

**LINCOLN
INSTITUTE
OF
LAND
POLICY**



**FALL
COURSE
SCHEDULE
1979**

6892

THE LINCOLN INSTITUTE OF LAND POLICY is a school offering opportunities for instruction and research. It welcomes government officials, working practitioners and students to the pursuit of advanced studies in economics and property taxation.

By reason of its school operations, the LINCOLN INSTITUTE OF LAND POLICY is able to provide—

- an educational institute dedicated to the development and exchange of ideas and information pertaining to land policy and property taxation
- a center for linking the university and the practice of government, for bringing together scholars and professionals and officials, and for blending theory and practice of land policy. At the Institute, practicing officials find educational programs designed in response to their training needs in a setting dedicated to their professional development
- a meeting ground for identifying and exploring key policy issues and emerging problems in the development of land policy and property taxation. From these explorations are produced training materials, publications, and programs of instruction designed to further the knowledge, understanding and performance of professionals in the field
- an extensive network of international resources, both professional and educational. The counsel and advice of the Institute's faculty and staff are made available to public agencies and educational organizations.

The Lincoln Institute of Land Policy admits students of any race, color, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national and ethnic origin in administration of its educational policies, admission policies, scholarship and fellowship programs and other school-administered programs.

appraisal concepts series

- #326** WICHITA STATE UNIVERSITY RAILROAD AND UTILITY VALUATION SEMINAR—PLANNING COMMITTEE MEETING—October 1-2, 1979.
This program is held annually to critique the Wichita State University Railroad and Utility Valuation Seminar held in mid-summer. The agenda also includes planning for the coming year's program.
- #223** SEMINAR IN LAND VALUATION METHODS—November 13-16, 1979.
For appraisers, assessors, and property tax officials interested in studying newer methods of valuing vacant and improved land for ad valorem tax and equalization purposes. Emphasis will be toward parcel types which occur frequently. Methods will be suitable for typical assessors' budgets and will cover urban, suburban, rural and transitional land. Computerization will be addressed, but not exclusively. The results of a June 1978 colloquium involving ten new methods will also be covered.
- #321** COLLOQUIUM ON COST EFFECTIVE MASS APPRAISAL METHODS FOR LARGE CITIES—November 29-30, 1979.
Many large cities are facing enormous challenges in reappraisal and subsequent value updating of real property. The large number of parcels introduces both special problems and exceptional opportunities for benefiting from economy of scale. Methods of valuation which are particularly cost effective for mass appraisal activity have been developed for some large cities recently. This colloquium will present about 6 invited papers and provide a forum for suitable critique and general large city appraisal dialogue. The proceedings will be published.

economic, political and international series

- #340** TAXATION, RESOURCES AND ECONOMIC DEVELOPMENT (TRED)—September 13-15, 1979.
The eighteenth annual TRED conference will study the evolution of the property tax under the changing environment of tax and expenditure limitations, improvements of property tax administration, differential rates of economic development, and differential economic growth experiences in regions of the country and within metropolitan areas.
- #344** FOREST RESOURCE TAXATION SEMINAR—September 19-21, 1979.
A preliminary planning session to review the current state of the art in timber taxation at the state level, identifying the principal questions faced by state policy makers in assuring equitable tax treatment of forest resources and in encouraging optimal use of these resources, including the land.
- #271** AN EDUCATOR'S CONFERENCE ON THE ECONOMIC ANALYSIS OF PROPERTY, TAX, AND LAND USE LAW—November 5-6, 1979.
This symposium is designed for academicians, economists, lawyers, and planners to establish some common interdisciplinary understanding of land policy rules in order to promote better public policy analysis, improved understanding of the various programs and regulations, and improved teaching of land policy subjects.
- #330** LAND POLICY ROUNDTABLE—November 7-8, 1979.
This colloquium will center on the Coastal Zone Management Program which will be reconsidered by the Congress sometime in 1980. The CZM analysis shares many analogies with state planning which forms a continuing area of interest for the Roundtable classes.

- #383** TAX POLICY ROUNDTABLE—November 11-12, 1979.
A continuing symposium to explore the role of the property tax in financing local government. The importance of the property tax as a land policy instrument for preventing urban sprawl will also be covered in this course.
- #344** FOREST RESOURCE TAXATION COLLOQUIUM—December 12-14, 1979.
A comprehensive symposium of legislators, jurists, tax administrators, and industry representatives to examine the basic interrelated state and federal tax problems relating to forest resources: various tax models, applications, and interrelationships; impacts of state forest taxes on local, state, and regional economic development; and the elements in land use decisions with respect to public, industrial, and small woodlot ownership.

The Institute limits course enrollment in order to ensure maximum interaction among the participants and the instructors. All Fall term courses will be held at the Institute's Raymond Moley House in Cambridge, Massachusetts, unless otherwise indicated. The Fall term extends from August through January and the Spring term from February through June. The General Catalog may be obtained by writing or calling:
Lincoln Institute of Land Policy
Raymond Moley House
26 Trowbridge Street
Cambridge, Massachusetts 02138
(617) 661-3016

NORTH AMERICA

INTERNATIONAL / SPECIAL PROGRAMS

FUTURE EVENTS

PUBLICATIONS

#450 world congress on land policy—an agenda for the 80's
June 23-28, 1980—Cambridge, Massachusetts

The International Centre for Land Policy Studies and the Lincoln Institute of Land Policy will sponsor a World Congress on Land Policy. Several hundred scholars and practitioners of land policy throughout the world are expected to attend this five day meeting. Topics will include:

1. Land in Historical Perspective—How Different Civilizations and Cultures Have Regarded the Land
2. Current Land Policy Issues in our Changing World
3. Land Policy as a Tool for Social and Economic Development
4. Our World's Cities as Living Environments
5. Urbanization and Counter-Urbanization—The Future of World Metropolitan Areas in the 1980's
6. Land Market Studies in Five Cities in Latin America
7. Urban Land Markets—A World Survey—With Particular Emphasis on Asia, Africa and Europe
8. Where Do We Go From Here—Following Up on Habitat 1976

special programs for fall 1979

The Lincoln Institute of Land Policy-Kennedy School of Government Seminar Series on issues in Land Management and Development in developing countries, which forms part of Government Courses #284 and #211 at Harvard University, will be continued. During the fall of 1979 the following will be offered at the Lincoln Institute:

- #255 SEMINAR SERIES ON ISSUES IN LAND MANAGEMENT AND DEVELOPMENT IN DEVELOPING COUNTRIES**
 Implementation of Development Programs in Latin America—October 19, 1979.
 Land Use Aspects of Regional and Urban Development—November 2, 1979.
 Urbanization Policies in Developing Countries—November 16, 1979.

The Lincoln Institute will sponsor, in November, two colloquia on different aspects of international development. The participants in the colloquia will be public officials from developing countries, members of the International Development Interest Group at the Kennedy School of Government and graduate students at Harvard University. The topics to be discussed are:

- #456 PROSPECTS FOR INTERNATIONAL DEVELOPMENT**
#457 LAND AND DEVELOPMENT ISSUES IN LATIN AMERICA
#458 INTERNATIONAL CONFERENCE ON THE PROBLEMS OF TECHNOLOGICAL CHOICE IN DEVELOPING COUNTRIES. Planned for December, 1979 in collaboration with the Kennedy School of Government. Among other issues, the conference will consider appropriateness of mechanization of agriculture and energy alternatives for increasing land productivity in developing countries.

international programs for fall 1979

The Lincoln Institute will continue the training programs in developing countries through arrangements with the Land Reform Training Institute (LRTI) at Taiwan and the Asian Institute for Rural Development (AIRD) at Bangalore, India. During fall 1979 the following programs are scheduled:

LRTI, Taiwan:

- #453 URBAN LAND POLICY AND TAXATION, 23RD REGULAR SESSION—**November 1-December 5, 1979.
#454 SPECIAL SESSION FOR ASSESSORS—November 26-December 5, 1979.

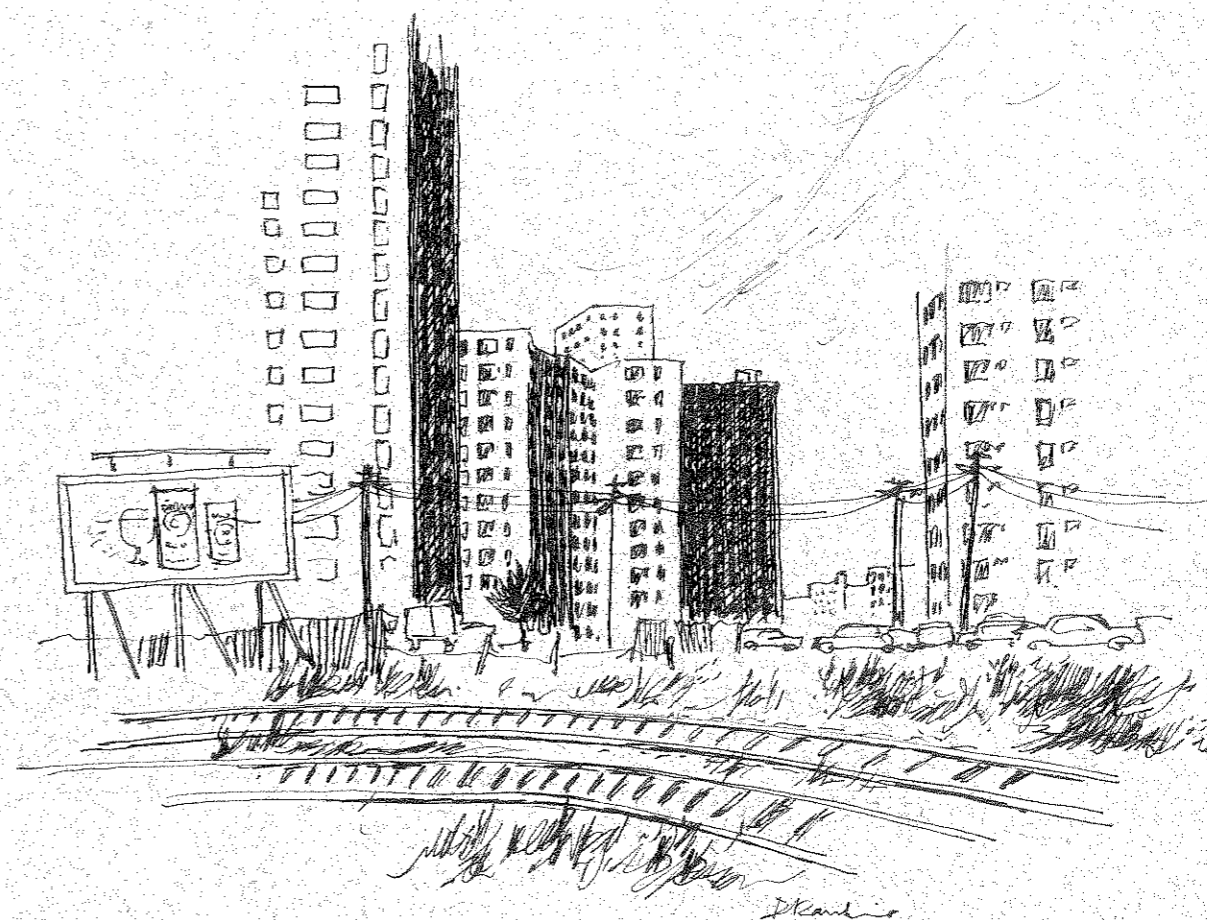
AIRD, Bangalore, India:

- #430 TRAINING PROGRAM FOR LOCAL OFFICIALS IN LAND REFORM AND RURAL DEVELOPMENT—**August-September, 1979.
#431 TRAINING PROGRAM FOR NON-OFFICIALS—August-September, 1979.
#432 ORIENTATION COURSE FOR TRAINERS IN LAND REFORM AND RURAL DEVELOPMENT—August-September, 1979.



partial listing of contemplated spring 1980 events

- #266 THE ROLES OF STATE AND LOCAL GOVERNMENTS IN LAND POLICY AND TAXATION;** Los Angeles, California—February 8-9, 1980. Examination of home rule and the state's place in land use planning. There will be special papers on coastal zone management and the state and local roles in managing this fragile and important natural resource. There will also be a portion of the program devoted to the siting of industrial facilities and the effect of taxation and local land policy regulations on major industrial location decisions. The changes in state and local roles in light of the current tax limitation movement will also be examined.
- #229 APPRAISAL OF GAS AND ELECTRIC UTILITIES;** Atlanta, Georgia—February 25-27, 1980. For state level property tax administrators, utility tax representatives, and interested scholars for the purpose of evaluating present methods of appraising utilities and exploring new theories in utility valuation. Topics will include history of the unit rule, availability and format of valuation data, new accounting concepts as valuation problems, valuing utility property under differing regulatory climates, statistical techniques for analyzing and processing utility data and the recurring problem of developing capitalization rates.
- #102 COMPUTER ASSISTED MASS APPRAISAL—ADVANCED MULTIPLE REGRESSION ANALYSIS—**March 24-29, 1980. For assessors, property tax officials, staff, and others similarly interested who wish to use a computer to process a maximum of 200 of his or her own recent single family residential sales, with up to 25 factors describing each parcel in order to develop a Multiple Regression model. Ten different computer processings will permit the participant to gain in-depth understanding of Multiple Regression Analysis model building. Limit: 15 participants (Prerequisite: Course # 101)
- #330 LAND POLICY ROUNDTABLE—**April, 1980. A continuing forum where top level professionals representing a diverse range of interests consider land policy alternatives.
- #107 CAMA CONTRACTING;** Atlanta, Georgia—April 16-17, 1980. For assessors and officials who contemplate use of a contractor for some or all of a residential revaluation effort which will involve computer technology in the determination of value estimate. Desirable characteristics in a contractor; details of the expected effort; proper monitoring by an assessor; sample contracts; potential for split contracting; contractor activities and work products; standards for documentation; warranties and bonding; cost ranges; economics of a tailor-made versus standard system.
- #101 COMPUTER ASSISTED MASS APPRAISAL (CAMA) MULTIPLE REGRESSION ANALYSIS (MRA) BASICS—**June 16-20, 1980. For assessors, property tax officials, and staff seeking the capability to work closely with statisticians and computer technologists in development or use of a residential CAMA system which heavily draws upon multiple regression analysis for predicting sales prices of single family residential property. Basic statistics; data concepts; multiple regression analysis; basic computer technology; concepts; features in a residential CAMA system; activities in the development of a comprehensive CAMA system; personnel; costs; timing; and an estimate of the quality of results obtainable.
- #383 TAX POLICY ROUNDTABLE—**June, 1980. A continuing symposium to explore the role of the property tax in financing local government.



5th international symposium on property tax

The Lincoln Institute and the International Association of Assessing Officers will sponsor the 5th International Symposium on the Property Tax, May 7 to 15, 1980 in Amsterdam and Paris. The various participating countries will conduct comparative analysis of the property tax under differing political, economic, and social environments.

tailored programs

Tailored programs are specifically designed to fit a special need. They are developed to satisfy the particular learning requirements or interests of a particular organization or group. Where the capabilities required are not within the regular faculty or staff of the Lincoln Institute, it will acquire the requisite talent.

The Institute is available to respond to requests from organizations or groups having needs in the area of the Institute's interests and within the limit of budgeted resources. The division of costs for such programs is negotiated between the Institute and the receiving organization.

monograph series

- #76-41** A STUDY OF THE INTERRELATIONSHIP OF MASSACHUSETTS ASSESSMENT LEVEL AND ASSESSMENT QUALITY: An examination of the relationship between assessment level, intra-class equity, inter-class equity, and assessment bias as a function of relative value range. \$1.00
- #76-50** IDENTIFICATION OF METHODOLOGY SUITABLE FOR COMMERCIAL AND INDUSTRIAL COMPUTER ASSISTED MASS APPRAISAL—PREPARATION FOR RESEARCH: A 67-page discussion of methods of computerizing portions of the cost, income and market approaches to value. Some 20 techniques are reviewed with example material; statistical and computer backgrounds are not assumed. It is designed for those beginning to research this subject. \$2.00
- #77-1** RENT CONTROL: ITS EFFECT ON HOUSING AVAILABILITY AND ASSESSED VALUES: Edited papers of economists from the U.S. and Canada who met with housing consultants to share their views on rent control. \$1.00
- #77-2** NON-RENEWABLE RESOURCE TAXATION IN THE WESTERN STATES: Ten major 1977 conference papers which analyze tax policy, recent discoveries, and the ultimate tax effects on the allocation of mineral resources and the distribution of income. (300 pages) \$10.00
- #77-3** A SUMMARY OF THE COLLOQUIUM ON PUBLIC LAW 94-210: Tax officials and industry representatives discuss a new law which will permit railroads to resort to federal courts to seek property tax relief if assessed or taxed higher than commercial and industrial property. Equalization implications are serious. \$1.00
- #77-4** COMPUTER ASSISTED MASS APPRAISAL/ASSESSMENT RATIO BIBLIOGRAPHY: A bibliography of over 240 entries for books, monographs, articles, and papers from the early 1960's to the present. \$0.75
- #77-5** THE FEASIBILITY OF CONTRACTING SEPARATELY FOR DATA COLLECTION IN A REVALUATION PROJECT: A colloquium paper which shows the details and costs of contracting separately for data collection in a large eastern county in preparation for computer assisted mass appraisal. \$1.50
- #77-6** CREATING INVESTOR CONFIDENCE IN MUNICIPAL BONDS: A colloquium of elected officials, administrators, investment banking community members and researchers to explore investor attitudes toward property tax administration and the question of market acceptance of municipal indebtedness. \$1.00
- #77-7** THE ROLE OF CLUSTER ANALYSIS IN COMPUTER ASSISTED MASS APPRAISAL: A detailed 74-page text which explains, in the simplest possible terms, the various clustering methodologies. It identifies numerous techniques for maximum refinement of Multiple Regression Analysis valuation models. \$3.00
- #77-8** MASS APPRAISAL OF APARTMENTS WITH COMPARABLE SALES: Discussion of MRA model studies and selection of comparables as developed in a computer assisted apartment appraisal system in San Mateo County, California. (13 pages) \$1.00
- #77-9** BIBLIOGRAPHY: VALUATION OF LAND: A list of nearly 100 references to published material related to the valuation of land. \$0.40
- #77-10** PROCEEDINGS OF COLLOQUIUM ON COMPUTER ASSISTED MASS APPRAISAL POTENTIAL FOR COMMERCIAL AND INDUSTRIAL REAL PROPERTY: Approximately ten papers plus summary and results of consensus questionnaire prepared for a September 1977 meeting of 20 North American leaders. \$9.00
- #77-11** PROPERTY TAX REFORM: FOREIGN AND UNITED STATES EXPERIENCE WITH SITE VALUE TAXATION: 10 Papers delivered in a September 1977 Lincoln Institute colloquium exploring the present practice of Site Value Taxation throughout the world. \$5.00
- #77-12** HENRY GEORGE AND SUN YAT-SEN: APPLICATION AND EVOLUTION OF THEIR LAND USE DOCTRINE (CENTENARY OF PROGRESS AND POVERTY): Proceedings of symposium held October 3-5, 1977. Addresses the impact of the common concepts of Henry George and Sun Yat-sen on urban and rural land policies and their contributions to the economic development through land reform and land value taxation. \$5.00

#78-2 REAL PROPERTY TAX DELINQUENCY AND URBAN LAND POLICY: Relates questionnaire results and findings of a colloquium of local public officials who studied the impact of and solutions for tax delinquency and its effect on land policy. \$3.00

#78-3 WHEN GOVERNMENTS BECOME LAND DEVELOPERS: NOTES ON THE PUBLIC-SECTOR EXPERIENCE IN THE NETHERLANDS AND CALIFORNIA: A description of what it means for the business of land development to become a public sector instead of a private sector activity. \$5.00

#78-4 LEADING LAND MANAGEMENT ISSUES AND DEVELOPMENT STRATEGIES IN DEVELOPING COUNTRIES: Proceedings of the series of seminars held during the academic year 1977-78, in collaboration with Kennedy School of Government, Harvard University. \$4.00

#78-5 LAND POLICIES IN DEVELOPING COUNTRIES: SELECT BIBLIOGRAPHY ON LAND REFORM (1973-1977). \$3.00

#78-6 RESEARCH ISSUES IN IRRIGATION SYSTEMS IN DEVELOPING COUNTRIES: Proceedings of a Roundtable Conference held on November 16-17, 1977, at the Lincoln Institute. \$4.00

#78-7 PROCEEDINGS OF CONFERENCE ON FEDERAL TAXATION AND LAND USE: Papers and discussion on the impact of federal tax policy on land use and land investment (both U.S. and foreign) decisions. \$5.00

#78-8 TAX POLICIES TO ACHIEVE LAND-USE GOALS: Proceedings of a 1978 conference held at the University of Southern California Law Center. Topics include uses and abuses of tax increment financing, taxing speculative land gains, tax policy for preserving open space, and the hidden impacts of tax policy on land use. \$6.00

#78-9 RECAPTURING SOCIETY'S SHARE OF INCREASED LAND VALUES: A summary of methods of financing urban growth in South Korea, Taiwan, and South Africa. How three different countries employ different methods of recovering for society a portion of the land value increases resulting from higher density of use and more intensive development. \$3.00

#78-10 THE ROLE OF TAXATION IN LAND POLICY: If government's goal is to influence land use through tax policy, neutrality becomes an impediment in the total program. The Republic of China has been quite willing to forego neutrality in its tax structure in order to influence land policy. Through the use of highly progressive rate structures in both a land value tax and a land value increment tax, the benefits of land ownership have been distributed throughout the society of this country. \$2.00

land policy roundtable publications

BASIC CONCEPTS SERIES

- #101** Women in a Planned Community* by Suzanne Keller
#102 A Woman's Place is in the City* by Gerda Wekerle

POLICY ANALYSIS SERIES

- #201** Incentive Zoning in New York City: A Financial Analysis* by Jerold S. Kayden
#202 Leasing Public Land: A City's Investment in the Future* by Louis M. Solomon
#203 State Land Use Planning and Regulation—The Three Major Approaches** by Thomas G. Pelham

CASE STUDIES

- #301** Site Value Taxation* by Paul Smith

* Papers at \$6.00 each

** Book (price to be announced)