



AgEcon SEARCH
RESEARCH IN AGRICULTURAL & APPLIED ECONOMICS

The World's Largest Open Access Agricultural & Applied Economics Digital Library

This document is discoverable and free to researchers across the globe due to the work of AgEcon Search.

Help ensure our sustainability.

Give to AgEcon Search

AgEcon Search
<http://ageconsearch.umn.edu>
aesearch@umn.edu

*Papers downloaded from **AgEcon Search** may be used for non-commercial purposes and personal study only. No other use, including posting to another Internet site, is permitted without permission from the copyright owner (not AgEcon Search), or as allowed under the provisions of Fair Use, U.S. Copyright Act, Title 17 U.S.C.*

Measuring the Welfare Loss to Landowners of Future Geographic Shifts In the Suitable Habitat for Vegetation Due to Climate Change: Appendix

Peter H. Howard

Department of Agricultural and Resource Economics
University of California, Davis
howard@primal.ucdavis.edu

*Selected Paper prepared for presentation at the Agricultural & Applied Economics
Association's 2011 AAEA & NAREA Joint Annual Meeting, Pittsburgh, Pennsylvania, July
24-26, 2011*

*Copyright 2011 by Peter H. Howard. All rights reserved. Readers may make verbatim copies of
this document for non-commercial purposes by any means, provided that this copyright notice
appears on all such copies.*

Appendix

Figure 1. Kern County Vegetation Using the WHR Classification

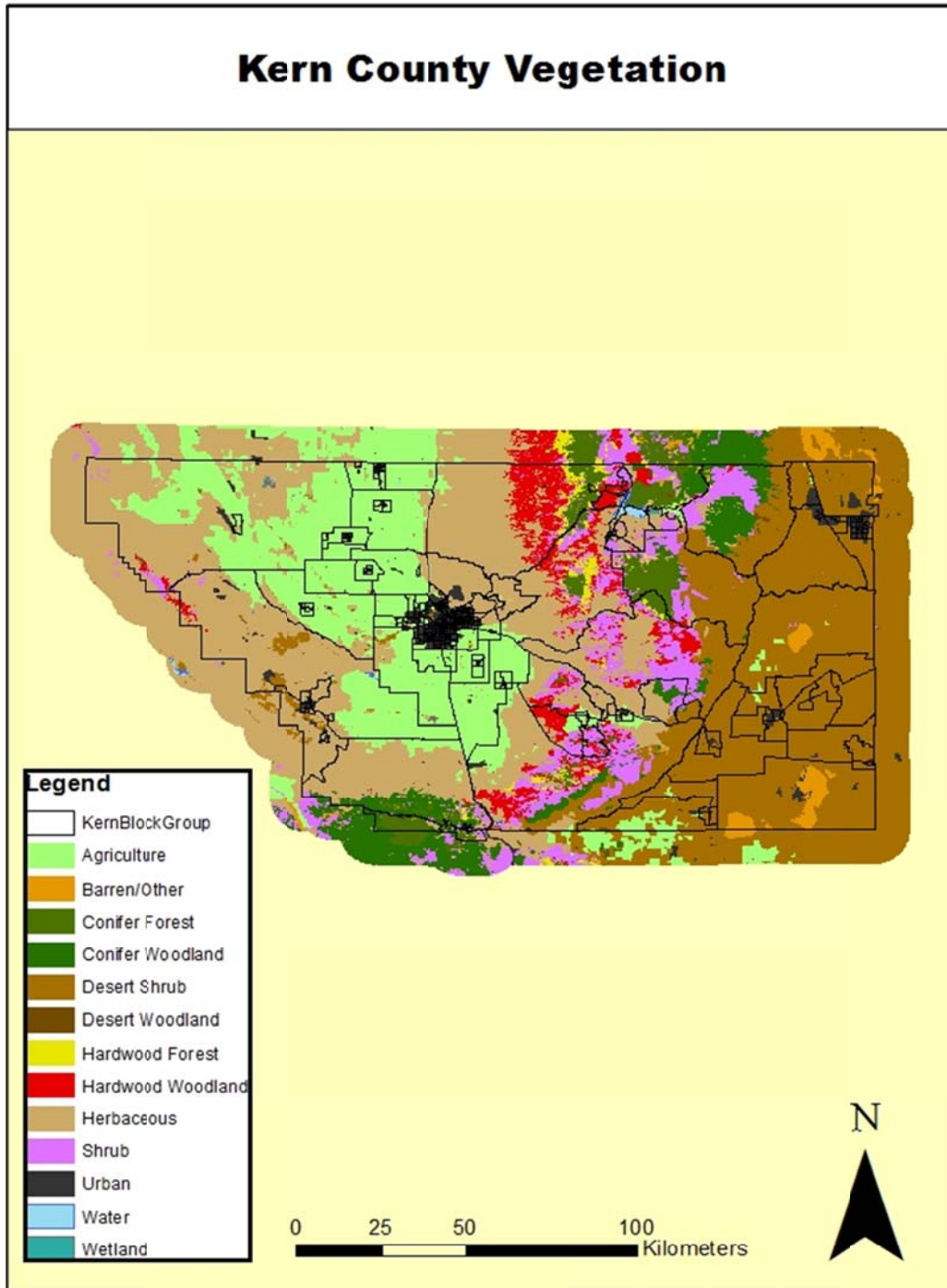


Table 1. Privately owned land by vegetation type

Vegetation Type	Private Area (km)	Total Area (km)	% Private
Agriculture	4349.740329	4356.437059	100%
Barren/Other	11.19453581	244.7072878	5%
Conifer Forest	127.3858263	613.8570067	21%
Conifer Woodland	217.0933318	729.6928309	30%
Desert Shrub	2771.790066	5664.080815	49%
Desert Woodland	9.870346172	29.04607486	34%
Hardwood Forest	108.5837454	255.4228689	43%
Blue Oak Woodland	915.5664607	1180.773223	78%
Other Oak Woodland	150.3809861	153.7692671	98%
Herbaceous	4790.626873	5504.264665	87%
Shrub	994.7887375	1554.917426	64%
Urban	649.454259	744.6558816	87%
Water	33.80973344	69.48280022	49%
Wetland	20.33989916	36.42784795	56%
Vegetation	10117.62081	15966.95931	63%
All Land and Water	15150.62513	21137.53505	72%

Table 2. Variable Definitions

Variables	Definitions
<i>Neighborhood Variables</i>	
cbgroup	Unique Identifier of Census Block Group
percveg10	% of neighborhood covered by WHR13 vegetation type 10 (agriculture)
percveg20	% of neighborhood covered by WHR13 vegetation type 20 (Barren/Other)
percveg31	% of neighborhood covered by WHR13 vegetation type 31 (Conifer Forest)
percveg32	% of neighborhood covered by WHR13 vegetation type 32 (Conifer Woodland)
percveg41	% of neighborhood covered by WHR13 vegetation type 41 (Desert Shrub)
percveg42	% of neighborhood covered by WHR13 vegetation type 42 (Desert Woodland)
percveg51	% of neighborhood covered by WHR13 vegetation type 51 (Hardwood Forest)
perBlueOak	% of neighborhood covered by blue oak
perOtherOak	% of neighborhood covered by other oak woodlands (coastal and valley oak)
percveg60	% of neighborhood covered by WHR13 vegetation type 60 (Herbaceous)
percveg70	% of neighborhood covered by WHR13 vegetation type 70 (Shrub)
percveg80	% of neighborhood covered by WHR13 vegetation type 80 (Urban)
percveg90	% of neighborhood covered by WHR13 vegetation type 90 (Water)
percveg100	% of neighborhood covered by WHR13 vegetation type 100 (Wetland)
Public	% of neighborhood that is publicly owned
vacant	% of houses that are vacant in the neighborhood
hispanic	% of population in the neighborhood that is Hispanic and/or Latino
black	% of population in the neighborhood that is black
poverty	% of population that is under the poverty line
unemployed	% of labor force that is unemployed
mediany	Households: Median household income in 1999
highschool	% of population that has a high school diploma
college	% of population with a Bachelor's degree
gradprof	% of population with an upper education degree (masters, Ph.D., professional)
housing_den	number of houses per square kilometer
under18n	% of neighborhood that is under 18
x65overn	% of neighborhood that is 65 and over
<i>Distance Variables</i>	
bakerdist	Distance from the parcel centroid to Bakersfield
losandist	Distance from the parcel centroid to Los Angeles
urbandist	Distance from the parcel centroid to nearest urban area

Table 2 (Continued)

Variables	Definitions
<i>Housing Variables</i>	
realprice	Price of Sale in \$1997
X_OF_STOR	# of Stories
X_OF_BEDR	# of Bedrooms
X_OF_BATH	# of Bathrooms
GARAGE_EXI	A dummy variable for whether there is a garage/carport
pool_spa2	A dummy variable for whether there is a pool or spa
SHAPE_ACRE	Acreage of parcel
BUILDING_A	Building Area (square footage)
age	age of building
quality_1	dummy for quality corresponding to a rating of 0 (lowest quality)
quality_2	dummy for quality corresponding to a rating of 2
quality_3	dummy for quality corresponding to a rating of 4
quality_4	dummy for quality corresponding to a rating of 6
quality_5	dummy for quality corresponding to a rating of 8
quality_6	dummy for quality corresponding to a rating of 9 (highest quality)
basement	dummy variable for basement
AC	dummy variable for air conditioning
taxrate	Expected tax rate =2009 tax amount / 2009 total assessed value
<i>Land Cover Distance Variables</i>	
p0kmdistwX	A dummy for whether vegetation type X is on the parcel
p1kmdistwX	A dummy for whether vegetation type X is within 0.1 km of the parcel
p5kmdistwX	A dummy for whether vegetation type X is within 0.5 km of the parcel
p1_p5kmX	A dummy for whether vegetation type X is within 0.1 to 0.5 km of the parcel
pXkmdistBlue	A dummy for whether blue oak are within 0.X km of the parcel
pXkmdistOt~k	A dummy for whether other oak woodlands are within 0.X km of the parcel
p1_p5km_Blue	A dummy for whether blue oak is within 0.1 to 0.5 km of the parcel
p1_p5km_Ot~k	A dummy for whether other oak woodlands are within 0.1 to 0.5 km of the parcel
<i>Climatic Variables</i>	
JanAvgTemp	Average temperature in January at this location extrapolated using the Kriging method
JulAvgTemp	Average temperature in July at this location extrapolated using the Kriging method
JanAvgRain	Average precipitation in January at this location extrapolated using the Kriging method
JulAvgRain	Average precipitation in December at this location extrapolated using the Kriging method
Elevation	Elevation at the centroid of the parcel

Table 2 (Continued)

Variables	Definitions
<i>Fixed effects</i>	
cbgroup_X	A census block group fixed effect
elem_X	A dummy for an elementary school district
sec_X	A dummy for a secondary school district
uni_X	A dummy for a unified school district
zone_1	Expected 2010 zoning - Exclusive Agriculture District
zone_2	Expected 2010 zoning - Limited Agriculture District
zone_8	Expected 2010 zoning - Estate District with minimum parcel size of 1 acre
zone_9	Expected 2010 zoning - Estate District with minimum parcel size of 1/2 acre
zone_10	Expected 2010 zoning - Estate District with minimum parcel size of 1/4 acre
zone_11	Expected 2010 zoning - Estate District with minimum parcel size of 10 acre
zone_12	Expected 2010 zoning - Estate District with minimum parcel size of 2.5 acre
zone_13	Expected 2010 zoning - Estate District with minimum parcel size of 20 acre
zone_14	Expected 2010 zoning - Estate District with minimum parcel size of 5 acre
zone_25	Expected 2010 zoning - Low-density Residential District
zone_26	Expected 2010 zoning - Medium-density Residential District
zone_27	Expected 2010 zoning - High-density Residential District

Table 3. Summary of Variables at the Property Level

Variable	Obs	Mean	Std. Dev.	Min	Max
p0kmdistw10	46705	0.1344824	0.3411735	0	1
p0kmdistw20	46705	0.0001071	0.0103463	0	1
p0kmdistw30	46705	0.0087143	0.0929436	0	1
p0kmdistw40	46705	0.0004282	0.0206893	0	1
p0kmdistw51	46705	0.000471	0.0216986	0	1
p0kmdistBlue	46705	0.0121186	0.1094167	0	1
p0kmdistOt~k	46705	0.0000428	0.0065438	0	1
p0kmdistw60	46705	0.0559683	0.229863	0	1
p0kmdistw70	46705	0.0215823	0.1453167	0	1
p0kmdistw80	46705	0.802762	0.3979178	0	1
p0kmdistw90	46705	0	0	0	0
p0kmdistw100	46705	0.0002141	0.0146311	0	1
p1kmdistw10	46705	0.208543	0.4062713	0	1
p1kmdistw20	46705	0.0010063	0.0317069	0	1
p1kmdistw30	46705	0.0181779	0.1335959	0	1
p1kmdistw40	46705	0.0004496	0.0212	0	1
p1kmdistw51	46705	0.0017985	0.0423713	0	1
p1kmdistBlue	46705	0.0189059	0.1361942	0	1
p1kmdistOt~k	46705	0.0000428	0.0065438	0	1
p1kmdistw60	46705	0.0896906	0.2857411	0	1
p1kmdistw70	46705	0.0447704	0.2068016	0	1
p1kmdistw80	46705	0.8673375	0.3392132	0	1
p1kmdistw90	46705	0.0008564	0.0292528	0	1
p1kmdistw100	46705	0.0010277	0.0320421	0	1
p5kmdistw10	46705	0.4151376	0.492751	0	1
p5kmdistw20	46705	0.0068515	0.0824907	0	1
p5kmdistw30	46705	0.0307034	0.1725146	0	1
p5kmdistw40	46705	0.0005139	0.022663	0	1
p5kmdistw51	46705	0.0133176	0.1146323	0	1
p5kmdistBlue	46705	0.0401242	0.1962525	0	1
p5kmdistOt~k	46705	0.0006423	0.0253364	0	1
p5kmdistw60	46705	0.2335938	0.4231212	0	1
p5kmdistw70	46705	0.1126646	0.3161857	0	1
p5kmdistw80	46705	0.9506049	0.2166939	0	1
p5kmdistw90	46705	0.0146879	0.1203017	0	1
p5kmdistw100	46705	0.0038326	0.0617896	0	1
x_of_stor	46705	1.10637	0.3164022	1	4
x_of_bedr	46705	3.13157	0.7627317	0	10

Table 3 (Continued)

Variable	Obs	Mean	Std. Dev.	Min	Max
x_of_bath	46705	1.812985	0.5356431	0	6.5
garage_exi	46705	0.913521	0.281073	0	1
pool_spa2	46705	0.1967027	0.3975099	0	1
shape_acre	46705	0.3878443	2.056139	0.02	206.05
building_a	46705	1591.48	556.1347	192	6242
age	46705	22.84535	20.85064	0	117
quality_1	46705	0.0033401	0.0576977	0	1
quality_2	46705	0.0297184	0.1698113	0	1
quality_3	46705	0.0415801	0.1996298	0	1
quality_4	46705	0.7307997	0.443549	0	1
quality_5	46705	0.1914142	0.3934185	0	1
quality_6	46705	0.0031474	0.0560141	0	1
basement	46705	0.0198694	0.1395529	0	1
AC	46705	0.4493309	0.4974313	0	1
taxrate	46705	0.0148473	0.0033144	0	0.0932845
bakerdist	46705	28.06154	35.04039	0.0173736	133.0162
losandist	46705	170.7799	23.62801	93.25935	232.6136
urbandist	46705	6.415	4.440715	0.0173736	36.72474
janavgtemp	46705	49.25471	1.952407	44.19207	53.19756
julavgtemp	46705	73.70477	4.032137	63.91912	82.29158
janavgrain	46705	280.5678	65.33005	108.6782	370.8855
julavgrain	46705	3.343221	2.524227	0.2847735	23.03965
elevation	46705	1087.385	1335.28	225	6788
percveg10	46705	0.1979433	0.2935775	0	0.9966
percveg20	46705	0.0005747	0.0052937	0	0.1103
percveg30	46705	0.0223944	0.1239405	0	0.8417
percveg40	46705	0.0532825	0.1804075	0	0.9937
percveg51	46705	0.0012607	0.0082606	0	0.1446
PerBlueOak	46705	0.0099578	0.0506399	0	0.7080731
PerOtherOak	46705	0.0023682	0.0137389	0	0.175497
percveg60	46705	0.0729527	0.1720049	0	0.9289
percveg70	46705	0.018433	0.0689136	0	0.6407
percveg80	46705	0.6176268	0.3852477	0	1
percveg90	46705	0.0028474	0.0208891	0	0.4168
percveg100	46705	0.0003585	0.0028542	0	0.1287
Public	46705	0.0407208	0.1526667	0	0.9244
vacant	46705	0.0846904	0.1001344	0.0063391	0.8996655
hispanic	46705	0.2784762	0.2197805	0.0268987	0.9573171

Table 3 (Continued)

Variable	Obs	Mean	Std. Dev.	Min	Max
black	46705	0.0433945	0.049122	0	0.4628225
poverty	46705	0.1442798	0.1224721	0	0.96875
unemployed	46705	0.0913239	0.0737466	0	0.5
mediany	46705	46431.42	18800.47	6300	125494
highschool	46705	0.2446383	0.0743315	0.0274314	0.984375
college	46705	0.1209479	0.0845493	0	0.4040268
gradprof	46705	0.0613926	0.0518393	0	0.2528217
housing_den	46705	425.2227	376.909	0.1695684	2069.061
under18n	46705	0.3152547	0.0602637	0.005538	0.5015038
x65overn	46705	0.1016391	0.0776568	0.0237127	0.7658228

Table 4. Summary of Census Block Group Variables at the Neighborhood Level

Variable	Obs	Mean	Std. Dev.	Min	Max
percveg10	366	0.1184393	0.2532483	0	0.9966
percveg20	366	0.0008847	0.0070256	0	0.1103
percveg30	366	0.0128372	0.0778682	0	0.8417
percveg40	366	0.0673932	0.2084854	0	0.9937
percveg51	366	0.0016962	0.0101413	0	0.1446
PerBlueOak	366	0.0102085	0.0583287	0	0.7080731
PerOtherOak	366	0.0011392	0.0113144	0	0.175497
percveg60	366	0.059044	0.1596295	0	0.9289
percveg70	366	0.0164227	0.0685521	0	0.6407
percveg80	366	0.7075055	0.3886055	0	1
percveg90	366	0.0039025	0.0275748	0	0.4168
percveg100	366	0.000527	0.006812	0	0.1287
Public	366	0.049526	0.1597089	0	0.9244
vacant	366	0.0993921	0.0939786	0.0063391	0.8996655
hispanic	366	0.3652532	0.2688826	0.0268987	0.9573171
black	366	0.0517736	0.0697116	0	0.4628225
poverty	366	0.2244014	0.155857	0	0.96875
unemployed	366	0.1287619	0.0940963	0	0.5
mediany	366	35970.53	17448.18	6300	125494
highschool	366	0.2506005	0.0876262	0.0274314	0.984375
college	366	0.0825678	0.076392	0	0.4040268
gradprof	366	0.0416964	0.0471659	0	0.2528217
housing_den	366	517.906	433.4556	0.1695684	2069.061
under18n	366	0.315802	0.0714755	0.005538	0.5015038
x65overn	366	0.109685	0.0716698	0.0237127	0.7658228
Area of Census Block Groups (squared km)	366	53.01043	221.8411	0.1385652	2331.866

Table 5. OLS - Linear Model with 0 km and 0.1 km Specifications

VARIABLES	(1) realprice	(2) realprice
p0kmdistw13_10	2,458*** (753.8)	
p0kmdistw13_20	30,645** (14,214)	
p0kmdistw13_30	-6,947*** (2,018)	
p0kmdistw13_40	3,622 (17,258)	
p0kmdistw13_51	1,364 (6,950)	
p0kmdistBlue	4,614*** (1,729)	
p0kmdistOtherOak	-42,023* (23,092)	
p0kmdistw13_60	2,383** (946.8)	
p0kmdistw13_70	3,550*** (1,259)	
p0kmdistw13_80	-6,518*** (719.0)	
p0kmdistw13_90	0 (0)	
p0kmdistw13_100	4,515 (10,255)	
p5kmdistw13_10	4,364*** (462.9)	4,554*** (477.4)
p5kmdistw13_20	-9,330*** (2,531)	-11,287*** (2,593)
p5kmdistw13_30	12,629*** (2,672)	13,915*** (2,720)
p5kmdistw13_40	-12,362 (15,807)	-21,914 (18,202)
p5kmdistw13_51	1,523 (1,537)	1,446 (1,587)
p5kmdistBlue	-4,223***	-5,281***

	(1,220)	(1,284)
p5kmdistOtherOak	5,908	6,140
	(6,184)	(6,197)
p5kmdistw13_60	-912.8*	-968.6*
	(484.9)	(497.4)
p5kmdistw13_70	-956.1	-852.8
	(863.8)	(873.5)
p5kmdistw13_80	-7,822***	-3,926***
	(919.1)	(957.3)
p5kmdistw13_90	1,591	1,336
	(1,261)	(1,294)
p5kmdistw13_100	-7,121***	-6,334**
	(2,514)	(2,838)
x_of_stor	-2,707***	-2,531***
	(542.4)	(541.3)
x_of_bedr	-2,177***	-2,142***
	(264.6)	(264.1)
x_of_bath	720.2	776.1*
	(452.5)	(451.8)
garage_exi	8,063***	8,012***
	(612.0)	(611.0)
pool_spa2	8,941***	8,966***
	(428.5)	(427.8)
shape_acre	823.2***	857.8***
	(77.31)	(75.62)
building_a	47.22***	46.97***
	(0.509)	(0.509)
age	-197.3***	-197.6***
	(12.28)	(12.24)
quality_1	-48,603***	-49,183***
	(3,719)	(3,714)
quality_2	-32,314***	-32,204***
	(2,934)	(2,930)
quality_3	-31,749***	-31,835***
	(2,856)	(2,852)
quality_4	-30,883***	-30,829***
	(2,723)	(2,719)
quality_5	-15,967***	-16,007***
	(2,670)	(2,667)
quality_6	0	0
	(0)	(0)

basement	9,669***	9,700***
	(1,096)	(1,094)
AC	-265.3	-218.1
	(322.5)	(321.8)
taxrate	-995,379***	-997,648***
	(57,966)	(57,825)
bakerdist	-238.6***	-238.5***
	(15.53)	(15.52)
losandist	-27.53*	-23.88
	(14.97)	(14.90)
urbandist	76.08	97.01*
	(51.82)	(51.78)
percveg10	2,153**	1,452
	(981.7)	(993.7)
percveg20	62,319*	22,994
	(33,468)	(33,993)
percveg30	36,537***	36,866***
	(4,762)	(4,828)
percveg40	1,838	1,344
	(1,712)	(1,701)
percveg51	-57,857*	-56,644*
	(29,959)	(30,101)
PerBlueOak	42,385***	40,025***
	(5,022)	(5,016)
PerOtherOak	-193,863***	-201,829***
	(20,000)	(20,104)
percveg60	7,049***	6,021***
	(1,588)	(1,594)
percveg70	29,609***	30,418***
	(4,469)	(4,517)
percveg90	22,207**	20,460**
	(9,266)	(9,410)
percveg100	668,887***	617,367***
	(55,687)	(55,672)
Public	-17,235***	-18,051***
	(2,625)	(2,627)
vacant	9,699**	11,435**
	(4,574)	(4,573)
hispanic	-1,923	-2,088
	(1,723)	(1,722)
black	-43,872***	-43,481***

	(3,878)	(3,876)
poverty	21,314***	21,196***
	(2,749)	(2,746)
unemployed	8,864**	7,288*
	(3,929)	(3,927)
mediany	0.382***	0.382***
	(0.0217)	(0.0217)
highschool	-1,715	-1,579
	(3,355)	(3,352)
college	8,030**	9,425**
	(3,834)	(3,832)
gradprof	86,595***	85,417***
	(6,521)	(6,513)
housing_den	-2.200***	-2.441***
	(0.812)	(0.811)
under18n	-12,265**	-10,194*
	(5,499)	(5,505)
x65overn	-5,627	-4,676
	(3,631)	(3,630)
janavgtemp	2,780***	2,670***
	(348.8)	(348.3)
julavgtemp	1,076***	991.1***
	(196.0)	(195.7)
janavgrain	36.88***	31.93***
	(7.665)	(7.665)
julavgrain	219.8	172.7
	(155.9)	(155.8)
elevation	0.733	0.643
	(0.562)	(0.561)
p1kmdistw13_10		1,298**
		(518.2)
p1kmdistw13_20		23,279***
		(5,079)
p1kmdistw13_30		-5,839***
		(1,923)
p1kmdistw13_40		12,760
		(19,413)
p1kmdistw13_51		-4,528
		(3,770)
p1kmdistBlue		5,063***
		(1,607)

p1kmdistOtherOak		-38,137*	(23,036)
p1kmdistw13_60		2,145***	(749.1)
p1kmdistw13_70		718.0	(1,062)
p1kmdistw13_80		-11,588***	(626.2)
p1kmdistw13_90		13,158**	(5,157)
p1kmdistw13_100		-369.1	(5,347)
Constant	-153,791***	-140,562***	(33,252)
	(33,283)		
Observations	46,705	46,705	
R-squared	0.692	0.693	
F-statistic	1476	1462	
Ramsey Reset Test			
F-test	599.98343	598.062	
degrees of freedom	3	3	
p-value	0	0	
Link Test			
t-test	20.270767	20.317429	
degrees of freedom	46702	46702	
p-value	0	0	
Breusch-Pagan / Cook-Weisberg			
Chi-squared test	4094.2311	4070.4752	
degrees of freedom	1	1	
p-value	0	0	

Standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 6. Box-Cox Transformation with 0 km and 0.1 km Specifications

VARIABLES	(1) Notrans	(2) Trans	(2) Notrans	(2) Trans
p0kmdistw13_10	3.796 (0)			
p0kmdistw13_20	116.7 (0)			
p0kmdistw13_30	-37.22 (0)			
p0kmdistw13_40	32.62 (0)			
p0kmdistw13_51	-18.57 (0)			
p0kmdistBlue	14.50 (0)			
p0kmdistOtherOak	-164.5 (0)			
p0kmdistw13_60	0.774 (0)			
p0kmdistw13_70	8.414 (0)			
p0kmdistw13_80	-32.65 (0)			
p0kmdistw13_100	39.54 (0)			
p5kmdistw13_10	17.45 (0)		18.63 (0)	
p5kmdistw13_20	-47.16 (0)		-57.81 (0)	
p5kmdistw13_30	30.76 (0)		36.76 (0)	
p5kmdistw13_40	-69.84 (0)		-112.1 (0)	
p5kmdistw13_51	10.65 (0)		10.94 (0)	
p5kmdistBlue	-24.37 (0)		-28.93 (0)	
p5kmdistOtherOak	9.997		13.00	

	(0)		(0)
p5kmdistw13_60	0.496		0.572
	(0)		(0)
p5kmdistw13_70	-4.442		-3.710
	(0)		(0)
p5kmdistw13_80	-28.87		-13.81
	(0)		(0)
p5kmdistw13_90	9.294		8.761
	(0)		(0)
p5kmdistw13_100	-40.93		-40.44
	(0)		(0)
x__of_bedr	-7.544		-7.473
	(0)		(0)
x__of_bath	3.155		3.386
	(0)		(0)
garage_exi	42.16		42.13
	(0)		(0)
pool_spa2	35.83		36.23
	(0)		(0)
age	-1.163		-1.179
	(0)		(0)
quality_1	-184.2		-188.2
	(0)		(0)
quality_2	-131.4		-131.8
	(0)		(0)
quality_3	-115.2		-116.4
	(0)		(0)
quality_4	-93.19		-93.73
	(0)		(0)
quality_5	-43.45		-44.03
	(0)		(0)
basement	41.47		41.65
	(0)		(0)
AC	3.020		3.267
	(0)		(0)
taxrate	-6,916		-6,967
	(0)		(0)
percveg10	12.61		10.09
	(0)		(0)
percveg20	344.6		176.5
	(0)		(0)

percveg30	230.6 (0)		236.6 (0)	
percveg40	3.724 (0)		3.317 (0)	
percveg51	7.809 (0)		13.14 (0)	
PerBlueOak	209.8 (0)		202.3 (0)	
PerOtherOak	-850.5 (0)		-896.8 (0)	
percveg60	22.90 (0)		19.06 (0)	
percveg70	146.2 (0)		152.5 (0)	
percveg90	129.3 (0)		127.1 (0)	
percveg100	2,561 (0)		2,353 (0)	
Public	-73.71 (0)		-76.46 (0)	
vacant	-21.86 (0)		-15.15 (0)	
black	-214.3 (0)		-214.2 (0)	
poverty	52.11 (0)		52.00 (0)	
unemployed	29.42 (0)		23.51 (0)	
highschool	7.605 (0)		8.594 (0)	
college	87.87 (0)		93.78 (0)	
gradprof	330.7 (0)		328.6 (0)	
under18n	-107.3 (0)		-100.1 (0)	
x__of_stor		-5.902 (0)		-5.057 (0)
shape_acre		8.538 (0)		8.661 (0)
building_a		1.099		1.109

	(0)		(0)
bakerdist	-2.758		-2.788
	(0)		(0)
losandist	-1.176		-1.177
	(0)		(0)
urbandist	-0.685		-0.613
	(0)		(0)
hispanic	7.899		7.482
	(0)		(0)
mediany	0.0197		0.0202
	(0)		(0)
housing_den	-0.0254		-0.0292
	(0)		(0)
x65overn	-25.09		-23.08
	(0)		(0)
janavgtemp	28.48		27.16
	(0)		(0)
julavgtemp	12.92		11.95
	(0)		(0)
janavgrain	0.550		0.493
	(0)		(0)
julavgrain	-2.103		-2.480
	(0)		(0)
elevation	0.00508		0.00304
	(0)		(0)
p1kmdistw13_10		3.468	
		(0)	
p1kmdistw13_20		105.7	
		(0)	
p1kmdistw13_30		-31.82	
		(0)	
p1kmdistw13_40		74.31	
		(0)	
p1kmdistw13_51		-28.78	
		(0)	
p1kmdistBlue		19.29	
		(0)	
p1kmdistOtherOak		-155.8	
		(0)	
p1kmdistw13_60		4.505	
		(0)	

p1kmdistw13_70			-0.698 (0)	
p1kmdistw13_80			-49.24 (0)	
p1kmdistw13_90			50.84 (0)	
p1kmdistw13_100			11.74 (0)	
Constant	-483.2 (0)		-404.4 (0)	
lambda	0.761*** (0.00407)	0.761*** (0.00407)	0.760*** (0.00390)	0.760*** (0.00390)
theta	0.531*** (0.00347)	0.531*** (0.00347)	0.532*** (0.00346)	0.532*** 139.5
sigma	138.7 (0)	138.7 (0)	139.5 (0)	(0)
Observations	46,705	46,705	46,705	46,705
LR of lambda = theta = -1	92956	92956	93041	93041
p-value of lambda = theta = -1	0	0	0	0
LR of lambda = theta = 0	11095	11095	11144	11144
p-value of lambda = theta = 0	0	0	0	0
LR of lambda = theta = 1	7635	7635	7624	7624
p-value of lambda = theta = 1	0	0	0	0

Standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 7. OLS with Robust Standard Errors for Multiple Specifications

Specification	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Linear 0 km	Linear 0.1 km	Linear-Log 0 km	Log-Log 0 km	Square-root Linear 0 km	Linear-Log 0.1 km	Log-Log 0.1 km	Square-root Linear 0.1 km
VARIABLES	realprice	realprice	realprice	log_realprice	sqrt_realprice	realprice	log_realprice	sqrt_realprice
p0kmdistw13_10	2,458*** (905.1)		1,208 (913.1)	-0.0121 (0.00986)	1.689 (1.363)			
p0kmdistw13_20	30,645 (18,919)		23,412 (18,098)	0.177* (0.0988)	42.50** (20.97)			
p0kmdistw13_30	-6,947** (2,830)		-9,080*** (2,765)	-0.105*** (0.0272)	-12.45*** (4.101)			
p0kmdistw13_40	3,622 (15,766)		5,113 (17,257)	0.157 (0.352)	10.30 (33.01)			
p0kmdistw13_51	1,364 (12,733)		-1,303 (11,812)	-0.0292 (0.0909)	-1.345 (16.65)			
p0kmdistBlue	4,614* (2,663)		579.7 (2,607)	0.0260 (0.0270)	7.118* (3.932)			
p0kmdistOtherOak	-42,023*** (12,896)		-47,165*** (17,159)	-0.348** (0.161)	-53.63*** (20.44)			
p0kmdistw13_60	2,383* (1,258)		-1,595 (1,265)	-0.0521*** (0.0131)	1.267 (1.850)			
p0kmdistw13_70	3,550* (2,011)		1,192 (1,971)	-0.00114 (0.0195)	4.668 (2.898)			
p0kmdistw13_80	-6,518*** (874.4)		-7,422*** (872.6)	-0.0883*** (0.00944)	-11.12*** (1.322)			

p0kmdistw13_90	0 (0)		0 (0)	0 (0)	0 (0)			
p0kmdistw13_100	4,515 (5,394)		3,562 (8,059)	0.170** (0.0816)	15.18* (8.510)			
p5kmdistw13_10	4,364*** (448.7)	4,554*** (477.4)	5,238*** (467.7)	0.0293*** (0.00534)	5.553*** (0.696)	5,536*** (480.6)	0.0328*** (0.00549)	5.867*** (0.713)
p5kmdistw13_20	-9,330*** (2,966)	-11,287*** (2,593)	-3,446 (2,924)	-0.0616* (0.0354)	-16.98*** (4.760)	-5,873* (3,036)	-0.0914** (0.0364)	-20.45*** (4.886)
p5kmdistw13_30	12,629*** (3,677)	13,915*** (2,720)	11,893*** (3,581)	0.0784** (0.0392)	10.78* (5.588)	13,641*** (3,641)	0.0922** (0.0387)	12.62** (5.603)
p5kmdistw13_40	-12,362 (13,231)	-21,914 (18,202)	-25,075* (14,865)	-0.264 (0.330)	-18.15 (29.34)	-33,865** (16,382)	-0.396 (0.411)	-32.62 (35.30)
p5kmdistw13_51	1,523 (2,224)	1,446 (1,587)	3,087 (2,196)	0.0368* (0.0216)	3.457 (3.224)	3,094 (2,230)	0.0379* (0.0218)	3.544 (3.273)
p5kmdistBlue	-4,223*** (1,546)	-5,281*** (1,284)	-3,311** (1,571)	-0.0615*** (0.0164)	-9.657*** (2.326)	-4,148*** (1,602)	-0.0718*** (0.0172)	-11.25*** (2.408)
p5kmdistOtherOak	5,908 (7,371)	6,140 (6,197)	-5,034 (7,481)	-0.00408 (0.102)	4.918 (12.70)	-3,471 (7,359)	0.0286 (0.101)	5.811 (12.42)
p5kmdistw13_60	-912.8* (492.4)	-968.6* (497.4)	1,272** (514.3)	0.0236*** (0.00556)	-0.124 (0.746)	1,248** (521.0)	0.0254*** (0.00567)	-0.0900 (0.761)
p5kmdistw13_70	-956.1 (960.1)	-852.8 (873.5)	198.1 (975.0)	-0.0129 (0.0109)	-2.130 (1.474)	400.2 (969.4)	-0.00818 (0.0108)	-1.864 (1.466)
p5kmdistw13_80	-7,822*** (1,290)	-3,926*** (957.3)	-2,822** (1,310)	-0.0292** (0.0128)	-11.35*** (1.854)	581.3 (1,339)	-0.00140 (0.0128)	-6.044*** (1.884)
p5kmdistw13_90	1,591 (1,442)	1,336 (1,294)	-118.0 (1,425)	0.0183 (0.0152)	3.556 (2.169)	-310.3 (1,457)	0.0199 (0.0155)	3.326 (2.221)
p5kmdistw13_100	-7,121*** (2,244)	-6,334** (2,838)	-9,841*** (2,287)	-0.150*** (0.0349)	-14.35*** (3.949)	-9,030*** (2,610)	-0.162*** (0.0413)	-14.13*** (4.660)
x_of_stor	-2,707***	-2,531***			-1.738*			-1.443

	(705.7)	(541.3)			(1.016)			(1.015)
x_of_bedr	-2,177***	-2,142***	-1,353***	-0.0145***	-2.198***	-1,335***	-0.0144***	-2.147***
	(308.6)	(264.1)	(312.2)	(0.00337)	(0.460)	(311.8)	(0.00337)	(0.460)
x_of_bath	720.2	776.1*	3,958***	0.0121**	0.937	3,988***	0.0123**	1.012
	(581.6)	(451.8)	(596.7)	(0.00592)	(0.844)	(594.4)	(0.00591)	(0.840)
garage_exi	8,063***	8,012***	6,774***	0.114***	15.39***	6,706***	0.113***	15.29***
	(578.3)	(611.0)	(603.0)	(0.00879)	(1.010)	(600.6)	(0.00876)	(1.006)
pool_spa2	8,941***	8,966***	10,235***	0.0689***	12.22***	10,289***	0.0695***	12.27***
	(494.0)	(427.8)	(502.1)	(0.00479)	(0.712)	(501.4)	(0.00479)	(0.711)
shape_acre	823.2***	857.8***			1.035***			1.073***
	(207.6)	(75.62)			(0.260)			(0.260)
building_a	47.22***	46.97***			0.0632***			0.0629***
	(0.791)	(0.509)			(0.00110)			(0.00110)
age	-197.3***	-197.6***	-184.3***	-0.00328***	-0.423***	-185.9***	-0.00330***	-0.425***
	(12.77)	(12.24)	(13.71)	(0.000173)	(0.0204)	(13.69)	(0.000173)	(0.0204)
quality_1	-48,603***	-49,183***	-65,141***	-0.402***	-58.95***	-65,653***	-0.409***	-59.89***
	(6,199)	(3,714)	(6,188)	(0.0523)	(8.107)	(6,170)	(0.0521)	(8.067)
quality_2	-32,314***	-32,204***	-49,421***	-0.358***	-41.59***	-49,277***	-0.357***	-41.41***
	(5,238)	(2,930)	(5,206)	(0.0334)	(6.213)	(5,196)	(0.0333)	(6.190)
quality_3	-31,749***	-31,835***	-52,290***	-0.263***	-34.57***	-52,363***	-0.264***	-34.69***
	(5,202)	(2,852)	(5,161)	(0.0310)	(6.095)	(5,150)	(0.0309)	(6.071)
quality_4	-30,883***	-30,829***	-54,580***	-0.162***	-25.04***	-54,539***	-0.162***	-24.95***
	(5,134)	(2,719)	(5,090)	(0.0282)	(5.921)	(5,081)	(0.0281)	(5.899)
quality_5	-15,967***	-16,007***	-34,225***	-0.0861***	-8.689	-34,286***	-0.0871***	-8.752
	(5,094)	(2,667)	(5,074)	(0.0276)	(5.844)	(5,065)	(0.0275)	(5.823)
quality_6	0	0			0			0
	(0)	(0)			(0)			(0)
basement	9,669***	9,700***	8,013***	0.0881***	15.18***	7,976***	0.0873***	15.19***
	(1,500)	(1,094)	(1,484)	(0.0156)	(2.190)	(1,487)	(0.0156)	(2.199)

AC	-265.3 (323.3)	-218.1 (321.8)	-1,316*** (328.2)	0.0132*** (0.00370)	1.338*** (0.498)	-1,257*** (327.4)	0.0138*** (0.00370)	1.417*** (0.497)
taxrate	-995,379*** (73,159)	-997,648*** (57,825)	-677,747*** (75,980)	-23.41*** (1.397)	-2,625*** (150.5)	-676,946*** (75,355)	-23.40*** (1.392)	-2,625*** (149.4)
bakerdist	-238.6*** (15.86)	-238.5*** (15.52)			-0.407*** (0.0259)			-0.407*** (0.0258)
losandist	-27.53* (14.75)	-23.88 (14.90)			-0.101*** (0.0243)			-0.0975*** (0.0240)
urbandist	76.08 (58.62)	97.01* (51.78)			-0.158* (0.0937)			-0.130 (0.0934)
janavgtemp	2,780*** (395.2)	2,670*** (348.3)			4.124*** (0.622)			3.940*** (0.616)
julavgtemp	1,076*** (216.4)	991.1*** (195.7)			1.936*** (0.346)			1.808*** (0.343)
janavgrain	36.88*** (7.508)	31.93*** (7.665)			0.0611*** (0.0123)			0.0548*** (0.0123)
julavgrain	219.8 (146.9)	172.7 (155.8)			-0.463* (0.244)			-0.542** (0.242)
elevation	0.733 (0.697)	0.643 (0.561)			0.000815 (0.00109)			0.000750 (0.00109)
percveg10	2,153** (1,001)	1,452 (993.7)	-5,325*** (1,226)	-0.0278** (0.0131)	5.855*** (1.540)	-5,219*** (1,229)	-0.0263** (0.0131)	4.879*** (1.571)
percveg20	62,319 (45,013)	22,994 (33,993)	5,362 (47,036)	0.379 (0.589)	138.4* (73.95)	-26,126 (43,412)	0.00230 (0.562)	75.39 (70.25)
percveg30	36,537*** (6,406)	36,866*** (4,828)	29,967*** (6,040)	0.632*** (0.0672)	79.92*** (9.855)	31,579*** (6,096)	0.652*** (0.0685)	80.95*** (10.01)
percveg40	1,838 (1,573)	1,344 (1,701)	-16,355*** (1,890)	-0.135*** (0.0250)	4.491* (2.717)	-16,017*** (1,876)	-0.124*** (0.0247)	4.287 (2.710)
percveg51	-57,857	-56,644*	-17,579	1.450***	5.466	-15,892	1.491***	7.460

	(37,460)	(30,101)	(37,345)	(0.428)	(58.21)	(37,355)	(0.428)	(58.24)
PerBlueOak	42,385***	40,025***	37,916***	0.441***	69.52***	36,402***	0.425***	66.18***
	(5,273)	(5,016)	(5,429)	(0.0652)	(8.449)	(5,379)	(0.0649)	(8.368)
PerOtherOak	-193,863***	-201,829***	-305,598***	-2.815***	-280.7***	-308,845***	-2.845***	-293.4***
	(27,023)	(20,104)	(28,663)	(0.300)	(40.07)	(28,949)	(0.304)	(40.41)
percveg60	7,049***	6,021***	-2,812	-0.0649***	6.988**	-3,318	-0.0660***	5.677**
	(1,804)	(1,594)	(2,041)	(0.0215)	(2.732)	(2,037)	(0.0214)	(2.728)
percveg70	29,609***	30,418***	32,910***	0.297***	47.48***	34,132***	0.323***	49.38***
	(6,236)	(4,517)	(6,195)	(0.0630)	(9.240)	(6,390)	(0.0640)	(9.487)
percveg90	22,207**	20,460**	37,540***	0.382***	40.67**	36,858***	0.376***	39.09**
	(9,768)	(9,410)	(9,883)	(0.128)	(16.30)	(10,091)	(0.129)	(16.41)
percveg100	668,887***	617,367***	590,625***	4.199***	875.8***	547,250***	3.723***	795.4***
	(137,119)	(55,672)	(136,737)	(1.289)	(191.1)	(131,328)	(1.231)	(180.9)
Public	-17,235***	-18,051***	-23,857***	-0.160***	-25.59***	-23,583***	-0.156***	-26.64***
	(3,105)	(2,627)	(3,247)	(0.0411)	(5.131)	(3,244)	(0.0410)	(5.132)
vacant	9,699**	11,435**	4,378	-0.313***	-8.506	5,973	-0.300***	-6.048
	(4,836)	(4,573)	(5,214)	(0.0627)	(7.746)	(5,211)	(0.0626)	(7.736)
hispanic	-1,923	-2,088			2.632			2.540
	(1,572)	(1,722)			(2.681)			(2.668)
black	-43,872***	-43,481***	-57,349***	-0.542***	-65.20***	-57,499***	-0.542***	-64.49***
	(3,118)	(3,876)	(3,245)	(0.0523)	(5.618)	(3,236)	(0.0523)	(5.603)
poverty	21,314***	21,196***	28,537***	0.0727*	9.224**	28,552***	0.0743*	8.966**
	(2,768)	(2,746)	(3,252)	(0.0414)	(4.521)	(3,246)	(0.0412)	(4.509)
unemployed	8,864***	7,288*	12,402***	0.0506	2.602	10,896***	0.0415	0.465
	(3,427)	(3,927)	(3,618)	(0.0511)	(5.952)	(3,614)	(0.0511)	(5.947)
mediany	0.382***	0.382***			0.000486***			0.000488***
	(0.0280)	(0.0217)			(3.91e-05)			(3.91e-05)
highschool	-1,715	-1,579	3,735	0.125***	-0.336	3,796	0.127***	-0.129
	(3,212)	(3,352)	(3,147)	(0.0414)	(5.258)	(3,143)	(0.0412)	(5.237)

college	8,030** (3,962)	9,425** (3,832)	17,539*** (3,965)	0.387*** (0.0430)	33.66*** (5.947)	17,878*** (3,956)	0.388*** (0.0429)	35.56*** (5.906)
gradprof	86,595*** (7,098)	85,417*** (6,513)	149,095*** (6,904)	0.873*** (0.0717)	106.6*** (10.52)	148,087*** (6,895)	0.862*** (0.0715)	104.7*** (10.51)
housing_den	-2.200*** (0.679)	-2.441*** (0.811)			-0.000341 (0.00114)			-0.000672 (0.00114)
under18n	-12,265** (5,348)	-10,194* (5,505)	13,767*** (4,846)	-0.220*** (0.0639)	-38.45*** (8.511)	14,951*** (4,846)	-0.213*** (0.0637)	-35.71*** (8.487)
x65overn	-5,627* (3,252)	-4,676 (3,630)			-10.33** (5.090)			-9.091* (5.088)
p1kmdistw13_10		1,298** (518.2)				944.1* (562.1)	0.00110 (0.00618)	1.275 (0.834)
p1kmdistw13_20		23,279*** (5,079)				21,226*** (7,617)	0.249*** (0.0790)	37.84*** (10.92)
p1kmdistw13_30		-5,839*** (1,923)				-8,357*** (2,444)	-0.0856*** (0.0253)	-10.29*** (3.689)
p1kmdistw13_40		12,760 (19,413)				14,614 (18,437)	0.302 (0.428)	24.26 (38.17)
p1kmdistw13_51		-4,528 (3,770)				-5,212 (5,402)	-0.0599 (0.0541)	-8.899 (7.987)
p1kmdistBlue		5,063*** (1,607)				2,380 (2,314)	0.0520** (0.0244)	8.122** (3.448)
p1kmdistOtherOak		-38,137* (23,036)				-46,174*** (13,511)	-0.355*** (0.131)	-48.70*** (15.75)
p1kmdistw13_60		2,145*** (749.1)				522.3 (860.0)	-0.0192** (0.00935)	1.822 (1.273)
p1kmdistw13_70		718.0 (1,062)				-812.5 (1,446)	-0.0248* (0.0151)	0.539 (2.156)
p1kmdistw13_80		-11,588***				-11,085***	-0.107***	-17.18***

	(626.2)			(774.3)	(0.00743)	(1.110)
p1kmdistw13_90	13,158**			12,947**	0.0898	17.48**
	(5,157)			(6,078)	(0.0679)	(8.820)
p1kmdistw13_100	-369.1			-818.8	0.0908	4.599
	(5,347)			(4,264)	(0.0606)	(6.730)
log_x__of_stor		-412.1	0.0125	-203.1	0.0149	
		(1,022)	(0.00999)	(1,022)	(0.00998)	
log_shape_acre		7,518***	0.0525***	7,346***	0.0501***	
		(470.7)	(0.00477)	(469.8)	(0.00471)	
log_building_a		62,256***	0.587***	62,091***	0.587***	
		(1,016)	(0.0114)	(1,012)	(0.0114)	
log_bakerdist		-3,198***	-0.0222***	-3,297***	-0.0229***	
		(346.9)	(0.00441)	(345.8)	(0.00439)	
log_losandist		-30,339***	-0.456***	-30,102***	-0.455***	
		(2,123)	(0.0279)	(2,110)	(0.0278)	
log_urbandist		739.4***	-0.00697**	776.0***	-0.00654**	
		(232.9)	(0.00313)	(231.7)	(0.00311)	
log_janavgtemp		78,736***	2.161***	67,286***	2.070***	
		(19,714)	(0.237)	(19,626)	(0.236)	
log_julavgtemp		16,527	1.595***	7,821	1.528***	
		(16,176)	(0.197)	(16,118)	(0.196)	
log_janavgrain		3,103**	0.0792***	2,336*	0.0747***	
		(1,380)	(0.0184)	(1,382)	(0.0184)	
log_julavgrain		-2,971***	-0.0940***	-3,020***	-0.0947***	
		(585.3)	(0.00732)	(587.5)	(0.00730)	
log_elevation		-6,821***	-0.114***	-6,897***	-0.114***	
		(794.8)	(0.00963)	(791.5)	(0.00958)	
log_hispanic		-3,355***	0.00161	-3,413***	0.00148	
		(410.4)	(0.00527)	(410.1)	(0.00525)	

log_mediany			10,065*** (1,326)	0.116*** (0.0150)		10,211*** (1,323)	0.119*** (0.0149)	
log_housing_den			-2,951*** (272.3)	-0.0162*** (0.00287)		-2,833*** (269.6)	-0.0149*** (0.00284)	
log_x65overn			-2,322*** (526.9)	-0.0125** (0.00636)		-2,242*** (526.7)	-0.0118* (0.00635)	
Constant	-153,791*** (37,882)	-140,562*** (33,252)	-585,676*** (153,898)	-5.933*** (1.864)	-66.33 (59.53)	-501,225*** (153,394)	-5.310*** (1.855)	-46.60 (59.03)
Observations	46,705	46,705	46,705	46,705	46,705	46,705	46,705	46,705
R-squared	0.692	0.693	0.678	0.620	0.678	0.679	0.621	0.679
F-statistic	967.2	1462	887.6	834.7	1018	880.3	827.2	1009
Ramsey Reset Test								
F-test	599.98343	598.062	1544.4229	89.467672	185.16727	1531.3418	89.500295	184.14573
degrees of freedom	3	3	3	3	3	3	3	3
p-value	0	0	0	1.00E-57	2.29E-119	0	9.55E-58	1.04E-118
Link Test								
t-test	20.270767	20.317429	47.603814	2.1148379	0.71264808	47.488169	1.7848328	0.61029506
degrees of freedom	46702	46702	46702	46702	46702	46702	46702	46702
p-value	0	0	0	0.034	0.476	0	0.074	0.542

Robust standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 8. Log-Log Fixed Effects Regressions for 0 km and 0.1 km Specifications

VARIABLES	(1) log_realprice	(2) log_realprice
p0kmdistw13_10	0.00484 (0.0101)	
p0kmdistw13_20	0.262*** (0.0883)	
p0kmdistw13_30	-0.0839*** (0.0271)	
p0kmdistw13_40	0.179 (0.346)	
p0kmdistw13_51	-0.0366 (0.0915)	
p0kmdistBlue	0.0356 (0.0286)	
p0kmdistOtherOak	-0.340** (0.172)	
p0kmdistw13_60	-0.0176 (0.0137)	
p0kmdistw13_70	-0.00927 (0.0193)	
p0kmdistw13_80	-0.0587*** (0.00961)	
p0kmdistw13_90	0 (0)	
p0kmdistw13_100	0.164** (0.0640)	
p5kmdistw13_10	-0.00493 (0.00664)	-0.00390 (0.00671)
p5kmdistw13_20	0.00588 (0.0468)	-0.0390 (0.0485)
p5kmdistw13_30	-0.0283 (0.0645)	-0.0215 (0.0638)
p5kmdistw13_40	-0.292 (0.329)	-0.432 (0.397)
p5kmdistw13_51	0.0309 (0.0236)	0.0259 (0.0235)
p5kmdistBlue	-0.0359*	-0.0387**

	(0.0186)	(0.0192)
p5kmdistOtherOak	-0.151	-0.132
	(0.130)	(0.130)
p5kmdistw13_60	0.0175**	0.0183**
	(0.00725)	(0.00731)
p5kmdistw13_70	0.0109	0.0141
	(0.0126)	(0.0125)
p5kmdistw13_80	0.0117	0.0363***
	(0.0141)	(0.0141)
p5kmdistw13_90	0.00117	0.00560
	(0.0183)	(0.0187)
p5kmdistw13_100	-0.173***	-0.188***
	(0.0402)	(0.0441)
log_x__of_stor	0.00459	0.00605
	(0.00998)	(0.00997)
x__of_bedr	-0.0114***	-0.0113***
	(0.00336)	(0.00336)
x__of_bath	0.0129**	0.0136**
	(0.00599)	(0.00597)
garage_exi	0.117***	0.117***
	(0.00889)	(0.00887)
pool_spa2	0.0704***	0.0706***
	(0.00482)	(0.00482)
log_shape_acre	0.0668***	0.0648***
	(0.00555)	(0.00554)
log_building_a	0.546***	0.545***
	(0.0119)	(0.0119)
age	-0.00280***	-0.00279***
	(0.000226)	(0.000226)
quality_1	-0.445***	-0.451***
	(0.0526)	(0.0525)
quality_2	-0.358***	-0.360***
	(0.0335)	(0.0335)
quality_3	-0.294***	-0.297***
	(0.0304)	(0.0303)
quality_4	-0.224***	-0.224***
	(0.0271)	(0.0271)
quality_5	-0.137***	-0.138***
	(0.0264)	(0.0264)
basement	0.0579***	0.0573***
	(0.0157)	(0.0158)

AC	0.0264*** (0.00397)	0.0268*** (0.00396)
taxrate	-24.76*** (1.786)	-24.71*** (1.776)
log_bakerdist	-0.0652** (0.0261)	-0.0685*** (0.0260)
log_losandist	0.485 (0.337)	0.491 (0.337)
log_urbandist	0.0366*** (0.0112)	0.0388*** (0.0112)
log_janavgtemp	0.0509 (0.997)	0.0106 (0.997)
log_julavgtemp	0.0689 (0.792)	0.0397 (0.790)
log_janavgrain	0.0384 (0.0925)	0.0209 (0.0918)
log_julavgrain	-0.0679* (0.0395)	-0.0709* (0.0393)
log_elevation	0.124** (0.0571)	0.122** (0.0561)
p1kmdistw13_10		0.00331 (0.00646)
p1kmdistw13_20		0.276*** (0.0780)
p1kmdistw13_30		-0.0604** (0.0248)
p1kmdistw13_40		0.328 (0.416)
p1kmdistw13_51		-0.0309 (0.0531)
p1kmdistBlue		0.0390 (0.0262)
p1kmdistOtherOak		-0.344** (0.144)
p1kmdistw13_60		-0.00934 (0.00955)
p1kmdistw13_70		-0.0138 (0.0147)
p1kmdistw13_80		-0.0884*** (0.00805)
p1kmdistw13_90		0.0687

p1kmdistw13_100		(0.0637) 0.121** (0.0580)
Constant	4.248 (7.383)	4.628 (7.371)
Observations	46,705	46,705
R-squared	0.643	0.643
F-statistic	275.3	273.4

Robust standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 9. Joint Significance Tests of the Equality of Log-Log Specifications' Coefficients With and Without Neighborhood Fixed Effects

	(1)	(2)
0 km or 0.1km coefficients		
F-test	1.28	5.88
degrees of freedom	11.00	12.00
p-value	0.23	0.00
0.5 km coefficients		
F-test	4.13	4.37
Degrees of freedom	12.00	12.00
p-value	0.00	0.00
Structural housing coefficients		
F-test	4.89	4.97
degrees of freedom	16.00	16.00
p-value	0.00	0.00
Distance coefficients		
F-test	8.99	9.48
degrees of freedom	3.00	3.00
p-value	0.00	0.00
Climatic coefficients		
F-test	4.52	4.59
degrees of freedom	5.00	5.00
p-value	0.00	0.00
All coefficients		
F-test	4.72	7.65
degrees of freedom	47.00	8.00
p-value	0.00	0.00

Table 10. Definitions of Instrumental Variables

Variables	Definitions
wgt_awc	Weighted average of available water capacity
wgt_depth	Weighted average of maximum soil depth
wgt_clay	Weighted average of the share of clay content
PoorDrain	Whether the dominant soil type has poor drainage
slope15	Whether the slope of the parcel is greater than 15 degrees
prime_farmland	Whether the parcel is on prime farmland
cbl_wgt_awc	The average value of the weighted average of available water capacity within the census block
cbl_wgt_maxdepth	The average value of the weighted average of maximum soil depth within the census block
cbl_agt_clay	The average value of the weighted average of the share of clay content within the census block
cbl_slope15	The % of parcels within the census block with a slope above 15 degrees
cbl_PoorDrain	The % of parcels within the census block with poor drainage
cbl_primefarm	The % of parcels within the census block on prime farmland
cbg_wgt_awc	The average value of the weighted average of available water capacity within the census block group
cbg_wgt_maxdepth	The average value of the weighted average of maximum soil depth within the census block group
cbg_agt_clay	The average value of the weighted average of the share of clay content within the census block group
cbg_slope15	The % of parcels within the census block group with a slope above 15 degrees
cbg_PoorDrain	The % of parcels within the census block group with poor drainage
cbg_primefarm	The % of parcels within the census block group on prime farmland

Table 11. Summary of instrumental variables

Variable	Obs	Mean	Std. Dev.	Min	Max
wgt_awc	44101	17.9562	4.77564	0	30.9
wgt_depth	44101	159.135	20.1736	21.8333	229
wgt_clay	44101	13.8668	5.75603	0	40.4516
PoorDrain	46705	0.0039	0.0623	0	1
slope15	46705	0.0109	0.10383	0	1
prime_farm~d	46705	0.47562	0.49941	0	1
cbl_wgt_ma~h	44172	158.964	18.6147	31.6667	196
cbl_wgt_awc	44172	17.9005	4.31305	1.08643	27.73
cbl_wgt_clay	44172	13.8197	5.39474	0.32178	36.5932
cbl_slope15	46705	0.01135	0.06367	0	1
cbl_PoorDr~n	46705	0.00403	0.05513	0	1
cbl_primef~m	46705	0.47375	0.47909	0	1
cbg_wgt_ma~h	44274	158.744	16.6429	75.7341	190.891
cbg_wgt_awc	44274	17.9675	3.50998	5.22368	25.455
cbg_wgt_clay	44274	13.828	4.60076	3.9307	31.6092
cbg_slope15	46705	0.01169	0.04281	0	0.22851
cbg_PoorDr~n	46705	0.00494	0.04003	0	0.99415
cbg_primef~m	46705	0.47522	0.43042	0	1

Table 12. Regressions to Test Strength of Instruments for Blue Oak Variables

VARIABLES	(1) PerBlueOak	(2) p0kmdistBlue	(3) p1kmdistBlue	(4) p5kmdistBlue
cbg_dom_maxdepth	-0.00216*** (2.40e-05)			
cbg_dom_awc	0.00206*** (0.000113)			
cbg_dom_clay	-0.00149*** (6.90e-05)			
cbg_slope15	-0.0966*** (0.00630)			
cbg_PoorDrain	0.0606*** (0.00490)			
cbg_primefarm	-0.0242*** (0.000520)			
wgt_awc		-0.000877*** (0.000186)	-0.00214*** (0.000228)	
wgt_depth		-0.00126*** (3.66e-05)	-0.00157*** (4.49e-05)	
wgt_clay		0.000310** (0.000121)	0.000692*** (0.000148)	
PoorDrain		-0.0118 (0.00805)	0.00491 (0.00989)	
slope15		0.0861*** (0.00506)	0.133*** (0.00621)	
prime_farmland		-0.0103*** (0.00105)	-0.0135*** (0.00129)	
cbl_wgt_maxdepth				-0.00332*** (7.27e-05)
cbl_wgt_awc				-0.00440*** (0.000350)
cbl_wgt_clay				0.00173*** (0.000218)
cbl_slope15				0.191*** (0.0157)
cbl_PoorDrain				0.147*** (0.0155)
cbl_primefarm				-0.0180***

Constant	0.355*** (0.00308)	0.229*** (0.00472)	0.304*** (0.00580)	(0.00186) 0.631*** (0.00961)
Observations	44,274	44,101	44,101	44,172
R-squared	0.364	0.087	0.108	0.172
Adjusted R-squared	0.364	0.0867	0.108	0.171
F-statistic	4217	699.0	892.2	1524

Standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 13. Regressions to Test Strength of Instruments for Agriculture Variables

VARIABLES	(1) percveg10	(2) p0kmdistw13_10	(3) p1kmdistw13_10	(4) p5kmdistw13_10
cbg_wgt_maxdepth	0.00241*** (0.000144)			
cbg_wgt_awc	-0.00487*** (0.000721)			
cbg_wgt_clay	0.00576*** (0.000398)			
cbg_slope15	0.279*** (0.0385)			
cbg_PoorDrain	0.807*** (0.0280)			
cbg_primefarm	0.406*** (0.00278)			
wgt_awc		-0.00900*** (0.000563)	-0.0141*** (0.000640)	
wgt_depth		0.00106*** (0.000111)	0.00184*** (0.000126)	
wgt_clay		0.00396*** (0.000365)	0.00627*** (0.000415)	
PoorDrain		0.00572 (0.0244)	0.0311 (0.0277)	
slope15		-0.0264* (0.0153)	-0.0374** (0.0174)	
prime_farmland		0.257*** (0.00319)	0.379*** (0.00362)	
cbl_wgt_maxdepth				0.00479*** (0.000149)
cbl_wgt_awc				-0.0313*** (0.000717)
cbl_wgt_clay				0.0140*** (0.000447)
cbl_slope15				-0.248*** (0.0321)
cbl_PoorDrain				-0.0190 (0.0317)
cbl_primefarm				0.674***

Constant	-0.377*** (0.0183)	-0.0485*** (0.0143)	-0.0976*** (0.0163)	(0.00382) -0.290*** (0.0197)
Observations	44,274	44,101	44,101	44,172
R-squared	0.365	0.131	0.203	0.432
Adjusted R-squared	0.365	0.131	0.203	0.432
F-statistic	4243	1107	1872	5598

Standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table14. Regressions to Test Strength of Instruments for Herbaceous Variables

VARIABLES	(1) percveg60	(2) p0kmdistw13_60	(3) p1kmdistw13_60	(4) p5kmdistw13_60
cbg_wgt_maxdepth	-0.00406*** (9.74e-05)			
cbg_wgt_awc	-0.00127*** (0.000489)			
cbg_wgt_clay	0.00644*** (0.000270)			
cbg_slope15	-0.136*** (0.0261)			
cbg_PoorDrain	0.124*** (0.0190)			
cbg_primefarm	0.0116*** (0.00188)			
wgt_awc		-0.00244*** (0.000390)	-0.00626*** (0.000483)	
wgt_depth		-0.00276*** (7.68e-05)	-0.00298*** (9.50e-05)	
wgt_clay		0.00428*** (0.000253)	0.00652*** (0.000313)	
PoorDrain		0.130*** (0.0169)	0.340*** (0.0209)	
slope15		0.0797*** (0.0106)	0.0737*** (0.0131)	
prime_farmland		0.0206*** (0.00221)	0.0210*** (0.00273)	
cbl_wgt_maxdepth				-0.00353*** (0.000166)
cbl_wgt_awc				-0.0158*** (0.000798)
cbl_wgt_clay				0.0112*** (0.000497)
cbl_slope15				-0.169*** (0.0357)
cbl_PoorDrain				0.425*** (0.0352)
cbl_primefarm				0.0192***

Constant	0.650*** (0.0124)	0.472*** (0.00991)	0.577*** (0.0123)	(0.00425) 0.926*** (0.0219)
Observations	44,274	44,101	44,101	44,172
R-squared	0.164	0.080	0.085	0.068
Adjusted R-squared	0.164	0.0800	0.0847	0.0679
F-statistic	1445	640.3	681.2	537.1

Standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 15. Two-Stage Least Squares for the Log-Log Specification

VARIABLES	(1) log_realprice	(2) log_realprice	(3) log_realprice	(4) log_realprice	(5) log_realprice
PerBlueOak	0.353* (0.207)	0.923*** (0.249)	0.910*** (0.231)	1.997*** (0.701)	1.442** (0.691)
p1kmdistBlue			0.362* (0.216)		
p5kmdistBlue	0.116 (0.135)	-0.0736 (0.177)	-0.0286 (0.181)	0.139 (0.292)	0.422 (0.367)
percveg10	-0.469*** (0.0905)	-0.496*** (0.105)	-0.521*** (0.133)	-0.297** (0.147)	-0.297* (0.171)
p1kmdistw13_10			-0.0784 (0.118)		
p5kmdistw13_10	0.261*** (0.0301)	0.224*** (0.0360)	0.273*** (0.0695)	0.149** (0.0687)	0.138* (0.0826)
p1kmdistw13_20			0.255*** (0.0779)		
p1kmdistw13_30			-0.0824*** (0.0252)		
p1kmdistw13_40			-0.550 (0.452)		
p1kmdistw13_51			-0.107* (0.0650)		
p1kmdistOtherOak			-0.327** (0.153)		
p1kmdistw13_60			-0.00885 (0.0133)		
p1kmdistw13_70			-0.0544* (0.0300)		
p1kmdistw13_80			-0.144*** (0.0454)		
p1kmdistw13_90			0.129* (0.0727)		
p1kmdistw13_100			0.178*** (0.0579)		
p5kmdistw13_20	0.00883 (0.0400)	0.00915 (0.0410)	-0.0123 (0.0438)	-0.00236 (0.0587)	-0.438 (0.315)
p5kmdistw13_30	0.0880**	0.0664	0.0908*	0.203**	0.0976

	(0.0444)	(0.0452)	(0.0491)	(0.0940)	(0.137)
p5kmdistw13_40	0.127***	0.145***	0.0949**	-0.0468	0.151
	(0.0446)	(0.0481)	(0.0436)	(0.119)	(0.146)
p5kmdistw13_51	0.0593**	0.108***	0.0944***	0.186***	0.119
	(0.0264)	(0.0315)	(0.0278)	(0.0566)	(0.0969)
p5kmdistOtherOak	-0.167	-0.129	-0.108	0.179	3.101
	(0.114)	(0.123)	(0.136)	(0.203)	(2.826)
p5kmdistw13_60	0.0437***	0.0383***	0.0434***	0.401**	0.167
	(0.00879)	(0.00980)	(0.0117)	(0.189)	(0.108)
p5kmdistw13_70	-0.0453***	-0.0385**	-0.0364**	-0.00970	1.259
	(0.0152)	(0.0165)	(0.0178)	(0.0710)	(0.837)
p5kmdistw13_80	0.0961***	0.0732**	0.105**	0.0285	-0.00706
	(0.0298)	(0.0363)	(0.0415)	(0.0469)	(0.0863)
p5kmdistw13_90	0.0237	0.0274	0.0279	-0.0495	-0.0563*
	(0.0171)	(0.0177)	(0.0191)	(0.0435)	(0.0323)
p5kmdistw13_100	-0.164***	-0.164***	-0.201***	-0.415***	-0.383**
	(0.0365)	(0.0358)	(0.0441)	(0.136)	(0.154)
log_x_of_stor	-0.0173	-0.0214*	-0.0204	-0.00148	0.0128
	(0.0111)	(0.0113)	(0.0126)	(0.0152)	(0.0196)
x_of_bedr	-0.0104***	-0.0113***	-0.0103***	-0.0176***	-0.00850
	(0.00363)	(0.00374)	(0.00369)	(0.00601)	(0.00677)
x_of_bath	0.0174***	0.0142**	0.0168***	0.0203***	-0.0180
	(0.00633)	(0.00659)	(0.00654)	(0.00778)	(0.0240)
garage_exi	0.120***	0.116***	0.116***	0.122***	0.106***
	(0.00922)	(0.00955)	(0.00948)	(0.0111)	(0.0217)
pool_spa2	0.0674***	0.0713***	0.0710***	0.0571***	0.0628***
	(0.00521)	(0.00555)	(0.00508)	(0.0111)	(0.0129)
log_shape_acre	0.0539***	0.0314***	0.0347***	0.0582**	0.0146
	(0.00792)	(0.0121)	(0.00731)	(0.0271)	(0.0649)
log_building_a	0.580***	0.592***	0.589***	0.555***	0.628***
	(0.0126)	(0.0136)	(0.0131)	(0.0244)	(0.0442)
age	-0.00222***	-0.00187***	-0.00203***	-0.00137***	-0.00195***
	(0.000222)	(0.000280)	(0.000388)	(0.000417)	(0.000400)
quality_1	-0.363***	-0.374***	-0.378***	-0.441***	-0.384***
	(0.0552)	(0.0565)	(0.0614)	(0.0688)	(0.0783)
quality_2	-0.381***	-0.395***	-0.384***	-0.428***	-0.436***
	(0.0348)	(0.0365)	(0.0419)	(0.0445)	(0.0668)
quality_3	-0.265***	-0.276***	-0.269***	-0.334***	-0.326***
	(0.0322)	(0.0336)	(0.0368)	(0.0485)	(0.0630)
quality_4	-0.157***	-0.172***	-0.161***	-0.194***	-0.171***
	(0.0293)	(0.0306)	(0.0326)	(0.0360)	(0.0453)

quality_5	-0.0813*** (0.0286)	-0.0949*** (0.0297)	-0.0877*** (0.0306)	-0.0966*** (0.0324)	-0.106** (0.0450)
basement	0.0805*** (0.0165)	0.0657*** (0.0180)	0.0688*** (0.0180)	0.0514** (0.0203)	0.0666** (0.0291)
AC	0.0174*** (0.00405)	0.0212*** (0.00432)	0.0207*** (0.00410)	0.0283*** (0.00831)	0.0228* (0.0117)
taxrate	-19.25*** (1.111)	-20.19*** (1.235)	-19.35*** (1.330)	-20.63*** (1.331)	-14.01*** (3.701)
log_bakerdist	-0.0189*** (0.00696)	0.00296 (0.0101)	-0.00509 (0.00857)	-0.00738 (0.0225)	0.0211 (0.0285)
log_losandist	-0.107** (0.0420)	-0.0919** (0.0430)	-0.120** (0.0545)	0.0555 (0.152)	-0.107 (0.463)
log_urbandist	-0.0176*** (0.00421)	-0.0254*** (0.00505)	-0.0238*** (0.00486)	-0.0225*** (0.00610)	-0.0119 (0.0106)
log_janavgtemp	3.844*** (0.433)	5.230*** (0.650)	4.776*** (0.553)	5.845*** (1.546)	5.476 (3.379)
log_julavgtemp	3.289*** (0.390)	4.496*** (0.597)	4.084*** (0.478)	5.177*** (1.157)	4.001 (3.041)
log_janavggrain	0.364*** (0.0317)	0.438*** (0.0450)	0.418*** (0.0356)	0.454*** (0.0627)	0.565*** (0.144)
log_julavggrain	-0.0225** (0.0112)	-0.00791 (0.0127)	-0.0210 (0.0184)	-0.0353 (0.0289)	0.0646 (0.0748)
log_elevation	0.0482*** (0.0145)	0.0334** (0.0156)	0.0384*** (0.0148)	0.149** (0.0758)	-0.167 (0.269)
percveg20	-0.319 (0.599)	-0.00230 (0.610)	-0.594 (0.590)	0.0816 (0.640)	-0.494 (1.598)
percveg30	0.639*** (0.131)	0.935*** (0.189)	0.969*** (0.186)	1.581*** (0.449)	1.874*** (0.484)
percveg40	-0.558*** (0.0827)	-0.437*** (0.122)	-0.446*** (0.119)	-0.310* (0.159)	0.179 (0.356)
percveg51	-1.697** (0.711)	-2.516*** (0.771)	-2.096*** (0.803)	-1.488 (1.011)	-3.887** (1.887)
PerOtherOak	-4.976*** (0.741)	-6.146*** (0.812)	-6.580*** (1.039)	-9.086*** (2.424)	-14.10*** (3.315)
percveg60	-0.367*** (0.0752)	-0.311*** (0.0949)	-0.347*** (0.121)	-1.399** (0.684)	-0.789* (0.456)
percveg70	0.208** (0.0916)	0.345*** (0.122)	0.368*** (0.116)	0.323 (0.217)	0.205 (0.928)
percveg90	0.118 (0.221)	0.264 (0.257)	0.107 (0.274)	1.090* (0.599)	-0.165 (1.009)
percveg100	3.496***	4.251***	3.282***	2.721*	4.121**

	(1.222)	(1.119)	(1.209)	(1.452)	(1.740)
Public	-0.477***	-0.591***	-0.668***	-1.267***	-1.692***
	(0.0804)	(0.0870)	(0.103)	(0.412)	(0.305)
vacant	-0.456***	-0.530***	-0.551***	-1.398***	-0.151
	(0.0850)	(0.0929)	(0.0948)	(0.522)	(1.082)
log_hispanic	0.0150**	0.0151**	0.0159**	0.00687	0.00935
	(0.00619)	(0.00626)	(0.00672)	(0.00918)	(0.0175)
black	-0.557***	-0.598***	-0.587***	-0.335*	-0.371***
	(0.0584)	(0.0598)	(0.0633)	(0.174)	(0.128)
poverty	0.149***	0.167***	0.183***	0.00949	0.316
	(0.0505)	(0.0549)	(0.0568)	(0.153)	(0.349)
unemployed	-0.245***	-0.235***	-0.248***	-0.0378	0.0495
	(0.0652)	(0.0708)	(0.0854)	(0.127)	(0.270)
log_mediany	0.0894***	0.0945***	0.0998***	-0.0572	0.0915
	(0.0177)	(0.0204)	(0.0196)	(0.103)	(0.151)
highschool	0.142***	0.179***	0.162***	0.0856	0.0115
	(0.0482)	(0.0509)	(0.0484)	(0.0817)	(0.109)
college	0.491***	0.498***	0.509***	0.342***	0.183
	(0.0673)	(0.0729)	(0.0826)	(0.111)	(0.146)
gradprof	0.650***	0.725***	0.655***	2.001***	1.269**
	(0.0962)	(0.106)	(0.120)	(0.697)	(0.621)
log_housing_den	-0.0831***	-0.0781***	-0.0844***	-0.0866***	-0.0496
	(0.0146)	(0.0182)	(0.0252)	(0.0269)	(0.0344)
under18n	-0.257***	-0.143*	-0.189**	-0.149	-0.616
	(0.0781)	(0.0867)	(0.0890)	(0.124)	(0.452)
log_x65overn	-0.0432***	-0.0414***	-0.0447***	-0.0611***	-0.0445**
	(0.0106)	(0.0125)	(0.0156)	(0.0187)	(0.0217)
p0kmdistBlue	-0.121	0.573		0.300	0.731
	(0.208)	(0.363)		(0.443)	(0.616)
p0kmdistw13_10	-0.291***	-0.0340		0.153	0.0982
	(0.0877)	(0.147)		(0.180)	(0.196)
p0kmdistw13_20	0.143	0.206**		0.211*	0.436**
	(0.0948)	(0.0934)		(0.118)	(0.194)
p0kmdistw13_30	-0.215***	-0.119*		-0.0731	0.0374
	(0.0437)	(0.0626)		(0.0714)	(0.166)
p0kmdistw13_40	-0.672*	-0.561		-0.466	-0.565
	(0.404)	(0.451)		(0.493)	(0.463)
p0kmdistw13_51	-0.0281	-0.0830		-0.108	-0.144
	(0.104)	(0.0992)		(0.105)	(0.315)
p0kmdistOtherOak	-0.371**	-0.309		-0.352	-11.48
	(0.187)	(0.202)		(0.321)	(20.80)

p0kmdistw13_60	-0.170*** (0.0458)	-0.0317 (0.0793)		-0.0829 (0.302)	-0.265 (0.347)
p0kmdistw13_70	-0.0287 (0.0255)	-0.0416 (0.0279)		0.0391 (0.0518)	-0.268 (0.623)
p0kmdistw13_80	-0.291*** (0.0639)	-0.113 (0.107)		0.0186 (0.132)	-0.0347 (0.164)
p0kmdistw13_100	0.181*** (0.0656)	0.171*** (0.0566)		0.109 (0.0694)	0.287** (0.145)
Constant	-23.55*** (3.669)	-34.98*** (5.604)	-31.18*** (4.641)	-40.00*** (11.70)	-33.79 (28.74)
Observations	44,101	44,101	44,101	44,101	44,101
R-squared	0.592	0.595	0.593	0.532	0.359
Adjusted R-squared	0.591	0.595	0.593	0.531	0.358
Chi-Squared	123309	125101	123710	113070	95680
Observations	44,101	44,101	44,101	44,101	44,101
R-squared	0.592	0.595	0.593	0.532	0.532
Adjusted R-squared	0.591	0.595	0.593	0.531	0.531
Chi-Squared	123309	125101	123710	113070	113070
Wooldridge's robust score test of overidentification					
Chi-squared	45.315968	10.32529	14.092217	4.4040784	2.9679959
Degrees of freedom	12	6	6	3	3
p-value	9.10E-06	0.11160494	0.02862284	0.22100752	0.39658594
Durbin-Wu-Hausman test for endogeneity					
Robust score					
Chi-squared	101.42735	119.2534	122.25342	124.32911	143.41371
Degrees of freedom	6	6	6	9	15
p-value	1.26E-19	2.34E-23	5.48E-24	1.73E-22	4.87E-23
Robust regression					
F-statistic	16.949428	20.068725	20.530892	13.948648	9.6632614
p-value	1.17E-19	1.44E-23	3.78E-24	1.06E-22	2.67E-23
Test of weak instruments					
Minimum eigenvalue	18.986101	10.524642	8.9213394	2.0666276	0.37830231

Robust standard errors in parentheses

*** p<0.01, ** p<0.05, * p<0.1

Table 16. Tests for Weak Instruments

Variable	Specification	R-sq.	Adj. R-sq.	Partial R-sq.	Robust F-test	Instruments	Obs.	Prob>F	Shea's Partial R-sq.	Shea's Adj Partial R-sqr
PerBlueOak	(1)	0.743	0.743	0.228	91.878	18	44017	0.00	0.1148	0.1131
p0kmdistBlue		0.349	0.348	0.028	16.682	18	44017	0.00	0.0139	0.012
p5kmdistBlue		0.593	0.592	0.035	24.850	18	44017	0.00	0.0173	0.0155
percveg10		0.780	0.780	0.056	147.779	18	44017	0.00	0.0241	0.0223
p0kmdistw13_10		0.681	0.681	0.033	61.937	18	44017	0.00	0.0126	0.0108
p5kmdistw13_10		0.611	0.611	0.137	323.667	18	44017	0.00	0.0425	0.0407
PerBlueOak	(2)	0.719	0.719	0.155	97.510	12	44023	0.00	0.08135563	0.07976974
p0kmdistBlue		0.343	0.342	0.019	21.336	12	44023	0.00	0.00482174	0.00310373
p5kmdistBlue		0.586	0.585	0.019	19.812	12	44023	0.00	0.0101724	0.00846363
percveg10		0.777	0.777	0.043	159.082	12	44023	0.00	0.0175277	0.01583162
p0kmdistw13_10		0.680	0.679	0.029	76.473	12	44023	0.00	0.0052103	0.00349297
p5kmdistw13_10		0.604	0.603	0.120	408.246	12	44023	0.00	0.0309989	0.02932608
PerBlueOak	(3)	0.719	0.719	0.154	97.728	12	44022	0.00	0.09505625	0.09347342
p1kmdistBlue		0.476	0.475	0.019	23.336	12	44022	0.00	0.01326091	0.01153501
p5kmdistBlue		0.590	0.589	0.017	16.791	12	44022	0.00	0.01118755	0.00945803
percveg10		0.773	0.773	0.044	164.424	12	44022	0.00	0.0116583	0.00992961
p1kmdistw13_10		0.461	0.460	0.032	122.833	12	44022	0.00	0.00357761	0.00183478
p5kmdistw13_10		0.600	0.600	0.123	422.002	12	44022	0.00	0.00905049	0.00731724
PerBlueOak	(4)	0.708	0.708	0.139	88.953	12	44026	0.00	0.0103852	0.00874435
p0kmdistBlue		0.335	0.334	0.020	21.345	12	44026	0.00	0.00368803	0.00203607
p5kmdistBlue		0.585	0.584	0.019	17.304	12	44026	0.00	0.00509362	0.003444
percveg10		0.713	0.713	0.045	172.677	12	44026	0.00	0.01022856	0.00858745
p0kmdistw13_10		0.627	0.626	0.030	86.222	12	44026	0.00	0.0037258	0.00207391
p5kmdistw13_10		0.586	0.585	0.126	405.268	12	44026	0.00	0.00918811	0.00754528
percveg60		0.663	0.663	0.024	91.091	12	44026	0.00	0.00121132	-0.00044475
p0kmdistw13_60		0.476	0.475	0.017	50.567	12	44026	0.00	0.00228877	0.00063449

p5kmdistw13_60		0.451	0.450	0.020	63.582	12	44026	0.00	0.00128884	-0.0003671
PerBlueOak		0.713	0.712	0.248	138.280	18	44026	0.00	0.01370165	0.0120663
p0kmdistBlue		0.307	0.306	0.046	25.412	18	44026	0.00	0.00268721	0.00103359
p5kmdistBlue		0.569	0.568	0.066	46.277	18	44026	0.00	0.00352183	0.00186959
percveg10		0.711	0.710	0.079	210.209	18	44026	0.00	0.01018975	0.00854857
p0kmdistw13_10		0.626	0.625	0.044	85.850	18	44026	0.00	0.0045097	0.0028591
p5kmdistw13_10		0.592	0.592	0.143	333.030	18	44026	0.00	0.00786505	0.00622001
percveg60		0.599	0.598	0.015	31.446	18	44026	0.00	0.0036649	0.0020129
p0kmdistw13_60		0.463	0.462	0.026	41.492	18	44026	0.00	0.00228378	0.00062949
p5kmdistw13_60		0.392	0.391	0.024	53.846	18	44026	0.00	0.00605477	0.00440673
PerOtherOak		0.731	0.731	0.277	173.904	18	44026	0.00	0.01368353	0.01204814
p0kmdistOt~k		0.014	0.012	0.006	0.114	18	44026	1.00	0.00064155	-0.00101546
p5kmdistOt~k		0.132	0.131	0.046	2.176	18	44026	0.00	0.00192733	0.00027245
percveg70		0.768	0.767	0.163	117.702	18	44026	0.00	0.00843001	0.00678591
p0kmdistw13_70		0.344	0.343	0.054	33.008	18	44026	0.00	0.00132546	-0.00033041
p5kmdistw13_70	(5)	0.652	0.651	0.008	17.791	18	44026	0.00	0.00027298	-0.00138464

Table 17. The Marginal Implicit Prices of Land Cover Variables

Number of Instruments	18	12	12	12	18
Number of Endogenous Variables	6	6	6	9	15
Measure of Adjacency	0 km	0 km	0.1 km	0 km	0 km
p0kmdistw~10/ p1kmdistw~10	-\$33,727	-\$3,940	-\$9,098	\$17,723	\$11,395
p0kmdistw~20/ p1kmdistw~20	\$16,535	\$23,905	\$29,569	\$24,483	\$50,609
p0kmdistw~30/ p1kmdistw~30	-\$24,900	-\$13,826	-\$9,557	-\$8,481	\$4,338
p0kmdistw~40/ p1kmdistw~40	-\$77,969	-\$65,062	-\$63,752	-\$54,079	-\$65,573
p0kmdistw~51/ p1kmdistw~51	-\$3,261	-\$9,624	-\$12,434	-\$12,536	-\$16,668
p0kmdistBlue/ p1kmdistBlue	-\$14,037	\$66,480	\$41,967	\$34,792	\$84,824
p0kmdistOt~k/ p1kmdistOt~k	-\$43,045	-\$35,798	-\$37,941	-\$40,808	-\$1,332,285
p0kmdistw~60/ p1kmdistw~60	-\$19,680	-\$3,672	-\$1,027	-\$9,623	-\$30,726
p0kmdistw~70/ p1kmdistw~70	-\$3,329	-\$4,830	-\$6,317	\$4,541	-\$31,041
p0kmdistw~80/ p1kmdistw~80	-\$33,781	-\$13,122	-\$16,709	\$2,155	-\$4,031
p0kmdistw~90/ p1kmdistw~90			\$14,920	\$0	\$0
p0kmdistw~100/ p1kmdistw~100	\$20,992	\$19,789	\$20,681	\$12,651	\$33,268
p5kmdistw~10	\$30,241	\$26,043	\$31,715	\$17,282	\$16,036
p5kmdistw~20	\$1,024	\$1,061	-\$1,431	-\$273	-\$50,768
p5kmdistw~30	\$10,204	\$7,708	\$10,536	\$23,589	\$11,321
p5kmdistw~40	\$14,746	\$16,829	\$11,005	-\$5,435	\$17,515
p5kmdistw~51	\$6,880	\$12,585	\$10,956	\$21,542	\$13,828
p5kmdistBlue	\$13,428	-\$8,540	-\$3,319	\$16,109	\$48,978
p5kmdistOt~k	-\$19,366	-\$15,016	-\$12,492	\$20,745	\$359,739
p5kmdistw~60	\$5,072	\$4,442	\$5,036	\$46,479	\$19,423
p5kmdistw~70	-\$5,259	-\$4,463	-\$4,220	-\$1,125	\$146,068
p5kmdistw~80	\$11,151	\$8,492	\$12,155	\$3,312	-\$820
p5kmdistw~90	\$2,753	\$3,175	\$3,241	-\$5,737	-\$6,533
p5kmdistw~100	-\$19,019	-\$18,982	-\$23,307	-\$48,119	-\$44,489
percveg10	-\$545	-\$575	-\$604	-\$345	-\$344
percveg20	-\$371	-\$3	-\$689	\$95	-\$573
percveg30	\$741	\$1,084	\$1,125	\$1,835	\$2,175
percveg40	-\$647	-\$507	-\$517	-\$360	\$208
percveg51	-\$1,969	-\$2,919	-\$2,432	-\$1,726	-\$4,509
PerBlueOak	\$410	\$1,070	\$1,055	\$2,316	\$1,673
PerOtherOak	-\$5,773	-\$7,131	-\$7,634	-\$10,541	-\$16,359
percveg60	-\$426	-\$361	-\$403	-\$1,623	-\$916
percveg70	\$242	\$400	\$427	\$374	\$238
percveg90	\$137	\$306	\$125	\$1,264	-\$192
percveg100	\$4,056	\$4,932	\$3,807	\$3,156	\$4,781

Table 18. The Marginal Implicit Price of Non-Land Cover Variables¹

Number of Instruments	18	12	12	12	18
Number of Endogenous Variables	6	6	6	9	15
Measure of Adjacency	0 km	0 km	0.1 km	0 km	0 km
x_of_stor	-\$1,811	-\$2,247	-\$2,139	-\$155	\$1,338
x_of_bedr	-\$1,207	-\$1,316	-\$1,195	-\$2,038	-\$986
x_of_bath	\$2,016	\$1,648	\$1,954	\$2,357	-\$2,091
garage_exi	\$13,935	\$13,421	\$13,455	\$14,193	\$12,292
pool_spa2	\$7,817	\$8,275	\$8,241	\$6,628	\$7,288
shape_acre	\$16,125	\$9,387	\$10,368	\$17,395	\$4,367
building_a	\$42	\$43	\$43	\$40	\$46
age	-\$257	-\$217	-\$236	-\$159	-\$226
quality_1	-\$42,063	-\$43,365	-\$43,904	-\$51,145	-\$44,605
quality_2	-\$44,172	-\$45,811	-\$44,520	-\$49,599	-\$50,578
quality_3	-\$30,704	-\$31,980	-\$31,256	-\$38,796	-\$37,856
quality_4	-\$18,209	-\$19,908	-\$18,712	-\$22,538	-\$19,860
quality_5	-\$9,433	-\$11,009	-\$10,169	-\$11,211	-\$12,305
basement	\$9,337	\$7,624	\$7,984	\$5,967	\$7,721
AC	\$2,019	\$2,459	\$2,401	\$3,281	\$2,651
taxrate	-\$22,334	-\$23,419	-\$22,449	-\$23,932	-\$16,256
bakerdist	-\$78	\$12	-\$21	-\$31	\$87
losandist	-\$73	-\$62	-\$82	\$38	-\$73
urbandist	-\$318	-\$460	-\$430	-\$406	-\$215
janavgtemp	\$9,053	\$12,318	\$11,249	\$13,768	\$12,897
julavgtemp	\$5,176	\$7,076	\$6,428	\$8,148	\$6,298
janavgrain	\$151	\$181	\$173	\$188	\$234
julavgrain	-\$779	-\$274	-\$727	-\$1,224	\$2,241
elevation	\$5	\$4	\$4	\$16	-\$18
Public	-\$553	-\$685	-\$775	-\$1,470	-\$1,963
vacant	-\$529	-\$614	-\$639	-\$1,622	-\$176
hispanic	\$63	\$63	\$66	\$29	\$39
black	-\$646	-\$694	-\$681	-\$389	-\$430
poverty	\$173	\$194	\$212	\$11	\$367
unemployed	-\$284	-\$273	-\$288	-\$44	\$57
log_mediany	\$223	\$236	\$249	-\$143	\$229
highschool	\$165	\$208	\$188	\$99	\$13
college	\$570	\$578	\$591	\$397	\$212
gradprof	\$755	\$841	\$760	\$2,322	\$1,472
housing_den	-\$23	-\$21	-\$23	-\$24	-\$14
under18n	-\$298	-\$166	-\$219	-\$172	-\$714
x65overn	-493	-473	-510	-697	-508

¹ The marginal implicit price of income is calculated for a \$1,000 increase.

Table 19. Change in Welfare Resulting from a Marginal Shift from Blue Oaks to Other Land Cover Types If All Coefficients Are Included

Number of Instruments	18	12	12	12	18
Number of Endogenous Variables	6	6	6	9	15
Measure of Adjacency	0 km	0 km	0.1 km	0 km	0 km
Blue Oaks to Agriculture					
Adjacency	-\$19,689	-\$70,420	-\$51,065	-\$17,069	-\$73,429
Walking Distance	\$16,813	\$34,583	\$35,034	\$1,172	-\$32,942
Neighborhood	-\$954	-\$1,646	-\$1,659	-\$2,661	-\$2,017
Blue Oaks to Urban					
Adjacency	-\$19,744	-\$79,602	-\$58,676	-\$32,637	-\$88,855
Walking Distance	-\$2,277	\$17,032	\$15,475	-\$12,798	-\$49,798
Neighborhood	-\$410	-\$1,070	-\$1,055	-\$2,316	-\$1,673
Blue Oaks to Herbaceous					
Adjacency	-\$5,643	-\$70,152	-\$42,994	-\$44,415	-\$115,550
Walking Distance	-\$8,355	\$12,982	\$8,356	\$30,370	-\$29,555
Neighborhood	-\$835	-\$1,431	-\$1,458	-\$3,939	-\$2,588

Table 20. Change in Welfare Resulting from a Marginal Shift from Blue Oaks to Other Land Cover Types If Insignificant Coefficients (at 10% level) Are Set Equal to Zero

Number of Instruments	18	12	12	12	18
Number of Endogenous Variables	6	6	6	9	15
Measure of Adjacency	0 km	0 km	0.1 km	0 km	0 km
Blue Oaks to Agriculture					
Adjacency	-\$33,727	\$0	-\$41,967	\$0	\$0
Walking Distance	\$30,241	\$26,043	\$31,715	\$17,282	\$16,036
Neighborhood	-\$954	-\$1,646	-\$1,659	-\$2,661	-\$2,017
Blue Oaks to Urban					
Adjacency	-\$33,781	\$0	-\$58,676	\$0	\$0
Walking Distance	\$11,151	\$8,492	\$12,155	\$0	\$0
Neighborhood	-\$410	-\$1,070	-\$1,055	-\$2,316	-\$1,673
Blue Oaks to Herbaceous					
Adjacency	-\$19,680	\$0	-\$41,967	\$0	\$0
Walking Distance	\$5,072	\$4,442	\$5,036	\$46,479	\$0
Neighborhood	-\$835	-\$1,431	-\$1,458	-\$3,939	-\$2,588