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Title: “*AJAE* appendix for Riparian Buffers and Hedonic Prices: A Quasi-Experimental Analysis of Residential Property Values in the Neuse River Basin”

Authors: Okmyung Bin, Craig E. Landry, and Gregory F. Meyer

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“Note: The material contained herein is supplementary to the article named in the title and published in the *American Journal of Agricultural Economics (AJAE)*.”

Appendix A. Estimation Results of the Hedonic Price Models

Variable	Model I – Linear MLE (without Year Fixed Effects)			Model II - Spatial MLE (without Year Fixed Effects)		
	Coefficient	Std. Err.	P-value	Coefficient	Std. Err.	P-value
Constant	9.525	0.183	0.0000	9.381	0.200	0.0000
Bridgeton township (= 1)	0.195	0.128	0.1270	0.191	0.141	0.1763
Cove City township (= 1)	-0.494	0.146	0.0007	-0.432	0.137	0.0016
Dover township (= 1)	-0.352	0.121	0.0035	-0.255	0.121	0.0344
Havelock township(= 1)	-0.032	0.023	0.1545	-0.012	0.027	0.6714
New Bern township (= 1)	0.109	0.018	0.0000	0.149	0.021	0.0000
River Bend township (= 1)	0.189	0.026	0.0000	0.246	0.032	0.0000
Trent Woods township (= 1)	0.341	0.023	0.0000	0.400	0.027	0.0000
Vanceboro township (= 1)	-0.179	0.067	0.0077	-0.069	0.071	0.3253
Age of house	-0.019	0.001	0.0000	-0.019	0.001	0.0000
Age of house squared	1.22e-04	5.50e-06	0.0000	1.15e-04	5.80e-06	0.0000
Number of bedrooms	0.129	0.056	0.0204	0.111	0.053	0.0376
Number of bedrooms squared	0.005	0.009	0.5474	0.005	0.008	0.5630
Lot size measured in acres	0.152	0.020	0.0000	0.176	0.019	0.0000
Lot size measured in acres squared	-0.015	0.002	0.0000	-0.017	0.002	0.0000
Structure square footage	0.001	6.27e-05	0.0000	0.001	6.05e-05	0.0000
Structure square footage squared	-1.09e-05	1.82e-06	0.0000	-9.28e-06	1.73e-06	0.0000
Log of distance in feet to nearest swine/hog operations	0.038	0.014	0.0064	0.068	0.016	0.0000
Log of distance in feet to hazardous substance disposal sites	-0.001	0.010	0.9342	-0.003	0.011	0.7930
Log of distance in feet to major highways	0.038	0.006	0.0000	0.051	0.007	0.0000
On wetland (= 1)	-0.032	0.015	0.0395	-0.036	0.017	0.0336
On riparian zone (= 1)	0.216	0.037	0.0000	0.259	0.036	0.0000
Sold after the buffer rule (=1)	0.094	0.012	0.0000	0.104	0.011	0.0000
Difference-in-differences interaction term	0.044	0.047	0.3478	0.003	0.042	0.9497
LAMBDA				0.349	0.016	0.0000
AIC	2807.160			2469.590		
Log Likelihood	-1379.580			-1210.796		

Notes: Dependent variable is the log of adjusted sales price. Number of observations is 3,716.

Appendix A. Estimation Results of the Hedonic Price Models - continued

Variable	Model III – Linear MLE (with Year Fixed Effects)			Model IV - Spatial MLE (with Year Fixed Effects)		
	Coefficient	Std. Err.	P-value	Coefficient	Std. Err.	P-value
Constant	9.506	0.185	0.0000	9.356	0.200	0.0000
Bridgeton township (= 1)	0.181	0.127	0.1549	0.174	0.140	0.2145
Cove City township (= 1)	-0.464	0.145	0.0014	-0.397	0.135	0.0034
Dover township (= 1)	-0.380	0.120	0.0016	-0.279	0.120	0.0198
Havelock township(= 1)	-0.033	0.023	0.1502	-0.010	0.027	0.7087
New Bern township (= 1)	0.105	0.018	0.0000	0.144	0.021	0.0000
River Bend township (= 1)	0.191	0.026	0.0000	0.247	0.032	0.0000
Trent Woods township (= 1)	0.340	0.023	0.0000	0.401	0.027	0.0000
Vanceboro township (= 1)	-0.194	0.067	0.0036	-0.084	0.070	0.2323
Age of house	-0.019	0.001	0.0000	-0.019	0.001	0.0000
Age of house squared	1.23e-04	5.47e-06	0.0000	1.17e-04	5.77e-06	0.0000
Number of bedrooms	0.124	0.055	0.0246	0.109	0.053	0.0392
Number of bedrooms squared	0.006	0.009	0.4817	0.005	0.008	0.5266
Lot size measured in acres	0.152	0.019	0.0000	0.175	0.019	0.0000
Lot size measured in acres squared	-0.015	0.002	0.0000	-0.016	0.002	0.0000
Structure square footage	0.001	6.24e-05	0.0000	0.001	6.00e-05	0.0000
Structure square footage squared	-1.11e-05	1.81e-06	0.0000	-9.46e-06	1.71e-06	0.0000
Log of distance in feet to nearest swine/hog operations	0.035	0.014	0.0101	0.066	0.015	0.0000
Log of distance in feet to hazardous substance disposal sites	-0.002	0.009	0.8189	-0.005	0.011	0.6492
Log of distance in feet to major highways	0.037	0.006	0.0000	0.049	0.007	0.0000
On wetland (= 1)	-0.037	0.015	0.0148	-0.042	0.017	0.0120
On riparian zone (= 1)	0.212	0.037	0.0000	0.256	0.036	0.0000
Sold after the buffer rule (=1)	-0.032	0.039	0.4186	-0.017	0.035	0.6303
Difference-in-differences interaction term	0.050	0.047	0.2868	0.008	0.042	0.8490
LAMBDA				0.354	0.016	0.0000
AIC	2767.110			2421.140		
Log Likelihood	-1349.550			-1176.572		

Notes: Dependent variable is the log of adjusted sales price. Number of observations is 3,716.