Pretty_SFR

Import Packages + Read in Data

```
library(tidyverse)
```

```
## -- Attaching packages --------------------------------------------- tidyverse 1.3.0 --
```

```
## v ggplot2 3.3.0      v purrr   0.3.3
## v tibble  3.0.0      v dplyr   0.8.5
## v tidyr   1.0.0      v stringr 1.4.0
## v readr   1.3.1      v forcats 0.4.0
```

```
## -- Conflicts ------------------------------------------------ tidyverse_conflicts() --
## x dplyr::filter() masks stats::filter()
## x dplyr::lag()    masks stats::lag()
```

```
library(magrittr)
```

```
##
## Attaching package: 'magrittr'
```

```
## The following object is masked from 'package:purrr':
##
##     set_names
```

```
## The following object is masked from 'package:tidyr':
##
##     extract
```

```
library(here)
```

```
## here() starts at /Users/salmahuque/Desktop/BigThesis/ThesisR
```

```
library(data.table)
```

```
##
## Attaching package: 'data.table'
```

```
## The following objects are masked from 'package:dplyr':
##
##     between, first, last
```

```
## The following object is masked from 'package:purrr':
##
##     transpose
```

```r
library(MASS)
```

```
##
## Attaching package: 'MASS'

## The following object is masked from 'package:dplyr':
##
##     select
```

```r
library(xtable)
library(knitr)
library(stargazer)
```

```
##
## Please cite as:

##  Hlavac, Marek (2018). stargazer: Well-Formatted Regression and Summary Statistics Tables.

##  R package version 5.2.2. https://CRAN.R-project.org/package=stargazer
```

```r
library(pander)
library(kableExtra)
```

```
##
## Attaching package: 'kableExtra'

## The following object is masked from 'package:dplyr':
##
##     group_rows
```

```r
library(lubridate)
```

```
##
## Attaching package: 'lubridate'

## The following objects are masked from 'package:data.table':
##
##     hour, isoweek, mday, minute, month, quarter, second, wday, week,
##     yday, year

## The following object is masked from 'package:here':
##
##     here

## The following object is masked from 'package:base':
##
##     date
```

```r
# read in csv
thesis_data <- read_csv(here::here("DATA","thesis-data.csv"))
```

```
## Warning: Missing column names filled in: 'X1' [1]
```

```
## Parsed with column specification:
## cols(
##   .default = col_double(),
##   STATE_ID = col_character(),
##   RNO = col_character(),
##   OWNER1 = col_character(),
##   OWNER2 = col_logical(),
##   OWNER3 = col_logical(),
##   OWNERADDR = col_character(),
##   OWNERCITY = col_character(),
##   OWNERSTATE = col_character(),
##   OWNERZIP = col_character(),
##   SITEADDR = col_character(),
##   SITECITY = col_character(),
##   SITE_STATE = col_character(),
##   LEGAL_DESC = col_character(),
##   PROP_CODE = col_character(),
##   PRPCD_DESC = col_character(),
##   LANDUSE = col_character(),
##   BEDROOMS = col_logical(),
##   MKTVALYR3 = col_character(),
##   SALEDATE = col_character(),
##   ACC_STATUS = col_character()
##   # ... with 37 more columns
## )
```

```
## See spec(...) for full column specifications.
```

```
## Warning: 19 parsing failures.
##   row    col           expected actual
## 8747 SHARED 1/0/T/F/TRUE/FALSE      Y '/Users/salmahuque/Desktop/BigThesis/ThesisR/DATA/thesis-data
## 20798 SHARED 1/0/T/F/TRUE/FALSE      Y '/Users/salmahuque/Desktop/BigThesis/ThesisR/DATA/thesis-data
## 20986 SHARED 1/0/T/F/TRUE/FALSE      Y '/Users/salmahuque/Desktop/BigThesis/ThesisR/DATA/thesis-data
## 21094 SHARED 1/0/T/F/TRUE/FALSE      Y '/Users/salmahuque/Desktop/BigThesis/ThesisR/DATA/thesis-data
## 21096 SHARED 1/0/T/F/TRUE/FALSE      Y '/Users/salmahuque/Desktop/BigThesis/ThesisR/DATA/thesis-data
## ..... ....... .................. ...... ..........................................................
## See problems(...) for more details.
```

```r
# Split Data
SFR <- thesis_data %>%
  filter(PRPCD_DESC == "RESIDENTIAL IMPROVED", prop_type == "Single-family")

# Clean SFR Dataframe
test1 <- SFR %>%
  dplyr::select(-c(OWNER2, OWNER3, OWNERZIP,
          MKTVALYR1, MKTVALYR2,
          BLDGVAL1, BLDGVAL2,
```

```r
            LANDVAL1, LANDVAL2,
            TOTALVAL1, TOTALVAL2,
            MS_GRADE, ES_GRADE,
            LEGAL_DESC, TAXCODE, PROP_CODE, LANDUSE, BEDROOMS, ACC_STATUS, NAME, COMMPLAN, SHARED, COAL
  mutate(top_1 =  SALEPRICE > quantile(SALEPRICE, .99),
         MKTVALYR3 = case_when(MKTVALYR3 != 2018 ~ 2017,
                                          TRUE ~ 2018),
         price_diff = SALEPRICE - LANDVAL3,
         price_ratio = SALEPRICE/LANDVAL3 * 100,
         vacant_dummy = PRPCD_DESC == "VACANT LAND",
         llc_flag = grepl("LLC", OWNER1),
         proud_flag =  grepl("PROUD", OWNER1),
         trust_flag = grepl("TRUST", OWNER1) & !grepl("FAMILY", OWNER1) & !grepl("LIVING", OWNER1)) %>%
  mutate(arms_length = price_ratio > 20,
         yearbuilt = na_if(yearbuilt, 0))

# switch the NAs in the constraints to 0s
to0 <- function(x){ifelse(is.na(x), 0, x)}

# Make a string of constraints and percent canopy names called "con_names"
clean <- SFR %>%
  dplyr::select(contains("con"), contains("pct")) %>%
  dplyr::select(-c("CONCRETE", "FIN SECOND", "PAVING/CONCRETE ONLY", "UNF SECOND", "conFldway", "pct_con
clean_names <- names(clean)
con_names <- paste(clean_names, collapse = " + ")

# removing observations
dat1 <- test1 %>% #25,266
  mutate_at(vars(clean_names), to0) %>%
  filter(top_1 == FALSE, #25,013, #253
         arms_length == TRUE, #24,495 #472
         vacant_dummy == FALSE, #24,495 #0
         proud_flag == FALSE, #24,480 #15
         llc_flag == FALSE, #24,128 #413
         trust_flag == FALSE #24,081 #52
  )
```

```
## Note: Using an external vector in selections is ambiguous.
## i Use `all_of(clean_names)` instead of `clean_names` to silence this message.
## i See <https://tidyselect.r-lib.org/reference/faq-external-vector.html>.
## This message is displayed once per session.
```

```r
#garage sqft
gar_sqft_sum <- dat1 %>%
  dplyr::select(matches("gar"), matches("car")) %>%
  rowSums()

#deck/patio/porch sqft
deck_sqft_sum <- dat1 %>%
  dplyr::select(matches("deck"), matches("patio"), matches("porch")) %>%
  rowSums()

# attic sqft
```

```r
attic_sqft_sum <- dat1 %>%
  dplyr::select(matches("attic")) %>%
  rowSums()

# basement sqft
bsmt_sqft_sum <- dat1 %>%
  dplyr::select(matches("bsmt")) %>%
  dplyr::select(-c("BSMT PARKING","BSMT GAR")) %>%
  rowSums()

dat1 %<>%
  mutate(garage_sqft = gar_sqft_sum,
         garage_dum = garage_sqft > 0,
         deck_sqft = deck_sqft_sum,
         deck_dum = deck_sqft > 0,
         attic_sqft = attic_sqft_sum,
         attic_dum = attic_sqft > 0,
         bsmt_sqft = bsmt_sqft_sum,
         bsmt_dum = bsmt_sqft > 0,
         saledate = mdy(saledate),
         year_sold = year(saledate),
         n_fireplaces = replace_na(n_fireplaces, 0)) %>%
  filter(between(totalsqft, 1, 7500),
         yearbuilt > 1500,
         f_baths < 6,
         BLDGSQFT != 0)

dat1 %>% filter(garage_sqft == 9379) # show noelwah
```

```
## # A tibble: 1 x 178
##      X1  AREA STATE_ID RNO   OWNER1 OWNERADDR OWNERCITY OWNERSTATE SITEADDR
##   <dbl> <dbl> <chr>    <chr> <chr>  <chr>     <chr>     <chr>      <chr>
## 1  7758 6217. 1S2E20B~ R099~ BAY,J~ 1124 NE ~ PORTLAND  OR         6546 SE~
## # ... with 169 more variables: SITECITY <chr>, SITE_STATE <chr>, SITEZIP <dbl>,
## #   PRPCD_DESC <chr>, BLDGSQFT <dbl>, FLOORS <dbl>, UNITS <dbl>,
## #   MKTVALYR3 <dbl>, LANDVAL3 <dbl>, BLDGVAL3 <dbl>, TOTALVAL3 <dbl>,
## #   SALEDATE <chr>, SALEPRICE <dbl>, A_T_SQFT <dbl>, A_T_ACRES <dbl>,
## #   PROPERTYID <chr>, TLID <chr>, Shape_Length <dbl>, Shape_Area <dbl>,
## #   saledate <date>, CN_score <dbl>, NBRNUM <dbl>, MapLabel <chr>,
## #   percent_vacant <dbl>, HIGH_SCH <chr>, ELEM_SCH <chr>, dist_cityhall <dbl>,
## #   dist_ugb <dbl>, totalsqft <dbl>, yearbuilt <dbl>, avgheight <dbl>,
## #   surfelev <dbl>, minheight <dbl>, maxheight <dbl>, volume <dbl>,
## #   bldguse <chr>, V1 <dbl>, `AES SOLAR` <dbl>, ARA <dbl>, `ATT GAR` <dbl>,
## #   BLACKTOP <dbl>, `BOAT DOCK` <dbl>, BREEZEWAY <dbl>, `BRICK PAV` <dbl>,
## #   `BSMT FINISHED` <dbl>, `BSMT GAR` <dbl>, `BSMT PARKING` <dbl>, `BSMT
## #   SEMIFINISHED` <dbl>, `BSMT UNFINISHED` <dbl>, `BUILT-IN GARAGE` <dbl>,
## #   CARPORT <dbl>, `CARPORT ONLY` <dbl>, CONCRETE <dbl>, `COV DECK` <dbl>, `COV
## #   PATIO` <dbl>, `COVERED PORCH` <dbl>, DECK <dbl>, `DECK OR PATIO
## #   ONLY` <dbl>, `DET GAR` <dbl>, `DET GAR ONLY` <dbl>, `DET ROOM` <dbl>,
## #   `DETACHED ROOM ONLY` <dbl>, `ENC PATIO` <dbl>, `ENC PORCH` <dbl>, `ENC
## #   STOR` <dbl>, `FARM BLDG` <dbl>, `FARM BLDG ONLY` <dbl>, `FIN ATTIC` <dbl>,
## #   `FIN BSMT` <dbl>, `FIN LOWER LEVEL` <dbl>, `FIN SECOND` <dbl>, `GEN SHOP
## #   MAIN` <dbl>, `GEN SHOP MEZZANINE` <dbl>, `GEN SHOP OFFICE` <dbl>, `GR
```

```
## #   HOUSE` <dbl>, MAIN <dbl>, `MFG'D HOME DBL` <dbl>, `MFG'D HOME SGL` <dbl>,
## #   `MISC. IMPS` <dbl>, `OFFICE STRUCTURE` <dbl>, `PAVING/CONCRETE ONLY` <dbl>,
## #   POOL <dbl>, `POOL HOUSE` <dbl>, SHED <dbl>, `SHED ONLY` <dbl>, SHOP <dbl>,
## #   `SHOP ONLY` <dbl>, `SURFACE PARKING` <dbl>, `SURFACE PARKING ONLY` <dbl>,
## #   `TENNIS COURT ONLY` <dbl>, `TENNIS CT` <dbl>, `UNF ATTIC` <dbl>, `UNF
## #   BSMT` <dbl>, `UNF LOWER LEVEL` <dbl>, `UNF MAIN` <dbl>, `UNF SECOND` <dbl>,
## #   `UNFINISHED AREAS` <dbl>, f_baths <dbl>, h_baths <dbl>, fireplace <chr>,
## #   ...
```

```r
dat1 %>% filter(attic_sqft == 8208) # show noelwah
```

```
## # A tibble: 1 x 178
##      X1  AREA STATE_ID RNO    OWNER1 OWNERADDR OWNERCITY OWNERSTATE SITEADDR
##   <dbl> <dbl> <chr>    <chr> <chr>  <chr>     <chr>     <chr>      <chr>
## 1 16548 5560. 1N1E36C~ R479~ ANTON~ 3221 NE ~ PORTLAND  OR         3221 NE~
## # ... with 169 more variables: SITECITY <chr>, SITE_STATE <chr>, SITEZIP <dbl>,
## #   PRPCD_DESC <chr>, BLDGSQFT <dbl>, FLOORS <dbl>, UNITS <dbl>,
## #   MKTVALYR3 <dbl>, LANDVAL3 <dbl>, BLDGVAL3 <dbl>, TOTALVAL3 <dbl>,
## #   SALEDATE <chr>, SALEPRICE <dbl>, A_T_SQFT <dbl>, A_T_ACRES <dbl>,
## #   PROPERTYID <chr>, TLID <chr>, Shape_Length <dbl>, Shape_Area <dbl>,
## #   saledate <date>, CN_score <dbl>, NBRNUM <dbl>, MapLabel <chr>,
## #   percent_vacant <dbl>, HIGH_SCH <chr>, ELEM_SCH <chr>, dist_cityhall <dbl>,
## #   dist_ugb <dbl>, totalsqft <dbl>, yearbuilt <dbl>, avgheight <dbl>,
## #   surfelev <dbl>, minheight <dbl>, maxheight <dbl>, volume <dbl>,
## #   bldguse <chr>, V1 <dbl>, `AES SOLAR` <dbl>, ARA <dbl>, `ATT GAR` <dbl>,
## #   BLACKTOP <dbl>, `BOAT DOCK` <dbl>, BREEZEWAY <dbl>, `BRICK PAV` <dbl>,
## #   `BSMT FINISHED` <dbl>, `BSMT GAR` <dbl>, `BSMT PARKING` <dbl>, `BSMT
## #   SEMIFINISHED` <dbl>, `BSMT UNFINISHED` <dbl>, `BUILT-IN GARAGE` <dbl>,
## #   CARPORT <dbl>, `CARPORT ONLY` <dbl>, CONCRETE <dbl>, `COV DECK` <dbl>, `COV
## #   PATIO` <dbl>, `COVERED PORCH` <dbl>, DECK <dbl>, `DECK OR PATIO
## #   ONLY` <dbl>, `DET GAR` <dbl>, `DET GAR ONLY` <dbl>, `DET ROOM` <dbl>,
## #   `DETACHED ROOM ONLY` <dbl>, `ENC PATIO` <dbl>, `ENC PORCH` <dbl>, `ENC
## #   STOR` <dbl>, `FARM BLDG` <dbl>, `FARM BLDG ONLY` <dbl>, `FIN ATTIC` <dbl>,
## #   `FIN BSMT` <dbl>, `FIN LOWER LEVEL` <dbl>, `FIN SECOND` <dbl>, `GEN SHOP
## #   MAIN` <dbl>, `GEN SHOP MEZZANINE` <dbl>, `GEN SHOP OFFICE` <dbl>, `GR
## #   HOUSE` <dbl>, MAIN <dbl>, `MFG'D HOME DBL` <dbl>, `MFG'D HOME SGL` <dbl>,
## #   `MISC. IMPS` <dbl>, `OFFICE STRUCTURE` <dbl>, `PAVING/CONCRETE ONLY` <dbl>,
## #   POOL <dbl>, `POOL HOUSE` <dbl>, SHED <dbl>, `SHED ONLY` <dbl>, SHOP <dbl>,
## #   `SHOP ONLY` <dbl>, `SURFACE PARKING` <dbl>, `SURFACE PARKING ONLY` <dbl>,
## #   `TENNIS COURT ONLY` <dbl>, `TENNIS CT` <dbl>, `UNF ATTIC` <dbl>, `UNF
## #   BSMT` <dbl>, `UNF LOWER LEVEL` <dbl>, `UNF MAIN` <dbl>, `UNF SECOND` <dbl>,
## #   `UNFINISHED AREAS` <dbl>, f_baths <dbl>, h_baths <dbl>, fireplace <chr>,
## #   ...
```

```r
dat1 %>% filter(bsmt_sqft == 11696) # show noelwah
```

```
## # A tibble: 1 x 178
##      X1   AREA STATE_ID RNO    OWNER1 OWNERADDR OWNERCITY OWNERSTATE SITEADDR
##   <dbl>  <dbl> <chr>    <chr> <chr>  <chr>     <chr>     <chr>      <chr>
## 1  9660 11331. 1S1E17C~ R860~ SHARA~ 6135 SW ~ PORTLAND  OR         6135 SW~
## # ... with 169 more variables: SITECITY <chr>, SITE_STATE <chr>, SITEZIP <dbl>,
## #   PRPCD_DESC <chr>, BLDGSQFT <dbl>, FLOORS <dbl>, UNITS <dbl>,
## #   MKTVALYR3 <dbl>, LANDVAL3 <dbl>, BLDGVAL3 <dbl>, TOTALVAL3 <dbl>,
```

```
## #   SALEDATE <chr>, SALEPRICE <dbl>, A_T_SQFT <dbl>, A_T_ACRES <dbl>,
## #   PROPERTYID <chr>, TLID <chr>, Shape_Length <dbl>, Shape_Area <dbl>,
## #   saledate <date>, CN_score <dbl>, NBRNUM <dbl>, MapLabel <chr>,
## #   percent_vacant <dbl>, HIGH_SCH <chr>, ELEM_SCH <chr>, dist_cityhall <dbl>,
## #   dist_ugb <dbl>, totalsqft <dbl>, yearbuilt <dbl>, avgheight <dbl>,
## #   surfelev <dbl>, minheight <dbl>, maxheight <dbl>, volume <dbl>,
## #   bldguse <chr>, V1 <dbl>, `AES SOLAR` <dbl>, ARA <dbl>, `ATT GAR` <dbl>,
## #   BLACKTOP <dbl>, `BOAT DOCK` <dbl>, BREEZEWAY <dbl>, `BRICK PAV` <dbl>,
## #   `BSMT FINISHED` <dbl>, `BSMT GAR` <dbl>, `BSMT PARKING` <dbl>, `BSMT
## #   SEMIFINISHED` <dbl>, `BSMT UNFINISHED` <dbl>, `BUILT-IN GARAGE` <dbl>,
## #   CARPORT <dbl>, `CARPORT ONLY` <dbl>, CONCRETE <dbl>, `COV DECK` <dbl>, `COV
## #   PATIO` <dbl>, `COVERED PORCH` <dbl>, DECK <dbl>, `DECK OR PATIO
## #   ONLY` <dbl>, `DET GAR` <dbl>, `DET GAR ONLY` <dbl>, `DET ROOM` <dbl>,
## #   `DETACHED ROOM ONLY` <dbl>, `ENC PATIO` <dbl>, `ENC PORCH` <dbl>, `ENC
## #   STOR` <dbl>, `FARM BLDG` <dbl>, `FARM BLDG ONLY` <dbl>, `FIN ATTIC` <dbl>,
## #   `FIN BSMT` <dbl>, `FIN LOWER LEVEL` <dbl>, `FIN SECOND` <dbl>, `GEN SHOP
## #   MAIN` <dbl>, `GEN SHOP MEZZANINE` <dbl>, `GEN SHOP OFFICE` <dbl>, `GR
## #   HOUSE` <dbl>, MAIN <dbl>, `MFG'D HOME DBL` <dbl>, `MFG'D HOME SGL` <dbl>,
## #   `MISC. IMPS` <dbl>, `OFFICE STRUCTURE` <dbl>, `PAVING/CONCRETE ONLY` <dbl>,
## #   POOL <dbl>, `POOL HOUSE` <dbl>, SHED <dbl>, `SHED ONLY` <dbl>, SHOP <dbl>,
## #   `SHOP ONLY` <dbl>, `SURFACE PARKING` <dbl>, `SURFACE PARKING ONLY` <dbl>,
## #   `TENNIS COURT ONLY` <dbl>, `TENNIS CT` <dbl>, `UNF ATTIC` <dbl>, `UNF
## #   BSMT` <dbl>, `UNF LOWER LEVEL` <dbl>, `UNF MAIN` <dbl>, `UNF SECOND` <dbl>,
## #   `UNFINISHED AREAS` <dbl>, f_baths <dbl>, h_baths <dbl>, fireplace <chr>,
## #   ...
```

```r
test3 <- test1 %>% filter(llc_flag == TRUE)
# cant spend time going through every observation: problem is that not all improvements are included

# need to check if improvements square feet add up to SQFT
```

Exploration

```r
# A Look at the Dataset-------------------------------------------------

salma <- summary(dat1) # notes in thesis notebook

controls <- dat1 %>%
  dplyr::select(price_diff, pct_canopy_cov, taxlot_area, yearbuilt, totalsqft, dist_ugb, dist_cityhall,
        SALEPRICE)
nm <- names(controls)

# Correlation-------------------------------------------------

correlation <- cor(controls, use = "pairwise.complete.obs")
#takes only obs for which both vars are not NA

# Scatterplots-------------------------------------------------

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(y = nm[length(nm)], x = nm[i])) +
```

```
    geom_point(alpha = 0.1) +
    geom_smooth())
}

ggplot(dat1, aes(y = SALEPRICE, x = TOTALVAL3)) +
    geom_point(alpha = 0.1)

ggplot(dat1, aes(y = log(SALEPRICE), x = taxlot_area)) +
    geom_point(alpha = 0.1)

# Outliers -- Box Plots-------------------------------------------------

# best for discrete x

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(y = nm[length(nm)], x = nm[i])) +
    geom_boxplot(alpha = 0.1))
}

# Distribution -- Density Plots--------------------------------

# Now to check the linearity of the variables it is a good practice to plot distribution graph and look

for (i in seq_along(nm)) {
  print(names(controls[i]))
  print(ggplot(controls, aes_string(x = nm[i])) +
    geom_histogram(bins = 50))
}
```

Pre-analysis Regressions: Dummy Improvements, Neighborhoods, High Schools, CN_score

```
# LINEAR REGRESSION------------------------------------------

# formula: only dummies, no percent except for percent canopy cover
sfr_lin = formula(paste0("SALEPRICE ~
                             CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil

# reg
sfr_lin_mod <- lm(sfr_lin, dat1)
summary(sfr_lin_mod)
```

```
##
## Call:
## lm(formula = sfr_lin, data = dat1)
##
## Residuals:
##      Min      1Q  Median      3Q     Max
## -648950  -46269    2947   47610  671356
##
## Coefficients: (6 not defined because of singularities)
```

```
##                                                         Estimate Std. Error
## (Intercept)                                            -5.474e+07  1.162e+06
## CN_score                                               -1.129e+02  8.721e+01
## percent_vacant                                          2.998e+03  2.685e+03
## dist_cityhall                                          -5.390e+00  3.436e-01
## dist_ugb                                               -1.238e+00  4.209e-01
## totalsqft                                               5.610e+01  1.144e+00
## yearbuilt                                              -3.155e+02  3.446e+01
## f_baths                                                 5.831e+04  1.157e+03
## h_baths                                                 4.137e+04  1.494e+03
## n_fireplaces                                            9.396e+03  1.525e+03
## ADUdummy                                               -3.475e+04  5.440e+03
## pct_canopy_cov                                         -5.813e+03  3.908e+03
## taxlot_area                                             1.794e+00  1.109e-01
## garage_dumTRUE                                          1.224e+04  1.788e+03
## attic_dumTRUE                                          -2.149e+03  1.681e+03
## bsmt_dumTRUE                                           -2.447e+03  1.764e+03
## deck_dumTRUE                                            1.066e+04  1.403e+03
## year_sold                                               2.769e+04  5.743e+02
## MapLabelArbor Lodge                                    -3.895e+04  1.710e+04
## MapLabelArdenwald-Johnson Creek                        -1.262e+05  2.011e+04
## MapLabelArgay Terrace                                  -1.842e+05  1.775e+04
## MapLabelArlington Heights                              -2.031e+02  2.693e+04
## MapLabelArnold Creek                                   -1.022e+05  1.673e+04
## MapLabelAshcreek                                       -1.454e+05  1.612e+04
## MapLabelBeaumont-Wilshire                              -1.424e+04  9.137e+03
## MapLabelBoise                                          -5.089e+04  2.004e+04
## MapLabelBrentwood-Darlington                           -1.532e+05  1.308e+04
## MapLabelBridlemile                                     -1.555e+05  2.255e+04
## MapLabelBrooklyn Action Corps                          -1.309e+05  1.435e+04
## MapLabelBuckman Community Association                  -4.254e+04  1.587e+04
## MapLabelCathedral Park                                 -3.266e+04  2.154e+04
## MapLabelCentennial Community Association               -1.491e+05  1.619e+04
## MapLabelCollins View                                   -1.461e+05  1.712e+04
## MapLabelConcordia                                      -4.636e+04  1.137e+04
## MapLabelCreston-Kenilworth                             -1.118e+05  1.314e+04
## MapLabelCrestwood                                      -1.638e+05  1.704e+04
## MapLabelCully Association of Neighbors                 -1.143e+05  1.059e+04
## MapLabelEast Columbia                                  -1.707e+05  2.126e+04
## MapLabelEastmoreland                                    7.658e+04  1.394e+04
## MapLabelEliot                                          -1.680e+05  3.228e+04
## MapLabelFar Southwest                                  -1.143e+05  1.781e+04
## MapLabelForest Park                                    -4.783e+04  2.505e+04
## MapLabelFoster-Powell                                  -1.192e+05  1.309e+04
## MapLabelGlenfair                                       -1.729e+05  2.125e+04
## MapLabelGoose Hollow Foothills League                 -6.310e+04  3.113e+04
## MapLabelGrant Park                                      4.363e+04  1.053e+04
## MapLabelHayden Island Neighborhood Network             5.822e+04  3.109e+04
## MapLabelHayhurst                                       -1.522e+05  1.615e+04
## MapLabelHazelwood                                      -1.479e+05  1.371e+04
## MapLabelHealy Heights                                   2.661e+04  3.749e+04
## MapLabelHillsdale                                      -1.268e+05  1.628e+04
## MapLabelHillside                                       -1.476e+04  2.511e+04
## MapLabelHollywood                                       3.389e+04  2.284e+04
```

```
## MapLabelHomestead                                            -1.889e+05  2.920e+04
## MapLabelHosford-Abernethy Neighborhood District Assn. -2.848e+04  1.341e+04
## MapLabelHumboldt                                             -4.920e+04  1.618e+04
## MapLabelIrvington Community Association                2.558e+04  1.092e+04
## MapLabelKenton                                               -7.615e+04  1.917e+04
## MapLabelKerns                                                -4.076e+04  1.861e+04
## MapLabelKing                                                 -9.575e+04  1.219e+04
## MapLabelLaurelhurst                                    3.936e+04  9.336e+03
## MapLabelLents                                                -1.526e+05  1.282e+04
## MapLabelLinnton                                              -1.808e+05  2.713e+04
## MapLabelMadison South                                        -1.199e+05  1.135e+04
## MapLabelMaplewood                                            -1.264e+05  1.687e+04
## MapLabelMarkham                                              -1.762e+05  1.667e+04
## MapLabelMarshall Park                                        -1.235e+05  1.809e+04
## MapLabelMC Unclaimed #13                                     -1.329e+05  8.806e+04
## MapLabelMill Park                                            -1.530e+05  1.432e+04
## MapLabelMontavilla                                           -9.078e+04  1.085e+04
## MapLabelMt. Scott-Arleta                                     -1.117e+05  1.322e+04
## MapLabelMt. Tabor                                      5.362e+03  1.174e+04
## MapLabelMultnomah                                            -1.331e+05  1.612e+04
## MapLabelNorth Tabor                                          -8.270e+04  1.229e+04
## MapLabelNorthwest District Association                 9.352e+04  2.615e+04
## MapLabelNorthwest Heights                                    -1.195e+04  2.311e+04
## MapLabelOverlook                                             -1.295e+04  1.770e+04
## MapLabelParkrose                                             -1.841e+05  1.788e+04
## MapLabelParkrose Heights Association of Neighbors            -1.769e+05  1.713e+04
## MapLabelPiedmont                                             -4.952e+04  1.687e+04
## MapLabelPleasant Valley                                      -1.339e+05  1.538e+04
## MapLabelPortsmouth                                           -6.551e+04  2.004e+04
## MapLabelPowellhurst-Gilbert                                  -1.465e+05  1.452e+04
## MapLabelReed                                                 -7.525e+04  1.508e+04
## MapLabelRichmond                                             -2.756e+04  1.218e+04
## MapLabelRose City Park                                       -5.001e+04  8.766e+03
## MapLabelRoseway                                              -7.617e+04  1.075e+04
## MapLabelRussell                                              -1.635e+05  1.760e+04
## MapLabelSabin Community Association                          -3.829e+04  9.179e+03
## MapLabelSellwood-Moreland Improvement League                -2.780e+04  1.291e+04
## MapLabelSouth Burlingame                                     -1.513e+05  1.737e+04
## MapLabelSouth Portland                                       -6.696e+04  1.859e+04
## MapLabelSouth Tabor                                          -7.546e+04  1.298e+04
## MapLabelSouthwest Hills Residential League                   -3.510e+04  2.247e+04
## MapLabelSt. Johns                                            -5.719e+04  2.021e+04
## MapLabelSullivan's Gulch                                     -1.008e+05  2.059e+04
## MapLabelSumner Association of Neighbors                      -1.732e+05  1.849e+04
## MapLabelSunderland Association of Neighbors                  -1.837e+05  5.012e+04
## MapLabelSunnyside                                            -1.624e+04  1.304e+04
## MapLabelSylvan-Highlands                                     -1.334e+05  2.516e+04
## MapLabelUniversity Park                                      -4.340e+04  2.034e+04
## MapLabelVernon                                               -2.050e+04  1.458e+04
## MapLabelWest Portland Park                                   -1.687e+05  1.653e+04
## MapLabelWilkes Community Group                               -1.642e+05  1.870e+04
## MapLabelWoodland Park                                        -1.791e+05  2.566e+04
## MapLabelWoodlawn                                             -5.890e+04  1.548e+04
## MapLabelWoodstock                                            -7.977e+04  1.364e+04
```
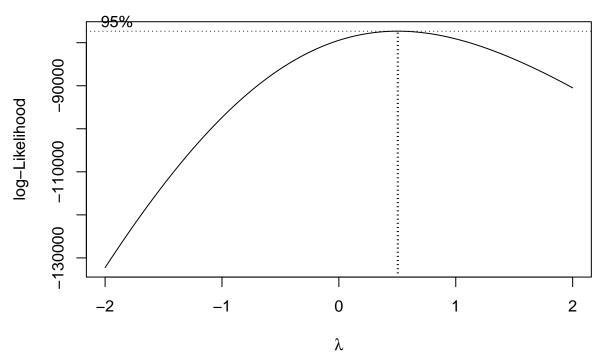
```
## HIGH_SCHCLEVELAND HS              -3.072e+04  1.209e+04
## HIGH_SCHDAVID DOUGLAS HS          -3.966e+04  8.094e+03
## HIGH_SCHFRANKLIN HS               -3.619e+04  1.115e+04
## HIGH_SCHGRANT HS                   5.270e+03  1.328e+04
## HIGH_SCHGRANT-JEFF                -4.269e+04  1.752e+04
## HIGH_SCHLINCOLN HS                 6.654e+04  1.579e+04
## HIGH_SCHMADISON HS                -7.156e+04  1.198e+04
## HIGH_SCHMADISON-JEFF              -7.214e+04  1.452e+04
## HIGH_SCHPARKROSE HS               -2.532e+04  1.197e+04
## HIGH_SCHREYNOLDS HS               -1.297e+04  1.192e+04
## HIGH_SCHRIVERDALE HS               4.454e+05  6.757e+04
## HIGH_SCHROOS-JEFF                 -9.688e+04  1.881e+04
## HIGH_SCHROOSEVELT CAMPUS          -8.534e+04  2.152e+04
## HIGH_SCHSUNSET HS                  8.647e+04  3.120e+04
## HIGH_SCHWILSON HS                         NA        NA
## conECSI                            6.099e+04  6.704e+04
## conLUST                          -4.849e+04  6.800e+04
## conHist                            3.726e+04  5.519e+03
## conHistLdm                         2.375e+04  2.658e+04
## conNatAm                                  NA        NA
## conAirHgt                          1.496e+04  3.491e+03
## conHeliprt                                NA        NA
## conNoise                          -2.421e+03  8.288e+03
## conGW                              2.669e+04  3.836e+04
## conLSHA                            1.065e+04  3.590e+03
## conSLIDO                          -2.113e+04  5.503e+03
## conSlp25                           1.017e+04  3.749e+03
## conInstit                                 NA        NA
## conPrvCom                          2.953e+05  9.553e+04
## conPubOwn                          1.023e+04  2.631e+04
## conSewer                           7.274e+03  1.192e+04
## conStorm                          -3.342e+03  2.826e+03
## conTranCap                        -8.324e+03  2.851e+03
## conTranInt                        -7.625e+03  3.025e+03
## conTranSub                        -9.600e+03  1.793e+03
## conWater                          -7.458e+03  3.488e+03
## conView                                   NA        NA
## conCovrly                         -1.654e+03  4.149e+03
## conPovrly                         -2.795e+04  5.806e+03
## conWetland                        -5.901e+04  2.254e+04
## conFld100                         -1.003e+04  1.029e+04
## pct_conFld100                      1.479e+04  1.414e+04
## pct_conPovrly                      7.632e+03  9.580e+04
## pct_conCovrly                      3.098e+04  8.013e+03
## pct_conWetland                            NA        NA
##                                   t value Pr(>|t|)
## (Intercept)                       -47.127  < 2e-16 ***
## CN_score                           -1.294 0.195511
## percent_vacant                      1.117 0.264048
## dist_cityhall                     -15.688  < 2e-16 ***
## dist_ugb                           -2.940 0.003282 **
## totalsqft                          49.055  < 2e-16 ***
## yearbuilt                          -9.155  < 2e-16 ***
## f_baths                            50.407  < 2e-16 ***
```

```
## h_baths                                                   27.698  < 2e-16 ***
## n_fireplaces                                                6.159 7.44e-10 ***
## ADUdummy                                                   -6.388 1.71e-10 ***
## pct_canopy_cov                                             -1.488 0.136886
## taxlot_area                                                16.178  < 2e-16 ***
## garage_dumTRUE                                              6.847 7.76e-12 ***
## attic_dumTRUE                                              -1.279 0.201070
## bsmt_dumTRUE                                               -1.387 0.165379
## deck_dumTRUE                                                7.599 3.09e-14 ***
## year_sold                                                  48.218  < 2e-16 ***
## MapLabelArbor Lodge                                        -2.278 0.022721 *
## MapLabelArdenwald-Johnson Creek                            -6.275 3.57e-10 ***
## MapLabelArgay Terrace                                     -10.373  < 2e-16 ***
## MapLabelArlington Heights                                  -0.008 0.993985
## MapLabelArnold Creek                                       -6.110 1.01e-09 ***
## MapLabelAshcreek                                           -9.020  < 2e-16 ***
## MapLabelBeaumont-Wilshire                                  -1.558 0.119243
## MapLabelBoise                                              -2.539 0.011123 *
## MapLabelBrentwood-Darlington                              -11.711  < 2e-16 ***
## MapLabelBridlemile                                         -6.896 5.50e-12 ***
## MapLabelBrooklyn Action Corps                              -9.120  < 2e-16 ***
## MapLabelBuckman Community Association                      -2.680 0.007376 **
## MapLabelCathedral Park                                     -1.517 0.129403
## MapLabelCentennial Community Association                   -9.209  < 2e-16 ***
## MapLabelCollins View                                       -8.533  < 2e-16 ***
## MapLabelConcordia                                          -4.077 4.58e-05 ***
## MapLabelCreston-Kenilworth                                 -8.512  < 2e-16 ***
## MapLabelCrestwood                                          -9.615  < 2e-16 ***
## MapLabelCully Association of Neighbors                    -10.789  < 2e-16 ***
## MapLabelEast Columbia                                      -8.031 1.01e-15 ***
## MapLabelEastmoreland                                        5.494 3.97e-08 ***
## MapLabelEliot                                              -5.204 1.96e-07 ***
## MapLabelFar Southwest                                      -6.419 1.40e-10 ***
## MapLabelForest Park                                        -1.909 0.056276 .
## MapLabelFoster-Powell                                      -9.103  < 2e-16 ***
## MapLabelGlenfair                                           -8.135 4.34e-16 ***
## MapLabelGoose Hollow Foothills League                      -2.027 0.042706 *
## MapLabelGrant Park                                          4.143 3.44e-05 ***
## MapLabelHayden Island Neighborhood Network                  1.872 0.061165 .
## MapLabelHayhurst                                           -9.420  < 2e-16 ***
## MapLabelHazelwood                                         -10.788  < 2e-16 ***
## MapLabelHealy Heights                                       0.710 0.477793
## MapLabelHillsdale                                          -7.790 7.00e-15 ***
## MapLabelHillside                                           -0.588 0.556717
## MapLabelHollywood                                           1.484 0.137904
## MapLabelHomestead                                          -6.469 1.00e-10 ***
## MapLabelHosford-Abernethy Neighborhood District Assn.      -2.124 0.033716 *
## MapLabelHumboldt                                           -3.041 0.002361 **
## MapLabelIrvington Community Association                     2.342 0.019198 *
## MapLabelKenton                                             -3.974 7.10e-05 ***
## MapLabelKerns                                              -2.190 0.028543 *
## MapLabelKing                                               -7.854 4.23e-15 ***
## MapLabelLaurelhurst                                         4.216 2.50e-05 ***
## MapLabelLents                                             -11.908  < 2e-16 ***
```

```
## MapLabelLinnton                                          -6.665 2.71e-11 ***
## MapLabelMadison South                                   -10.569  < 2e-16 ***
## MapLabelMaplewood                                        -7.488 7.27e-14 ***
## MapLabelMarkham                                         -10.570  < 2e-16 ***
## MapLabelMarshall Park                                    -6.831 8.68e-12 ***
## MapLabelMC Unclaimed #13                                 -1.509 0.131255
## MapLabelMill Park                                       -10.686  < 2e-16 ***
## MapLabelMontavilla                                       -8.368  < 2e-16 ***
## MapLabelMt. Scott-Arleta                                 -8.450  < 2e-16 ***
## MapLabelMt. Tabor                                         0.457 0.647763
## MapLabelMultnomah                                        -8.258  < 2e-16 ***
## MapLabelNorth Tabor                                      -6.730 1.74e-11 ***
## MapLabelNorthwest District Association                    3.576 0.000349 ***
## MapLabelNorthwest Heights                                -0.517 0.605034
## MapLabelOverlook                                         -0.731 0.464535
## MapLabelParkrose                                        -10.295  < 2e-16 ***
## MapLabelParkrose Heights Association of Neighbors       -10.324  < 2e-16 ***
## MapLabelPiedmont                                         -2.935 0.003344 **
## MapLabelPleasant Valley                                  -8.707  < 2e-16 ***
## MapLabelPortsmouth                                       -3.268 0.001085 **
## MapLabelPowellhurst-Gilbert                             -10.089  < 2e-16 ***
## MapLabelReed                                             -4.989 6.11e-07 ***
## MapLabelRichmond                                         -2.263 0.023658 *
## MapLabelRose City Park                                   -5.704 1.18e-08 ***
## MapLabelRoseway                                          -7.086 1.42e-12 ***
## MapLabelRussell                                          -9.291  < 2e-16 ***
## MapLabelSabin Community Association                      -4.171 3.04e-05 ***
## MapLabelSellwood-Moreland Improvement League            -2.153 0.031332 *
## MapLabelSouth Burlingame                                 -8.710  < 2e-16 ***
## MapLabelSouth Portland                                   -3.603 0.000316 ***
## MapLabelSouth Tabor                                      -5.814 6.19e-09 ***
## MapLabelSouthwest Hills Residential League               -1.562 0.118227
## MapLabelSt. Johns                                        -2.830 0.004665 **
## MapLabelSullivan's Gulch                                 -4.893 1.00e-06 ***
## MapLabelSumner Association of Neighbors                  -9.365  < 2e-16 ***
## MapLabelSunderland Association of Neighbors              -3.664 0.000249 ***
## MapLabelSunnyside                                        -1.246 0.212858
## MapLabelSylvan-Highlands                                 -5.302 1.16e-07 ***
## MapLabelUniversity Park                                  -2.134 0.032881 *
## MapLabelVernon                                           -1.406 0.159857
## MapLabelWest Portland Park                              -10.204  < 2e-16 ***
## MapLabelWilkes Community Group                           -8.784  < 2e-16 ***
## MapLabelWoodland Park                                    -6.979 3.06e-12 ***
## MapLabelWoodlawn                                         -3.804 0.000143 ***
## MapLabelWoodstock                                        -5.850 4.98e-09 ***
## HIGH_SCHCLEVELAND HS                                     -2.541 0.011074 *
## HIGH_SCHDAVID DOUGLAS HS                                 -4.900 9.65e-07 ***
## HIGH_SCHFRANKLIN HS                                      -3.247 0.001168 **
## HIGH_SCHGRANT HS                                          0.397 0.691588
## HIGH_SCHGRANT-JEFF                                       -2.436 0.014841 *
## HIGH_SCHLINCOLN HS                                        4.214 2.52e-05 ***
## HIGH_SCHMADISON HS                                       -5.975 2.34e-09 ***
## HIGH_SCHMADISON-JEFF                                     -4.968 6.80e-07 ***
## HIGH_SCHPARKROSE HS                                      -2.116 0.034331 *
```

```
## HIGH_SCHREYNOLDS HS                          -1.088 0.276668
## HIGH_SCHRIVERDALE HS                          6.592 4.45e-11 ***
## HIGH_SCHROOS-JEFF                            -5.150 2.62e-07 ***
## HIGH_SCHROOSEVELT CAMPUS                     -3.966 7.34e-05 ***
## HIGH_SCHSUNSET HS                             2.772 0.005580 **
## HIGH_SCHWILSON HS                               NA       NA
## conECSI                                       0.910 0.362948
## conLUST                                      -0.713 0.475785
## conHist                                       6.751 1.50e-11 ***
## conHistLdm                                    0.893 0.371622
## conNatAm                                        NA       NA
## conAirHgt                                     4.286 1.83e-05 ***
## conHeliprt                                      NA       NA
## conNoise                                     -0.292 0.770174
## conGW                                         0.696 0.486544
## conLSHA                                       2.968 0.003000 **
## conSLIDO                                     -3.840 0.000123 ***
## conSlp25                                      2.711 0.006710 **
## conInstit                                       NA       NA
## conPrvCom                                     3.091 0.002000 **
## conPubOwn                                     0.389 0.697549
## conSewer                                      0.610 0.541706
## conStorm                                     -1.183 0.236981
## conTranCap                                   -2.919 0.003511 **
## conTranInt                                   -2.521 0.011724 *
## conTranSub                                   -5.354 8.67e-08 ***
## conWater                                     -2.138 0.032492 *
## conView                                         NA       NA
## conCovrly                                    -0.399 0.690139
## conPovrly                                    -4.814 1.49e-06 ***
## conWetland                                   -2.618 0.008840 **
## conFld100                                    -0.975 0.329633
## pct_conFld100                                 1.046 0.295757
## pct_conPovrly                                 0.080 0.936504
## pct_conCovrly                                 3.866 0.000111 ***
## pct_conWetland                                  NA       NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 94660 on 22130 degrees of freedom
##   (772 observations deleted due to missingness)
## Multiple R-squared:   0.76,  Adjusted R-squared:  0.7585
## F-statistic: 483.4 on 145 and 22130 DF,  p-value: < 2.2e-16
```

```
#plot(sfr_lin_mod)
```

```
# BOX-COX (LINEAR) REGRESSION--------------------------------------------
```

```
bc = boxcox(sfr_lin_mod, lamba = seq(-3, 3, 1))
```

```
## Warning: In lm.fit(x, y, offset = offset, singular.ok = singular.ok, ...) :
##   extra argument 'lamba' will be disregarded
```

```r
best_lam = bc$x[which(bc$y == max(bc$y))]
dat1 %<>%
  mutate(SALEPRICEbc = SALEPRICE^best_lam)

# pre-analysis formula
sfr_bc = formula(paste0("SALEPRICEbc ~
                        CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil

# regression
sfr_mod_bc <- lm(sfr_bc, dat1)
summary(sfr_mod_bc)
```

```
##
## Call:
## lm(formula = sfr_bc, data = dat1)
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -630.10   -34.42     5.83    41.20   421.66
##
## Coefficients: (6 not defined because of singularities)
##                                    Estimate Std. Error
## (Intercept)                       -4.688e+04  9.092e+02
## CN_score                          -9.003e-02  6.827e-02
## percent_vacant                     4.166e+00  2.101e+00
## dist_cityhall                     -4.107e-03  2.690e-04
## dist_ugb                          -1.142e-03  3.294e-04
## totalsqft                          3.976e-02  8.952e-04
## yearbuilt                         -1.703e-01  2.697e-02
## f_baths                            4.439e+01  9.055e-01
## h_baths                            3.124e+01  1.169e+00
```

```
## n_fireplaces                                                    1.066e+01  1.194e+00
## ADUdummy                                                        -2.645e+01  4.258e+00
## pct_canopy_cov                                                  -3.776e+00  3.059e+00
## taxlot_area                                                      1.204e-03  8.682e-05
## garage_dumTRUE                                                   1.152e+01  1.400e+00
## attic_dumTRUE                                                    2.020e+00  1.316e+00
## bsmt_dumTRUE                                                     4.073e+00  1.381e+00
## deck_dumTRUE                                                     1.039e+01  1.098e+00
## year_sold                                                        2.378e+01  4.495e-01
## MapLabelArbor Lodge                                             -1.918e+01  1.338e+01
## MapLabelArdenwald-Johnson Creek                                 -8.738e+01  1.574e+01
## MapLabelArgay Terrace                                           -1.442e+02  1.390e+01
## MapLabelArlington Heights                                       -3.045e+01  2.108e+01
## MapLabelArnold Creek                                            -8.338e+01  1.310e+01
## MapLabelAshcreek                                                -1.134e+02  1.262e+01
## MapLabelBeaumont-Wilshire                                       -1.020e+01  7.152e+00
## MapLabelBoise                                                   -1.824e+01  1.569e+01
## MapLabelBrentwood-Darlington                                    -1.200e+02  1.024e+01
## MapLabelBridlemile                                              -1.197e+02  1.765e+01
## MapLabelBrooklyn Action Corps                                   -8.647e+01  1.124e+01
## MapLabelBuckman Community Association                           -1.991e+01  1.243e+01
## MapLabelCathedral Park                                          -1.422e+01  1.686e+01
## MapLabelCentennial Community Association                        -1.353e+02  1.267e+01
## MapLabelCollins View                                            -1.140e+02  1.340e+01
## MapLabelConcordia                                               -3.080e+01  8.901e+00
## MapLabelCreston-Kenilworth                                      -7.573e+01  1.028e+01
## MapLabelCrestwood                                               -1.285e+02  1.334e+01
## MapLabelCully Association of Neighbors                          -8.428e+01  8.290e+00
## MapLabelEast Columbia                                           -1.424e+02  1.664e+01
## MapLabelEastmoreland                                             5.491e+01  1.091e+01
## MapLabelEliot                                                   -1.042e+02  2.527e+01
## MapLabelFar Southwest                                           -8.765e+01  1.394e+01
## MapLabelForest Park                                             -5.430e+01  1.961e+01
## MapLabelFoster-Powell                                           -8.513e+01  1.025e+01
## MapLabelGlenfair                                                -1.429e+02  1.663e+01
## MapLabelGoose Hollow Foothills League                           -7.247e+01  2.437e+01
## MapLabelGrant Park                                               3.108e+01  8.243e+00
## MapLabelHayden Island Neighborhood Network                       5.342e+01  2.434e+01
## MapLabelHayhurst                                                -1.180e+02  1.264e+01
## MapLabelHazelwood                                               -1.212e+02  1.073e+01
## MapLabelHealy Heights                                           -1.806e+01  2.935e+01
## MapLabelHillsdale                                               -1.037e+02  1.274e+01
## MapLabelHillside                                                -4.350e+01  1.966e+01
## MapLabelHollywood                                                3.041e+01  1.788e+01
## MapLabelHomestead                                               -1.459e+02  2.286e+01
## MapLabelHosford-Abernethy Neighborhood District Assn. -1.528e+01  1.050e+01
## MapLabelHumboldt                                                -2.556e+01  1.267e+01
## MapLabelIrvington Community Association                          1.088e+01  8.551e+00
## MapLabelKenton                                                  -4.975e+01  1.500e+01
## MapLabelKerns                                                   -2.022e+01  1.457e+01
## MapLabelKing                                                    -6.037e+01  9.544e+00
## MapLabelLaurelhurst                                              2.941e+01  7.308e+00
## MapLabelLents                                                   -1.260e+02  1.003e+01
## MapLabelLinnton                                                 -1.333e+02  2.123e+01
```

```
## MapLabelMadison South                                       -9.434e+01  8.882e+00
## MapLabelMaplewood                                           -9.650e+01  1.321e+01
## MapLabelMarkham                                             -1.370e+02  1.305e+01
## MapLabelMarshall Park                                       -9.633e+01  1.416e+01
## MapLabelMC Unclaimed #13                                    -1.154e+02  6.893e+01
## MapLabelMill Park                                           -1.279e+02  1.121e+01
## MapLabelMontavilla                                          -6.682e+01  8.492e+00
## MapLabelMt. Scott-Arleta                                    -7.951e+01  1.035e+01
## MapLabelMt. Tabor                                            1.042e+01  9.187e+00
## MapLabelMultnomah                                           -1.037e+02  1.262e+01
## MapLabelNorth Tabor                                         -5.544e+01  9.619e+00
## MapLabelNorthwest District Association                       3.036e+01  2.047e+01
## MapLabelNorthwest Heights                                   -3.020e+01  1.809e+01
## MapLabelOverlook                                             7.160e-01  1.386e+01
## MapLabelParkrose                                            -1.530e+02  1.400e+01
## MapLabelParkrose Heights Association of Neighbors           -1.462e+02  1.341e+01
## MapLabelPiedmont                                            -2.758e+01  1.321e+01
## MapLabelPleasant Valley                                     -1.022e+02  1.204e+01
## MapLabelPortsmouth                                          -4.145e+01  1.569e+01
## MapLabelPowellhurst-Gilbert                                 -1.256e+02  1.136e+01
## MapLabelReed                                                -4.360e+01  1.181e+01
## MapLabelRichmond                                            -1.096e+01  9.535e+00
## MapLabelRose City Park                                      -2.667e+01  6.862e+00
## MapLabelRoseway                                             -5.172e+01  8.415e+00
## MapLabelRussell                                             -1.315e+02  1.377e+01
## MapLabelSabin Community Association                         -2.266e+01  7.185e+00
## MapLabelSellwood-Moreland Improvement League               -1.122e+01  1.011e+01
## MapLabelSouth Burlingame                                    -1.193e+02  1.360e+01
## MapLabelSouth Portland                                      -5.875e+01  1.455e+01
## MapLabelSouth Tabor                                         -4.554e+01  1.016e+01
## MapLabelSouthwest Hills Residential League                  -5.313e+01  1.759e+01
## MapLabelSt. Johns                                           -3.922e+01  1.582e+01
## MapLabelSullivan's Gulch                                    -5.996e+01  1.612e+01
## MapLabelSumner Association of Neighbors                     -1.459e+02  1.447e+01
## MapLabelSunderland Association of Neighbors                 -1.704e+02  3.924e+01
## MapLabelSunnyside                                            1.024e-01  1.020e+01
## MapLabelSylvan-Highlands                                    -1.080e+02  1.969e+01
## MapLabelUniversity Park                                     -2.122e+01  1.592e+01
## MapLabelVernon                                              -8.835e+00  1.142e+01
## MapLabelWest Portland Park                                  -1.326e+02  1.294e+01
## MapLabelWilkes Community Group                              -1.312e+02  1.464e+01
## MapLabelWoodland Park                                       -1.528e+02  2.009e+01
## MapLabelWoodlawn                                            -3.502e+01  1.212e+01
## MapLabelWoodstock                                           -4.932e+01  1.067e+01
## HIGH_SCHCLEVELAND HS                                        -3.432e+01  9.464e+00
## HIGH_SCHDAVID DOUGLAS HS                                    -3.719e+01  6.336e+00
## HIGH_SCHFRANKLIN HS                                         -3.770e+01  8.724e+00
## HIGH_SCHGRANT HS                                            -1.033e+01  1.040e+01
## HIGH_SCHGRANT-JEFF                                          -4.782e+01  1.371e+01
## HIGH_SCHLINCOLN HS                                           4.071e+01  1.236e+01
## HIGH_SCHMADISON HS                                          -6.573e+01  9.375e+00
## HIGH_SCHMADISON-JEFF                                        -6.142e+01  1.137e+01
## HIGH_SCHPARKROSE HS                                         -2.542e+01  9.366e+00
## HIGH_SCHREYNOLDS HS                                         -1.558e+01  9.331e+00
```

```
## HIGH_SCHRIVERDALE HS                    2.554e+02  5.289e+01
## HIGH_SCHROOS-JEFF                       -8.613e+01  1.472e+01
## HIGH_SCHROOSEVELT CAMPUS                -7.978e+01  1.684e+01
## HIGH_SCHSUNSET HS                        5.176e+01  2.442e+01
## HIGH_SCHWILSON HS                               NA        NA
## conECSI                                  4.852e+01  5.248e+01
## conLUST                                 -2.758e+01  5.323e+01
## conHist                                  2.491e+01  4.320e+00
## conHistLdm                               6.299e+00  2.081e+01
## conNatAm                                        NA        NA
## conAirHgt                                1.136e+01  2.733e+00
## conHeliprt                                      NA        NA
## conNoise                                 5.466e-01  6.488e+00
## conGW                                    2.952e+01  3.003e+01
## conLSHA                                  9.987e+00  2.810e+00
## conSLIDO                                -1.302e+01  4.308e+00
## conSlp25                                 4.962e+00  2.935e+00
## conInstit                                       NA        NA
## conPrvCom                                1.475e+02  7.478e+01
## conPubOwn                               -5.161e+00  2.060e+01
## conSewer                                 7.248e+00  9.330e+00
## conStorm                                -1.340e+00  2.212e+00
## conTranCap                              -6.356e+00  2.232e+00
## conTranInt                              -6.803e+00  2.368e+00
## conTranSub                              -7.797e+00  1.403e+00
## conWater                                -8.039e+00  2.730e+00
## conView                                         NA        NA
## conCovrly                                4.117e-01  3.248e+00
## conPovrly                               -1.656e+01  4.545e+00
## conWetland                              -3.474e+01  1.764e+01
## conFld100                               -4.951e+00  8.057e+00
## pct_conFld100                            4.046e+00  1.107e+01
## pct_conPovrly                            6.422e+00  7.499e+01
## pct_conCovrly                            2.845e+01  6.272e+00
## pct_conWetland                                  NA        NA
##                                         t value Pr(>|t|)
## (Intercept)                             -51.561  < 2e-16 ***
## CN_score                                 -1.319 0.187260
## percent_vacant                            1.982 0.047460 *
## dist_cityhall                           -15.270  < 2e-16 ***
## dist_ugb                                 -3.467 0.000526 ***
## totalsqft                                44.414  < 2e-16 ***
## yearbuilt                                -6.313 2.79e-10 ***
## f_baths                                  49.024  < 2e-16 ***
## h_baths                                  26.715  < 2e-16 ***
## n_fireplaces                              8.931  < 2e-16 ***
## ADUdummy                                 -6.212 5.32e-10 ***
## pct_canopy_cov                           -1.234 0.217030
## taxlot_area                              13.872  < 2e-16 ***
## garage_dumTRUE                            8.227  < 2e-16 ***
## attic_dumTRUE                             1.535 0.124697
## bsmt_dumTRUE                              2.950 0.003184 **
## deck_dumTRUE                              9.457  < 2e-16 ***
## year_sold                                52.893  < 2e-16 ***
```

```
## MapLabelArbor Lodge                                           -1.433 0.151840
## MapLabelArdenwald-Johnson Creek                               -5.550 2.89e-08 ***
## MapLabelArgay Terrace                                        -10.374  < 2e-16 ***
## MapLabelArlington Heights                                     -1.444 0.148744
## MapLabelArnold Creek                                          -6.367 1.96e-10 ***
## MapLabelAshcreek                                              -8.990  < 2e-16 ***
## MapLabelBeaumont-Wilshire                                     -1.427 0.153679
## MapLabelBoise                                                 -1.162 0.245057
## MapLabelBrentwood-Darlington                                 -11.721  < 2e-16 ***
## MapLabelBridlemile                                            -6.785 1.19e-11 ***
## MapLabelBrooklyn Action Corps                                 -7.696 1.46e-14 ***
## MapLabelBuckman Community Association                         -1.602 0.109105
## MapLabelCathedral Park                                        -0.844 0.398924
## MapLabelCentennial Community Association                     -10.674  < 2e-16 ***
## MapLabelCollins View                                          -8.510  < 2e-16 ***
## MapLabelConcordia                                             -3.461 0.000540 ***
## MapLabelCreston-Kenilworth                                    -7.365 1.84e-13 ***
## MapLabelCrestwood                                             -9.634  < 2e-16 ***
## MapLabelCully Association of Neighbors                       -10.167  < 2e-16 ***
## MapLabelEast Columbia                                         -8.555  < 2e-16 ***
## MapLabelEastmoreland                                           5.032 4.88e-07 ***
## MapLabelEliot                                                 -4.123 3.76e-05 ***
## MapLabelFar Southwest                                         -6.288 3.27e-10 ***
## MapLabelForest Park                                           -2.769 0.005636 **
## MapLabelFoster-Powell                                         -8.305  < 2e-16 ***
## MapLabelGlenfair                                              -8.592  < 2e-16 ***
## MapLabelGoose Hollow Foothills League                        -2.974 0.002947 **
## MapLabelGrant Park                                             3.771 0.000163 ***
## MapLabelHayden Island Neighborhood Network                    2.195 0.028198 *
## MapLabelHayhurst                                              -9.330  < 2e-16 ***
## MapLabelHazelwood                                            -11.296  < 2e-16 ***
## MapLabelHealy Heights                                         -0.615 0.538278
## MapLabelHillsdale                                             -8.136 4.31e-16 ***
## MapLabelHillside                                              -2.213 0.026928 *
## MapLabelHollywood                                              1.701 0.089026 .
## MapLabelHomestead                                             -6.382 1.78e-10 ***
## MapLabelHosford-Abernethy Neighborhood District Assn.         -1.455 0.145632
## MapLabelHumboldt                                              -2.018 0.043630 *
## MapLabelIrvington Community Association                        1.273 0.203078
## MapLabelKenton                                                -3.316 0.000915 ***
## MapLabelKerns                                                 -1.388 0.165165
## MapLabelKing                                                  -6.326 2.56e-10 ***
## MapLabelLaurelhurst                                            4.025 5.72e-05 ***
## MapLabelLents                                                -12.553  < 2e-16 ***
## MapLabelLinnton                                               -6.278 3.49e-10 ***
## MapLabelMadison South                                        -10.621  < 2e-16 ***
## MapLabelMaplewood                                             -7.305 2.86e-13 ***
## MapLabelMarkham                                              -10.502  < 2e-16 ***
## MapLabelMarshall Park                                         -6.804 1.04e-11 ***
## MapLabelMC Unclaimed #13                                      -1.674 0.094112 .
## MapLabelMill Park                                            -11.415  < 2e-16 ***
## MapLabelMontavilla                                            -7.869 3.74e-15 ***
## MapLabelMt. Scott-Arleta                                      -7.683 1.62e-14 ***
## MapLabelMt. Tabor                                             1.135 0.256555
```

```
## MapLabelMultnomah                                       -8.221  < 2e-16 ***
## MapLabelNorth Tabor                                      -5.764 8.32e-09 ***
## MapLabelNorthwest District Association                    1.483 0.138097
## MapLabelNorthwest Heights                                -1.669 0.095065 .
## MapLabelOverlook                                          0.052 0.958789
## MapLabelParkrose                                         -10.930 < 2e-16 ***
## MapLabelParkrose Heights Association of Neighbors        -10.906 < 2e-16 ***
## MapLabelPiedmont                                         -2.088 0.036790 *
## MapLabelPleasant Valley                                  -8.488  < 2e-16 ***
## MapLabelPortsmouth                                       -2.642 0.008248 **
## MapLabelPowellhurst-Gilbert                              -11.051 < 2e-16 ***
## MapLabelReed                                             -3.693 0.000222 ***
## MapLabelRichmond                                         -1.149 0.250537
## MapLabelRose City Park                                   -3.886 0.000102 ***
## MapLabelRoseway                                          -6.147 8.05e-10 ***
## MapLabelRussell                                          -9.550  < 2e-16 ***
## MapLabelSabin Community Association                      -3.154 0.001613 **
## MapLabelSellwood-Moreland Improvement League             -1.111 0.266782
## MapLabelSouth Burlingame                                 -8.774  < 2e-16 ***
## MapLabelSouth Portland                                   -4.038 5.41e-05 ***
## MapLabelSouth Tabor                                      -4.482 7.43e-06 ***
## MapLabelSouthwest Hills Residential League               -3.021 0.002525 **
## MapLabelSt. Johns                                        -2.479 0.013191 *
## MapLabelSullivan's Gulch                                 -3.719 0.000200 ***
## MapLabelSumner Association of Neighbors                  -10.083 < 2e-16 ***
## MapLabelSunderland Association of Neighbors              -4.342 1.42e-05 ***
## MapLabelSunnyside                                         0.010 0.991993
## MapLabelSylvan-Highlands                                 -5.486 4.17e-08 ***
## MapLabelUniversity Park                                  -1.333 0.182675
## MapLabelVernon                                           -0.774 0.438965
## MapLabelWest Portland Park                               -10.247 < 2e-16 ***
## MapLabelWilkes Community Group                           -8.965  < 2e-16 ***
## MapLabelWoodland Park                                    -7.607 2.93e-14 ***
## MapLabelWoodlawn                                         -2.889 0.003863 **
## MapLabelWoodstock                                        -4.621 3.84e-06 ***
## HIGH_SCHCLEVELAND HS                                     -3.626 0.000288 ***
## HIGH_SCHDAVID DOUGLAS HS                                 -5.870 4.42e-09 ***
## HIGH_SCHFRANKLIN HS                                      -4.322 1.56e-05 ***
## HIGH_SCHGRANT HS                                         -0.994 0.320398
## HIGH_SCHGRANT-JEFF                                       -3.487 0.000489 ***
## HIGH_SCHLINCOLN HS                                        3.294 0.000989 ***
## HIGH_SCHMADISON HS                                       -7.010 2.44e-12 ***
## HIGH_SCHMADISON-JEFF                                     -5.404 6.58e-08 ***
## HIGH_SCHPARKROSE HS                                      -2.714 0.006644 **
## HIGH_SCHREYNOLDS HS                                      -1.669 0.095096 .
## HIGH_SCHRIVERDALE HS                                      4.829 1.38e-06 ***
## HIGH_SCHROOS-JEFF                                        -5.849 5.00e-09 ***
## HIGH_SCHROOSEVELT CAMPUS                                 -4.736 2.19e-06 ***
## HIGH_SCHSUNSET HS                                         2.119 0.034070 *
## HIGH_SCHWILSON HS                                            NA       NA
## conECSI                                                   0.925 0.355155
## conLUST                                                  -0.518 0.604337
## conHist                                                   5.765 8.29e-09 ***
## conHistLdm                                                0.303 0.762105
```

```
## conNatAm                                                              NA        NA
## conAirHgt                                                           4.156 3.25e-05 ***
## conHeliprt                                                             NA        NA
## conNoise                                                            0.084 0.932855
## conGW                                                               0.983 0.325595
## conLSHA                                                             3.554 0.000380 ***
## conSLIDO                                                           -3.022 0.002518 **
## conSlp25                                                            1.691 0.090931 .
## conInstit                                                              NA        NA
## conPrvCom                                                           1.972 0.048651 *
## conPubOwn                                                          -0.251 0.802157
## conSewer                                                            0.777 0.437257
## conStorm                                                           -0.606 0.544540
## conTranCap                                                         -2.847 0.004412 **
## conTranInt                                                         -2.873 0.004071 **
## conTranSub                                                         -5.555 2.80e-08 ***
## conWater                                                           -2.945 0.003235 **
## conView                                                                NA        NA
## conCovrly                                                           0.127 0.899129
## conPovrly                                                          -3.644 0.000269 ***
## conWetland                                                         -1.969 0.048972 *
## conFld100                                                          -0.614 0.538904
## pct_conFld100                                                       0.365 0.714808
## pct_conPovrly                                                       0.086 0.931755
## pct_conCovrly                                                       4.536 5.75e-06 ***
## pct_conWetland                                                         NA        NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 74.09 on 22130 degrees of freedom
##   (772 observations deleted due to missingness)
## Multiple R-squared:  0.7527, Adjusted R-squared:  0.7511
## F-statistic: 464.6 on 145 and 22130 DF,  p-value: < 2.2e-16
```

```r
#plot(sfr_mod_bc)



# SEMI-LOG REGRESSION----------------------------------------

dat1 %<>%
  mutate(SALEPRICElog = log(SALEPRICE))

#pre-analysis formula
sfr_log = formula(paste0("SALEPRICElog ~
                          CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil

# regression
sfr_mod_log <- lm(sfr_log, dat1)
summary(sfr_mod_log)
```

```
##
## Call:
## lm(formula = sfr_log, data = dat1)
```

```
##
## Residuals:
##      Min       1Q   Median       3Q      Max
## -2.48572 -0.08730  0.03027  0.12938  1.11035
##
## Coefficients: (6 not defined because of singularities)
##                                               Estimate Std. Error
## (Intercept)                                  -1.330e+02  2.920e+00
## CN_score                                     -2.676e-04  2.192e-04
## percent_vacant                                1.757e-02  6.748e-03
## dist_cityhall                                -1.101e-05  8.636e-07
## dist_ugb                                     -3.856e-06  1.058e-06
## totalsqft                                     9.893e-05  2.875e-06
## yearbuilt                                    -2.813e-04  8.662e-05
## f_baths                                       1.217e-01  2.908e-03
## h_baths                                       8.528e-02  3.755e-03
## n_fireplaces                                  3.899e-02  3.834e-03
## ADUdummy                                     -7.569e-02  1.367e-02
## pct_canopy_cov                               -1.063e-02  9.823e-03
## taxlot_area                                   2.907e-06  2.788e-07
## garage_dumTRUE                                3.917e-02  4.494e-03
## attic_dumTRUE                                 1.486e-02  4.225e-03
## bsmt_dumTRUE                                  2.774e-02  4.434e-03
## deck_dumTRUE                                  3.494e-02  3.526e-03
## year_sold                                     7.268e-02  1.443e-03
## MapLabelArbor Lodge                          -1.377e-02  4.298e-02
## MapLabelArdenwald-Johnson Creek              -2.049e-01  5.055e-02
## MapLabelArgay Terrace                        -4.053e-01  4.463e-02
## MapLabelArlington Heights                    -1.663e-01  6.770e-02
## MapLabelArnold Creek                         -2.521e-01  4.205e-02
## MapLabelAshcreek                             -3.169e-01  4.051e-02
## MapLabelBeaumont-Wilshire                    -2.487e-02  2.297e-02
## MapLabelBoise                                 1.360e-02  5.038e-02
## MapLabelBrentwood-Darlington                 -3.334e-01  3.288e-02
## MapLabelBridlemile                           -3.364e-01  5.667e-02
## MapLabelBrooklyn Action Corps                -1.928e-01  3.608e-02
## MapLabelBuckman Community Association         -1.850e-02  3.990e-02
## MapLabelCathedral Park                       -2.642e-03  5.413e-02
## MapLabelCentennial Community Association     -4.353e-01  4.069e-02
## MapLabelCollins View                         -3.178e-01  4.303e-02
## MapLabelConcordia                            -7.105e-02  2.858e-02
## MapLabelCreston-Kenilworth                   -1.778e-01  3.302e-02
## MapLabelCrestwood                            -3.645e-01  4.282e-02
## MapLabelCully Association of Neighbors       -2.192e-01  2.662e-02
## MapLabelEast Columbia                        -4.433e-01  5.344e-02
## MapLabelEastmoreland                          1.385e-01  3.503e-02
## MapLabelEliot                                -2.110e-01  8.114e-02
## MapLabelFar Southwest                        -2.424e-01  4.476e-02
## MapLabelForest Park                          -2.081e-01  6.298e-02
## MapLabelFoster-Powell                        -2.095e-01  3.291e-02
## MapLabelGlenfair                             -4.202e-01  5.341e-02
## MapLabelGoose Hollow Foothills League        -2.627e-01  7.826e-02
## MapLabelGrant Park                            8.182e-02  2.647e-02
## MapLabelHayden Island Neighborhood Network    1.625e-01  7.815e-02
```

```
## MapLabelHayhurst                                        -3.277e-01  4.060e-02
## MapLabelHazelwood                                       -3.575e-01  3.446e-02
## MapLabelHealy Heights                                   -1.472e-01  9.423e-02
## MapLabelHillsdale                                       -3.049e-01  4.091e-02
## MapLabelHillside                                        -2.058e-01  6.313e-02
## MapLabelHollywood                                        9.642e-02  5.741e-02
## MapLabelHomestead                                       -4.111e-01  7.340e-02
## MapLabelHosford-Abernethy Neighborhood District Assn.   -2.231e-02  3.371e-02
## MapLabelHumboldt                                        -3.366e-02  4.067e-02
## MapLabelIrvington Community Association                   9.682e-03  2.746e-02
## MapLabelKenton                                          -1.053e-01  4.817e-02
## MapLabelKerns                                           -2.516e-02  4.679e-02
## MapLabelKing                                            -1.288e-01  3.065e-02
## MapLabelLaurelhurst                                      7.963e-02  2.347e-02
## MapLabelLents                                           -3.726e-01  3.222e-02
## MapLabelLinnton                                         -3.564e-01  6.819e-02
## MapLabelMadison South                                   -2.632e-01  2.852e-02
## MapLabelMaplewood                                       -2.640e-01  4.242e-02
## MapLabelMarkham                                         -3.813e-01  4.190e-02
## MapLabelMarshall Park                                   -2.701e-01  4.546e-02
## MapLabelMC Unclaimed #13                                -3.442e-01  2.213e-01
## MapLabelMill Park                                       -3.851e-01  3.599e-02
## MapLabelMontavilla                                      -1.750e-01  2.727e-02
## MapLabelMt. Scott-Arleta                                -1.952e-01  3.323e-02
## MapLabelMt. Tabor                                        4.531e-02  2.950e-02
## MapLabelMultnomah                                       -2.892e-01  4.052e-02
## MapLabelNorth Tabor                                     -1.303e-01  3.089e-02
## MapLabelNorthwest District Association                  -2.767e-02  6.573e-02
## MapLabelNorthwest Heights                               -1.500e-01  5.808e-02
## MapLabelOverlook                                         3.591e-02  4.449e-02
## MapLabelParkrose                                        -4.513e-01  4.495e-02
## MapLabelParkrose Heights Association of Neighbors       -4.313e-01  4.306e-02
## MapLabelPiedmont                                        -3.894e-02  4.241e-02
## MapLabelPleasant Valley                                 -2.815e-01  3.866e-02
## MapLabelPortsmouth                                      -8.033e-02  5.038e-02
## MapLabelPowellhurst-Gilbert                             -3.889e-01  3.649e-02
## MapLabelReed                                            -7.589e-02  3.791e-02
## MapLabelRichmond                                        -1.809e-03  3.062e-02
## MapLabelRose City Park                                  -4.073e-02  2.203e-02
## MapLabelRoseway                                         -1.200e-01  2.702e-02
## MapLabelRussell                                         -3.777e-01  4.423e-02
## MapLabelSabin Community Association                     -4.245e-02  2.307e-02
## MapLabelSellwood-Moreland Improvement League           -1.315e-03  3.246e-02
## MapLabelSouth Burlingame                                -3.397e-01  4.367e-02
## MapLabelSouth Portland                                  -1.820e-01  4.672e-02
## MapLabelSouth Tabor                                     -8.330e-02  3.263e-02
## MapLabelSouthwest Hills Residential League              -2.169e-01  5.647e-02
## MapLabelSt. Johns                                       -8.829e-02  5.081e-02
## MapLabelSullivan's Gulch                                -1.163e-01  5.177e-02
## MapLabelSumner Association of Neighbors                 -4.396e-01  4.648e-02
## MapLabelSunderland Association of Neighbors             -5.628e-01  1.260e-01
## MapLabelSunnyside                                        3.641e-02  3.277e-02
## MapLabelSylvan-Highlands                                -3.195e-01  6.324e-02
## MapLabelUniversity Park                                 -1.782e-02  5.113e-02
```

```
## MapLabelVernon                           -4.235e-03  3.665e-02
## MapLabelWest Portland Park               -3.700e-01  4.155e-02
## MapLabelWilkes Community Group           -3.753e-01  4.700e-02
## MapLabelWoodland Park                    -4.593e-01  6.450e-02
## MapLabelWoodlawn                         -6.039e-02  3.892e-02
## MapLabelWoodstock                        -9.608e-02  3.428e-02
## HIGH_SCHCLEVELAND HS                      -1.271e-01  3.039e-02
## HIGH_SCHDAVID DOUGLAS HS                  -1.187e-01  2.035e-02
## HIGH_SCHFRANKLIN HS                       -1.332e-01  2.801e-02
## HIGH_SCHGRANT HS                          -7.212e-02  3.339e-02
## HIGH_SCHGRANT-JEFF                        -1.820e-01  4.404e-02
## HIGH_SCHLINCOLN HS                         8.692e-02  3.969e-02
## HIGH_SCHMADISON HS                        -2.133e-01  3.010e-02
## HIGH_SCHMADISON-JEFF                      -1.884e-01  3.650e-02
## HIGH_SCHPARKROSE HS                       -8.866e-02  3.008e-02
## HIGH_SCHREYNOLDS HS                       -5.928e-02  2.996e-02
## HIGH_SCHRIVERDALE HS                       4.933e-01  1.698e-01
## HIGH_SCHROOS-JEFF                         -2.792e-01  4.728e-02
## HIGH_SCHROOSEVELT CAMPUS                  -2.652e-01  5.409e-02
## HIGH_SCHSUNSET HS                          1.110e-01  7.842e-02
## HIGH_SCHWILSON HS                               NA         NA
## conECSI                                    1.395e-01  1.685e-01
## conLUST                                   -5.872e-02  1.709e-01
## conHist                                    5.708e-02  1.387e-02
## conHistLdm                                -1.172e-02  6.681e-02
## conNatAm                                        NA         NA
## conAirHgt                                  3.045e-02  8.776e-03
## conHeliprt                                      NA         NA
## conNoise                                   1.245e-02  2.083e-02
## conGW                                      1.129e-01  9.642e-02
## conLSHA                                    3.225e-02  9.023e-03
## conSLIDO                                  -3.037e-02  1.383e-02
## conSlp25                                   5.286e-03  9.424e-03
## conInstit                                       NA         NA
## conPrvCom                                  2.287e-01  2.401e-01
## conPubOwn                                 -6.761e-02  6.614e-02
## conSewer                                   2.045e-02  2.996e-02
## conStorm                                  -1.299e-03  7.103e-03
## conTranCap                                -1.561e-02  7.167e-03
## conTranInt                                -1.938e-02  7.604e-03
## conTranSub                                -2.388e-02  4.507e-03
## conWater                                  -2.811e-02  8.766e-03
## conView                                         NA         NA
## conCovrly                                  6.607e-03  1.043e-02
## conPovrly                                 -3.300e-02  1.459e-02
## conWetland                                -6.005e-02  5.665e-02
## conFld100                                 -2.523e-03  2.587e-02
## pct_conFld100                             -2.046e-02  3.555e-02
## pct_conPovrly                              1.616e-02  2.408e-01
## pct_conCovrly                              9.080e-02  2.014e-02
## pct_conWetland                                  NA         NA
##                                           t value Pr(>|t|)
## (Intercept)                               -45.544  < 2e-16 ***
## CN_score                                   -1.221 0.222250
```

```
## percent_vacant                                             2.604 0.009226 **
## dist_cityhall                                            -12.751  < 2e-16 ***
## dist_ugb                                                  -3.645 0.000268 ***
## totalsqft                                                 34.417  < 2e-16 ***
## yearbuilt                                                 -3.248 0.001165 **
## f_baths                                                   41.839  < 2e-16 ***
## h_baths                                                   22.712  < 2e-16 ***
## n_fireplaces                                              10.169  < 2e-16 ***
## ADUdummy                                                  -5.535 3.14e-08 ***
## pct_canopy_cov                                            -1.082 0.279317
## taxlot_area                                               10.425  < 2e-16 ***
## garage_dumTRUE                                             8.716  < 2e-16 ***
## attic_dumTRUE                                              3.517 0.000438 ***
## bsmt_dumTRUE                                               6.258 3.98e-10 ***
## deck_dumTRUE                                               9.909  < 2e-16 ***
## year_sold                                                 50.351  < 2e-16 ***
## MapLabelArbor Lodge                                       -0.320 0.748645
## MapLabelArdenwald-Johnson Creek                           -4.054 5.05e-05 ***
## MapLabelArgay Terrace                                     -9.082  < 2e-16 ***
## MapLabelArlington Heights                                 -2.456 0.014057 *
## MapLabelArnold Creek                                      -5.995 2.07e-09 ***
## MapLabelAshcreek                                          -7.822 5.41e-15 ***
## MapLabelBeaumont-Wilshire                                 -1.083 0.278796
## MapLabelBoise                                              0.270 0.787221
## MapLabelBrentwood-Darlington                             -10.140  < 2e-16 ***
## MapLabelBridlemile                                        -5.937 2.95e-09 ***
## MapLabelBrooklyn Action Corps                             -5.343 9.24e-08 ***
## MapLabelBuckman Community Association                     -0.464 0.642962
## MapLabelCathedral Park                                    -0.049 0.961068
## MapLabelCentennial Community Association                 -10.698  < 2e-16 ***
## MapLabelCollins View                                      -7.385 1.57e-13 ***
## MapLabelConcordia                                         -2.486 0.012934 *
## MapLabelCreston-Kenilworth                                -5.384 7.37e-08 ***
## MapLabelCrestwood                                         -8.512  < 2e-16 ***
## MapLabelCully Association of Neighbors                    -8.234  < 2e-16 ***
## MapLabelEast Columbia                                     -8.296  < 2e-16 ***
## MapLabelEastmoreland                                       3.954 7.71e-05 ***
## MapLabelEliot                                             -2.600 0.009334 **
## MapLabelFar Southwest                                     -5.415 6.18e-08 ***
## MapLabelForest Park                                       -3.304 0.000955 ***
## MapLabelFoster-Powell                                     -6.364 2.00e-10 ***
## MapLabelGlenfair                                          -7.868 3.77e-15 ***
## MapLabelGoose Hollow Foothills League                     -3.356 0.000791 ***
## MapLabelGrant Park                                         3.091 0.001995 **
## MapLabelHayden Island Neighborhood Network                 2.079 0.037610 *
## MapLabelHayhurst                                          -8.070 7.36e-16 ***
## MapLabelHazelwood                                        -10.373  < 2e-16 ***
## MapLabelHealy Heights                                     -1.563 0.118164
## MapLabelHillsdale                                         -7.451 9.57e-14 ***
## MapLabelHillside                                          -3.261 0.001113 **
## MapLabelHollywood                                          1.679 0.093078 .
## MapLabelHomestead                                         -5.601 2.16e-08 ***
## MapLabelHosford-Abernethy Neighborhood District Assn.     -0.662 0.508064
## MapLabelHumboldt                                          -0.828 0.407880
```

```
## MapLabelIrvington Community Association                      0.353 0.724367
## MapLabelKenton                                              -2.186 0.028813 *
## MapLabelKerns                                               -0.538 0.590712
## MapLabelKing                                                -4.202 2.66e-05 ***
## MapLabelLaurelhurst                                          3.394 0.000691 ***
## MapLabelLents                                              -11.564  < 2e-16 ***
## MapLabelLinnton                                             -5.227 1.74e-07 ***
## MapLabelMadison South                                       -9.227  < 2e-16 ***
## MapLabelMaplewood                                           -6.225 4.91e-10 ***
## MapLabelMarkham                                             -9.099  < 2e-16 ***
## MapLabelMarshall Park                                       -5.942 2.86e-09 ***
## MapLabelMC Unclaimed #13                                    -1.555 0.119910
## MapLabelMill Park                                          -10.700  < 2e-16 ***
## MapLabelMontavilla                                          -6.420 1.39e-10 ***
## MapLabelMt. Scott-Arleta                                    -5.875 4.29e-09 ***
## MapLabelMt. Tabor                                            1.536 0.124561
## MapLabelMultnomah                                           -7.136 9.89e-13 ***
## MapLabelNorth Tabor                                         -4.217 2.48e-05 ***
## MapLabelNorthwest District Association                      -0.421 0.673770
## MapLabelNorthwest Heights                                   -2.583 0.009803 **
## MapLabelOverlook                                             0.807 0.419642
## MapLabelParkrose                                           -10.039  < 2e-16 ***
## MapLabelParkrose Heights Association of Neighbors          -10.016  < 2e-16 ***
## MapLabelPiedmont                                            -0.918 0.358569
## MapLabelPleasant Valley                                     -7.282 3.40e-13 ***
## MapLabelPortsmouth                                          -1.594 0.110883
## MapLabelPowellhurst-Gilbert                                -10.656  < 2e-16 ***
## MapLabelReed                                                -2.002 0.045320 *
## MapLabelRichmond                                            -0.059 0.952875
## MapLabelRose City Park                                      -1.848 0.064555 .
## MapLabelRoseway                                             -4.440 9.05e-06 ***
## MapLabelRussell                                             -8.539  < 2e-16 ***
## MapLabelSabin Community Association                         -1.840 0.065814 .
## MapLabelSellwood-Moreland Improvement League               -0.041 0.967672
## MapLabelSouth Burlingame                                    -7.778 7.71e-15 ***
## MapLabelSouth Portland                                      -3.896 9.80e-05 ***
## MapLabelSouth Tabor                                         -2.553 0.010685 *
## MapLabelSouthwest Hills Residential League                  -3.841 0.000123 ***
## MapLabelSt. Johns                                           -1.738 0.082283 .
## MapLabelSullivan's Gulch                                    -2.246 0.024717 *
## MapLabelSumner Association of Neighbors                     -9.457  < 2e-16 ***
## MapLabelSunderland Association of Neighbors                 -4.467 7.96e-06 ***
## MapLabelSunnyside                                            1.111 0.266477
## MapLabelSylvan-Highlands                                    -5.053 4.39e-07 ***
## MapLabelUniversity Park                                     -0.348 0.727499
## MapLabelVernon                                              -0.116 0.908016
## MapLabelWest Portland Park                                  -8.906  < 2e-16 ***
## MapLabelWilkes Community Group                              -7.985 1.47e-15 ***
## MapLabelWoodland Park                                       -7.121 1.11e-12 ***
## MapLabelWoodlawn                                            -1.552 0.120768
## MapLabelWoodstock                                           -2.803 0.005066 **
## HIGH_SCHCLEVELAND HS                                        -4.181 2.91e-05 ***
## HIGH_SCHDAVID DOUGLAS HS                                    -5.836 5.43e-09 ***
## HIGH_SCHFRANKLIN HS                                         -4.754 2.00e-06 ***
```

```
## HIGH_SCHGRANT HS                                 -2.160 0.030791 *
## HIGH_SCHGRANT-JEFF                                -4.132 3.60e-05 ***
## HIGH_SCHLINCOLN HS                                 2.190 0.028521 *
## HIGH_SCHMADISON HS                                -7.085 1.44e-12 ***
## HIGH_SCHMADISON-JEFF                              -5.162 2.47e-07 ***
## HIGH_SCHPARKROSE HS                               -2.948 0.003205 **
## HIGH_SCHREYNOLDS HS                               -1.978 0.047899 *
## HIGH_SCHRIVERDALE HS                               2.904 0.003684 **
## HIGH_SCHROOS-JEFF                                 -5.905 3.58e-09 ***
## HIGH_SCHROOSEVELT CAMPUS                          -4.903 9.51e-07 ***
## HIGH_SCHSUNSET HS                                  1.415 0.157036
## HIGH_SCHWILSON HS                                     NA       NA
## conECSI                                            0.828 0.407761
## conLUST                                           -0.344 0.731184
## conHist                                            4.115 3.89e-05 ***
## conHistLdm                                        -0.175 0.860764
## conNatAm                                              NA       NA
## conAirHgt                                          3.469 0.000522 ***
## conHeliprt                                            NA       NA
## conNoise                                           0.598 0.550147
## conGW                                              1.171 0.241740
## conLSHA                                            3.574 0.000352 ***
## conSLIDO                                          -2.196 0.028137 *
## conSlp25                                           0.561 0.574912
## conInstit                                             NA       NA
## conPrvCom                                          0.953 0.340810
## conPubOwn                                         -1.022 0.306696
## conSewer                                           0.683 0.494905
## conStorm                                          -0.183 0.854874
## conTranCap                                        -2.178 0.029446 *
## conTranInt                                        -2.548 0.010826 *
## conTranSub                                        -5.298 1.18e-07 ***
## conWater                                          -3.206 0.001346 **
## conView                                               NA       NA
## conCovrly                                          0.634 0.526387
## conPovrly                                         -2.261 0.023757 *
## conWetland                                        -1.060 0.289138
## conFld100                                         -0.098 0.922310
## pct_conFld100                                     -0.575 0.565027
## pct_conPovrly                                      0.067 0.946499
## pct_conCovrly                                      4.508 6.58e-06 ***
## pct_conWetland                                        NA       NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 0.2379 on 22130 degrees of freedom
##   (772 observations deleted due to missingness)
## Multiple R-squared:  0.6922, Adjusted R-squared:  0.6902
## F-statistic: 343.3 on 145 and 22130 DF,  p-value: < 2.2e-16
```

```
#plot(sfr_mod_log)
```

Regressions 2: Dummy vs. SQFT Improvements

```
# LINEAR REGRESSION DUMMY-----------------------------------------

# formula: only dummies, no percent except for percent canopy cover
sfr_lin = formula(paste0("SALEPRICE ~
                         CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil

# reg
sfr_lin_mod <- lm(sfr_lin, dat1)
summary(sfr_lin_mod)
```

```
##
## Call:
## lm(formula = sfr_lin, data = dat1)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -648950  -46269    2947   47610  671356
##
## Coefficients: (6 not defined because of singularities)
##                                          Estimate Std. Error
## (Intercept)                             -5.474e+07  1.162e+06
## CN_score                                -1.129e+02  8.721e+01
## percent_vacant                           2.998e+03  2.685e+03
## dist_cityhall                           -5.390e+00  3.436e-01
## dist_ugb                                -1.238e+00  4.209e-01
## totalsqft                                5.610e+01  1.144e+00
## yearbuilt                               -3.155e+02  3.446e+01
## f_baths                                  5.831e+04  1.157e+03
## h_baths                                  4.137e+04  1.494e+03
## n_fireplaces                             9.396e+03  1.525e+03
## ADUdummy                                -3.475e+04  5.440e+03
## pct_canopy_cov                          -5.813e+03  3.908e+03
## taxlot_area                              1.794e+00  1.109e-01
## garage_dumTRUE                           1.224e+04  1.788e+03
## attic_dumTRUE                           -2.149e+03  1.681e+03
## bsmt_dumTRUE                            -2.447e+03  1.764e+03
## deck_dumTRUE                             1.066e+04  1.403e+03
## year_sold                                2.769e+04  5.743e+02
## MapLabelArbor Lodge                     -3.895e+04  1.710e+04
## MapLabelArdenwald-Johnson Creek         -1.262e+05  2.011e+04
## MapLabelArgay Terrace                   -1.842e+05  1.775e+04
## MapLabelArlington Heights               -2.031e+02  2.693e+04
## MapLabelArnold Creek                    -1.022e+05  1.673e+04
## MapLabelAshcreek                        -1.454e+05  1.612e+04
## MapLabelBeaumont-Wilshire               -1.424e+04  9.137e+03
## MapLabelBoise                           -5.089e+04  2.004e+04
## MapLabelBrentwood-Darlington            -1.532e+05  1.308e+04
## MapLabelBridlemile                      -1.555e+05  2.255e+04
## MapLabelBrooklyn Action Corps           -1.309e+05  1.435e+04
## MapLabelBuckman Community Association    -4.254e+04  1.587e+04
## MapLabelCathedral Park                  -3.266e+04  2.154e+04
```

```
## MapLabelCentennial Community Association              -1.491e+05  1.619e+04
## MapLabelCollins View                                  -1.461e+05  1.712e+04
## MapLabelConcordia                                     -4.636e+04  1.137e+04
## MapLabelCreston-Kenilworth                            -1.118e+05  1.314e+04
## MapLabelCrestwood                                     -1.638e+05  1.704e+04
## MapLabelCully Association of Neighbors                -1.143e+05  1.059e+04
## MapLabelEast Columbia                                 -1.707e+05  2.126e+04
## MapLabelEastmoreland                                   7.658e+04  1.394e+04
## MapLabelEliot                                         -1.680e+05  3.228e+04
## MapLabelFar Southwest                                 -1.143e+05  1.781e+04
## MapLabelForest Park                                   -4.783e+04  2.505e+04
## MapLabelFoster-Powell                                 -1.192e+05  1.309e+04
## MapLabelGlenfair                                      -1.729e+05  2.125e+04
## MapLabelGoose Hollow Foothills League                 -6.310e+04  3.113e+04
## MapLabelGrant Park                                     4.363e+04  1.053e+04
## MapLabelHayden Island Neighborhood Network             5.822e+04  3.109e+04
## MapLabelHayhurst                                      -1.522e+05  1.615e+04
## MapLabelHazelwood                                     -1.479e+05  1.371e+04
## MapLabelHealy Heights                                  2.661e+04  3.749e+04
## MapLabelHillsdale                                     -1.268e+05  1.628e+04
## MapLabelHillside                                      -1.476e+04  2.511e+04
## MapLabelHollywood                                      3.389e+04  2.284e+04
## MapLabelHomestead                                     -1.889e+05  2.920e+04
## MapLabelHosford-Abernethy Neighborhood District Assn. -2.848e+04  1.341e+04
## MapLabelHumboldt                                      -4.920e+04  1.618e+04
## MapLabelIrvington Community Association                2.558e+04  1.092e+04
## MapLabelKenton                                        -7.615e+04  1.917e+04
## MapLabelKerns                                         -4.076e+04  1.861e+04
## MapLabelKing                                          -9.575e+04  1.219e+04
## MapLabelLaurelhurst                                    3.936e+04  9.336e+03
## MapLabelLents                                         -1.526e+05  1.282e+04
## MapLabelLinnton                                       -1.808e+05  2.713e+04
## MapLabelMadison South                                 -1.199e+05  1.135e+04
## MapLabelMaplewood                                     -1.264e+05  1.687e+04
## MapLabelMarkham                                       -1.762e+05  1.667e+04
## MapLabelMarshall Park                                 -1.235e+05  1.809e+04
## MapLabelMC Unclaimed #13                              -1.329e+05  8.806e+04
## MapLabelMill Park                                     -1.530e+05  1.432e+04
## MapLabelMontavilla                                    -9.078e+04  1.085e+04
## MapLabelMt. Scott-Arleta                              -1.117e+05  1.322e+04
## MapLabelMt. Tabor                                      5.362e+03  1.174e+04
## MapLabelMultnomah                                     -1.331e+05  1.612e+04
## MapLabelNorth Tabor                                   -8.270e+04  1.229e+04
## MapLabelNorthwest District Association                 9.352e+04  2.615e+04
## MapLabelNorthwest Heights                             -1.195e+04  2.311e+04
## MapLabelOverlook                                      -1.295e+04  1.770e+04
## MapLabelParkrose                                      -1.841e+05  1.788e+04
## MapLabelParkrose Heights Association of Neighbors     -1.769e+05  1.713e+04
## MapLabelPiedmont                                      -4.952e+04  1.687e+04
## MapLabelPleasant Valley                               -1.339e+05  1.538e+04
## MapLabelPortsmouth                                    -6.551e+04  2.004e+04
## MapLabelPowellhurst-Gilbert                           -1.465e+05  1.452e+04
## MapLabelReed                                          -7.525e+04  1.508e+04
## MapLabelRichmond                                      -2.756e+04  1.218e+04
```

```
## MapLabelRose City Park                                 -5.001e+04  8.766e+03
## MapLabelRoseway                                        -7.617e+04  1.075e+04
## MapLabelRussell                                        -1.635e+05  1.760e+04
## MapLabelSabin Community Association                     -3.829e+04  9.179e+03
## MapLabelSellwood-Moreland Improvement League           -2.780e+04  1.291e+04
## MapLabelSouth Burlingame                               -1.513e+05  1.737e+04
## MapLabelSouth Portland                                 -6.696e+04  1.859e+04
## MapLabelSouth Tabor                                    -7.546e+04  1.298e+04
## MapLabelSouthwest Hills Residential League             -3.510e+04  2.247e+04
## MapLabelSt. Johns                                      -5.719e+04  2.021e+04
## MapLabelSullivan's Gulch                               -1.008e+05  2.059e+04
## MapLabelSumner Association of Neighbors                -1.732e+05  1.849e+04
## MapLabelSunderland Association of Neighbors            -1.837e+05  5.012e+04
## MapLabelSunnyside                                      -1.624e+04  1.304e+04
## MapLabelSylvan-Highlands                               -1.334e+05  2.516e+04
## MapLabelUniversity Park                                -4.340e+04  2.034e+04
## MapLabelVernon                                         -2.050e+04  1.458e+04
## MapLabelWest Portland Park                             -1.687e+05  1.653e+04
## MapLabelWilkes Community Group                         -1.642e+05  1.870e+04
## MapLabelWoodland Park                                  -1.791e+05  2.566e+04
## MapLabelWoodlawn                                       -5.890e+04  1.548e+04
## MapLabelWoodstock                                      -7.977e+04  1.364e+04
## HIGH_SCHCLEVELAND HS                                   -3.072e+04  1.209e+04
## HIGH_SCHDAVID DOUGLAS HS                               -3.966e+04  8.094e+03
## HIGH_SCHFRANKLIN HS                                    -3.619e+04  1.115e+04
## HIGH_SCHGRANT HS                                        5.270e+03  1.328e+04
## HIGH_SCHGRANT-JEFF                                     -4.269e+04  1.752e+04
## HIGH_SCHLINCOLN HS                                      6.654e+04  1.579e+04
## HIGH_SCHMADISON HS                                     -7.156e+04  1.198e+04
## HIGH_SCHMADISON-JEFF                                   -7.214e+04  1.452e+04
## HIGH_SCHPARKROSE HS                                    -2.532e+04  1.197e+04
## HIGH_SCHREYNOLDS HS                                    -1.297e+04  1.192e+04
## HIGH_SCHRIVERDALE HS                                    4.454e+05  6.757e+04
## HIGH_SCHROOS-JEFF                                      -9.688e+04  1.881e+04
## HIGH_SCHROOSEVELT CAMPUS                               -8.534e+04  2.152e+04
## HIGH_SCHSUNSET HS                                       8.647e+04  3.120e+04
## HIGH_SCHWILSON HS                                              NA         NA
## conECSI                                                 6.099e+04  6.704e+04
## conLUST                                                -4.849e+04  6.800e+04
## conHist                                                 3.726e+04  5.519e+03
## conHistLdm                                              2.375e+04  2.658e+04
## conNatAm                                                       NA         NA
## conAirHgt                                               1.496e+04  3.491e+03
## conHeliprt                                                     NA         NA
## conNoise                                               -2.421e+03  8.288e+03
## conGW                                                   2.669e+04  3.836e+04
## conLSHA                                                 1.065e+04  3.590e+03
## conSLIDO                                               -2.113e+04  5.503e+03
## conSlp25                                                1.017e+04  3.749e+03
## conInstit                                                      NA         NA
## conPrvCom                                               2.953e+05  9.553e+04
## conPubOwn                                               1.023e+04  2.631e+04
## conSewer                                                7.274e+03  1.192e+04
## conStorm                                               -3.342e+03  2.826e+03
```

```
## conTranCap                                      -8.324e+03  2.851e+03
## conTranInt                                      -7.625e+03  3.025e+03
## conTranSub                                      -9.600e+03  1.793e+03
## conWater                                        -7.458e+03  3.488e+03
## conView                                                 NA         NA
## conCovrly                                       -1.654e+03  4.149e+03
## conPovrly                                       -2.795e+04  5.806e+03
## conWetland                                      -5.901e+04  2.254e+04
## conFld100                                       -1.003e+04  1.029e+04
## pct_conFld100                                    1.479e+04  1.414e+04
## pct_conPovrly                                    7.632e+03  9.580e+04
## pct_conCovrly                                    3.098e+04  8.013e+03
## pct_conWetland                                          NA         NA
##                                                 t value Pr(>|t|)
## (Intercept)                                     -47.127  < 2e-16 ***
## CN_score                                         -1.294 0.195511
## percent_vacant                                    1.117 0.264048
## dist_cityhall                                   -15.688  < 2e-16 ***
## dist_ugb                                         -2.940 0.003282 **
## totalsqft                                        49.055  < 2e-16 ***
## yearbuilt                                        -9.155  < 2e-16 ***
## f_baths                                          50.407  < 2e-16 ***
## h_baths                                          27.698  < 2e-16 ***
## n_fireplaces                                      6.159 7.44e-10 ***
## ADUdummy                                         -6.388 1.71e-10 ***
## pct_canopy_cov                                   -1.488 0.136886
## taxlot_area                                      16.178  < 2e-16 ***
## garage_dumTRUE                                    6.847 7.76e-12 ***
## attic_dumTRUE                                    -1.279 0.201070
## bsmt_dumTRUE                                     -1.387 0.165379
## deck_dumTRUE                                      7.599 3.09e-14 ***
## year_sold                                        48.218  < 2e-16 ***
## MapLabelArbor Lodge                              -2.278 0.022721 *
## MapLabelArdenwald-Johnson Creek                  -6.275 3.57e-10 ***
## MapLabelArgay Terrace                           -10.373  < 2e-16 ***
## MapLabelArlington Heights                        -0.008 0.993985
## MapLabelArnold Creek                             -6.110 1.01e-09 ***
## MapLabelAshcreek                                 -9.020  < 2e-16 ***
## MapLabelBeaumont-Wilshire                        -1.558 0.119243
## MapLabelBoise                                    -2.539 0.011123 *
## MapLabelBrentwood-Darlington                    -11.711  < 2e-16 ***
## MapLabelBridlemile                               -6.896 5.50e-12 ***
## MapLabelBrooklyn Action Corps                    -9.120  < 2e-16 ***
## MapLabelBuckman Community Association            -2.680 0.007376 **
## MapLabelCathedral Park                           -1.517 0.129403
## MapLabelCentennial Community Association         -9.209  < 2e-16 ***
## MapLabelCollins View                             -8.533  < 2e-16 ***
## MapLabelConcordia                                -4.077 4.58e-05 ***
## MapLabelCreston-Kenilworth                       -8.512  < 2e-16 ***
## MapLabelCrestwood                                -9.615  < 2e-16 ***
## MapLabelCully Association of Neighbors          -10.789  < 2e-16 ***
## MapLabelEast Columbia                            -8.031 1.01e-15 ***
## MapLabelEastmoreland                              5.494 3.97e-08 ***
## MapLabelEliot                                    -5.204 1.96e-07 ***
```

```
## MapLabelFar Southwest                                      -6.419 1.40e-10 ***
## MapLabelForest Park                                        -1.909 0.056276 .
## MapLabelFoster-Powell                                      -9.103  < 2e-16 ***
## MapLabelGlenfair                                           -8.135 4.34e-16 ***
## MapLabelGoose Hollow Foothills League                      -2.027 0.042706 *
## MapLabelGrant Park                                          4.143 3.44e-05 ***
## MapLabelHayden Island Neighborhood Network                  1.872 0.061165 .
## MapLabelHayhurst                                           -9.420  < 2e-16 ***
## MapLabelHazelwood                                         -10.788  < 2e-16 ***
## MapLabelHealy Heights                                       0.710 0.477793
## MapLabelHillsdale                                          -7.790 7.00e-15 ***
## MapLabelHillside                                           -0.588 0.556717
## MapLabelHollywood                                           1.484 0.137904
## MapLabelHomestead                                          -6.469 1.00e-10 ***
## MapLabelHosford-Abernethy Neighborhood District Assn.      -2.124 0.033716 *
## MapLabelHumboldt                                           -3.041 0.002361 **
## MapLabelIrvington Community Association                      2.342 0.019198 *
## MapLabelKenton                                             -3.974 7.10e-05 ***
## MapLabelKerns                                              -2.190 0.028543 *
## MapLabelKing                                               -7.854 4.23e-15 ***
## MapLabelLaurelhurst                                         4.216 2.50e-05 ***
## MapLabelLents                                             -11.908  < 2e-16 ***
## MapLabelLinnton                                            -6.665 2.71e-11 ***
## MapLabelMadison South                                     -10.569  < 2e-16 ***
## MapLabelMaplewood                                          -7.488 7.27e-14 ***
## MapLabelMarkham                                           -10.570  < 2e-16 ***
## MapLabelMarshall Park                                      -6.831 8.68e-12 ***
## MapLabelMC Unclaimed #13                                   -1.509 0.131255
## MapLabelMill Park                                         -10.686  < 2e-16 ***
## MapLabelMontavilla                                         -8.368  < 2e-16 ***
## MapLabelMt. Scott-Arleta                                   -8.450  < 2e-16 ***
## MapLabelMt. Tabor                                           0.457 0.647763
## MapLabelMultnomah                                          -8.258  < 2e-16 ***
## MapLabelNorth Tabor                                        -6.730 1.74e-11 ***
## MapLabelNorthwest District Association                      3.576 0.000349 ***
## MapLabelNorthwest Heights                                  -0.517 0.605034
## MapLabelOverlook                                           -0.731 0.464535
## MapLabelParkrose                                          -10.295  < 2e-16 ***
## MapLabelParkrose Heights Association of Neighbors         -10.324  < 2e-16 ***
## MapLabelPiedmont                                           -2.935 0.003344 **
## MapLabelPleasant Valley                                    -8.707  < 2e-16 ***
## MapLabelPortsmouth                                         -3.268 0.001085 **
## MapLabelPowellhurst-Gilbert                               -10.089  < 2e-16 ***
## MapLabelReed                                               -4.989 6.11e-07 ***
## MapLabelRichmond                                           -2.263 0.023658 *
## MapLabelRose City Park                                     -5.704 1.18e-08 ***
## MapLabelRoseway                                            -7.086 1.42e-12 ***
## MapLabelRussell                                            -9.291  < 2e-16 ***
## MapLabelSabin Community Association                        -4.171 3.04e-05 ***
## MapLabelSellwood-Moreland Improvement League               -2.153 0.031332 *
## MapLabelSouth Burlingame                                   -8.710  < 2e-16 ***
## MapLabelSouth Portland                                     -3.603 0.000316 ***
## MapLabelSouth Tabor                                        -5.814 6.19e-09 ***
## MapLabelSouthwest Hills Residential League                 -1.562 0.118227
```

```
## MapLabelSt. Johns                                 -2.830 0.004665 **
## MapLabelSullivan's Gulch                           -4.893 1.00e-06 ***
## MapLabelSumner Association of Neighbors            -9.365  < 2e-16 ***
## MapLabelSunderland Association of Neighbors        -3.664 0.000249 ***
## MapLabelSunnyside                                  -1.246 0.212858
## MapLabelSylvan-Highlands                           -5.302 1.16e-07 ***
## MapLabelUniversity Park                            -2.134 0.032881 *
## MapLabelVernon                                     -1.406 0.159857
## MapLabelWest Portland Park                        -10.204  < 2e-16 ***
## MapLabelWilkes Community Group                     -8.784  < 2e-16 ***
## MapLabelWoodland Park                              -6.979 3.06e-12 ***
## MapLabelWoodlawn                                   -3.804 0.000143 ***
## MapLabelWoodstock                                  -5.850 4.98e-09 ***
## HIGH_SCHCLEVELAND HS                               -2.541 0.011074 *
## HIGH_SCHDAVID DOUGLAS HS                           -4.900 9.65e-07 ***
## HIGH_SCHFRANKLIN HS                                -3.247 0.001168 **
## HIGH_SCHGRANT HS                                    0.397 0.691588
## HIGH_SCHGRANT-JEFF                                 -2.436 0.014841 *
## HIGH_SCHLINCOLN HS                                  4.214 2.52e-05 ***
## HIGH_SCHMADISON HS                                 -5.975 2.34e-09 ***
## HIGH_SCHMADISON-JEFF                               -4.968 6.80e-07 ***
## HIGH_SCHPARKROSE HS                                -2.116 0.034331 *
## HIGH_SCHREYNOLDS HS                                -1.088 0.276668
## HIGH_SCHRIVERDALE HS                                6.592 4.45e-11 ***
## HIGH_SCHROOS-JEFF                                  -5.150 2.62e-07 ***
## HIGH_SCHROOSEVELT CAMPUS                           -3.966 7.34e-05 ***
## HIGH_SCHSUNSET HS                                   2.772 0.005580 **
## HIGH_SCHWILSON HS                                      NA       NA
## conECSI                                             0.910 0.362948
## conLUST                                            -0.713 0.475785
## conHist                                             6.751 1.50e-11 ***
## conHistLdm                                          0.893 0.371622
## conNatAm                                               NA       NA
## conAirHgt                                           4.286 1.83e-05 ***
## conHeliprt                                             NA       NA
## conNoise                                           -0.292 0.770174
## conGW                                               0.696 0.486544
## conLSHA                                             2.968 0.003000 **
## conSLIDO                                           -3.840 0.000123 ***
## conSlp25                                            2.711 0.006710 **
## conInstit                                              NA       NA
## conPrvCom                                           3.091 0.002000 **
## conPubOwn                                           0.389 0.697549
## conSewer                                            0.610 0.541706
## conStorm                                           -1.183 0.236981
## conTranCap                                         -2.919 0.003511 **
## conTranInt                                         -2.521 0.011724 *
## conTranSub                                         -5.354 8.67e-08 ***
## conWater                                           -2.138 0.032492 *
## conView                                                NA       NA
## conCovrly                                          -0.399 0.690139
## conPovrly                                          -4.814 1.49e-06 ***
## conWetland                                         -2.618 0.008840 **
## conFld100                                          -0.975 0.329633
```

```
## pct_conFld100                                                  1.046 0.295757
## pct_conPovrly                                                  0.080 0.936504
## pct_conCovrly                                                  3.866 0.000111 ***
## pct_conWetland                                                    NA       NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 94660 on 22130 degrees of freedom
##   (772 observations deleted due to missingness)
## Multiple R-squared:   0.76,  Adjusted R-squared:  0.7585
## F-statistic: 483.4 on 145 and 22130 DF,  p-value: < 2.2e-16
```

```r
#plot(sfr_lin_mod)

# LINEAR REGRESSION SQFT-----------------------------------------

# formula: only dummies, no percent except for percent canopy cover
sfr.lin.sqft = formula(paste0("SALEPRICE ~
                        CN_score + percent_vacant + dist_cityhall + dist_ugb + totalsqft + yearbuil

# reg
sfr.lin.sqft_mod <- lm(sfr.lin.sqft, dat1)
summary(sfr.lin.sqft_mod)
```

```
##
## Call:
## lm(formula = sfr.lin.sqft, data = dat1)
##
## Residuals:
##     Min      1Q  Median      3Q     Max
## -643580  -46587    3220   47883  662005
##
## Coefficients: (6 not defined because of singularities)
##                                           Estimate Std. Error
## (Intercept)                              -5.456e+07  1.159e+06
## CN_score                                 -1.018e+02  8.721e+01
## percent_vacant                            2.706e+03  2.683e+03
## dist_cityhall                            -5.473e+00  3.433e-01
## dist_ugb                                 -1.221e+00  4.206e-01
## totalsqft                                 5.558e+01  1.144e+00
## yearbuilt                                -3.354e+02  3.211e+01
## f_baths                                   5.818e+04  1.154e+03
## h_baths                                   4.140e+04  1.493e+03
## n_fireplaces                              1.026e+04  1.521e+03
## ADUdummy                                 -3.576e+04  5.439e+03
## pct_canopy_cov                           -5.045e+03  3.915e+03
## taxlot_area                               1.736e+00  1.112e-01
## garage_sqft                               3.921e+00  5.450e-01
## attic_sqft                               -3.463e-01  5.007e-01
## bsmt_sqft                                -1.535e+00  3.221e-01
## deck_sqft                                 2.552e+00  3.410e-01
## year_sold                                 2.763e+04  5.731e+02
## MapLabelArbor Lodge                      -3.872e+04  1.709e+04
## MapLabelArdenwald-Johnson Creek          -1.294e+05  2.010e+04
```

```
## MapLabelArgay Terrace                                      -1.850e+05  1.774e+04
## MapLabelArlington Heights                                  -2.262e+03  2.692e+04
## MapLabelArnold Creek                                       -1.066e+05  1.672e+04
## MapLabelAshcreek                                           -1.482e+05  1.611e+04
## MapLabelBeaumont-Wilshire                                  -1.426e+04  9.131e+03
## MapLabelBoise                                              -5.312e+04  2.002e+04
## MapLabelBrentwood-Darlington                               -1.560e+05  1.308e+04
## MapLabelBridlemile                                         -1.601e+05  2.254e+04
## MapLabelBrooklyn Action Corps                              -1.326e+05  1.434e+04
## MapLabelBuckman Community Association                      -4.496e+04  1.586e+04
## MapLabelCathedral Park                                     -3.308e+04  2.152e+04
## MapLabelCentennial Community Association                   -1.515e+05  1.618e+04
## MapLabelCollins View                                       -1.489e+05  1.711e+04
## MapLabelConcordia                                          -4.717e+04  1.136e+04
## MapLabelCreston-Kenilworth                                 -1.125e+05  1.313e+04
## MapLabelCrestwood                                          -1.675e+05  1.703e+04
## MapLabelCully Association of Neighbors                     -1.175e+05  1.058e+04
## MapLabelEast Columbia                                      -1.726e+05  2.125e+04
## MapLabelEastmoreland                                        7.711e+04  1.393e+04
## MapLabelEliot                                              -1.737e+05  3.225e+04
## MapLabelFar Southwest                                      -1.187e+05  1.780e+04
## MapLabelForest Park                                        -5.024e+04  2.504e+04
## MapLabelFoster-Powell                                      -1.222e+05  1.309e+04
## MapLabelGlenfair                                           -1.746e+05  2.124e+04
## MapLabelGoose Hollow Foothills League                      -6.542e+04  3.111e+04
## MapLabelGrant Park                                          4.345e+04  1.052e+04
## MapLabelHayden Island Neighborhood Network                  5.450e+04  3.108e+04
## MapLabelHayhurst                                           -1.552e+05  1.615e+04
## MapLabelHazelwood                                          -1.498e+05  1.371e+04
## MapLabelHealy Heights                                       2.107e+04  3.747e+04
## MapLabelHillsdale                                          -1.290e+05  1.627e+04
## MapLabelHillside                                           -1.830e+04  2.510e+04
## MapLabelHollywood                                           3.422e+04  2.283e+04
## MapLabelHomestead                                          -1.888e+05  2.918e+04
## MapLabelHosford-Abernethy Neighborhood District Assn. -3.016e+04  1.340e+04
## MapLabelHumboldt                                           -5.071e+04  1.617e+04
## MapLabelIrvington Community Association                     2.447e+04  1.092e+04
## MapLabelKenton                                             -7.787e+04  1.915e+04
## MapLabelKerns                                              -4.140e+04  1.860e+04
## MapLabelKing                                               -9.713e+04  1.218e+04
## MapLabelLaurelhurst                                         3.941e+04  9.334e+03
## MapLabelLents                                              -1.554e+05  1.281e+04
## MapLabelLinnton                                            -1.818e+05  2.711e+04
## MapLabelMadison South                                      -1.204e+05  1.134e+04
## MapLabelMaplewood                                          -1.298e+05  1.687e+04
## MapLabelMarkham                                            -1.792e+05  1.666e+04
## MapLabelMarshall Park                                      -1.269e+05  1.808e+04
## MapLabelMC Unclaimed #13                                   -1.293e+05  8.801e+04
## MapLabelMill Park                                          -1.549e+05  1.431e+04
## MapLabelMontavilla                                         -9.206e+04  1.084e+04
## MapLabelMt. Scott-Arleta                                   -1.147e+05  1.322e+04
## MapLabelMt. Tabor                                           4.223e+03  1.173e+04
## MapLabelMultnomah                                          -1.354e+05  1.611e+04
## MapLabelNorth Tabor                                        -8.294e+04  1.228e+04
```

```
## MapLabelNorthwest District Association              9.253e+04  2.614e+04
## MapLabelNorthwest Heights                          -1.685e+04  2.309e+04
## MapLabelOverlook                                   -1.351e+04  1.769e+04
## MapLabelParkrose                                   -1.842e+05  1.787e+04
## MapLabelParkrose Heights Association of Neighbors  -1.790e+05  1.712e+04
## MapLabelPiedmont                                   -4.943e+04  1.686e+04
## MapLabelPleasant Valley                            -1.360e+05  1.537e+04
## MapLabelPortsmouth                                 -6.713e+04  2.003e+04
## MapLabelPowellhurst-Gilbert                        -1.487e+05  1.451e+04
## MapLabelReed                                       -7.660e+04  1.508e+04
## MapLabelRichmond                                   -2.794e+04  1.217e+04
## MapLabelRose City Park                             -4.952e+04  8.762e+03
## MapLabelRoseway                                    -7.604e+04  1.074e+04
## MapLabelRussell                                    -1.658e+05  1.758e+04
## MapLabelSabin Community Association                -3.882e+04  9.173e+03
## MapLabelSellwood-Moreland Improvement League       -2.772e+04  1.291e+04
## MapLabelSouth Burlingame                           -1.529e+05  1.736e+04
## MapLabelSouth Portland                             -6.828e+04  1.858e+04
## MapLabelSouth Tabor                                -7.568e+04  1.297e+04
## MapLabelSouthwest Hills Residential League         -3.837e+04  2.245e+04
## MapLabelSt. Johns                                  -5.920e+04  2.020e+04
## MapLabelSullivan's Gulch                           -1.029e+05  2.058e+04
## MapLabelSumner Association of Neighbors            -1.742e+05  1.848e+04
## MapLabelSunderland Association of Neighbors        -1.903e+05  5.010e+04
## MapLabelSunnyside                                  -1.810e+04  1.303e+04
## MapLabelSylvan-Highlands                           -1.370e+05  2.515e+04
## MapLabelUniversity Park                            -4.371e+04  2.032e+04
## MapLabelVernon                                     -2.200e+04  1.457e+04
## MapLabelWest Portland Park                         -1.723e+05  1.652e+04
## MapLabelWilkes Community Group                     -1.667e+05  1.869e+04
## MapLabelWoodland Park                              -1.775e+05  2.564e+04
## MapLabelWoodlawn                                   -5.969e+04  1.547e+04
## MapLabelWoodstock                                  -8.124e+04  1.363e+04
## HIGH_SCHCLEVELAND HS                               -3.113e+04  1.208e+04
## HIGH_SCHDAVID DOUGLAS HS                           -4.004e+04  8.090e+03
## HIGH_SCHFRANKLIN HS                                -3.669e+04  1.114e+04
## HIGH_SCHGRANT HS                                    4.939e+03  1.328e+04
## HIGH_SCHGRANT-JEFF                                 -4.345e+04  1.751e+04
## HIGH_SCHLINCOLN HS                                  6.633e+04  1.578e+04
## HIGH_SCHMADISON HS                                 -7.168e+04  1.197e+04
## HIGH_SCHMADISON-JEFF                               -7.199e+04  1.451e+04
## HIGH_SCHPARKROSE HS                                -2.559e+04  1.196e+04
## HIGH_SCHREYNOLDS HS                                -1.332e+04  1.191e+04
## HIGH_SCHRIVERDALE HS                                4.403e+05  6.753e+04
## HIGH_SCHROOS-JEFF                                  -9.770e+04  1.880e+04
## HIGH_SCHROOSEVELT CAMPUS                           -8.536e+04  2.151e+04
## HIGH_SCHSUNSET HS                                   8.105e+04  3.118e+04
## HIGH_SCHWILSON HS                                          NA         NA
## conECSI                                             6.817e+04  6.700e+04
## conLUST                                            -4.980e+04  6.796e+04
## conHist                                             3.676e+04  5.516e+03
## conHistLdm                                          1.987e+04  2.656e+04
## conNatAm                                                   NA         NA
## conAirHgt                                           1.522e+04  3.489e+03
```

```
## conHeliprt                                                    NA        NA
## conNoise                                                -2.387e+03 8.281e+03
## conGW                                                    2.330e+04 3.832e+04
## conLSHA                                                  1.078e+04 3.588e+03
## conSLIDO                                                -2.051e+04 5.501e+03
## conSlp25                                                 9.739e+03 3.746e+03
## conInstit                                                       NA        NA
## conPrvCom                                                2.976e+05 9.548e+04
## conPubOwn                                                8.894e+03 2.630e+04
## conSewer                                                 7.776e+03 1.192e+04
## conStorm                                                -3.450e+03 2.824e+03
## conTranCap                                              -8.044e+03 2.850e+03
## conTranInt                                              -7.517e+03 3.023e+03
## conTranSub                                              -9.873e+03 1.791e+03
## conWater                                                -7.143e+03 3.486e+03
## conView                                                         NA        NA
## conCovrly                                               -1.360e+03 4.147e+03
## conPovrly                                               -2.810e+04 5.803e+03
## conWetland                                              -5.694e+04 2.253e+04
## conFld100                                               -9.901e+03 1.029e+04
## pct_conFld100                                            1.379e+04 1.414e+04
## pct_conPovrly                                           -5.700e+02 9.575e+04
## pct_conCovrly                                            3.001e+04 8.007e+03
## pct_conWetland                                                  NA        NA
##                                                         t value Pr(>|t|)
## (Intercept)                                             -47.074  < 2e-16 ***
## CN_score                                                 -1.168 0.243002
## percent_vacant                                            1.008 0.313252
## dist_cityhall                                           -15.943  < 2e-16 ***
## dist_ugb                                                 -2.902 0.003707 **
## totalsqft                                                48.600  < 2e-16 ***
## yearbuilt                                               -10.446  < 2e-16 ***
## f_baths                                                  50.431  < 2e-16 ***
## h_baths                                                  27.724  < 2e-16 ***
## n_fireplaces                                              6.749 1.53e-11 ***
## ADUdummy                                                 -6.575 4.96e-11 ***
## pct_canopy_cov                                           -1.289 0.197520
## taxlot_area                                              15.613  < 2e-16 ***
## garage_sqft                                               7.195 6.47e-13 ***
## attic_sqft                                               -0.691 0.489268
## bsmt_sqft                                                -4.764 1.91e-06 ***
## deck_sqft                                                 7.484 7.46e-14 ***
## year_sold                                                48.208  < 2e-16 ***
## MapLabelArbor Lodge                                      -2.266 0.023476 *
## MapLabelArdenwald-Johnson Creek                          -6.438 1.24e-10 ***
## MapLabelArgay Terrace                                   -10.432  < 2e-16 ***
## MapLabelArlington Heights                                -0.084 0.933015
## MapLabelArnold Creek                                     -6.375 1.87e-10 ***
## MapLabelAshcreek                                         -9.203  < 2e-16 ***
## MapLabelBeaumont-Wilshire                                -1.561 0.118441
## MapLabelBoise                                            -2.653 0.007990 **
## MapLabelBrentwood-Darlington                            -11.929  < 2e-16 ***
## MapLabelBridlemile                                       -7.102 1.26e-12 ***
## MapLabelBrooklyn Action Corps                            -9.244  < 2e-16 ***
```

```
## MapLabelBuckman Community Association                           -2.835 0.004591 **
## MapLabelCathedral Park                                          -1.537 0.124293
## MapLabelCentennial Community Association                        -9.359  < 2e-16 ***
## MapLabelCollins View                                            -8.704  < 2e-16 ***
## MapLabelConcordia                                               -4.151 3.32e-05 ***
## MapLabelCreston-Kenilworth                                      -8.569  < 2e-16 ***
## MapLabelCrestwood                                               -9.833  < 2e-16 ***
## MapLabelCully Association of Neighbors                         -11.097  < 2e-16 ***
## MapLabelEast Columbia                                           -8.121 4.85e-16 ***
## MapLabelEastmoreland                                             5.534 3.16e-08 ***
## MapLabelEliot                                                   -5.386 7.29e-08 ***
## MapLabelFar Southwest                                           -6.668 2.66e-11 ***
## MapLabelForest Park                                             -2.006 0.044832 *
## MapLabelFoster-Powell                                           -9.335  < 2e-16 ***
## MapLabelGlenfair                                                -8.219  < 2e-16 ***
## MapLabelGoose Hollow Foothills League                           -2.103 0.035494 *
## MapLabelGrant Park                                               4.128 3.67e-05 ***
## MapLabelHayden Island Neighborhood Network                       1.754 0.079499 .
## MapLabelHayhurst                                                -9.610  < 2e-16 ***
## MapLabelHazelwood                                              -10.927  < 2e-16 ***
## MapLabelHealy Heights                                            0.562 0.573833
## MapLabelHillsdale                                               -7.929 2.30e-15 ***
## MapLabelHillside                                                -0.729 0.466020
## MapLabelHollywood                                                1.499 0.133826
## MapLabelHomestead                                               -6.470 1.00e-10 ***
## MapLabelHosford-Abernethy Neighborhood District Assn.           -2.250 0.024430 *
## MapLabelHumboldt                                                -3.137 0.001711 **
## MapLabelIrvington Community Association                           2.241 0.025012 *
## MapLabelKenton                                                  -4.066 4.79e-05 ***
## MapLabelKerns                                                   -2.226 0.026022 *
## MapLabelKing                                                    -7.974 1.62e-15 ***
## MapLabelLaurelhurst                                              4.222 2.43e-05 ***
## MapLabelLents                                                  -12.126  < 2e-16 ***
## MapLabelLinnton                                                 -6.708 2.03e-11 ***
## MapLabelMadison South                                          -10.616  < 2e-16 ***
## MapLabelMaplewood                                               -7.696 1.47e-14 ***
## MapLabelMarkham                                                -10.756  < 2e-16 ***
## MapLabelMarshall Park                                           -7.019 2.30e-12 ***
## MapLabelMC Unclaimed #13                                        -1.469 0.141922
## MapLabelMill Park                                              -10.826  < 2e-16 ***
## MapLabelMontavilla                                              -8.490  < 2e-16 ***
## MapLabelMt. Scott-Arleta                                        -8.681  < 2e-16 ***
## MapLabelMt. Tabor                                                0.360 0.718806
## MapLabelMultnomah                                               -8.402  < 2e-16 ***
## MapLabelNorth Tabor                                             -6.754 1.48e-11 ***
## MapLabelNorthwest District Association                           3.540 0.000401 ***
## MapLabelNorthwest Heights                                       -0.730 0.465576
## MapLabelOverlook                                                -0.764 0.445157
## MapLabelParkrose                                               -10.307  < 2e-16 ***
## MapLabelParkrose Heights Association of Neighbors              -10.458  < 2e-16 ***
## MapLabelPiedmont                                                -2.931 0.003379 **
## MapLabelPleasant Valley                                         -8.848  < 2e-16 ***
## MapLabelPortsmouth                                              -3.351 0.000806 ***
## MapLabelPowellhurst-Gilbert                                    -10.243  < 2e-16 ***
```

```
## MapLabelReed                                        -5.081 3.78e-07 ***
## MapLabelRichmond                                    -2.295 0.021751 *
## MapLabelRose City Park                              -5.651 1.61e-08 ***
## MapLabelRoseway                                     -7.078 1.51e-12 ***
## MapLabelRussell                                     -9.431  < 2e-16 ***
## MapLabelSabin Community Association                 -4.232 2.33e-05 ***
## MapLabelSellwood-Moreland Improvement League        -2.148 0.031745 *
## MapLabelSouth Burlingame                            -8.803  < 2e-16 ***
## MapLabelSouth Portland                              -3.676 0.000238 ***
## MapLabelSouth Tabor                                 -5.833 5.53e-09 ***
## MapLabelSouthwest Hills Residential League          -1.709 0.087459 .
## MapLabelSt. Johns                                   -2.931 0.003381 **
## MapLabelSullivan's Gulch                            -5.000 5.79e-07 ***
## MapLabelSumner Association of Neighbors             -9.429  < 2e-16 ***
## MapLabelSunderland Association of Neighbors         -3.799 0.000146 ***
## MapLabelSunnyside                                   -1.389 0.164831
## MapLabelSylvan-Highlands                            -5.448 5.14e-08 ***
## MapLabelUniversity Park                             -2.151 0.031505 *
## MapLabelVernon                                      -1.510 0.131104
## MapLabelWest Portland Park                         -10.429  < 2e-16 ***
## MapLabelWilkes Community Group                      -8.918  < 2e-16 ***
## MapLabelWoodland Park                               -6.923 4.55e-12 ***
## MapLabelWoodlawn                                    -3.858 0.000115 ***
## MapLabelWoodstock                                   -5.961 2.55e-09 ***
## HIGH_SCHCLEVELAND HS                                -2.576 0.009990 **
## HIGH_SCHDAVID DOUGLAS HS                            -4.949 7.51e-07 ***
## HIGH_SCHFRANKLIN HS                                 -3.294 0.000989 ***
## HIGH_SCHGRANT HS                                     0.372 0.709945
## HIGH_SCHGRANT-JEFF                                  -2.481 0.013094 *
## HIGH_SCHLINCOLN HS                                   4.203 2.64e-05 ***
## HIGH_SCHMADISON HS                                  -5.988 2.15e-09 ***
## HIGH_SCHMADISON-JEFF                                -4.961 7.08e-07 ***
## HIGH_SCHPARKROSE HS                                 -2.140 0.032388 *
## HIGH_SCHREYNOLDS HS                                 -1.118 0.263612
## HIGH_SCHRIVERDALE HS                                 6.520 7.21e-11 ***
## HIGH_SCHROOS-JEFF                                   -5.196 2.05e-07 ***
## HIGH_SCHROOSEVELT CAMPUS                            -3.969 7.24e-05 ***
## HIGH_SCHSUNSET HS                                    2.599 0.009350 **
## HIGH_SCHWILSON HS                                       NA       NA
## conECSI                                              1.017 0.308940
## conLUST                                             -0.733 0.463720
## conHist                                              6.665 2.71e-11 ***
## conHistLdm                                           0.748 0.454394
## conNatAm                                                NA       NA
## conAirHgt                                            4.362 1.30e-05 ***
## conHeliprt                                              NA       NA
## conNoise                                            -0.288 0.773199
## conGW                                                0.608 0.543188
## conLSHA                                              3.006 0.002651 **
## conSLIDO                                            -3.728 0.000193 ***
## conSlp25                                             2.600 0.009329 **
## conInstit                                               NA       NA
## conPrvCom                                            3.117 0.001829 **
## conPubOwn                                            0.338 0.735208
```

```
## conSewer                                            0.653 0.514006
## conStorm                                           -1.222 0.221724
## conTranCap                                         -2.823 0.004769 **
## conTranInt                                         -2.487 0.012905 *
## conTranSub                                         -5.512 3.58e-08 ***
## conWater                                           -2.049 0.040468 *
## conView                                               NA       NA
## conCovrly                                          -0.328 0.742967
## conPovrly                                          -4.842 1.29e-06 ***
## conWetland                                         -2.528 0.011480 *
## conFld100                                          -0.962 0.335810
## pct_conFld100                                       0.975 0.329354
## pct_conPovrly                                      -0.006 0.995250
## pct_conCovrly                                       3.748 0.000179 ***
## pct_conWetland                                        NA       NA
## ---
## Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1
##
## Residual standard error: 94600 on 22130 degrees of freedom
##   (772 observations deleted due to missingness)
## Multiple R-squared:  0.7603, Adjusted R-squared:  0.7587
## F-statistic: 484.1 on 145 and 22130 DF,  p-value: < 2.2e-16
```

```
#plot(sfr.lin.sqft_mod)
```

```
# OUTPUT----------------------------------------------------------
```

```
star.1 <- stargazer(sfr_lin_mod, sfr_mod_log, sfr_mod_bc, type="html", out="models.htm")
```

```
##
## <table style="text-align:center"><tr><td colspan="4" style="border-bottom: 1px solid black"></td></t
## <tr><td></td><td colspan="3" style="border-bottom: 1px solid black"></td></tr>
## <tr><td style="text-align:left"></td><td>SALEPRICE</td><td>SALEPRICElog</td><td>SALEPRICEbc</td></tr
## <tr><td style="text-align:left"></td><td>(1)</td><td>(2)</td><td>(3)</td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left"]
## <tr><td style="text-align:left"></td><td>(87.211)</td><td>(0.0002)</td><td>(0.068)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">percent_vacant</td><td>2,998.344</td><td>0.018<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(2,684.516)</td><td>(0.007)</td><td>(2.101)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">dist_cityhall</td><td>-5.390<sup>***</sup></td><td>-0.00001<sup>***<,
## <tr><td style="text-align:left"></td><td>(0.344)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">dist_ugb</td><td>-1.237<sup>***</sup></td><td>-0.00000<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(0.421)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">totalsqft</td><td>56.101<sup>***</sup></td><td>0.0001<sup>***</sup><,
## <tr><td style="text-align:left"></td><td>(1.144)</td><td>(0.00000)</td><td>(0.001)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">yearbuilt</td><td>-315.482<sup>***</sup></td><td>-0.0003<sup>***</sup
## <tr><td style="text-align:left"></td><td>(34.460)</td><td>(0.0001)</td><td>(0.027)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">f_baths</td><td>58,310.440<sup>***</sup></td><td>0.122<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(1,156.788)</td><td>(0.003)</td><td>(0.906)</td></tr>
```

```
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">h_baths</td><td>41,374.880<sup>***</sup></td><td>0.085<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(1,493.789)</td><td>(0.004)</td><td>(1.169)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">n_fireplaces</td><td>9,395.554<sup>***</sup></td><td>0.039<sup>***</
## <tr><td style="text-align:left"></td><td>(1,525.474)</td><td>(0.004)</td><td>(1.194)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">ADUdummy</td><td>-34,751.090<sup>***</sup></td><td>-0.076<sup>***</su
## <tr><td style="text-align:left"></td><td>(5,439.845)</td><td>(0.014)</td><td>(4.258)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_canopy_cov</td><td>-5,813.272</td><td>-0.011</td><td>-3.776</td>
## <tr><td style="text-align:left"></td><td>(3,907.971)</td><td>(0.010)</td><td>(3.059)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">taxlot_area</td><td>1.794<sup>***</sup></td><td>0.00000<sup>***</sup
## <tr><td style="text-align:left"></td><td>(0.111)</td><td>(0.00000)</td><td>(0.0001)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">garage_dum</td><td>12,241.820<sup>***</sup></td><td>0.039<sup>***</su
## <tr><td style="text-align:left"></td><td>(1,788.024)</td><td>(0.004)</td><td>(1.400)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">attic_dum</td><td>-2,149.019</td><td>0.015<sup>***</sup></td><td>2.02
## <tr><td style="text-align:left"></td><td>(1,680.828)</td><td>(0.004)</td><td>(1.316)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">bsmt_dum</td><td>-2,447.036</td><td>0.028<sup>***</sup></td><td>4.073
## <tr><td style="text-align:left"></td><td>(1,763.945)</td><td>(0.004)</td><td>(1.381)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">deck_dum</td><td>10,661.420<sup>***</sup></td><td>0.035<sup>***</sup
## <tr><td style="text-align:left"></td><td>(1,402.940)</td><td>(0.004)</td><td>(1.098)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">year_sold</td><td>27,689.280<sup>***</sup></td><td>0.073<sup>***</su
## <tr><td style="text-align:left"></td><td>(574.252)</td><td>(0.001)</td><td>(0.450)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArbor Lodge</td><td>-38,954.070<sup>**</sup></td><td>-0.014</
## <tr><td style="text-align:left"></td><td>(17,098.260)</td><td>(0.043)</td><td>(13.384)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArdenwald-Johnson Creek</td><td>-126,202.300<sup>***</sup></
## <tr><td style="text-align:left"></td><td>(20,112.480)</td><td>(0.051)</td><td>(15.744)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArgay Terrace</td><td>-184,162.000<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(17,753.980)</td><td>(0.045)</td><td>(13.897)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArlington Heights</td><td>-203.052</td><td>-0.166<sup>**</sup
## <tr><td style="text-align:left"></td><td>(26,934.150)</td><td>(0.068)</td><td>(21.083)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArnold Creek</td><td>-102,227.300<sup>***</sup></td><td>-0.25
## <tr><td style="text-align:left"></td><td>(16,729.930)</td><td>(0.042)</td><td>(13.096)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelAshcreek</td><td>-145,371.400<sup>***</sup></td><td>-0.317<su
## <tr><td style="text-align:left"></td><td>(16,116.220)</td><td>(0.041)</td><td>(12.615)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBeaumont-Wilshire</td><td>-14,235.520</td><td>-0.025</td><td
## <tr><td style="text-align:left"></td><td>(9,136.938)</td><td>(0.023)</td><td>(7.152)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBoise</td><td>-50,887.290<sup>**</sup></td><td>0.014</td><td
## <tr><td style="text-align:left"></td><td>(20,042.060)</td><td>(0.050)</td><td>(15.688)</td></tr>
```

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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBrentwood-Darlington</td><td>-153,210.700<sup>***</sup></td><td>
## <tr><td style="text-align:left"></td><td>(13,082.720)</td><td>(0.033)</td><td>(10.241)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBridlemile</td><td>-155,473.900<sup>***</sup></td><td>-0.336
## <tr><td style="text-align:left"></td><td>(22,546.260)</td><td>(0.057)</td><td>(17.649)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBrooklyn Action Corps</td><td>-130,893.700<sup>***</sup></td>
## <tr><td style="text-align:left"></td><td>(14,353.110)</td><td>(0.036)</td><td>(11.235)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBuckman Community Association</td><td>-42,536.330<sup>***</su
## <tr><td style="text-align:left"></td><td>(15,873.970)</td><td>(0.040)</td><td>(12.426)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCathedral Park</td><td>-32,660.390</td><td>-0.003</td><td>-14
## <tr><td style="text-align:left"></td><td>(21,536.460)</td><td>(0.054)</td><td>(16.858)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCentennial Community Association</td><td>-149,081.400<sup>**
## <tr><td style="text-align:left"></td><td>(16,188.080)</td><td>(0.041)</td><td>(12.672)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCollins View</td><td>-146,070.800<sup>***</sup></td><td>-0.3
## <tr><td style="text-align:left"></td><td>(17,119.290)</td><td>(0.043)</td><td>(13.401)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelConcordia</td><td>-46,357.750<sup>***</sup></td><td>-0.071<su
## <tr><td style="text-align:left"></td><td>(11,370.990)</td><td>(0.029)</td><td>(8.901)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCreston-Kenilworth</td><td>-111,821.300<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(13,137.330)</td><td>(0.033)</td><td>(10.284)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCrestwood</td><td>-163,821.800<sup>***</sup></td><td>-0.365<s
## <tr><td style="text-align:left"></td><td>(17,037.390)</td><td>(0.043)</td><td>(13.336)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCully Association of Neighbors</td><td>-114,257.200<sup>***</
## <tr><td style="text-align:left"></td><td>(10,590.460)</td><td>(0.027)</td><td>(8.290)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEast Columbia</td><td>-170,738.000<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(21,259.710)</td><td>(0.053)</td><td>(16.642)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEastmoreland</td><td>76,576.060<sup>***</sup></td><td>0.139<s
## <tr><td style="text-align:left"></td><td>(13,938.290)</td><td>(0.035)</td><td>(10.911)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEliot</td><td>-168,010.100<sup>***</sup></td><td>-0.211<sup>*
## <tr><td style="text-align:left"></td><td>(32,282.500)</td><td>(0.081)</td><td>(25.270)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelFar Southwest</td><td>-114,299.100<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(17,807.050)</td><td>(0.045)</td><td>(13.939)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelForest Park</td><td>-47,829.250<sup>*</sup></td><td>-0.208<su
## <tr><td style="text-align:left"></td><td>(25,054.670)</td><td>(0.063)</td><td>(19.612)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelFoster-Powell</td><td>-119,199.500<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(13,094.530)</td><td>(0.033)</td><td>(10.250)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGlenfair</td><td>-172,862.500<sup>***</sup></td><td>-0.420<su
## <tr><td style="text-align:left"></td><td>(21,249.390)</td><td>(0.053)</td><td>(16.634)</td></tr>
```

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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGoose Hollow Foothills League</td><td>-63,097.450<sup>**</sup
## <tr><td style="text-align:left"></td><td>(31,133.280)</td><td>(0.078)</td><td>(24.370)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGrant Park</td><td>43,627.940<sup>***</sup></td><td>0.082<sup
## <tr><td style="text-align:left"></td><td>(10,530.010)</td><td>(0.026)</td><td>(8.243)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHayden Island Neighborhood Network</td><td>58,218.580<sup>*</
## <tr><td style="text-align:left"></td><td>(31,093.060)</td><td>(0.078)</td><td>(24.339)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHayhurst</td><td>-152,156.900<sup>***</sup></td><td>-0.328<su
## <tr><td style="text-align:left"></td><td>(16,153.290)</td><td>(0.041)</td><td>(12.644)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHazelwood</td><td>-147,912.500<sup>***</sup></td><td>-0.358<s
## <tr><td style="text-align:left"></td><td>(13,710.950)</td><td>(0.034)</td><td>(10.733)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHealy Heights</td><td>26,612.000</td><td>-0.147</td><td>-18.0
## <tr><td style="text-align:left"></td><td>(37,488.600)</td><td>(0.094)</td><td>(29.345)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHillsdale</td><td>-126,795.900<sup>***</sup></td><td>-0.305<s
## <tr><td style="text-align:left"></td><td>(16,276.800)</td><td>(0.041)</td><td>(12.741)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHillside</td><td>-14,760.510</td><td>-0.206<sup>***</sup></td
## <tr><td style="text-align:left"></td><td>(25,114.310)</td><td>(0.063)</td><td>(19.659)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHollywood</td><td>33,888.260</td><td>0.096<sup>*</sup></td><
## <tr><td style="text-align:left"></td><td>(22,840.450)</td><td>(0.057)</td><td>(17.879)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHomestead</td><td>-188,913.300<sup>***</sup></td><td>-0.411<s
## <tr><td style="text-align:left"></td><td>(29,201.050)</td><td>(0.073)</td><td>(22.858)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHosford-Abernethy Neighborhood District Assn.</td><td>-28,478
## <tr><td style="text-align:left"></td><td>(13,410.710)</td><td>(0.034)</td><td>(10.498)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHumboldt</td><td>-49,204.840<sup>***</sup></td><td>-0.034</td
## <tr><td style="text-align:left"></td><td>(16,180.470)</td><td>(0.041)</td><td>(12.666)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelIrvington Community Association</td><td>25,581.020<sup>**</su
## <tr><td style="text-align:left"></td><td>(10,923.480)</td><td>(0.027)</td><td>(8.551)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelKenton</td><td>-76,153.330<sup>***</sup></td><td>-0.105<sup>*
## <tr><td style="text-align:left"></td><td>(19,165.200)</td><td>(0.048)</td><td>(15.002)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelKerns</td><td>-40,760.860<sup>**</sup></td><td>-0.025</td><t
## <tr><td style="text-align:left"></td><td>(18,613.240)</td><td>(0.047)</td><td>(14.570)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelKing</td><td>-95,751.500<sup>***</sup></td><td>-0.129<sup>**
## <tr><td style="text-align:left"></td><td>(12,192.150)</td><td>(0.031)</td><td>(9.544)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLaurelhurst</td><td>39,356.130<sup>***</sup></td><td>0.080<su
## <tr><td style="text-align:left"></td><td>(9,335.635)</td><td>(0.023)</td><td>(7.308)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLents</td><td>-152,636.500<sup>***</sup></td><td>-0.373<sup>
## <tr><td style="text-align:left"></td><td>(12,817.930)</td><td>(0.032)</td><td>(10.034)</td></tr>
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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLinnton</td><td>-180,803.800<sup>***</sup></td><td>-0.356<sup
## <tr><td style="text-align:left"></td><td>(27,126.820)</td><td>(0.068)</td><td>(21.234)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMadison South</td><td>-119,933.600<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(11,347.230)</td><td>(0.029)</td><td>(8.882)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMaplewood</td><td>-126,352.500<sup>***</sup></td><td>-0.264<s
## <tr><td style="text-align:left"></td><td>(16,874.680)</td><td>(0.042)</td><td>(13.209)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMarkham</td><td>-176,204.900<sup>***</sup></td><td>-0.381<sup
## <tr><td style="text-align:left"></td><td>(16,669.750)</td><td>(0.042)</td><td>(13.049)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMarshall Park</td><td>-123,536.800<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(18,085.960)</td><td>(0.045)</td><td>(14.157)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMC Unclaimed</td><td>-132,899.000</td><td>-0.344</td><td>-115
## <tr><td style="text-align:left"></td><td>(88,057.740)</td><td>(0.221)</td><td>(68.930)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMill Park</td><td>-152,999.400<sup>***</sup></td><td>-0.385<s
## <tr><td style="text-align:left"></td><td>(14,317.530)</td><td>(0.036)</td><td>(11.207)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMontavilla</td><td>-90,777.370<sup>***</sup></td><td>-0.175<s
## <tr><td style="text-align:left"></td><td>(10,848.050)</td><td>(0.027)</td><td>(8.492)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMt. Scott-Arleta</td><td>-111,728.300<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(13,221.870)</td><td>(0.033)</td><td>(10.350)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMt. Tabor</td><td>5,361.892</td><td>0.045</td><td>10.423</td>
## <tr><td style="text-align:left"></td><td>(11,735.940)</td><td>(0.029)</td><td>(9.187)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMultnomah</td><td>-133,123.800<sup>***</sup></td><td>-0.289<s
## <tr><td style="text-align:left"></td><td>(16,120.650)</td><td>(0.041)</td><td>(12.619)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorth Tabor</td><td>-82,699.130<sup>***</sup></td><td>-0.130<
## <tr><td style="text-align:left"></td><td>(12,287.840)</td><td>(0.031)</td><td>(9.619)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorthwest District Association</td><td>93,518.930<sup>***</su
## <tr><td style="text-align:left"></td><td>(26,150.800)</td><td>(0.066)</td><td>(20.470)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorthwest Heights</td><td>-11,950.830</td><td>-0.150<sup>***
## <tr><td style="text-align:left"></td><td>(23,107.570)</td><td>(0.058)</td><td>(18.088)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelOverlook</td><td>-12,946.030</td><td>0.036</td><td>0.716</td>
## <tr><td style="text-align:left"></td><td>(17,700.030)</td><td>(0.044)</td><td>(13.855)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelParkrose</td><td>-184,118.000<sup>***</sup></td><td>-0.451<su
## <tr><td style="text-align:left"></td><td>(17,884.510)</td><td>(0.045)</td><td>(14.000)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelParkrose Heights Association of Neighbors</td><td>-176,860.40
## <tr><td style="text-align:left"></td><td>(17,130.740)</td><td>(0.043)</td><td>(13.410)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPiedmont</td><td>-49,517.620<sup>***</sup></td><td>-0.039</td
## <tr><td style="text-align:left"></td><td>(16,873.920)</td><td>(0.042)</td><td>(13.209)</td></tr>
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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPleasant Valley</td><td>-133,915.500<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(15,380.080)</td><td>(0.039)</td><td>(12.039)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPortsmouth</td><td>-65,506.420<sup>***</sup></td><td>-0.080</
## <tr><td style="text-align:left"></td><td>(20,044.510)</td><td>(0.050)</td><td>(15.690)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPowellhurst-Gilbert</td><td>-146,476.900<sup>***</sup></td><td>
## <tr><td style="text-align:left"></td><td>(14,518.770)</td><td>(0.036)</td><td>(11.365)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelReed</td><td>-75,245.860<sup>***</sup></td><td>-0.076<sup>**
## <tr><td style="text-align:left"></td><td>(15,081.690)</td><td>(0.038)</td><td>(11.806)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRichmond</td><td>-27,563.780<sup>**</sup></td><td>-0.002</td
## <tr><td style="text-align:left"></td><td>(12,181.300)</td><td>(0.031)</td><td>(9.535)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRose City Park</td><td>-50,006.330<sup>***</sup></td><td>-0.0
## <tr><td style="text-align:left"></td><td>(8,766.228)</td><td>(0.022)</td><td>(6.862)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRoseway</td><td>-76,173.570<sup>***</sup></td><td>-0.120<sup>
## <tr><td style="text-align:left"></td><td>(10,750.180)</td><td>(0.027)</td><td>(8.415)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRussell</td><td>-163,478.800<sup>***</sup></td><td>-0.378<sup
## <tr><td style="text-align:left"></td><td>(17,595.260)</td><td>(0.044)</td><td>(13.773)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSabin Community Association</td><td>-38,289.650<sup>***</sup
## <tr><td style="text-align:left"></td><td>(9,179.484)</td><td>(0.023)</td><td>(7.185)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSellwood-Moreland Improvement League</td><td>-27,800.640<sup
## <tr><td style="text-align:left"></td><td>(12,912.680)</td><td>(0.032)</td><td>(10.108)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Burlingame</td><td>-151,327.200<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(17,374.660)</td><td>(0.044)</td><td>(13.600)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Portland</td><td>-66,956.990<sup>***</sup></td><td>-0.
## <tr><td style="text-align:left"></td><td>(18,585.600)</td><td>(0.047)</td><td>(14.548)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Tabor</td><td>-75,463.880<sup>***</sup></td><td>-0.083
## <tr><td style="text-align:left"></td><td>(12,980.030)</td><td>(0.033)</td><td>(10.160)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouthwest Hills Residential League</td><td>-35,101.370</td><
## <tr><td style="text-align:left"></td><td>(22,467.470)</td><td>(0.056)</td><td>(17.587)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSt. Johns</td><td>-57,193.950<sup>***</sup></td><td>-0.088<su
## <tr><td style="text-align:left"></td><td>(20,212.990)</td><td>(0.051)</td><td>(15.822)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSullivan's Gulch</td><td>-100,763.800<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(20,594.790)</td><td>(0.052)</td><td>(16.121)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSumner Association of Neighbors</td><td>-173,160.500<sup>***
## <tr><td style="text-align:left"></td><td>(18,490.770)</td><td>(0.046)</td><td>(14.474)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSunderland Association of Neighbors</td><td>-183,665.200<sup
## <tr><td style="text-align:left"></td><td>(50,124.880)</td><td>(0.126)</td><td>(39.237)</td></tr>
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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSunnyside</td><td>-16,239.800</td><td>0.036</td><td>0.102</td><td>0
## <tr><td style="text-align:left"></td><td>(13,035.830)</td><td>(0.033)</td><td>(10.204)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSylvan-Highlands</td><td>-133,383.300<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(25,158.760)</td><td>(0.063)</td><td>(19.694)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelUniversity Park</td><td>-43,403.040<sup>**</sup></td><td>-0.0
## <tr><td style="text-align:left"></td><td>(20,342.030)</td><td>(0.051)</td><td>(15.923)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelVernon</td><td>-20,497.560</td><td>-0.004</td><td>-8.835</td>
## <tr><td style="text-align:left"></td><td>(14,582.770)</td><td>(0.037)</td><td>(11.415)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWest Portland Park</td><td>-168,667.000<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(16,528.960)</td><td>(0.042)</td><td>(12.938)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWilkes Community Group</td><td>-164,249.000<sup>***</sup></td
## <tr><td style="text-align:left"></td><td>(18,699.490)</td><td>(0.047)</td><td>(14.638)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodland Park</td><td>-179,088.700<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(25,661.140)</td><td>(0.065)</td><td>(20.087)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodlawn</td><td>-58,897.850<sup>***</sup></td><td>-0.060</td
## <tr><td style="text-align:left"></td><td>(15,484.630)</td><td>(0.039)</td><td>(12.121)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodstock</td><td>-79,773.740<sup>***</sup></td><td>-0.096<su
## <tr><td style="text-align:left"></td><td>(13,636.250)</td><td>(0.034)</td><td>(10.674)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHCLEVELAND HS</td><td>-30,716.140<sup>**</sup></td><td>-0.127
## <tr><td style="text-align:left"></td><td>(12,090.260)</td><td>(0.030)</td><td>(9.464)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHDAVID DOUGLAS HS</td><td>-39,662.340<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(8,094.337)</td><td>(0.020)</td><td>(6.336)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHFRANKLIN HS</td><td>-36,190.600<sup>***</sup></td><td>-0.133
## <tr><td style="text-align:left"></td><td>(11,145.440)</td><td>(0.028)</td><td>(8.724)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHGRANT HS</td><td>5,269.956</td><td>-0.072<sup>**</sup></td><td
## <tr><td style="text-align:left"></td><td>(13,284.270)</td><td>(0.033)</td><td>(10.399)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHGRANT-JEFF</td><td>-42,685.180<sup>**</sup></td><td>-0.182<su
## <tr><td style="text-align:left"></td><td>(17,519.560)</td><td>(0.044)</td><td>(13.714)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHLINCOLN HS</td><td>66,537.510<sup>***</sup></td><td>0.087<sup
## <tr><td style="text-align:left"></td><td>(15,788.370)</td><td>(0.040)</td><td>(12.359)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHMADISON HS</td><td>-71,558.170<sup>***</sup></td><td>-0.213<s
## <tr><td style="text-align:left"></td><td>(11,976.930)</td><td>(0.030)</td><td>(9.375)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHMADISON-JEFF</td><td>-72,136.720<sup>***</sup></td><td>-0.188
## <tr><td style="text-align:left"></td><td>(14,519.290)</td><td>(0.036)</td><td>(11.365)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHPARKROSE HS</td><td>-25,322.810<sup>**</sup></td><td>-0.089<s
## <tr><td style="text-align:left"></td><td>(11,965.670)</td><td>(0.030)</td><td>(9.366)</td></tr>
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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHREYNOLDS HS</td><td>-12,967.850</td><td>-0.059<sup>**</sup></td></
## <tr><td style="text-align:left"></td><td>(11,920.500)</td><td>(0.030)</td><td>(9.331)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHRIVERDALE HS</td><td>445,390.300<sup>***</sup></td><td>0.493
## <tr><td style="text-align:left"></td><td>(67,569.380)</td><td>(0.170)</td><td>(52.892)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHROOS-JEFF</td><td>-96,883.540<sup>***</sup></td><td>-0.279<su
## <tr><td style="text-align:left"></td><td>(18,810.950)</td><td>(0.047)</td><td>(14.725)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHROOSEVELT CAMPUS</td><td>-85,337.100<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(21,518.950)</td><td>(0.054)</td><td>(16.845)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHSUNSET HS</td><td>86,470.730<sup>***</sup></td><td>0.111</td>
## <tr><td style="text-align:left"></td><td>(31,197.230)</td><td>(0.078)</td><td>(24.420)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHWILSON HS</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conECSI</td><td>60,990.610</td><td>0.139</td><td>48.523</td></tr>
## <tr><td style="text-align:left"></td><td>(67,038.790)</td><td>(0.169)</td><td>(52.476)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conLUST</td><td>-48,493.770</td><td>-0.059</td><td>-27.583</td></tr>
## <tr><td style="text-align:left"></td><td>(68,003.220)</td><td>(0.171)</td><td>(53.231)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHist</td><td>37,263.860<sup>***</sup></td><td>0.057<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(5,519.383)</td><td>(0.014)</td><td>(4.320)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHistLdm</td><td>23,748.380</td><td>-0.012</td><td>6.299</td></tr>
## <tr><td style="text-align:left"></td><td>(26,580.330)</td><td>(0.067)</td><td>(20.806)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conNatAm</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conAirHgt</td><td>14,963.730<sup>***</sup></td><td>0.030<sup>***</sup
## <tr><td style="text-align:left"></td><td>(3,491.364)</td><td>(0.009)</td><td>(2.733)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHeliprt</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conNoise</td><td>-2,421.365</td><td>0.012</td><td>0.547</td></tr>
## <tr><td style="text-align:left"></td><td>(8,288.045)</td><td>(0.021)</td><td>(6.488)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conGW</td><td>26,691.490</td><td>0.113</td><td>29.518</td></tr>
## <tr><td style="text-align:left"></td><td>(38,359.350)</td><td>(0.096)</td><td>(30.027)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conLSHA</td><td>10,654.950<sup>***</sup></td><td>0.032<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(3,589.845)</td><td>(0.009)</td><td>(2.810)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSLIDO</td><td>-21,134.140<sup>***</sup></td><td>-0.030<sup>**</sup
## <tr><td style="text-align:left"></td><td>(5,503.487)</td><td>(0.014)</td><td>(4.308)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSlp25</td><td>10,165.220<sup>***</sup></td><td>0.005</td><td>4.96
## <tr><td style="text-align:left"></td><td>(3,749.366)</td><td>(0.009)</td><td>(2.935)</td></tr>
```

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## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conInstit</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPrvCom</td><td>295,262.200<sup>***</sup></td><td>0.229</td><td>14
## <tr><td style="text-align:left"></td><td>(95,534.020)</td><td>(0.240)</td><td>(74.782)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPubOwn</td><td>10,226.210</td><td>-0.068</td><td>-5.161</td></tr>
## <tr><td style="text-align:left"></td><td>(26,313.070)</td><td>(0.066)</td><td>(20.597)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSewer</td><td>7,273.643</td><td>0.020</td><td>7.248</td></tr>
## <tr><td style="text-align:left"></td><td>(11,919.230)</td><td>(0.030)</td><td>(9.330)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conStorm</td><td>-3,341.668</td><td>-0.001</td><td>-1.340</td></tr>
## <tr><td style="text-align:left"></td><td>(2,825.699)</td><td>(0.007)</td><td>(2.212)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranCap</td><td>-8,324.418<sup>***</sup></td><td>-0.016<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(2,851.474)</td><td>(0.007)</td><td>(2.232)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranInt</td><td>-7,624.790<sup>**</sup></td><td>-0.019<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(3,025.055)</td><td>(0.008)</td><td>(2.368)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranSub</td><td>-9,600.392<sup>***</sup></td><td>-0.024<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(1,792.962)</td><td>(0.005)</td><td>(1.403)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conWater</td><td>-7,457.881<sup>**</sup></td><td>-0.028<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(3,487.542)</td><td>(0.009)</td><td>(2.730)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conView</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conCovrly</td><td>-1,654.136</td><td>0.007</td><td>0.412</td></tr>
## <tr><td style="text-align:left"></td><td>(4,149.122)</td><td>(0.010)</td><td>(3.248)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPovrly</td><td>-27,948.620<sup>***</sup></td><td>-0.033<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(5,806.064)</td><td>(0.015)</td><td>(4.545)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conWetland</td><td>-59,012.640<sup>***</sup></td><td>-0.060</td><td>-
## <tr><td style="text-align:left"></td><td>(22,537.650)</td><td>(0.057)</td><td>(17.642)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conFld100</td><td>-10,034.320</td><td>-0.003</td><td>-4.951</td></tr>
## <tr><td style="text-align:left"></td><td>(10,292.940)</td><td>(0.026)</td><td>(8.057)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conFld100</td><td>14,789.280</td><td>-0.020</td><td>4.046</td></
## <tr><td style="text-align:left"></td><td>(14,144.300)</td><td>(0.036)</td><td>(11.072)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conPovrly</td><td>7,631.667</td><td>0.016</td><td>6.422</td></tr
## <tr><td style="text-align:left"></td><td>(95,796.480)</td><td>(0.241)</td><td>(74.987)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conCovrly</td><td>30,980.630<sup>***</sup></td><td>0.091<sup>***
## <tr><td style="text-align:left"></td><td>(8,013.084)</td><td>(0.020)</td><td>(6.272)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conWetland</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
```

```
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">Constant</td><td>-54,738,589.000<sup>***</sup></td><td>-132.967<sup>*
## <tr><td style="text-align:left"></td><td>(1,161,504.000)</td><td>(2.920)</td><td>(909.199)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">
## <tr><td style="text-align:left">R<sup>2</sup></td><td>0.760</td><td>0.692</td><td>0.753</td></tr>
## <tr><td style="text-align:left">Adjusted R<sup>2</sup></td><td>0.758</td><td>0.690</td><td>0.751</td>
## <tr><td style="text-align:left">Residual Std. Error (df = 22130)</td><td>94,655.570</td><td>0.238</td><td>
## <tr><td style="text-align:left">F Statistic (df = 145; 22130)</td><td>483.389<sup>***</sup></td><td>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">
## </table>
```

```r
kable(star.1)
```

<table style="text-align:center"><tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td st
<tr><td></td><td colspan="3" style="border-bottom: 1px solid black"></td></tr>
<tr><td style="text-align:left"></td><td>SALEPRICE</td><td>SALEPRICElog</td><td>SALEPRICEbc</td>
<tr><td style="text-align:left"></td><td>(1)</td><td>(2)</td><td>(3)</td></tr>
<tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">CN_score</
<tr><td style="text-align:left"></td><td>(87.211)</td><td>(0.0002)</td><td>(0.068)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">percent_vacant</td><td>2,998.344</td><td>0.018^{***}</td><td>4.1
<tr><td style="text-align:left"></td><td>(2,684.516)</td><td>(0.007)</td><td>(2.101)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">dist_cityhall</td><td>-5.390^{***}</td><td>-0.00001^{***}
<tr><td style="text-align:left"></td><td>(0.344)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">dist_ugb</td><td>-1.237^{***}</td><td>-0.00000^{***}</t
<tr><td style="text-align:left"></td><td>(0.421)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">totalsqft</td><td>56.101^{***}</td><td>0.0001^{***}</td>
<tr><td style="text-align:left"></td><td>(1.144)</td><td>(0.00000)</td><td>(0.001)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">yearbuilt</td><td>-315.482^{***}</td><td>-0.0003^{***}</
<tr><td style="text-align:left"></td><td>(34.460)</td><td>(0.0001)</td><td>(0.027)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">f_baths</td><td>58,310.440^{***}</td><td>0.122^{***}</t
<tr><td style="text-align:left"></td><td>(1,156.788)</td><td>(0.003)</td><td>(0.906)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">h_baths</td><td>41,374.880^{***}</td><td>0.085^{***}</
<tr><td style="text-align:left"></td><td>(1,493.789)</td><td>(0.004)</td><td>(1.169)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">n_fireplaces</td><td>9,395.554^{***}</td><td>0.039^{***}
<tr><td style="text-align:left"></td><td>(1,525.474)</td><td>(0.004)</td><td>(1.194)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">ADUdummy</td><td>-34,751.090^{***}</td><td>-0.076<sup>***</su
<tr><td style="text-align:left"></td><td>(5,439.845)</td><td>(0.014)</td><td>(4.258)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">pct_canopy_cov</td><td>-5,813.272</td><td>-0.011</td><td>-3.776</td></tr>
<tr><td style="text-align:left"></td><td>(3,907.971)</td><td>(0.010)</td><td>(3.059)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">taxlot_area</td><td>1.794^{***}</td><td>0.00000^{***}</
<tr><td style="text-align:left"></td><td>(0.111)</td><td>(0.00000)</td><td>(0.0001)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">garage_dum</td><td>12,241.820^{***}</td><td>0.039^{***}
<tr><td style="text-align:left"></td><td>(1,788.024)</td><td>(0.004)</td><td>(1.400)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">attic_dum</td><td>-2,149.019</td><td>0.015^{***}</td><td>2.020<
<tr><td style="text-align:left"></td><td>(1,680.828)</td><td>(0.004)</td><td>(1.316)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">bsmt_dum</td><td>-2,447.036</td><td>0.028^{***}</td><td>4.073<
<tr><td style="text-align:left"></td><td>(1,763.945)</td><td>(0.004)</td><td>(1.381)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">deck_dum</td><td>10,661.420^{***}</td><td>0.035^{***}
<tr><td style="text-align:left"></td><td>(1,402.940)</td><td>(0.004)</td><td>(1.098)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">year_sold</td><td>27,689.280^{***}</td><td>0.073^{***}
<tr><td style="text-align:left"></td><td>(574.252)</td><td>(0.001)</td><td>(0.450)</td></tr>
<tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
<tr><td style="text-align:left">MapLabelArbor Lodge</td><td>-38,954.070^{**}</td><td>-0.014</td>

```r
pander(summary(sfr_mod_linear, sfr_mod_log))
```

Quitting from lines 240-270 (SFR_pretty.Rmd) Error in summary(sfr_mod_linear, sfr_mod_log) : object 'sfr_mod_linear' not found Calls: ... withCallingHandlers -> withVisible -> eval -> eval -> pander -> summary

Switching CN_score, neighborhood, and elementary school, and County??

note that elementary school is included in cn score

Adding in trusts and LLCs (per Jon's comments)

Incorporating zoning history

PLAYING AROUND WITH VACANT DUMMY VS PERCENT VACANT (AND OTHER PERCENT CONSTRAINTS)

Control-specific transformations (ie sqft vs sqft-squared) PLAYING AROUND WITH PRICE RATIO

Output Tables

```r
summary(dat1) %>% kable
```

X1	AREA	STATE_ID	RNO	OWNER1	OWNERADDR	OWNER
Min. : 1	Min. : 1035	Length:23048	Length:23048	Length:23048	Length:23048	Length:2
1st Qu.: 8280	1st Qu.: 4999	Class :character	Class :character	Class :character	Class :character	Class :ch
Median :16948	Median : 5500	Mode :character	Mode :character	Mode :character	Mode :character	Mode :ch
Mean :16858	Mean : 7520	NA	NA	NA	NA	NA
3rd Qu.:25387	3rd Qu.: 8044	NA	NA	NA	NA	NA
Max. :34628	Max. :355500	NA	NA	NA	NA	NA
NA	NA	NA	NA	NA	NA	NA

```r
stargazer(sfr_lin_mod, sfr_mod_log, sfr_mod_bc, type="html", out="models.htm")
```

```
##
## <table style="text-align:center"><tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr
## <tr><td></td><td colspan="3" style="border-bottom: 1px solid black"></td></tr>
## <tr><td style="text-align:left"></td><td>SALEPRICE</td><td>SALEPRICElog</td><td>SALEPRICEbc</td></tr>
## <tr><td style="text-align:left"></td><td>(1)</td><td>(2)</td><td>(3)</td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">
## <tr><td style="text-align:left"></td><td>(87.211)</td><td>(0.0002)</td><td>(0.068)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">percent_vacant</td><td>2,998.344</td><td>0.018<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(2,684.516)</td><td>(0.007)</td><td>(2.101)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">dist_cityhall</td><td>-5.390<sup>***</sup></td><td>-0.00001<sup>***</
## <tr><td style="text-align:left"></td><td>(0.344)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">dist_ugb</td><td>-1.237<sup>***</sup></td><td>-0.00000<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(0.421)</td><td>(0.00000)</td><td>(0.0003)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
```

```
## <tr><td style="text-align:left">totalsqft</td><td>56.101<sup>***</sup></td><td>0.0001<sup>***</sup></td><
## <tr><td style="text-align:left"></td><td>(1.144)</td><td>(0.00000)</td><td>(0.001)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">yearbuilt</td><td>-315.482<sup>***</sup></td><td>-0.0003<sup>***</sup
## <tr><td style="text-align:left"></td><td>(34.460)</td><td>(0.0001)</td><td>(0.027)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">f_baths</td><td>58,310.440<sup>***</sup></td><td>0.122<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(1,156.788)</td><td>(0.003)</td><td>(0.906)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">h_baths</td><td>41,374.880<sup>***</sup></td><td>0.085<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(1,493.789)</td><td>(0.004)</td><td>(1.169)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">n_fireplaces</td><td>9,395.554<sup>***</sup></td><td>0.039<sup>***</
## <tr><td style="text-align:left"></td><td>(1,525.474)</td><td>(0.004)</td><td>(1.194)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">ADUdummy</td><td>-34,751.090<sup>***</sup></td><td>-0.076<sup>***</su
## <tr><td style="text-align:left"></td><td>(5,439.845)</td><td>(0.014)</td><td>(4.258)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_canopy_cov</td><td>-5,813.272</td><td>-0.011</td><td>-3.776</td><
## <tr><td style="text-align:left"></td><td>(3,907.971)</td><td>(0.010)</td><td>(3.059)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">taxlot_area</td><td>1.794<sup>***</sup></td><td>0.00000<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(0.111)</td><td>(0.00000)</td><td>(0.0001)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">garage_dum</td><td>12,241.820<sup>***</sup></td><td>0.039<sup>***</su
## <tr><td style="text-align:left"></td><td>(1,788.024)</td><td>(0.004)</td><td>(1.400)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">attic_dum</td><td>-2,149.019</td><td>0.015<sup>***</sup></td><td>2.0
## <tr><td style="text-align:left"></td><td>(1,680.828)</td><td>(0.004)</td><td>(1.316)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">bsmt_dum</td><td>-2,447.036</td><td>0.028<sup>***</sup></td><td>4.07
## <tr><td style="text-align:left"></td><td>(1,763.945)</td><td>(0.004)</td><td>(1.381)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">deck_dum</td><td>10,661.420<sup>***</sup></td><td>0.035<sup>***</sup
## <tr><td style="text-align:left"></td><td>(1,402.940)</td><td>(0.004)</td><td>(1.098)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">year_sold</td><td>27,689.280<sup>***</sup></td><td>0.073<sup>***</sup
## <tr><td style="text-align:left"></td><td>(574.252)</td><td>(0.001)</td><td>(0.450)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArbor Lodge</td><td>-38,954.070<sup>**</sup></td><td>-0.014</
## <tr><td style="text-align:left"></td><td>(17,098.260)</td><td>(0.043)</td><td>(13.384)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArdenwald-Johnson Creek</td><td>-126,202.300<sup>***</sup></
## <tr><td style="text-align:left"></td><td>(20,112.480)</td><td>(0.051)</td><td>(15.744)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArgay Terrace</td><td>-184,162.000<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(17,753.980)</td><td>(0.045)</td><td>(13.897)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArlington Heights</td><td>-203.052</td><td>-0.166<sup>**</sup
## <tr><td style="text-align:left"></td><td>(26,934.150)</td><td>(0.068)</td><td>(21.083)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelArnold Creek</td><td>-102,227.300<sup>***</sup></td><td>-0.25
## <tr><td style="text-align:left"></td><td>(16,729.930)</td><td>(0.042)</td><td>(13.096)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">MapLabelAshcreek</td><td>-145,371.400<sup>***</sup></td><td>-0.317<su
## <tr><td style="text-align:left"></td><td>(16,116.220)</td><td>(0.041)</td><td>(12.615)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBeaumont-Wilshire</td><td>-14,235.520</td><td>-0.025</td><td
## <tr><td style="text-align:left"></td><td>(9,136.938)</td><td>(0.023)</td><td>(7.152)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBoise</td><td>-50,887.290<sup>**</sup></td><td>0.014</td><td
## <tr><td style="text-align:left"></td><td>(20,042.060)</td><td>(0.050)</td><td>(15.688)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBrentwood-Darlington</td><td>-153,210.700<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(13,082.720)</td><td>(0.033)</td><td>(10.241)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBridlemile</td><td>-155,473.900<sup>***</sup></td><td>-0.336
## <tr><td style="text-align:left"></td><td>(22,546.260)</td><td>(0.057)</td><td>(17.649)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBrooklyn Action Corps</td><td>-130,893.700<sup>***</sup></td
## <tr><td style="text-align:left"></td><td>(14,353.110)</td><td>(0.036)</td><td>(11.235)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelBuckman Community Association</td><td>-42,536.330<sup>***</su
## <tr><td style="text-align:left"></td><td>(15,873.970)</td><td>(0.040)</td><td>(12.426)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCathedral Park</td><td>-32,660.390</td><td>-0.003</td><td>-14
## <tr><td style="text-align:left"></td><td>(21,536.460)</td><td>(0.054)</td><td>(16.858)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCentennial Community Association</td><td>-149,081.400<sup>**
## <tr><td style="text-align:left"></td><td>(16,188.080)</td><td>(0.041)</td><td>(12.672)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCollins View</td><td>-146,070.800<sup>***</sup></td><td>-0.3
## <tr><td style="text-align:left"></td><td>(17,119.290)</td><td>(0.043)</td><td>(13.401)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelConcordia</td><td>-46,357.750<sup>***</sup></td><td>-0.071<su
## <tr><td style="text-align:left"></td><td>(11,370.990)</td><td>(0.029)</td><td>(8.901)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCreston-Kenilworth</td><td>-111,821.300<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(13,137.330)</td><td>(0.033)</td><td>(10.284)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCrestwood</td><td>-163,821.800<sup>***</sup></td><td>-0.365<s
## <tr><td style="text-align:left"></td><td>(17,037.390)</td><td>(0.043)</td><td>(13.336)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelCully Association of Neighbors</td><td>-114,257.200<sup>***</
## <tr><td style="text-align:left"></td><td>(10,590.460)</td><td>(0.027)</td><td>(8.290)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEast Columbia</td><td>-170,738.000<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(21,259.710)</td><td>(0.053)</td><td>(16.642)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEastmoreland</td><td>76,576.060<sup>***</sup></td><td>0.139<s
## <tr><td style="text-align:left"></td><td>(13,938.290)</td><td>(0.035)</td><td>(10.911)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelEliot</td><td>-168,010.100<sup>***</sup></td><td>-0.211<sup>
## <tr><td style="text-align:left"></td><td>(32,282.500)</td><td>(0.081)</td><td>(25.270)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelFar Southwest</td><td>-114,299.100<sup>***</sup></td><td>-0.
## <tr><td style="text-align:left"></td><td>(17,807.050)</td><td>(0.045)</td><td>(13.939)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">MapLabelForest Park</td><td>-47,829.250<sup>*</sup></td><td>-0.208<su
## <tr><td style="text-align:left"></td><td>(25,054.670)</td><td>(0.063)</td><td>(19.612)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelFoster-Powell</td><td>-119,199.500<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(13,094.530)</td><td>(0.033)</td><td>(10.250)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGlenfair</td><td>-172,862.500<sup>***</sup></td><td>-0.420<su
## <tr><td style="text-align:left"></td><td>(21,249.390)</td><td>(0.053)</td><td>(16.634)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGoose Hollow Foothills League</td><td>-63,097.450<sup>**</sup
## <tr><td style="text-align:left"></td><td>(31,133.280)</td><td>(0.078)</td><td>(24.370)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelGrant Park</td><td>43,627.940<sup>***</sup></td><td>0.082<sup
## <tr><td style="text-align:left"></td><td>(10,530.010)</td><td>(0.026)</td><td>(8.243)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHayden Island Neighborhood Network</td><td>58,218.580<sup>*</
## <tr><td style="text-align:left"></td><td>(31,093.060)</td><td>(0.078)</td><td>(24.339)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHayhurst</td><td>-152,156.900<sup>***</sup></td><td>-0.328<su
## <tr><td style="text-align:left"></td><td>(16,153.290)</td><td>(0.041)</td><td>(12.644)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHazelwood</td><td>-147,912.500<sup>***</sup></td><td>-0.358<s
## <tr><td style="text-align:left"></td><td>(13,710.950)</td><td>(0.034)</td><td>(10.733)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHealy Heights</td><td>26,612.000</td><td>-0.147</td><td>-18.0
## <tr><td style="text-align:left"></td><td>(37,488.600)</td><td>(0.094)</td><td>(29.345)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHillsdale</td><td>-126,795.900<sup>***</sup></td><td>-0.305<s
## <tr><td style="text-align:left"></td><td>(16,276.800)</td><td>(0.041)</td><td>(12.741)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHillside</td><td>-14,760.510</td><td>-0.206<sup>***</sup></td
## <tr><td style="text-align:left"></td><td>(25,114.310)</td><td>(0.063)</td><td>(19.659)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHollywood</td><td>33,888.260</td><td>0.096<sup>*</sup></td><
## <tr><td style="text-align:left"></td><td>(22,840.450)</td><td>(0.057)</td><td>(17.879)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHomestead</td><td>-188,913.300<sup>***</sup></td><td>-0.411<s
## <tr><td style="text-align:left"></td><td>(29,201.050)</td><td>(0.073)</td><td>(22.858)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHosford-Abernethy Neighborhood District Assn.</td><td>-28,478
## <tr><td style="text-align:left"></td><td>(13,410.710)</td><td>(0.034)</td><td>(10.498)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelHumboldt</td><td>-49,204.840<sup>***</sup></td><td>-0.034</td
## <tr><td style="text-align:left"></td><td>(16,180.470)</td><td>(0.041)</td><td>(12.666)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelIrvington Community Association</td><td>25,581.020<sup>**</su
## <tr><td style="text-align:left"></td><td>(10,923.480)</td><td>(0.027)</td><td>(8.551)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelKenton</td><td>-76,153.330<sup>***</sup></td><td>-0.105<sup>
## <tr><td style="text-align:left"></td><td>(19,165.200)</td><td>(0.048)</td><td>(15.002)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelKerns</td><td>-40,760.860<sup>**</sup></td><td>-0.025</td><t
## <tr><td style="text-align:left"></td><td>(18,613.240)</td><td>(0.047)</td><td>(14.570)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">MapLabelKing</td><td>-95,751.500<sup>***</sup></td><td>-0.129<sup>***
## <tr><td style="text-align:left"></td><td>(12,192.150)</td><td>(0.031)</td><td>(9.544)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLaurelhurst</td><td>39,356.130<sup>***</sup></td><td>0.080<su
## <tr><td style="text-align:left"></td><td>(9,335.635)</td><td>(0.023)</td><td>(7.308)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLents</td><td>-152,636.500<sup>***</sup></td><td>-0.373<sup>
## <tr><td style="text-align:left"></td><td>(12,817.930)</td><td>(0.032)</td><td>(10.034)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelLinnton</td><td>-180,803.800<sup>***</sup></td><td>-0.356<sup
## <tr><td style="text-align:left"></td><td>(27,126.820)</td><td>(0.068)</td><td>(21.234)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMadison South</td><td>-119,933.600<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(11,347.230)</td><td>(0.029)</td><td>(8.882)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMaplewood</td><td>-126,352.500<sup>***</sup></td><td>-0.264<s
## <tr><td style="text-align:left"></td><td>(16,874.680)</td><td>(0.042)</td><td>(13.209)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMarkham</td><td>-176,204.900<sup>***</sup></td><td>-0.381<sup
## <tr><td style="text-align:left"></td><td>(16,669.750)</td><td>(0.042)</td><td>(13.049)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMarshall Park</td><td>-123,536.800<sup>***</sup></td><td>-0.2
## <tr><td style="text-align:left"></td><td>(18,085.960)</td><td>(0.045)</td><td>(14.157)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMC Unclaimed</td><td>-132,899.000</td><td>-0.344</td><td>-11
## <tr><td style="text-align:left"></td><td>(88,057.740)</td><td>(0.221)</td><td>(68.930)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMill Park</td><td>-152,999.400<sup>***</sup></td><td>-0.385<s
## <tr><td style="text-align:left"></td><td>(14,317.530)</td><td>(0.036)</td><td>(11.207)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMontavilla</td><td>-90,777.370<sup>***</sup></td><td>-0.175<s
## <tr><td style="text-align:left"></td><td>(10,848.050)</td><td>(0.027)</td><td>(8.492)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMt. Scott-Arleta</td><td>-111,728.300<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(13,221.870)</td><td>(0.033)</td><td>(10.350)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMt. Tabor</td><td>5,361.892</td><td>0.045</td><td>10.423</td
## <tr><td style="text-align:left"></td><td>(11,735.940)</td><td>(0.029)</td><td>(9.187)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelMultnomah</td><td>-133,123.800<sup>***</sup></td><td>-0.289<s
## <tr><td style="text-align:left"></td><td>(16,120.650)</td><td>(0.041)</td><td>(12.619)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorth Tabor</td><td>-82,699.130<sup>***</sup></td><td>-0.130<
## <tr><td style="text-align:left"></td><td>(12,287.840)</td><td>(0.031)</td><td>(9.619)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorthwest District Association</td><td>93,518.930<sup>***</su
## <tr><td style="text-align:left"></td><td>(26,150.800)</td><td>(0.066)</td><td>(20.470)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelNorthwest Heights</td><td>-11,950.830</td><td>-0.150<sup>***
## <tr><td style="text-align:left"></td><td>(23,107.570)</td><td>(0.058)</td><td>(18.088)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelOverlook</td><td>-12,946.030</td><td>0.036</td><td>0.716</td
## <tr><td style="text-align:left"></td><td>(17,700.030)</td><td>(0.044)</td><td>(13.855)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">MapLabelParkrose</td><td>-184,118.000<sup>***</sup></td><td>-0.451<su
## <tr><td style="text-align:left"></td><td>(17,884.510)</td><td>(0.045)</td><td>(14.000)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelParkrose Heights Association of Neighbors</td><td>-176,860.40
## <tr><td style="text-align:left"></td><td>(17,130.740)</td><td>(0.043)</td><td>(13.410)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPiedmont</td><td>-49,517.620<sup>***</sup></td><td>-0.039</td
## <tr><td style="text-align:left"></td><td>(16,873.920)</td><td>(0.042)</td><td>(13.209)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPleasant Valley</td><td>-133,915.500<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(15,380.080)</td><td>(0.039)</td><td>(12.039)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPortsmouth</td><td>-65,506.420<sup>***</sup></td><td>-0.080</
## <tr><td style="text-align:left"></td><td>(20,044.510)</td><td>(0.050)</td><td>(15.690)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelPowellhurst-Gilbert</td><td>-146,476.900<sup>***</sup></td><
## <tr><td style="text-align:left"></td><td>(14,518.770)</td><td>(0.036)</td><td>(11.365)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelReed</td><td>-75,245.860<sup>***</sup></td><td>-0.076<sup>**
## <tr><td style="text-align:left"></td><td>(15,081.690)</td><td>(0.038)</td><td>(11.806)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRichmond</td><td>-27,563.780<sup>**</sup></td><td>-0.002</td
## <tr><td style="text-align:left"></td><td>(12,181.300)</td><td>(0.031)</td><td>(9.535)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRose City Park</td><td>-50,006.330<sup>***</sup></td><td>-0.
## <tr><td style="text-align:left"></td><td>(8,766.228)</td><td>(0.022)</td><td>(6.862)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRoseway</td><td>-76,173.570<sup>***</sup></td><td>-0.120<sup
## <tr><td style="text-align:left"></td><td>(10,750.180)</td><td>(0.027)</td><td>(8.415)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelRussell</td><td>-163,478.800<sup>***</sup></td><td>-0.378<sup
## <tr><td style="text-align:left"></td><td>(17,595.260)</td><td>(0.044)</td><td>(13.773)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSabin Community Association</td><td>-38,289.650<sup>***</sup
## <tr><td style="text-align:left"></td><td>(9,179.484)</td><td>(0.023)</td><td>(7.185)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSellwood-Moreland Improvement League</td><td>-27,800.640<sup
## <tr><td style="text-align:left"></td><td>(12,912.680)</td><td>(0.032)</td><td>(10.108)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Burlingame</td><td>-151,327.200<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(17,374.660)</td><td>(0.044)</td><td>(13.600)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Portland</td><td>-66,956.990<sup>***</sup></td><td>-0.
## <tr><td style="text-align:left"></td><td>(18,585.600)</td><td>(0.047)</td><td>(14.548)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouth Tabor</td><td>-75,463.880<sup>***</sup></td><td>-0.083
## <tr><td style="text-align:left"></td><td>(12,980.030)</td><td>(0.033)</td><td>(10.160)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSouthwest Hills Residential League</td><td>-35,101.370</td><
## <tr><td style="text-align:left"></td><td>(22,467.470)</td><td>(0.056)</td><td>(17.587)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSt. Johns</td><td>-57,193.950<sup>***</sup></td><td>-0.088<su
## <tr><td style="text-align:left"></td><td>(20,212.990)</td><td>(0.051)</td><td>(15.822)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">MapLabelSullivan's Gulch</td><td>-100,763.800<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(20,594.790)</td><td>(0.052)</td><td>(16.121)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSumner Association of Neighbors</td><td>-173,160.500<sup>***
## <tr><td style="text-align:left"></td><td>(18,490.770)</td><td>(0.046)</td><td>(14.474)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSunderland Association of Neighbors</td><td>-183,665.200<sup>
## <tr><td style="text-align:left"></td><td>(50,124.880)</td><td>(0.126)</td><td>(39.237)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSunnyside</td><td>-16,239.800</td><td>0.036</td><td>0.102</td><td
## <tr><td style="text-align:left"></td><td>(13,035.830)</td><td>(0.033)</td><td>(10.204)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelSylvan-Highlands</td><td>-133,383.300<sup>***</sup></td><td>-
## <tr><td style="text-align:left"></td><td>(25,158.760)</td><td>(0.063)</td><td>(19.694)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelUniversity Park</td><td>-43,403.040<sup>**</sup></td><td>-0.0
## <tr><td style="text-align:left"></td><td>(20,342.030)</td><td>(0.051)</td><td>(15.923)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelVernon</td><td>-20,497.560</td><td>-0.004</td><td>-8.835</td><td
## <tr><td style="text-align:left"></td><td>(14,582.770)</td><td>(0.037)</td><td>(11.415)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWest Portland Park</td><td>-168,667.000<sup>***</sup></td><td
## <tr><td style="text-align:left"></td><td>(16,528.960)</td><td>(0.042)</td><td>(12.938)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWilkes Community Group</td><td>-164,249.000<sup>***</sup></td
## <tr><td style="text-align:left"></td><td>(18,699.490)</td><td>(0.047)</td><td>(14.638)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodland Park</td><td>-179,088.700<sup>***</sup></td><td>-0.4
## <tr><td style="text-align:left"></td><td>(25,661.140)</td><td>(0.065)</td><td>(20.087)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodlawn</td><td>-58,897.850<sup>***</sup></td><td>-0.060</td><td
## <tr><td style="text-align:left"></td><td>(15,484.630)</td><td>(0.039)</td><td>(12.121)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">MapLabelWoodstock</td><td>-79,773.740<sup>***</sup></td><td>-0.096<su
## <tr><td style="text-align:left"></td><td>(13,636.250)</td><td>(0.034)</td><td>(10.674)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHCLEVELAND HS</td><td>-30,716.140<sup>**</sup></td><td>-0.127
## <tr><td style="text-align:left"></td><td>(12,090.260)</td><td>(0.030)</td><td>(9.464)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHDAVID DOUGLAS HS</td><td>-39,662.340<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(8,094.337)</td><td>(0.020)</td><td>(6.336)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHFRANKLIN HS</td><td>-36,190.600<sup>***</sup></td><td>-0.133
## <tr><td style="text-align:left"></td><td>(11,145.440)</td><td>(0.028)</td><td>(8.724)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHGRANT HS</td><td>5,269.956</td><td>-0.072<sup>**</sup></td><td><
## <tr><td style="text-align:left"></td><td>(13,284.270)</td><td>(0.033)</td><td>(10.399)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHGRANT-JEFF</td><td>-42,685.180<sup>**</sup></td><td>-0.182<su
## <tr><td style="text-align:left"></td><td>(17,519.560)</td><td>(0.044)</td><td>(13.714)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHLINCOLN HS</td><td>66,537.510<sup>***</sup></td><td>0.087<sup
## <tr><td style="text-align:left"></td><td>(15,788.370)</td><td>(0.040)</td><td>(12.359)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">HIGH_SCHMADISON HS</td><td>-71,558.170<sup>***</sup></td><td>-0.213<s
## <tr><td style="text-align:left"></td><td>(11,976.930)</td><td>(0.030)</td><td>(9.375)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHMADISON-JEFF</td><td>-72,136.720<sup>***</sup></td><td>-0.188
## <tr><td style="text-align:left"></td><td>(14,519.290)</td><td>(0.036)</td><td>(11.365)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHPARKROSE HS</td><td>-25,322.810<sup>**</sup></td><td>-0.089<s
## <tr><td style="text-align:left"></td><td>(11,965.670)</td><td>(0.030)</td><td>(9.366)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHREYNOLDS HS</td><td>-12,967.850</td><td>-0.059<sup>**</sup></td></
## <tr><td style="text-align:left"></td><td>(11,920.500)</td><td>(0.030)</td><td>(9.331)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHRIVERDALE HS</td><td>445,390.300<sup>***</sup></td><td>0.493
## <tr><td style="text-align:left"></td><td>(67,569.380)</td><td>(0.170)</td><td>(52.892)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHROOS-JEFF</td><td>-96,883.540<sup>***</sup></td><td>-0.279<su
## <tr><td style="text-align:left"></td><td>(18,810.950)</td><td>(0.047)</td><td>(14.725)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHROOSEVELT CAMPUS</td><td>-85,337.100<sup>***</sup></td><td>-0
## <tr><td style="text-align:left"></td><td>(21,518.950)</td><td>(0.054)</td><td>(16.845)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHSUNSET HS</td><td>86,470.730<sup>***</sup></td><td>0.111</td>
## <tr><td style="text-align:left"></td><td>(31,197.230)</td><td>(0.078)</td><td>(24.420)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">HIGH_SCHWILSON HS</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conECSI</td><td>60,990.610</td><td>0.139</td><td>48.523</td></tr>
## <tr><td style="text-align:left"></td><td>(67,038.790)</td><td>(0.169)</td><td>(52.476)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conLUST</td><td>-48,493.770</td><td>-0.059</td><td>-27.583</td></tr>
## <tr><td style="text-align:left"></td><td>(68,003.220)</td><td>(0.171)</td><td>(53.231)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHist</td><td>37,263.860<sup>***</sup></td><td>0.057<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(5,519.383)</td><td>(0.014)</td><td>(4.320)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHistLdm</td><td>23,748.380</td><td>-0.012</td><td>6.299</td></tr>
## <tr><td style="text-align:left"></td><td>(26,580.330)</td><td>(0.067)</td><td>(20.806)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conNatAm</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conAirHgt</td><td>14,963.730<sup>***</sup></td><td>0.030<sup>***</sup
## <tr><td style="text-align:left"></td><td>(3,491.364)</td><td>(0.009)</td><td>(2.733)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conHeliprt</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conNoise</td><td>-2,421.365</td><td>0.012</td><td>0.547</td></tr>
## <tr><td style="text-align:left"></td><td>(8,288.045)</td><td>(0.021)</td><td>(6.488)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conGW</td><td>26,691.490</td><td>0.113</td><td>29.518</td></tr>
## <tr><td style="text-align:left"></td><td>(38,359.350)</td><td>(0.096)</td><td>(30.027)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">conLSHA</td><td>10,654.950<sup>***</sup></td><td>0.032<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(3,589.845)</td><td>(0.009)</td><td>(2.810)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSLIDO</td><td>-21,134.140<sup>***</sup></td><td>-0.030<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(5,503.487)</td><td>(0.014)</td><td>(4.308)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSlp25</td><td>10,165.220<sup>***</sup></td><td>0.005</td><td>4.96
## <tr><td style="text-align:left"></td><td>(3,749.366)</td><td>(0.009)</td><td>(2.935)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conInstit</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPrvCom</td><td>295,262.200<sup>***</sup></td><td>0.229</td><td>14
## <tr><td style="text-align:left"></td><td>(95,534.020)</td><td>(0.240)</td><td>(74.782)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPubOwn</td><td>10,226.210</td><td>-0.068</td><td>-5.161</td></tr>
## <tr><td style="text-align:left"></td><td>(26,313.070)</td><td>(0.066)</td><td>(20.597)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conSewer</td><td>7,273.643</td><td>0.020</td><td>7.248</td></tr>
## <tr><td style="text-align:left"></td><td>(11,919.230)</td><td>(0.030)</td><td>(9.330)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conStorm</td><td>-3,341.668</td><td>-0.001</td><td>-1.340</td></tr>
## <tr><td style="text-align:left"></td><td>(2,825.699)</td><td>(0.007)</td><td>(2.212)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranCap</td><td>-8,324.418<sup>***</sup></td><td>-0.016<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(2,851.474)</td><td>(0.007)</td><td>(2.232)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranInt</td><td>-7,624.790<sup>**</sup></td><td>-0.019<sup>**</sup>
## <tr><td style="text-align:left"></td><td>(3,025.055)</td><td>(0.008)</td><td>(2.368)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conTranSub</td><td>-9,600.392<sup>***</sup></td><td>-0.024<sup>***</
## <tr><td style="text-align:left"></td><td>(1,792.962)</td><td>(0.005)</td><td>(1.403)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conWater</td><td>-7,457.881<sup>**</sup></td><td>-0.028<sup>***</sup>
## <tr><td style="text-align:left"></td><td>(3,487.542)</td><td>(0.009)</td><td>(2.730)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conView</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conCovrly</td><td>-1,654.136</td><td>0.007</td><td>0.412</td></tr>
## <tr><td style="text-align:left"></td><td>(4,149.122)</td><td>(0.010)</td><td>(3.248)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conPovrly</td><td>-27,948.620<sup>***</sup></td><td>-0.033<sup>**</su
## <tr><td style="text-align:left"></td><td>(5,806.064)</td><td>(0.015)</td><td>(4.545)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conWetland</td><td>-59,012.640<sup>***</sup></td><td>-0.060</td><td>-
## <tr><td style="text-align:left"></td><td>(22,537.650)</td><td>(0.057)</td><td>(17.642)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">conFld100</td><td>-10,034.320</td><td>-0.003</td><td>-4.951</td></tr
## <tr><td style="text-align:left"></td><td>(10,292.940)</td><td>(0.026)</td><td>(8.057)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conFld100</td><td>14,789.280</td><td>-0.020</td><td>4.046</td></
## <tr><td style="text-align:left"></td><td>(14,144.300)</td><td>(0.036)</td><td>(11.072)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
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## <tr><td style="text-align:left">pct_conPovrly</td><td>7,631.667</td><td>0.016</td><td>6.422</td></tr>
## <tr><td style="text-align:left"></td><td>(95,796.480)</td><td>(0.241)</td><td>(74.987)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conCovrly</td><td>30,980.630<sup>***</sup></td><td>0.091<sup>***
## <tr><td style="text-align:left"></td><td>(8,013.084)</td><td>(0.020)</td><td>(6.272)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">pct_conWetland</td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td style="text-align:left">Constant</td><td>-54,738,589.000<sup>***</sup></td><td>-132.967<sup>
## <tr><td style="text-align:left"></td><td>(1,161,504.000)</td><td>(2.920)</td><td>(909.199)</td></tr>
## <tr><td style="text-align:left"></td><td></td><td></td><td></td></tr>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">
## <tr><td style="text-align:left">R<sup>2</sup></td><td>0.760</td><td>0.692</td><td>0.753</td></tr>
## <tr><td style="text-align:left">Adjusted R<sup>2</sup></td><td>0.758</td><td>0.690</td><td>0.751</td
## <tr><td style="text-align:left">Residual Std. Error (df = 22130)</td><td>94,655.570</td><td>0.238</td
## <tr><td style="text-align:left">F Statistic (df = 145; 22130)</td><td>483.389<sup>***</sup></td><td>
## <tr><td colspan="4" style="border-bottom: 1px solid black"></td></tr><tr><td style="text-align:left">
## </table>
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