

2025

YEAR ONE ANNUAL REPORT



Center *for*
Land Economics

*Building fairer, more prosperous communities by
placing land at the center of economic policy*

landeconomics.org
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MESSAGE FROM THE FOUNDERS

Greg started the Center for Land Economics in November of last year in his uncle's basement, with Lars joining shortly thereafter. The goal was simple: **expand land value return**.

It's been a year of many ups and many downs—which is good, because it means we've been doing many things, as this report will show. On limited resources, we've built a strong foundation.

Something big is taking shape. Cities everywhere are confronting the role of land in their housing and fiscal challenges, and we're helping them find real solutions. We're focused on lasting, systematic change and ensuring that fair, land-centered policy becomes the norm.

We need your support to continue this work. We are seeking funding to keep it alive and partnerships to build more momentum.

Here's to another year of many more ups.



Greg Miller

Co-Founder & Executive Director

A stylized handwritten signature of Greg Miller in black ink.



Lars Doucet

Co-Founder

A stylized handwritten signature of Lars Doucet in black ink.

OUR MISSION

The Why

The Center for Land Economics works to build fairer, more prosperous communities by placing land at the center of economic policy. Land derives its value from the community, and that value should be shared and reinvested locally by **shifting taxes off of buildings and onto land**. We advance this mission by publishing open-source research and software, organizing and educating a national network, and providing technical assistance to local leaders.

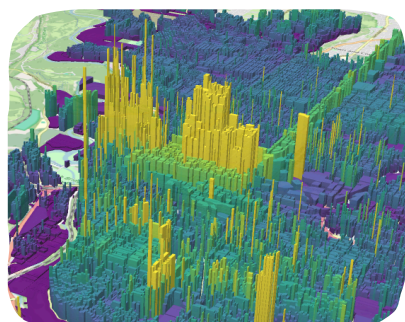
Year in Review

OPEN-SOURCE RESEARCH



\$427 million

We uncovered nearly half a billion dollars in undervalued residential land in Baltimore. Our report attracted national media attention and has led to actionable response from the state assessment agency.



Civic Mapper

We created Civic Mapper, a 3D interactive mapper that visualizes the value of land for three cities and counting.

Anomalous Sales Analysis	
Locality	Somewhere
Valuation date	2025-01-01
Model group	Residential
Study period	2024-01-01
Executive Summary	
Insult sales which violations in two ways: - Insult sales poison the trading set, causing bad predict - Procedures get tested against model sales, causing and Traditionally, sales are validated from transaction details such with the aim of identifying anomalies through transfers. However, principle: Similar properties sold in similar locations should Similar properties sold in similar locations that do not have an are time-adjusted, using temporal variation out of the expected Method We group sales into similar clusters, then look for sales that id insult sales, incorrect property characteristics, or missing info	

Ratio Studies									
Locality	Somewhere county								
Valuation date	2025-01-01								
Model group	Residential single-family								
Study period	2024-01-01 - 2025-01-01								
Executive Summary									
Ratio studies are the primary tool for evaluating the accuracy of mass app for these in its Standard on Ratio Studies . We perform 300 standard ratio studies for all model groups, but we go it well as detailed breakdowns by property type, location, price tier, and oth Overall results The following table provides overall results for the entire locality for the Untrimmed Statistics: <table> <tr> <th>Statistic</th><th>Somewhere county</th></tr> <tr> <td>Count</td><td>4,270</td></tr> <tr> <td>Median ratio</td><td>0.69</td></tr> <tr> <td>OOD</td><td>18.9</td></tr> </table>		Statistic	Somewhere county	Count	4,270	Median ratio	0.69	OOD	18.9
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OpenAVMKit

We created and maintain the most-advanced open-source computer-assisted mass appraisal system for assessors and property research.



LVTShift

We built a flexible library of open-source tools to model land value tax shifts in jurisdictions across the country.

Year in Review

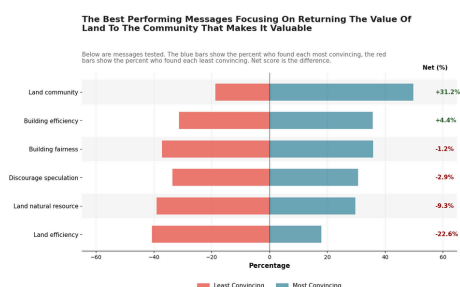
ORGANIZING AND EDUCATION

5,500

We've grown the *Progress and Poverty Substack* to more than **5,500 subscribers** with over **150,000 views** in six months.

50

We've connected with over **50 local advocates** preparing to organize land value tax momentum in their communities.



Equipping Advocates

We're helping local leaders take action. This year, we launched message testing research and new toolkits with partners to help advocates pitch land value tax reform in their own communities.



Webinar Series

We launched LVT Landscape LIVE, a national webinar series bringing together advocates and experts to share strategies for advancing local action, with partners at the Progress and Poverty Institute. Our first edition drove over 70 attendees.

10+ Media Appearances



Conference Speakers



Year in Review TECHNICAL ASSISTANCE

10

We are working with elected champions across 10+ local governments, with more conversations in progress.



We partnered with students from the University of Notre Dame and the City of South Bend to inform their land policy.

Provided Expertise



Legal Analysis



Data Modeling



Coalition Building



Story Telling

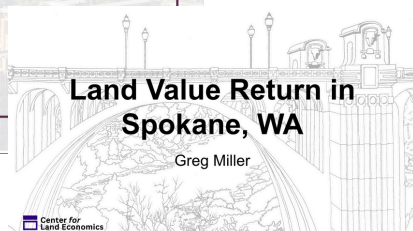
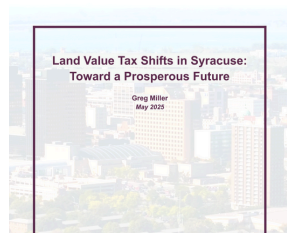
What is incentivized?



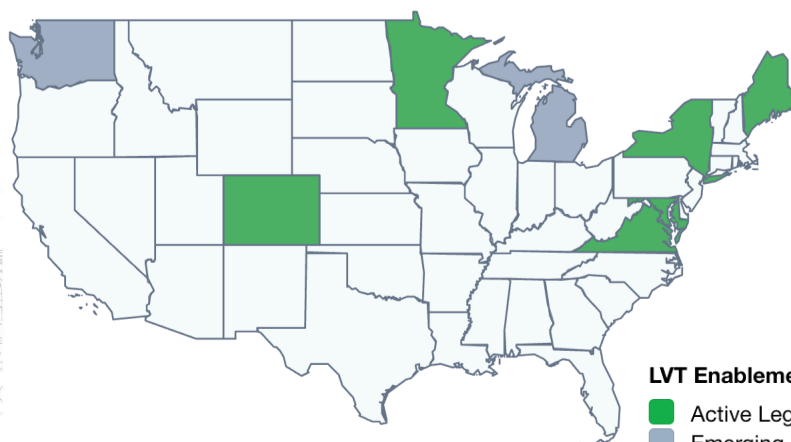
Office Building	Tax Bill: \$43,000 or ~\$4.71 per square foot
Office Building	Tax Bill: \$77,000 or ~\$2.69 per square foot
Parking Lot	Tax Bill: \$7,000 or ~\$0.61 per square foot
Parking Lot	Tax Bill: \$32,000 or ~\$0.71 per square foot

Our expertise is driving momentum.

Six states and counting advanced or introduced land value tax legislation this year – with CLE providing research or guidance in most.



[See an example of our analysis](#)



LVT Enablement

- Active Legislation
- Emerging Interest

An isometric line drawing of a city skyline with various buildings of different heights and shapes, rendered in a light purple color. The perspective is from an elevated angle, looking down at the city blocks.

Donate Today

[*landeconomics.org/donate*](http://landeconomics.org/donate)