TABLE II

NATURAL LOG OF PROPERTY VALUES REGRESSED ON EXPLANATORY VARIABLES WITHOUT THE DISTANCE FROM WASTE SITE VARIABLES—SAMPLE 2

Variables in the equation

Variable	B	Std error B	F
LSZ	0.3180888D-02	0.00256	1.538
GRG	0.5858888D-01	0.03265	3.219
RMD	0.1449305D-01	0.28435	0.003
AGE	-0.2596135D-03	0.00152	0.029
COND	-0.1960907D+00	0.10269	3.647
BMT	0.1905789D-01	0.03922	0.236
ATT	-0.2557470D+00	0.14155	3.264
AIR	-0.6318866D-01	0.03122	4.096
FPL	-0.5813171D-01	0.04814	1.458
BTR	0.8897184D-01	0.04744	3.518
MDK	-0.6279474D-01	0.10499	0.358
HARE	0.1991055D-03	0.00006	13.075
OTBN	0.2974834D-02	0.06709	0.002
DHS	-0.3524087D+00	0.24239	2.114
DCBD	-0.5474409D-01	0.05092	1.156
SDGG	0.6108305D+00	0.10182	35.991
SDHH	0.5348327D+00	0.09537	31.450
SDII	0.5739247D+00	0.09965	33.172
SDJJ	0.6005285D+00	0.10161	34.932
SDKK	0.5128192D+00	0.10209	25.231
SDLL	0.4888481D+00	0.09840	24.679
SDMM	0.4081794D+00	0.09951	16.824
SDNN	0.4189944D+00	0.10262	16.671
SDOO	0.3527259D+00	0.09930	12.618
SDPP	0.3348092D+00	0.09750	11.791
SDQQ	0.3625086D+00	0.09956	13.259
SDRR	-0.4871968D-01	0.11572	0.177
SDSS	0.2714478D+00	0.09686	7.855
SDTT	0.2454167D+00	0.10014	6.007
SDUU	0.3300648D+00	0.12154	7.375
SDVV	0.1961489D+00	0.11497	2.911
SDWW	0.1468604D+00	0.12514	1.377
SDXX	0.6017468D-01	0.11364	0.280
SDYY	0.1869373D+00	0.17298	1.168
SDZZ	-0.3899944D-01	0.17735	0.048
SDAAA	-0.4710018D-01	0.17981	0.069
ZNA	-0.2577305D+00	0.24168	1.137
ZNB	0.1435782D+00	0.28703	0.250
ZNE	0.1199209D-01	0.05760	0.043
ZNF	-0.6106137D-01	0.07579	0.649
ZNJ	-0.5461998D+00	0.21219	6.626
ZNO	-0.1537400D+00	0.26308	0.342
PDEN	-0.1000026D-01	0.09239	0.012
CLE	-0.8577458D+00	0.33704	6.477
CLF	-0.4669819D+00	0.22571	4.281
CLG	-0.2409802D+00	0.17513	1.893
CONF	-0.5462353D-01	0.05879	0.863
PLG	-0.4267182D-01	0.10852	0.155
PLV	-0.3615324D-01	0.05887	0.377
DPW	-0.2150514D-01	0.14145	0.023
DAC	0.6289453D-01	0.11536	0.297
(Constant)	0.3835531D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	51.	17.05917	0.33449	16.59599
Residual	164.	3.30543	0.02016	

Multiple R	0.91525
R square	0.83769
Adjusted R square	0.78721
Standard error	0.14197

TABLE I2

NATURAL LOG OF PROPERTY VALUES REGRESSED ON THE EXPLANATORY VARIABLES WITHOUT DISTANCE FROM WASTE SITE VARIABLES—SAMPLE I

---------- Variables in the equation ----------

Variable	B	Std error B	F
LSZ	0.8993941D-04	0.00008	1.190
GRG	0.3666329D-01	0.01345	7.427
RMD	0.3838031D-01	0.02187	3.079
AGE	-0.1242079D-02	0.00081	2.348
COND	-0.1717268D+00	0.03351	26.267
BMT	-0.4408540D-01	0.01464	9.073
ATT	-0.2731134D-01	0.06605	0.171
AIR	-0.4475692D-01	0.01374	10.611
FPL	-0.5626873D-01	0.01615	12.141
BTR	0.5568180D-01	0.01686	10.906
MDK	-0.6070939D-02	0.03075	0.039
HARE	0.2030069D-03	0.00002	74.763
OTBN	0.5517084D-01	0.02289	5.809
DHS	-0.2397435D+00	0.09176	6.826
DCBD	-0.9272131D-02	0.01613	0.330
SDA	0.4814722D+00	0.08123	35.133
SDB	0.5266037D+00	0.05817	81.957
SDC	0.5220483D+00	0.06631	61.984
SDD	0.4169617D+00	0.06757	38.075
SDE	0.3696959D+00	0.05988	38.123
SDF	0.5181137D+00	0.06150	70.983
SDG	0.4933128D+00	0.06041	66.693
SDH	0.4462979D+00	0.07367	36.697
SDI	0.4444106D+00	0.06036	54.212
SDJ	0.4511361D+00	0.05749	61.573
SDK	0.3190582D+00	0.05635	32.054
SDL	0.2911660D+00	0.05597	27.066
SDM	0.2631566D+00	0.05443	23.377
SDN	0.2183985D+00	0.05435	16.148
SDO	0.2012702D+00	0.05512	13.335
SDP	0.1779030D+00	0.06221	8.177
SDQ	0.1618513D+00	0.05691	8.088
SDR	0.1335359D+00	0.05277	6.403
SDS	0.1439938D+00	0.05849	6.060
SDT	0.8479724D-01	0.05789	2.146
SDU	0.1357276D+00	0.05526	6.032
SDV	0.6977960D-01	0.05521	1.597
SDW	0.4170007D-01	0.05953	0.491
SDX	0.1442295D+00	0.06393	5.090
SDY	-0.8922306D-02	0.06979	0.016
SDZ	0.1134009D+00	0.07223	2.465
SDAA	0.1640654D+00	0.06430	6.511
SDBB	0.4299222D-01	0.07762	0.307
SDCC	0.6541850D-01	0.06050	1.169
SDDD	-0.2357352D-01	0.06285	0.141
SDEE	0.1789590D-01	0.05738	0.097
ZNA	0.1197434D+00	0.05135	5.438
ZNB	0.9794919D-01	0.04923	3.958
ZNE	-0.1514362D-01	0.01819	0.693

ZNF	-0.1422447D+00	0.02462	33.372
ZNJ	0.3663889D-01	0.05275	0.482
ZNO	0.1661759D+00	0.09363	3.150
PDEN	0.1183258D+00	0.05709	4.296
CLE	-0.4027271D+00	0.08073	24.883
CLF	-0.2241130D+00	0.05898	14.436
CLG	0.2266669D-02	0.05469	0.002
CONF	0.1250825D-01	0.07716	0.026
PLG	0.2508368D+00	0.09331	7.226
PLV	0.1193732D+00	0.02925	16.652
DPW	0.7581310D-01	0.03816	3.947
DAC	0.3222479D-01	0.03577	0.812
(Constant)	0.3559810D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	61.	47.68240	0.78168	53.77596
Residual	397.	5.77073	0.01454	

Multiple R	0.94448
R square	0.89204
Adjusted R square	0.87545
Standard error	0.12056

TABLE 13

NATURAL LOG OF PROPERTY VALUES REGRESSED ON DISTANCE FROM THE WASTE SITE IN 1/4 MILE DUMMIES—SAMPLE I*

---------- Variables in the equation ----------

Variable	B	Std error B	F
LSZ	0.7026133D-04	0.00008	0.733
GRG	0.3591352D-01	0.01352	7.058
RMD	0.3666820D-01	0.02188	2.810
AGE	-0.8258390D-03	0.00082	1.007
COND	-0.1942121D+00	0.03421	32.222
BMT	-0.4562630D-01	0.01482	9.475
ATT	-0.2115351D-01	0.06610	0.102
AIR	-0.4736956D-01	0.01378	11.810
FPL	-0.5418020D-01	0.01598	11.488
BTR	0.5021524D-01	0.01678	8.952
MDK	-0.1048181D-03	0.03042	0.000
HARE	0.1970493D-03	0.00002	67.680
CTBN	0.5326857D-01	0.02290	5.411
DHS	-0.2441186D+00	0.09124	7.158
DCBD	0.6714824D-01	0.03454	3.778
SDA	0.5269146D+00	0.08177	41.527
SDB	0.5215213D+00	0.05814	80.475
SDC	0.5256584D+00	0.06603	63.368
SDD	0.4181499D+00	0.06731	38.594
SDE	0.3709405D+00	0.05944	38.945
SDF	0.5263129D+00	0.06130	73.717
SDG	0.5047777D+00	0.06000	70.776
SDH	0.4499628D+00	0.07316	37.830
SDI	0.4421824D+00	0.06014	54.053
SDJ	0.4517484D+00	0.05710	62.600
SDK	0.3248611D+00	0.05614	33.479
SDL	0.2993877D+00	0.05574	28.851
SDM	0.2728404D+00	0.05427	25.276
SDN	0.2165129D+00	0.05413	16.000
SDO	0.2027391D+00	0.05491	13.634
SDP	0.1728124D+00	0.06198	7.773
SDQ	0.1730549D+00	0.05702	9.210
SDR	0.1449897D+00	0.05268	7.576
SDS	0.1392274D+00	0.05856	5.652
SDT	0.7669973D-01	0.05789	1.755
SDU	0.1449586D+00	0.05517	6.903
SDV	0.8744582D-01	0.05514	2.515
SDW	0.4650101D-01	0.05909	0.619
SDX	0.1460706D+00	0.06340	5.308
SDY	-0.1563236D-01	0.06941	0.051
SDZ	0.1130896D+00	0.07188	2.475
SDAA	0.1659748D+00	0.06386	6.754
SDBB	0.6987773D-01	0.07754	0.812
SDCC	0.8034077D-01	0.06025	1.778
SDDD	-0.9556047D-02	0.06286	0.023
SDEE	0.1141724D-01	0.05748	0.039
ZNA	0.2040407D+00	0.05883	12.030
ZNB	0.1233568D+00	0.05202	5.624
ZNE	0.2799022D-02	0.01938	0.021
ZNF	-0.1216826D+00	0.02614	21.664

* OBSERVATIONS WITH LOTS GREATER THAN TWO ACRES WERE OMMITTED FROM THIS EQUATION

ZNJ	0.9642344D-01	0.05612	2.952
PDEN	0.1587070D+00	0.01720	85.187
CLE	-0.3746172D+00	0.08199	20.875
CLF	-0.2328455D+00	0.05948	15.322
CLG	-0.1393948D-01	0.05513	0.064
CONF	0.1326346D-01	0.07632	0.030
PLG	0.2500297D+00	0.09349	7.152
PLV	0.1318546D+00	0.02982	19.546
DPW	0.1326055D+00	0.04567	8.431
DAC	-0.7784631D-01	0.05944	1.715
DD3	0.1986372D-01	0.02895	0.471
DD4	-0.3252786D-01	0.03189	1.040
DD5	-0.1703516D-01	0.03624	0.221
DD6	-0.5381074D-02	0.05910	0.008
DD7	0.4056868D-01	0.05973	0.461
DD8	0.1009461D+00	0.04439	5.170
DD9	0.1279459D+00	0.05307	5.811
DD10	0.3700288D-01	0.06143	0.363
(Constant)	0.3426490D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	70.	47.95352	0.68505	48.33062
Residual	388.	5.49961	0.01417	

Multiple R	0.94716
R square	0.89711
Adjusted R square	0.87855
Standard error	0.11906

TABLE 14

NATUARAL LOG OF PROPERTY VALUES REGRESSED ON DISTANCE FROM THE WASTE SITE IN 1/4 MILE DUMMIES—SAMPLE 2

---------- Variables in the equation ----------

Variable	B	Std error B	F
LSZ	-0.1204275D-02	0.00235	0.263
GRG	0.9496992D-01	0.03597	6.972
RMD	-0.1825183D+00	0.13423	1.849
AGE	0.4657212D-04	0.00158	0.001
COND	-0.8635665D-01	0.13770	0.393
BMT	0.7399949D-01	0.04433	2.787
ATT	0.3005004D-02	0.27878	0.000
AIR	-0.1390952D+00	0.03165	19.310
FPL	-0.1347226D+00	0.04244	10.079
BTR	0.1360254D+00	0.05629	5.840
MDK	0.2738466D-02	0.10920	0.001
HARE	-0.4648125D-04	0.00006	0.674
OTBN	0.3577631D-01	0.07397	0.234
DHS	-0.8561767D+00	0.24951	11.775
DCBD	0.5384171D-01	0.08220	0.429
SDGG	0.5820821D+00	0.10345	31.659
SDHH	0.5173665D+00	0.09703	28.432
SDII	0.5551751D+00	0.10104	30.191
SDJJ	0.5739797D+00	0.10164	31.890
SDKK	0.4278548D+00	0.10162	17.725
SDLL	0.4467907D+00	0.09903	20.354
SDMM	0.3719044D+00	0.09889	14.144
SDNN	0.3737349D+00	0.10616	12.394
SDOO	0.3063373D+00	0.10297	8.852
SDPP	0.3046244D+00	0.09946	9.380
SDQQ	0.3454985D+00	0.10068	11.777
SDRR	-0.1428946D+00	0.11564	1.527
SDSS	0.2661741D+00	0.09870	7.273
SDTT	0.2339631D+00	0.10143	5.321
SDUU	0.3771342D+00	0.12624	8.924
SDVV	0.1348367D+00	0.11405	1.398
SDWW	0.2238950D+00	0.12882	3.021
SDXX	0.1140142D+00	0.11582	0.969
SDYY	0.1231775D+00	0.17542	0.493
SDZZ	-0.2212474D+00	0.16774	1.740
SDAAA	0.7780709D-01	0.18970	0.168
ZNB	0.6423296D-01	0.11361	0.320
ZNE	-0.1742809D+00	0.03174	30.147
ZNF	-0.4105700D+00	0.05399	57.826
ZNJ	-0.7355688D+00	0.16152	20.738
PDEN	-0.2079927D-01	0.09797	0.045
CLE	-0.1511653D+01	0.43615	12.013
CLF	-0.8272499D+00	0.28643	8.341
CLG	-0.3788843D+00	0.20889	3.290
CONF	-0.4686683D-01	0.06010	0.608
PLG	-0.1028585D+00	0.12126	0.720
PLV	-0.6629830D-01	0.06133	1.169
DPW	0.3459731D+00	0.09855	12.325
DAC	-0.3464927D+00	0.12682	7.465

DD4	-0.3350526D-01	0.04165	0.647
DD5	0.1558046D-01	0.05308	0.086
DD6	0.5553723D+00	0.32893	2.851
DD7	0.1762255D+00	0.11952	2.174
DD8	0.6300483D-01	0.10035	0.394
DD9	0.9618954D-01	0.13272	0.525
DD10	0.1961662D+00	0.18419	1.134
(Constant)	0.5051978D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	58.	17.24487	0.29733	14.48801
Residual	159.	3.26302	0.02052	

Multiple R	0.91700
R square	0.84089
Adjusted R square	0.78285
Standard error	0.14326

TABLE I5

NATURAL LOG OF PROPERTY VALUES REGRESSED ON SEVERAL EXPLANATORY VARIABLES (SALES DATE TREND INTRODUCED, ATTIC AND MODERN KITCHEN OMMITTED)—SAMPLE I

---------- Variables in the equation ----------

Variable	B	Std error B	F
LSZ	0.6646125D-04	0.00008	0.745
GRG	0.3557334D-01	0.01216	8.556
RMD	0.3839875D-01	0.01984	3.746
AGE	-0.6869976D-03	0.00070	0.965
CDWD	-0.1952006D+00	0.03175	37.790
BMT	-0.4480252D-01	0.01374	10.631
AIR	-0.4686611D-01	0.01270	13.622
FPL	-0.5358472D-01	0.01471	13.278
BTR	0.5069867D-01	0.01538	10.868
BARE	0.1959426D-03	0.00002	77.578
OTBN	0.5450859D-01	0.02089	6.808
DHS	-0.2218324D+00	0.08211	7.300
DCBD	0.7601750D-01	0.03352	5.143
SDTRND	0.9995657D+00	0.03766	704.309
ZNA	0.2219123D+00	0.05731	14.994
ZNB	0.1293247D+00	0.04741	7.440
ZNE	-0.2231083D-02	0.01870	0.014
ZNF	-0.1185310D+00	0.02440	23.596
ZNJ	0.1008066D+00	0.04921	4.196
PDEN	0.1127712D+00	0.05437	4.302
CLE	-0.3705320D+00	0.07478	24.555
CLF	-0.2317980D+00	0.05507	17.714
CLG	-0.1297051D-01	0.05055	0.066
PLG	0.2534911D+00	0.08669	8.551
PLV	0.1320063D+00	0.02690	24.074
DPW	0.1417449D+00	0.04357	10.584
DAC	-0.1051107D+00	0.06427	2.675
DD11	0.3169222D+00	0.10639	8.874
DD3	0.2235809D-01	0.02708	0.682
DD4	-0.3216225D-01	0.02930	1.205
DD5	-0.1749314D-01	0.03333	0.275
DD6	0.1064485D-01	0.05702	0.035
DD7	0.5444437D-01	0.05602	0.944
DD8	0.1067823D+00	0.04101	6.781
DD9	0.1347454D+00	0.04865	7.671
DD10	0.4195416D-01	0.05646	0.552
(Constant)	0.3489126D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	36.	47.96234	1.33229	102.39436
Residual	422.	5.49078	0.01301	

Multiple R	0.94725
R square	0.89728
Adjusted R square	0.88852
Standard error	0.11407

TABLE I6

NATURAL LOG OF PROPERTY VALUES REGRESSED ON DISTANCE FROM THE WASTE SITE (IN 1/4 MILE DUMMIES) AND CONTAMINATED ZONES—SAMPLE I*

---------- Variables in the equation ----------

Variable	B	Std error B	F
GRG	0.2491917D-01	0.01311	3.611
RMD	0.4297150D-01	0.02103	1.174
AGE	-0.3236463D-03	0.00075	1.219
COND	-0.1962069D+00	0.03291	35.535
BMT	-0.4461240D-01	0.01449	9.473
AIR	-0.4644752D-01	0.01321	12.366
FPL	-0.5655868D-01	0.01556	13.214
BTR	0.5298096D-01	0.01625	10.632
DTEN	0.4581404D-01	0.02163	4.487
DHS	-0.1412910D+00	0.08728	2.621
DCBD	0.7940408D-01	0.03469	5.240
SDA	0.5341244D+00	0.07828	46.559
SDB	0.5299877D+00	0.05594	89.720
SDC	0.5321375D+00	0.06246	72.581
SDD	0.4375697D+00	0.06437	46.230
SDE	0.3717080D+00	0.05659	43.140
SDF	0.5245235D+00	0.05860	80.113
SDG	0.5053342D+00	0.05762	75.909
SDH	0.4730823D+00	0.07060	44.897
SDI	0.4443982D+00	0.05749	59.744
SDJ	0.4664597D+00	0.05432	73.733
SDK	0.3259558D+00	0.05355	37.046
SDL	0.2995756D+00	0.05334	31.538
SDM	0.2775915D+00	0.05192	28.586
SDN	0.2285436D+00	0.05174	19.514
SDO	0.2117196D+00	0.05273	15.123
SDP	0.1592426D+00	0.05955	7.150
SDQ	0.1778145D+00	0.05447	10.656
SDR	0.1465641D+00	0.05049	8.427
SDS	0.1428046D+00	0.05594	5.518
SDT	0.7604028D-01	0.05540	1.884
SDU	0.1417724D+00	0.05288	7.189
SDV	0.7943342D-01	0.05237	2.301
SDW	0.5399379D-01	0.05633	0.919
SDX	0.1163578D+00	0.06062	3.685
SDY	-0.1357384D-01	0.06681	0.041
SDZ	0.8467394D-01	0.06861	1.523
SDAA	0.1668619D+00	0.06157	7.344
SDBB	0.5860146D-01	0.07441	0.620
SDCC	0.8136971D-01	0.05776	1.984
SDDD	-0.9133866D-02	0.06003	0.023
SDEE	0.2417394D-01	0.05526	0.191
ZNA	0.1950747D+00	0.06772	8.298
ZNB	0.6866648D-01	0.05773	1.415
ZNE	-0.1051242D-01	0.02080	0.255
ZNF	-0.7089378D-01	0.02788	6.468
ZNJ	0.8674640D-01	0.05623	2.375
PDEN	0.9556747D-01	0.05639	2.872
CLL	-0.3562783D+00	0.07833	20.589
CLF	-0.2586253D+00	0.05685	20.671
CLG	-0.4819399D-01	0.05290	0.830

* LOT SIZE AND HOUSING AREA ARE IN NATURAL LOGS

PLG	0.2297853D+00	0.09069	5.420
PLV	0.1340474D+00	0.02870	21.818
DPW	0.1934419D+00	0.04869	15.787
DAC	-0.1437038D+00	0.06781	4.491
LSZLN	0.6157763D-01	0.01709	13.985
DD3	0.2285016D-01	0.02798	0.667
DD4	-0.2013840D-01	0.03073	0.430
DD5	-0.6301278D-02	0.03511	0.032
DD6	0.9622176D-01	0.06773	2.020
DD7	0.1840400D+00	0.06797	7.332
DD8	0.2338013D+00	0.06261	13.345
DD9	0.2695369D+00	0.07114	14.355
DD10	0.1903674D+00	0.07645	5.567
DD11	0.4075645D+00	0.13349	9.322
CTZD	-0.1357756D+00	0.04216	10.371
HRELN	0.2890352D+00	0.03868	55.831
(Constant)	0.1509243D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	67.	48.30385	0.72095	54.744
Residual	391.	5.14927	0.01317	

Multiple R	0.95061
R square	0.90367
Adjusted R square	0.88716
Standard error	0.11476

TABLE IZ

NATURAL LOG OF PROPERTY VALUES REGRESSED ON THE CONTAMINATED ZONES COMBINED (INSIDE AND OUTSIDE)—SAMPLE I

---------- Variables in the equation ----------

Variable	B	Std error B	F
GRG	0.2437327D-01	0.01227	3.948
RMD	0.3989539D-01	0.01954	4.168
AGE	-0.1592385D-02	0.00067	5.583
COND	-0.1712935D+00	0.03071	31.103
BMT	-0.3824126D-01	0.01351	8.013
AIR	-0.4792110D-01	0.01241	14.900
FPL	-0.5713845D-01	0.01461	15.298
BTR	0.6090108D-01	0.01507	15.330
HRELN	0.3069795D+00	0.03596	72.891
LSZLN	0.7205465D-01	0.01565	21.196
GTRN	0.5306921D-01	0.02048	6.713
DHS	-0.1810332D+00	0.07907	5.242
DCFD	-0.1529947D-02	0.02382	0.004
SDTRND	0.1012019D+01	0.03734	734.639
ZNA	0.1168345D-01	0.04559	0.065
ZNC	-0.2093019D-01	0.04826	0.188
ZNE	-0.3328409D-01	0.01739	3.664
ZNF	-0.7551313D-01	0.02436	9.954
ZNJ	-0.2201057D-01	0.04750	0.215
PDEN	0.9812004D-01	0.05042	3.787
CLE	-0.4054216D+00	0.07171	31.963
CLF	-0.2577935D+00	0.05295	23.703
CLG	-0.3014807D-01	0.04913	0.377
PLC	0.2034675D+00	0.08578	5.627
PLV	0.1269255D+00	0.02611	23.638
DPW	0.6415287D-01	0.03266	3.858
DAC	0.4277348D-01	0.03921	1.190
CTZD	-0.1063501D-01	0.02647	0.161
(Constant)	0.1450001D+01		

Analysis of variance	Df	Sum of squares	Mean square	F
Regression	28.	47.90052	1.71073	132.48105
Residual	430.	5.55261	0.01291	

Multiple R	0.94664
R square	0.89612
Adjusted R square	0.88936
Standard error	0.11364