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Heirs' Property in an Urban Context

Jacksonville (Duval County), Florida

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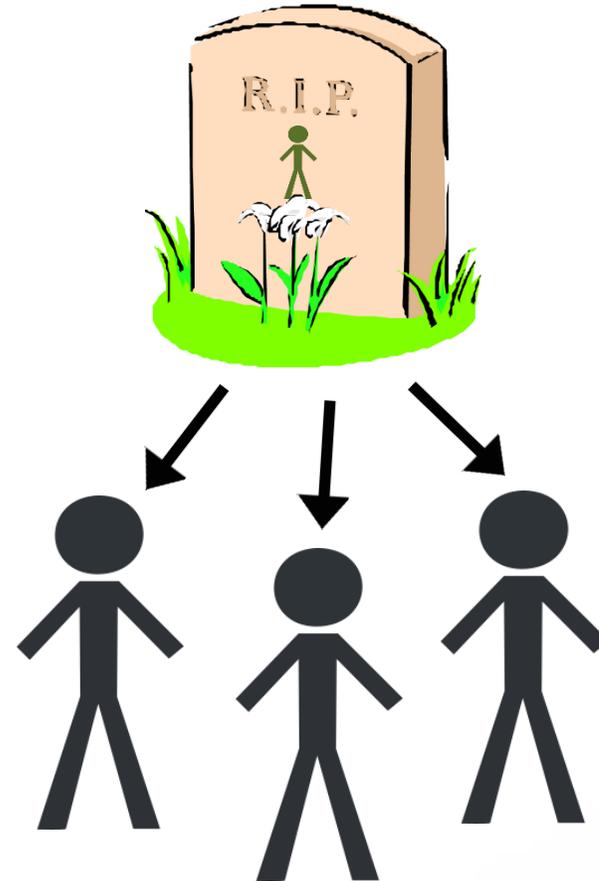
Ann Carpenter, PhD

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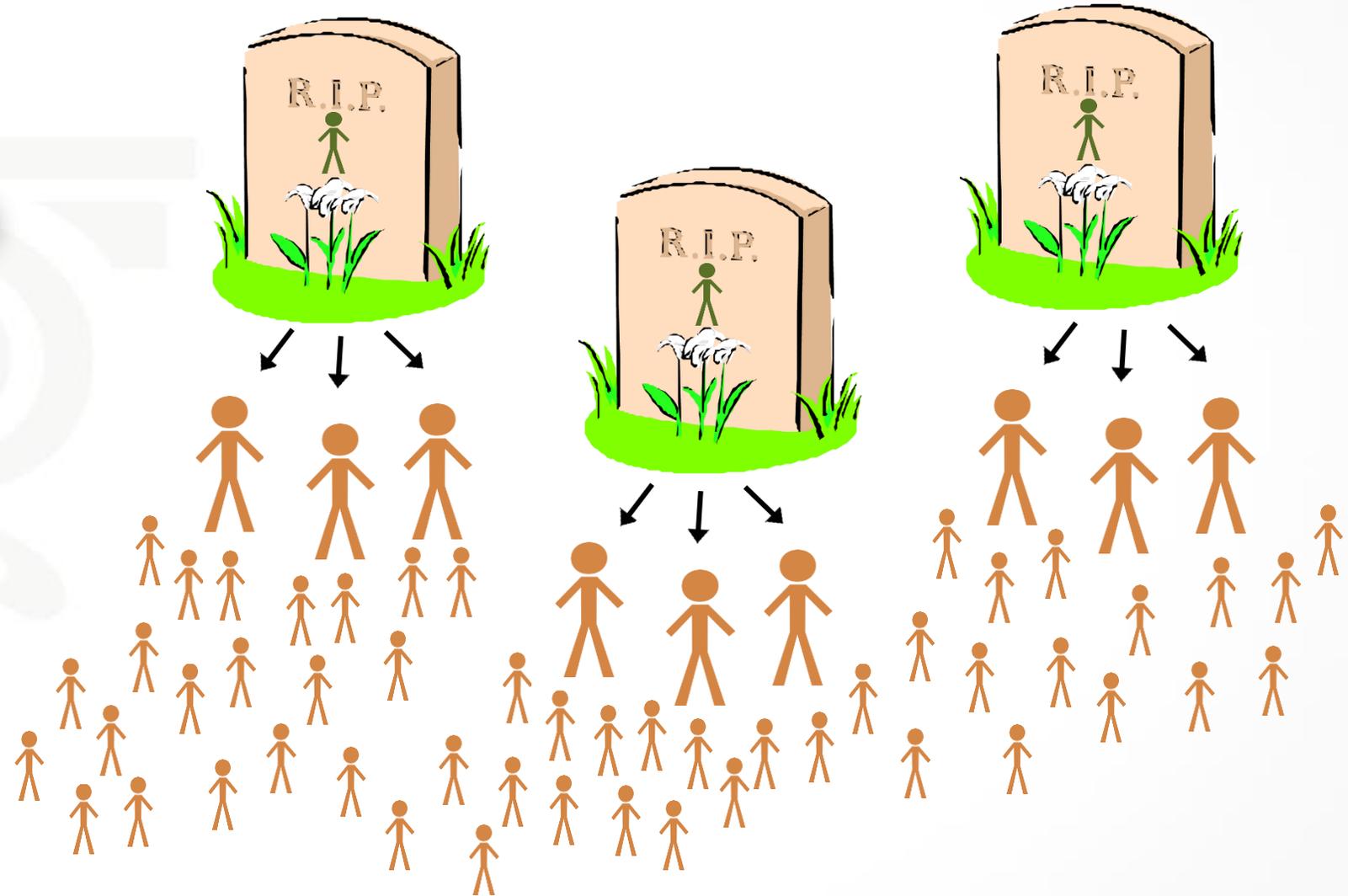
Heirs Property: an Overview

- Home or land that has been passed between **generations** resulting in multiple people owning the same piece of property as “tenants in common.”
- **Created** when:
 - An owner dies **without a will** and the property passes to heirs at law; or
 - An owner dies **with a will** leaving property to multiple beneficiaries.
- **Not created** when:
 - Owner dies but property is/was transferred to a trust held for beneficiaries.
 - Owner dies but property was held in the name of a corporate entity (LLC, LP, corporation).
 - An owner dies with a will leaving the property to one person or to multiple people with designated *rights of survivorship*.
- Heirs property is sometimes referred to as “tangled title.”

Creating Heirs' Property: First Generation



Creating Heirs' Property: Multiple Generations



Research has Identified Heirs' Property Owners Face:

Heirs' property is fundamentally an issue with the *title* to the property.
This means that there is lack of clarity regarding its ownership.



Difficulty Benefiting from their Property

- Problems earning income from assets
- Property tax exemption and other homestead eligibility
- Challenges selling or mortgaging property



Difficulty Repairing or Improving Property

- Earning income from assets
- Challenges participating in government programs such as those offered by USDA, HUD, & FEMA.



Increased Likelihood of Property Loss

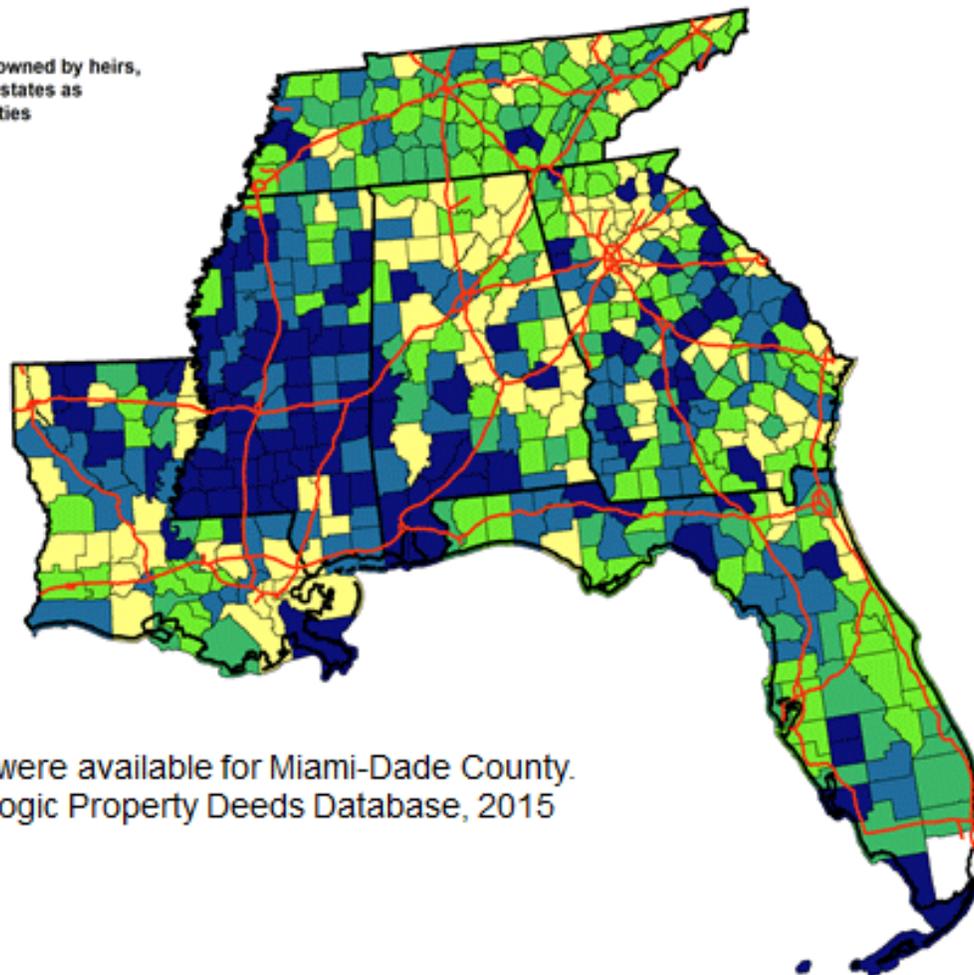
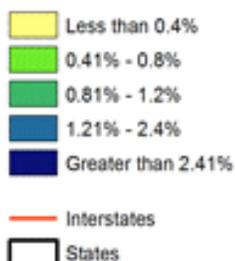
- Increased risk of forced partition sale
- Mortgage complications and increased risk of foreclosure
- Increased risk of tax foreclosure sale

Where Does Heirs' Property Exist?

- Anywhere people own land.
- It's *both* an urban and a rural issue.
- Significant farmland owned by Black Americans has been lost as a result of its heirs' property status.
- Heirs' property is difficult to locate and account for because record keeping is often incomplete and differs widely from county to county.
- As more records are digitized and search methods are refined, research on heirs' property expands.

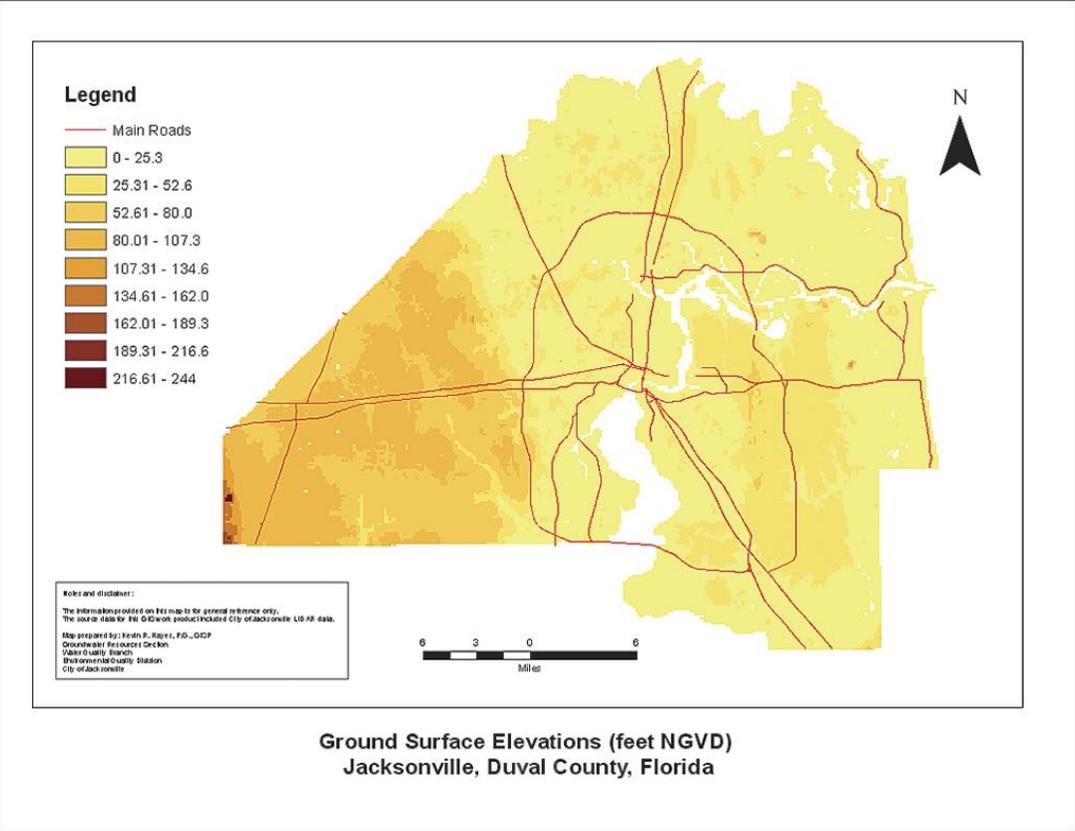
Percentage of Residential Heirs' Properties by County in the Southeast

Percentage of properties owned by heirs, tenants in common, and estates as a percentage of all properties



Note: No data were available for Miami-Dade County.
Source: CoreLogic Property Deeds Database, 2015

Duval County, FL



Heirs' Property Jacksonville/Duval County, Florida

Key Observations:

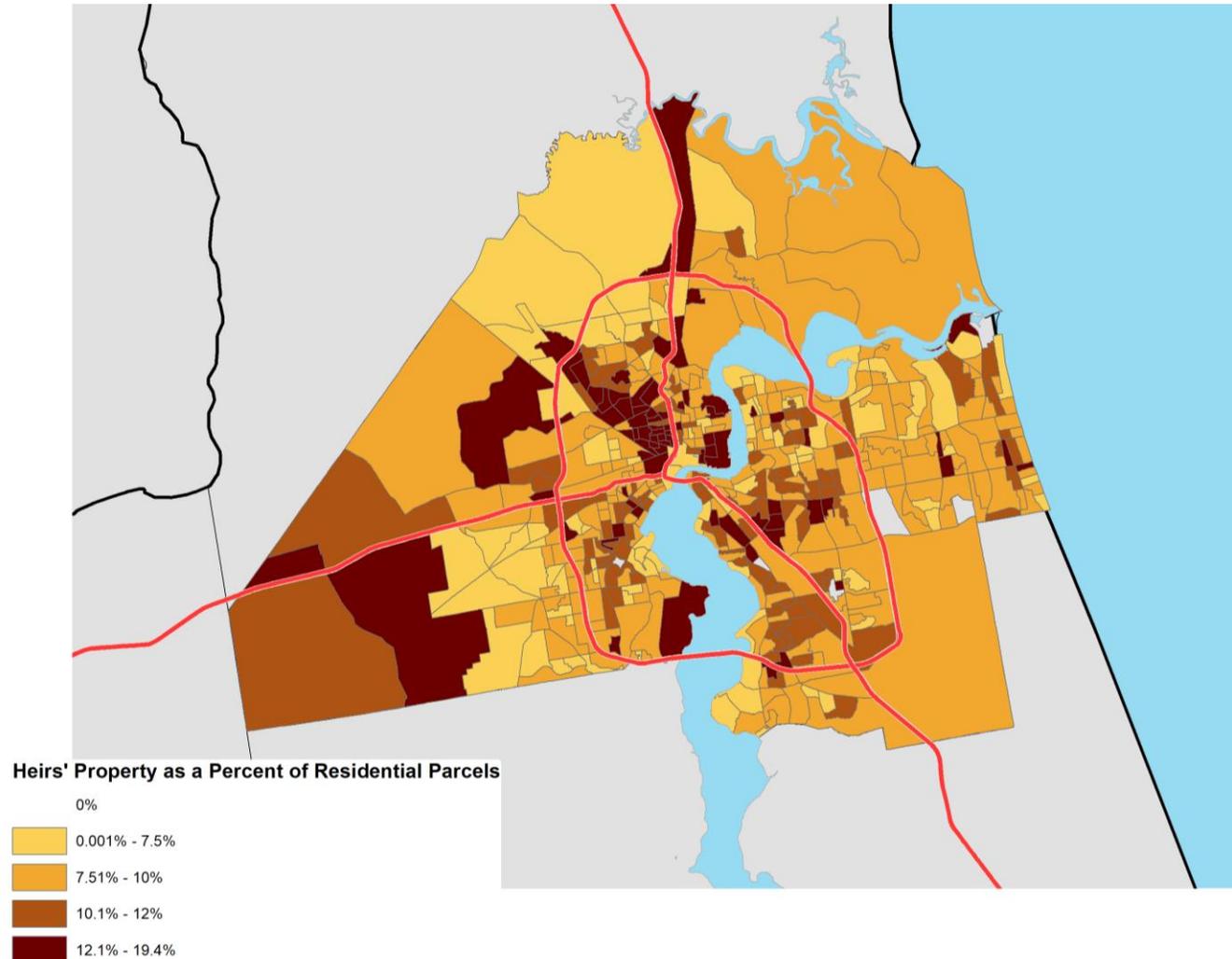
- Over 29K properties identified as potential heirs' property
- \$5 Billion estimated value based on tax appraiser's just value.
- Property Characteristics:
 - Significantly lower just value
 - Earlier effective year built
 - Lower improvement/build quality
 - Higher incidence of mobile homes on property
 - Higher incidence of vacant residential land

Heirs' Property Share by Number of Parcels and Acreage

	Duval
Number of residential heirs' properties	29,389
Total number of residential properties	320,312
Heirs' properties as a share of residential properties	9.2%
Land acreage of residential heirs' property	10,791
Total residential land acreage	111,649
Heirs' properties as a share of residential property acreage	9.7%

Heirs' Property Concentration in Duval County

Heirs' Property as a Percent of Residential Parcels by Block Group Duval County, FL



Heirs' Property: Neighborhood and Population Characteristics

Demographic and Housing Characteristics in Quantiles by Block Group Share of Heirs' Property

Quantiles by block group share of residential heirs' property	Average Household Income	Percent Black	Percent of Population 25+ without a high school diploma	Percent Housing Vacancy	Home-ownership Rate	Housing Density (units/acre)
1 st quartile (lowest share)	\$86,088	33%	10%	12%	61%	0.66
2 nd quartile	\$86,617	23%	8%	10%	61%	1.13
3 rd quartile	\$73,016	24%	11%	13%	52%	0.89
4 th quartile	\$59,735	38%	14%	13%	54%	0.68
10 th decile (highest)	\$45,273	54%	19%	17%	44%	0.49
Duval County	\$78,339	29%	10%	12%	58%	0.83

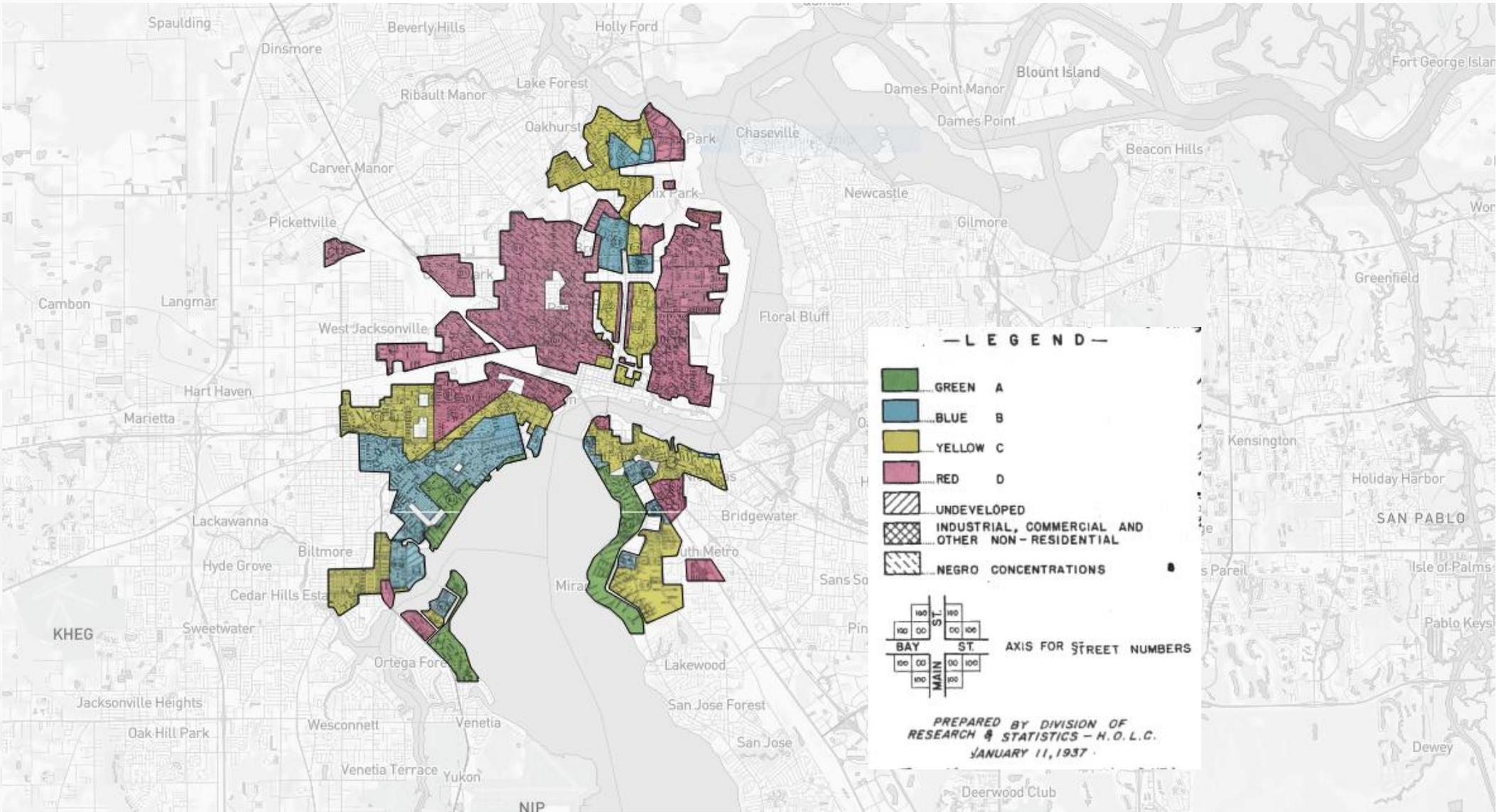
Heirs' Property & Disaster Exposure

Hurricane Irma Claims Data in Quantiles by Block Group Share of Heirs' Property

Quantiles by block group share of residential heirs' property	Number of Claims	Percent of Claims with Home Insurance	Percent of Claims with Flood Insurance	Share of Homes with a Claim	Percent of Claims with Serious Damage (Repair or Replace)	Average Self-Reported Income of Claimant	Percent Claims Paid
1st (lowest share)	29,803	70.0%	9.7%	25%	3.5%	\$68,139	7.0%
2nd	29,523	64.8%	9.5%	17%	4.4%	\$58,883	6.6%
3rd	22,868	62.1%	9.5%	21%	5.1%	\$59,265	8.2%
4th	26,925	52.9%	6.1%	29%	6.8%	\$49,002	10.3%
10th (highest)	12,154	44.1%	5.0%	42%	8.2%	\$41,716	10.8%
Duval County	109,119	63.1%	8.8%	22%	4.8%	\$59,069	7.9%

Sources: FEMA OpenFEMA Dataset: Individual Assistance Housing Registrants – Large Disasters -v1, Census ACS 5-Year estimates 2015-2019, 2021 NAL Duval tax data

1937 Redlining Map Jacksonville, FL



Racial Exclusion and Heirs Property

Redlining Prevalence in Quantiles by Block Group Share of Heirs' Property

	Percent of block group categorized as "D" quality
1st (lowest share)	41.3%
2nd	33.0%
3rd	22.5%
4th	64.4%
10 th (highest)	87.6%
Duval County	43.7%

