

**IMPACT OF HISTORICAL REDLINING ON
PROPERTIES AND TAX VALUES**

LUBBOCK

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OVERVIEW



This research paper investigates the evolution of property tax values in Lubbock, Texas, focusing on the impact of redlining practices.



Property data from 1945, 1975, and 1985 has been analyzed and integrated into a Geographic Information System (GIS) to provide insights into historical development.



The study examines how discriminatory practices like redlining influenced property and tax values over time.



GOALS AND OBJECTIVES

Objective 1

- Validate and geocode historical addresses in Lubbock from 1945, 1975, and 1985.

Objective 2

- Integrate geocoded data into GIS for analysis of historical urban development.

Objective 3

- Examine the socio-economic impacts of redlining on property and tax values.



DATA PREPARATION



DATA COLLECTION

Collected historical data of Lubbock from 1945, 1975 and 1985 individually



DATA CLEANING

Used python's pandas library to remove the incomplete and unclear addresses and rows



DATA STANDARDIZ ATION

Utilized Google's geocoding API to standardize the addresses and collect the longitude and latitudes

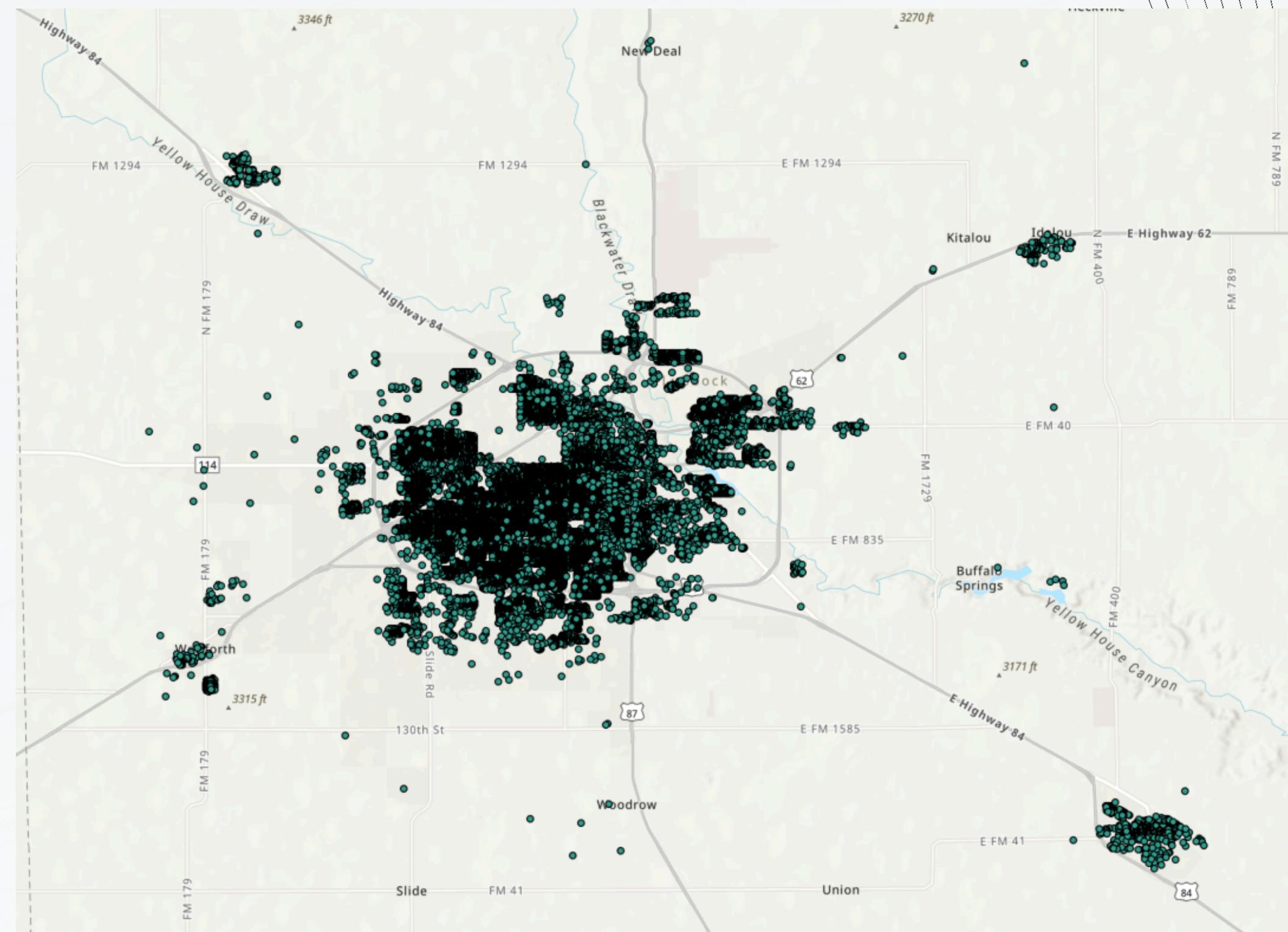


DATA MERGING

Merged all three years data on the standard address to better understand the details of properties over the three years span

ARC GIS PRO VISUALIZATION

- We aim to analyze the tax values of these properties over time and understand how they changed due to redlining zoning practices.
- By integrating this data into GIS, we can explore the long-term effects of discriminatory zoning policies on property values and urban development



LITERATURE REVIEW

1. Methods for Assessing Property Tax Values

- Traditional Methods:

- Cost Approach: Based on replacement costs (Fisher & Martin, 2008).
- Sales Comparison: Compares similar properties (Berry, 2021).
- Income Approach: Values properties based on potential income (Fisher & Martin, 2008).

- Modern Approaches:

- Automated Valuation Models (AVMs): Quick, algorithm-based valuations (McCluskey et al., 2013).
- GIS Integration: Enhances accuracy in assessments and urban planning (Durin & Sudhanshu, 2022).

2. Impact of Redlining on Property Values

- Redlining led to lower property values and disinvestment in specific neighborhoods (Aaronson et al., 2020).
- Long-term effects include decreased homeownership, lower appreciation rates, and greater segregation (Faber, 2020).

3. Resulting Equity Issues

- Properties in formerly redlined areas faced higher effective tax rates, contributing to economic inequality (Berry, 2021).
- Redlining's legacy continues to influence racial and economic disparities in housing and wealth (University of Chicago, 2021).

WHAT NEXT

Our research focuses on understanding the long-term impacts of redlining policies on property values in Lubbock. By analyzing historical maps and property data, we aim to identify how zoning practices influenced property tax trends and urban development over time. These next steps will guide us in uncovering patterns that highlight the socio-economic consequences of discriminatory policies.

Continue looking for redlining/HOLC maps and also historical data of Lubbock County.

SEARCH

Align the collected maps with current data and visualize them in ArcGIS Pro for comparison.

GEOREFERENCE

Compare property data over time within redlining zones to identify value trends.

ANALYSE

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THANK YOU