

Table All

COMPARISONS OF DISTRIBUTIONS

HOUSEHOLD SAMPLE

Means, Standard Deviation, and Sample Size

Variable	<u>ALL</u>		<u>SUBURBAN</u>		<u>WEST BAY</u>	
	Mean	Std Dev	Mean	Std Dev	Mean	Std Dev
Propval (\$100)	776.411	351.272	797.401	358.928	857.584	371.572
Hseage	22,495	16.107	18.072	12.837	24.156	16.009
Nlccsize	0.159	0.225	0.174	0.245	0.155	0.192
Qtr1	0.241	0.428	0.241	0.428	0.246	0.431
Qtr2	0.259	0.438	0.261	0.439	0.235	0.424
Qtr3	0.284	0.451	0.281	0.450	0.292	0.455
Medocct	3.381	0.688	3.587	0.580	3.355	0.721
Livarea	1436.881	509.634	1659.007	514.168	1454.507	531.922
Condlc	0.126	0.159	0.024	0.152	0.027	0.162,
Conmed	0.901	0.299	0.894	0.308	0.923	0.267
FP	0.808	0.502	0.807	0.507	0.832	0.503
Pools	0.071	0.257	0.087	0.282	0.048	0.214
Bath	1.817	0.690	1.908	0.675	1.835	0.706
Parking	0.952	0.215	0.962	0.191	0.954	0.209
View	0.094	0.291	0.057	0.232	0.129	0.335
Elev1	0.050	0.218	0.061	0.240	0.012	0.107
Slope	4.137	5.984	3.294	5.023	5.064	7.233
Mkt 1	0.512	0.500	.521	.499	1.0	0.0
Medscht	12.708	1.153	12.788	1.017	12.534	1.064
Pctpov	5.101	3.729	4.578	3.315	5.489	4.006
Newhspt	45.193	30.622	53.072	28.369	39.477	20.788
Nonres	0.114	0.063	0.118	0.061	0.099	0.051
Devel	0.128	0.133	0.155	0.133	0.134	0.149
Nodev	0.142	0.142	0.155	0.149	0.126	0.100
Distance	1172.221	254.717	1220.462	246.733	1128.424	251.198
Crimra	0.076	0.024	0.067	0.015	0.073	0.019
Tax	11.091	1.499	10.731	1.359	10.151	1.361
Vac	1.556	0.641	1.606	0.660	1.303	0.492
Scores	264.279	20.017	269.740	16.992	271.130	20.969
Ozone	90.007	81.569	108.738	78.917	87.058	97.921
Ozmax	4.395	1.555	4.864	1.318	4.146	1.617
Ozex	16.322	12.403	19.384	11.697	15.360	14.665
Tspmn	51.966	10.501	54.188	10.282	47.895	10.695
Psi2	15.876	9.056	18.0712	8.598	17.946	11.312
Urban	0.183	0.387	0.521	0.500	0.169	0.375
Temperature	78.930	8.217	81.426	6.724	76.823	7.312
Sample	2570		2058		1291	

Table A12

COMPARISONS OF DISTRIBUTIONS

POOL

Means, Standard Deviation, and Sample Size

Variable	<u>ALL</u>		<u>SUBURBAN</u>		<u>WEST BAY</u>	
	Mean	Std Dev	Mean	Std Dev	Mean	Std Dev
Propval (\$100)	855.344	425.583	885.370	449.392	970.613	457.772
Hseage	27.169	11.799	23.082	9.460	26.369	11.521
Nlocsize	0.166	0.167	0.190	0.134	0.185	0.204
Qtr1	0.246	0.082	0.248	0.080	0.247	0.081
Qtr2	0.251	0.084	0.244	0.080	0.248	0.085
Qtr3	0.273	0.088	0.273	0.084	0.269	0.090
Medocct	3.142	0.649	3.324	0.609	3.167	0.629
Livarea	1465.146	385.223	1474.863	397.704	1532.973	400.096
Conilo	0.030	0.041	0.029	0.040	0.022	0.033
Condmed	0.912	0.072	0.908	0.075	0.924	0.070
FP	1.068	0.185	1.088	0.165	1.090	0.194
Pools	0.056	0.083	0.073	0.089	0.070	0.092
Bath	1.768	0.453	1.845	0.445	1.840	0.460
Parking	0.938	0.081	0.955	0.056	0.956	0.061
View	9.116	0.86	0.093	0.177	0.133	0.198
Elevl	0.084	0.278	0.097	0.297	0.367	0.212
Slope	3.357	5.512	3.115	5.076	4.200	5.362
Mkt 1	0.644	0.479	.666	.472	1.0	0.0
Medscht	12.741	1.271	12.794	1.139	12.810	1.239
Partcov	5.332	4.316	4.619	4.066	4.595	3.345
Newspc	23.087	26.622	33.736	17.745	23.378	25.384
Nonres	0.127	0.081	0.123	0.076	0.117	0.070
Devel	0.086	0.121	0.105	0.130	0.087	0.122
Nodev	0.135	0.158	0.144	0.159	0.142	0.170
Distance	1125.935	232.070	1175.063	221.202	1100.686	209.089
Crimra	0.080	0.028	0.069	0.023	0.072	0.024
Tax	10.983	1.376	10.375	1.802	9.971	1.523
Vac	1.359	0.507	1.405	0.515	1.293	0.470
Scores	262.959	19.494	259.217	16.745	267.337	18.790
Ozone	70.646	83.264	90.497	36.152	82.243	95.300
Ozmax	3.929	1.491	4.427	1.354	4.055	1.531
Ozex	13.323	12.716	16.626	12.365	14.610	14.470
Tspmn	49.709	9.679	52.041	9.793	48.438	10.447
Ps12	15.466	10.333	18.312	10.275	17.614	11.571
Urban	0.237	0.426	0.0	0.0	0.210	0.408
Temperature	75.648	7.436	78.356	6.084	76.372	7.353
Sample Size	295		225		190	

Table A13
 COMPARISONS OF DI STRIBUTIONS
 MASTER
 Mean, Standard Deviation, and Sample Size

Variable	ALL		SUBURBAN		WEST BAY	
	Mean	Std Dev	Mean	Std Dev	Mean	Std Dev
Propval (\$100)	830.363	391.527	843.193	266.295	961.176	418.090
Hseage	29.291	16.562	22.403	11.730	28.319	16.920
Nlctsize	0.164	0.178	0.193	0.202	0.172	0.213
Qtr1	0.232	0.114	0.242	0.098	0.234	0.115
Qtr2	0.248	0.121	0.248	0.101	0.248	0.127
Qtr3	0.290	0.125	0.274	0.106	0.277	0.128
Medocct	2.916	0.702	3.137	0.679	2.939	0.706
Livarea	1480.989	394.032	2464.573	349.877	1534.344	415.203
Condlo	0.032	0.057	0.029	0.050	0.025	0.047
Condmed	0.903	0.102	0.904	0.082	0.910	0.103
FP	1.081	0.212	1.067	0.175	1.091	0.277
PO01s	0.062	0.103	0.080	0.103	0.073	0.108
Bath	1.769	0.475	1.844	0.443	1.843	0.487
Parking	0.878	0.131	0.927	0.115	0.900	0.170
View	0.129	0.202	0.103	0.175	0.132	0.218
Elevl	0.122	0.328	0.140	0.347	0.078	0.268
Slope	4.266	6.187	4.189	6.410	4.557	6.481
Mkrl	0.591	0.491			1.0	0.0
Medscht	12.564	1.323	12.641	1.196	12.589	1.276
Pctcov	7.157	6.374	5.453	4.573	6.169	5.10
Newhspt	30.588	25.343	37.631	26.608	31.566	26.164
Nonres	0.148	0.115	0.132	0.102	0.143	0.106
Devel	0.103	0.148	0.138	0.160	0.110	0.157
Nodev	0.174	0.207	0.214	0.221	0.161	0.191
Distance	1100.735	359.122	1224.443	315.334	1060.635	358.399
Crimra	0.082	0.029	0.068	0.021	0.073	0.024
Tax	11.144	1.777	10.528	1.663	10.168	1.427
Vac	1.453	0.585	1.513	0.612	1.311	0.520
Scores	259.757	19.732	257.503	16.454	265.292	13.033
Ozone	64.417	78.373	37.901	82.012	74.704	90.231
Ozmax	3.502	1.523	4.408	1.397	3.902	1.622
Ozex	12.319	12.131	16.229	12.455	13.559	13.398
Tspmn	48.506	9.576	51.095	10.060	47.389	10.275
Psi2	14.342	9.798	17.660	9.314	16.603	1.159
Urban	0.239	0.453	0.0	0.0	0.238	0.426
Temperature	75.267	7.786	78.374	5.756	75.329	8.225
Sample Size	323		585		486	

TABLE A14

PROPERTY VALUE
Household Suburban

MODEL: MDC2		SSE	40,155230	F RATIO	540.41
DEP VAR: LPROPVAL		DFE	2028	PROB>F	0.0001
		MSE	0.019800	R-SQUARE	0.8854
VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-3.353532	0.571129	-5.8718	0.0001
SHSEAGE	1	-.0000477169	.00000621509	-7.6776	0.0001
LLOTSIZE	1	0.043157	0.0045693s9	9.4036	0.0001
QTR1	1	-9.00872954	0.0092378S1	-0.9450	0.3448
QTR2	1	0.036120	0.009122732	3.9593	0.0001
QTR3	1	0.049101	0.008920917	5.5040	0.0001
SHEDOCCT	1	-0.00337061	0.00173969!	-1.9421	0.0523
LLIVAREA	1	0.020206	0.017727	34.9874	0.0001
CONDLO	1	-0.131584	0.023787	-5.5317	0.0001
CONDMED	1	-0.061052	0.011696	-5.2199	0.0001
FP	1	0.065545	0.007987604	8.2058	0.0001
POOLS	1	0.085613	0.011751	7.2856	0.0001
BATH	1	0.026093	0.007347503	3.5513	0.0004
PARKING	1	0.059925	0.017033	3.5180	0.0004
VIEW	1	0.0002889284	0.014812	0.0195	0.9844
ELEV1	1	0.013822	0.019124	0.7229	<i>0.4699</i>
SSLOPE	1	-0.000477232	.00008462358	-5.6395	0.0001
MKT1	1	0.239351	0.020164	11.8700	<i>0.0001</i>
LHEDSCHT	1	0.902131	0.126911	7.1084	<i>0.0001</i>
SPCTPOV	1	-0.00130852	0.000103074	-12.6950	0.0001
NEHMSPT	1	-0.00291045	0.0003104854	-9.3739	0.0001
SHOHRES	1	<i>0.424643</i>	0.425813	0.9973	0.3188
DEVEL	1	0.152456	0.067556	2.2567	0.0241
LHODEV	1	0.016949	0.005368326	3.1572	0.0016
SOIST	1	9.39327E-09	1.03790E-08	0.9050	0.3656
SCRIMRA	1	-25.081520	2.184207	-11.4831	0.0001
LTAX	1	0.378589	0.088829	4.2620	0.0001
VAC	1	-0.054312	0.006990329	-7.7696	0.0001
LSCORES	1	0.469400	0.124227	3.7786	0.0002
OZONE	1	-.0000026037	3.81933E-07	-6.8171	0.0001

TABLE A14
(cent'd)

PROPERTY VALUE
Household Suburban

MODEL: MDC7 SSE 40.812536 F RATIO 512.64
 DFE 2027 PROB>F 0.0001
DEP VAR: LPROPVAL MSE 0.020134 R-SQUARE 0.8835

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-4.604741	0.696129	-6.6148	0.0001
SHSEAGE	1	-.0000443068	.00000635254	-6.9747	0.0001
LLOTSIZE	1	0.040895	0.004616153	8.8591	0.0001
QTR1	1	-0.00973671	0.00931495	-1.0453	0.2960
QTR2	1	0.037184	0.009204105	4.0400	0.0001
QTR3	1	0.046825	0.008997181	5.2044	0.0001
SMEDOCCT	1	-0.00378706	0.002132018	-1.7763	0.0758
LLIVAREA	1	0.626885	0.017866	35.0485	0.0001
CONOLO	1	-0.130976	0.023987	-5.4602	0.0001
CCNDMED	1	-0.063676	0.011796	-5.3982	0.0001
FP	1	0.060739	0.008020753	7.5727	0.0001
POOLS	1	0.082977	0.011903	6.9709	0.0001
BATH	1	0.025243	0.007442381	3.3917	0.0007
PARKING	1	0.056289	0.017201	3.2724	0.0011
VIEW	1	0.011618	0.015082	0.7704	0.4412
ELEV1	1	0.037748	0.020845	1.8109	0.0703
SSLOPE	1	-0.000216692	.00009102805	-2.6743	0.0075
MKT1	1	0.053930	0.025802	2.0901	0.0367
LMEDSCHT	1	-0.862685	0.139014	6.3496	0.0001
SPCTPOV	1	-0.00118894	0.0001108699	-10.7218	0.0001
NEWHSP	1	-0.0025507	0.0003297224	-7.7359	0.0001
SHOHRES	1	1.704750	0.412682	4.1309	0.0001
DEVEL	1	0.042040	0.071463	0.5883	0.5564
LHCDEV	1	0.005872465	0.005060393	1.1605	0.2460
SDIST	1	-4.51028E-10	1.14054E-08	-0.0395	0.9685
SCRIMRA	t	-16.336873	3.020103	-6.0716	0.0001
LTAX	t	-0.256992	0.084215	-3.0516	0.0023
VAC	1	-0.065511	0.012828	-5.1067	0.0001
LSCORES	1	0.959445	0.161263	5.9496	0.0001
PSI2	1	0.0001025006	.00002917687	3.5131	0.0005
STEMP	1	-.0000045943	.00000889424	-0.5165	0.6055

TABLE A15

PROPERTY VALUE
Household, West Bay

MODEL: HOC2		SSE	28.837437	F RATIO	241.15
OEP VAR: LPROPVAL		DFE	1261	PROB>F	0.0001
		MSE	0.022869	R-SQUARE	0.8472
VARIABLE	OF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-6.486860	1.279695	-5.0691	0.0001
SHSEAGE	1	-.0000411556	.00000592104	-6.9507	0.0001
LLOTSIZE	1	0.070724	0.007882566	8.9722	0.0001
QTR1	1	-0.00394476	0.012345	-0.3195	0.7494
QTR2	1	0.040991	0.012543	3.2681	0.0011
QTR3	1	0.048128	0.011943	4.0298	0.0001
SMEDOCCT	1	0.006520177	0.003348622	1.9471	0.0517
LLIVAREA	1	0.518427	0.023950	21.6460	0.0001
CONDO LO	1	-0.211505	0.032593	-6.4892	0.0001
CONDMED	1	-0.102755	0.019913	-5.1602	0.0001
FP	1	0.057406	0.011045	5.2027	0.0001
POOLS	1	0.104593	0.020666	5.0612	0.0001
BATH	1	0.048572	0.010124	4.7970	0.0001
PARKING	1	0.042697	0.021153	2.0185	0.0437
VIEW	1	-0.000323837	0.014322	-0.0223	0.9820
ELEVI	1	-0.316897	0.131012	-2.4341	0.0151
SSLOPE	1	-0.000421448	.00003340627	-5.0530	0.0001
LMEDSCHT	1	2.690962	0.313971	8.5707	0.0001
SPCTPOV	1	-0.000563854	0.000235257	-2.3666	0.0181
NEWHSP	1	-0.00231059	0.0004012796	-5.7581	0.0001
SNQRES	1	7.990392	1.414566	5.6486	0.0001
DEVEL	1	0.055008	0.130465	0.4216	0.6734
LHODEV	1	-0.018180	0.008240249	-2.2063	0.0275
S01S1	1	1.29744E-07	3.68931E-08	3.5168	0.000s
SCRIMRA	1	119.705075	26.257655	4.5589	0.0001
LTAX	1	-0.088384	0.215813	-0.4095	0.6822
VAC	1	-0.277741	0.047010	-5.9081	0.0001
LSCORES	1	0.443579	0.213141	2.0812	0.0376
OZONE	1	-.0000031661	9.28854E-07	-3.4086	0.0007
URBAN	1	-0.524112	0.200957	-2.6061	0.0092

TABLE A15
(cent'd)

PROPERTY VALUE
Household, West Bay

MODEL: MDC7		SSE	28.899922	F RATIO	232.34
DEP VAR: LPROPVAL		OFE	1260	PROB>F	0.0001
		MSE	0.022936	R-SQUARE	0.8449
VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	6.386280	4.775636	1.3373	0.1814
SHSEAGE	1	-.0000423457	.00000590455	-7.1717	0.0001
LLOTSIZE	1	0.069739	0.007883747	8.8460	0.0001
QTR 1	1	-0.00439779	0.012366	-0.3556	0.7222
QTR 2	1	0.059476	0.012612	3.1301	0.0018
QTR 3	1	0.047816	0.011963	3.9969	0.0001
SMEDOCCT	1	0.005720052	0.004940442	1.1578	0.2472
LLIVAREA	1	0.525655	0.023831	22.0576	0.0001
CONHLO	1	-0.213573	0.032643	-6.5427	0.0001
CONHMD	1	-0.103898	0.019943	-5.2096	0.0001
FP	1	0.086146	0.011041	5.0853	0.0001
PCOLS	1	0.103386	0.020702	4.9941	0.0001
BATH	1	0.046464	0.010104	4.5988	0.0001
PARKING	1	0.035644	0.021222	1.6756	0.0933
VIEW	1	0.00172678	0.014503	0.1239	0.9014
ELEV1	1	-0.101043	0.131806	-0.7666	0.4435
SSLOPE	1	-0.000398324	.00008413067	-4.7346	0.0001
LHEDSCHT	t	2.698111	0.329499	8.1885	0.0001
SPCTPOV	t	-0.000748034	0.0002393907	-3.1247	0.0018
NEWHSP	1	-0.00256025	0.0004145932	-6.1753	0.0001
SHOHRES	1	7.841387	1.543809	5.0792	0.0001
DEVEL	1	0.327667	0.133855	2.4479	0.0145
LHODEV	1	-0.027983	0.007911626	-3.5370	0.0004
SDIST	1	6.23875E-08	3.04674E-08	2.0477	0.0408
SCRIMRA	1	21.453262	30.662044	0.6997	0.4843
LTAX	1	-0.315641	0.422101	-0.7470	0.4547
VAC	1	0.009017122	0.118318	0.0678	0.9460
LSCORES	1	-1.788654	0.943036	-1.8967	0.0581
PSI2	1	-0.000341587	0.0001991737	-1.7150	0.0866
URBAN	1	0.146693	0.188131	0.7797	0.4357
STEMP	1	.00005320087	0.000025556	2.0817	0.0376

TABLE A16

PROPERTY VALUE
Pool, All

MODEL:	MDC2	SSE	2.721782	F RATIO	166.87
DE? VAR:	LPROPVAL	DFE	264	PROB>F	0.0001
	LOG OF PROPERTY VALUE	MSE	0.010310	R-SQUARE	0.9499

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-2.s47139	1.015708	-2.5077	0.0128
SHSEAGE	1	-.0000450336	0.0000177645	-2.5350	0.0118
LLOTSIZE	1	0.009794023	0.025711	0.3309	0.7036
QTR1	1	-0.028769	0.097535	-0.2950	0.7683
QTR2	1	0.065557	0.090429	0.7250	0.4691
QTR3	1	0.064405	0.089892	0.7165	0.4743
SMEDOCCT	1	-0.019455	0.002755798	-7.0596	0.0001
LLIVAREA	1	0.682850	0.084250	8.1051	0.0001
CONDLO	1	-0.365037	0.210143	-1.7371	0.0935
CONDMED	1	0.063379	0.117789	0.5381	0.5919
FP	1	0.089774	0.050083	1.7925	0.0742
POOLS	1	0.076865	0.111699	0.6831	0.4920
BATH	1	0.173321	0.043070	4.0242	0.0001
PARKING	1	0.103499	0.096623	1.0712	0.2951
VIEW	1	-0.00194975	0.051707	-0.0377	0.9699
ELEV1	1	0.069485	0.024423	2.8451	0.0048
SSLOPE	1	0.0001401139	.00007406166	1.8919	0.0596
MKT1	1	0.174186	0.025561	6.8145	0.0001
LHEDSCHT	1	0.788539	0.129701	6.0797	0.0001
SPCTPOV	1	-0.000285693	.00006521468	-4.3808	0.0001
NEWHSP	1	-0.000901592	0.0003817163	-2.3619	0.0189
SNHRES	1	-0.440196	0.226931	-1.939a	0.0535
DEVEL	1	-0.108697	0.064183	-1.6935	0.0915
LHODEV	1	-0.000598817	0.00587545	-0.1019	0.9189
SOIST	1	2.41126E-08	1.56349E-08	1.5422	0.1242
SCRIMRA	1	-5.825500	2.068763	-2.8159	0.0052
LTAX	1	-0.056925	0.073409	-0.7755	0.4398
VAC	1	-0.051324	0.014591	-3.5176	0.0005
LSCORES	1	0.375353	0.161703	2.3213	0.0210
OZONE	1	-0.0000015997	4.72350E-07	-3.3868	0.0008
URBAN	1	-0.00160881	0.035019	-0.0459	0.9634

TABLE 416
(cent 'd)

PROPERTY VALUE
Pool, All

MODEL: MDC7 SSE 2.674739 FRATTO **163.86**
 OFFE 263 **PROB>F** 0.000!
 DEP VAR: LPROPVAL " MSE 0.010170 R-SQUARE **0.9508**
 LOG OF PROPERTY VALUE

VARIABLE	OF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-1.423241	1.108485	-1.2840	0.2003
SHSEAGE	1	-.0000528722	.00001820356	-2.9045	0.0040
LLOTSIZE	1	0.029149	0.926707	1.0914	0.2761
QTR1	1	-0.010727	0.097081	-0.1105	0.9121
QTR2	1	0.094411	0.089402	1.0560	0.2919
QTR3	1	0.046071	0.089409	0.5153	0.6068
SHEDOCCT	1	-0.018972	0.002750256	-6.8983	0.0001
LLIVAREA	1	0.667517	0.084460	7.9033	0.0001
CONDLO	1	-0.308692	0.208900	-1.4777	0.1407
CONDMED	1	0.102475	0.118163	0.8672	0.3966
FP	1	0.082303	0.049823	1.6519	0.0997
POOLS	1	0.080708	0.111822	0.7218	0.4711
BATH	1	0.166531	0.043396	3.8375	0.0002
PARKING	1	0.111340	0.095926	1.1607	0.2468
VIEW	1	-0.012965	0.051356	-0.2500	0.8028
ELEV1	1	0.058528	0.024744	2.3653	0.0187
SSLOPE	1	0.0000961875	.0000730039a	1.3176	0.1838
MXT1	1	0.181316	0.027318	6.5178	0.0001
LMEDSCHT	1	0.881990	0.130095	6.7796	0.0001
SPCTPOV	1	-0.000271612	.00006474085	-4.1954	0.0001
NEWSPT	1	-0.000938878	0.0003779627	-2.4940	0.0136
SIORRES	1	-0.432877	0.226446	-1.9116	0.0570
DEVEL	1	-0.095394	0.063123	-1.5111	0.1320
LNODEV	1	-0.00231678	0.005853545	-0.3958	0.6926
SOIST	1	1.75782E-08	1.51028E-08	1.1639	0.2455
SCRIMRA	1	-8.207451	2.158698	-3.8020	0.0002
LTAX	1	-0.073156	0.071936	-1.0170	0.3101
VAC	1	-0.038691	0.015481	-2.4992	0.0131
LSCORES	1	0.183217	0.186512	0.9823	0.3268
PSI2	1	-0.000773864	0.0000267316	-2.8949	0.0041
URBAN	1	-0.016671	0.037512	-0.4444	0.6571
STEMP	1	-0.000020478	.00000993365	-2.0615	0.0402

TABLE A17

PROPERTY VALUE
Pool, Suburban

MODEL: MDC2 SSE 1.134027 F RATIO 228.00
 DFE 195 PROB>F 0.0001
DE? VAR: LPROPVAL tISE 0.005815525 R-SQUARE 0.9714
 LOG OF PROPERTY VALUE

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-2.918319	0.881851	-3.3093	0.0011
SHSEAGE	1	.00001695845	.00001909738	0.8880	0.3756
LLOTSIZE	1	0.044036	0.023774	1.8523	0.0655
QTR1	1	-0.113725	0.086665	-1.3123	0.1910
QTR2	1	-0.034206	0.080573	-0.4245	0.6716
QTR3	1	0.020342	0.081024	0.2511	0.8020
SHEDOCCT	1	-0.00831898	0.002446154	-3.4008	0.0000
LLIVAREA	1	0.7s3113	0.080916	9.3073	0.0001
CONDLO	1	-0.375114	0.203163	-1.8464	0.0664
CONDMED	1	-0.209163	0.105836	-1.9763	0.0495
FP	1	0.041139	0.063506	0.6478	0.5179
POOLS	1	0.179550	0.090409	1.9860	0.0484
BATH	1	0.085147	0.038386	2.2182	0.0277
PARKING	1	-0.102086	0.115874	-0.3810	0.3794
VIEW	1	0.068417	0.045231	1.5126	0.1320
ELEV1	1	0.010137	0.020544	0.4934	0.6223
SSLOPE	1	-0.000508993	.00006903489	-0.7373	0.4618
MKT1	1	0.136053	0.024564	5.5397	0.0001
LHEDSCHT	1	0.703743	0.119095	5.9091	0.0001
SPCTPOV	1	-0.000310466	.00006652146	-4.6462	0.0001
NEWHSP	1	-0.000557461	0.0003094536	-1.8014	0.0732
SNOWRES	1	-0.214677	0.224142	-0.9578	0.3394
DEVEL	1	-0.075820	0.051383	-1.4756	0.1417
LHQDEV	1	-0.000428339	0.005240087	-0.0817	0.9349
SDIST	1	1.37574E-08	1.39354E-08	0.9872	0.3248
SCRIMRA	1	-5.006762	1.626946	-3.5691	0.0005
LTAX	1	-0.157927	0.063373	-2.4920	0.0135
VAC	1	-0.045336	0.012240	-3.7038	0.0003
LSCORES	1	0.541637	0.135044	4.0109	0.0001
OZONE	1	-.0000011534	3.85459E-07	-3.0052	0.0030

TABLE A17
(cent'd)

PROPERTY VALUE
Pool, Suburban

MODEL:	MDC7	SSE	1.091764	F RATIO	228.01
		DFE	194	PROB>F	0.0001
DEP VAR:	LPROPVAL	MSE	0.005627652	R-SQUARE	0.9724
	LOG OF PROPERTY VALUE				

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-1.729826	1.025323	-1.6871	0.0932
SHSEAGE	1	.00001362616	.00001952236	0.6980	0.4860
LLOTSIZE	1	0.061875	0.023985	2.5799	0.0106
QTR1	1	-0.076484	0.085523	-0.6943	0.3723
QTR2	1	0.005125761	0.079029	0.0649	0.9484
QTR3	1	-0.00634471	0.080427	-0.0789	0.9372
SMEDOCCT	1	-0.00768562	0.002418231	-3.1782	0.0017
LLIVAREA	1	0.736697	0.080414	9.1613	0.0001
CONDOLO	1	-0.384529	0.199666	-1.9259	0.0556
CONOMED	1	-0.177701	0.104302	-1.7037	0.0900
FP	1	0.039796	0.062727	0.6344	0.5265
PCOLS	1	0.194065	0.009463	2.1692	0.0313
BATH	1	0.079633	0.039421	2.0201	0.0448
PARKING	1	-0.069319	0.114293	-0.6065	0.5449
VIEW	1	0.055419	0.044999	1.2316	0.2196
ELEV1	1	-0.00158514	0.0213587	-0.0770	0.9737
SSLOPE	1	-0.000908208	.00006711545	-1.3532	0.1776
MKT1	1	0.158799	0.027617	5.7500	0.0001
LMEDSCHT	1	0.757317	0.116201	6.5173	0.0001
SPCTPOV	1	-0.000290274	0.0006566424	-4.4206	0.0001
NEWSPT	1	-0.000610181	0.0003039133	-2.0077	0.0461
SNONRES	1	-0.180513	0.221035	-0.8167	0.4151
BEVEL	1	-0.067630	0.049972	-1.3534	0.1775
LNODEV	1	-0.00272414	0.005216564	-0.5222	0.6021
SDIST	1	1.49691E-08	1.33879E-08	1.1179	0.2650
SCRIMRA	1	-7.878812	1.692125	-6.6562	0.0001
LTAX	1	-0.146714	0.961622	-2.3809	0.0182
VAC	1	-0.035282	0.012458	-2.8321	0.0051
LSCORES	1	0.333575	0.168009	1.9754	0.0485
PSI2	1	-0.000711622	.00002392731	-2.9741	0.0033
STEMP	1	-0.0000177983	.00000794123	-2.2%12	0.0261

TABLE A18

PROPERTY VALUE
Pool, West Bay

MODEL:	noc2	SSE	1.429244	F RATIO	108.72
		DFE	160	PROB>F	0.0001
DEP VAR: LPROPVAL		MSE	0.008932773	R-SQUARE	0.9517
	LOG OF PROPERTY VALUE				

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-2.798328	1.322719	-2.1156	0.0359
SHSEAGE	1	-.0000288118	0.0000215938	-1.3343	0.1840
LLOTSIZE	1	0.009026847	0.031025	0.2909	0.7715
QTR1	1	-0.045633	0.116667	-0.3911	0.6962
QTR2	1	0.105973	0.104821	1.0110	0.3135
QTR3	1	0.204274	0.105689	1.9328	0.0550
SMEDOCCT	1	-0.015971	0.003529731	-4.5246	0.0001
LLIVAREA	1	0.605705	0.101674	5.9573	0.0001
CONDO	1	-0.395102	0.287962	-1.3721	0.1720
CONMED	1	0.134403	0.157242	0.8548	0.3940
F?	1	0.229600	0.073298	3.1335	0.0021
POOLS	1	0.064214	0.123643	0.5177	0.6054
BATH	1	0.125934	0.053639	2.347a	0.0201
PARKING	1	-0.094970	0.146795	-0.6463	0.5190
VIEW	1	0.067557	0.068519	0.9857	0.3258
ELEVI	1	0.002006773	0.035638	0.0503	0.9552
SSLOPE	1	.00008350376	.00007637811	1.0862	0.2790
LMEDSCHT	1	0.952264	0.162417	5.8631	0.0001
SPCTPOV	1	-0.000135576	.00009945926	-1.3631	0.1748
NEHHSPT	1	-0.000999607	0.0005023016	-1.9901	0.0483
SCHHRES	1	-0.522177	0.388188	-1.3452	0.1805
DEVEL	1	-0.232367	0.081787	-2.8411	0.0051
LNODEV	1	0.0005047925	0.006975846	0.0724	0.9424
SDIST	1	6.79453E-08	2.64361E-08	2.5702	0.0111
SCRIMRA	1	-2.851580	6.466330	-0.4410	0.6598
LTAX	1	-0.217461	0.123015	-1.7678	0.0790
VAC	1	-0.022280	0.024079	-0.9253	0.3562
LSCORES	1	0.515136	0.5203407	2.5325	0.0123
OZONE	1	-.0000010274	5.91739E-07	-1.7363	0.0844
URBAN	1	0.067092	0.085087	0.7885	0.4316

TABLE A18
(cent'd)

PROPERTY VALUE
Pool, West Bay

MODEL: MDC7 **SSE** 1.417555 **F RATIO** 105.35
 DFE 159 **PROB>F** 0.0001
DEP VARI **LPROPVAL** **MSE** 0.00s915443 **R-SQUARE** 0.9S21
 LOG OF PROPERTY VALUE

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-1.370480	1.581233	-0.8667	0.3874
SHSEAGE	t	-.0000380312	.00002165947	-1.7559	0.0810
LLOTSIZE	1	0.021892	0.031700	0.6906	0.4908
QTR 1	1	-0.00754771	0.116729	-0.0647	0.9485
QTR 2	1	0.127836	0.105391	1.2130	0.2269
QTR 3	1	0.188040	0.105609	1.7805	0.0769
SMEDOCCT	1	-0.015641	0.003ss1083	-4.4046	0.0001
LLIVAREA	1	0.599506	0.102145	5.8692	0.0001
CONDLO	1	-0.355355	0.205598	-1.2443	0.2152
CONDMED	1	0.186372	0.155043	1.2021	0.2311
FP	1	0.233609	0.073654	3.1717	0.0018
POOLS	1	0.069776	0.123582	0.5646	0.5731
BATH	1	0.114295	0.054496	2.0973	0.0375
PARKING	1	-0.070336	0.147166	-0.4779	0.6334
VIEW	1	0.073374	0.069088	1.0620	0.2899
ELEV1	1	-0.00825308	0.035830	-0.2303	o.slat
SSLOPE	1	.00005632322	.00007615463	0.7659	0.4449
LMEDSCHT	1	1.064090	0.15797s	6.735a	0.0001
SPCTPOV	1	-.0000983412	0.0000994625	-0.9887	0.3243
NEWHSP	1	-0.0011322	0.0005031627	-2.2502	0.0258
SHOHRES	1	-0.406657	0.408315	-0.9959	0.3208
DEVEL	1	-0.205049	0.079984	-2.5636	0.0113
LNODEV	1	-0.00167786	0.007170603	-0.23'40	0.8153
s01S1	1	5.37447E-08	2.47072E-08	2.1753	0.0311
SCRIMRA	1	-6.232694	5.968426	-1.0443	0.2979
LTAX	1	-0.206065	0.119792	-1.7202	0.0873
VAC	1	-0.014160	0.024600	-0.5756	0.5657
LSCORES	1	0.230388	0.263136	0.8755	0.3826
PS12	1	-.0000545604	.00003488741	-1.5639	0.1198
URBAN	1	0.030964	0.090615	0.3417	0.7330
STEMP	1	-.0000174215	.00001422722	-1.2245	0.2226

TABLE A19

PROPERTY VALUE
Master, Suburban

MODEL: noc2	SSE	4.451766	F RATIO	320.85
	DFE	555	PROB>F	0.0001
DEP VAR: LPROPVAL	MSE	0.008021201	R-SQUARE	0.9437
	LOG OF PROPERTY VALUE			

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-3.346745	0.636938	-5.2544	0.0001
SHSEAGE	1	-0.0000204285	0.0000103484	-1.9741	0.0489
LLOTSIZE	1	0.053616	0.011739	4.5475	0.0001
QTR1	1	-0.140091	0.048600	-2.8826	0.0041
QTR2	1	-0.024078	0.045014	-0.5349	0.5929
QTR3	1	-0.054425	0.045787	-1.1887	0.2351
SHEDOCCT	1	-0.00553218	0.001219572	-4.5261	0.0001
LLIVAREA	1	0.831573	0.052540	15.7974	0.0001
CONDLO	1	-0.387327	0.106197	-3.6473	0.0003
CONDMED	1	-0.128391	0.065663	-2.0167	0.0442
FP	1	0.029689	0.032328	0.9184	0.3588
POOLS	1	0.148524	0.048832	3.0415	0.0025
BATH	1	0.040409	0.0241s0	1.6732	0.0948
PARKING	1	-0.056214	0.041557	-1.3527	0.1767
VIEW	1	0.119488	0.030177	3.9556	0.0001
ELEV1	1	-0.00814402	0.012382	-0.6577	0.5110
SSLOPE	1	-0.000404685	0.0003248042	-1.2459	0.2133
MKT1	1	0.115285	0.012860	8.9646	0.0001
LHEDSCHT	1	0.621933	0.071039	8.7548	0.0001
SPCTPOV	1	-0.000226122	0.000044214	-5.1143	0.0001
NEWHSP	1	-0.00096575	0.0002040134	-4.7338	0.0001
SHORRES	1	-0.084720	0.093959	-0.9018	0.3676
DEVEL	1	-0.091309	0.027635	-3.3041	0.0010
LHODEV	1	0.0001415068	0.003546696	0.0399	0.9682
S01S1	1	-3.68021E-09	5.50123E-09	-0.6690	0.5030
SCRIMRA	1	-6.087430	1.301152	-4.6785	0.0001
LTAX	1	-0.130961	0.042147	-3.1072	0.0020
VAC	1	-0.034856	0.007796074	-4.4767	0.0001
LSCORES	1	0.549342	0.095780	5.7355	0.0001
OZONE	1	-8.30848E-07	2.49538E-07	-3.3295	0.0009

TABLE A19

(cont'd)

PROPERTY VALUE
Master, Suburban

MODEL: MDC7 SSE 4.299187 F RATIO 321.23
 DFE 554 PROB>F 0.0001
 DEP VAR: LPROPVAL MSE 0.007760266 R-SQUARE 0.9456
 LOG OF PROPERTY VALUE

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-2.768868	0.659750	-4.1005	0.0001
SHSEAGE	1	-.0000233373	.00001035608	-2.2535	0.0246
LLOTSIZE	1	0.067811	0.012057	5.6242	0.0001
QTR1	1	-0.184757	0.047811	-2.8186	0.0050
QTR2	1	-0.010511	0.044381	-0.2368	0.8129
QTR3	1	-0.047665	0.045086	-1.0572	0.2909
SMEDOCCT	1	-0.00552606	0.00120967	-4.5682	0.0001
LLIVAREA	1	0.826086	0.051806	15.9457	0.0001
CONDLO	1	-0.351115	0.105143	-3.3394	0.0009
CONDMED	1	-0.116760	0.062818	-1.8905	0.0592
FP	1	0.023143	0.031816	0.7274	0.4673
Pools	1	0.167655	0.048270	3.4733	0.0006
BATH	1	0.041694	0.023912	1.7520	0.0803
PARKING	1	-0.058847	0.040820	-1.4416	0.1500
VIEW	1	0.091358	0.030532	2.9922	0.0029
ELEVI	1	-0.016325	0.012328	-1.3242	0.1860
SSLOPE	1	-.0000535686	.00003205438	-1.6712	0.0953
MKT1	1	0.122714	0.013840	8.8563	0.0001
LHEDSCHT	1	0.615483	0.069159	8.8997	0.0001
SPCTPOV	1	-0.000217316	.00004338753	-5.0087	0.0001
NEWHSP	1	-0.000898147	0.0002011524	-4.4650	0.0001
SNCHRES	1	-0.064855	0.092602	-0.7004	0.4840
DEVEL	1	-0.089373	0.027169	-3.2535	0.0012
LHODEV	1	-0.000623579	0.003503839	-0.1760	0.8588
SDIST	1	-4.39732E-09	5.42865E-09	-0.8100	0.4183
SCRIMRA	1	-7.210048	1.298171	-5.5540	0.0001
LTAX	1	-0.143936	0.041317	-3.4437	0.0005
VAC	1	-0.026656	0.008214509	-3.2450	0.0012
LSCORES	1	0.478861	0.103639	4.5915	0.0001
PS12	1	-0.000499419	.00001369456	-3.6468	0.0003
STEMP	1	-0.000139572	0.0000051784	-2.6953	0.0072

TABLE A20

PROPERTY VALUE
Master, West Bay

MODEL: MDC2 SSE 7.073918 F RATIO 137.21
 DFE 456 PROB>F 0.0001
 DEP VAR: LPROPVAL MSE 0.015513 R-SQUARE 0.8972
 LOG OF PROPERTY VALUE

VARIABLE	DF	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-1.938221	1.087635	-1.7821	0.0754
SHSEAGE	1	-0.000212514	.00000918791	-2.3130	0.0212
LLLOTSIZE	1	0.061760	0.016689	3.7007	0.0002
QTR1	1	-0.198669	0.062174	-3.1954	0.0015
QTR2	1	-0.022798	0.054708	-0.4167	0.6771
QTR3	1	0.135347	0.055379	2.4440	0.0149
SHEDOCCT	1	-0.00396027	0.001892414	-2.0927	0.0369
LLIVAREA	1	0.709029	0.071571	9.8927	0.0001
CONDLO	1	-0.837476	0.148788	-5.6287	0.0001
CONOREO	1	-0.172466	0.066603	-2.5160	0.0123
FP	1	0.145845	0.022439	5.1283	0.0001
POOLS	1	0.020565	0.070462	1.1434	0.2535
BATH	1	0.044987	0.032569	1.3813	0.1679
PARKING	1	-0.176537	0.047436	-3.7216	0.0002
VIEW	1	0.194270	0.038222	5.0827	0.0001
ELEV1	1	0.007050951	0.023084	0.3054	0.7602
SSLOPE	1	-0.000761066	.00004831471	-1.5752	0.1159
LMEDSCHT	1	<i>0.789968</i>	0.090576	8.7210	0.0001
SPCTPOV	1	-0.000177255	.00004575042	-3.8744	0.0001
NEWHSP	1	-0.00154282	0.0003490019	-4.4199	0.0001
SHOURES	1	0.041346	0.135887	0.3079	0.7583
DEVEL	1	-0.125862	0.046470	-2.7084	0.0070
LMODEV	1	0.013312	0.004425267	3.0083	0.0028
SDIST	1	-5.99960E-09	9.12824E-09	-0.6573	0.5113
SCRIPRA	1	-1.984725	4.764617	-0.4166	0.6772
LTAX	1	-0.166661	0.095186	-1.7509	0.0806
VAC	1	-0.026092	0.017704	-1.4738	0.1412
LSCORES	1	0.418192	0.163683	2.5549	0.0109
OZONE	1	-4.32006E-07	4.35260E-07	-0.9925	0.3215
URBAN	1	0.146832	0.058525	2.5089	0.0125

TABLE A20
(cent'd)

PROPERTY VALUE
Master, West Bay

MODEL: MDC7 SSE 7.008117 F RATIO **133.73**
 DFE 455 **PROB>F** **0.0001**
 DEP VAR: LPROPVAL MSE 0.015402 R-SQUARE 0.8981
 LOG OF PROPERTY VALUE

VARIABLE	D?	PARAMETER ESTIMATE	STANDARD ERROR	T RATIO	PROB> T
INTERCEPT	1	-1.327352	1.146764	-1.1575	0.2477
SHSEAGE	1	-.0000221406	.00000916993	-2.4145	0.0162
LLOTSIZE	1	0.070S83	0.017184	4.1075	0.0001
QTR 1	1	-0.191667	0.062006	-3.0911	0.0021
QTR 2	1	-0.016758	0.054602	-0.3069	0.7590
QTR 3	1	0.136660	0.055173	2.4769	0.0136
SMEDOCCT	1	-0.00382312	0.001901085	-2.0110	0.0449
LLIVAREA	1	0.700617	0.071471	9.8020	0.0001
CONDO	1	-0.825974	0.148353	-5.5676	0.0001
CONDMED	1	-0.174550	0.068280	-2.5526	0.0110
FP	1	0.147573	0.028419	5.1929	0.0001
PCOLS	1	0.095S16	0.070577	1.3534	0.1766
BATH	1	0.047755	0.032455	1.4714	0.1419
PARKING	1	-0.184918	0.047398	-3.9014	0.0001
VIEW	1	0.182551	0.033776	4.7079	0.0001
ELEV1	1	0.0032\$50\$8	0.023068	0.1428	0.8865
SSLOPE	1	-0.0000886128	.00004852064	-1.8263	0.0685
LMEOSCHT	1	0.791731	0.088917	8.9042	0.0001
SPCTPOV	1	-0.000172759	.00004547569	-3.7969	0.0002
NEHHSP	1	-0.00153341	0.0003479428	-4.4071	0.0001
SMOHRES	1	0.075376	0.136411	0.5526	0.5808
DEVEL	1	-0.124300	0.046180	-2.6916	0.0074
LNCDEV	1	0.012207	0.004440363	2.7491	0.0062
SOIST	1	-7.03812E-09	9.37350E-09	-0.7509	0.4531
SCRIMRA	1	-0.547643	4.547252	-0.1204	0.9042
LTAX	1	-0.155884	0.082038	-1.9001	0.0580
VAC	1	-0.021911	0.017392	-1.2598	0.2084
LSCORES	1	0.326497	0.197226	1.7439	0.0819
P912	1	-0.0000570407	.00002279837	-1.6247	0.1049
URBAN	1	0.106794	0.058001	1.8413	0.0662
STEP	t	-0.000095653	.00000961762	-0.9946	0.3205