



UNIVERSITY OF  
**GEORGIA**

Carl Vinson  
Institute of Government

# Heir Property GIS Analysis

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Carl Vinson Institute of Government

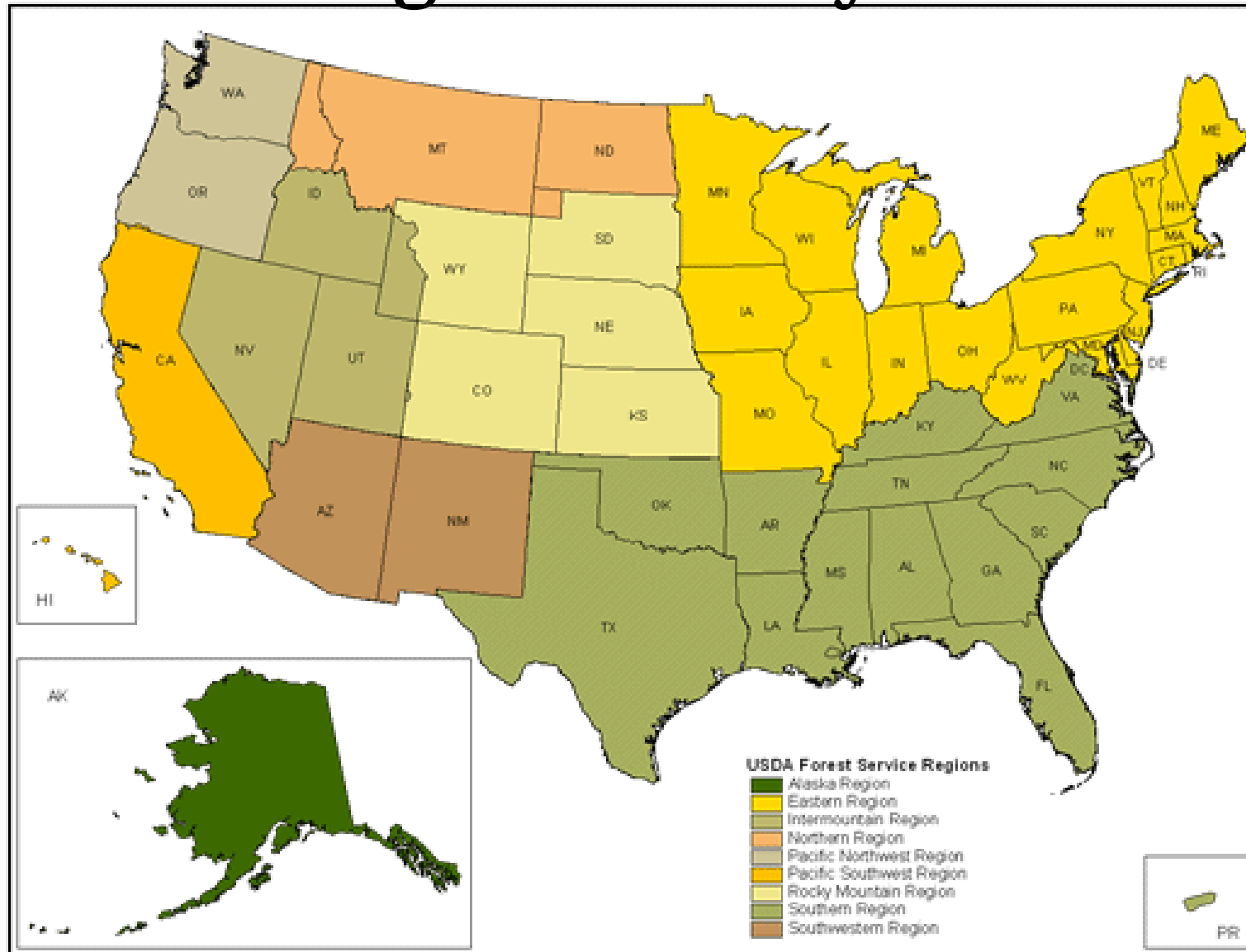
Planning & Environmental Services Unit

University of Georgia



# Phase 1 – “Develop Threshold Methodology”

## Regional Analysis



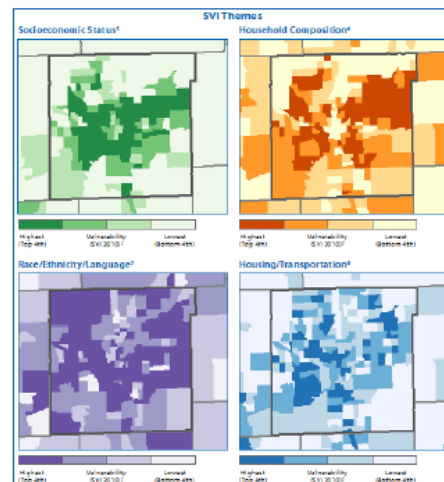
# Social Vulnerability Index (SVI)

## A Social Vulnerability Index (SVI) from the CDC

Elaine Hallisey, MA; Barry Flanagan, PhD; Jessica Kolling, MPH; Brian Lewis, BS  
Geospatial Research, Analysis & Services Program CDC/ATSDR/DTHHS

### What is the SVI?

The Social Vulnerability Index uses U.S. Census data to determine the relative social vulnerability of every census tract. The SVI ranks each tract on 14 social factors and groups them into four related themes. Each tract receives a separate ranking for each of the four themes, as well as an overall ranking. The SVI can help emergency response planners and public health officials identify and map the communities that will most likely need support before, during, and after a hazardous event.



### Overall Vulnerability

#### Socioeconomic Status

Below Poverty

Unemployed

Income

No High School Diploma

#### Household Composition & Disability

Aged 65 or Older

Aged 17 or Younger

Older than Age 5 with a Disability

Single-Parent Households

#### Minority Status & Language

Minority

Speak English "Less than Well"

#### Housing & Transportation

Multi-Unit Structures

Mobile Homes

Crowding

No Vehicle

Group Quarters

Along with the rankings, the SVI databases include all the census variables listed above. Graphic adapted from the North Carolina Preparedness and Emergency Response Research Center.

A portion of the Prepared County Map for Marion County, Indiana, showing maps of the four themes.

The SVI databases are in ArcGIS personal geodatabase format (mdb). In addition to ArcGIS, mdb files can be explored in QGIS, Access, and imported into Excel. Documentation is available for all databases.

# SVI Heir Property Variables\*

**Poverty**

**Per Capita Income**

**No High School Diploma**

**Minority Status (non-white)**

\*See e.g., B.J. Deaton, A Review and Assessment of Heir's Property Issues in the United States. XL VI Journal of Economic Issues, 615 (Sept. 2012);

Thomas W. Mitchell, Destabilizing the Normalization of Rural Black Land Loss: A Critical Role for Legal Empiricism, 2005 Wis. L. Rev. 557 (2005).

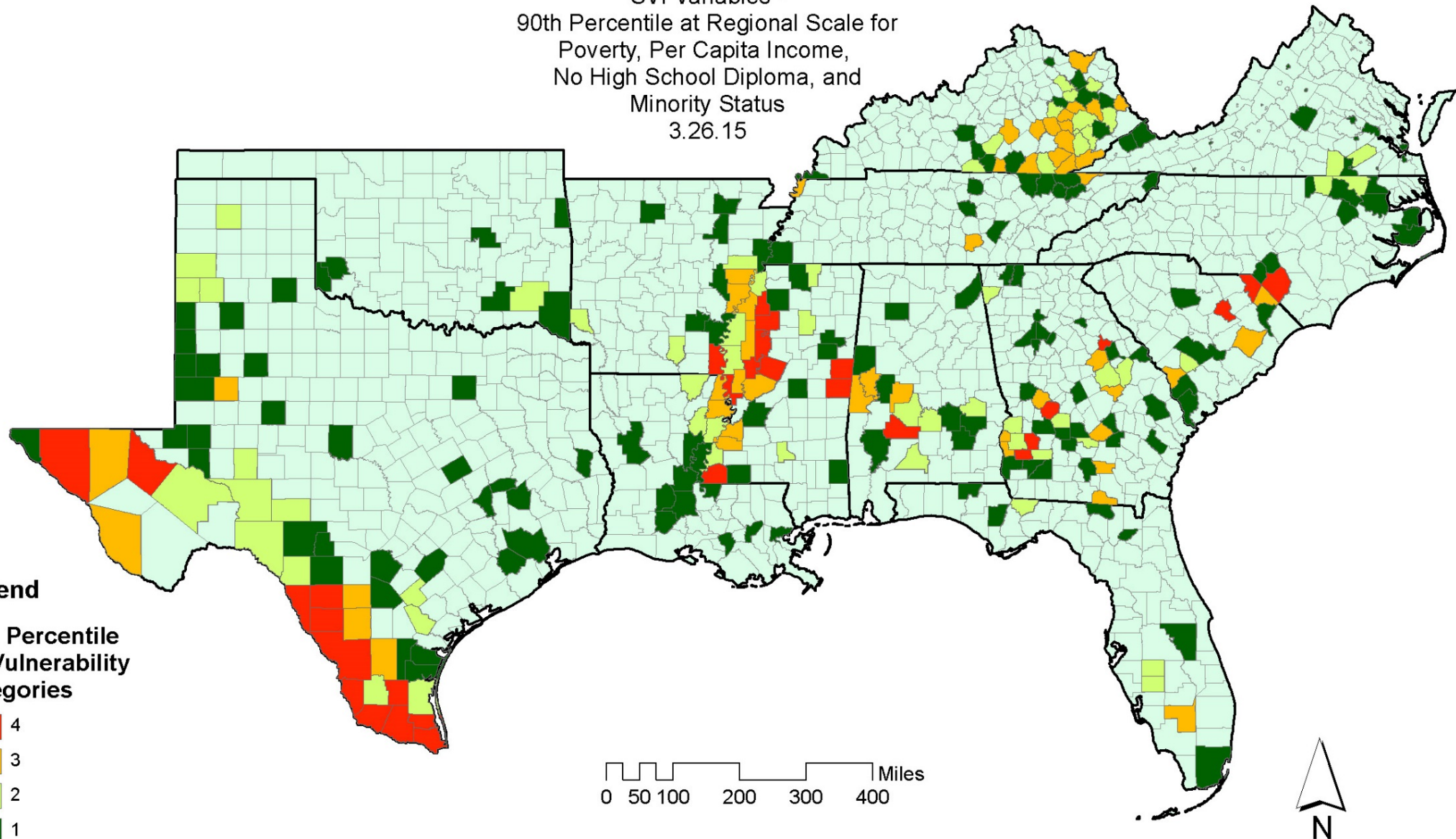
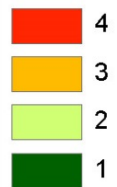


# Phase 1 Heir Property Analysis: Forest Service Southern Region

SVI Variables -  
90th Percentile at Regional Scale for  
Poverty, Per Capita Income,  
No High School Diploma, and  
Minority Status  
3.26.15

## Legend

90th Percentile  
for Vulnerability  
Categories

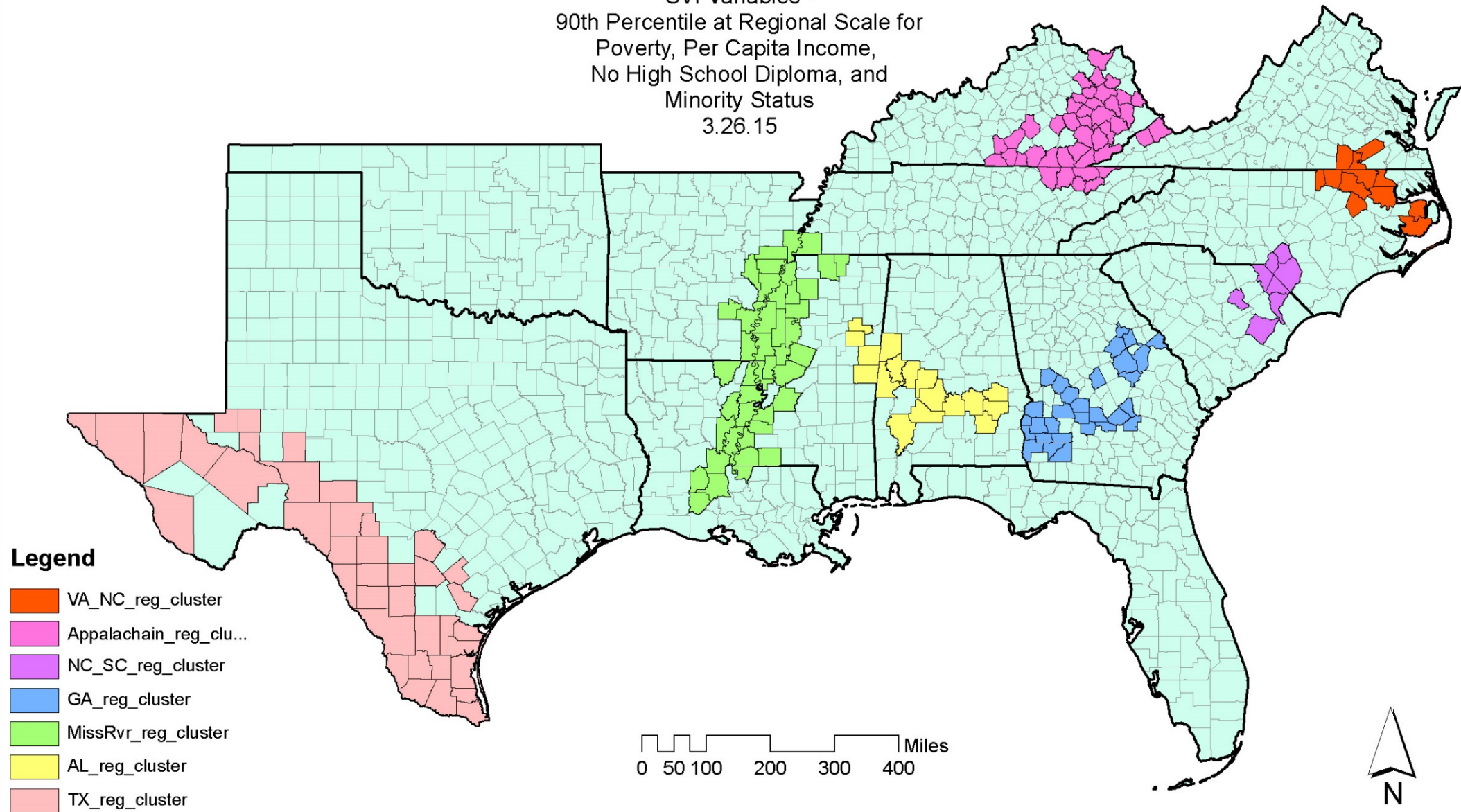


0 50 100 200 300 400 Miles



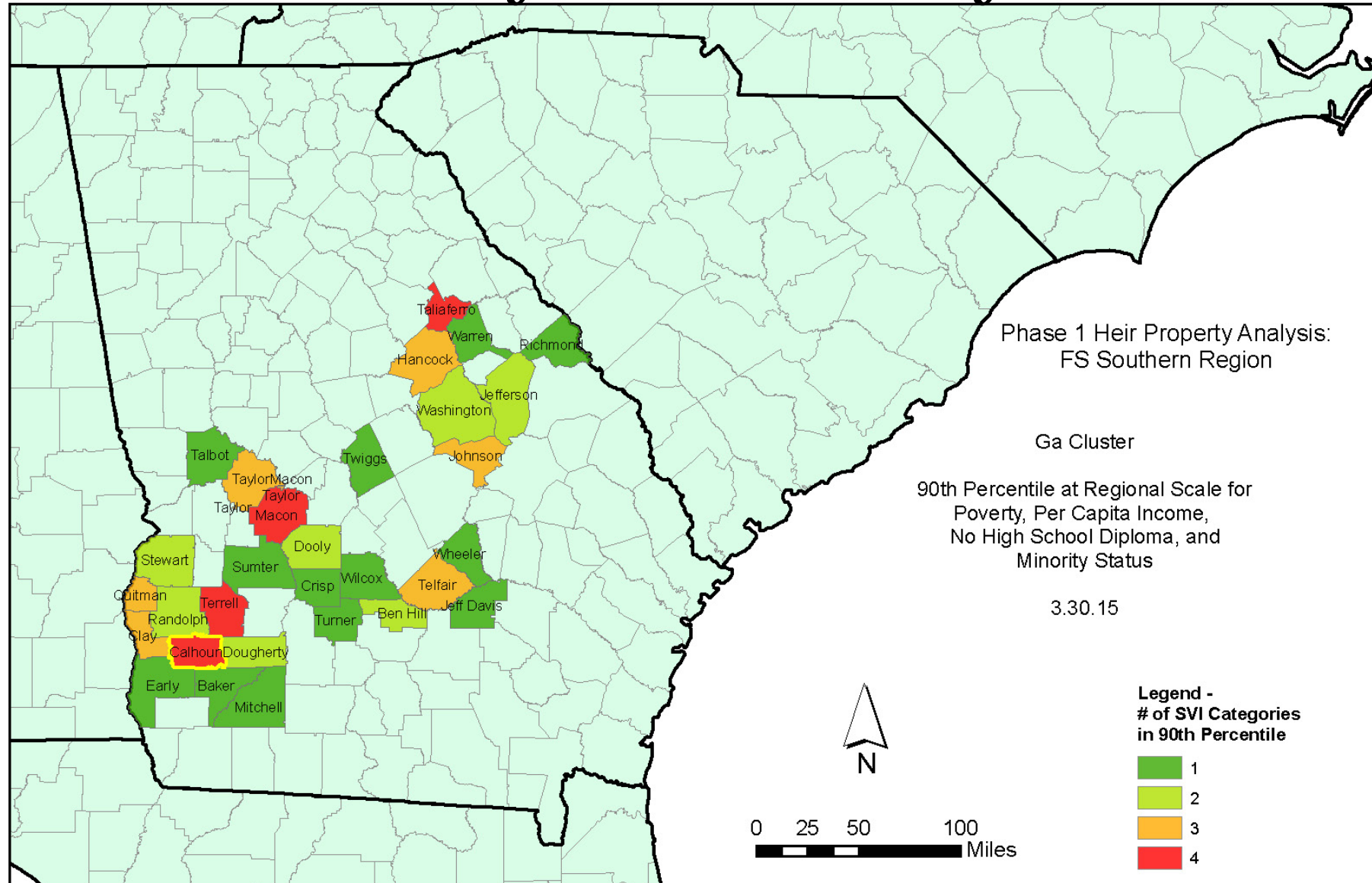
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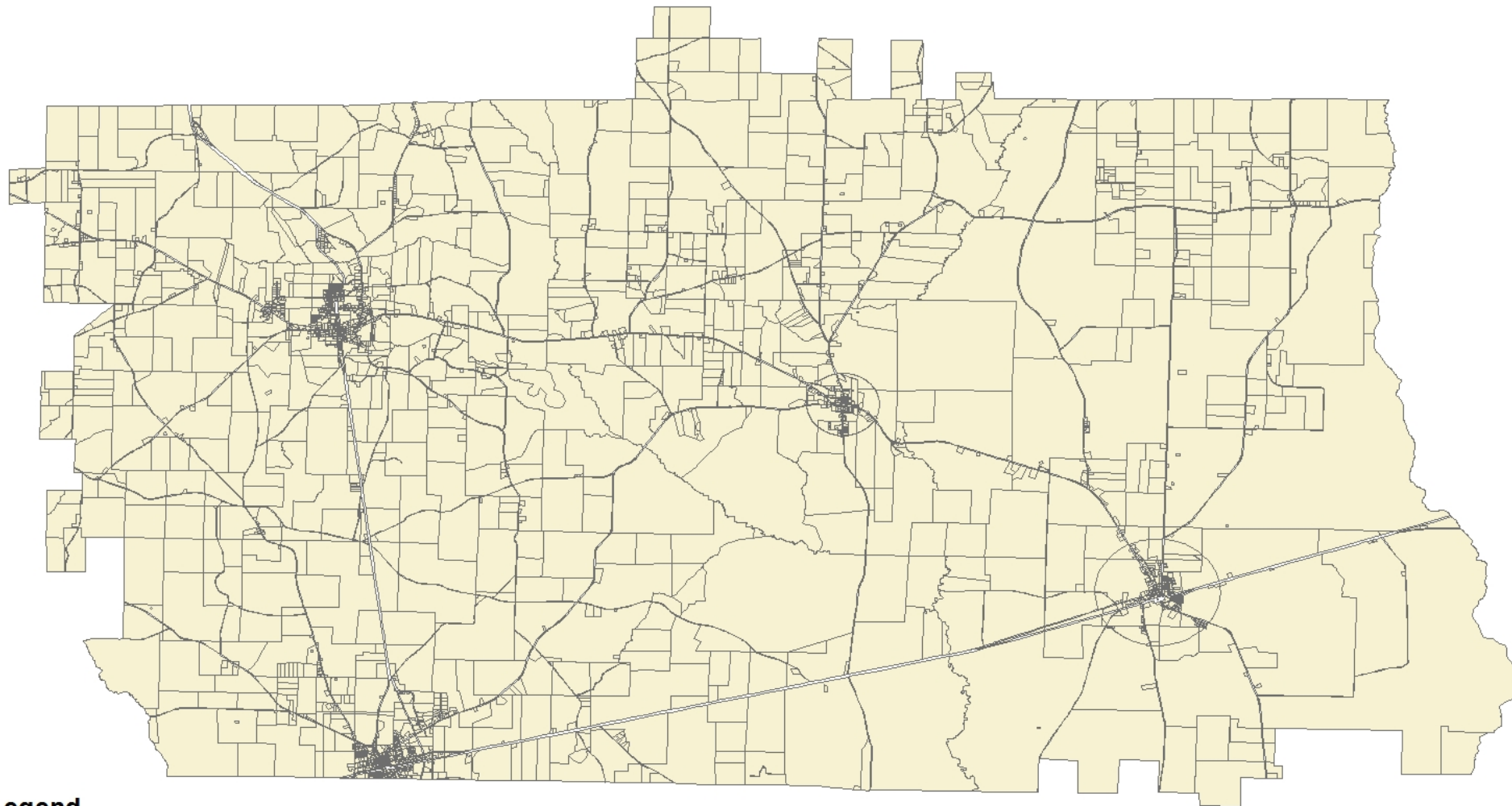


# Phase 3 – “Identify Likely Heir Properties”


## County- Level Analysis



# Calhoun County, Ga Tax Parcels



## Legend

 Calhoun County parcels (3,366 parcels)

0 1 2 4 6 8 10 Miles





# Tax Parcel Data

- Owner/Tax payer name
- Mailing Address
- Property Address
- Land Value
- Land Information
- Improvement Information
- Acreage
- Sale/Conveyance Information

3/23/2015

qpublic7.qpublic.net/ga\_display.php?county=ga\_clarke&KEY=122B4 1008

ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT BOARD OF TAX ASSESSORS											
<a href="#">Recent Sales in Neighborhood</a> Recent Sales in Area		<a href="#">Previous Parcel</a>		<a href="#">Next Parcel</a>		<a href="#">Field Definitions</a>		<a href="#">Return to Main Search Page</a>		<a href="#">Clarke Home</a>	
Owner and Parcel Information											
Owner Name		VARSITY REALTY CO THE			Today's Date		March 23, 2015				
Mailing Address		C/O EASLEY MCCAULEY & STALLIN P O BOX 98309 ATLANTA, GA 30359			Parcel Number		122B4 1008				
Location Address		1000 W BROAD ST			Tax District		Urban Services District (District 02)				
Legal Description					2014 Millage Rate		34.05				
Property Class(NOTE: Not Zoning Info)		C3-Commercial			Acres		2.11				
Zoning		C-G			Neighborhood		4030C-MILLEDGE AVE				
					Homestead Exemption		No (\$0)				
					Parcel Map		<a href="#">Show Parcel Map</a>				
Current Value Information											
Land Value		Improvement Value		Accessory Value		Total Value		Previous Value			
\$ 1,255,450		\$ 629,302		\$ 17,000		\$ 1,901,752		\$ 1,901,752			
Land Information											
Type		Description		Calculation Method				Acres		Photo	
COM		Com-ST-078		Acres				2.11		NA	
Improvement Information											
Description		Value		Actual Year Built		Effective Year Built		Square Feet		Wall Height	
RESTAURANT-FAST FOOD		\$ 629,302		1965		1995		6,783		16	
Roof Cover		Interior Walls		Floor Construction		Floor Finish		Ceiling Finish		Lighting	
										Heating	
										013-1	
										<a href="#">Sketch Building 1</a> <a href="#">Show Photo</a>	
Accessory Information											
Description				Year Built		Dimensions/Units				Value	
Y-ASPH ASPH PAVING AV 9999				1		1x0 50000				\$ 17,000	
Sale Information											
Sale Date		Deed Book / Page		Plat Book / Page		Sale Price		Reason		Grantor / Grantee	
No sales information associated with this parcel.											
Permit Information											
Permit Date				Permit Number				Type			
No permit information associated with this parcel.											
<a href="#">Recent Sales in Neighborhood</a> Recent Sales in Area		<a href="#">Previous Parcel</a>		<a href="#">Next Parcel</a>		<a href="#">Field Definitions</a>		<a href="#">Return to Main Search Page</a>		<a href="#">Clarke Home</a>	
The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: March 21, 2015											

# CAMA Data

Computer Assisted Mass Appraisal Data – most jurisdictions use fully automated mass appraisal processes to develop property tax assessments.

Table

# Parcel Level Methodology

## Screening Factors:

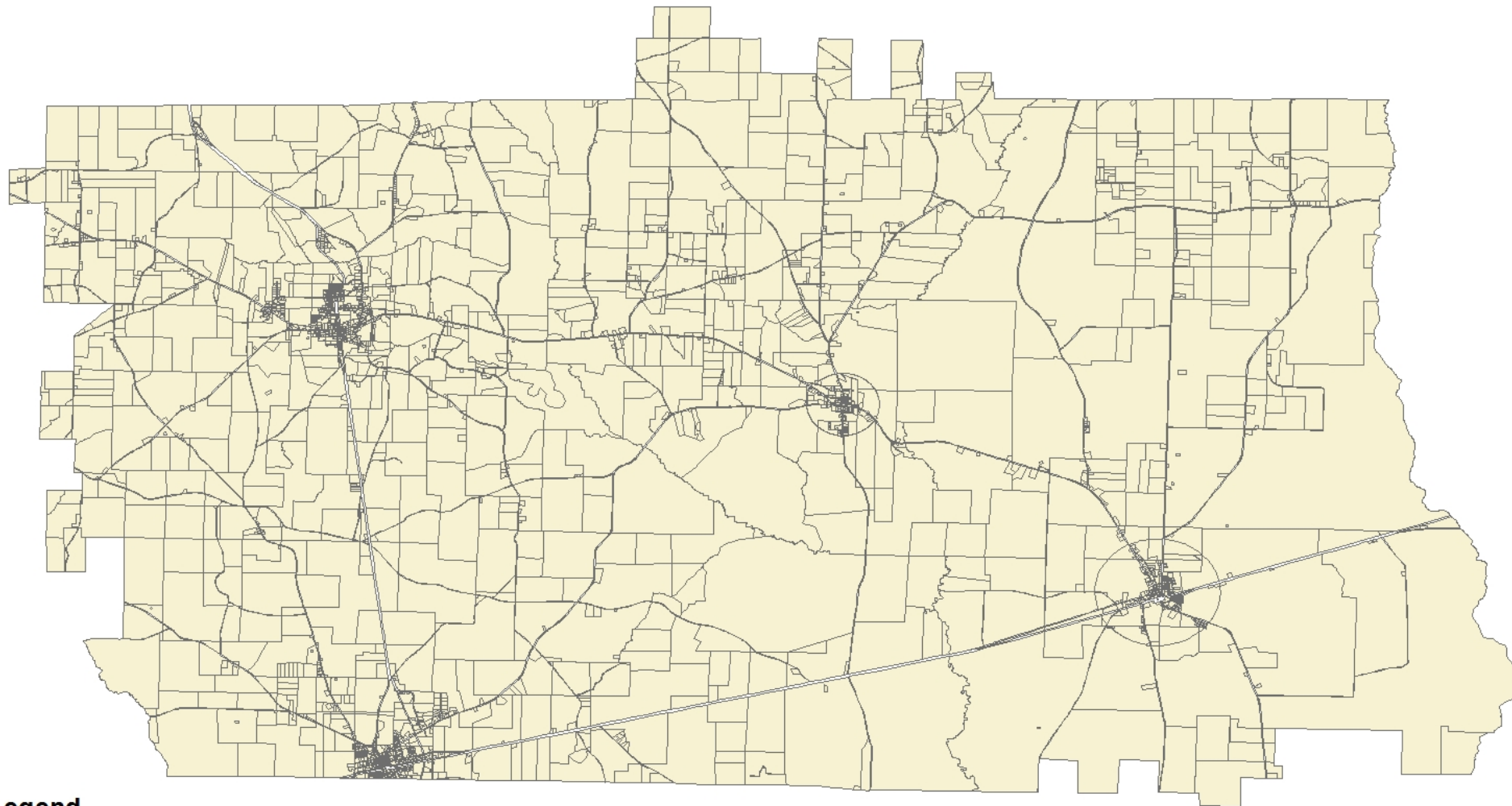
- Land Use
  - Limited to Agricultural and Residential designations
- Most Recent Sales Date
  - More than 50 years old
- Owner Name
  - Removed government, institutional, and commercial entities

## Contributing Factors


- Et al., estate, or C/O in the name or address
- Out of state mailing address
- Multiple dwellings per parcel
- Mobile homes



# Calhoun County, Ga Tax Parcels



## Legend

 Calhoun County parcels (3,366 parcels)

0 1 2 4 6 8 10 Miles



Calhoun County, Georgia  
Potential Heirs Property



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, Aero, GeoMapping, AeroGlobe, IGN, IGP, swisstopo, and the GIS User Community









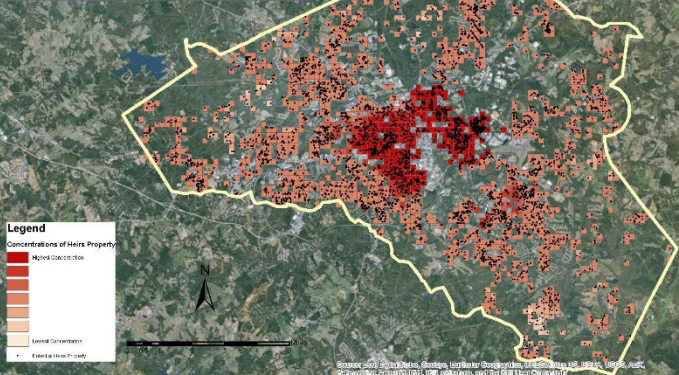


# Results:

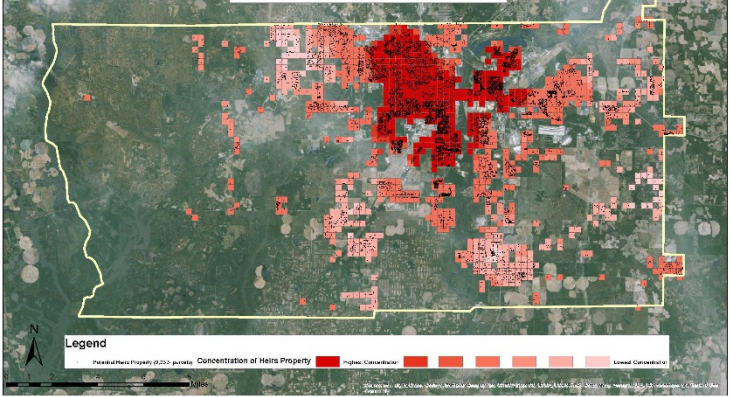
County	Population	Total Parcel Count	Potential Heirs Property Parcels	Percent Potential Heirs Property	Value*	Acreage	County Acreage	Percent County Acreage
Heirs Property Cluster Counties								
Calhoun	6,463	3,383	398	12%	\$13,309,474	2,078	178,734	1%
Clay	3,102	3,105	651	21%	\$33,637,362	5,618	137,718	4%
Dougherty	92,407	37,849	9,386	25%	\$648,643,199	10,192	195,214	5%
Taliaferro	1,693	2,261	375	17%	\$2,363,320	2,941	121,276	2%
Telfair	16,518	8,562	1,716	20%	\$67,855,196	13,634	274,591	5%
TOTAL					\$765,808,551	34,463	907,533	4%
Comparison Counties								
Bibb	153,905	68,861	7,466	11%	\$523,207,628	9,374	137,988	7%
Clarke	120,938	41,872	4,630	11%	\$565,129,450	4,458	60,157	7%
Evans	10,898	6,528	1,059	16%	\$57,351,608	7,715	101,040	8%
Jasper	13,432	10,034	1,316	13%	\$64,317,222	3,275	257,542	1%
McIntosh	14,214	12,858	2,433	19%	\$173,136,902	13,298	242,560	5%
TOTAL					\$1,383,142,810	38,120	799,287	5%
10-COUNTY TOTAL					\$2,148,951,361			



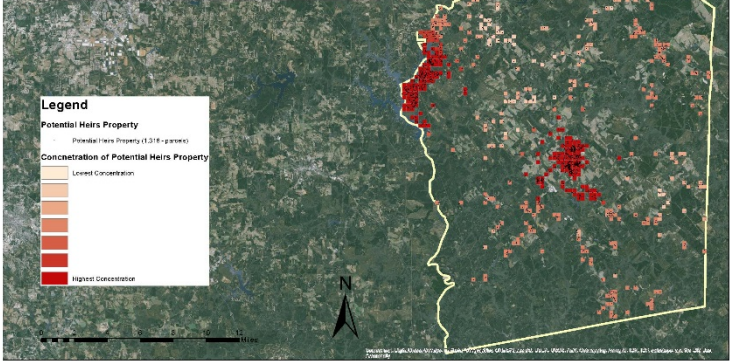
Athens-Clarke County, Georgia  
Potential Heirs Properties



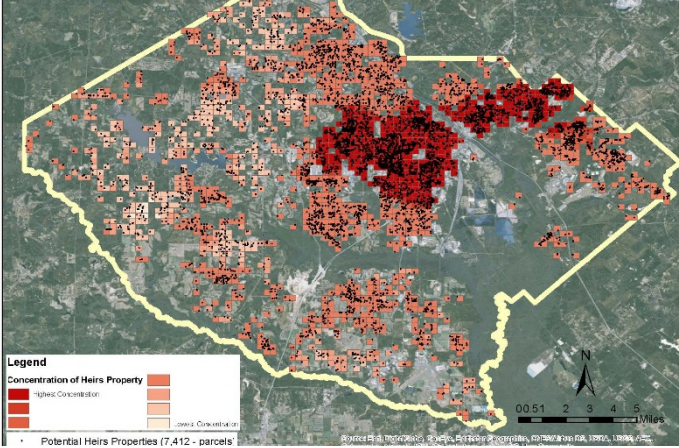
Dougherty County, Georgia  
Potential Heirs Property



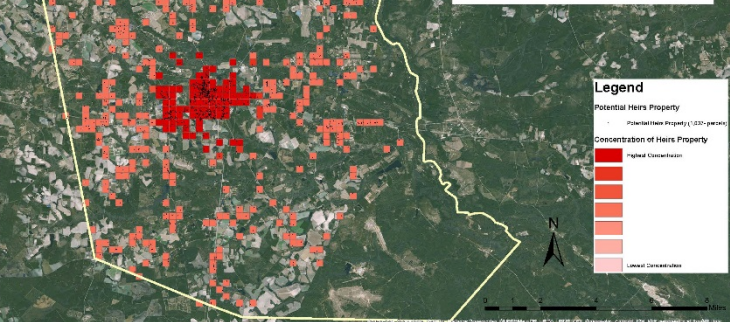
Jasper County, Georgia  
Potential Heirs Properties



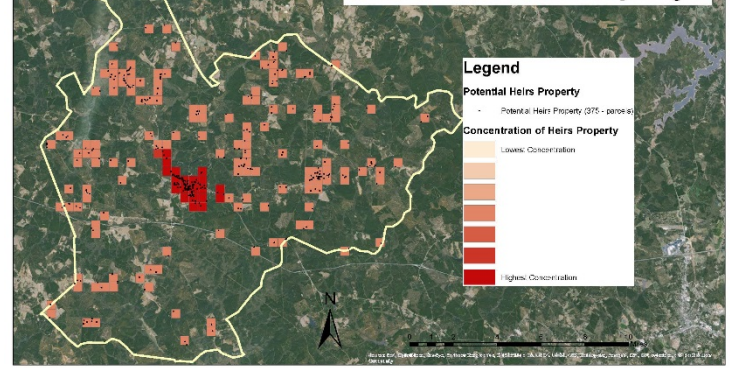
Bibb County, Georgia  
Potential Heirs Property



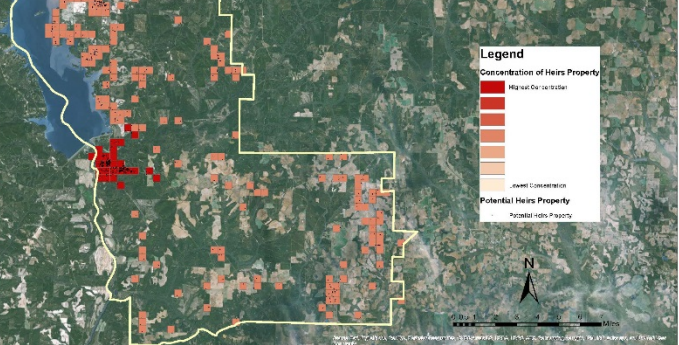
Evans County, Georgia  
Potential Heirs Properties



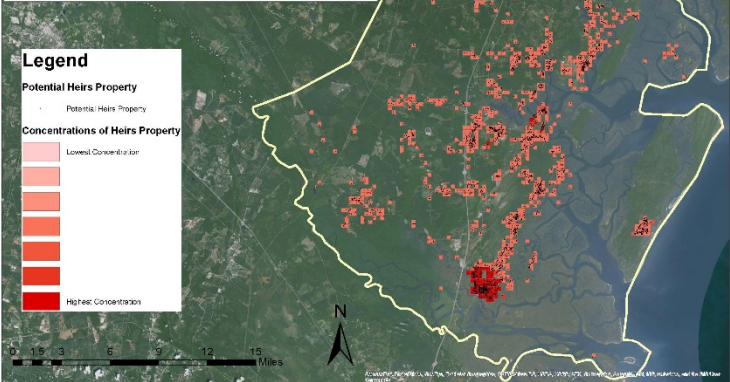
Taliaferro County, Georgia  
Potential Heirs Property



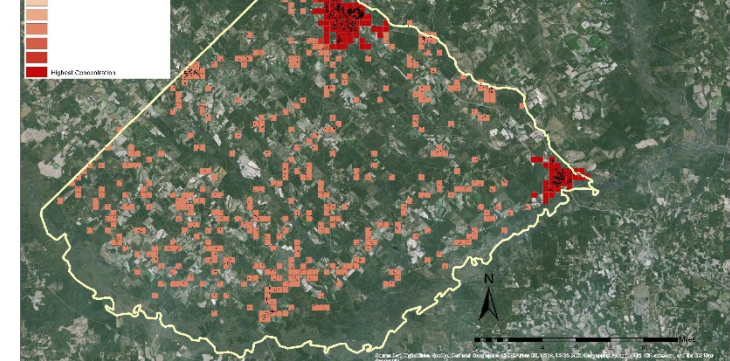
Clay County, Georgia  
Potential Heir Properties



McIntosh County, Georgia  
Potential Heirs Properties



Telfair County, Georgia  
Potential Heirs Property



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