

## **Walltown Community Association: Black Wealth + Property Tax Analysis**

The City of Durham has a clear choice to act to preserve Black-wealth in Walltown, or not. As rising property taxes threaten the loss of people's homes, the City can act to prevent that from happening. The solution is simple: for just under \$100,000 of property tax assistance, the City could help preserve \$12.2 million in Black-owned wealth among Walltown's longest term residents.

### **Analysis**

- Of the 79 people in Walltown who have owned their property for more than 15 years, at least 42 are Black and 3 are Latino. The nearly 53% Black ownership rate for this group is significantly higher than the Black homeownership rate for the city as a whole (40%).
- These 42 Black longtime owners in Walltown hold at least \$8.3 million in wealth due to their home, if using the Durham County's tax appraised value. However, when using the values from Redfin, as a guess for how much they would appraise for on the market, it jumps to \$12.2 million in Black-owned wealth.
- Rising property taxes threaten this wealth accumulation. The increases are quite significant for individuals with stagnant or fixed incomes. For example, some of these Black longtime homeowners experienced tax bill jumps from \$1,500 in 2018 to \$3,000 in 2020, despite no changes to their own property. This jump in a few thousand dollars may determine whether they can stay in their homes and pass it along to their children.
- While a significant burden and threat to the individual homeowners, collectively alleviating these burdens is very small relative to the amount of wealth at stake. For example, the total amount of taxes paid by this group of homeowners in 2020 was approximately \$97,800. This was about \$26,100 more than they paid in 2018.

### **Methodology**

DataworksNC identified properties in Walltown which have not been sold since 2005. Walltown Community Association matched these properties to other public data sources, such as County tax records, Redfin estimates, and voter registration records (to determine race/ethnicity where available).