**Data Set that can be merged:**

1. **Schools available**: This data can be useful for those people who have children who are school going age. If the house is near a school, then the residents have peace of mind knowing that the children are close by and can be accessed as and when needed. If the children are old enough to walk to school by themselves, then that saves a lot a transportation cost.  
   Closer proximity to schools increases the desirability of the school and hence the resale value. Since, generally, there is more police presence near schools, this leads to better safety around them.  
   Presence of a school nearby means that there would be a playground as well nearby. This factor attracts those people who might not have children but are interested in staying fit.  
   The above-mentioned factors increase the desirability of the property and hence the price also increases.

However, there are some disadvantages of living near schools as well. For example, increased traffic during school start and end times, noise from school events, parents parking their cars in the street causing traffic snarls which can be very annoying.  
**Final Verdict:** Living in an area near a school is like a double-edged sword. There are some factors which can jack up the price significantly but on the other side, there are some factors which could negatively affect the price. Final verdict varies from house to house, but we feel that the general trend is that having a school near your property is more advantageous from the standpoint of desirability.

1. Recreational Facilities available: Availability of recreational facilities nearby is desired by people of every age. It can be helpful in maintaining both mental and physical fitness. It has been found that living in a non-green area can cause issues like loneliness and depression. In such areas, rates of aggression and violence has also been found higher.  
   On the flip side, living near a recreational facility can have some problems like traffic snarls because of people trying to reach the facility especially on holidays and weekends, green areas attract wild animals like snakes which can be dangerous sometimes.   
   **Final Verdict:** We think that availability of a recreational area near a property helps increase the property value because generally, people find such properties more desirable.

**Effects of such data-set on the Zestimate:** The presence of these facilities near a property increases its value. In our case, if Zillow had not factoring them in, then this could cause an increase in the value of the logerror. Also, if a new school or a recreational facility opens up after the assessment by Zillow, then that could also lead to an increase in the logerror of that property.

**Integration of data:** We plan to integrate this data into our model by measuring the distance between the co-ordinates of the properties and the recreational facility or school zone. The school zone is calculated by taking its co-ordinate upto 1 decimal place, this creates a circular zone of around 11 miles around the school, which then can be compared with the property’s co-ordinates.