

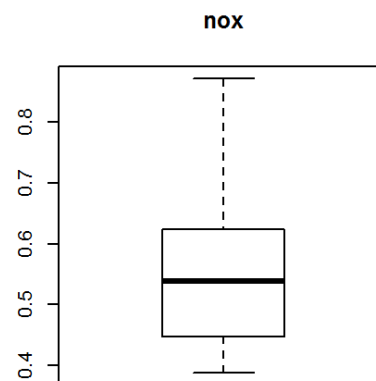
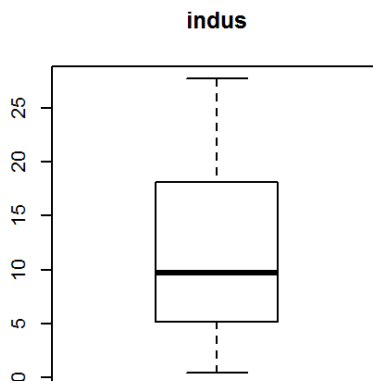
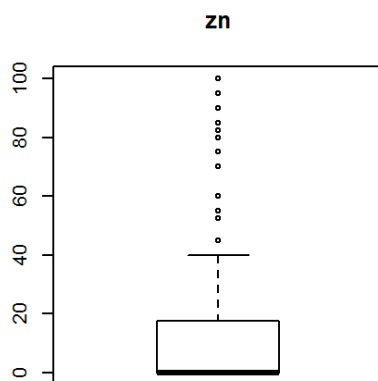


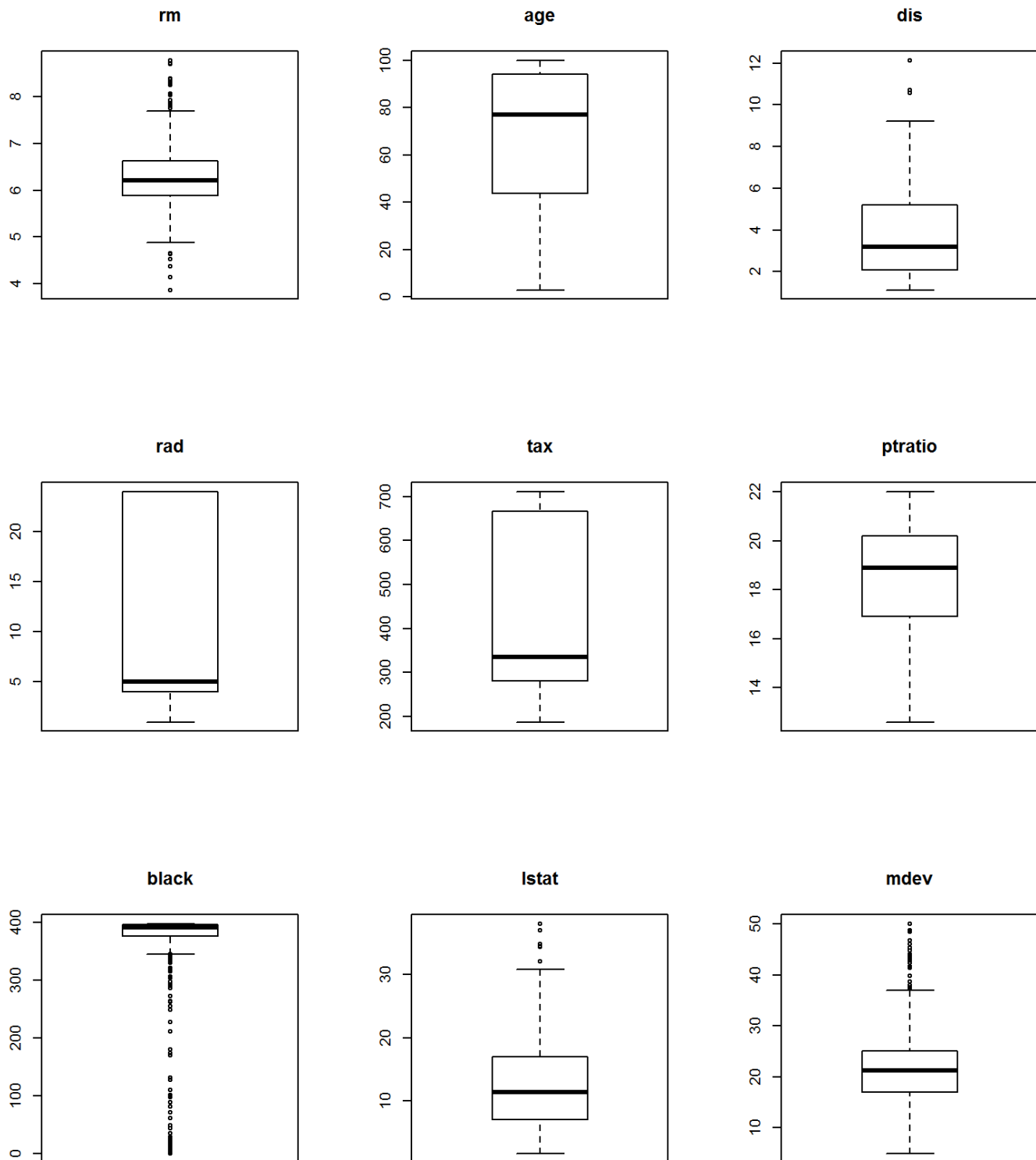
Below is a summary of each predictor variable's basic statistics, followed by boxplots which illustrate the spread and outliers for each variable.

zn	indus	chas	nox	rm	age
Min. : 0.00	Min. : 0.460	Min. :0.00000	Min. :0.3890	Min. :3.863	Min. : 2.90
1st Qu.: 0.00	1st Qu.: 5.145	1st Qu.:0.00000	1st Qu.:0.4480	1st Qu.:5.887	1st Qu.: 43.88
Median : 0.00	Median : 9.690	Median :0.00000	Median :0.5380	Median :6.210	Median : 77.15
Mean : 11.58	Mean :11.105	Mean :0.07082	Mean :0.5543	Mean :6.291	Mean : 68.37
3rd Qu.: 16.25	3rd Qu.:18.100	3rd Qu.:0.00000	3rd Qu.:0.6240	3rd Qu.:6.630	3rd Qu.: 94.10
Max. :100.00	Max. :27.740	Max. :1.00000	Max. :0.8710	Max. :8.780	Max. :100.00

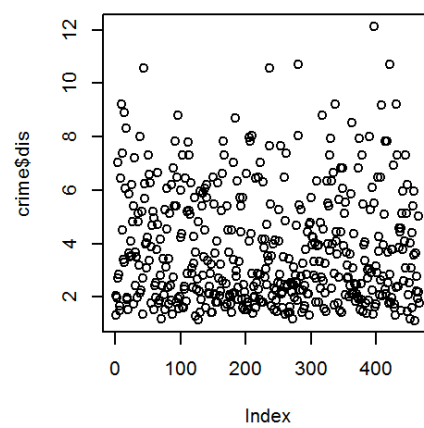
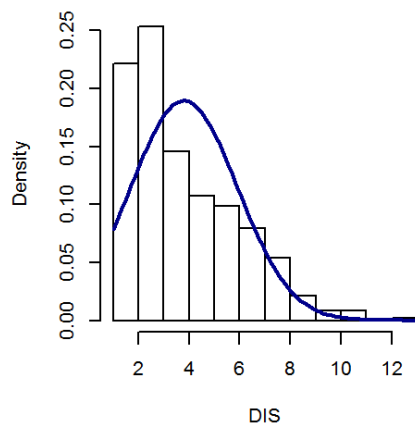
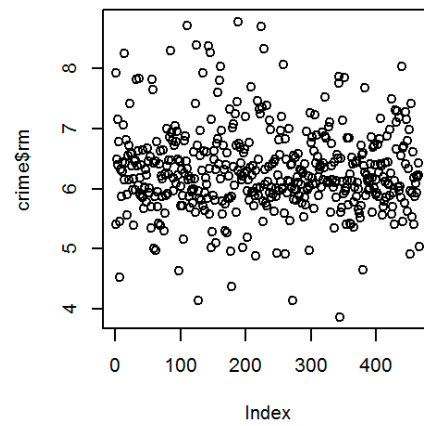
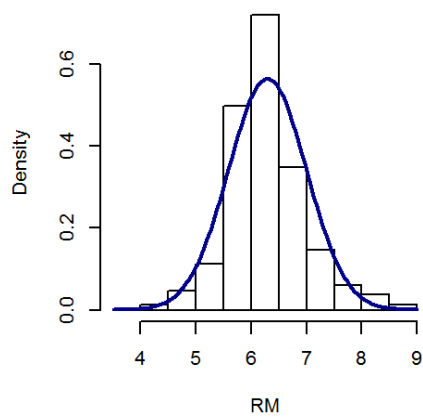
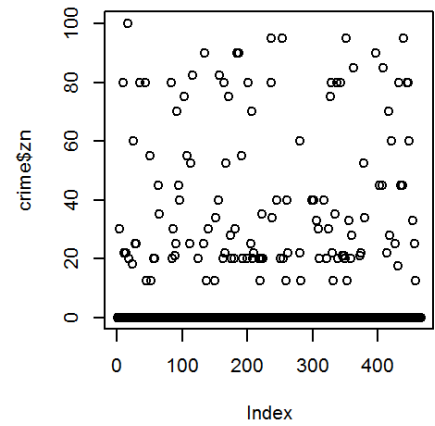
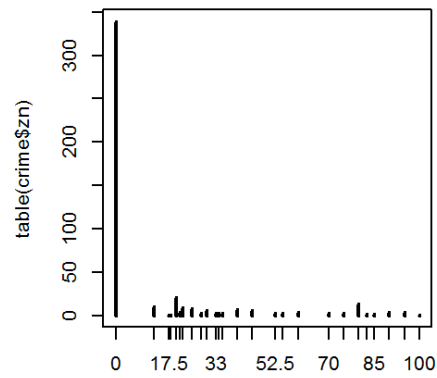
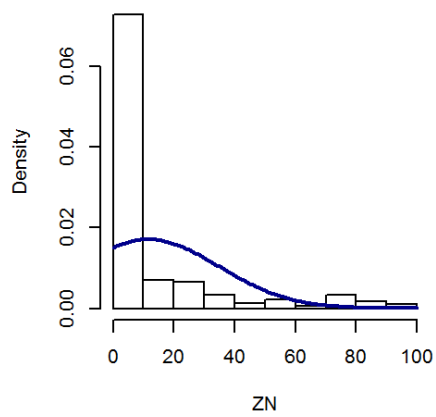
dis	rad	tax	ptratio	black	lstat
Min. : 1.130	Min. : 1.00	Min. :187.0	Min. :12.6	Min. : 0.32	Min. : 1.730
1st Qu.: 2.101	1st Qu.: 4.00	1st Qu.:281.0	1st Qu.:16.9	1st Qu.:375.61	1st Qu.: 7.043
Median : 3.191	Median : 5.00	Median :334.5	Median :18.9	Median :391.34	Median :11.350
Mean : 3.796	Mean : 9.53	Mean :409.5	Mean :18.4	Mean :357.12	Mean :12.631
3rd Qu.: 5.215	3rd Qu.:24.00	3rd Qu.:666.0	3rd Qu.:20.2	3rd Qu.:396.24	3rd Qu.:16.930
Max. :12.127	Max. :24.00	Max. :711.0	Max. :22.0	Max. :396.90	Max. :37.970

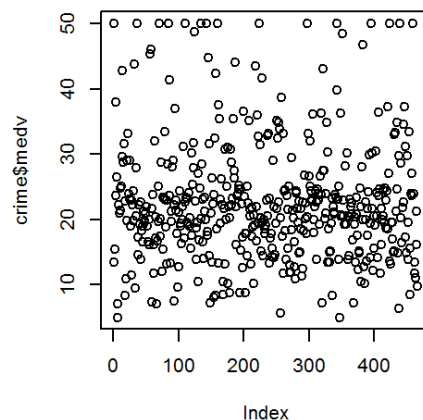
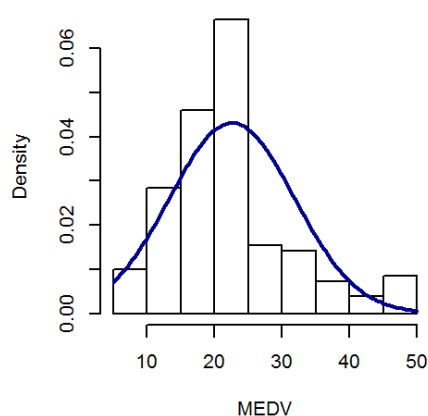
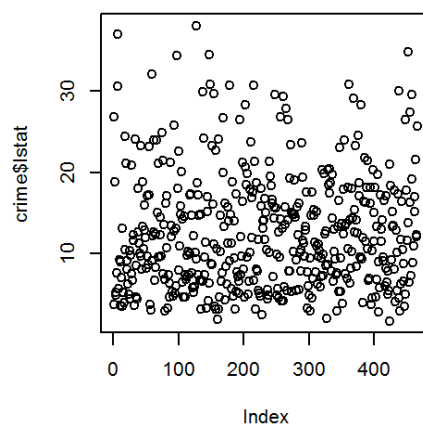
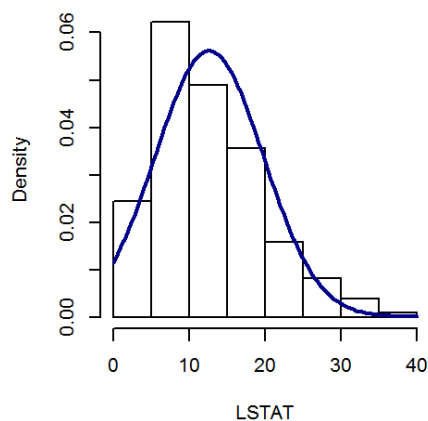
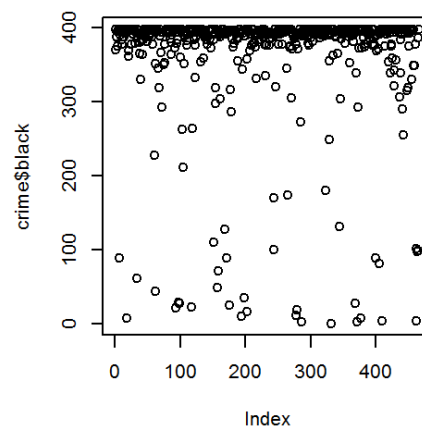
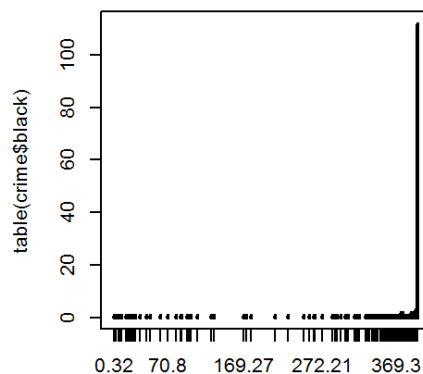
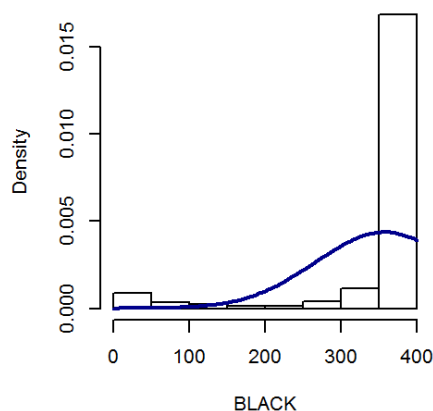




Based on an analysis of the box plots, the following variables have some outliers that may, or may not, exert influence on the regression results: - zn, rm, dis, black, lstat, medv

We'll next look at these variables more closely, starting with their histograms and frequency counts to better understand the nature of their distribution.





According to the description, the variables *zn*, *indus*, and *age* are area, or land, proportions. According to the statistical summary, the values for these variables are all within the range [1,100] that we would expect.

Based on our detailed review of the variables that contained outliers, the following variables could be problematic:

The predictor variable *zn* is highly right skewed, we can confirm this by comparing the median and mean where the median is 0.0, but the mean is 11.58. The frequency count plot shows how poor the distribution is due to clustering of the data at one extreme.

The predictor variable *black* is highly left skewed. We can confirm this by comparing the median and mean where the median is 391.34 and the mean is 357.12. The frequency count plot shows how poor the distribution is due to clustering of the data at one extreme.

The predictor variable *dis* is slightly right skewed. We can confirm this by comparing the median and mean where the median is 3.191 and the mean is 3.796.

Fortunately, no missing data, or NAs, were found.

The following data corrections were identified in this section:

1. The predictor variable *chas* and the response variable *target* are categorical (binary), so we need to convert them to factors.
2. Need to determine if there are other variables highly coorelated with the *zn* or *black* variables that do not have the severe skew and outliers. This could allow us to remove the *zn* or *black* variables from the model.

$$\begin{matrix} \backslash \text{begin}\{\text{center}\} \\ \{\text{huge Data Preparation}\} \\ \backslash \text{end}\{\text{center}\} \end{matrix}$$

## Data Preparation

The variable changes we identified so far include converting the predictor variable *chas* and the response variable *target* to factors. Next we will look at how each variable correlates to all the others:

	<b>zn</b>	<b>indus</b>	<b>nox</b>	<b>rm</b>	<b>age</b>	<b>dis</b>
zn	1.0000000	-0.5382664	-0.5170452	0.3198141	-0.5725805	0.6601243
indus	-0.5382664	1.0000000	0.7596301	-0.3927118	0.6395818	-0.7036189
nox	-0.5170452	0.7596301	1.0000000	-0.2954897	0.7351278	-0.7688840
rm	0.3198141	-0.3927118	-0.2954897	1.0000000	-0.2328125	0.1990158
age	-0.5725805	0.6395818	0.7351278	-0.2328125	1.0000000	-0.7508976
dis	0.6601243	-0.7036189	-0.7688840	0.1990158	-0.7508976	1.0000000
rad	-0.3154812	0.6006284	0.5958298	-0.2084457	0.4603143	-0.4949919
tax	-0.3192841	0.7322292	0.6538780	-0.2969343	0.5121245	-0.5342546
ptratio	-0.3910357	0.3946898	0.1762687	-0.3603471	0.2554479	-0.2333394
black	0.1794150	-0.3581356	-0.3801549	0.1326676	-0.2734677	0.2938441
lstat	-0.4329925	0.6071102	0.5962426	-0.6320245	0.6056200	-0.5075280
medv	0.3767171	-0.4961743	-0.4301227	0.7053368	-0.3781560	0.2566948
	<b>rad</b>	<b>tax</b>	<b>ptratio</b>	<b>black</b>	<b>lstat</b>	<b>medv</b>
zn	-0.3154812	-0.3192841	-0.3910357	0.1794150	-0.4329925	0.3767171

	rad	tax	ptratio	black	lstat	medv
indus	0.6006284	0.7322292	0.3946898	-0.3581356	0.6071102	-0.4961743
nox	0.5958298	0.6538780	0.1762687	-0.3801549	0.5962426	-0.4301227
rm	-0.2084457	-0.2969343	-0.3603471	0.1326676	-0.6320245	0.7053368
age	0.4603143	0.5121245	0.2554479	-0.2734677	0.6056200	-0.3781560
dis	-0.4949919	-0.5342546	-0.2333394	0.2938441	-0.5075280	0.2566948
rad	1.0000000	0.9064632	0.4714516	-0.4463750	0.5031013	-0.3976683
tax	0.9064632	1.0000000	0.4744223	-0.4425059	0.5641886	-0.4900329
ptratio	0.4714516	0.4744223	1.0000000	-0.1816395	0.3773560	-0.5159153
black	-0.4463750	-0.4425059	-0.1816395	1.0000000	-0.3533659	0.3300286
lstat	0.5031013	0.5641886	0.3773560	-0.3533659	1.0000000	-0.7358008
medv	-0.3976683	-0.4900329	-0.5159153	0.3300286	-0.7358008	1.0000000

The correlation table above shows that the variable *zn* is moderately correlated to the variable *dis*. The plot of the *dis* data shows a much better distribution of values. Consequently, one possibility is to remove *zn* from the model and use *dis* instead. Before doing this, we should look at the real-world context of the two variables to determine if they are meaningfully related.

\begin{center}
{\huge Build Models}
\end{center}

## Build Models

One method of developing multiple regression models is to take a stepwise approach. To accomplish this, we combine our knowledge from the data exploration above with logistic regression. Univariate Logistic Regression is a useful method to understand how each predictor variable interacts individually with the target (response) variable. Looking at various statistics, we determine which variable may impact our target the most.

var	p_val	aic	auc
zn	0.0000000	413.2878	0.7076814
indus	0.0000000	345.8163	0.8091513
chas1	0.3188437	518.3011	0.5452821
nox	0.0000000	212.6269	0.8710289
rm	0.0010624	507.8644	0.5737316
age	0.0000000	317.3847	0.7937411
dis	0.0000000	307.0926	0.7970602

var	p_val	aic	auc
rad	0.0000015	330.3616	0.8440019
tax	0.0000000	353.7222	0.8319109
ptratio	0.0000011	493.3566	0.6600284
black	0.0000018	435.2948	0.7484590
lstat	0.0000000	416.8908	0.7015173

We examine the p-value (significance), the AIC statistic (goodness-of-fit) and the AUC (Area Under Curve) to measure the potential predictive value of each variable, so we can decide whether or not to include it in our multiple regression model. We are looking for p-values below .05, AIC values as low as possible, and AUC values as high as possible.

From the above table, we can see that *chas* is the least likely to produce any meaningful inference because its p-value is well above .05 (not significant), it has the highest AIC (518, where 100 is considered excellent), and the lowest AUC (.54, where random chance would yield .50). Therefore, *chas* is the most likely candidate to be removed from our model.

## Model 1

As a baseline, we start with a multiple logistic regression model that includes every predictor variable:



```
##
## Call:
## glm(formula = target ~ ., family = binomial(link = "logit"),
##      data = train)
##
## Deviance Residuals:
##      Min        1Q    Median        3Q        Max
## -1.7132   -0.0934    0.0000    0.0016    3.4718
##
## Coefficients:
##              Estimate Std. Error z value Pr(>|z|)
## (Intercept) -24.342449   9.762679  -2.493 0.012652 *
## zn          -0.038247   0.038733  -0.987 0.323420
## indus       -0.082035   0.066940  -1.225 0.220391
## chas1        1.189371   0.904623   1.315 0.188587
## nox         53.285171  10.168667   5.240 1.6e-07 ***
## rm          -1.183564   0.917904  -1.289 0.197252
## age          0.054774   0.016677   3.284 0.001022 **
## dis          0.710750   0.286890   2.477 0.013233 *
## rad          0.703069   0.203161   3.461 0.000539 ***
## tax         -0.010313   0.004648  -2.219 0.026491 *
## ptratio      0.560259   0.180922   3.097 0.001957 **
## black       -0.044213   0.018559  -2.382 0.017206 *
## lstat       -0.046652   0.067660  -0.690 0.490500
## medv         0.187979   0.084565   2.223 0.026223 *
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## (Dispersion parameter for binomial family taken to be 1)
##
##      Null deviance: 515.31  on 371  degrees of freedom
## Residual deviance: 130.18  on 358  degrees of freedom
## AIC: 158.18
##
## Number of Fisher Scoring iterations: 9
```

```
## [1] 0.9506875
```

```
##           Reference
## Prediction 0  1
##           0 48  4
##           1  9 33
```

In this model we set aside 20% of the training data and use 80% to train the model. we then use the model to predict the outcome of the remaining 20% of the data. The model yields an Area Under Curve of .95, meaning it chose correctly 95% of the time.

## Model 2

In this scenario we attempt to create the simplest model possible by using only one variable - the one that provides the highest overall AUC (performance) by itself. We calculate AUC for each variable separately and then select the highest result.

```
## [1] 0.8710289
```

The best predictor variable is *nox*, yielding an AUC of .87.

Next we combine *nox* with each of the remaining variables individually and select the highest AUC result.

```
## [1] 0.9338549
```

We find that *nox* plus *rad* is the strongest combination of two variables, yielding an AUC of .93.

Finally, we search for a third critical predictor by combining *nox* plus *rad* with the remaining variables, individually.

```
## [1] 0.9419156
```

```
##           Reference
## Prediction 0  1
##           0 51  7
##           1  6 30
```

By combining three variables - *nox*, *rad* and *zn* - that is, the concentration of nitrogen oxides, access to radial highways and the proportion of land zoned for large lots, we can predict with 94% accuracy whether the crime rate at this property is above or below average. Since this is very close to the performance of the model using all variables (95%), we can be confident in using these three variables for our decision support process, and disregarding the others.

## Model 3

The GLM Model summary in Model 1 illustrates the outsize impact of the predictor variable *nox* compared to all the others. It carries an Estimate of 53.3 where the next closest in magnitude is only 1.2. We thought it would be interesting to remove *nox* from the model just to see how the other variables perform without it. First we will perform a simple backward variable selection optimization process including it.

### MODEL 3 WITH NOX VARIABLE

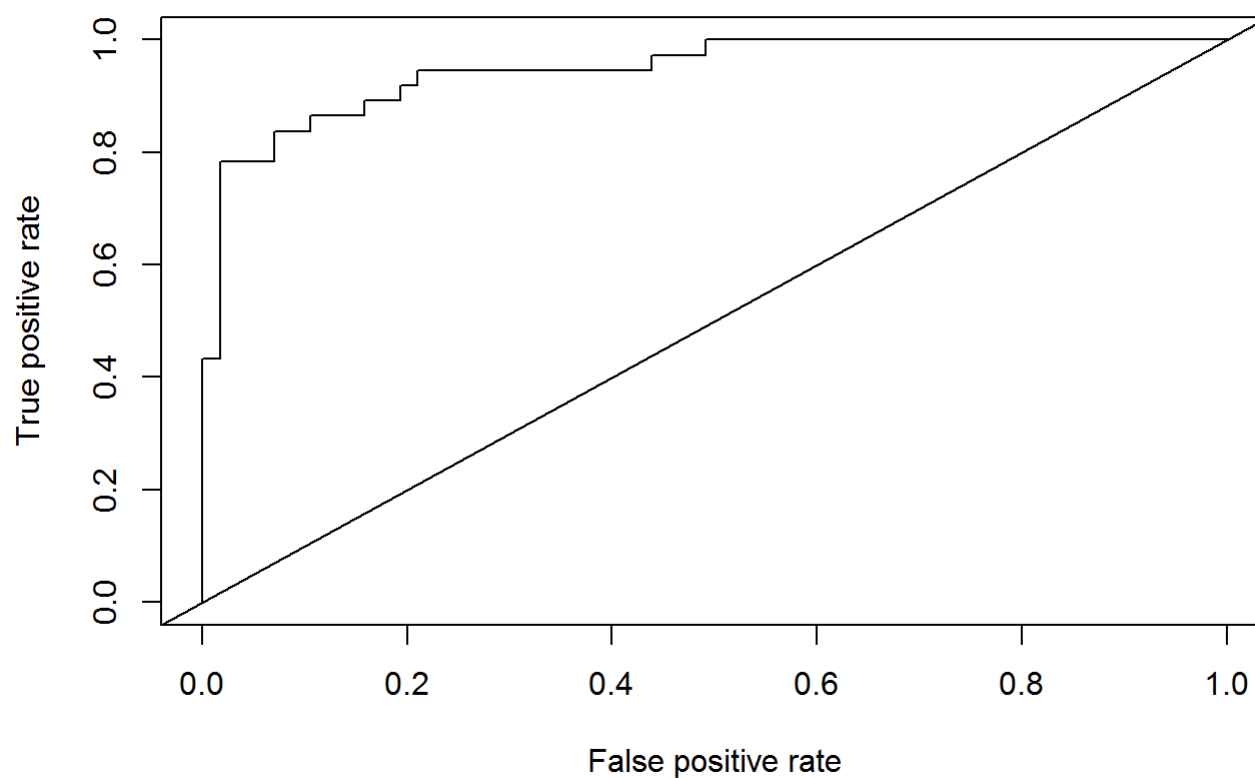
```

## Start:  AIC=158.18
## target ~ zn + indus + chas + nox + rm + age + dis + rad + tax +
##   ptratio + black + lstat + medv
##
##           Df Deviance    AIC
## - lstat    1   130.66 156.66
## - zn       1   131.32 157.32
## - indus    1   131.71 157.71
## - rm       1   131.88 157.88
## - chas     1   131.90 157.90
## <none>      130.18 158.18
## - medv     1   135.74 161.74
## - tax      1   135.83 161.83
## - dis      1   137.13 163.13
## - black    1   141.32 167.32
## - ptratio  1   141.36 167.36
## - age      1   142.62 168.62
## - rad      1   160.19 186.19
## - nox      1   179.04 205.04
##
## Step:  AIC=156.66
## target ~ zn + indus + chas + nox + rm + age + dis + rad + tax +
##   ptratio + black + medv
##
##           Df Deviance    AIC
## - rm       1   131.88 155.88
## - zn       1   131.97 155.97
## - chas     1   132.07 156.07
## - indus    1   132.13 156.13
## <none>      130.66 156.66
## - medv     1   135.85 159.85
## - tax      1   137.03 161.03
## - dis      1   137.28 161.28
## - ptratio  1   141.42 165.42
## - black    1   141.78 165.78
## - age      1   143.67 167.67
## - rad      1   161.04 185.04
## - nox      1   179.22 203.22
##
## Step:  AIC=155.88
## target ~ zn + indus + chas + nox + age + dis + rad + tax + ptratio +
##   black + medv
##
##           Df Deviance    AIC
## - indus    1   133.18 155.18
## - chas     1   133.31 155.31
## - zn       1   133.35 155.35
## <none>      131.88 155.88
## - dis      1   137.63 159.63
## - medv     1   138.52 160.52
## - tax      1   138.80 160.80
## - ptratio  1   141.43 163.43
## - black    1   143.36 165.36

```

```
## - age      1    143.79 165.79
## - rad      1    162.26 184.26
## - nox      1    179.24 201.24
##
## Step:  AIC=155.18
## target ~ zn + chas + nox + age + dis + rad + tax + ptratio +
##        black + medv
##
##           Df Deviance    AIC
## - chas     1    133.91 153.91
## - zn       1    134.74 154.74
## <none>      133.18 155.18
## - dis      1    138.30 158.30
## - medv     1    139.50 159.50
## - ptratio  1    141.70 161.70
## - black    1    144.01 164.01
## - age      1    144.79 164.79
## - tax      1    147.18 167.18
## - rad      1    169.58 189.58
## - nox      1    185.71 205.71
##
## Step:  AIC=153.91
## target ~ zn + nox + age + dis + rad + tax + ptratio + black +
##        medv
##
##           Df Deviance    AIC
## <none>      133.91 153.91
## - zn       1    135.92 153.92
## - dis      1    138.75 156.75
## - medv     1    139.87 157.87
## - ptratio  1    141.76 159.76
## - black    1    144.48 162.48
## - age      1    146.79 164.79
## - tax      1    149.18 167.18
## - rad      1    174.36 192.36
## - nox      1    185.81 203.81
```

```
##
## Call:
## glm(formula = target ~ zn + nox + age + dis + rad + tax + ptratio +
##      black + medv, family = binomial(link = "logit"), data = train)
##
## Deviance Residuals:
##      Min       1Q   Median       3Q      Max
## -1.8622  -0.1135   0.0000   0.0018   3.3120
##
## Coefficients:
##              Estimate Std. Error z value Pr(>|z|)
## (Intercept) -21.935844   9.197361  -2.385 0.017078 *
## zn          -0.048462   0.037132  -1.305 0.191848
## nox          44.193814   7.922146   5.579 2.43e-08 ***
## age           0.043782   0.013013   3.364 0.000767 ***
## dis           0.551173   0.260500   2.116 0.034359 *
## rad           0.764131   0.188980   4.043 5.27e-05 ***
## tax          -0.013328   0.004197  -3.176 0.001496 **
## ptratio       0.396941   0.145949   2.720 0.006534 **
## black        -0.041476   0.017228  -2.408 0.016062 *
## medv          0.097180   0.042373   2.293 0.021823 *
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## (Dispersion parameter for binomial family taken to be 1)
##
##      Null deviance: 515.31  on 371  degrees of freedom
## Residual deviance: 133.91  on 362  degrees of freedom
## AIC: 153.91
##
## Number of Fisher Scoring iterations: 9
```



```
## [1] 0.9468943
```

```
##           Reference
## Prediction 0  1
##           0 48  5
##           1  9 32
```

The model reduces to nine variables and yields a nice low residual deviance of 133.9, compared to a null deviance of 515.3. This roughly means that the model eliminates about 80% of the error compared to choosing at random. The AUC is .947 which is roughly the same as the full model using all variables.

Let's look at what happens when we remove the *nox* variable:

## MODEL 3 WITHOUT NOX VARIABLE

```

## Start:  AIC=205.04
## target ~ (zn + indus + chas + nox + rm + age + dis + rad + tax +
##   ptratio + black + lstat + medv) - nox
##
##           Df Deviance    AIC
## - rm      1   179.04 203.04
## - lstat    1   179.22 203.22
## - medv     1   179.49 203.49
## - ptratio  1   179.50 203.50
## - zn       1   179.72 203.72
## - chas     1   180.12 204.12
## <none>      179.04 205.04
## - dis      1   184.69 208.69
## - indus    1   185.26 209.26
## - tax      1   189.25 213.25
## - age      1   194.42 218.42
## - black    1   194.48 218.48
## - rad      1   224.28 248.28
##
## Step:  AIC=203.04
## target ~ zn + indus + chas + age + dis + rad + tax + ptratio +
##   black + lstat + medv
##
##           Df Deviance    AIC
## - lstat    1   179.24 201.24
## - ptratio  1   179.55 201.55
## - zn       1   179.74 201.74
## - chas     1   180.14 202.14
## - medv     1   180.33 202.33
## <none>      179.04 203.04
## - dis      1   184.75 206.75
## - indus    1   185.26 207.26
## - tax      1   189.48 211.48
## - black    1   194.49 216.49
## - age      1   199.65 221.65
## - rad      1   224.29 246.29
##
## Step:  AIC=201.23
## target ~ zn + indus + chas + age + dis + rad + tax + ptratio +
##   black + medv
##
##           Df Deviance    AIC
## - ptratio  1   179.66 199.66
## - zn       1   179.94 199.94
## - chas     1   180.24 200.24
## - medv     1   180.39 200.39
## <none>      179.24 201.24
## - dis      1   184.87 204.87
## - indus    1   185.71 205.71
## - tax      1   189.73 209.73
## - black    1   194.65 214.65
## - age      1   203.76 223.76
## - rad      1   224.87 244.87

```

```

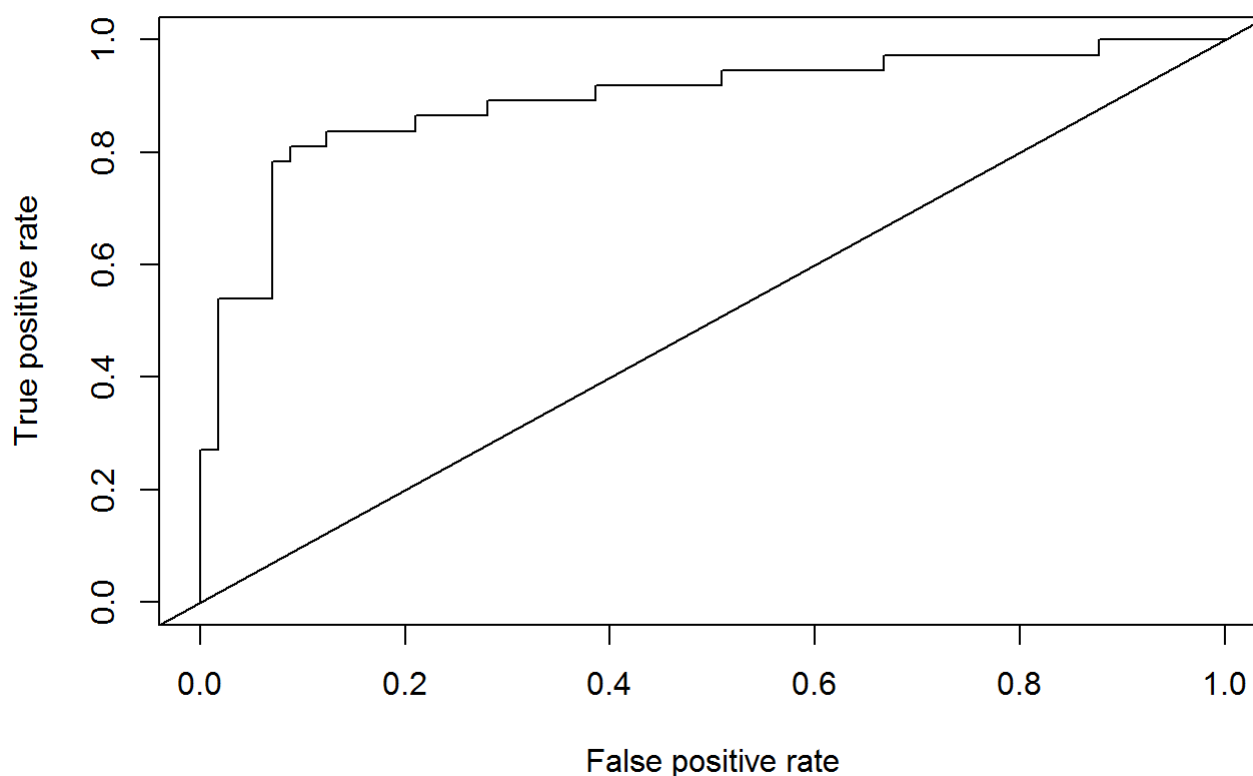
##
## Step: AIC=199.66
## target ~ zn + indus + chas + age + dis + rad + tax + black +
##     medv
##
##      Df Deviance    AIC
## - medv  1   180.44 198.44
## - chas  1   180.84 198.84
## - zn    1   180.88 198.88
## <none>      179.66 199.66
## - dis   1   184.91 202.91
## - indus 1   186.30 204.30
## - tax   1   189.81 207.81
## - black 1   194.65 212.65
## - age   1   203.82 221.82
## - rad   1   224.87 242.87
##
## Step: AIC=198.44
## target ~ zn + indus + chas + age + dis + rad + tax + black
##
##      Df Deviance    AIC
## - zn    1   181.18 197.18
## - chas  1   181.53 197.53
## <none>      180.44 198.44
## - indus 1   186.61 202.61
## - dis   1   190.36 206.36
## - tax   1   193.03 209.03
## - black 1   195.03 211.03
## - age   1   203.82 219.82
## - rad   1   229.86 245.86
##
## Step: AIC=197.18
## target ~ indus + chas + age + dis + rad + tax + black
##
##      Df Deviance    AIC
## - chas  1   182.11 196.11
## <none>      181.18 197.18
## - indus 1   187.57 201.57
## - dis   1   192.85 206.85
## - tax   1   193.44 207.44
## - black 1   196.02 210.02
## - age   1   206.37 220.37
## - rad   1   230.37 244.37
##
## Step: AIC=196.11
## target ~ indus + age + dis + rad + tax + black
##
##      Df Deviance    AIC
## <none>      182.11 196.11
## - indus 1   187.66 199.66
## - tax   1   193.45 205.45
## - dis   1   193.52 205.52
## - black 1   196.74 208.74

```



```
## - age      1    206.70 218.70
## - rad      1    231.11 243.11
```

```
##
## Call:
## glm(formula = target ~ indus + age + dis + rad + tax + black,
##      family = binomial(link = "logit"), data = train)
##
## Deviance Residuals:
##      Min        1Q      Median        3Q        Max
## -2.3129  -0.3415   0.0000   0.0139   2.6900
##
## Coefficients:
##              Estimate Std. Error z value Pr(>|z|)
## (Intercept) 12.339156   5.329705   2.315  0.02060 *
## indus        0.112098   0.050765   2.208  0.02723 *
## age          0.047489   0.010497   4.524 6.06e-06 ***
## dis         -0.475263   0.148846  -3.193  0.00141 **
## rad          0.647494   0.160850   4.025 5.69e-05 ***
## tax         -0.011195   0.003676  -3.045  0.00232 **
## black       -0.039095   0.013024  -3.002  0.00268 **
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## (Dispersion parameter for binomial family taken to be 1)
##
##      Null deviance: 515.31  on 371  degrees of freedom
## Residual deviance: 182.11  on 365  degrees of freedom
## AIC: 196.11
##
## Number of Fisher Scoring iterations: 9
```



```
## [1] 0.8933144
```

We still have a good model - the Residual Deviance increased to 182, but that is still much better than predicting with no model at all. The AUC is now .89 - again, very good. But the AUC with only one variable *nox* was .87. And in certain trials the AUC with *nox* exceeded .95 (due to randomly selected evaluation samples).

Why is the *nox* variable so powerful? We can look back at the Correlation table for clues. More variables are significantly correlated to *nox* than any other. It is like a super-variable, somehow encapsulating the properties of the variables around it. Is it because *nox* is an indicator of so many problems, like pollution, industrial decay, lax building codes? The *nox* variable is a stellar example of a finding that opens up many paths for further research.

Parameters	Model1	Model2	Model3
Accuracy	0.8617021	0.8617021	0.8510638
Classification Error Rate	0.1382979	0.1382979	0.1489362
Precision	0.9230769	0.8793103	0.9056604
Sensitivity	0.8421053	0.8947368	0.8421053
Specificity	0.8918919	0.8108108	0.8648649
F1 Score	0.8807339	0.8869565	0.8727273

# Choose Model

MODEL 3 WITH NOX VARIABLE USING FULL DATASETS

```

## Start:  AIC=214.15
## target ~ zn + indus + chas + nox + rm + age + dis + rad + tax +
##      ptratio + black + lstat + medv
##
##           Df Deviance    AIC
## - lstat    1   186.91 212.91
## - rm       1   187.03 213.03
## - chas     1   188.02 214.02
## <none>      186.15 214.15
## - indus    1   188.52 214.52
## - zn       1   190.49 216.49
## - tax      1   191.03 217.03
## - black    1   192.05 218.05
## - age      1   192.96 218.96
## - medv     1   195.29 221.29
## - dis      1   198.48 224.48
## - ptratio  1   198.76 224.76
## - rad      1   223.66 249.66
## - nox      1   257.46 283.46
##
## Step:  AIC=212.91
## target ~ zn + indus + chas + nox + rm + age + dis + rad + tax +
##      ptratio + black + medv
##
##           Df Deviance    AIC
## - rm       1   188.88 212.88
## <none>      186.91 212.91
## - indus    1   189.14 213.14
## - chas     1   189.17 213.17
## - zn       1   190.90 214.90
## - tax      1   191.41 215.41
## - black    1   192.77 216.77
## - medv     1   196.21 220.21
## - age      1   197.65 221.65
## - dis      1   199.62 223.62
## - ptratio  1   200.26 224.26
## - rad      1   224.12 248.12
## - nox      1   259.54 283.54
##
## Step:  AIC=212.88
## target ~ zn + indus + chas + nox + age + dis + rad + tax + ptratio +
##      black + medv
##
##           Df Deviance    AIC
## <none>      188.88 212.88
## - indus    1   190.94 212.94
## - chas     1   191.35 213.35
## - zn       1   193.34 215.34
## - tax      1   193.67 215.67
## - black    1   194.32 216.32
## - age      1   197.65 219.65
## - dis      1   200.09 222.09
## - ptratio  1   200.29 222.29

```

```
## - medv      1    201.97 223.97
## - rad       1    225.37 247.37
## - nox       1    259.83 281.83
```

```
##
## Call:
## glm(formula = target ~ zn + indus + chas + nox + age + dis +
##      rad + tax + ptratio + black + medv, family = binomial(link = "logit"),
##      data = crime)
##
## Deviance Residuals:
##      Min       1Q   Median       3Q      Max
## -2.4411  -0.1739  -0.0026   0.0030   3.4506
##
## Coefficients:
##              Estimate Std. Error z value Pr(>|z|)
## (Intercept) -36.364060   6.862463  -5.299 1.16e-07 ***
## zn           -0.059091   0.032498  -1.818 0.069016 .
## indus        -0.067194   0.048295  -1.391 0.164128
## chas1         1.217987   0.777917   1.566 0.117418
## nox          48.468529   7.790233   6.222 4.92e-10 ***
## age           0.031961   0.011164   2.863 0.004197 **
## dis           0.703484   0.220707   3.187 0.001436 **
## rad           0.620491   0.156587   3.963 7.41e-05 ***
## tax          -0.006392   0.003012  -2.122 0.033812 *
## ptratio       0.385927   0.118437   3.258 0.001120 **
## black        -0.012935   0.006940  -1.864 0.062342 .
## medv          0.119666   0.035873   3.336 0.000851 ***
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## (Dispersion parameter for binomial family taken to be 1)
##
##      Null deviance: 645.88  on 465  degrees of freedom
## Residual deviance: 188.88  on 454  degrees of freedom
## AIC: 212.88
##
## Number of Fisher Scoring iterations: 9
```

## The Smooth Operators