



UNIVERSITY OF
GEORGIA

Carl Vinson
Institute of Government

Heir Property GIS Analysis

J. Scott Pippin & Shana Jones

Carl Vinson Institute of Government

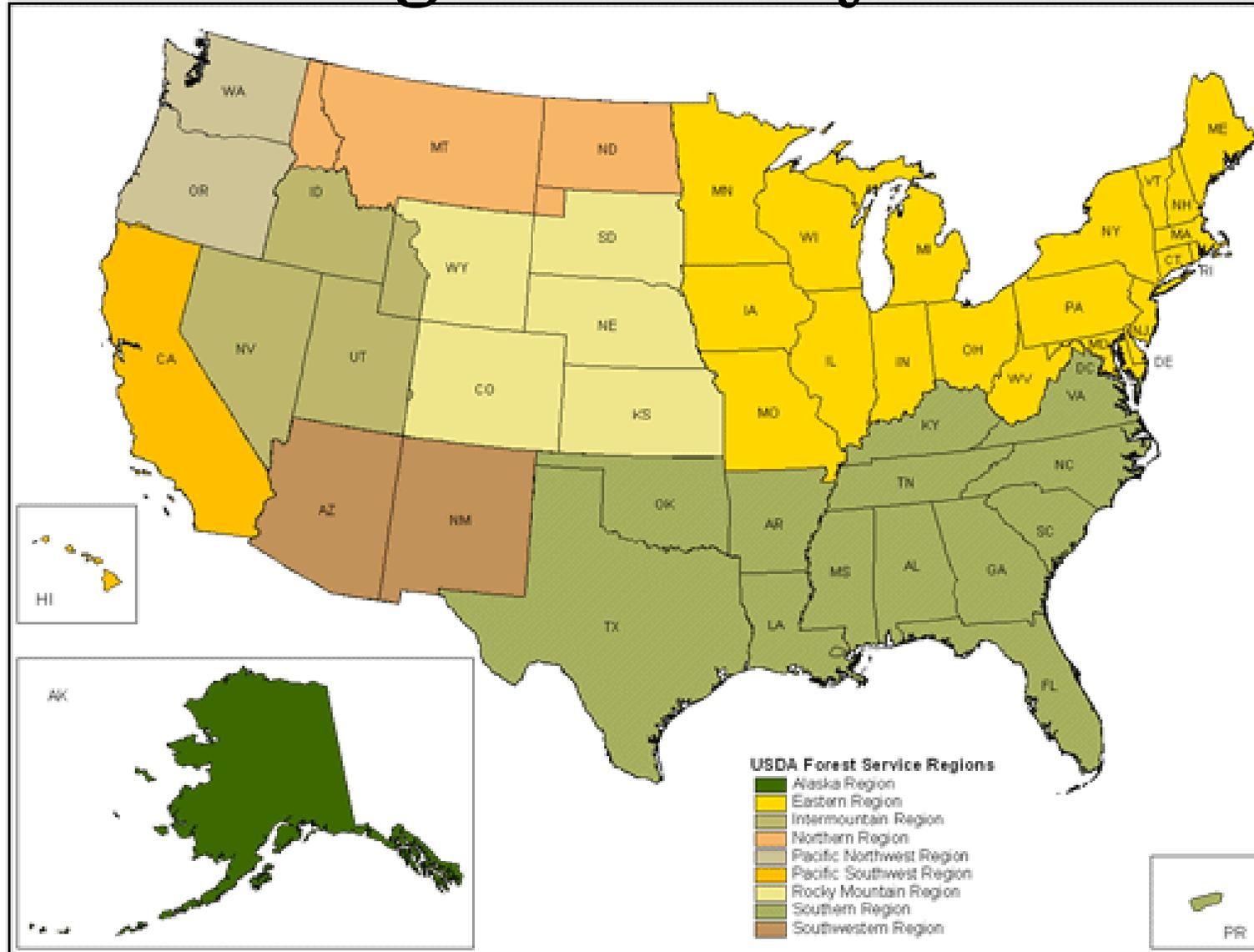
Planning & Environmental Services Unit

University of Georgia



Phase 1 – “Develop Threshold Methodology”

Regional Analysis



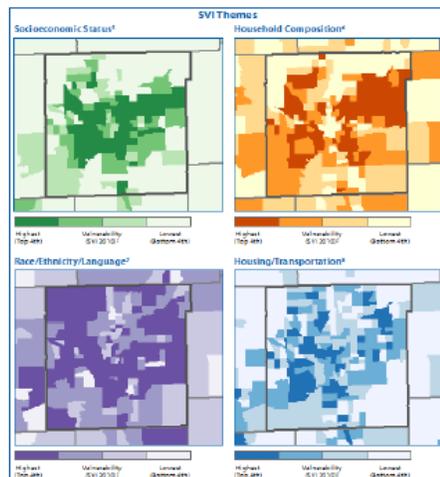
Social Vulnerability Index (SVI)

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)

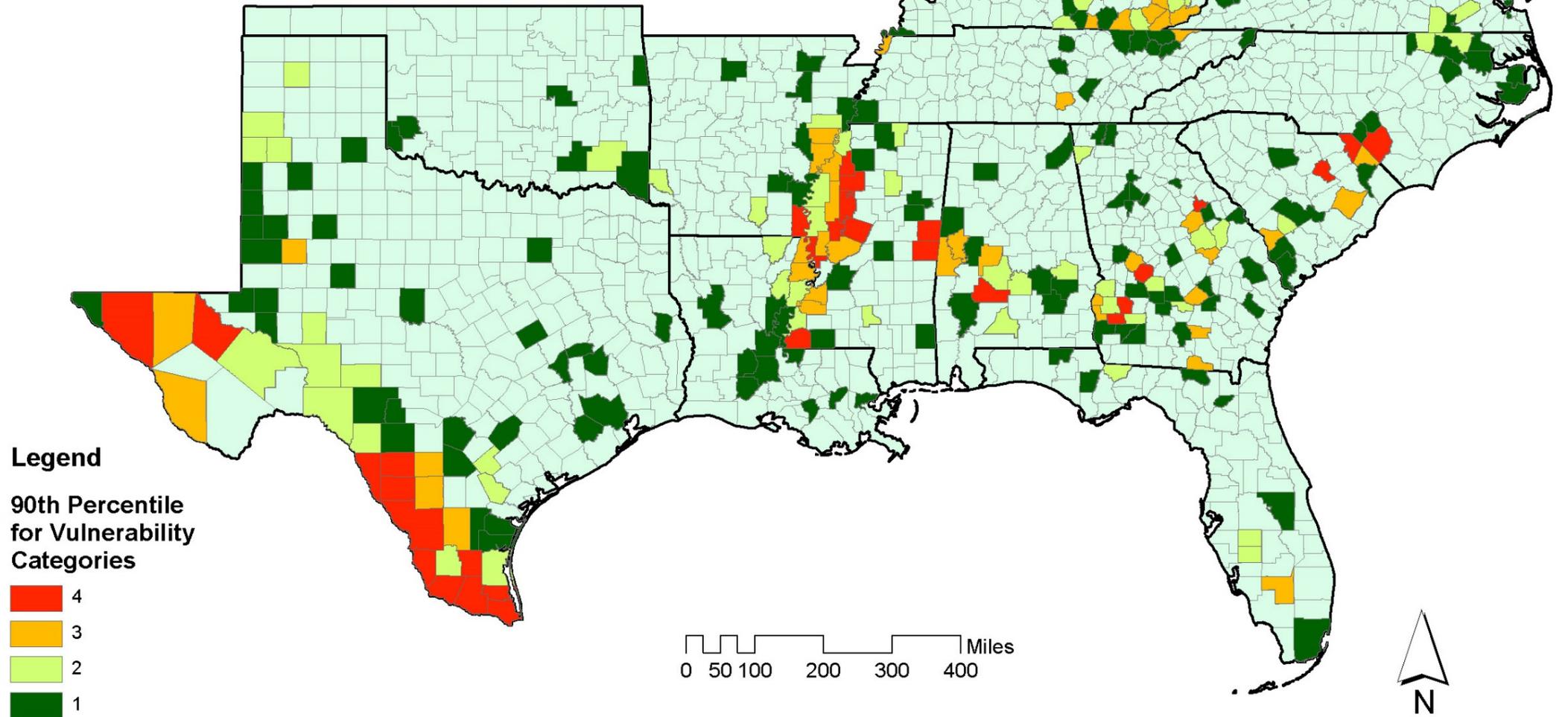
**See e.g., B.J. Deaton, A Review and Assessment of Heir's Property Issues in the United States. XL VI Journal of Economic Issues, 615 (Sept. 2012);*

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



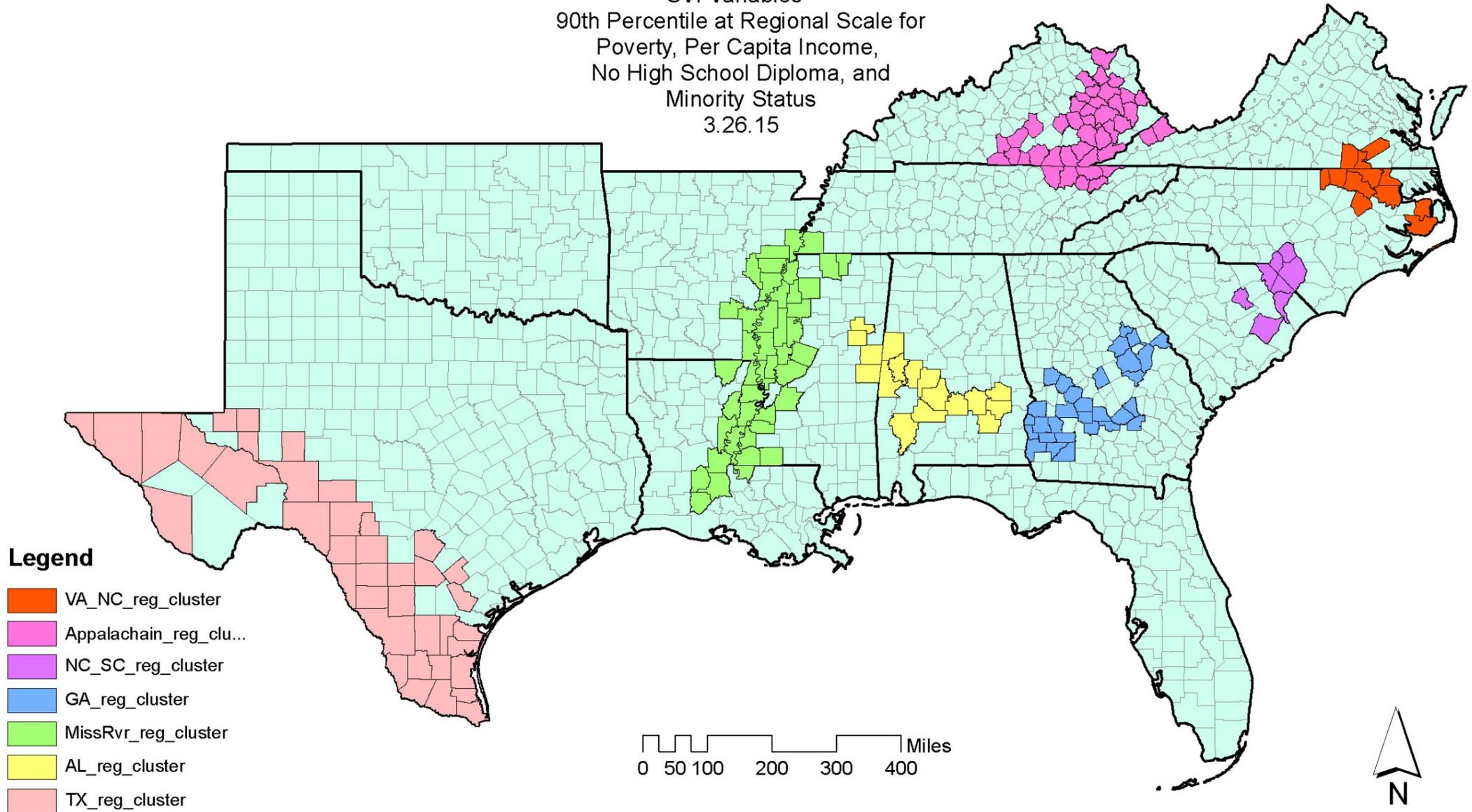
Phase 1 Heir Property Analysis: Forest Service Southern Region

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



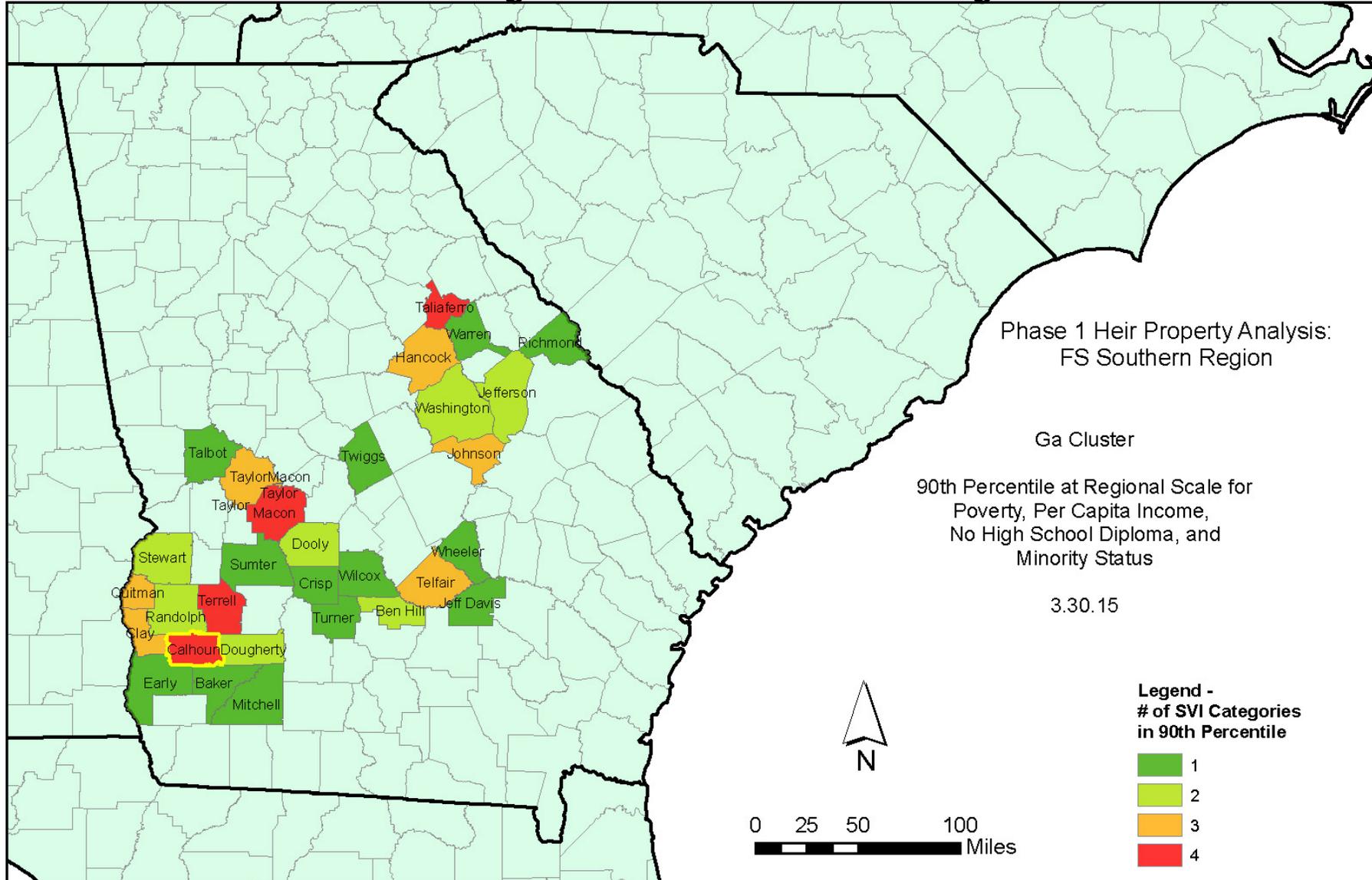
Phase 1 Heir Property Analysis: Forest Service Southern Region

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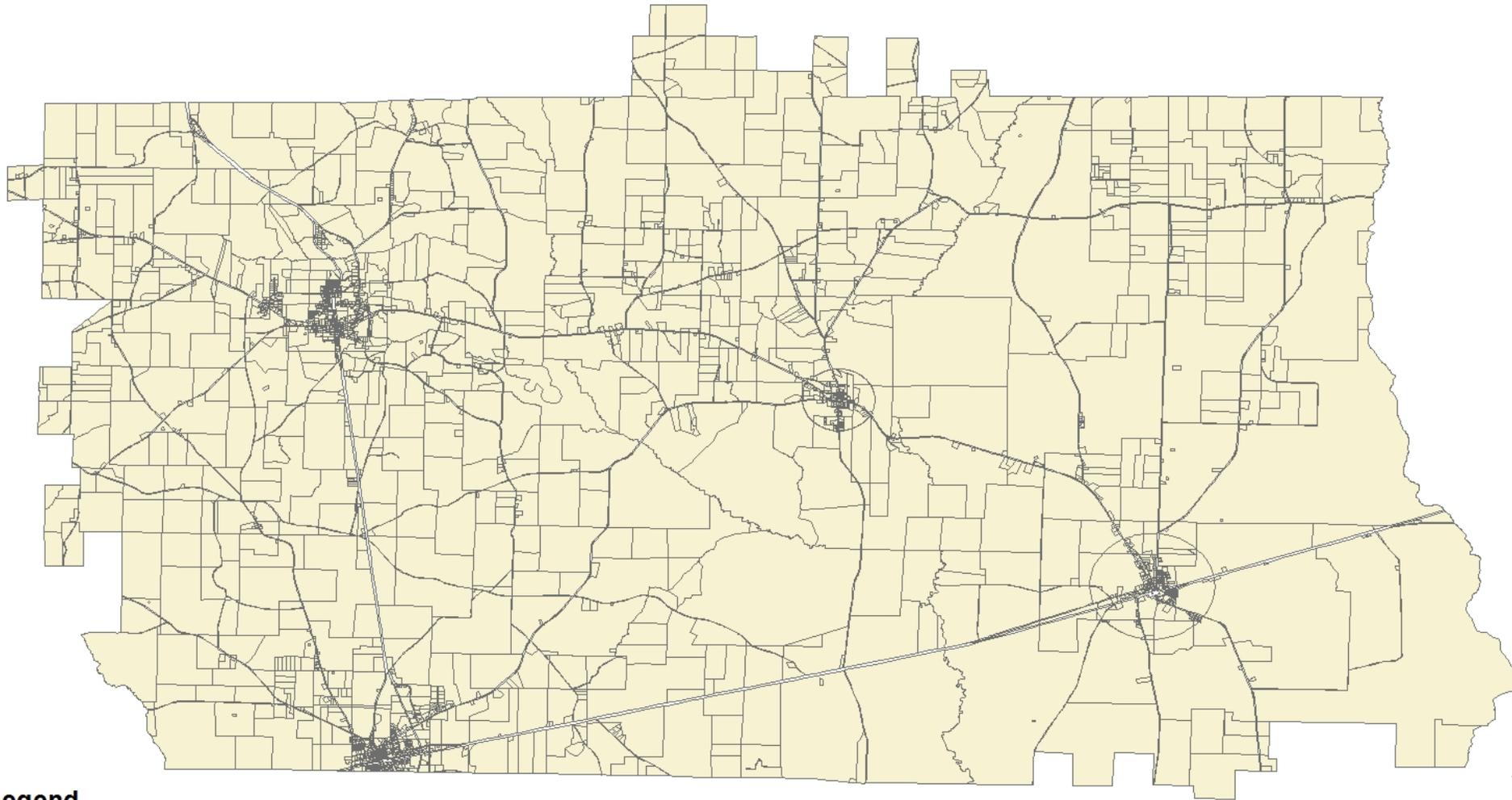


Phase 3 – “Identify Likely Heir Properties”

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

Recent Sales in Neighborhood <small>Recent Sales in Area</small>	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Clarke Home
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Owner and Parcel Information

Owner Name	VARSITY REALTY CO THE	Today's Date	March 23, 2015
Mailing Address	C/O EASLEY MCCAULEB & 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 (S0)
		Parcel Map	Show Parcel Map

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	Wall Frames	Exterior Wall
RESTAURANT-FAST FOOD	\$ 629,302	1965	1995	6,783	16		
Roof Cover	Interior Walls	Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
						013-1	Sketch Building 1 Show Photo

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.		

Recent Sales in Neighborhood <small>Recent Sales in Area</small>	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Clarke Home
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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.

FID	Shape *	OBJECTID	ROAD_NAME	CO_ROAD_NO	FID_1	MAP	BLOCK	PARCEL	KEY_	DISTANCE	SHAPE_LENG	SHAPE_AREA	REAL_KEY	PARCEL_ID	CALC_AC	DEED_AC	HOUSE_NO	SALEKEY	REALKEY	GRANTEE
0	Polygon	11292	HWY 216	0	58	0005	0	002 A	S-2-A	0	4113.022157	1014817.711257	1260	0005 002A	23.3	17.5	0	2268	1260	CORRIGAN MARTHA S AN
1	Polygon	9724		0	677	0033	0	003	33-3	0	1924.076702	229797.814763	940	0033 003	5.28	5	0	1728	940	THORNTON WILLIAM M EST
2	Polygon	9737	HWY 37	0	678	0033	0	004	33-4	0	1265.622666	66413.470028	941	0033 004	1.52	2	0	1730	941	KILLGORE SARAH HELEN
3	Polygon	9237	DAVIS CHAPEL RD	0	788	0041	0	011	41-11	0	985.813371	58164.314629	1088	0041 011	1.34	0	0	1977	1088	PLEASANT GROVE FWB CH
4	Polygon	7847	MAYFAIR AVE NW	0	1011	A003	0	008	AR3-8	0	814.630606	41381.785645	2229	A003 008	0.95	0.92	0	3875	2229	JOHNSON CHARLE WILL & MAVIS M
5	Polygon	8027	KOLOMOKI ST NW	0	1131	A002	0	099	AR2-99	0	377.197714	8842.233972	2136	A002 099	0.2	0.21	0	3719	2136	RYALS JIMMIE LEE
6	Polygon	8026	LINCOLN ST NW	0	1147	A002	0	089	AR2-89	0	566.216224	19718.213932	2123	A002 089	0.45	0.41	0	3702	2123	GLOVER AMY & O C EST
7	Polygon	7999	LINCOLN ST NW	0	1184	A002	0	068	AR2-68	0	453.120201	9620.88261	2099	A002 068	0.22	0.25	0	3683	2099	SPENCER EMMA
8	Polygon	7939	MAYHAW AVE NE	0	1213	A004	0	031	AR4-31	0	1173.523877	76268.111747	2292	A004 031	1.75	1.83	0	3966	2292	KNOX DELIA
9	Polygon	8716	ALBANY HWY	0	2377	L006	0	057	LE6-57	0	295.465014	5404.746397	3478	L006 057	0.12	0.1	0	5913	3478	FOSTER WALTDCELL
10	Polygon	8404	THOMAS GROVE CH RD	0	1061	0067	0	035	87-35	0	7248.519055	2461530.833681	1499	0067 035	56.51	61.72	0	2687	1499	GRAY RANDALL EST
11	Polygon	9363	MAIN ST	0	1670	M002	0	002	M2-2	0	1304.744498	97924.751842	3512	M002 002	2.25	2	0	5968	3512	GEORGIA STATE HWY DEPT
12	Polygon	11300	DICKEY ST	0	1962	M004	0	040	M4-40	0	394.725005	9622.545052	3581	M004 040	0.22	0.11	0	6074	3581	CALHOUN CO
13	Polygon	8669	BOWENS AVE	0	2390	L006	0	013	LE6-13	0	475.785273	12808.815398	3418	L006 013	0.29	0.35	0	5834	3418	WILLIAMS NATHANIEL
14	Polygon	8693	BOWENS AVE	0	2397	L006	0	020	LE6-20	0	429.310561	11099.013335	3427	L006 020	0.25	0.26	0	5850	3427	BOWEN EDDIE JR ETAL
15	Polygon	8619	MLK ST SE	0	2408	L006	0	033	LE6-33	0	784.344718	21542.856859	3446	L006 033	0.49	0.24	0	5870	3446	HAYES ANNIE BELLE
16	Polygon	11032	HWY 216	0	51	0005	0	011	S-11	0	9609.113811	4628468.069051	1257	0005 011	106.21	99.32	0	2282	1257	ALLEN GEORGIA LEE (ESTATE)
17	Polygon	9431	CONCORD ST	0	1851	M003	0	009	M3-9	0	1539.721529	101849.317342	3538	M003 009	2.34	2.6	0	6007	3538	MACKLIN DELIA EST
18	Polygon	9931	HARTFORD ST	0	3326	E009	0	004	ED9-4	0	907.41044	40178.004797	3066	E009 004	0.92	0.92	0	5248	3066	DUKE C D JR EST
19	Polygon	10532	OFF LOWE RD	0	357	0019	0	033	19-33	0	1541.626582	94658.803131	393	0019 033	2.17	0	0	854	393	ST STEPHENS CEMETERY
20	Polygon	9294	WHITNEY ST	0	1918	M004	0	050	M4-50	0	495.194563	14224.460576	3592	M004 050	0.33	0.24	0	6092	3592	KENDRICK LUCY
21	Polygon	9291	BERMUDA ST S	0	1926	M004	0	056	M4-56	0	539.81092	17197.203787	3600	M004 056	0.39	0.81	0	6102	3600	MORGAN BAPTIST CHURCH
22	Polygon	8773	MAIN ST E	0	2219	L003	0	066	LE3-66	0	530.204095	11219.954045	3296	L003 066	0.26	0.16	0	5660	3296	KENDRICK LUCY BELL
23	Polygon	8771	RAILROAD ST	0	2326	L005	0	002	LE5-2	0	316.047683	6150.818794	3360	L005 002	0.14	0.34	0	5753	3360	BELLAMY CLEVELAND
24	Polygon	8784	MAIN ST E	0	2334	L005	0	023	LE5-23	0	454.805251	11509.78656	3364	L005 023	0.26	0.14	0	5758	3364	JONES LEE R
25	Polygon	10500	BOOKER WASHINGTON ST	0	2895	E002	0	046	ED2-46	0	437.629973	11139.574253	2670	E002 046	0.26	0.25	0	4612	2670	COLEMAN LOUVENIA GILBERT
26	Polygon	10501	BOOKER WASHINGTON ST	0	2896	E002	0	068	ED2-68	0	360.219016	5888.235108	2695	E002 068	0.14	0.11	0	4643	2695	MOLDEN NADINE W
27	Polygon	10688	HWY 41	0	449	0022	0	005 A	22-5-A	0	1851.08822	173487.247934	535	0022 005A	3.98	5	0	1086	535	SINQUEFIELD TOMMY RUSSELL SR
28	Polygon	7506	LAMAR ST SW	0	1008	A003	0	074	AR3-74	0	303.68298	5216.880771	2223	A003 074	0.12	0.11	0	3867	2223	ROBINSON AGELIA &
29	Polygon	8432	HWY 216	0	1625	0068	0	004	68-4	0	9523.483487	1910343.728365	1528	0068 004	43.86	44.41	0	2736	1528	WHITE ARTHUR JR (ESTATE)
30	Polygon	8407		0	1646	0067	0	001	67-1	0	4717.295579	1030578.537811	1464	0067 001	23.66	23	0	2636	1464	DUNHAM LONNIE HERS
31	Polygon	8455	HOPEWELL CHURCH RD	0	1758	0070	0	006	70-6	0	1837.03866	202521.5607	1645	0070 006	4.65	0	0	2914	1645	HOPEWELL MB CHURCH
32	Polygon	9975	BAY AVE	0	3314	E009	0	012	ED9-12	0	368.526772	7745.106842	3032	E009 012	0.18	0.19	0	5181	3032	GEORGIA POWER
33	Polygon	8409	HWY 37	0	3716	0075	0	007 A	75-7-A	0	1249.896841	95075.181846	1761	0075 007A	2.18	0	0	3098	1761	MT PLEASANT BAPTIST
34	Polygon	8712	MERCER AVE	0	2140	L004	0	002	LE4-2	0	625.916675	20863.573136	3326	L004 002	0.48	0.33	0	5705	3326	BLACK VASHTI MRS ESTAT
35	Polygon	8711	DEPOT ST S	0	2161	L004	0	022	LE4-22	0	2283.645147	215409.616289	3329	L004 022	4.95	3.75	0	5708	3329	HARVEY'S PEANUT CO
36	Polygon	8886	DEPOT ST N	0	2182	L003	0	027	LE3-27	0	1094.801964	70439.517643	3251	L003 027	1.62	0.55	0	5582	3251	LEARY BAPTIST CHURCH
37	Polygon	8828	HAND AVE	0	2212	L003	0	004	LE3-4	0	201.777218	2474.107428	3266	L003 004	0.06	0.04	0	5607	3266	MASONIC LODGE
38	Polygon	8727	HAMMOND AVE	0	2315	L005	0	012	LE5-12	0	309.164597	5144.711841	3344	L005 012	0.12	0.11	0	5730	3344	BARNES JOHNNY & LOUISE
39	Polygon	8862	BOYD ST	0	2356	L005	0	037	LE5-37	0	273.700598	4519.560269	3384	L005 037	0.1	0.1	0	5788	3384	CRITTENDEN D C & MINNIE LEE
40	Polygon	8864	BOYD ST	0	2357	L005	0	049	LE5-49	0	254.194269	3691.895584	3380	L005 049	0.08	0.1	0	5805	3380	CRITTENDEN D C & MINNIE LEE
41	Polygon	8716	HAMMOND AVE	0	2377	L006	0	057 B	LE6-57-B	0	522.734936	7329.793681	3480	L006 057B	0.17	0.18	0	5915	3480	FOSTER WALTDCELL
42	Polygon	8695	ALBANY HWY	0	2381	L006	0	007	LE6-7	0	283.678154	4597.046392	3490	L006 007	0.11	0.1	0	5928	3490	JONES MARY LOU
43	Polygon	8708	BOWENS AVE	0	2384	L006	0	003	LE6-3	0	475.809856	13747.370748	3440	L006 003	0.32	0.31	0	5866	3440	BOWENS EDDIE SR ESTATE
44	Polygon	9056	HWY 37	0	2491	0061	0	012	61-12	0	2544.337682	273833.574703	1385	0061 012	6.29	6	0	2487	1385	ST MARYLAND BAPTIST CH
45	Polygon	9036	HWY 62	0	2507	0064	0	002	64-2	0	1745.161073	168367.494877	1444	0064 002	3.87	1.5	0	2582	1444	ST PAUL MISSIONARY
46	Polygon	9521		0	477	0029	0	006	29-6	0	8976.783939	3922728.960852	668	0029 006	90.05	93.5	0	1317	668	NICHOLS MARTHA ANN
47	Polygon	9078	THOMAS GROVE CH RD	0	802	0053	0	014	53-14	0	12057.81779	8279223.941807	1290	0053 014	190.06	188.4	0	2329	1290	HAMMACK DAN W JR
48	Polygon	9214	SHEPPARD RD	0	1713	0042	0	014	42-14	0	9475.507488	4320874.539291	1113	0042 014	99.19	96	0	2024	1113	BROWN LAMAR
49	Polygon	9407	MAIN ST	0	1835	0046	0	022 A	46-22-A	0	4052.313121	788244.239551	1179	0046 022A	18.1	17.93	0	2129	1179	CALHOUN COUNTY GEORGIA
50	Polygon	9357	MAIN ST	0	1869	M002	0	003	M2-3	0	661.364696	23160.929458	3513	M002 003	0.53	0.48	0	5970	3513	MOODY MELVIN
51	Polygon	9403	BERMUDA ST N	0	1898	M004	0	010	M4-10	0	625.498886	23888.092026	3541	M004 010	0.55	0.99	0	6012	3541	SHIPPY CHARLES K MRS
52	Polygon	9312	PLANTATION ST	0	1906	M004	0	060	M4-60	0	923.622528	53304.983579	3606	M004 060	1.22	1.16	0	6111	3606	KENDRICK ELBERT & BESSE MAE
53	Polygon	9394	CHURCH ST E	0	1945	M004	0	019	M4-19	0	1042.949786	67841.864292	3553	M004 019	1.55	1	0	6029	3553	MORGAN BAPTIST CHURCH
54	Polygon	9108	WILDMEADE RD	0	2508	0050	0	022	50-22	0	1524.326617	137459.678282	1272	0050 022	3.16	4	0	2287	1272	

Parcel Level Methodology

Screening Factors:

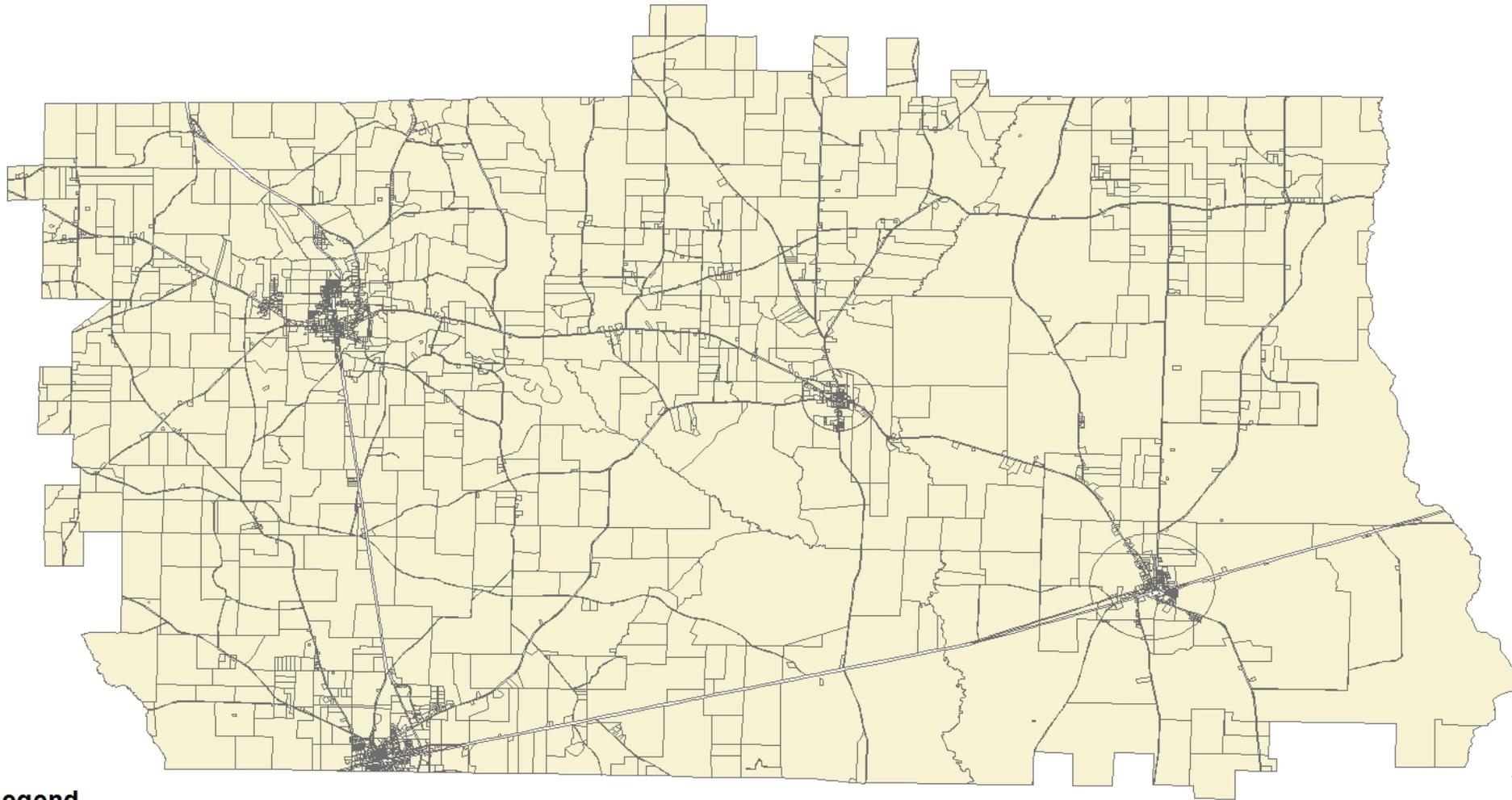
- Land Use
 - Limited to Agricultural and Residential designations
- Most Recent Sales Date
 - More than 50 years old
- Owner Name
 - Removed government, institutional, and commercial entities

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

Legend

Potential Heirs Property

- Potential Heirs Property (375 parcels)

Concentrations of Heirs Property

- Lowest Concentration
- Low Concentration
- Medium-Low Concentration
- Medium Concentration
- Medium-High Concentration
- High Concentration
- Highest Concentration



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



Hide Imagery



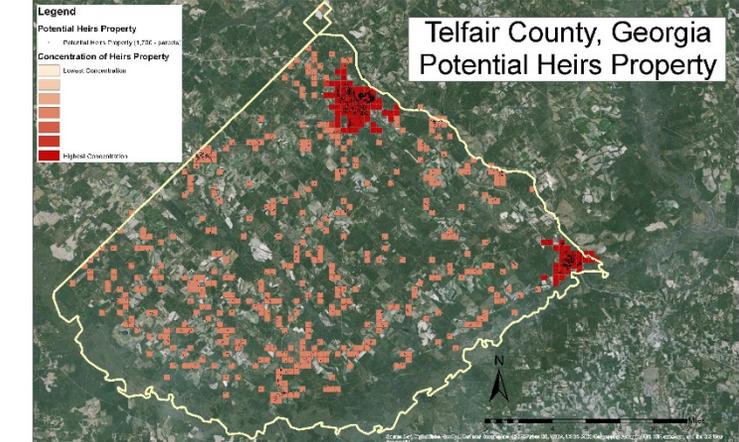
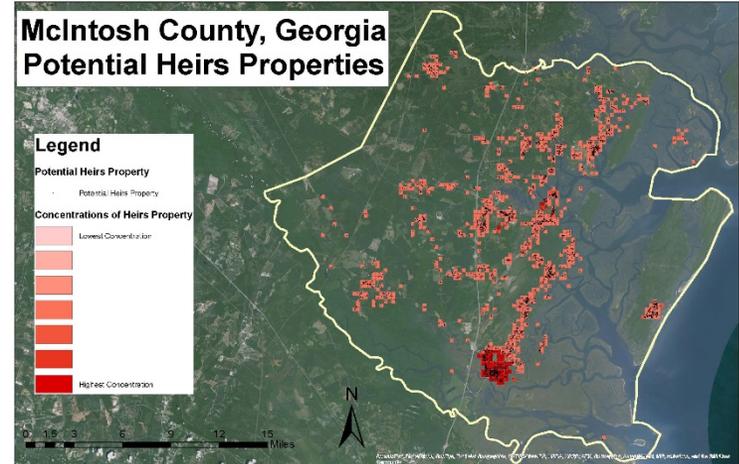
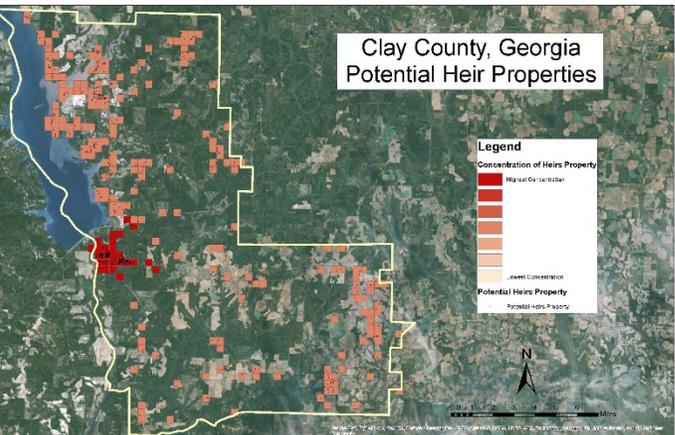
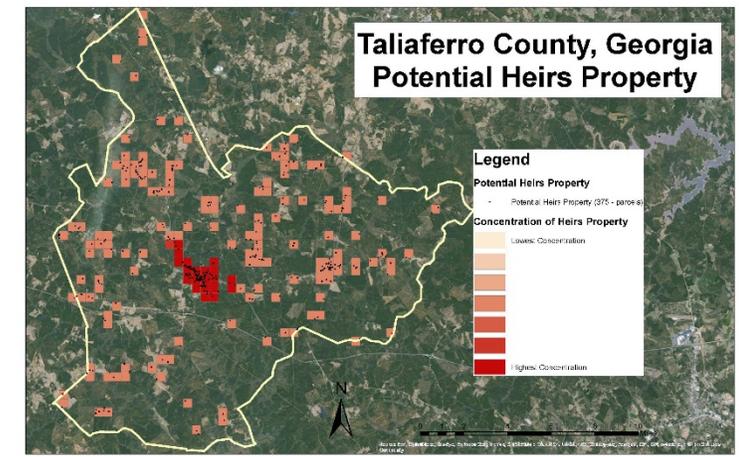
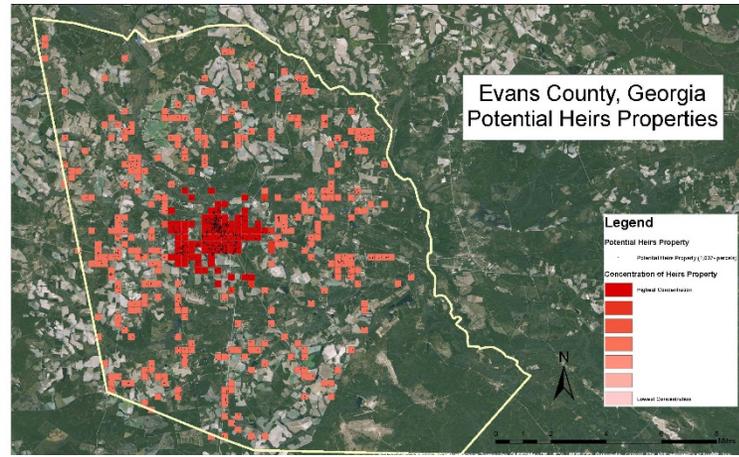
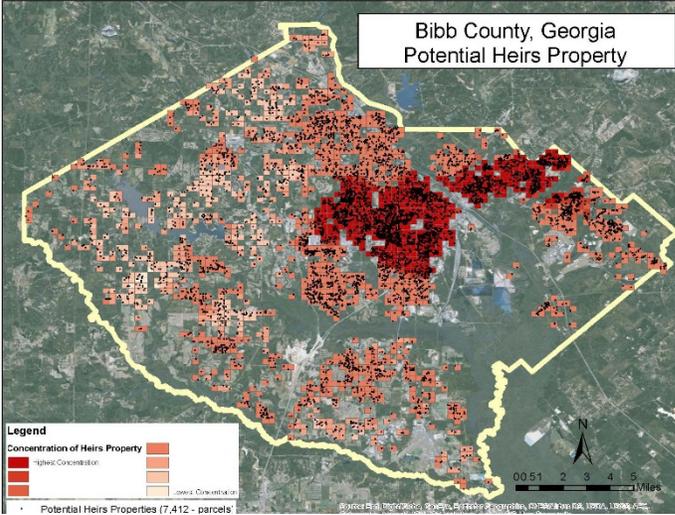
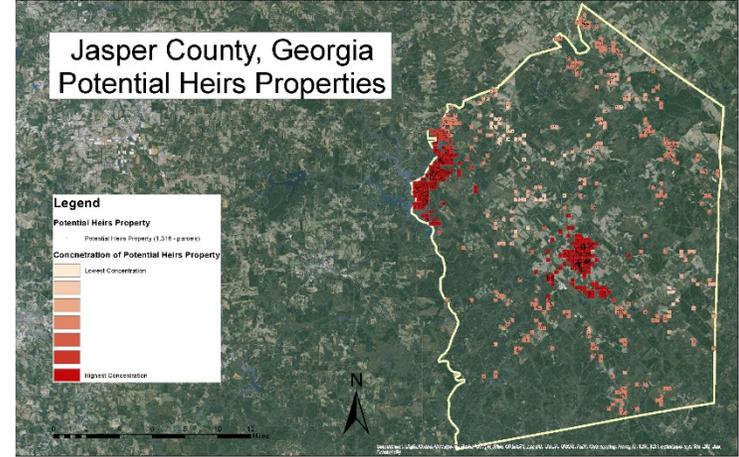
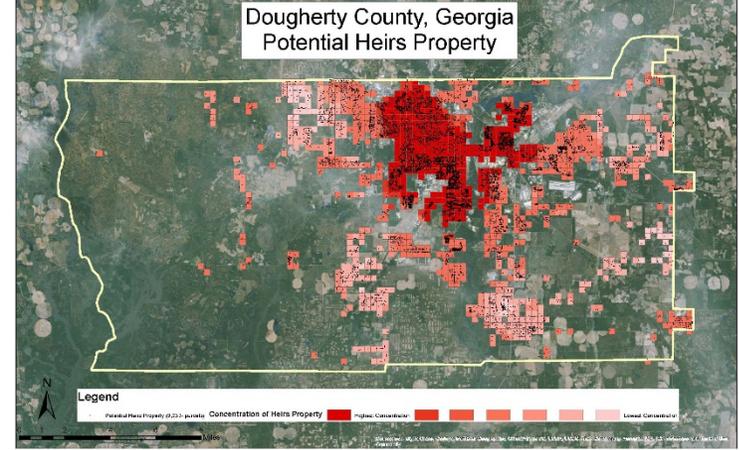
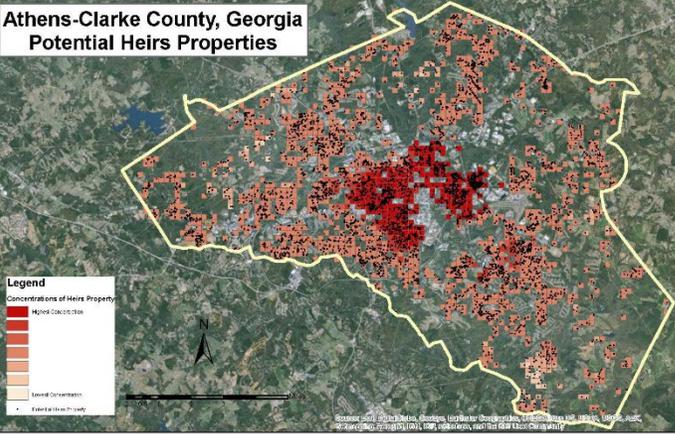






Results:

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			



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Carl Vinson Institute
of Government



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