

Table IIA
Model 1: Regression Results

Variable	Coefficient	Variable	Coefficient
DISTANCE	-13.12 (2.10)*	INCOME	0.25 (0.50)
AGE	-853.16 (3.54)**	DENSITY	4.19 (3.18)**
LOT	-216,757.10 (1.08)	SCHOOL	930.69 (1.14)
FLOOR	44.85 (3.38)**	CBD	-7,186.11 (2.41)*
BED	16,601.68 (1.91)	VACANCY	-174,401.90 (0.89)
BATH	-26,492.74 (2.30)*	MINORITY	-138,158.10 (4.24)**
FIRE	20,872.36 (1.58)	TIF AGE	-1,792.84 (1.75)
WOOD	45,931.50 (2.68)**	TIF (HOUSING)	7,822.55 (0.45)
DECK	4,428.98 (0.37)	TIF (PRE-1979)	31,563.25 (0.99)
GARAGE	5,226.76 (0.66)	TIF (UNCODIFIED LAW)	-10,405.86 (0.42)
SPACE	18,203.32 (1.22)	CONSTANT	245,868.50 0.25
Adjusted R ² = 0.56		Observations	98

Notes: Absolute value of t-statistics in parentheses; *significant at 5% level; **significant at 1% level. White Test shows that no heteroskedasticity exists, so t-statistics are not computed using Robust standard errors.

Table IIB
Regression Results (Robustness Test)

Variable	Reg. (i)	Reg. (ii)	Variable	Reg. (i)	Reg. (ii)
DISTANCE	-12.96 (2.12)*	-13.26 (2.66)**	INCOME	0.30 (0.63)	0.196 (0.50)
AGE	-791.69 (3.49)**	-424.97 (2.10)*	DENSITY	3.98 (3.14)**	3.641 (3.45)**
LOT	-223,006.10 (1.18)	-229,197.45 (1.44)	SCHOOL	1,012.66 (1.27)	1,046.37 (1.61)
FLOOR	44.13 (3.45)**	14.60 (1.27)	CBD	-7,894.25 (2.96)**	-5,283.51 (2.20)*
BED	16,537.25 (2.01)*	5,512.76 (0.77)	VACANCY	-187,291.50 (1.02)	132,308.48 (0.81)
BATH	-25,784.95 (2.31)*	-15,046.96 (1.61)	MINORITY	-137,041.40 (4.29)**	-89,127.79 (3.30)**
FIRE	20,994.82 (1.64)	-8,655.77 (0.76)	TIF AGE	-798.09 (1.81)	-314.038 (0.37)
WOOD	42,302.32 (2.57)*	32,521.54 (2.35)*	TIF (HOUSING)	-	-13,139.90 (0.92)
DECK	5,938.38 (0.51)	12,448.20 (1.30)	TIF (PRE-1979)	-	-23,444.38 (0.88)
GARAGE	5,203.09 (0.67)	4,685.06 (0.74)	TIF (UNCD. LAW)	-	-14,703.92 (0.75)
SPACE	14,167.30 (1.02)	1,466.94 (0.12)	CONSTANT	246,611.60 (3.83)**	222,457.00 (4.18)**
MANSION	-	89,374.79 (4.18)**			
Observations	98				
Adjusted R ²	0.57	0.79			

Absolute value of t-statistics in parentheses; *significant at 5% level; **significant at 1% level