Tulsa Land Value
Urban Data Pioneers
Tulsa Land Value

BENCHMARKING LAND VALUE PER SQUARE MILE

How much value does Tulsa’s developed land have relative to peer cities?

How much value does Urbanized Area land have relative to other cities’ urbanized land?

What are the key characteristics of high value land?
LAND VALUE PER SQUARE MILE

What are possible factors of Land Value per Square Mile?
LAND VALUE POSSIBLE FACTORS

Value per square foot and per zoning type

Market Value, socioeconomics

Commercial and residential attributes (business, apartments, single family)

Is land value affected by:
  Population?
  Income?
  Size of a city?

How do Tulsa’s Council Districts compare in land value to each other and to Peer Cities?
CHARACTERISTICS OF HIGH VALUE LAND

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

39th & 33rd W. Ave
2-Story, 1400sf
$50,000

39th & 129th E. Ave.
1-Story, 1500sf
$110,000

39th & S. Peoria
1-Story, 1100sf
$132,000

100 South Boulder
1bd apt, 996sf
$110,000 (new)

6th and Peoria
Multi-Unit, 6,000sf
$179,000 (Building)

8th & Peoria
2-Story twh, 2300sf
$390,000
CHARACTERISTICS OF HIGH VALUE LAND

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

Hampton Inn, 3rd & Cheyenne
  2015 Sale $750,000
  2017 Assessor’s Fair Cash Value $543,500

Meridia Apartment Building, 6th and Boston
  2015 Sale $850,000
  2017 Assessor’s Fair Cash Value $3,853,200

Ross Building, 2nd and Frankfort
  2014 Sale $1,850,000
  2017 Assessor’s Fair Cash Value $4,374,000
LAND VALUE PER SQUARE MILE COMPARED TO PEER CITIES

Who are Tulsa’s PEER CITIES?
TULSA’S PEER CITIES

POPULATION
MEDIAN HOUSEHOLD INCOME and
SIZE OF A CITY (LAND AREA)

100 Resilient Cities in United States
http://www.100resilientcities.org/

New Orleans is within 10% (all metrics)
Other 100 Resilient Cities greater than 20%

U.S. CENSUS 2010-2016
10%-20%
<table>
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<tr>
<th>City</th>
<th>State</th>
<th>2016 Population (Estimate)</th>
<th>2010 Population (Census)</th>
<th>Median Household Income (Deotofnumbers.com)</th>
<th>Average Home Value (Zillow)</th>
<th>Average Home Price Per sqft</th>
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BACK TO THE (BENCHMARK) BASICS

Value of Developed Peer Cities

Value of Urbanized Peer Cities

Characteristics
High Value
Average Commercial Value
$126.52 per Sq. Ft

Average Industrial Value
$47.95 per Sq. Ft (Loopnet)
Tucson Zoning

Legend

- Tucson City Limits
- Commercial - Local
- Commercial - General and Intensive
- Industrial - Light
- Industrial - Heavy
- Mixed Use
- Mobile Home
- Office
- Office, Commercial, Residential
- Open Space
- Parking
- Parking Industrial
- Planned Area Development
- Recreational Vehicle
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Residential - Single-Family
- Rural Homestead
- Suburban Homestead
- Uncategorized

Average Commercial Value
$148.52 per Sq. Ft.

Average Industrial Value
$73.89 per Sq. Ft. (Loopnet)
Albuquerque Zoning

Legend

Average Commercial Value $146.45 per Sq. Ft
Average Industrial Value $70.62 per Sq. Ft. (Loopnet)
Albuquerque Council Districts

Legend
- Albuquerque City Limits
- District 1 - Ken Sanchez
- District 2 - Isaac Benton
- District 3 - Klarissa Pena
- District 4 - Brad Winter
- District 5 - Dan Lewis
- District 6 - Pat Davis
- District 7 - Diane Gibson
- District 8 - Trudy Jones
- District 9 - Don Harris

Average Home Value $123 per Sq. Ft. (Zillow)

URBAN DATA PIONEERS
ALBUQUERQUE, NEW MEXICO - CITY COUNCIL DISTRICTS
Land Value Averages (not per square mile)

Subjective Value per SF
Sought-after and Market Value
Revitalization Mode

Commercial
New Orleans $151.18/sf
Tulsa $126.52/sf
Wichita $84.31/sf

Industrial
Tucson $73.89/sf
Tulsa $47.95/sf
Louisville $40.35/sf

Residential
New Orleans $233/sf
Tulsa $91.00/sf
Tulsa Land Value

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Tulsa Land Value

Urban Data Pioneers

Q&A

Corsino, Kovac, Poteete, Rhine, Smith