Heir Property GIS Analysis

J. Scott Pippin & Shana Jones
Carl Vinson Institute of Government
Planning & Environmental Services Unit
University of Georgia
Phase 1 – “Develop Threshold Methodology”
Regional Analysis

[Map of the United States showing different regions and color-coded for USDA Forest Service Regions.]
The Social Vulnerability Index (SVI) is a tool used by the U.S. Census to determine the relative social vulnerability of every census tract. It 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.

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);
Phase 3 – “Identify Likely Heir Properties”
County-Level Analysis

Phase 1 Heir Property Analysis:
FS Southern Region

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

3.30.15

Legend - # of SVI Categories
in 90th Percentile

- Green: 1
- Light Green: 2
- Yellow: 3
- Red: 4

Miles

0 25 50 100

N
Tax Parcel Data

- Owner/Tax payer name
- Mailing Address
- Property Address
- Land Value
- Land Information
- Improvement Information
- Acreage
- Sale/Conveyance Information
Computer Assisted Mass Appraisal Data – most jurisdictions use fully automated mass appraisal processes to develop property tax assessments.
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
## Results:

<table>
<thead>
<tr>
<th>Heirs Property Cluster Counties</th>
<th>County</th>
<th>Population</th>
<th>Total Parcel Count</th>
<th>Potential Heirs Property Parcels</th>
<th>Percent Heirs Property</th>
<th>Value</th>
<th>Acreage</th>
<th>County Acreage</th>
<th>Percent County Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Calhoun</td>
<td>6,463</td>
<td>3,383</td>
<td>398</td>
<td>12%</td>
<td>$13,309,474</td>
<td>2,078</td>
<td>178,734</td>
<td>1%</td>
</tr>
<tr>
<td></td>
<td>Clay</td>
<td>3,102</td>
<td>3,105</td>
<td>651</td>
<td>21%</td>
<td>$33,637,362</td>
<td>5,618</td>
<td>137,718</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Dougherty</td>
<td>92,407</td>
<td>37,849</td>
<td>9,386</td>
<td>25%</td>
<td>$648,648,199</td>
<td>10,192</td>
<td>195,214</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>Talisferro</td>
<td>1,693</td>
<td>2,261</td>
<td>375</td>
<td>17%</td>
<td>$2,368,320</td>
<td>2,941</td>
<td>121,276</td>
<td>2%</td>
</tr>
<tr>
<td></td>
<td>Telfair</td>
<td>16,518</td>
<td>8,562</td>
<td>1,716</td>
<td>20%</td>
<td>$67,955,196</td>
<td>13,634</td>
<td>274,593</td>
<td>5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$765,808,851</td>
<td>34,063</td>
<td>907,533</td>
<td>4%</td>
</tr>
</tbody>
</table>

| Comparison Counties | Bibb    | 153,005    | 68,881            | 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             | 1,069                           | 16%                    | $57,951,608  | 7,715   | 101,040       | 8%                     |
|                    | Jasper  | 13,422     | 10,084            | 1,316                           | 13%                    | $64,817,222  | 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 |
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