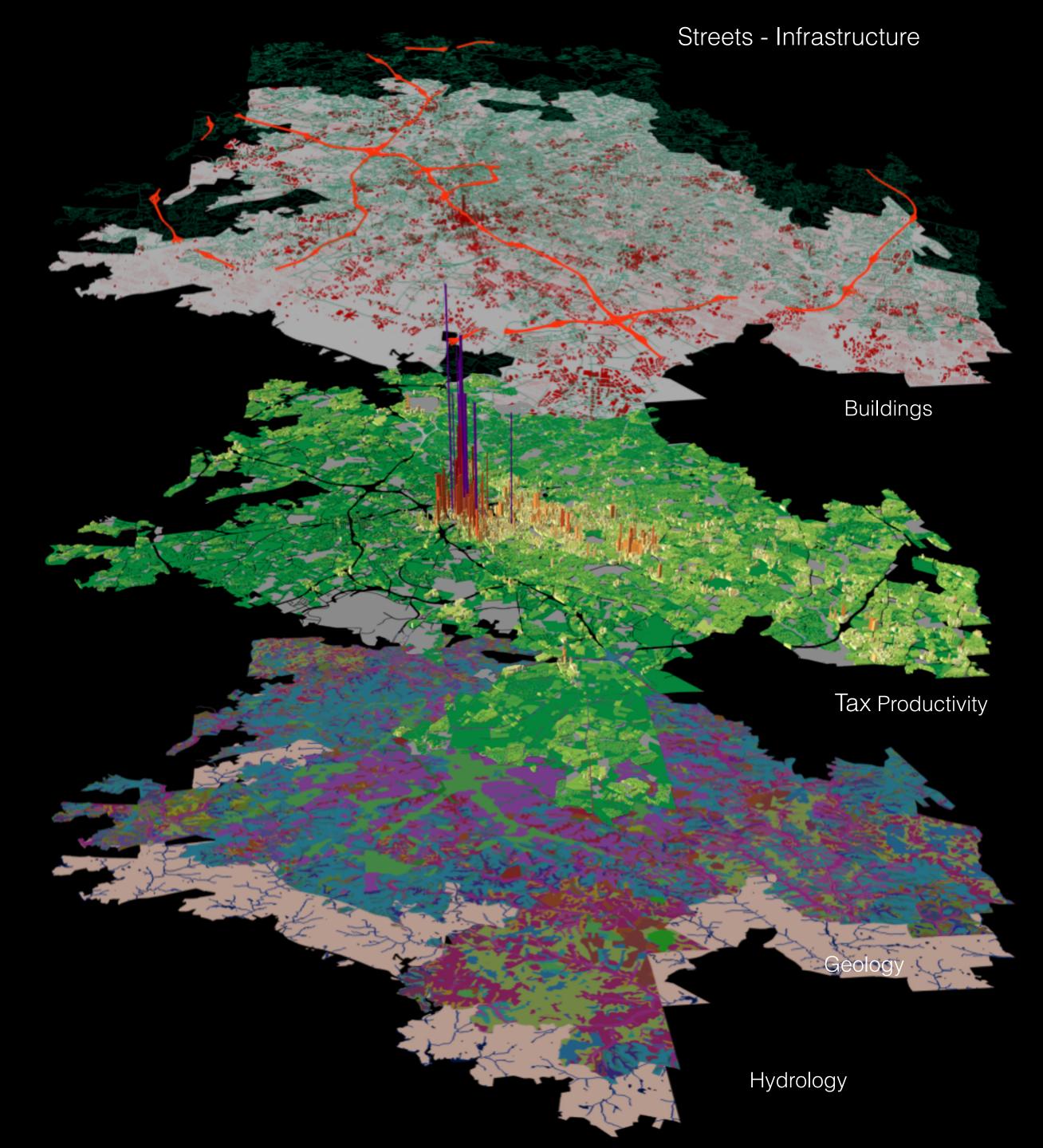






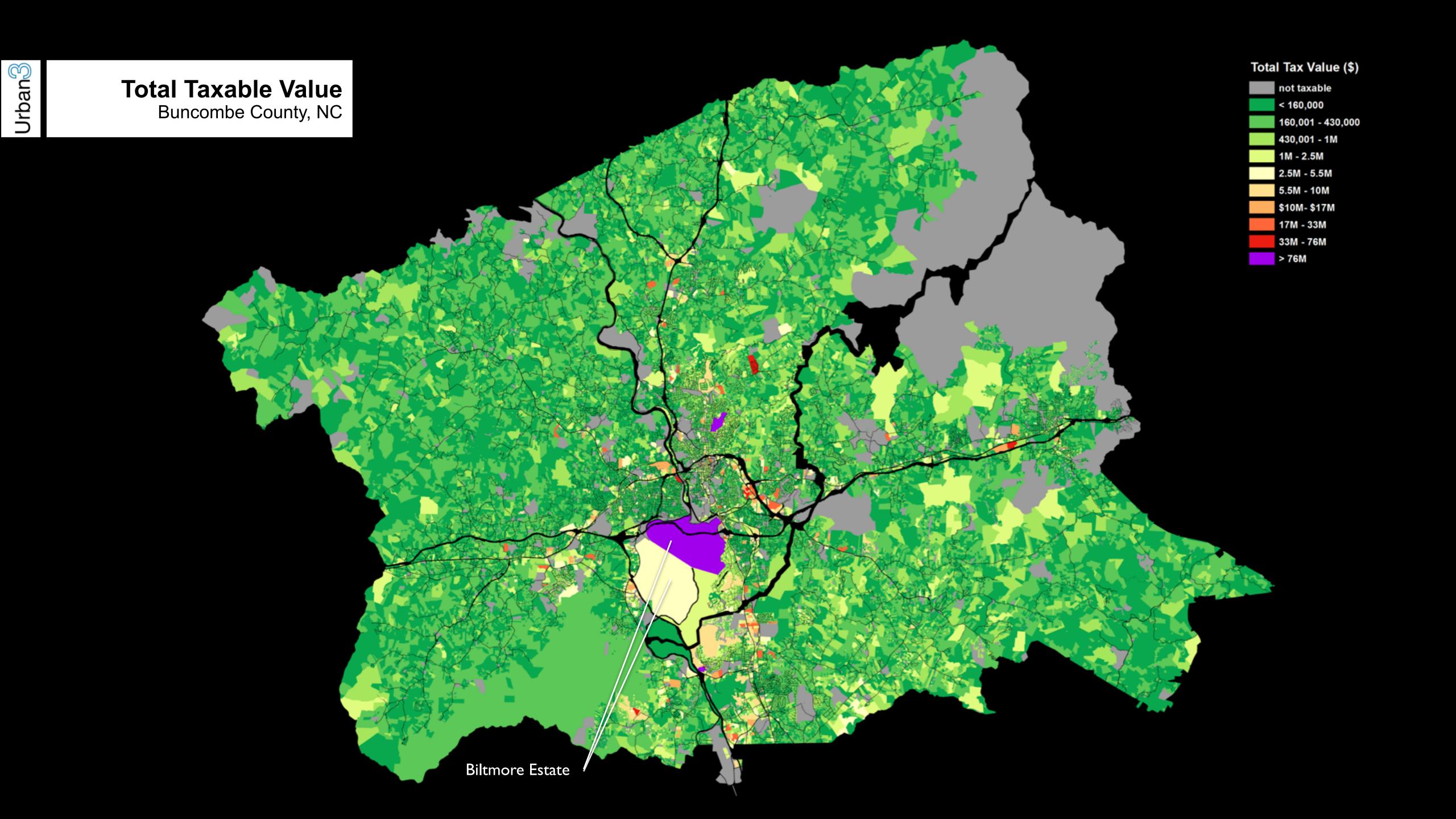


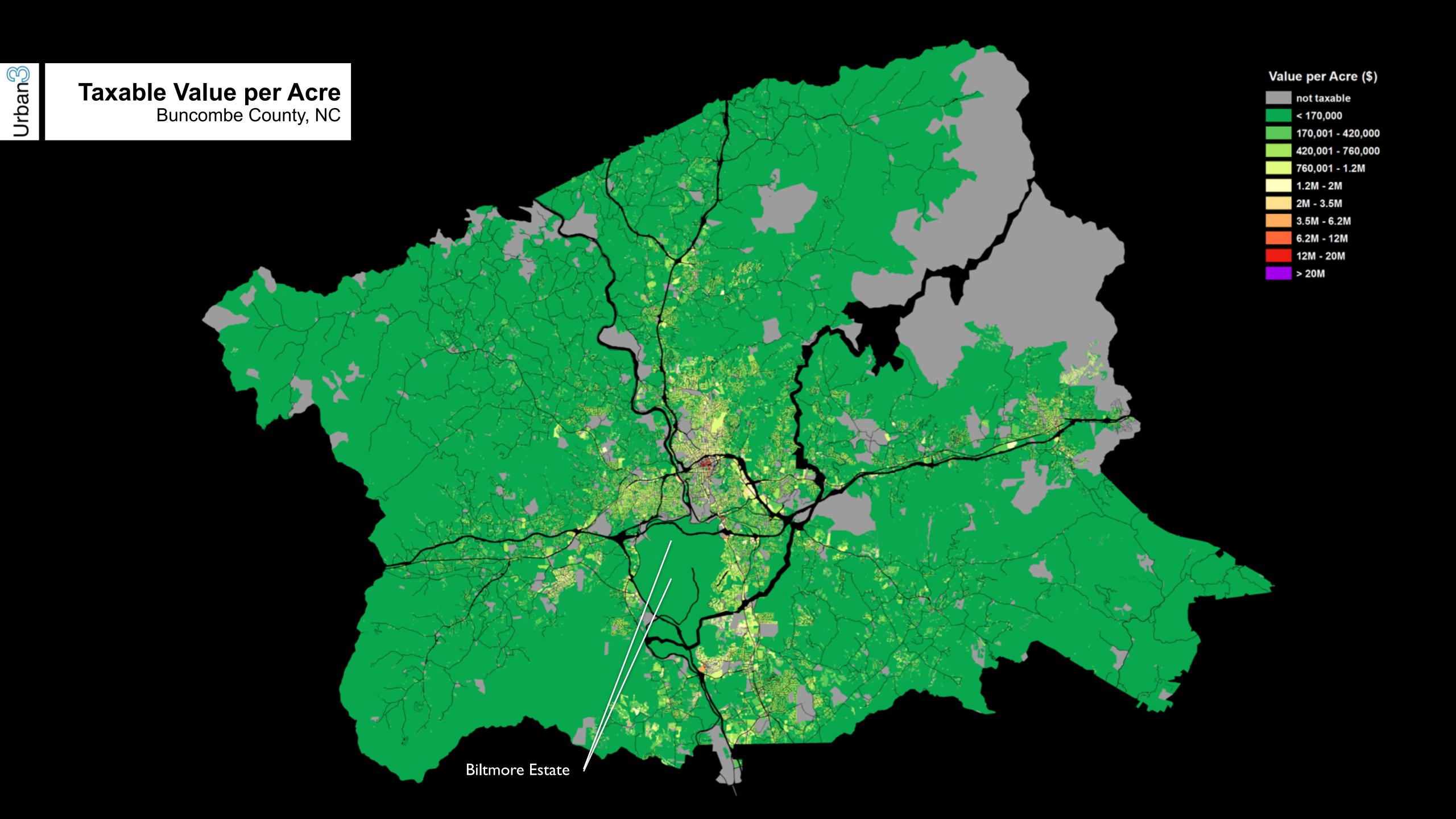
"Money is your measure."
Ian McHarg
Design With Nature

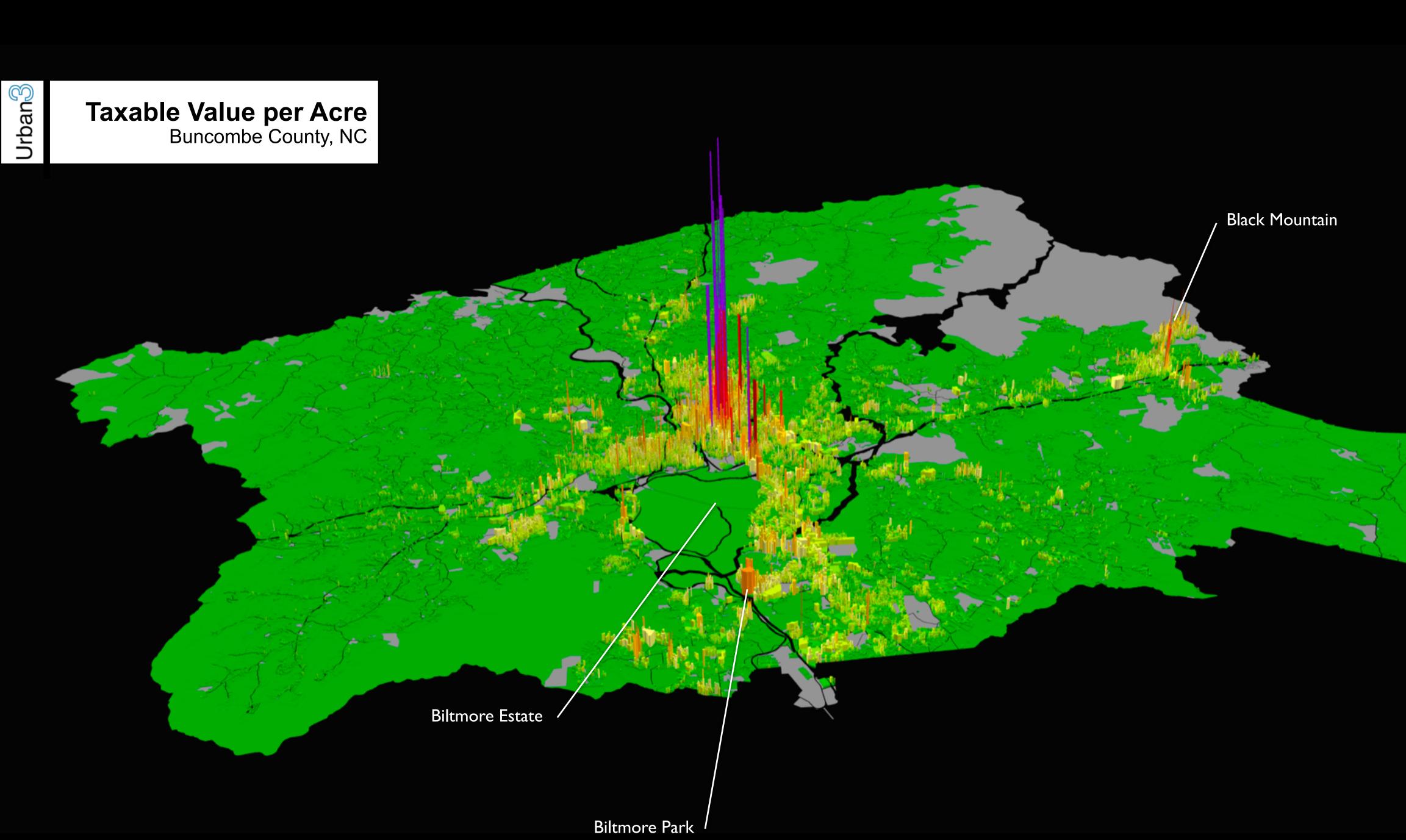


#### What are the numbers for Buncombe County?









#### What are the numbers for Cabell-Wayne County?

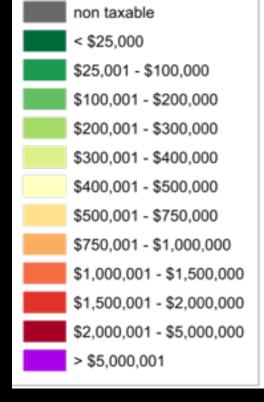


#### **Total Taxable Value**

Cabell-Wayne, WV







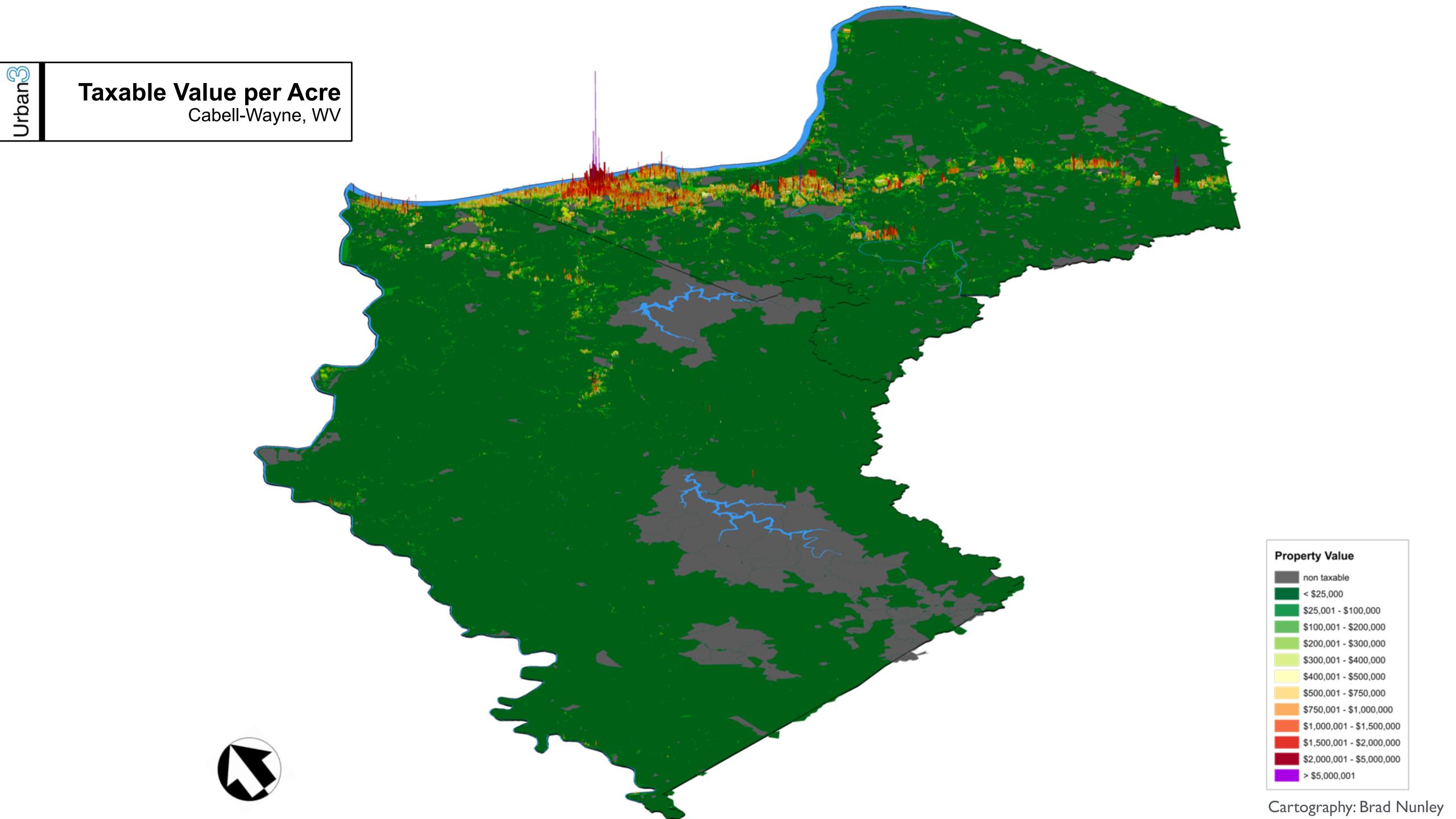
**Property Value** 

### Taxable Value per Acre Cabell-Wayne, WV

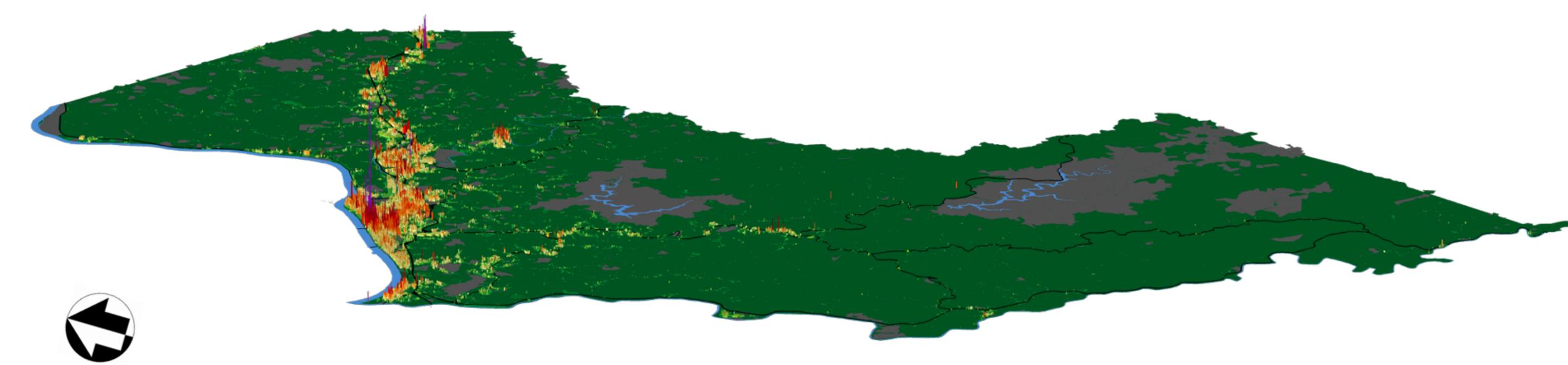


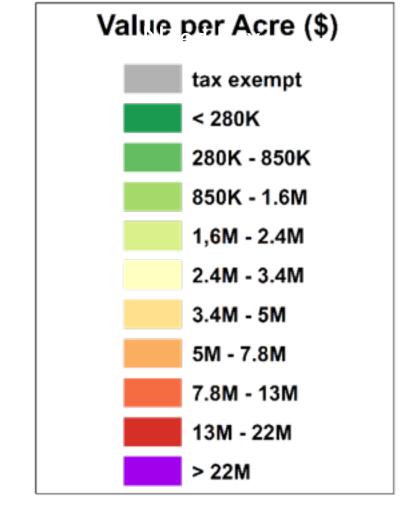


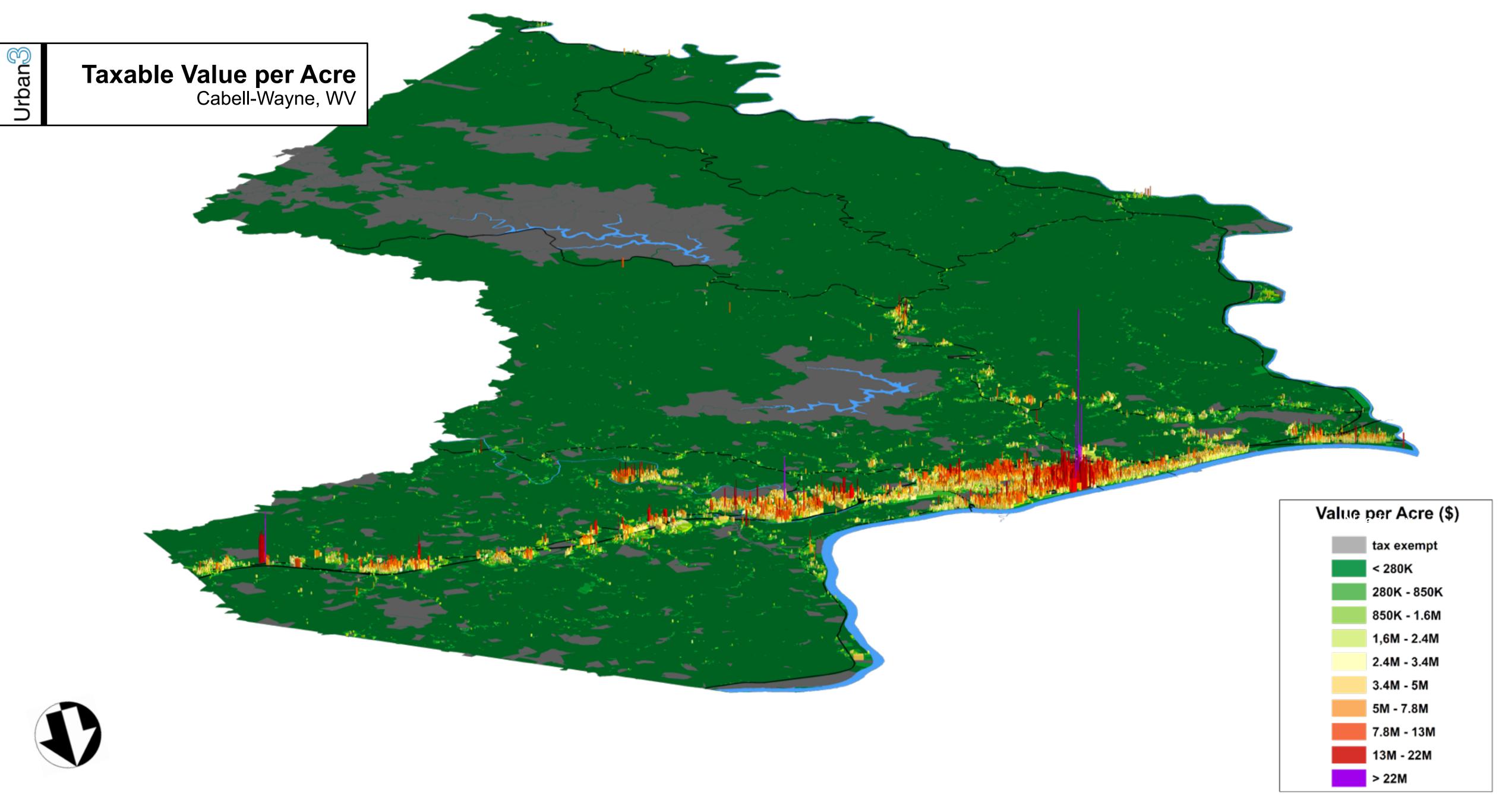




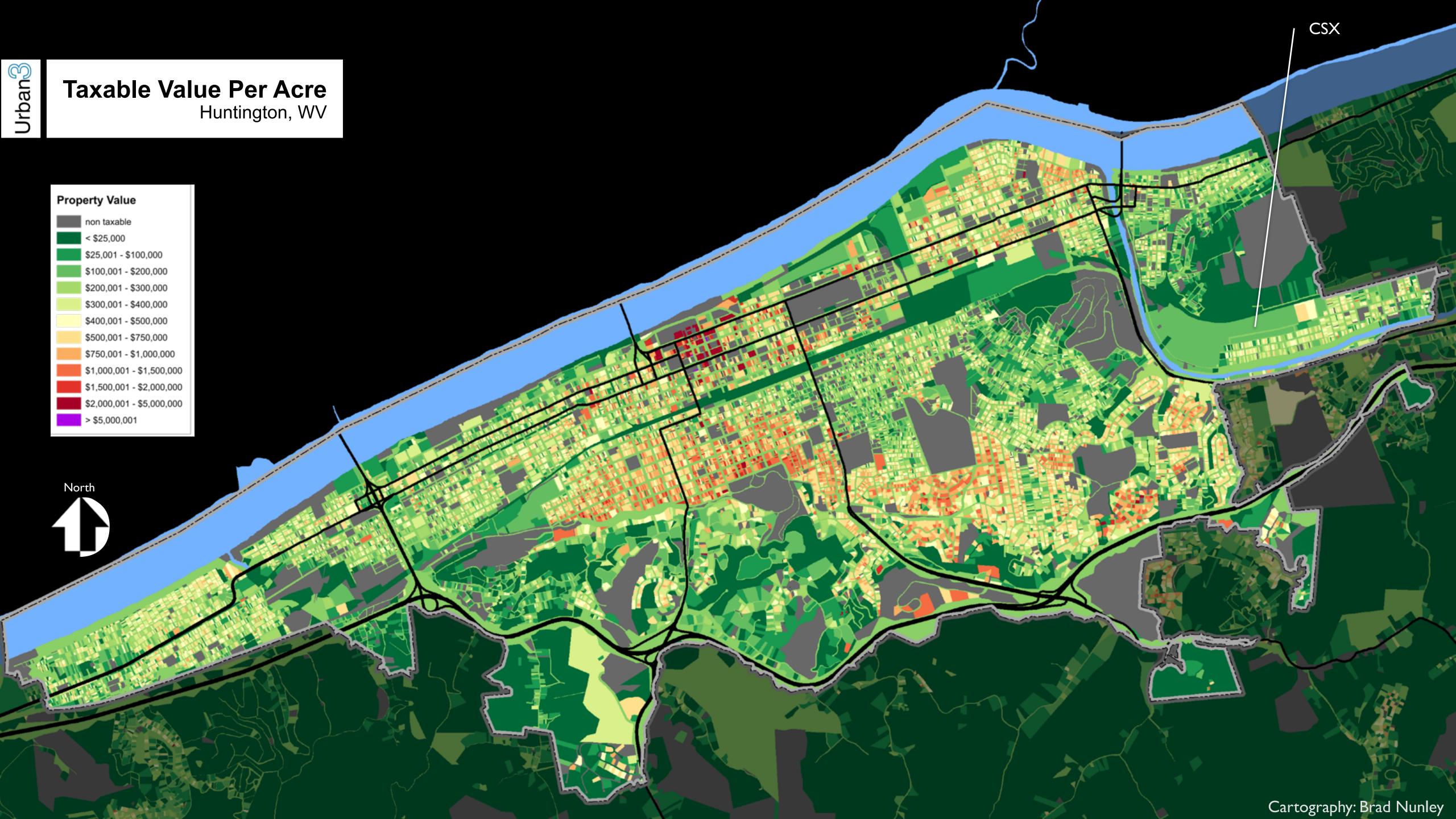
### Taxable Value per Acre Cabell-Wayne, WV





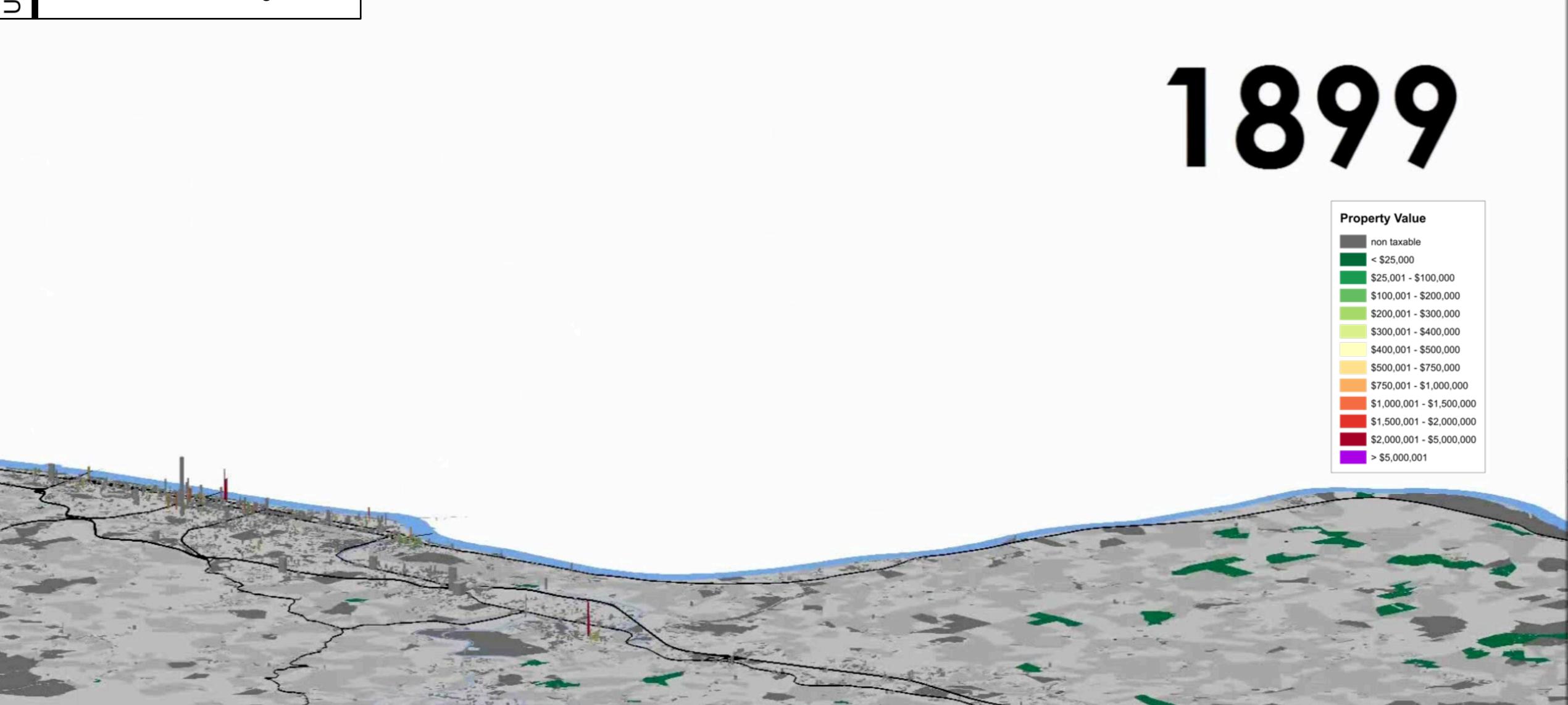






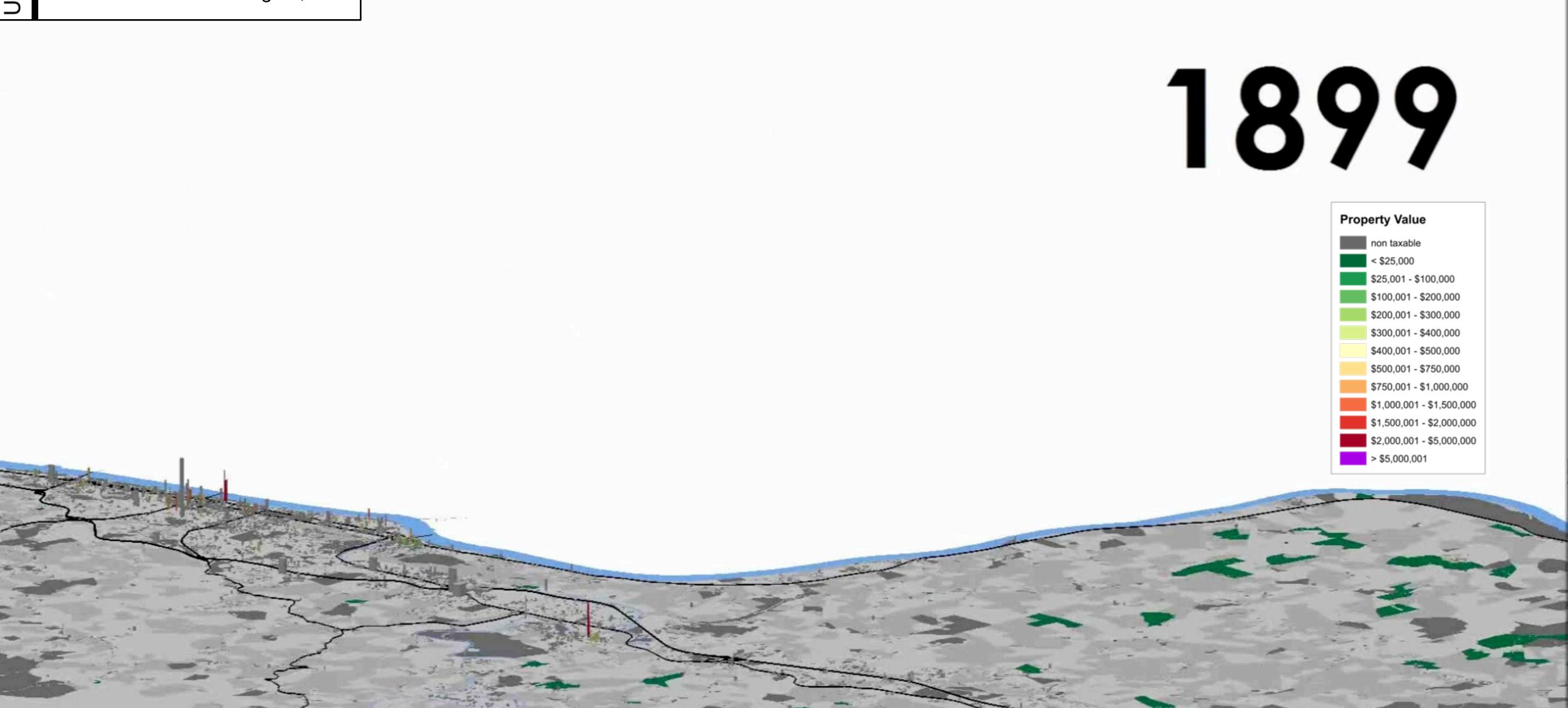
#### **Taxable Value Per Acre**

Huntington, WV

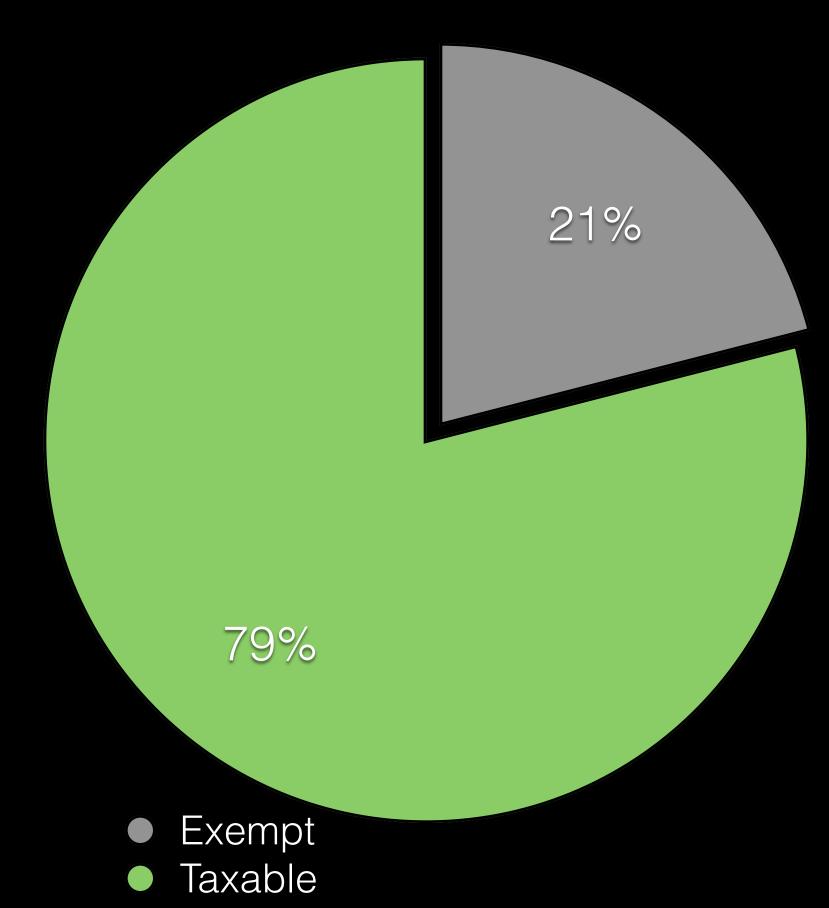


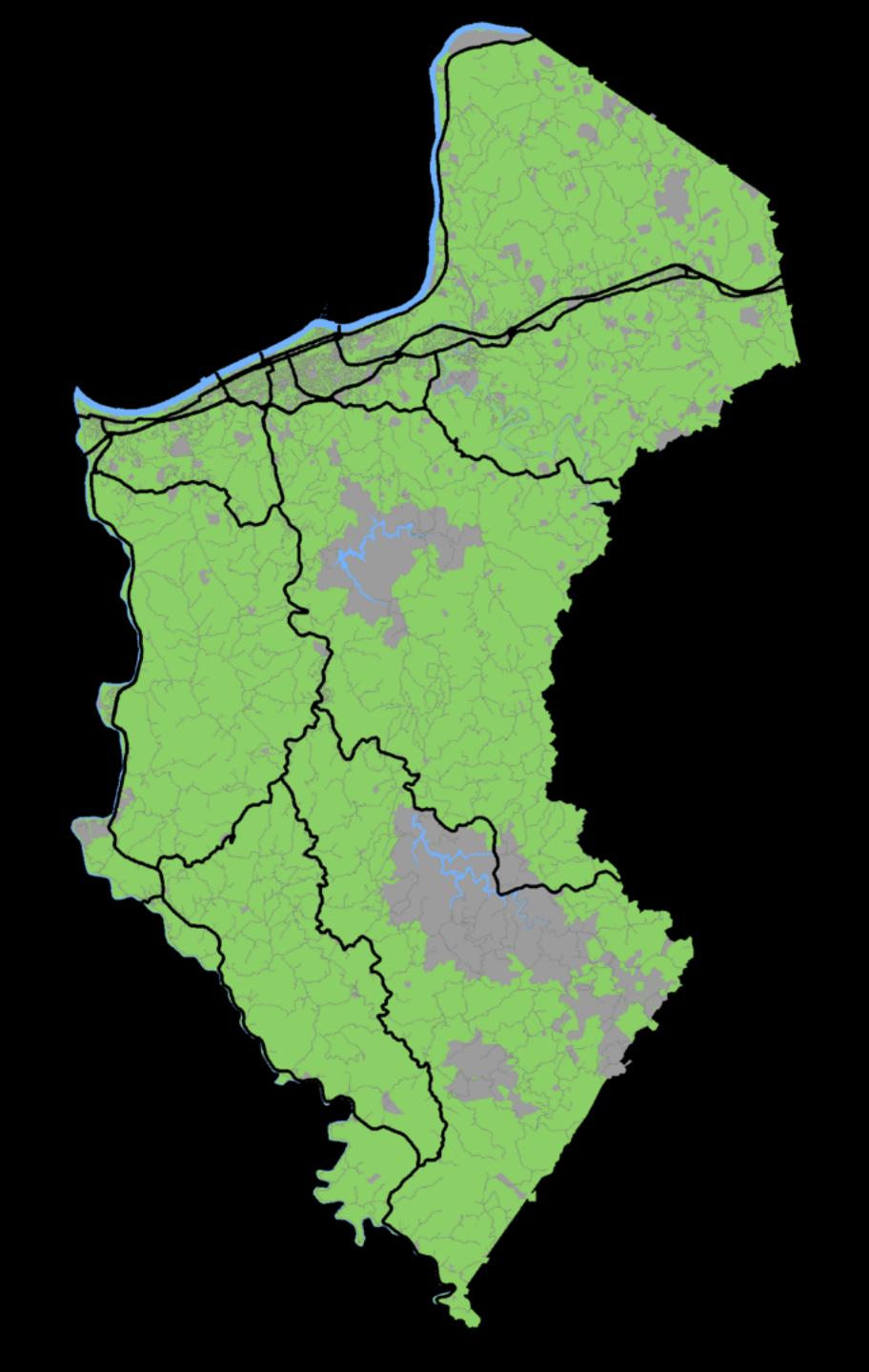
#### **Taxable Value Per Acre**

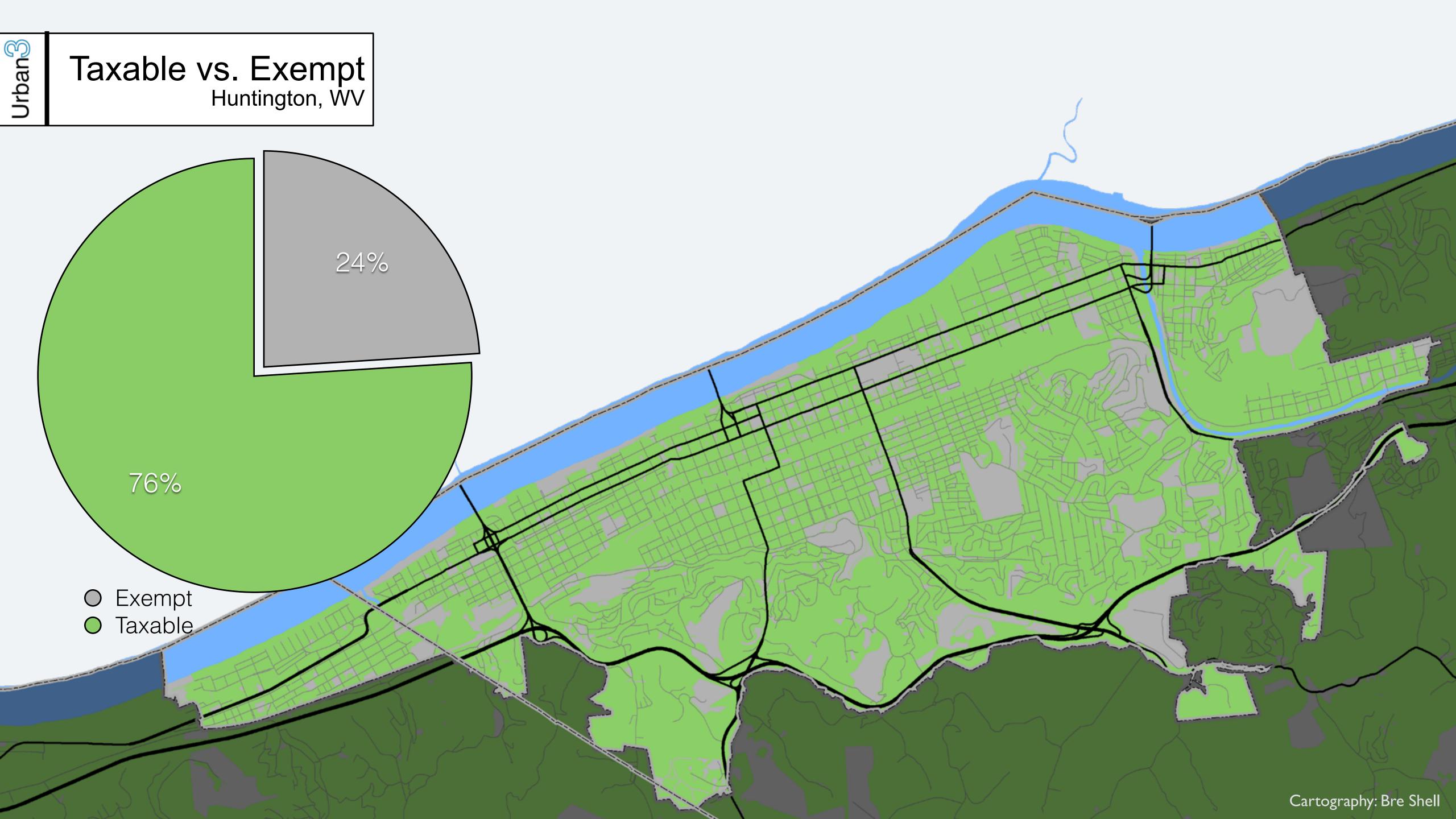
Huntington, WV

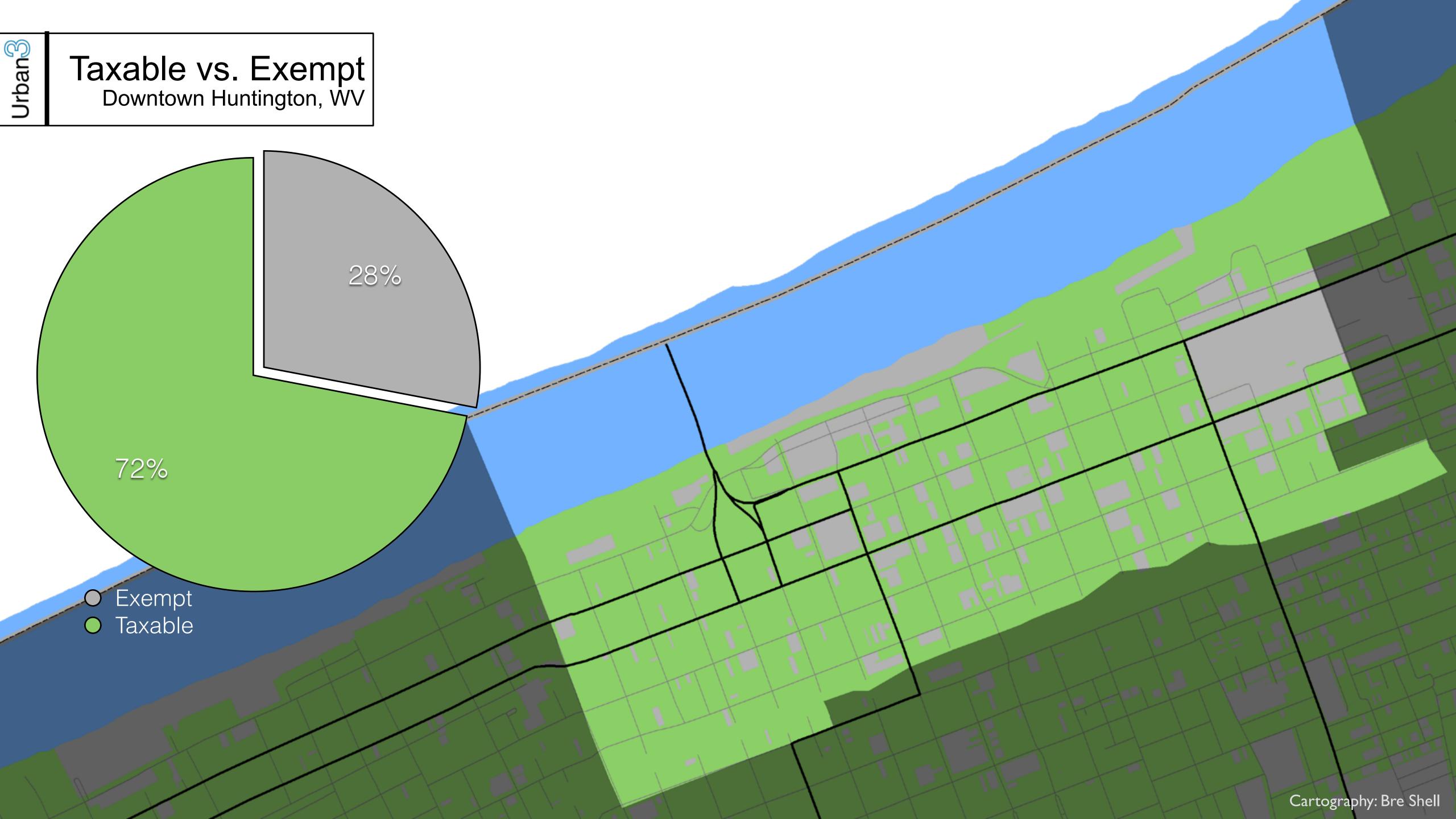


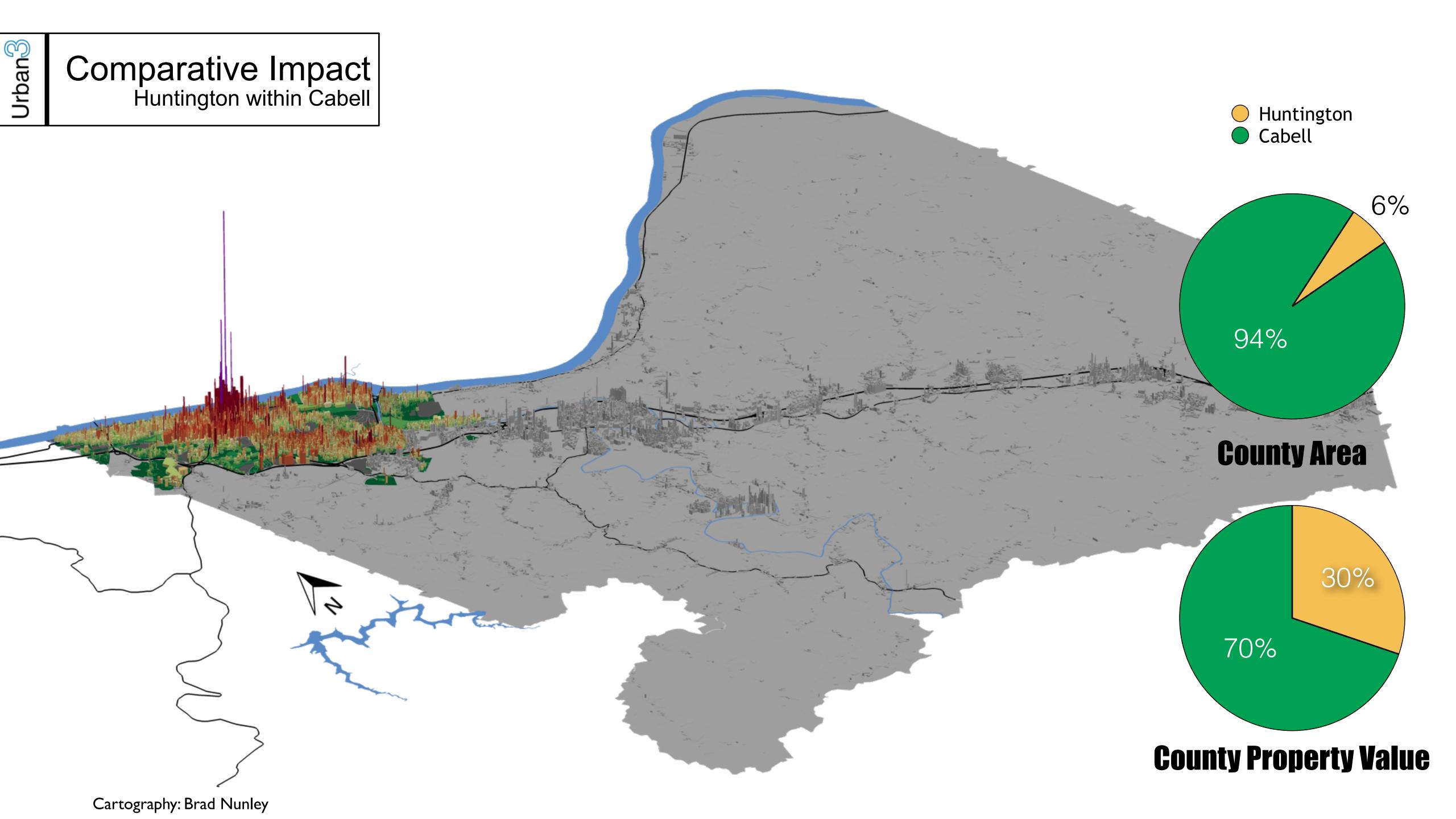
## Taxable vs. Exempt Cabell-Wayne County, WV

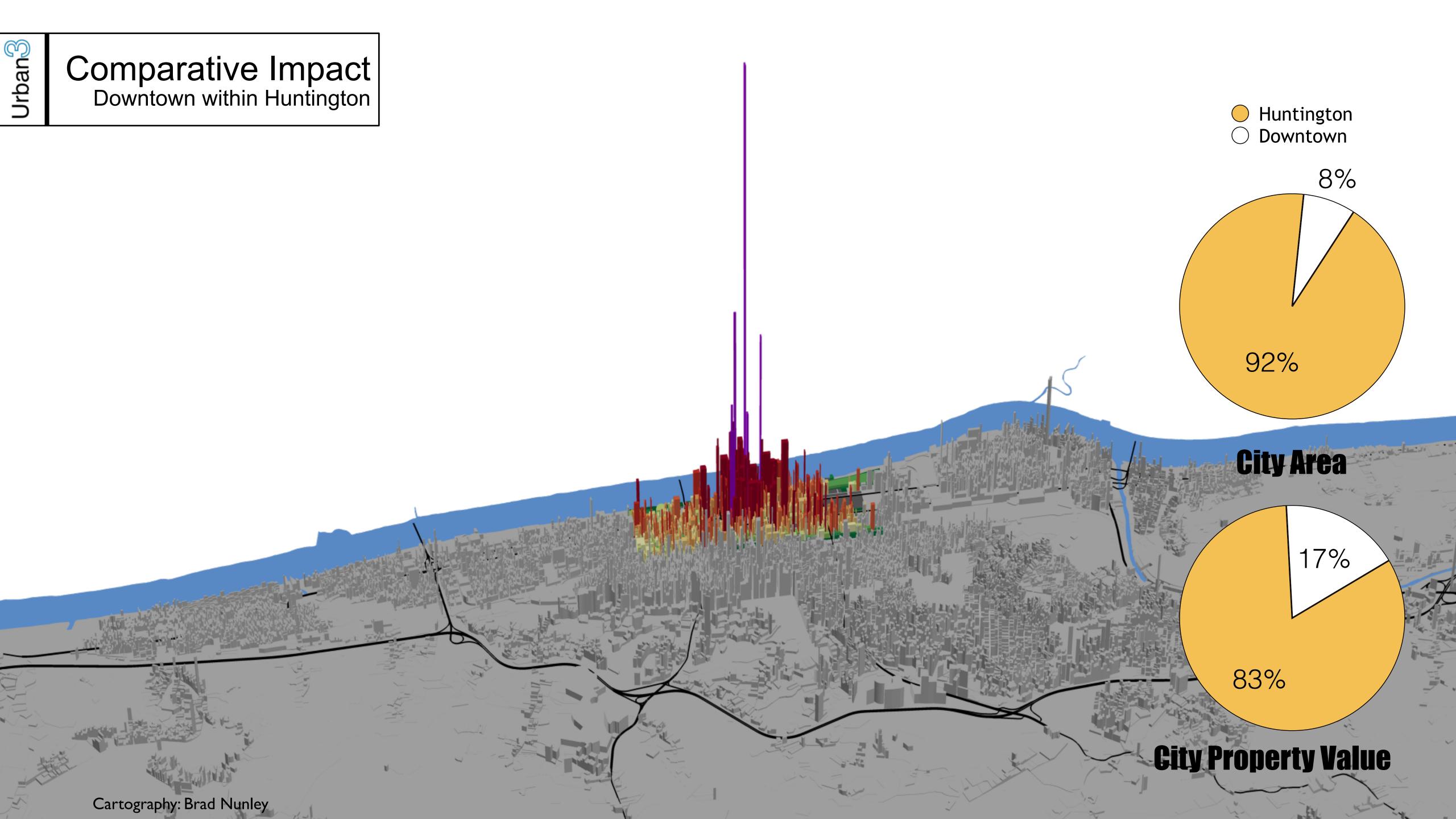


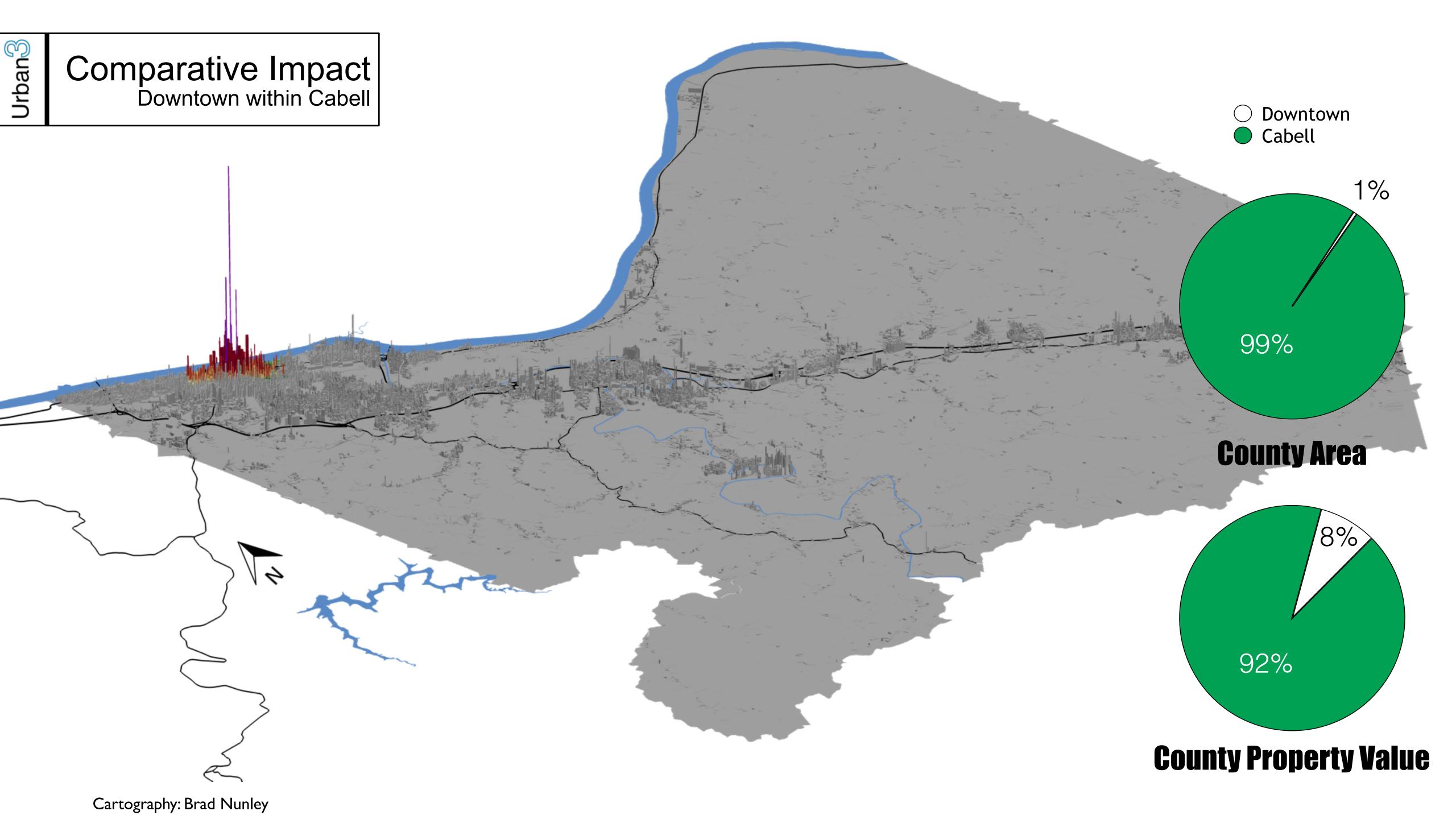




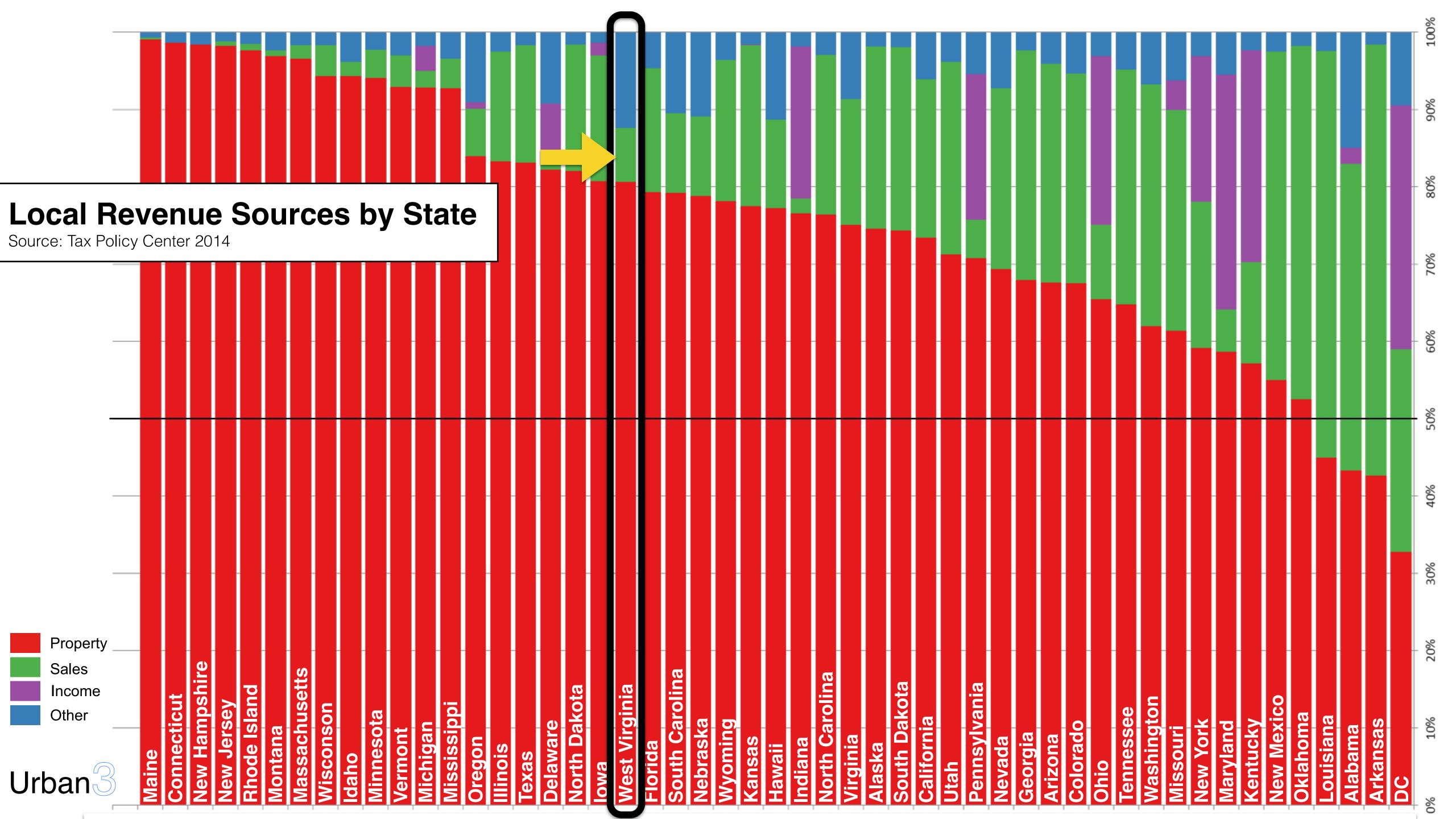




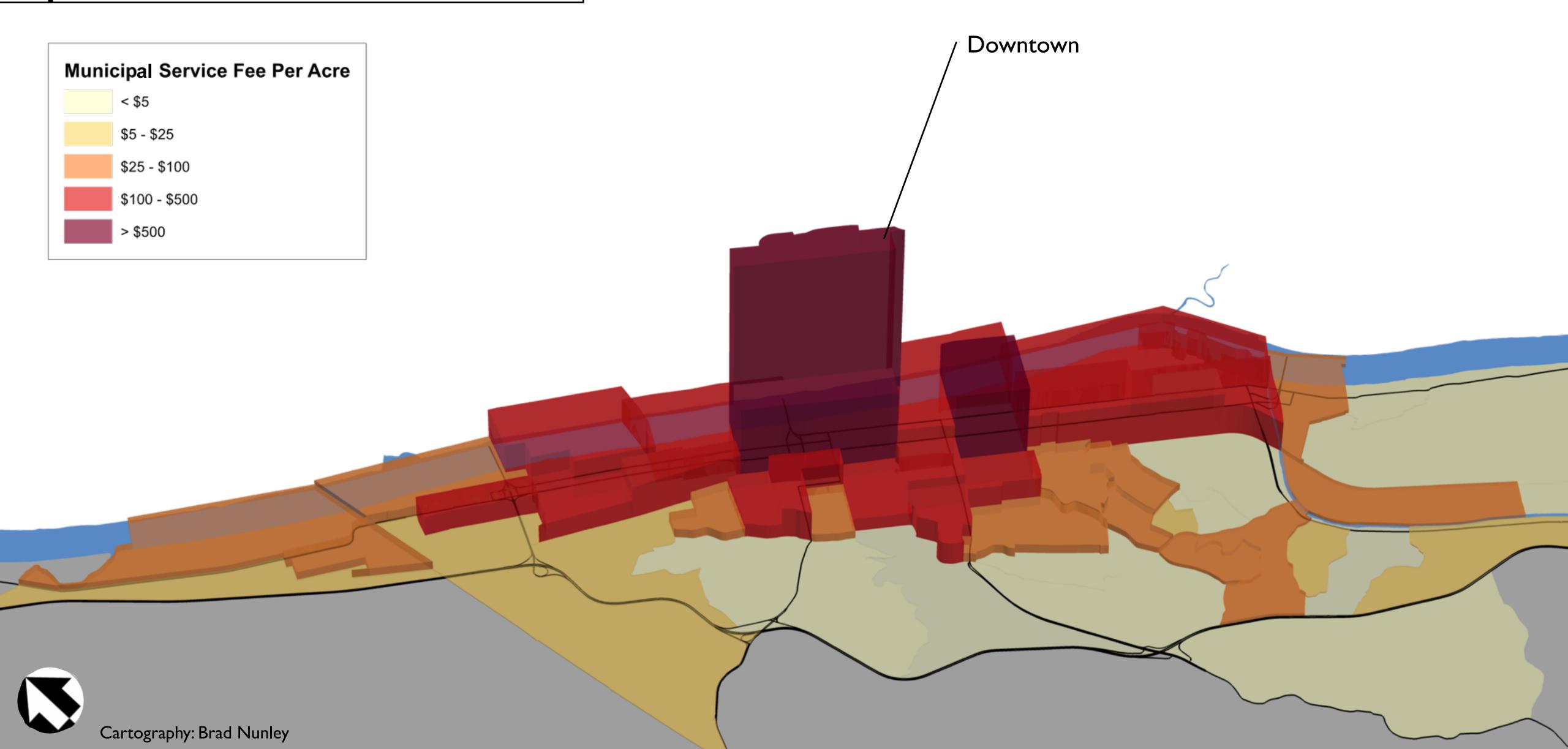




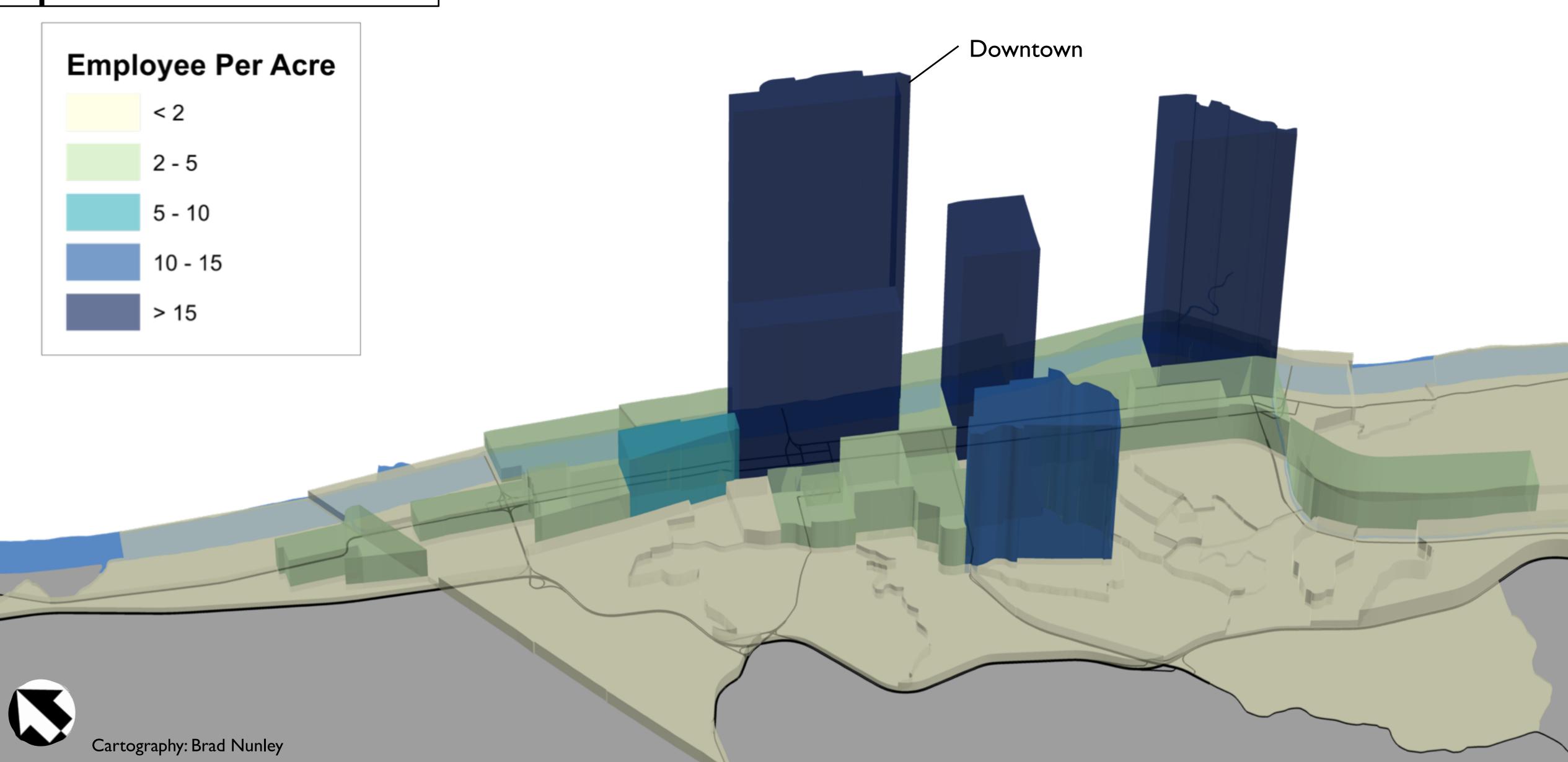




# Municipal Service Fee per Acre Huntington, WV (by block group)



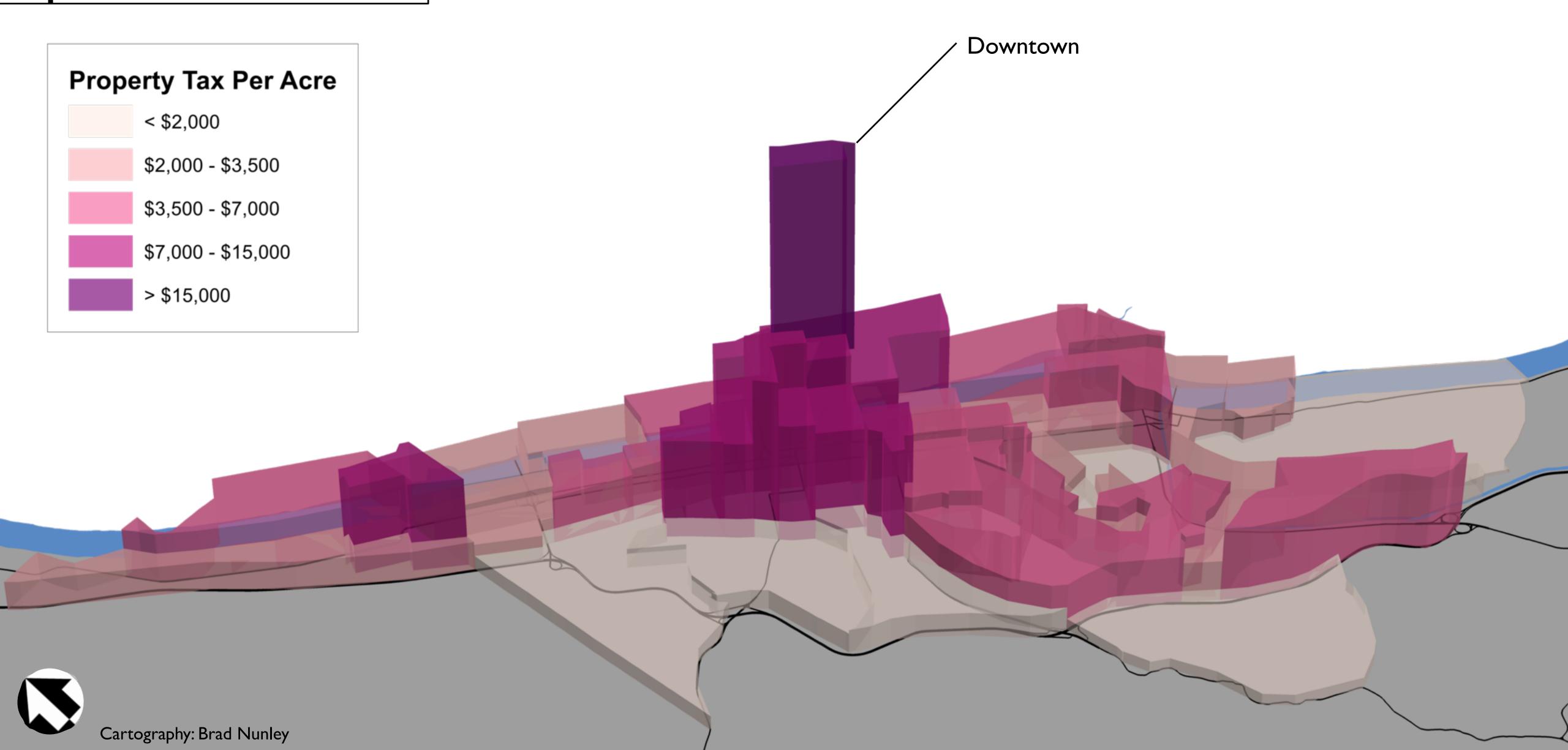
# Employment per Acre Huntington, WV (by block group)



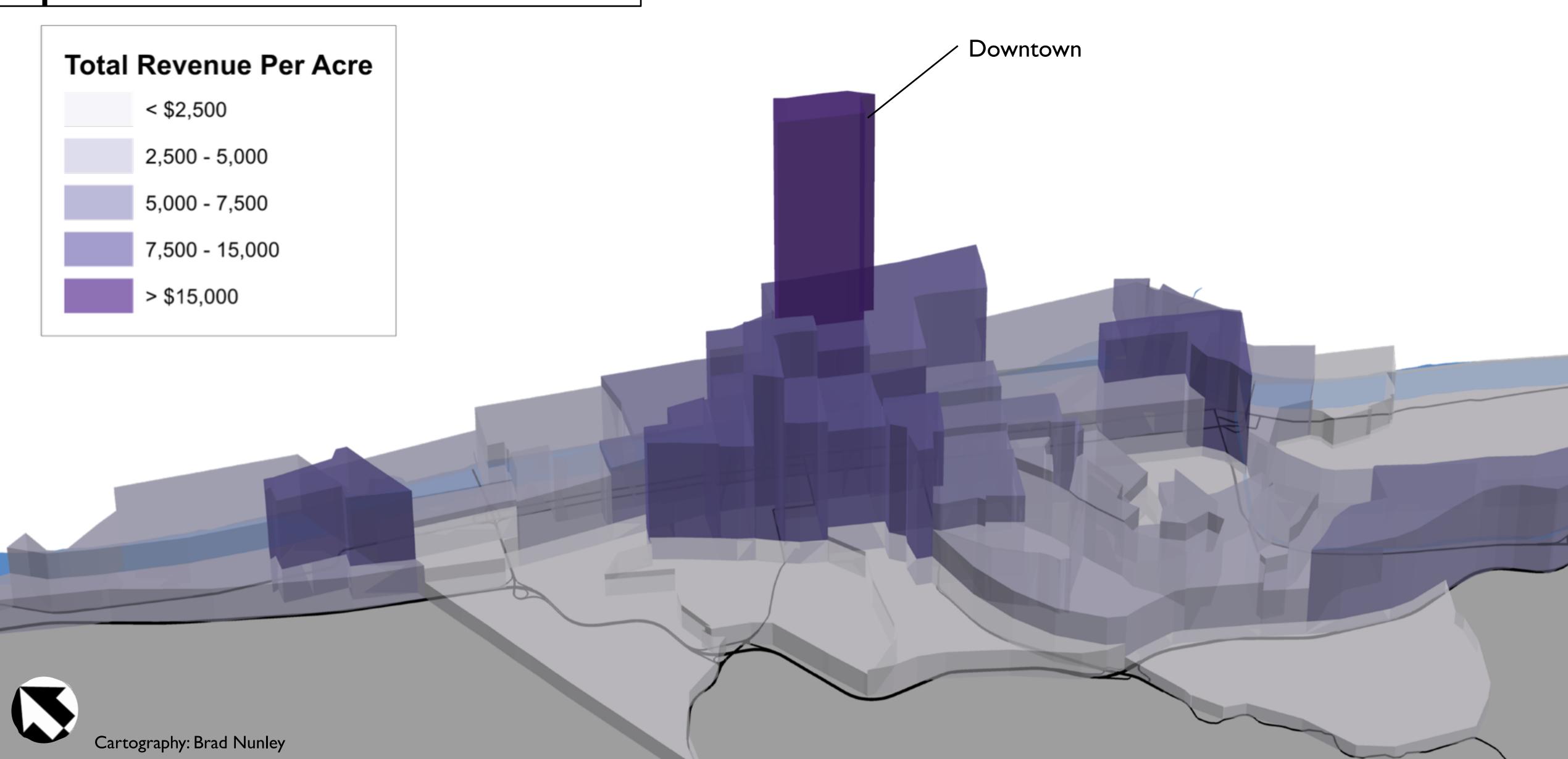
# Business and Occupation tax per Acre Huntington, WV (by block group)



# Property Tax per Acre Huntington, WV (by block group)



# Total Municipal Revenue per Acre Huntington, WV (by block group)





# **Walmart (on 60)** \$435,109 per acre



#### Walmart (by Mall) \$568,980 per acre



### **Huntington Mall**

\$199,939 per acre



### Best Buy + Michaels'

\$963,737 per acre



Big Lots + \$290,900 per acre



**Kmart** \$409,178 per acre

Walmart (by Mall) \$568,980 per acre



Big Lots + \$290,900 per acre





Big Lots + \$290,900 per acre





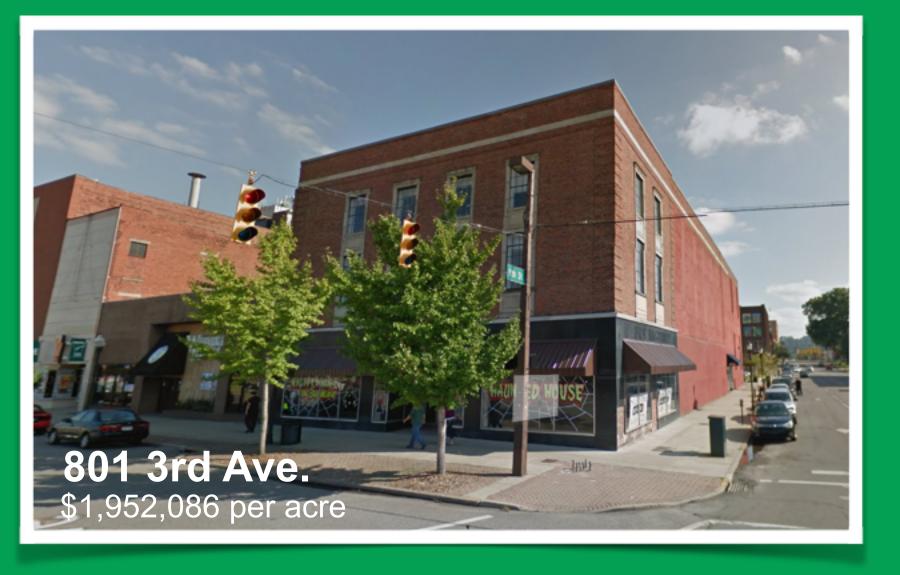
Walmart (by Mall) \$568,980 per acre

Total Value Per Acre









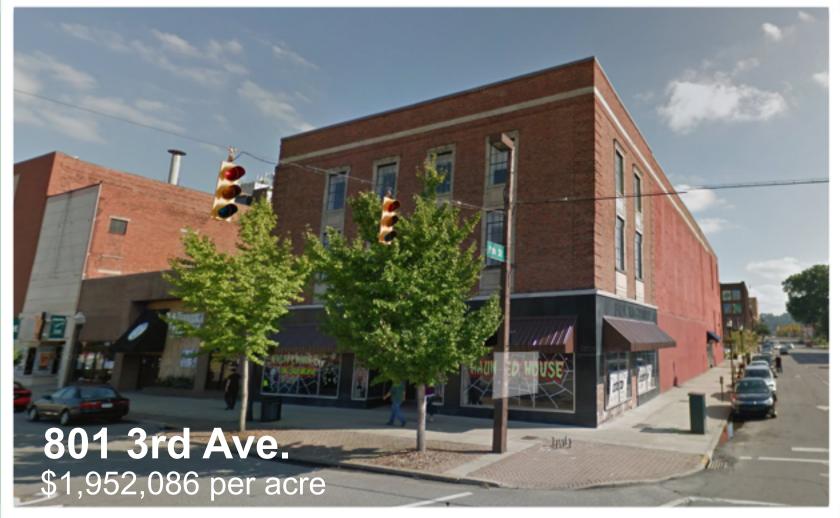


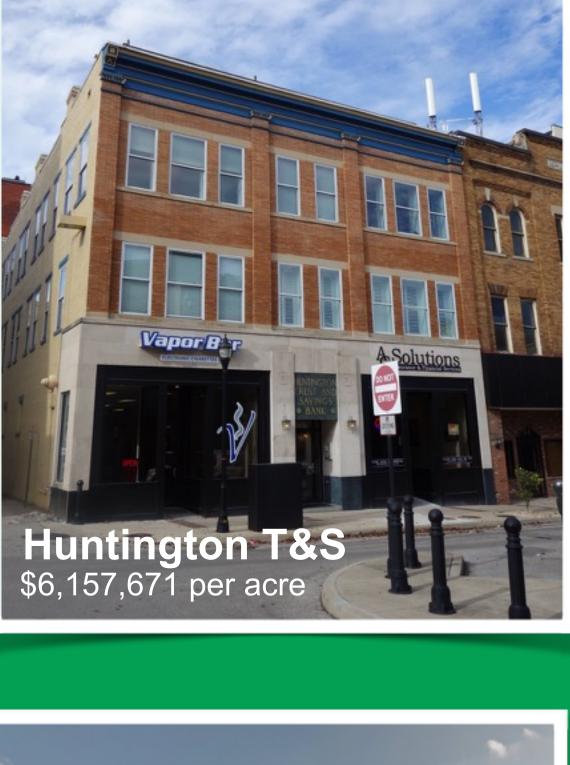












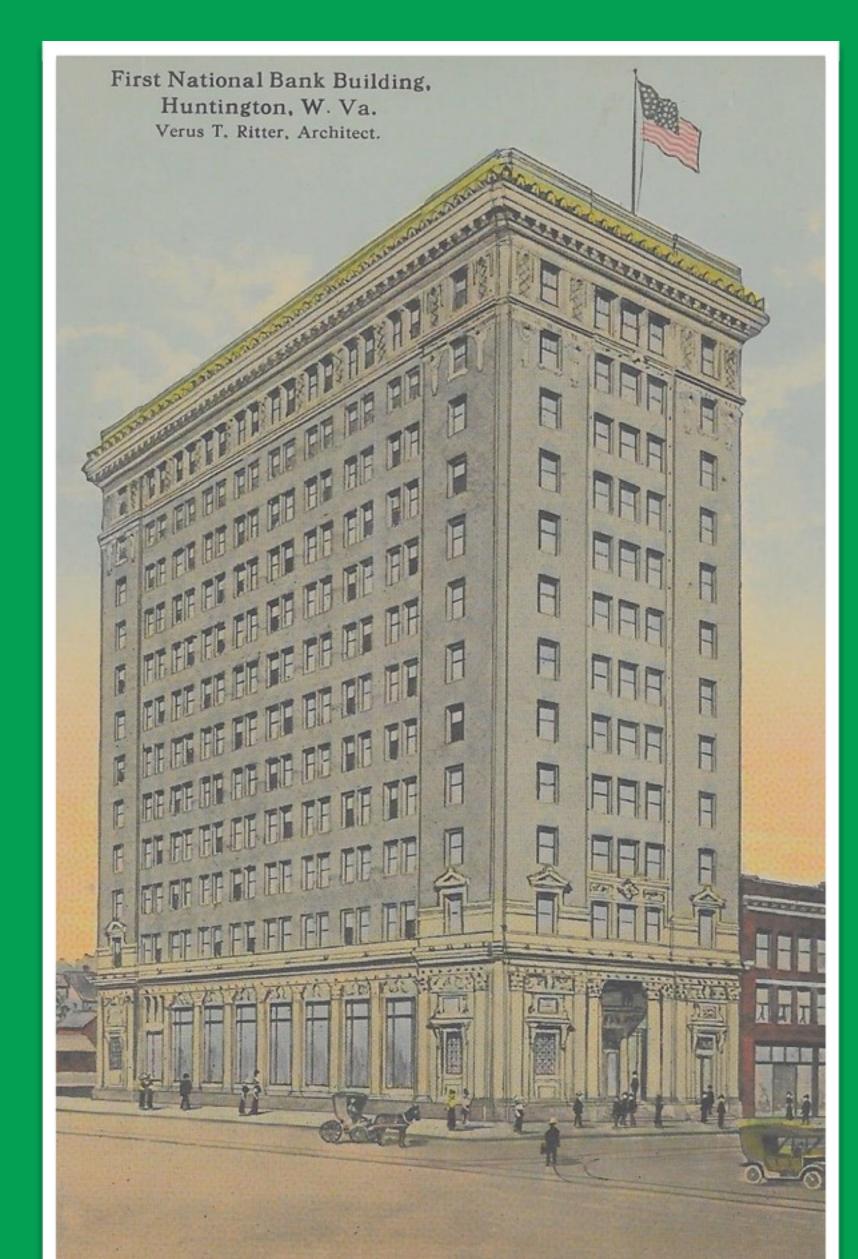




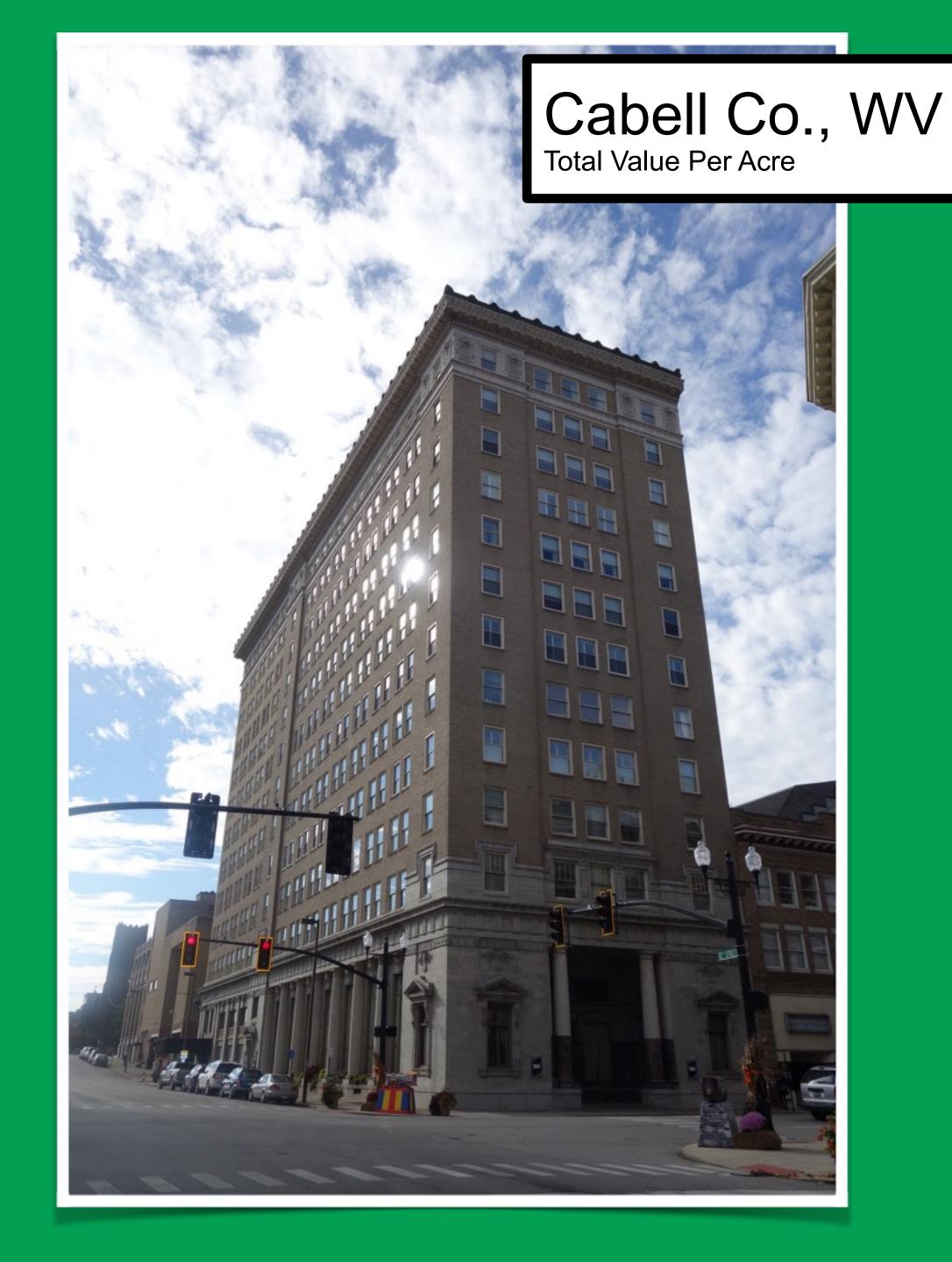
Built: 1906 (\$400,000)

Frederick Hotel
\$2,522,070
Value Per Acre



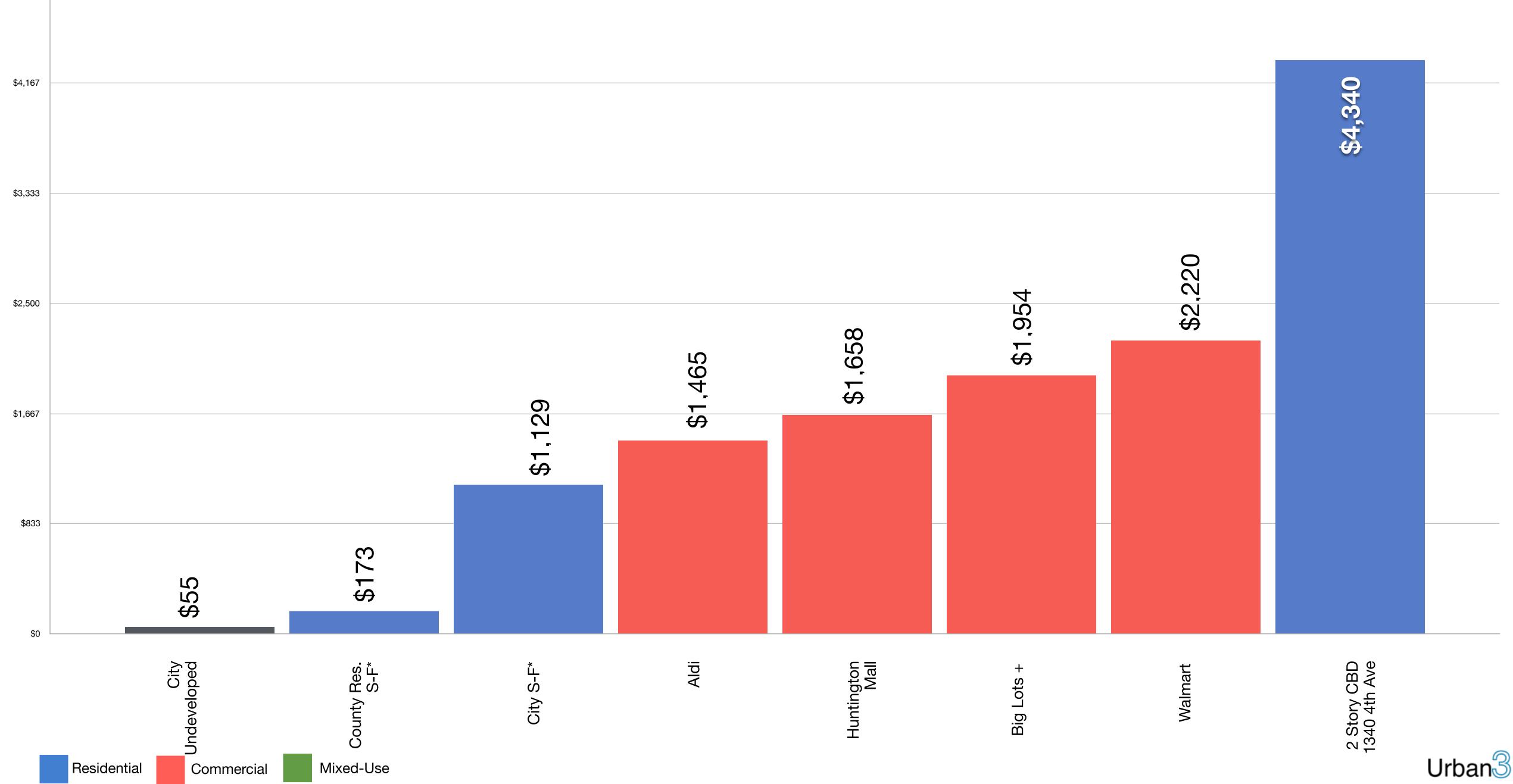


**\$1. James \$22,770,702**Value Per Acre

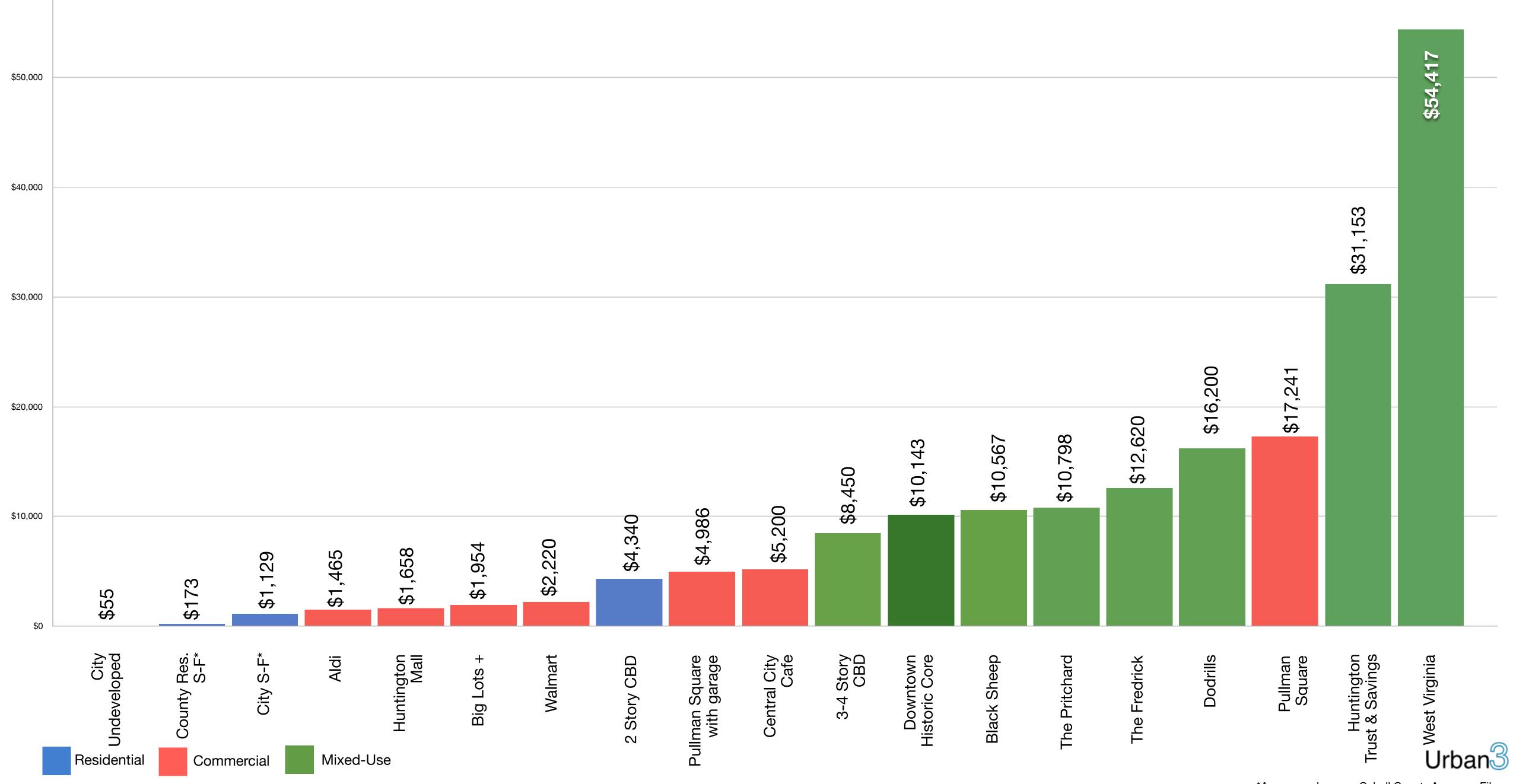


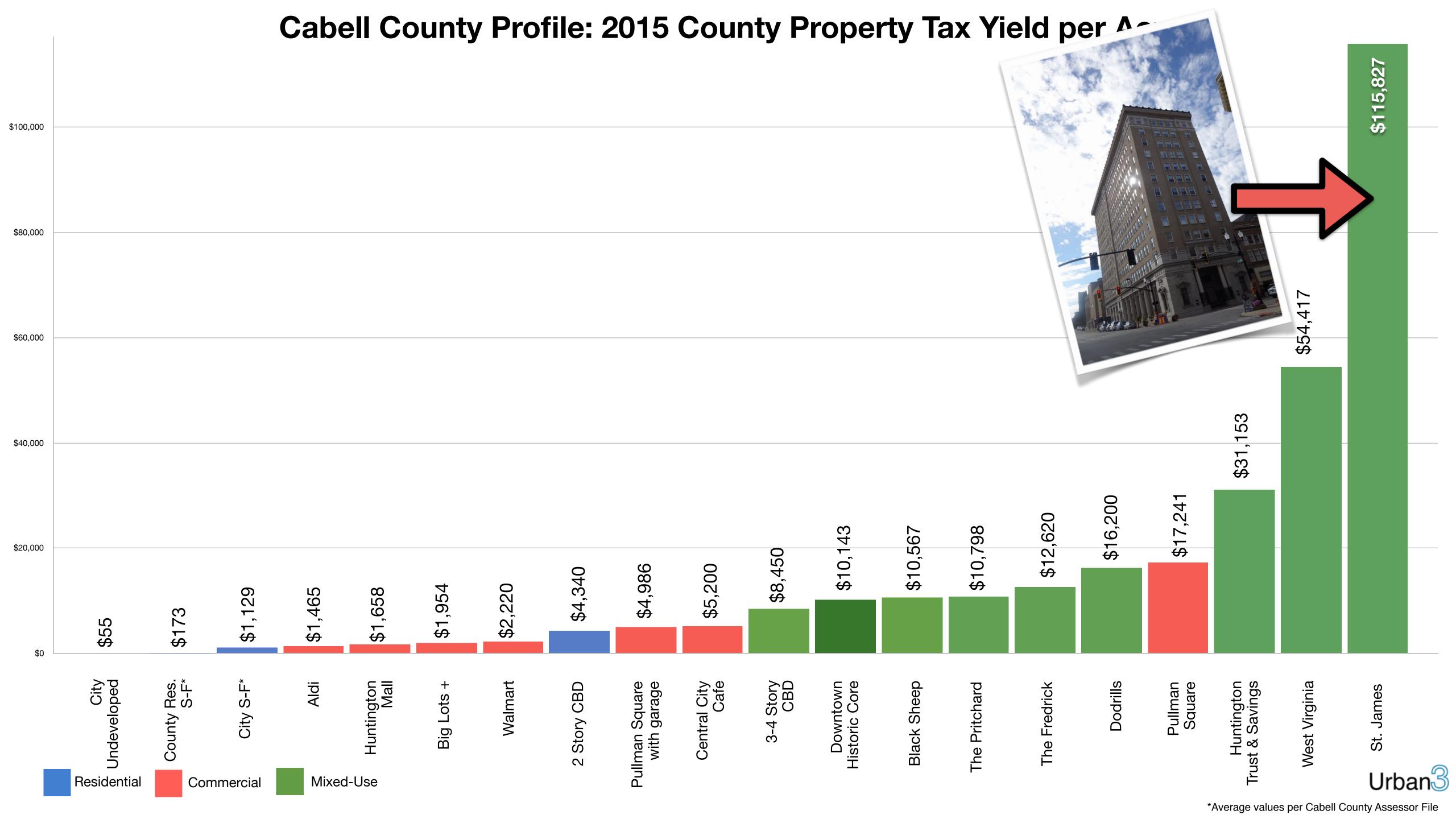
**Built: 1914** 

### Cabell County Profile: 2015 County Property Tax Yield per Acre



### Cabell County Profile: 2015 County Property Tax Yield per Acre







**6.7 acres** of The 801 3rd Aves. would equal the **30 acre** Walmart on route 60.





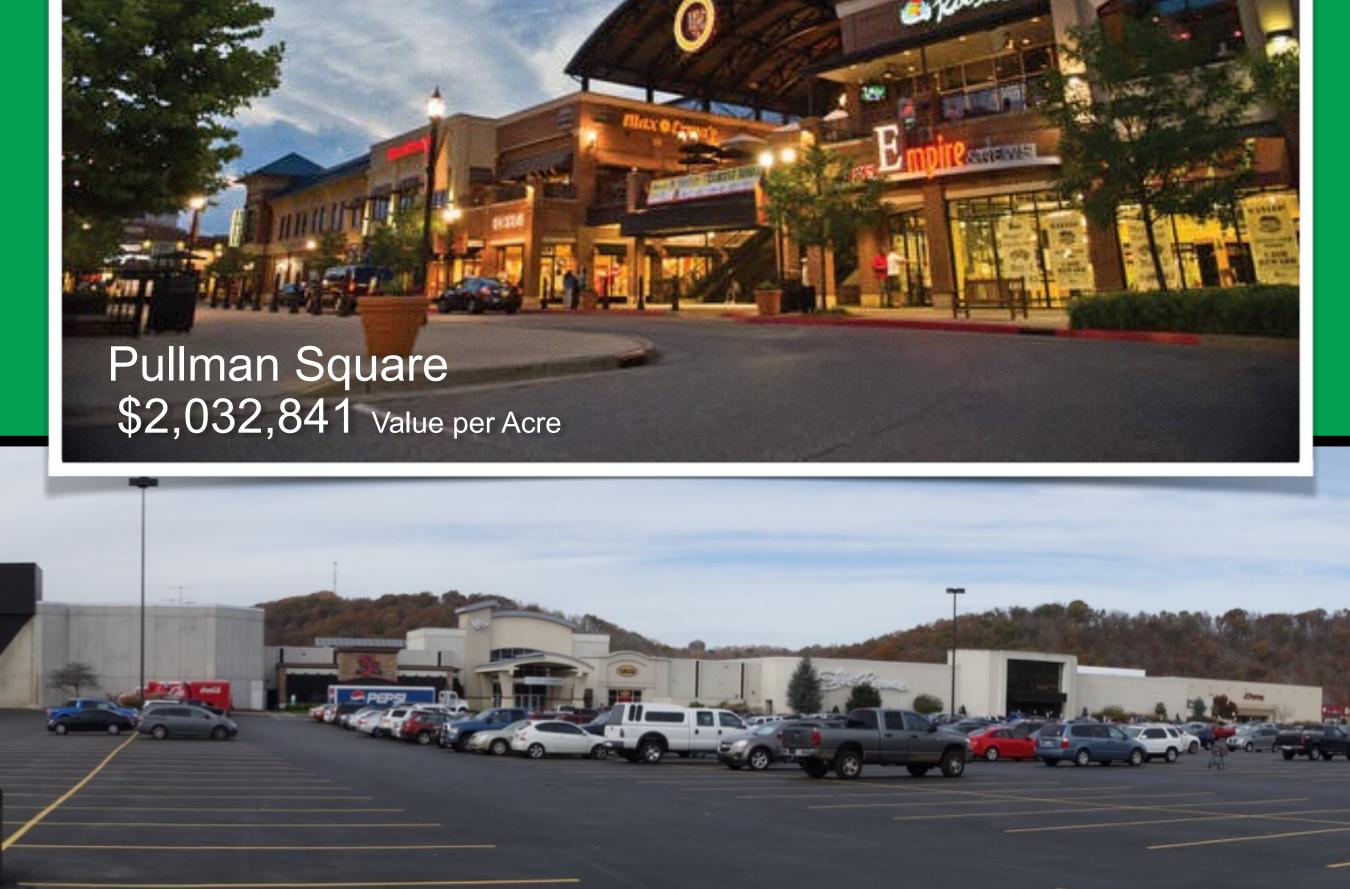
2 acres of The Huntington T&B would equal the 22 acre Walmart by the mall.





# Cabell County, WV Determining Lasting Value

11.5 acres of Pullman Square(with parking) would equal the117 acre Huntington Mall













**13.4** 

0.15







**13.4** 

0.15

county property taxes / acre

\$1.8K

\$22.7K







13.4

county property taxes / acre

\$1.8K \$22.7K

city retail taxes / acre

\$5.7K \$18.5K







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0.15

county property taxes / acre

\$1.8K

\$22.7K

city retail taxes / acre

\$5.7K

\$18.5K

jobs / acre

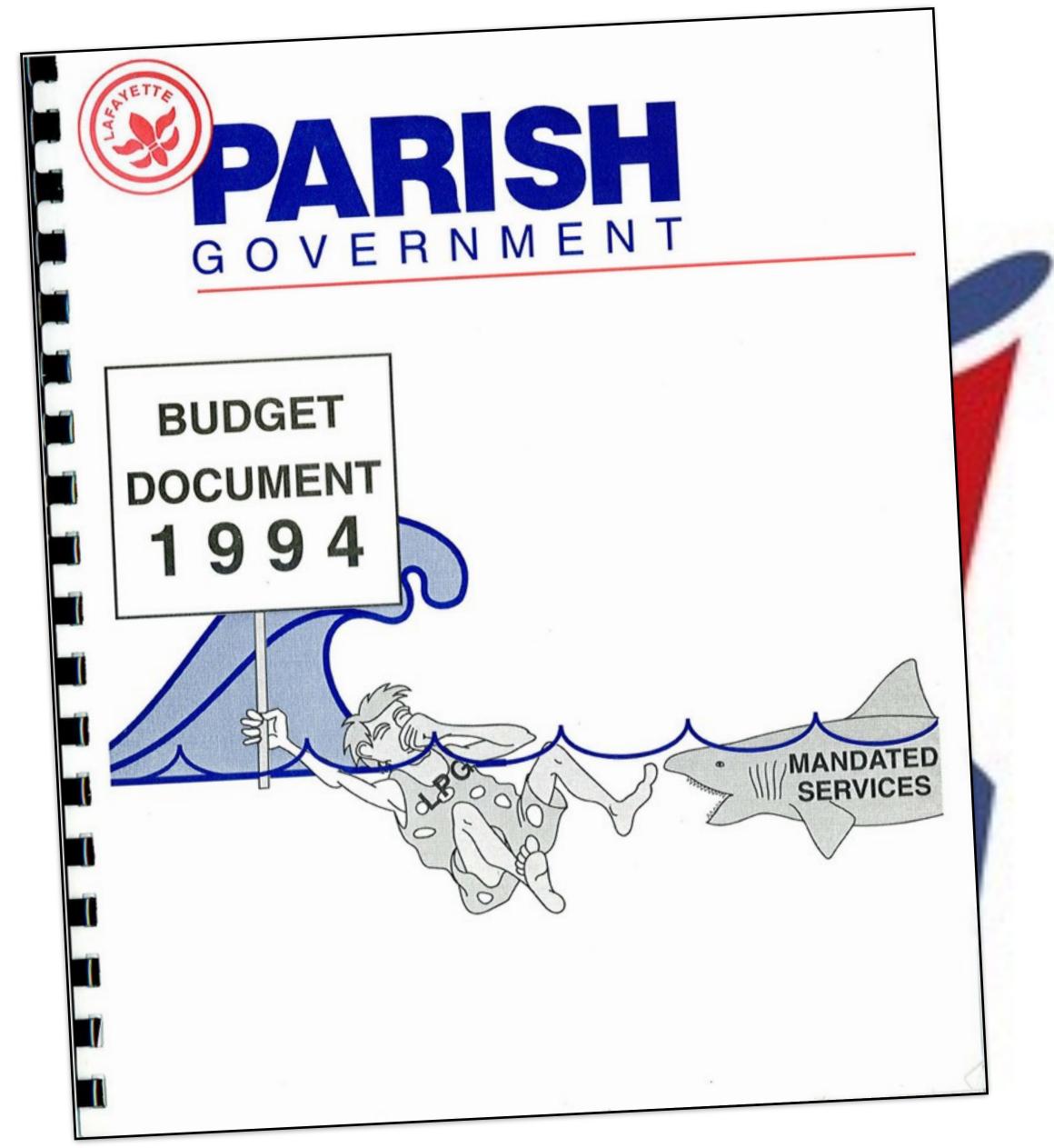
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**233** 



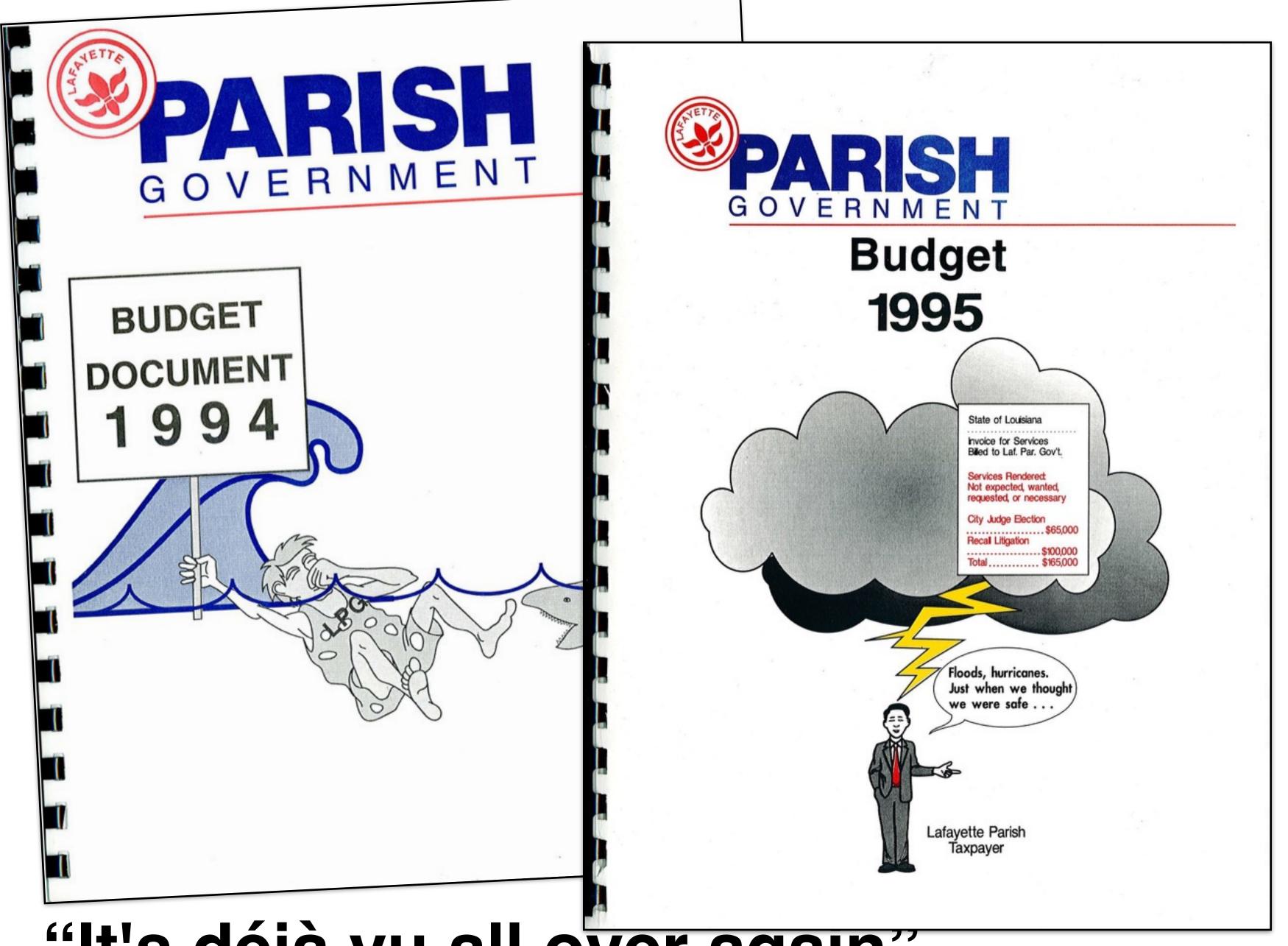


"It's déjà vu all over again"



"It's déjà vu all over again"

- Yogi Berra



"It's déjà vu all over again"



"It's déjà vu all over again"

### **Developer Costs**

### **Soft Costs**

- \* Permitting
- \* Architect
- \* Engineering
- \*Legal Fees
- \* Marketing
- \* Profit

### **Hard Costs**

- ⋆ Land Cost
- \* Buildings
- \*Road & Sidewalks
- ⋆Sewer
- ⋆ Water
- \* Buildings



### **Developer Costs**

#### **Soft Costs**

- \* Permitting
- \* Architect
- \* Engineering
- \*Legal Fees
- \* Marketing
- \* Profit

#### **Hard Costs**

- \*Land Cost
- \* Buildings
- \*Road & Sidewalks
- \*Sewer
- ⋆ Water
- \* Buildings

### **Municipal Costs**

#### **Service Cost**

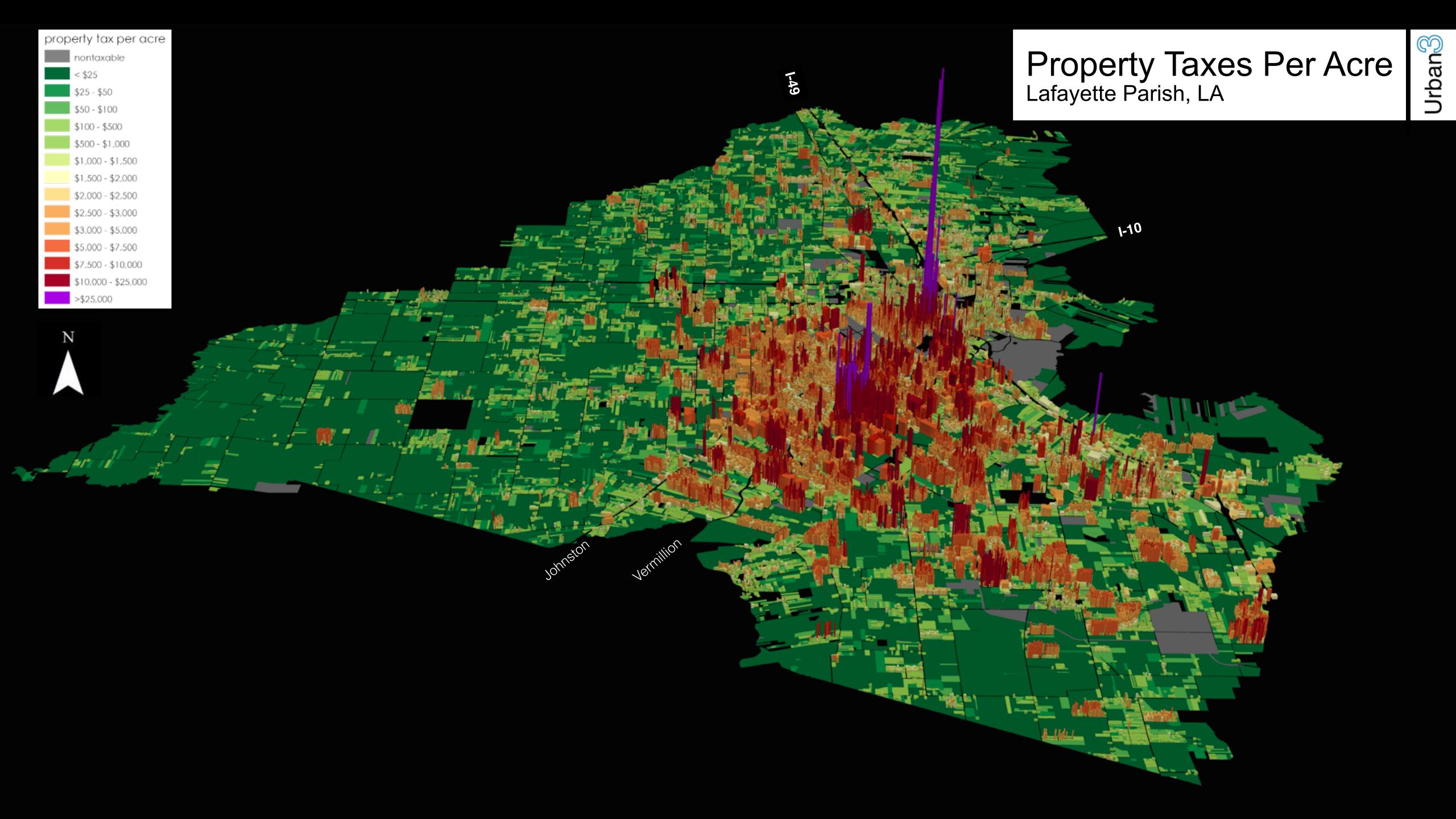
- \*Police
- \*Fire
- \*Government
- \*Schools
- \*Economic

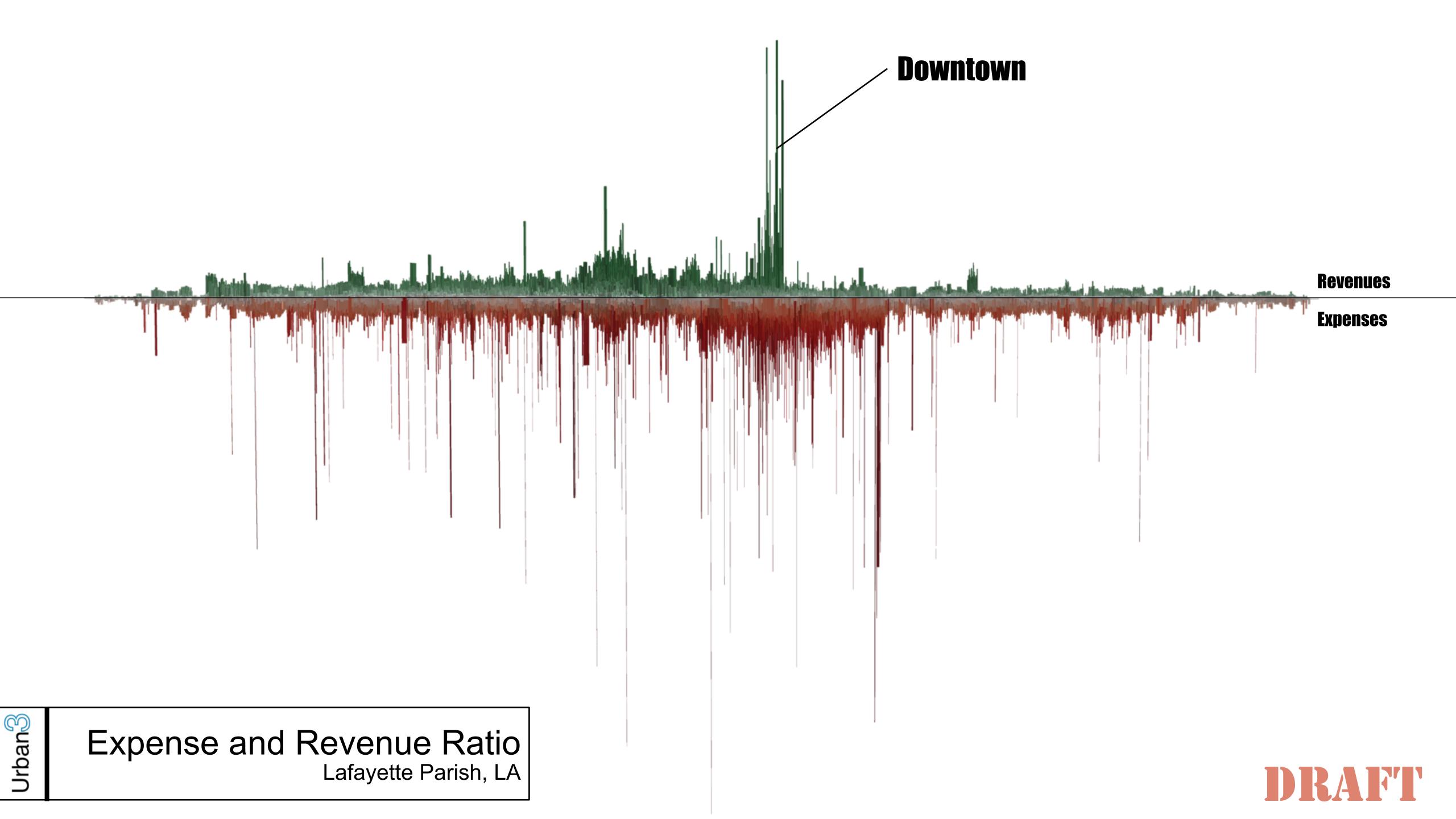
### **Hard Costs**

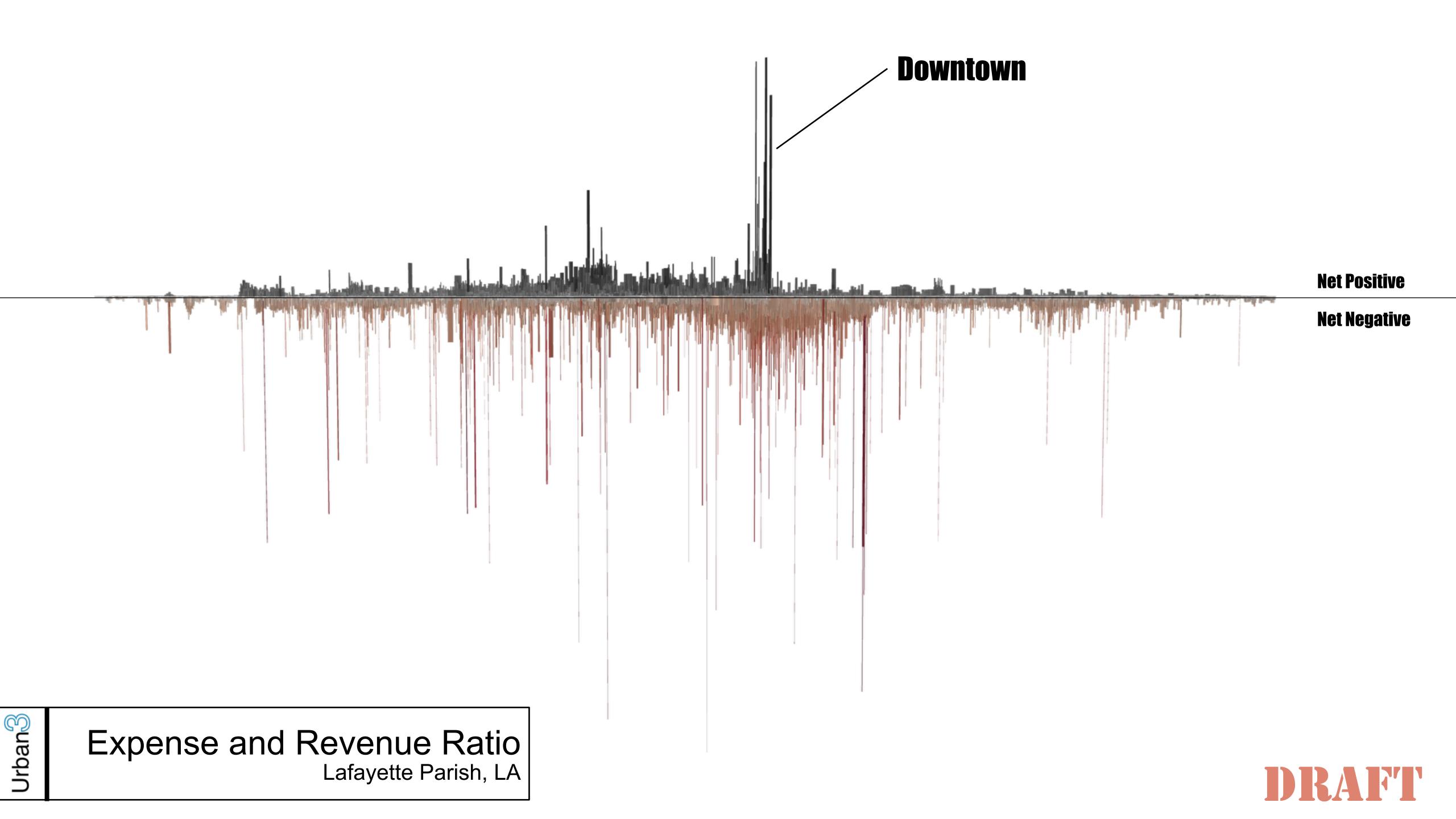
- \*Roads to here
- \*Public buildings
- \*Parks
- \*Sewer
- ⋆Water

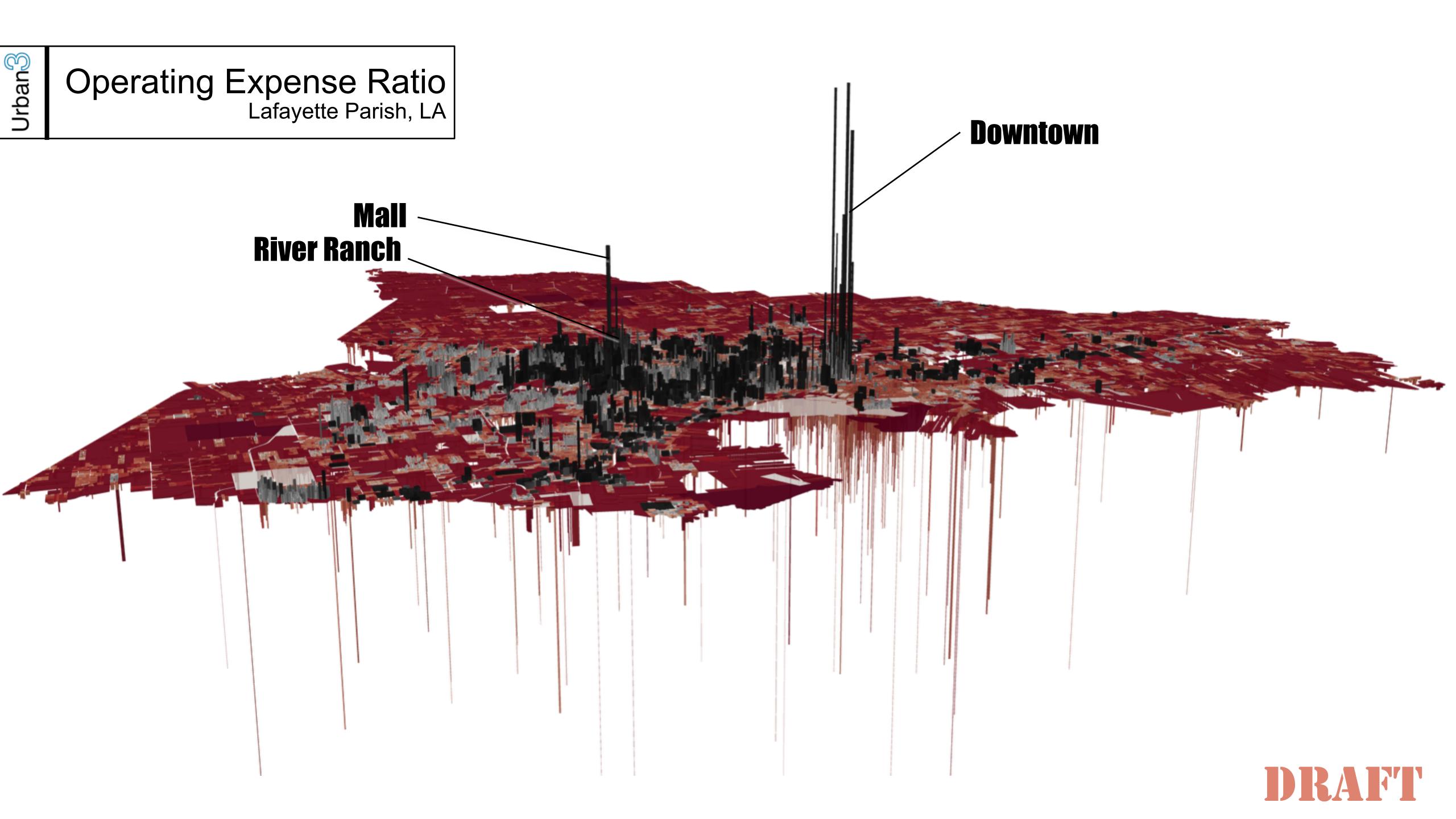


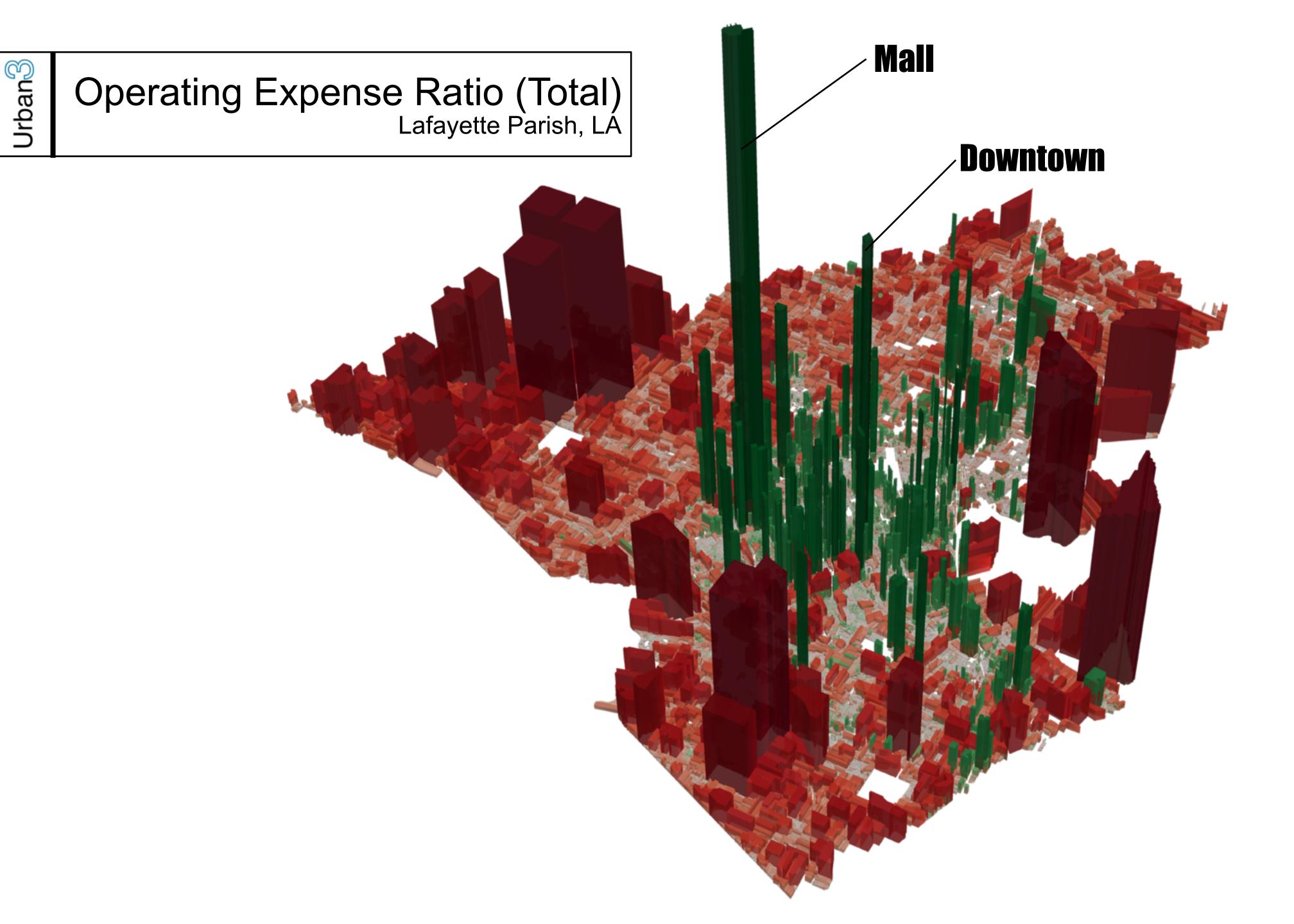








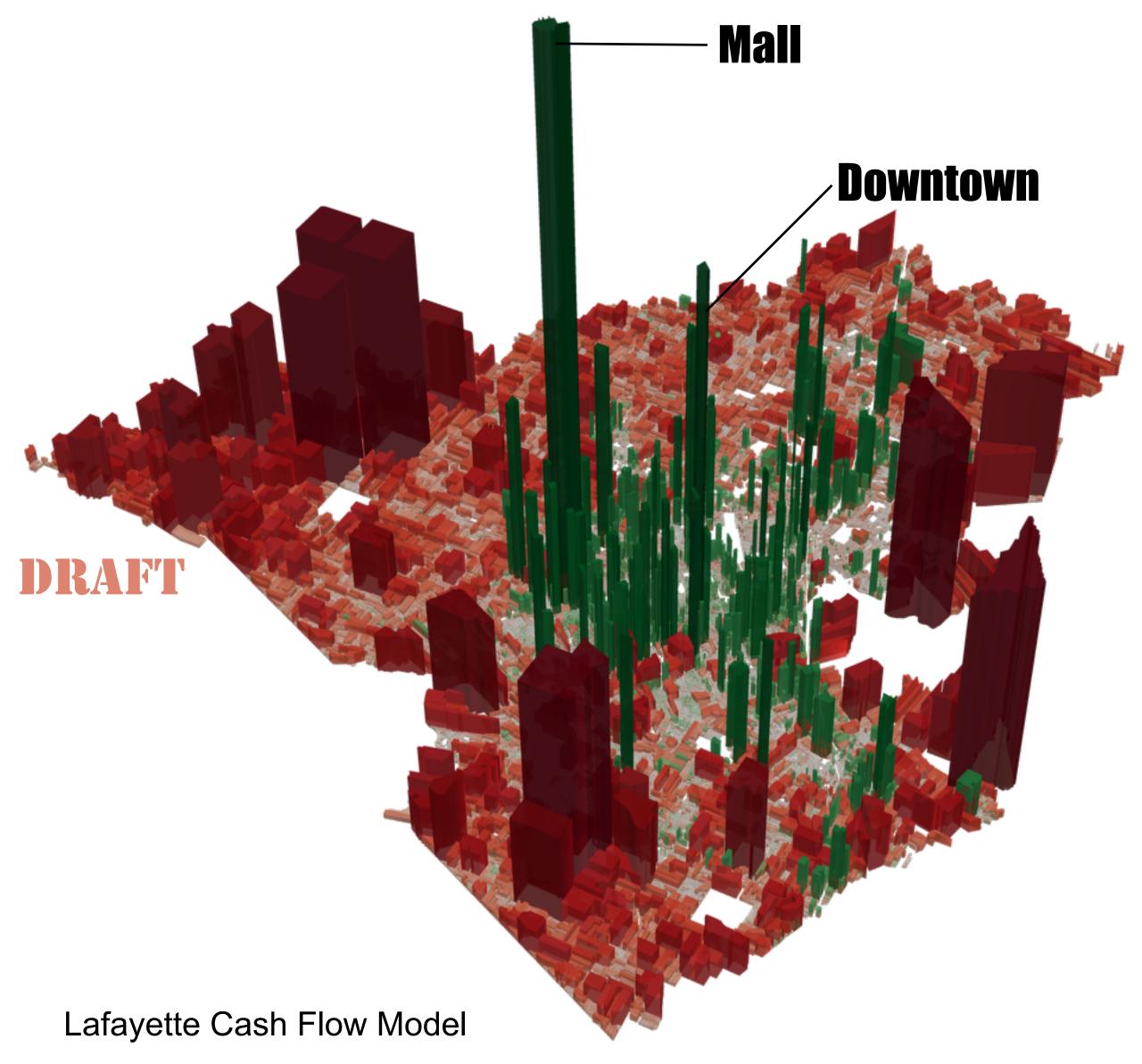




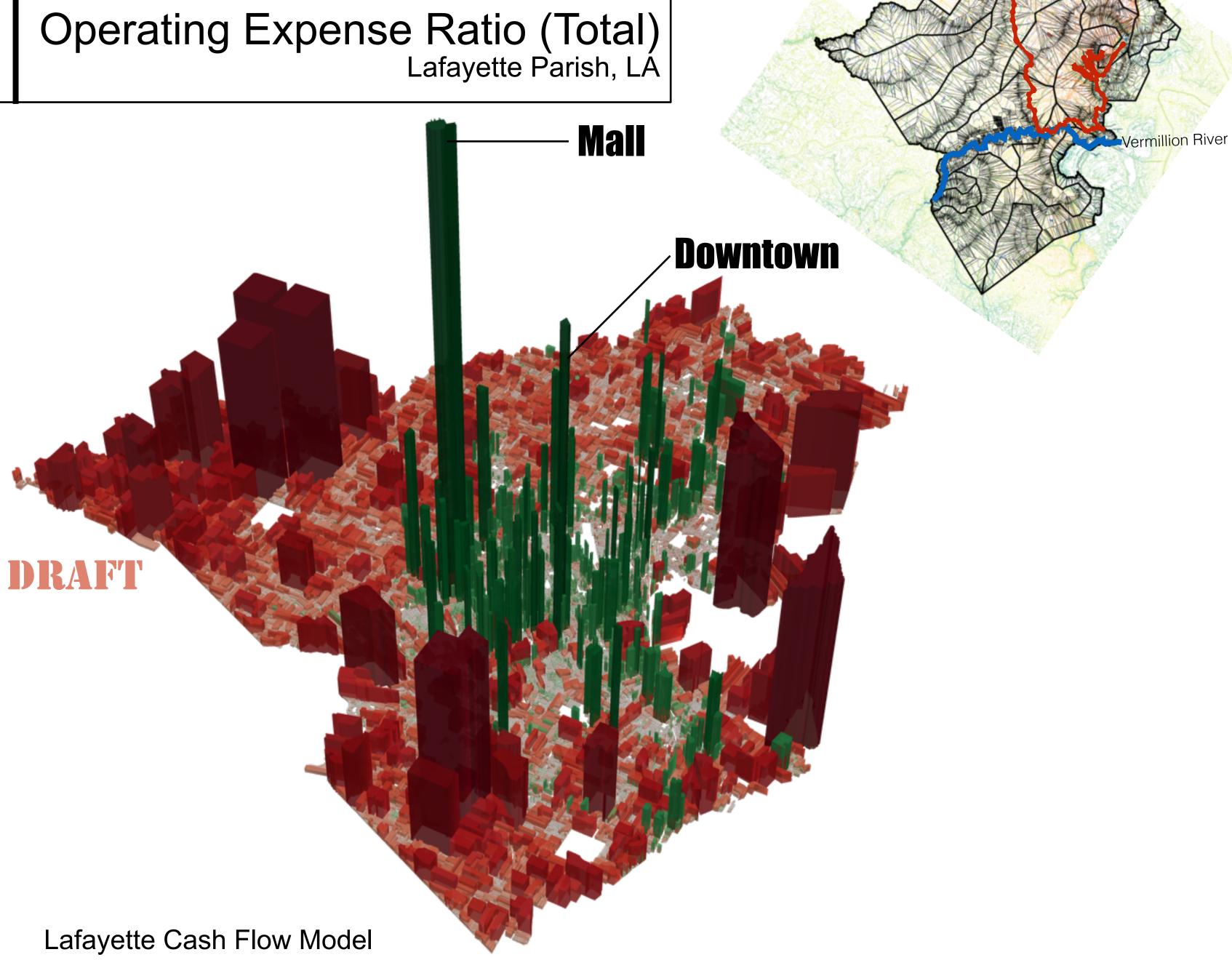


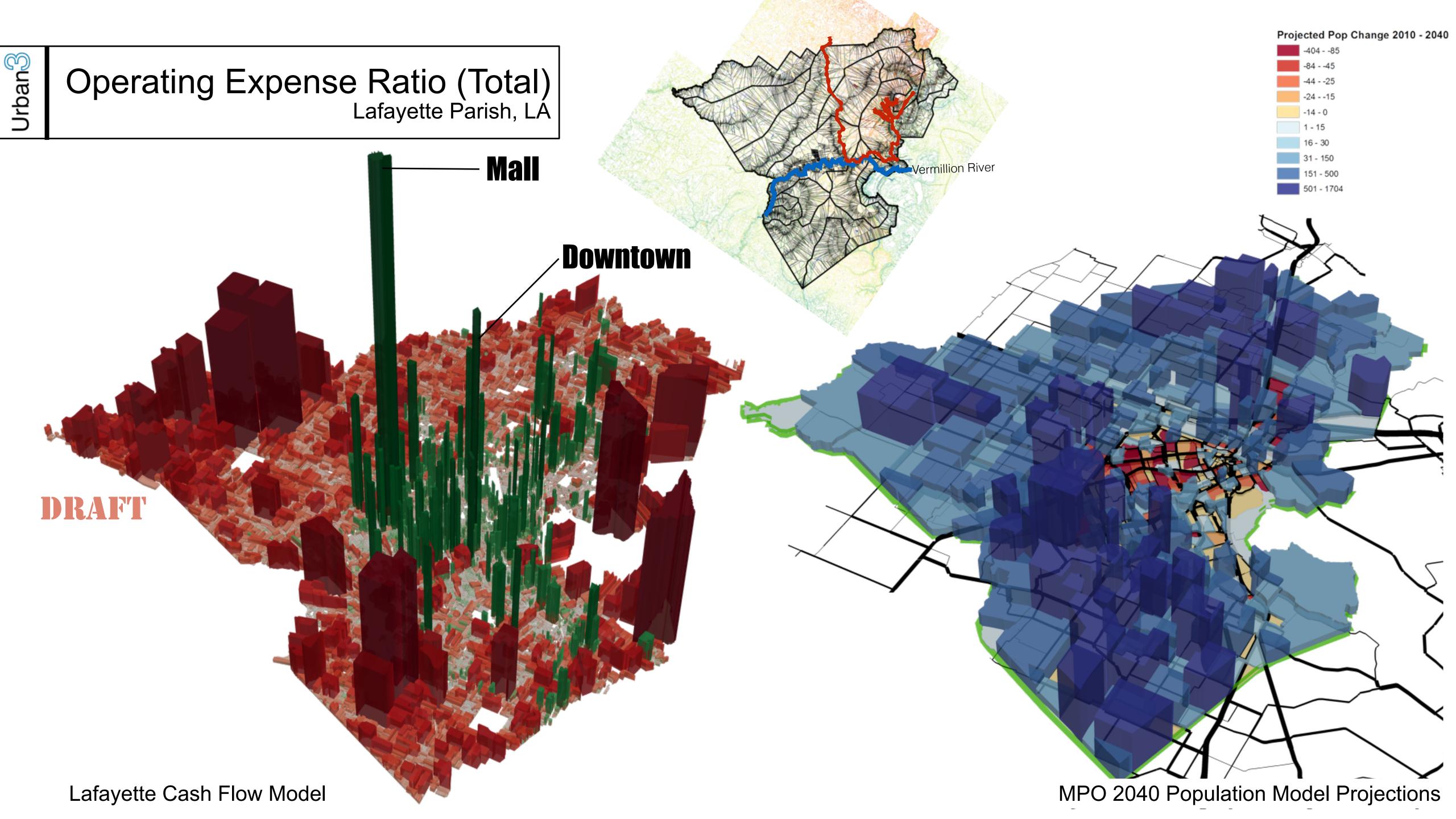


## Operating Expense Ratio (Total) Lafayette Parish, LA









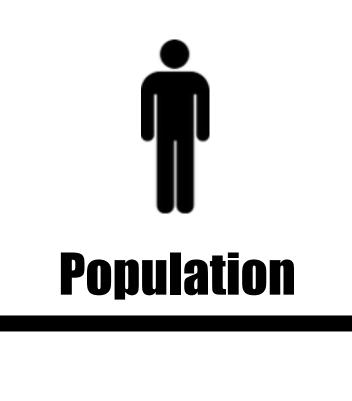












## The The Particle of Particle o

# Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records

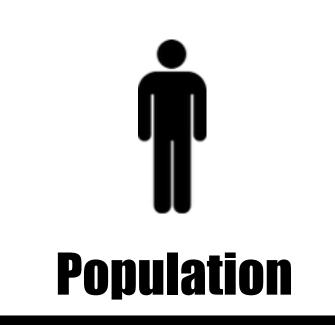
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2.4

**2015**121,000

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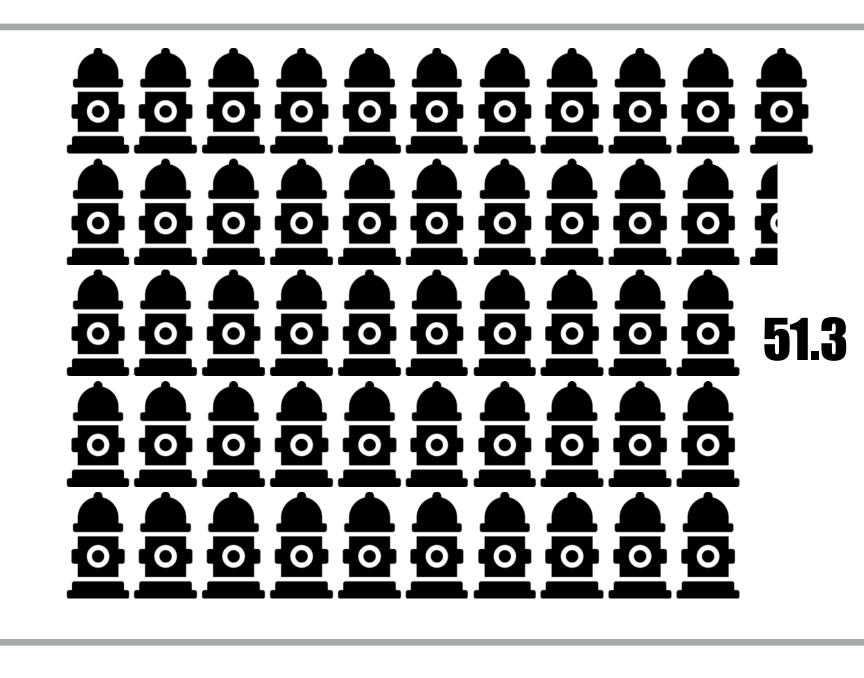
Source: Sanborn Maps and LCG Records

1949

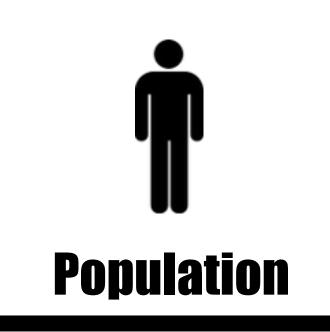
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Urban3



# Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records

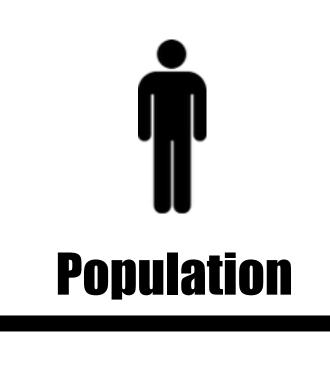
33,500

**2.4** 

2015 121,000

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Urban3



# Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records

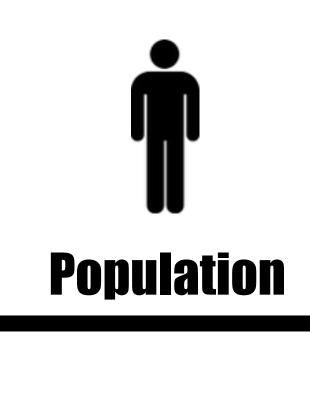
33,500

**2.4** 

2015 121,000

0 0 0

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# Fire Hydrants/1,000 people

Source: Sanborn Maps and LCG Records

33,500

**5 6** 2.4

2015 121,000

0 (0) (0)

Crban State of the State of the

10x

21.4x



## Your Median Household income

Feet of pipe/person



Fire Hydrants/1,000 people







3.5x

Feet of pipe/person



Fire Hydrants/1,000 people









Fire Hydrants/1,000 people





\$27,700





Fire Hydrants/1,000 people













Fire Hydrants/1,000 people





\$27,700



\$45,000





Fire Hydrants/1,000 people



## Your Median Household income





\$45,000

\$27,700





# 

### **Median Value = \$150,000**



The Problem

Median Value = \$150,000 x 1% for City Property Tax



Median Value = \$150,000  $\times$  1% for City Property Tax =  $\frac{$1,500}{$}$  taxes/yr.



## The Problem





## 



\$1,500 taxes/yr.

+**\$150** to roads



# The Problem





\$1,500 taxes/yr.

+**\$150** to roads







\$1,500 taxes/yr. +\$150 to roads



- \$3,300 cost/yr.







\$1,500 taxes/yr. +\$150 to roads



- \$3,300 cost/yr.







\$1,500 taxes/yr. +\$150 to roads



- \$3,300 cost/yr.



- \$4,000 cost/yr.







\$1,500 taxes/yr.

+**\$150** to roads



-\$3,300 cost/yr.



- \$4,000 cost/yr.

- **\$7,150** cost/house











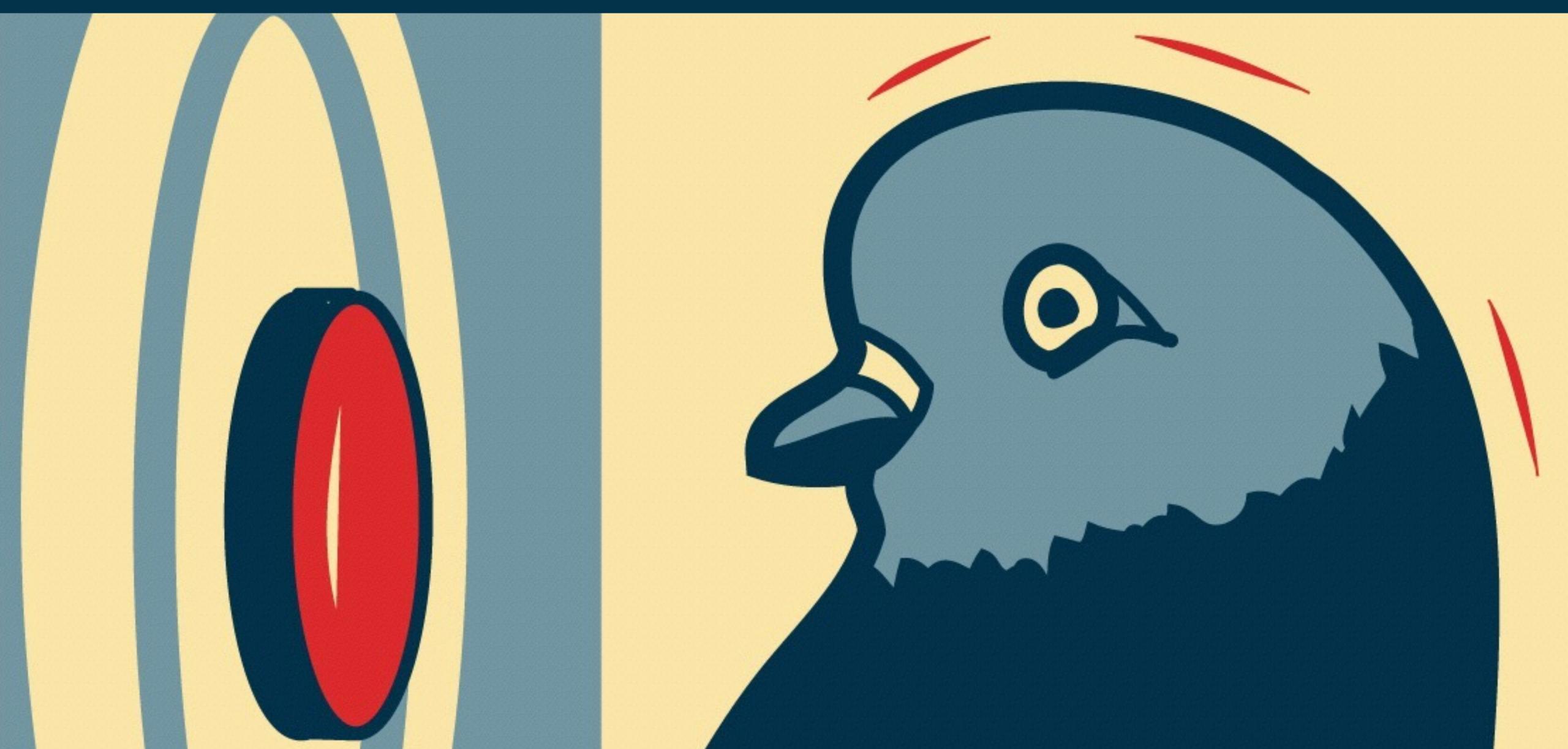


Art Teacher



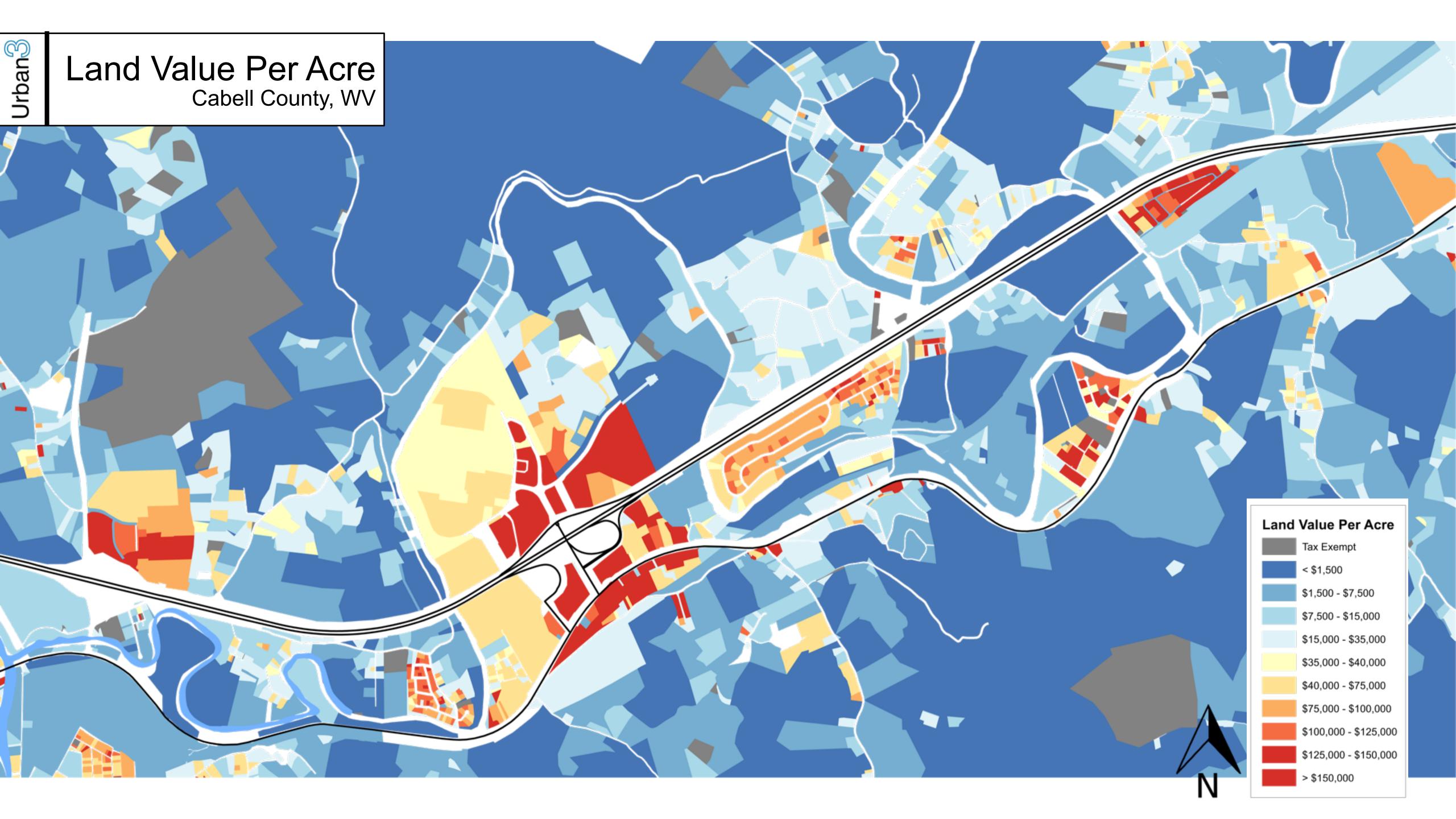


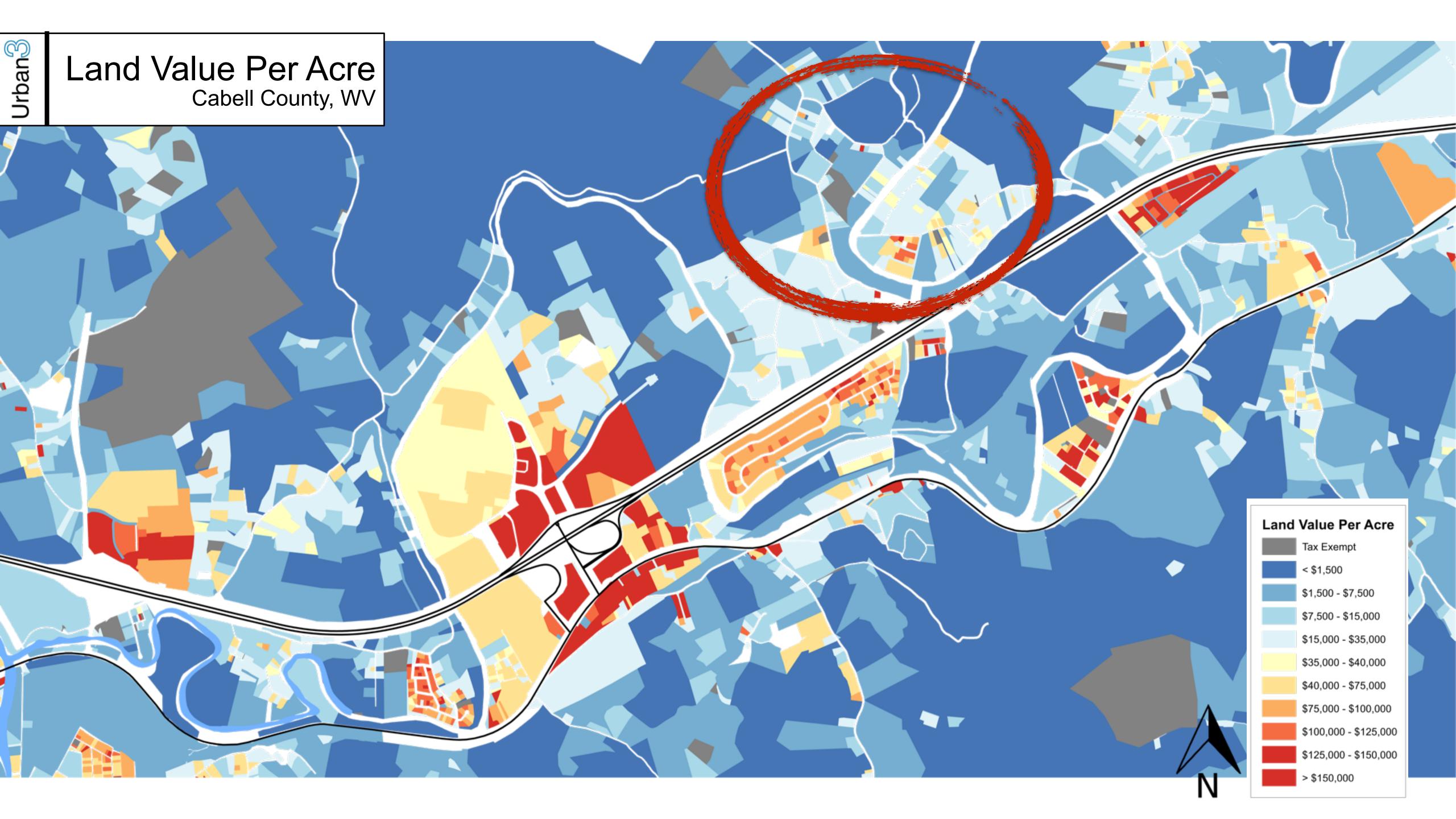
### Behavioral Economics

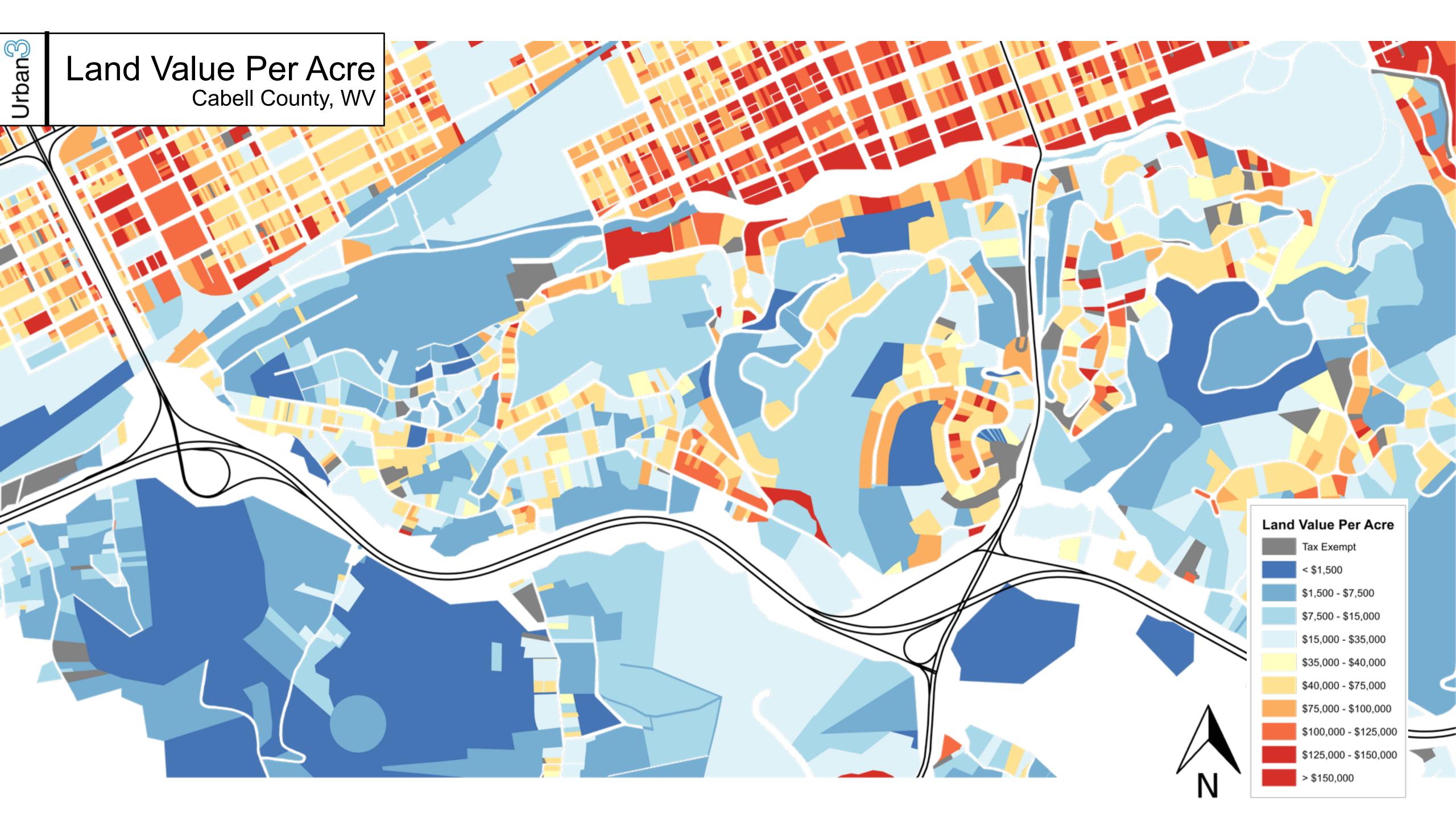


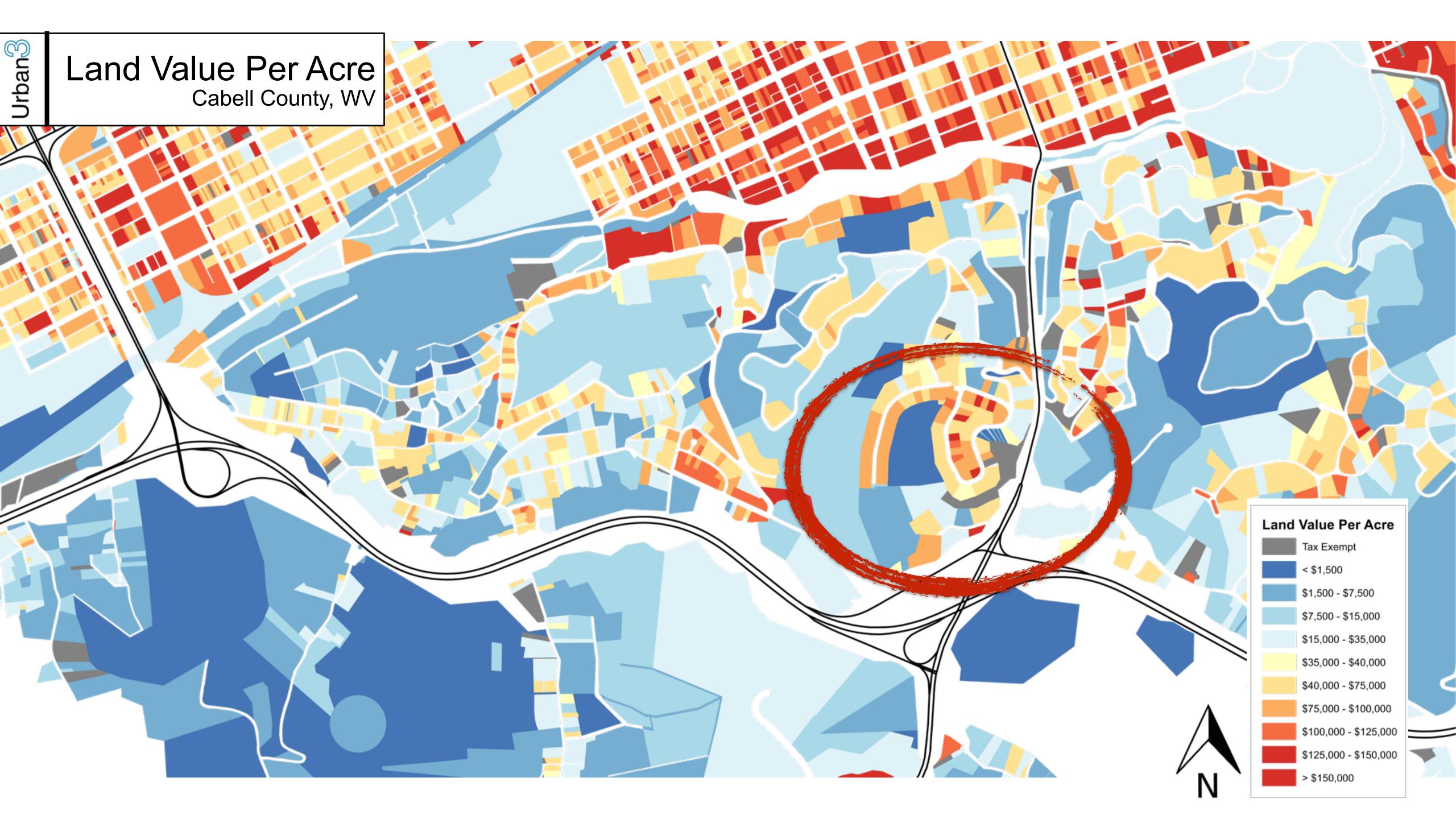














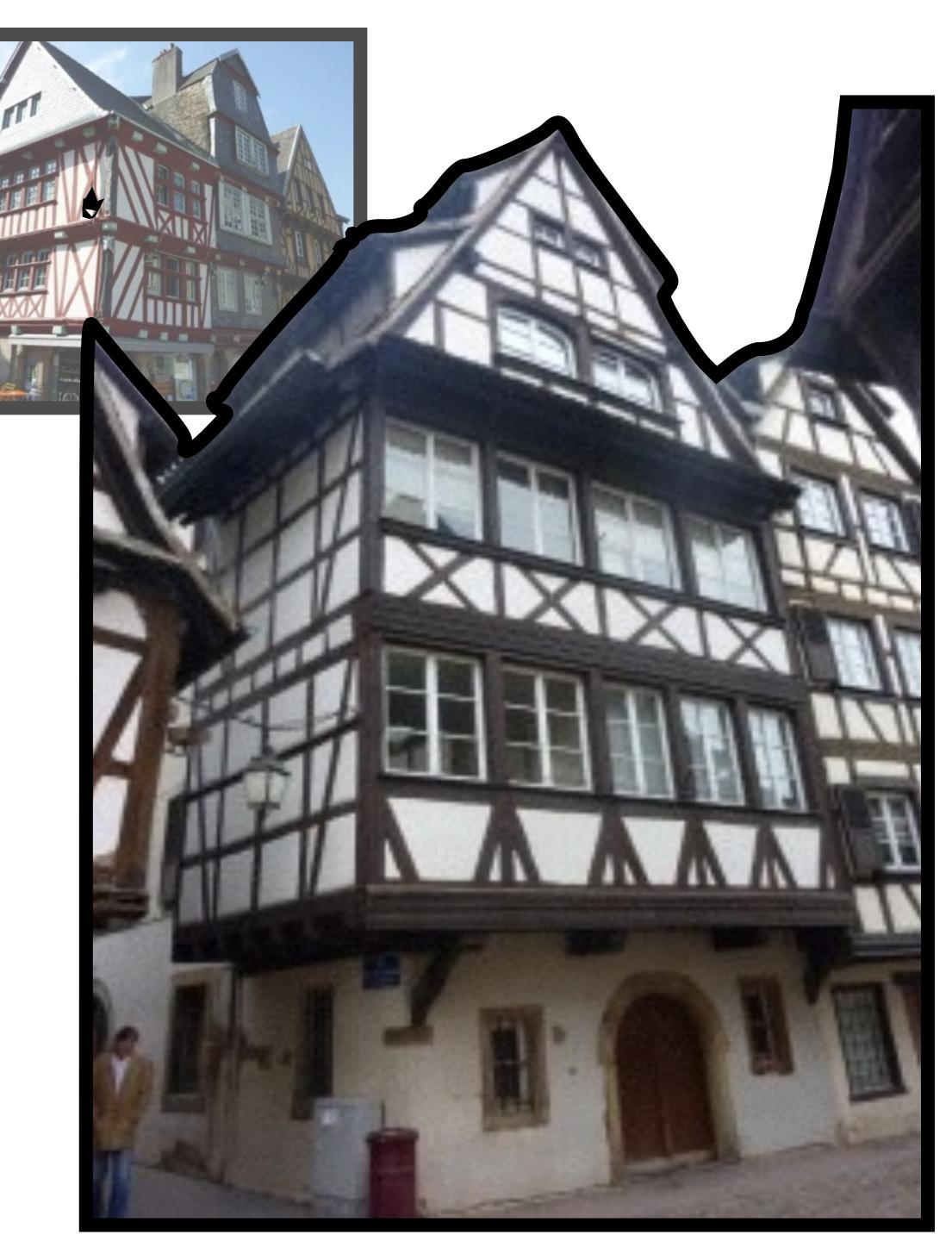


### Corbellment Honfleur, Normandy

Houses from the Middle Ages corbelled wood-sides to avoid paying a tax based on the ground level surface.

People added on more space by stacking up larger and larger floors. Some houses that faced each other would nearly touch each other, which increased the risk of fires spreading!

King Francois I banned this type of architecture (1515-1547).





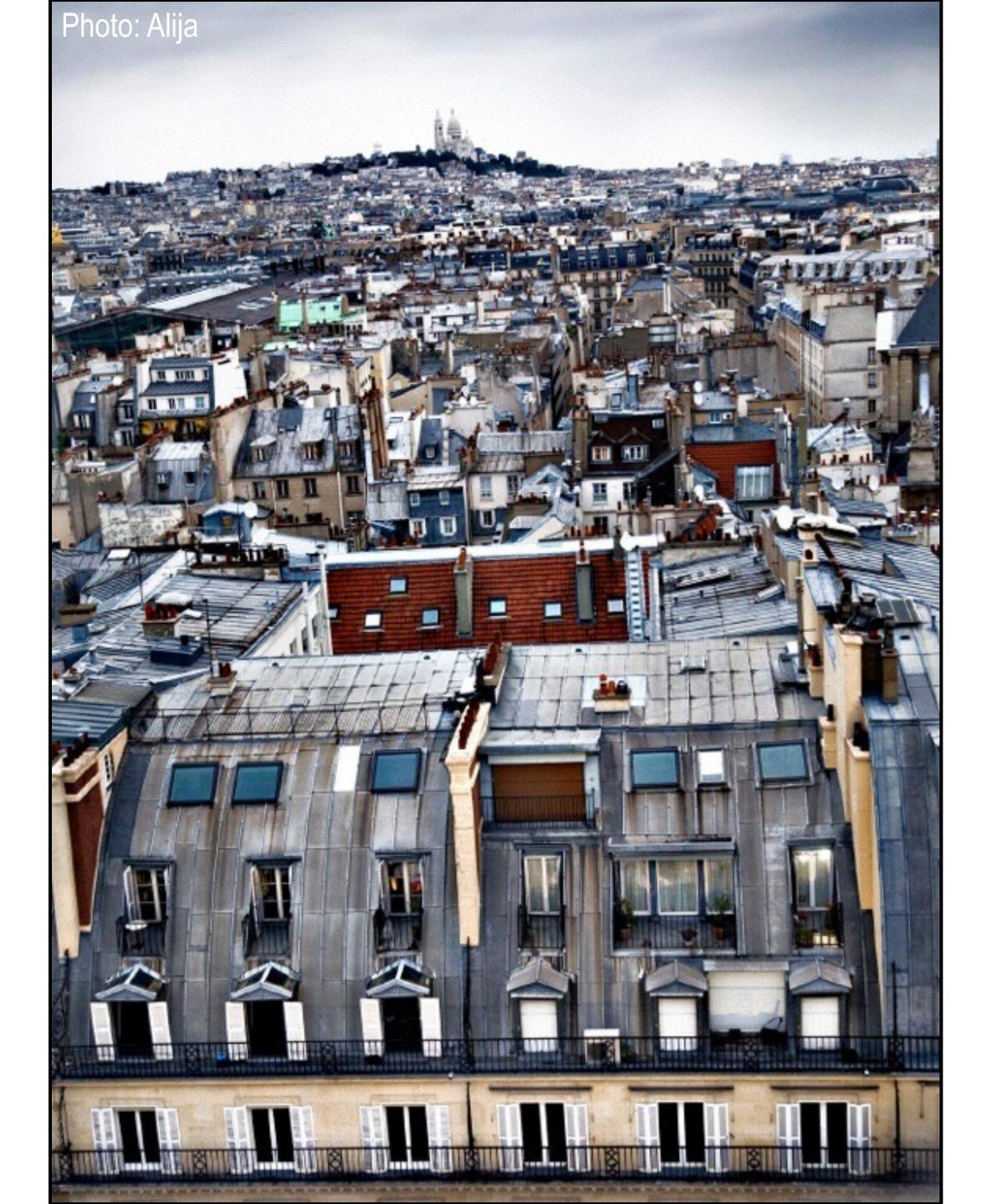
### **The Window Tax**

1696-1851, by King William III

Window tax consisted of:

- 1. a flat-rate house tax per house and,
- 2. a variable tax for # windows > 10
- 3. Between 10 and 20 = 4 shillings, and
- 4. Those > 20 = 8 shillings.







François Mansart, architect

(1598-1666)

His treatment of high roof stories gave rise to the term "Mansard roof"

At the time, only the number of floors below the "roof", were considered part of the building.









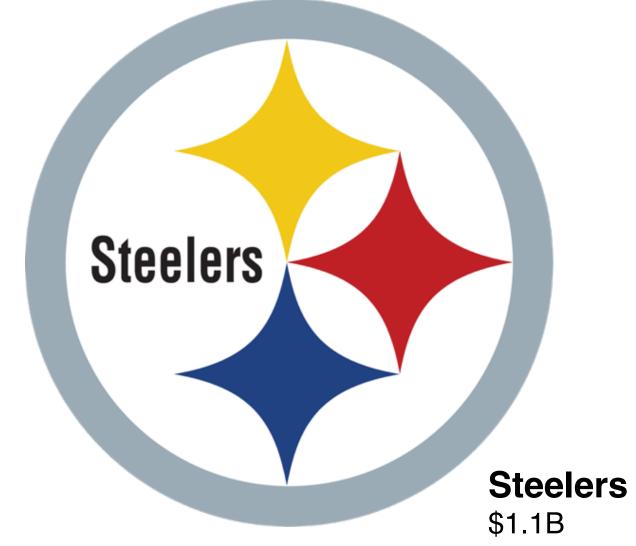








Pirates \$479M











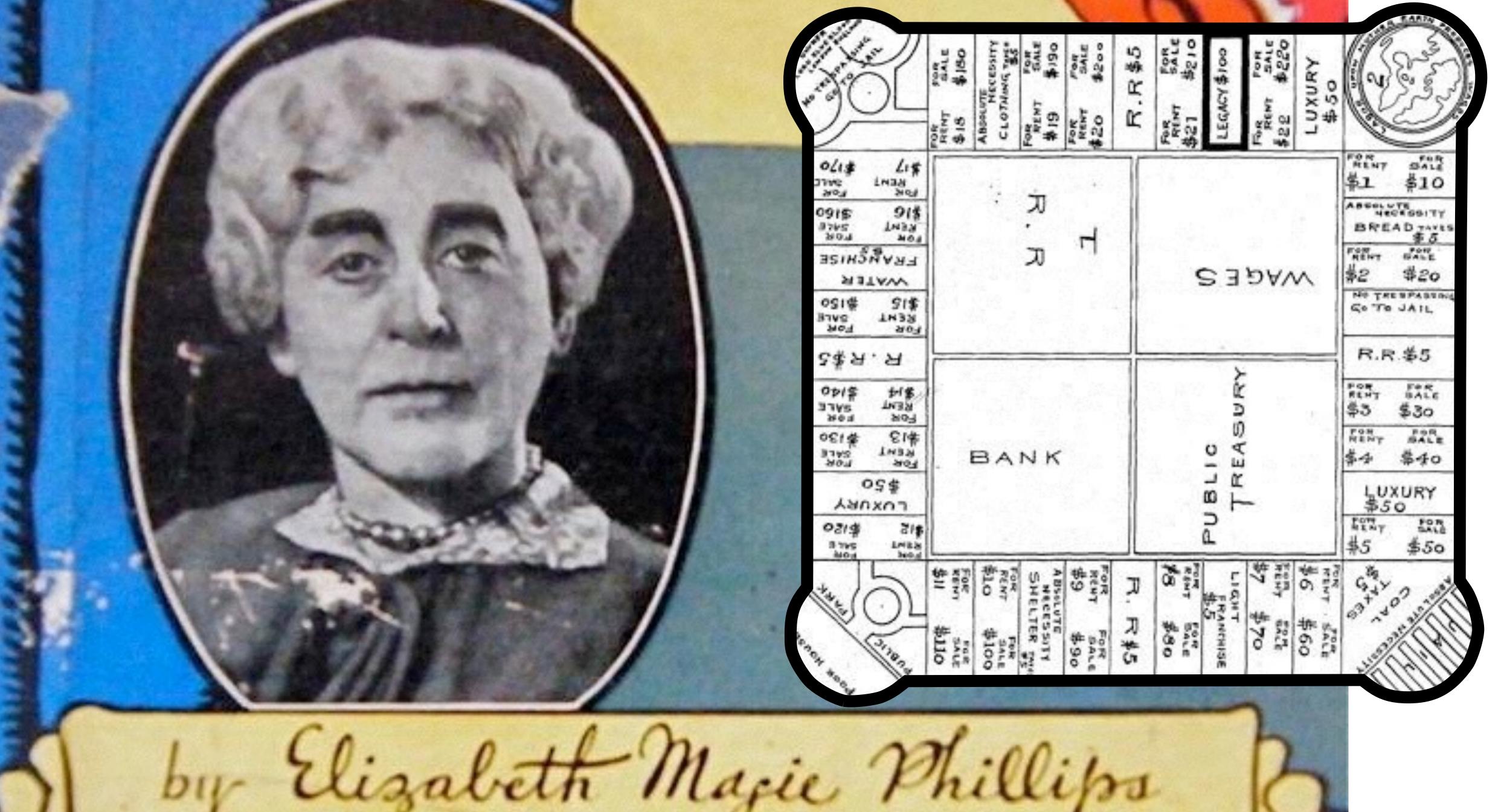












by Elizabeth Magie Phillips