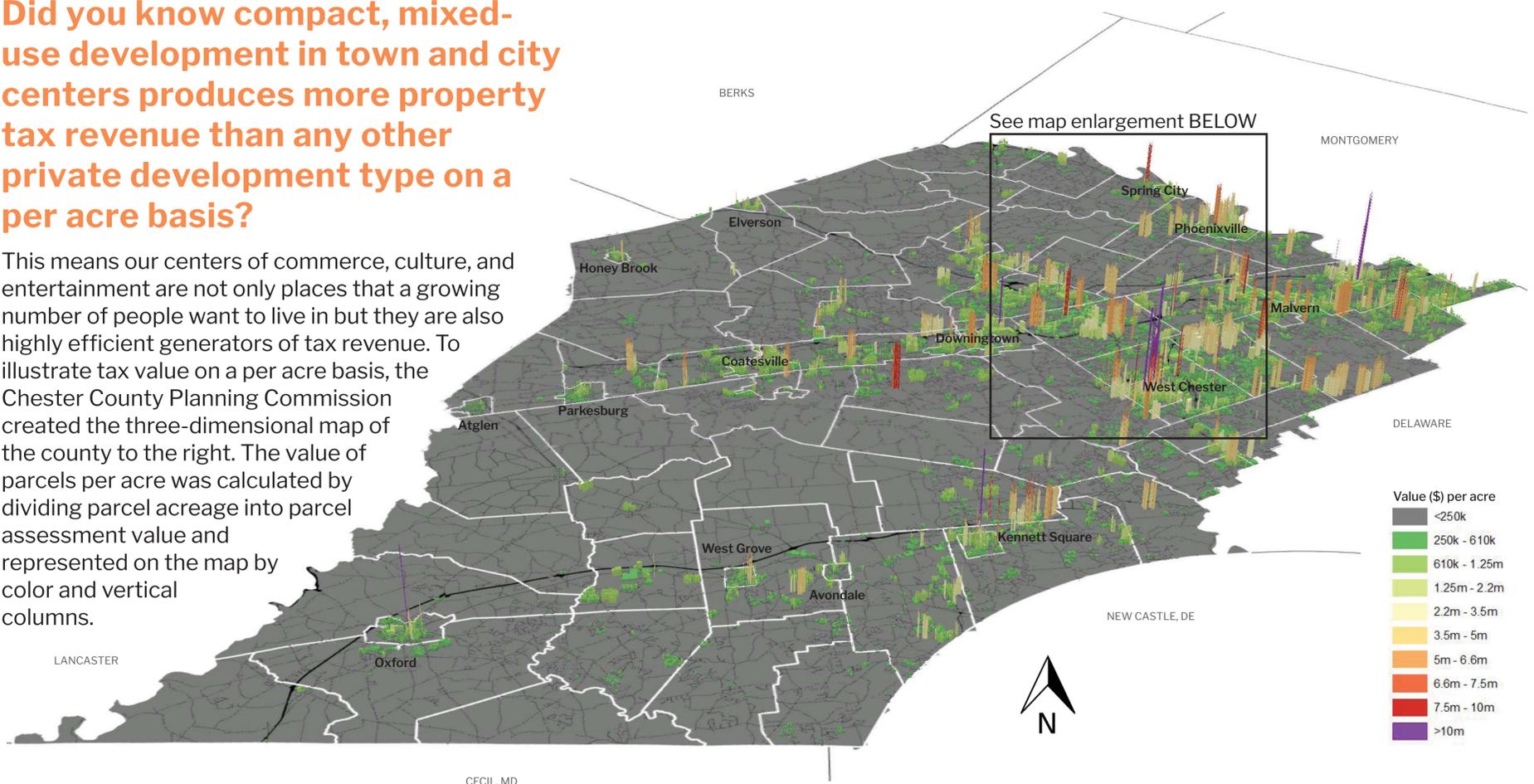


# Assessed Value Per Acre in Chester County

**Did you know compact, mixed-use development in town and city centers produces more property tax revenue than any other private development type on a per acre basis?**

This means our centers of commerce, culture, and entertainment are not only places that a growing number of people want to live in but they are also highly efficient generators of tax revenue. To illustrate tax value on a per acre basis, the Chester County Planning Commission created the three-dimensional map of the county to the right. The value of parcels per acre was calculated by dividing parcel acreage into parcel assessment value and represented on the map by color and vertical columns.



## Key takeaways from this map:

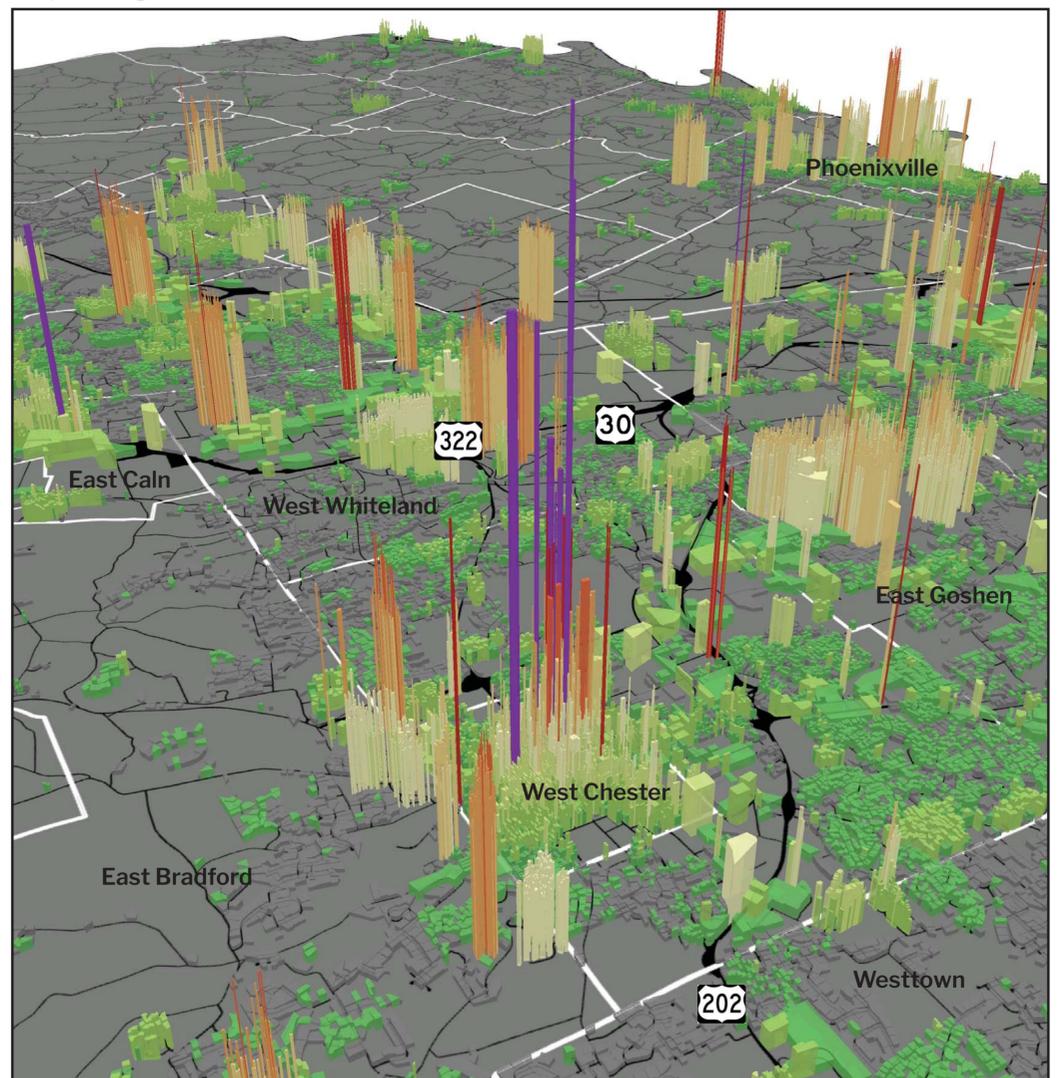
- Similar to communities across the U.S., the county's urban areas (areas with small lots, multi-story buildings, and high development density) generate the highest tax value on a per acre basis. For instance, in West Chester, as depicted in the map enlargement to the right, the value per acre is greatest in its downtown where there is a concentration of multi-story buildings containing a mixture of uses.
- Concentrations of properties with higher tax values per acre mostly occur in the county's designated growth centers (see Livable Landscapes Map below). This is consistent with the county's vision for efficient community growth: vibrant downtowns, main streets, and mixed-use centers.

### Notes:

1. The 3D maps are based on 2016 Chester County property assessment values.
2. Only county tax revenue is evaluated in the 3D maps shown.
3. Non-taxable properties with assessed values, such as nonprofit entities, are excluded from the 3D map.
4. Townhomes and condominiums typically have high values per acre relative to other uses because only the unit footprint is included in the per acre calculation and not the associated site area.
5. Assessed value is not market value.

**THANK YOU** to S.A.V.E. (Safety, Agriculture, Villages and Environment, Inc.) and Joe Minicozzi, AICP of Urban3, LLC for inspiring the Planning Commission to create this map. Mr. Minicozzi was a featured speaker at SAVE's April 18 Smart Growth Keynote Event in West Grove. At this event, Mr. Minicozzi presented similar 3D maps of municipalities from around the nation to dispel assumptions that parcel size matters more than density when it comes to taxable value.

Map enlargement



Although designated urban and suburban center growth areas cover only approximately 5 percent of Chester County land area, they generate approximately one-third of county tax revenue on a per acre basis.

## Livable Landscapes Map

