Index

ACLV see Announced Current Land Value under value
ACLV percentage 64, 67–8, 70, 73, 75, 86–9
Allied Corp. v. Town of Camillus, 80 N.Y.2d 351 (1992) 4
Announced Current Land Value see Announced Current Land Value under value
appraisal 30, 95, 110, 112–3, 132–3, 136–9, 161–5, 171
assessment accuracy 6–8, 55–7
assessment cost 6–8, 37, 55–7, 170
assessment method
ex ante assessment by landowners see also ex ante self-assessment 12, 35–46, 90–2, 168–70
ex ante assessment by non-landowners 12, 52–5
ex ante self-assessment 12, 35–46, 90–2, 168–70
ex post assessment by landowners 12, 46–52
ex post assessment by non-landowners 12, 55–6, 168–70
Been, Vicki 14, 15, 17, 30, 114, 116, 120, 121, 150, 152, 160
Bell, Abraham 5, 7, 8, 19, 36, 47–50, 107,
benevolent theory 13–4, 23, 158
bonus 32, 61, 168–70
Bova-Hiatt, Lisa 113, 121, 132, 133, 139, 159
budget maximization 14–6
Chen, Daniel 112,
Chen, Li-fu 70
In re City of New York, re Melrose Commons Urban Renewal Area

Phase II. Kaiser Woodcraft Corp 125
Coniston Corp. v. Village of Hoffman Estates, 844 F.2d 461, 464 (7th Cir. 1988) 4
Cooter, Robert xi
cost-internalization theory see fiscal illusion theory
CTV see Current Transfer Value under value
Current Transfer Value see Current Transfer Value under value
Declared Land Value see Declared Land Value under value
discretionary budget 15, 25, 75–8, 85
DLA-MOI see Ministry of the Interior
DLV see Declared Land Value under value
economic value see economic value under value
efficient 3, 6, 7, 14, 16–24, 29, 31–4, 51–7, 167, 170–1
ELCRA see Equalization of Land Rights in Cities Act
Ellen, Ingrid Gould 30, 114, 121, 129, 152, 155
Ellickson, Robert 17, 160, 169
eminent domain 106, 111–3, 138–9, 141–3
Epstein, Richard 5, 6, 7, 168, 169
Equalization of Land Rights Act [Pingjuen Diquen Tiaoili] 61, 62, 87
Equalization of Land Rights in Cities Act 1954 [Shishi Dushi Pingjuen Diquen Tiaoili] 90, 91, 92, 95, 96, 102, 103
EV see economic value under value
ex ante 10–2, 35–46, 61–2, 90–2, 108
ex ante assessment by landowners see assessment method
ex ante assessment by non-landowners see assessment method
ex ante self-assessment see assessment method
ex post 10–2, 46–52, 55–6
ex post assessment by landowners see assessment method
ex post assessment by non-landowners see assessment method
expert judge 160–2
extra proportion 62–4, 67–9
extreme compensation 126–9, 134–9
fair market value see fair market value under value
Farber, Daniel 13, 15, 18, 158, 160
Fennell, Lee Anne 5, 17, 36, 46, 169
fiscal illusion theory 14–6, 53–4, 75–8, 149
Fischel, William xi, 4, 13, 14, 17, 21, 79, 81
FMV see fair market value under value
Freedom of Information Act 49
Goldstein, Robert 112, 113, 124, 132, 141, 161
Government-assessed Market Value see Government-assessed Market Value under value
hedonic regression model 29–31, 55–6, 63, 113–5, 133–8, 147–9, 150–5, 171–2
Heller, Michael xi, 5, 6, 8, 19, 26, 51, 52, 86, 169
Hills, Rick 5, 6, 8, 19, 26, 51, 52, 86, 169
homevoter 17
ideology theory 13, 158–9
Inverse condition 44–5
Kades, Eric 111
Kanner, Gideon 161
Kaplow, Louis xi, 6–7, 13, 15, 21, 24, 26, 54
Komesar, Neil 17–8
Krier, James xi, 5–6
Land Act [Tudi Fa] 82, 90–2
land assembly 50–2
Land Condemnation Act [Tudi Zhengshou Tiaoli] 62, 82–4
Land Evaluation Committee 62, 64, 79, 80, 82, 94
Land Tax Act [Tudishui Fa] 87
Lehavi, Amnon 36, 51
Levinson, Daryl 13, 15–6, 18, 84, 158–9
Levmore, Saul 8, 18, 36–37, 39, 160
Lump-sum 22–5, 125, 146
MAI 136
McMillen, Daniel 114, 121, 150
Merrill, Thomas xi, 4–6, 14, 19, 24, 133, 152, 168–9
Miceli, Thomas x, xi, 4–5, 8, 21–6, 30–1, 52
Michelman, Frank 6
Michigan Constitution Art. X, §2 x
Ministry of the Interior 65, 69, 80, 87–88, 95, 101–104
moral hazard 21
Munch, Patricia 106–11, 114
N.Y. Eminent Domain Procedure Law 112, 113, 138, 142, 159
N.Y. Urban Renewal Law 136
New York City 106–66
Niskanen, William 15
overcompensation 73, 127, 131–2, 163
over-invest 22–31
PALV see Publicly-Announced Land Value under value
Parchomovsky, Gideon 5, 7, 8, 19, 36, 47–50, 107
parity condition 43–5, 57, 168

Yun-chien Chang - 9780857935281
Downloaded from Elgar Online at 08/29/2019 11:56:05AM
via free access
Index

political interest 16–20, 23, 78–86, 110, 159–60
political interest theory 16–20, 23–4, 78–85, 159–60, 167
political opportunity costs 16, 85, 160 Posner, Richard xii, 4, 5, 35, 107 project value see project value under value
Publicly-Announced Land Value see Publicly-Announced Land Value under value
PV see project value under value
rent-seeking 18–22, 33, 170 repeat players 137, 160–2
Revesz, Richard 15, 16
Rules on Land Value Assessment [Dijia Diaocha Guji Guize] 61–2
Salvatore, Galliano 113, 124 Schill, Michael 14, 30, 114, 121, 152 Serkin, Christopher 5–6, 14, 17, 26, 81, 160
settlement 106–140 Shapiro, Perry x, xi, 3, 13–4, 21–3, 44, 51–2 Shavell, Steven 10
Smith, Henry 5, 24, 166 Somin, Ilya x, 19, 168 Stake, Jeffrey Evans 169
Taiwan 61–105 Tideman, Nicolaus 35–6, 39–42, 50–2 Treanor, William Michael 17
U.S. v. Miller, 317 U.S. 369, 374 (1943) 4, 24
Ulen, Tom xi, 22, 24, 169 undercompensation 73, 91, 127, 131–2 underinvest 24, 26, 31–33
Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs Act of 1970 132
Announced Current Land Value (or ACLV) 62, 64, 67–73, 77–8, 87–9, 91
Current Transfer Value (or CTV) 91–3
current value 4, 24–6
Declared Land Value (or DLV) 90–8, 101–05
economic value (or EV) 5, 18–20, 32, 43–5, 56–7, 98–9
fair market value (or FMV) 4–5, 26–32, 58, 63–6, 113–38, 145, 147–58, 162–5, 168–70
Government-assessed Market Value 63–9
project value (or PV) 5–6, 32–33
Publicly-Announced Land Value (or PALV) 62, 90–8, 101–05
zero value 3, 22–4
Voicu, Ioan 30, 114, 116, 120–1, 129, 150, 152, 155
Wyman, Katrina Miriam x, xiv, 6, 16, 47, 168
Yeh, Susan 112
zero compensation standard see zero value under value
zero value see zero value under value