The Digitalization of and Research with Real Estate Archival Records: A Longitudinal Study of Changes in Land Use on Miles Avenue

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The Digitalization of and Research with Real Estate Archival Records: A Longitudinal Study of Changes in Land Use on Miles Avenue

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Abstract

The purpose of this pilot study is to research what the long-term impacts of commercial and industrial land use are on residential property values in areas around Miles Avenue in Cleveland, Ohio. The study analyzes data from 1945 and 2015. This research stems from a larger study being conducted by a PhD candidate in Levin College of Urban Affairs that analyzes to what degree spatially targeted public and private investment policy decisions have impacted wealth disparities for different ethnic and social class concentrations over time within Cuyahoga County.

The design of my study is based on data available from the Cuyahoga County Auditor’s Residential Appraisal Cards from the 1940’s and 1950’s. This primary archival data source is supplemented by current data from the Cuyahoga County property records’ database as well as the Western Reserve Land Conservancy’s Thriving Communities Institute’s (TCI) Cleveland Property Survey.

The variables used in my analysis include real property data (building, land, and total value), date built, square footage, the 1940 Home Owners’ Loan Corporation’s (HOLC) Residential Security Map’s ratings, the 2015 TCI quality and condition Cleveland Property Survey’s ratings, land-use designation, and proximity to industrial and/or commercial property. The data was analyzed using visual mapping, graphs, and statistical analysis. My research hypothesis is that industrial and commercial development in an area does not positively correlate with an increase in residential property values.