

Notes

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the house lasts forever, there is no inflation, and the prevailing interest rate is, say, 4 percent, it might appear that the necessary discount would be as much as \$60,000, because 4 percent interest on that amount is \$2,400, the amount of the extra annual tax bite on the Curleyville property. But this is not quite right, because eventually the tax assessor will take note of the declining market value of Curleyville property and the Curleyville-Safe Haven tax gap will shrink. If we do the math, the Curleyville home's value will ultimately settle at \$200,000 and it will carry an annual tax liability of \$4,000. At that price, the \$40,000 discount a buyer of Curleyville property gets would be just enough, when invested at 4 percent interest, to offset the extra \$1,600 annual tax liability relative to a similar home in Safe Haven.

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10. To \$8,333 in our hypothetical example.

11. Again, this arithmetic is not quite right, because the assessed value of the facility in Curleyville would eventually fall enough—in this case to \$8.33 million—to offset the added annual tax bite. Of course, rational investors will try to avoid such a \$1.67 million capital loss by not building the facility there in the first place.

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CHAPTER 11

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