

Real-Estate Price Prediction

Predicting Property Prices in City of New-York

1 PROJECT SCORE

Scope of this project is to explore and analyze the property sales in city of New-York and examine the correlation between criminal activity in a particular location with the price of property sale. Predict the price of the property based on number of crime incidents in the in and around the area where property is located and other charaterstics of the property.

2 DATA UNDERSTANDING

Crime Data:

The data sets used in this study are extracted from “NYC Open Data” Arhives:

“NYPD Complaint Data Historic” :- <https://data.cityofnewyork.us/Public-Safety/NYPD-Complaint-Data-Historic/qgea-i56i> which includes all valid felony, misdemeanor and violaoation crimes reported to the NewYork City Police Department (NYPD).

Field Name	Description
CMPLNT_NUM	Randomly generated persistent ID for each complaint
CMPLNT_FR_DT	Exact date of occurrence for the reported event (or starting date of occurrence if CMPLNT_TO_DT exists)
CMPLNT_FR_TM	Exact time of occurrence for the reported event (or starting time of occurrence if CMPLNT_TO_TM exists)
CMPLNT_TO_DT	Ending date of occurrence for the reported event if exact time of occurrence is unknown
CMPLNT_TO_TM	Ending time of occurrence for the reported event if exact time of occurrence is unknown
RPT_DT	Date event was reported to police
KY_CD	Three digit offense classification code
OFNS_DESC	Description of offense corresponding with key code
PD_CD	Three digit internal classification code (more granular than Key Code)
PD_DESC	Description of internal classification corresponding with PD code (more granular than Offense Description)
CRM_ATPT_CPTD_CD	Indicator of whether crime was successfully completed or attempted but failed or was interrupted prematurely
LAW_CAT_CD	Level of offense: felony, misdemeanor or violation
JURIS_DESC	Jurisdiction responsible for incident. Either internal like Police Transit and Housing; or external like Correction Port Authority etc.
BORO_NM	The name of the borough in which the incident occurred
ADDR_PCT_CD	The precinct in which the incident occurred
LOC_OF_OCCUR_DESC	Specific location of occurrence in or around the premises; inside opposite of front of rear of
PREM_TYP_DESC	Specific description of premises; grocery store residence street etc.
PARKS_NM	Name of NYC park playground or greenspace of occurrence if applicable (state parks are not included)

HADEVELOPT	Name of NYCHA housing development of occurrence if applicable
X_COORD_CD	X-coordinate for New York State Plane Coordinate System Long Island Zone NAD 83 units feet (FIPS 3104)
Y_COORD_CD	Y-coordinate for New York State Plane Coordinate System, Long Island Zone, NAD 83, units feet (FIPS 3104)
Latitude	Latitude coordinate for Global Coordinate System, WGS 1984, decimal degrees (EPSG 4326)
Longitude	Longitude coordinate for Global Coordinate System, WGS 1984, decimal degrees (EPSG 4326)

Table1: Attributes in Crime-Data

Sales-data:

“Annualized Rolling Sales Update” :- <https://data.cityofnewyork.us/Housing-Development/Annualized-Rolling-Sales-Update/ufz5-f8n2> which includes Sales Prices of properties.

Field Name	Description
Borough	The name of the borough in which the property is located.
Neighborhood	Department of Finance assessors determine the neighborhood name in the course of valuing properties. The common name of the neighborhood is generally the same as the name Finance designates. However
Building Class Category	This is a field that we are including so that users of the Rolling Sales Files can easily identify similar properties by broad usage (e.g. One Family Homes) without looking up individual Building Classes.
Tax Class at Present	Every property in the city is assigned to one of four tax classes
Block	A Tax Block is a sub-division of the borough on which real properties are located. The Department of Finance uses a Borough-Block-Lot classification to label all real property in the City. “Whereas” addresses describe the street location of a property.
Lot	A Tax Lot is a subdivision of a Tax Block and represents the property unique location.
Easement	An easement is a right which allows an entity to make limited use of another’s real property. For example: MTA railroad tracks that run across a portion of another property.
Building Class at Present	The Building Classification is used to describe a property’s constructive use. The first position of the Building Class is a letter that is used to describe a general class of properties (for example “A” signifies one-family homes
Address	The street address of the property as listed on the Sales File. Coop sales include the apartment number in the address field.
Zip Code	The property’s postal code
Residential Units	The number of residential units at the listed property.
Commercial Units	The number of commercial units at the listed property.
Total Units	The total number of units at the listed property.
Land Square Feet	The land area of the property listed in square feet.
Gross Square Feet	The total area of all the floors of a building as measured from the exterior surfaces of the outside walls of the building
Year Built	Year the structure on the property was built.
Building Class at Time of Sale	The Building Classification is used to describe a property’s constructive use. The first position of the Building Class is a letter that is used to describe a general class of properties (for example “A” signifies one-family homes
Sales Price	Price paid for the property.
Sale Date	Date the property sold.

Table2: Attributes in Sale-Data

3 DATA CLEANING & PREPARATION

These data sets have a lot of missing values, inconsistent date-time formats. So, a great deal of time was spent in cleaning the data sets.

Sale-data is coded with zip-code as a location attribute and Crime-data does not have zip-code information but has latitude and longitude data for each reported incident. To join the crime-data with sales data appropriately, we had to use third-party GeoCoding APIs which are expensive and need high computational times. Open-source solutions frequently timeout and often impose daily limits on number of lat-long pairs can be geo-coded.

Python code for following analysis can be found @ [insert link](#)

3.1 IMPORT NECESSARY LIBRARIES IN IPYTHON NOTEBOOK

Necessary python libraries for analysis have been imported into ipython notebook.

Eg: datetime, csv, glob, zipfile, matplotlib, pandas, numpy, geocoder, scipy and sklearn.

3.2 READ IN AND EXAMINE DATA SET; CHECK FOR MISSING VALUES

File paths for Sales data was loaded into into a list using “glob.glob” and all of Sales-data was read and appended into single dataframe using “pd.read_excel”.

Crime-data was readily available in csv which could read with pd.read_csv into a dataframe in ipython notebook.

Missing values and formatting issues in data have been corrected or eliminated as appropriate.

3.3 REVERSE-GEOCODING THE CRIME DATA WITH ZIP-CODES

GeoCoding is to extract latitude-logitude pair when we have physical address while Reverse-GeoCoding is to extract a physical address when we have latitude-logitude information. In our case, we used python - “geocoder” library to access open-souce GeoCoding APIs “Google geocoder” and “Open Street Maps” to extract zip-codes for each lat-long pair in crime-data. As these are free services, they have daily limit of 10000 geo coding requests. Though, our sample of sales data is not more than 10000, we do not know which of the crime records match with the zip-codes on sales-data sample until we extract the zip-codes for all crime-data which has around 1Million records. This geo-coding step took 3 weeks time.

3.4 CALCULATING CRIME INCIDENTS FOR SALE RECORDS

Next step is to calculate the number of crime incidents reported (in past 6 months, 1,2,3,4,5 years) for zip-codes in each record in sales-data as of sale-date.

Written custom python functions for calculating below values for each record in Sale-data: “past_crime_count”, “past6M_crime_count”, “past1Y_crime_count”, “past2Y_crime_count”, “past3Y_crime_count”, “past4Y_crime_count”, “past5Y_crime_count” and

“past_MISDEMEANOR_count”, “past_FELONY_count”, “past_VIOLATION_count” ranging from past 6 Months to 5 Years, all-past counts.

This is very time-consuming task as we have to make independent function calls for each record. Each function call for all 8000 sample records takes from 8-10 hours.

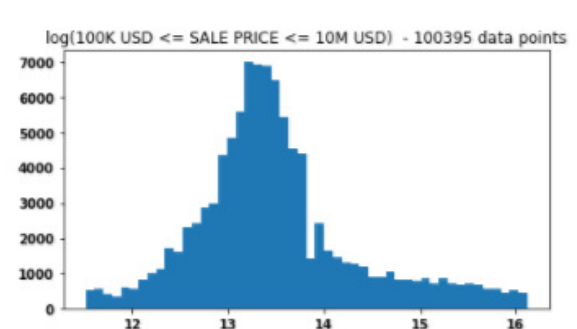
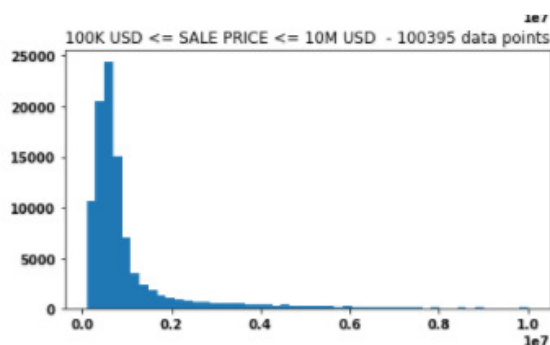
4 EXPLORATORY DATA ANALYSIS

Once we have cleaned sampled data, We started our analysis with an assumption that property values may be inversely proportional to number of criminal incidents in a particular location. Sales-Price, ranges from “zero” through 1B USD. These low price sales (\$0 - \$100K USD) could be result of family transfers, however there is no attribute that explains if the sale is an off-market transfer transactions. From Scatter Plots, its very difficult to realize relation between various features due to high variance in sales-price.

4.1 DISTRIBUTION OF SALES PRICE:

count	1.205000e+05
mean	2.738087e+06
std	3.144305e+07
min	1.000000e+00
25%	3.300000e+05
50%	5.990000e+05
75%	9.635092e+05
max	4.111112e+09

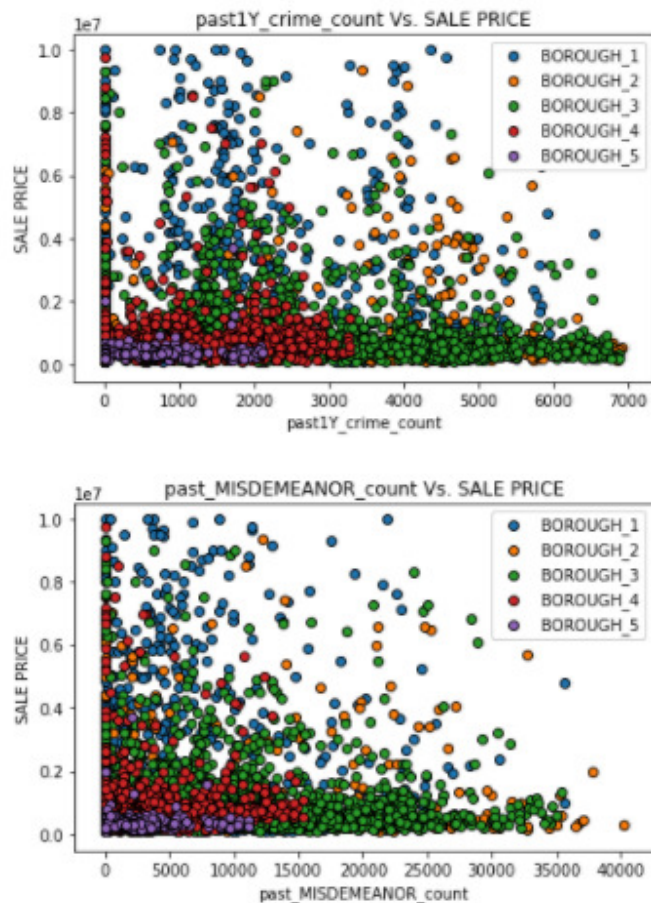
Sales-Price follows an exponential distribution. Please see the histograms in the next page.



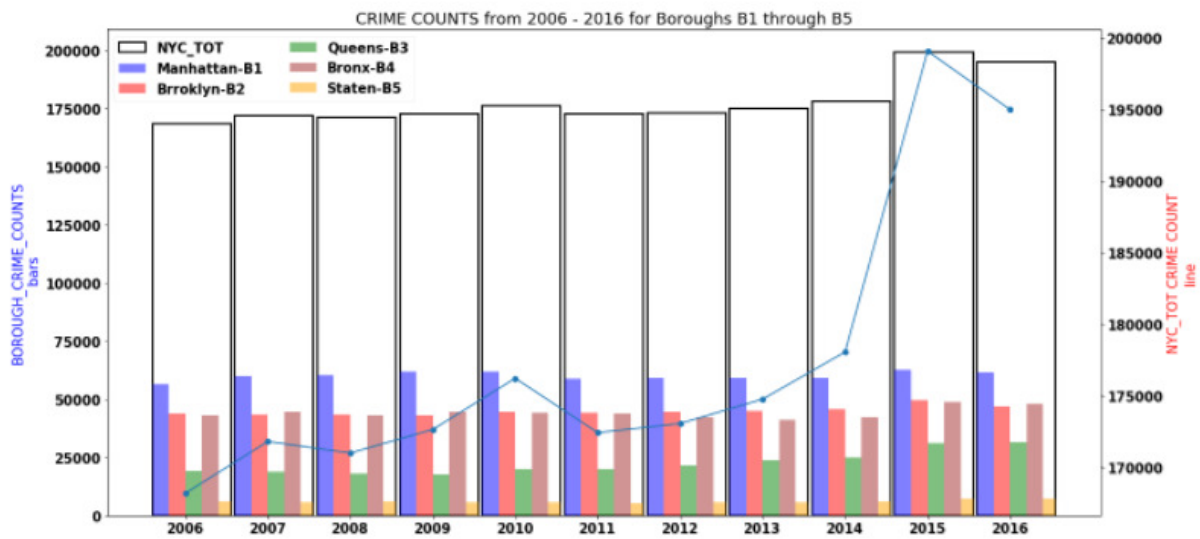
4.2 ANALYSING KEY FEATURES VS. SALE PRICE:

SALE-PRICE Vs. CRIME-COUNTS

Below plots explain how the SALE-PRICE varies with past crime counts across 5 Boroughs in New York City. For Borough_3, we can observe relatively higher price values for low crime_counts. However, for other Boroughs, we can't find any obvious relation between SALE-PRICE and CRIME-COUNTS. Later we performed more technical analysis to find correlation between SALE-PRICE and CRIME-COUNTS (see results in next section).



- From below chart, we can notice Manhattan consistently record higher crime counts followed by Brooklyn and Bronx.
- When you compare these crime charts with below Sale-Price charts, we can notice boroughs with higher Mean-Sale Price also have recorded higher crime rates across years.



SALE-PRICE Vs. GROSS-SQUARE-FEET:

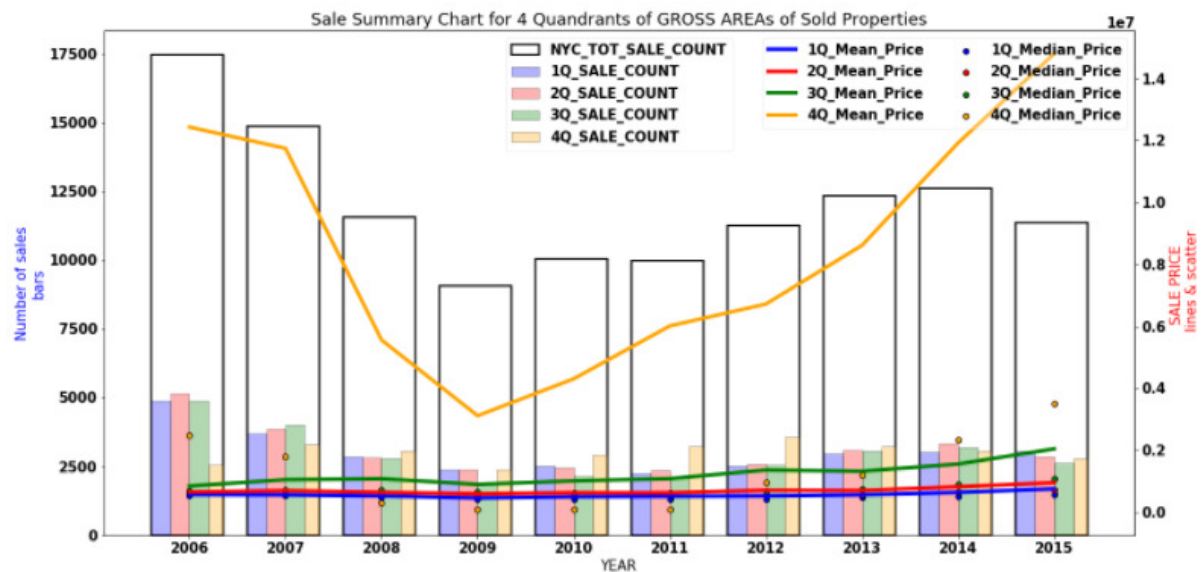
GROSS-SQUARE-FEET is the total area of the property that includes both construction and open land in the property, Key features that impacts Price of the property.

Below Plots explains how the Median-SALE-PRICE varied from Year to Year between 2003 to 2015 across various boroughs. Plots are drawn for 4 Quadrants that each property can fall as per GROSS-SQUARE-FEET of the property.

- 1st Quadrant: ranges from 209 Sqft to 2510 Sqft
- 2nd Quadrant: ranges from 2510 to 3300 Sqft
- 3rd Quadrant: ranges from 3300 Sqft to 6040 Sqft
- 4th Quadrant: > 6040 Sqft.

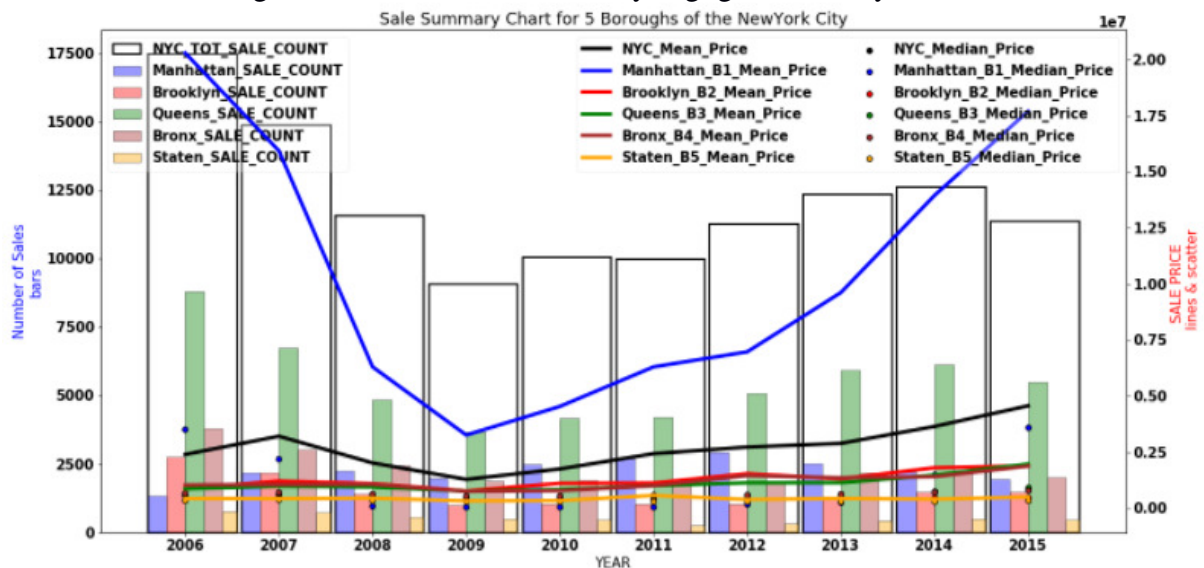
Key Observations:

- We can notice from the below chart that Mean-price of the big-properties(4th-Quadrant) has been dropped significantly after 2007 and started raising after 2009 this has also impacted Mean-Property Price in the New York City. We can correlate this with financial & realestate crisis that occurred around this time in the region.
- We can also notice, that number of sales have been dropped significantly after 2008 across all the quadrants of property-area.
- There is huge difference between mean and median prices of properties across all quadrants. We can notice these differences increase as we move from 1st quadrant to 4th quadrant. This is due to the Exponential Distribution of Sales-Price.



SALE-PRICE across 4 Boroughs of NYC:

- We can notice from below chart that Manhattan-Mean Sale price is much higher than that of other boroughs.
- By comparing with above chart we can notice that Manhattan has property sizes are mostly in 4th quadrant of "G.ross Area"
- In Any given year, Queens has highest number of property sales registered. However, the price variation across years is much less when compare to Manhattan.
- Staten borough Mean-Price variation is very negligible across years.



4.3 CORRELATION:

For further analysis, we have considered data with sale-price ranging from 100K USD to 10M USD. Most of the attributes are categorical in nature. So, created dummy variables for further analysis and evaluation.

We can notice from below correlation table that sale price has very low correlation with crime counts and is negative. As the crimes become older, their impact on sale-price is reducing.

feature	corr_coef	p_value
past6M_crime_count	-0.053045	0.00036
past1Y_crime_count	-0.04166	0.00509
past_FELONY_count	0.040852	0.006016
past_MISDEMEANOR_count	0.033493	0.024336
past_crime_count	0.030277	0.041803
past2Y_crime_count	-0.02519	0.090385
past3Y_crime_count	-0.018988	0.201831
past_VIOLATION_count	-0.012336	0.407019
past5Y_crime_count	-0.004835	0.745186

Table3: Correlation Table Crime-Data Vs. Sale-Data.

5 MODELING & EVALUATION

We have started our modeling with a random sample of 4000 data points from original data. We ran multiple models and realized that none of the models are performing well due to high bias in SALES price. There are many “zero” in SALE-PRICE which represent that transaction is a simple property transfer within family members. To eliminate this bias issue and improved the models, we have removed all data between \$0 to \$100,000 from sample with an assumption that a house value cannot be less than \$100,000.

With new data, We have started our modeling again with linear-regressor. Linear regressor has produced very poor results with an R-Square of 0.12. R-Square is known as coefficient of determination, scores range 0(low performance) to 1(best performance).

Then we tried Ridge-Regression and Lasso Regression which can suppress curse of dimensionality inherent to our data with 470+ features. These 2 models are similar to Linear-Regression but they impose penalty terms in regression equation to deal with curse of Dimensionality. Lasso Regression, in addition will help in choosing right features. Though these models have improved prediction accuracy, they still have low R-square(0.26) and high Root-Mean-Squared Errors > 1000000.

Then we tried ensemble methods Random-Forest Regressor and Gradient Boost Regressor. Random-Forest constructs multiple decision-trees by randomly selecting a subset of features and a subset of records from given training data. These random samples and random features for each decision-tree are chosen using boot-strap method. Node-Values are determined by weighted average while predicting continuos data. Random-Forest has given best results with R-Square 0.61 and RMSE = \$953000.

We also tried running Grddient Boost – Regressor. Gradient-boost starts with single tree. After validating results, algorithm will assign more weights to miscalssified/high variance records and runs the model again. This cycle repeats until error is minimized. Gradient Boost has performed decentlly with R-square of 0.59 and RMSE of 980000.

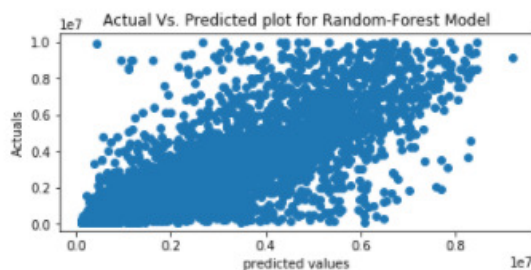
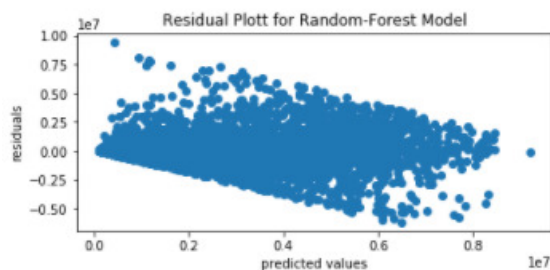
To liverage on larger data-set of more than 80000 records with least possible time and efforts, we have further calculated number of crime_counts for the calendar year in which the sale happened (This needs much less processing time than calculating past-1 Y-cirme history for each zip-code from sale-date.). And then ran the model again. This has increase our Model accuracy to a greater extent. R-Square of Random-Forest model improved to 0.76 and Root-Mean-Square Error decreased to 749000.

Raandom-Forest model has performed consistently well over multiple trials

Model_Name	RMSE	Rsquare
Linear	952537.8	0.612171
Ridge-Regression	952427.2	0.612262
Lasso-Regression	952372.0	0.612306
Random-Forest	748975.4	0.760221
Gradient-Boost	854218.8	0.688101

Table4: Model-Performance Sores

RESIDUAL PLOTS



FEAUTERE IMPORTANCE AND RESULTS

Below table presents feature-importance of key features used to build random forest model. A full table of 60 features can be found in Appendix-B.

feature_name	rf_importance
GROSS SQUARE FEET	0.372309365
ZIP CODE	0.145865348
SALE DATE	0.059457535
BLOCK	0.05512405
YEAR BUILT	0.045982549
LAND SQUARE FEET	0.036415281
crime_count_sale_year	0.033790256
TOTAL UNITS	0.025297294
LOT	0.022960968

7 FUTURE WORK

If we can extract reliable neighborhood data for each crime incident, that can reveal hidden relations between Sale-Data and Crime-Data.

Calculating past 6Months and 1 Year crime counts for larger data-set and see if they can improve model-performance.

Collect additional data to support Sale-Data to understand low-value sale-price and improve the model accuracy.

8 ACKNOWLEDGEMENTS

I would like to thank Rajiv Shah for mentoring me on this project.

9 PYTHON- CODE

Ipython notebook:

https://github.com/yerraeer/mY_SpringBoard/blob/master/Capstone1_House_Price_Prediction/mY_CapStone1_HousePrices%20with%20CrimeData-V6.ipynb

APPENDICES

APPENDIX- A: CORRELATION TABLE

	feature	corr_coef	p_value
0	TAX CLASS AT PRESENT_2	0.468590039	0
1	TAX CLASS AT PRESENT_1	- 0.396558193	0
2	BOROUGH	- 0.362697707	0
3	BUILDING CLASS CATEGORY_08 RENTALS - ELEVATOR APARTMENTS	0.357837036	0
4	TAX CLASS AT TIME OF SALE	0.331873141	0
5	ZIP CODE	- 0.311488292	0
6	BUILDING CLASS AT TIME OF SALE_D1	0.281552471	0
7	BUILDING CLASS AT PRESENT_D1	0.265406965	0
8	TOTAL UNITS	0.248647081	0
9	RESIDENTIAL UNITS	0.247230179	0
10	BUILDING CLASS AT TIME OF SALE_C7	0.232186031	0
11	BUILDING CLASS AT PRESENT_C7	0.229083493	0
12	BLOCK	- 0.218722822	0
13	BUILDING CLASS CATEGORY_07 RENTALS - WALKUP APARTMENTS	0.216583157	0
14	LAND SQUARE FEET	0.206429341	0
15	BUILDING CLASS AT TIME OF SALE_C1	0.200967815	0
16	GROSS SQUARE FEET	0.198660969	0
17	BUILDING CLASS AT PRESENT_C1	0.195180421	0
18	BUILDING CLASS CATEGORY_02 TWO FAMILY HOMES	- 0.186460559	0
19	NEIGHBORHOOD_UPPER EAST SIDE (59-79)	0.182090972	0
20	TAX CLASS AT PRESENT_4	0.178840677	0
21	NEIGHBORHOOD_GREENWICH VILLAGE-WEST	0.173097969	0
22	BUILDING CLASS AT TIME OF SALE_D7	0.171181158	0
23	NEIGHBORHOOD_UPPER EAST SIDE (79-96)	0.169588969	0
24	BUILDING CLASS AT PRESENT_D7	0.158338913	0
25	YEAR BUILT	- 0.150699066	0
26	BUILDING CLASS AT PRESENT_C0	- 0.139590243	0
27	BUILDING CLASS AT TIME OF SALE_C0	-	0

		0.132015516	
28	NEIGHBORHOOD_UPPER WEST SIDE (79-96)	0.13057359	0
29	BUILDING CLASS AT PRESENT_B1	-	0
30	BUILDING CLASS AT TIME OF SALE_B1	-0.12306861	0
31	BUILDING CLASS CATEGORY_23 LOFT BUILDINGS	0.121913054	0
32	BUILDING CLASS AT TIME OF SALE_A5	-	0
33	BUILDING CLASS AT TIME OF SALE_C4	0.121597643	0
34	BUILDING CLASS AT PRESENT_C4	0.119668405	7.707185e-317
35	BUILDING CLASS CATEGORY_03 THREE FAMILY HOMES	0.118044263	2.69E-308
36	BUILDING CLASS AT PRESENT_A5	-	
37	NEIGHBORHOOD_CHELSEA	0.117818993	4.03E-307
38	BUILDING CLASS AT PRESENT_A4	-	
39	NEIGHBORHOOD_GREENWICH VILLAGE-CENTRAL	0.116949654	1.32E-302
40	BUILDING CLASS CATEGORY_21 OFFICE BUILDINGS	0.115681627	4.40E-296
41	BUILDING CLASS AT PRESENT_B2	0.115531911	2.56E-295
42	BUILDING CLASS AT TIME OF SALE_B2	0.11298423	1.89E-282
43	TAX CLASS AT PRESENT_2B	0.108980402	8.09E-263
44	NEIGHBORHOOD_SOHO	-	
45	NEIGHBORHOOD_UPPER WEST SIDE (59-79)	0.108780279	7.42E-262
46	NEIGHBORHOOD_EAST VILLAGE	-0.10791144	1.06E-257
47	BUILDING CLASS CATEGORY_22 STORE BUILDINGS	0.10742809	2.11E-255
48	SALE DATE	0.107358566	4.50E-255
49	YEAR_SOLD	0.104330467	6.28E-241
50	NEIGHBORHOOD_WASHINGTON HEIGHTS LOWER	0.100012673	1.79E-221
51	NEIGHBORHOOD_WASHINGTON HEIGHTS UPPER	0.099826668	1.18E-220
52	BUILDING CLASS CATEGORY_21 OFFICE BUILDINGS	0.099552342	1.90E-219
53	BUILDING CLASS AT PRESENT_B2	0.099026616	3.79E-217
54	BUILDING CLASS AT TIME OF SALE_L8	0.098769807	4.99E-216
55	NEIGHBORHOOD_FASHION	0.097977093	1.36E-212
56	BUILDING CLASS AT TIME OF SALE_A4	0.095271609	4.49E-201
57	NEIGHBORHOOD_MURRAY HILL	0.094122396	2.79E-196
58	BUILDING CLASS AT PRESENT_L8	0.093297495	7.06E-193
59	NEIGHBORHOOD_BROOKLYN HEIGHTS	0.092572579	6.53E-190
60	NEIGHBORHOOD_MIDTOWN EAST	0.090287074	1.03E-180
61	BUILDING CLASS AT TIME OF SALE_D9	0.090162468	3.22E-180
62	NEIGHBORHOOD_LOWER EAST SIDE	0.090058354	8.33E-180
63	NEIGHBORHOOD_GRAMERCY	0.088136579	2.85E-172
64	BUILDING CLASS CATEGORY_01 ONE FAMILY HOMES	0.088012047	8.66E-172
65	BUILDING CLASS AT TIME OF SALE_O9	0.085795252	2.58E-163
66	BUILDING CLASS CATEGORY_03 THREE FAMILY HOMES	-	
67	BUILDING CLASS AT PRESENT_A5	0.084633354	5.84E-159
68	BUILDING CLASS AT TIME OF SALE_O9	0.081977232	3.12E-149

64	BUILDING CLASS AT PRESENT_D9	0.081611943	6.42E-148
65	BUILDING CLASS AT TIME OF SALE_C5	0.081181058	2.24E-146
66	NEIGHBORHOOD_CLINTON	0.08099846	1.00E-145
67	BUILDING CLASS AT PRESENT_C5	0.078084239	1.54E-135
68	BUILDING CLASS AT PRESENT_O9	0.076258923	2.37E-129
69	NEIGHBORHOOD_BEDFORD STUYVESANT	- 0.076024779	1.44E-128
70	BUILDING CLASS CATEGORY_02 TWO FAMILY DWELLINGS	- 0.075168252	1.01E-125
71	BUILDING CLASS AT TIME OF SALE_K9	0.074984289	4.07E-125
72	NEIGHBORHOOD_UPPER WEST SIDE (96-116)	0.074577636	8.81E-124
73	NEIGHBORHOOD_BUSHWICK	- 0.073766864	3.85E-121
74	NEIGHBORHOOD_EAST NEW YORK	- 0.070624595	3.53E-111
75	NEIGHBORHOOD_TRIBECA	0.069995659	3.08E-109
76	NEIGHBORHOOD_PARK SLOPE	0.068972379	4.08E-106
77	NEIGHBORHOOD_FLATIRON	0.068955178	4.59E-106
78	BUILDING CLASS AT PRESENT_K9	0.068823416	1.15E-105
79	NEIGHBORHOOD_ALPHABET CITY	0.068353635	2.99E-104
80	BUILDING CLASS CATEGORY_30 WAREHOUSES	0.067866189	8.56E-103
81	BUILDING CLASS AT TIME OF SALE_D3	0.067771357	1.64E-102
82	NEIGHBORHOOD_CHINATOWN	0.06771228	2.46E-102
83	NEIGHBORHOOD_INWOOD	0.067108649	1.50E-100
84	NEIGHBORHOOD_HARLEM-CENTRAL	0.066661907	3.08E-99
85	BUILDING CLASS CATEGORY_27 FACTORIES	0.06638125	2.03E-98
86	BUILDING CLASS AT TIME OF SALE_L9	0.065349767	1.95E-95
87	BUILDING CLASS AT PRESENT_D3	0.064780543	8.21E-94
88	BUILDING CLASS AT PRESENT_B3	- 0.064463348	6.52E-93
89	BUILDING CLASS AT PRESENT_D6	0.063880395	2.86E-91
90	BUILDING CLASS AT PRESENT_L9	0.063404733	6.08E-90
91	BUILDING CLASS AT TIME OF SALE_B3	- 0.062899611	1.53E-88
92	NEIGHBORHOOD_OCEAN HILL	- 0.061291088	3.69E-84
93	BUILDING CLASS CATEGORY_25 LUXURY HOTELS	- 0.061052358	1.61E-83
94	BUILDING CLASS AT TIME OF SALE_H2	- 0.061052358	1.61E-83
95	NEIGHBORHOOD_MANHATTAN VALLEY	0.060811997	7.08E-83
96	COMMERCIAL UNITS	0.059412742	3.47E-79
97	crime_count_sale_year	0.058438644	1.15E-76
98	BUILDING CLASS AT PRESENT_E7	0.057255441	1.15E-73

99	BUILDING CLASS AT TIME OF SALE_E7	0.0562526	3.62E-71
100	BUILDING CLASS AT TIME OF SALE_D6	0.05428899	2.09E-66
101	BUILDING CLASS AT PRESENT_K2	0.053932903	1.47E-65
102	NEIGHBORHOOD_DOWNTOWN-FULTON MALL	0.053881133	1.94E-65
103	BUILDING CLASS AT TIME OF SALE_K2	0.053524125	1.35E-64
104	NEIGHBORHOOD_ARDEN HEIGHTS	-	5.26E-64
105	BUILDING CLASS AT PRESENT_D5	0.052428944	4.74E-62
106	NEIGHBORHOOD_LITTLE ITALY	0.051685183	2.37E-60
107	BUILDING CLASS AT PRESENT_H2	-	2.57E-60
108	BUILDING CLASS AT TIME OF SALE_B9	0.050945001	1.10E-58
109	BUILDING CLASS AT PRESENT_B9	-	7.38E-58
110	BUILDING CLASS AT TIME OF SALE_O6	0.050487859	1.14E-57
111	NEIGHBORHOOD_MIDTOWN CBD	0.05007118	9.49E-57
112	BUILDING CLASS CATEGORY_03 THREE FAMILY DWELLINGS	-0.04997906	1.51E-56
113	BUILDING CLASS CATEGORY_33 EDUCATIONAL FACILITIES	0.049498196	1.69E-55
114	NEIGHBORHOOD_BEDFORD PARK/NORWOOD	0.049255486	5.69E-55
115	NEIGHBORHOOD_HARLEM-WEST	0.049226668	6.57E-55
116	NEIGHBORHOOD_HARLEM-UPPER	0.04899188	2.11E-54
117	BUILDING CLASS AT PRESENT_O1	0.048701481	8.83E-54
118	NEIGHBORHOOD_CIVIC CENTER	0.047963195	3.25E-52
119	BUILDING CLASS AT PRESENT_O6	0.047710734	1.10E-51
120	BUILDING CLASS AT TIME OF SALE_H9	0.046890554	5.55E-50
121	NEIGHBORHOOD_HARLEM-EAST	0.046399924	5.61E-49
122	NEIGHBORHOOD_COBBLE HILL	0.046393887	5.77E-49
123	BUILDING CLASS CATEGORY_32 HOSPITAL AND HEALTH FACILITIES	0.045880101	6.33E-48
124	BUILDING CLASS AT TIME OF SALE_O1	0.045745185	1.18E-47
125	NEIGHBORHOOD_CYPRESS HILLS	-	1.56E-46
126	BUILDING CLASS AT TIME OF SALE_D5	0.045150765	1.82E-46
127	BUILDING CLASS AT PRESENT_O5	0.04399301	3.34E-44
128	BUILDING CLASS AT PRESENT_S2	-0.04260281	1.47E-41
129	NEIGHBORHOOD_CANARSIE	-0.04241994	3.23E-41
130	NEIGHBORHOOD_KIPS BAY	0.042205362	8.08E-41
131	BUILDING CLASS AT PRESENT_H9	0.042034382	1.67E-40
132	NEIGHBORHOOD_LONG ISLAND CITY	0.041640846	8.85E-40
133	BUILDING CLASS AT TIME OF SALE_S2	-	2.59E-39
134	NEIGHBORHOOD_WILLIAMSBURG-NORTH	0.041274477	4.11E-39
135	BUILDING CLASS AT TIME OF SALE_E9	0.039692461	2.68E-36

136	BUILDING CLASS AT PRESENT_A7	0.039417579	8.05E-36
137	NEIGHBORHOOD_BAYCHESTER	-	2.88E-33
138	LOT	-	3.81E-33
139	NEIGHBORHOOD_FINANCIAL	0.036939766	1.16E-31
140	BUILDING CLASS AT TIME OF SALE_E1	0.036886893	1.41E-31
141	BUILDING CLASS AT PRESENT_F1	0.036811767	1.87E-31
142	BUILDING CLASS AT TIME OF SALE_F4	0.036588595	4.28E-31
143	BUILDING CLASS AT TIME OF SALE_G1	0.036315698	1.17E-30
144	NEIGHBORHOOD_RIDGEWOOD	-	1.89E-30
145	BUILDING CLASS AT PRESENT_O2	0.036028697	3.36E-30
146	BUILDING CLASS AT TIME OF SALE_K1	0.036012942	3.55E-30
147	BUILDING CLASS AT PRESENT_K1	0.035956629	4.36E-30
148	NEIGHBORHOOD_BOERUM HILL	0.035130109	8.55E-29
149	NEIGHBORHOOD_FORDHAM	0.03486628	2.18E-28
150	BUILDING CLASS AT PRESENT_C3	-	2.53E-28
151	NEIGHBORHOOD_JAVITS CENTER	0.034786723	2.89E-28
152	BUILDING CLASS AT TIME OF SALE_F9	0.03441008	1.08E-27
153	BUILDING CLASS AT TIME OF SALE_D2	0.034268261	1.77E-27
154	BUILDING CLASS CATEGORY_14 RENTALS - 4-10 UNIT	0.034082037	3.38E-27
155	BUILDING CLASS AT PRESENT_K4	0.034078699	3.41E-27
156	BUILDING CLASS AT PRESENT_C2	-	4.99E-27
157	BUILDING CLASS AT TIME OF SALE_A1	0.033927981	5.74E-27
158	BUILDING CLASS AT TIME OF SALE_A7	0.033702964	1.24E-26
159	TAX CLASS AT PRESENT_2A	-	1.25E-26
160	NEIGHBORHOOD_SOUNDVIEW	-	1.99E-26
161	BUILDING CLASS AT PRESENT_G1	0.033269258	5.41E-26
162	BUILDING CLASS AT TIME OF SALE_F1	0.033203262	6.76E-26
163	NEIGHBORHOOD_SOUTH JAMAICA	-	4.16E-25
164	NEIGHBORHOOD_DOWNTOWN-FULTON FERRY	0.032513323	6.73E-25
165	BUILDING CLASS AT PRESENT_E9	0.032481313	7.48E-25
166	BUILDING CLASS AT PRESENT_W1	0.032451643	8.25E-25
167	BUILDING CLASS AT PRESENT_F9	0.032370753	1.08E-24
168	NEIGHBORHOOD_OZONE PARK	-	1.39E-24
169	BUILDING CLASS AT TIME OF SALE_K4	0.031958391	4.13E-24

170	BUILDING CLASS AT PRESENT_D2	0.03195748	4.15E-24
171	NEIGHBORHOOD_WILLIAMSBRIDGE	-	4.46E-24
172	NEIGHBORHOOD_FLATBUSH-EAST	-	5.68E-24
173	BUILDING CLASS AT PRESENT_A1	-	2.01E-23
174	NEIGHBORHOOD_MOUNT HOPE/MOUNT EDEN	0.031173364	5.11E-23
175	BUILDING CLASS CATEGORY_34 THEATRES	0.031005024	8.69E-23
176	BUILDING CLASS AT TIME OF SALE_O5	0.030869945	1.33E-22
177	NEIGHBORHOOD_RICHMOND HILL	-	1.69E-22
178	BUILDING CLASS CATEGORY_29 COMMERCIAL GARAGES	0.030749507	1.94E-22
179	BUILDING CLASS AT PRESENT_D8	0.03073133	2.05E-22
180	BUILDING CLASS AT TIME OF SALE_C2	-	2.53E-22
181	NEIGHBORHOOD_KINGSBRIDGE/JEROME PARK	0.030605969	3.03E-22
182	NEIGHBORHOOD_CARROLL GARDENS	0.030423854	5.32E-22
183	BUILDING CLASS AT PRESENT_F4	0.030413333	5.50E-22
184	BUILDING CLASS AT TIME OF SALE_C3	-0.03032963	7.12E-22
185	BUILDING CLASS AT TIME OF SALE_F5	0.030288064	8.09E-22
186	NEIGHBORHOOD_SOUTHBRIDGE	0.029915198	2.53E-21
187	BUILDING CLASS AT TIME OF SALE_L2	0.029705701	4.77E-21
188	NEIGHBORHOOD_GLENDALE	-	5.65E-21
189	BUILDING CLASS CATEGORY_05 TAX CLASS 1 VACANT LAND	-	1.03E-20
190	BUILDING CLASS AT PRESENT_F5	0.029450177	8.66E-20
191	BUILDING CLASS AT TIME OF SALE_VO	-	1.36E-19
192	NEIGHBORHOOD_GREAT KILLS	-	5.11E-19
193	BUILDING CLASS AT PRESENT_E1	0.028114921	7.06E-19
194	BUILDING CLASS AT PRESENT_J5	0.02800201	8.31E-19
195	BUILDING CLASS AT TIME OF SALE_J5	0.027944672	8.31E-19
196	BUILDING CLASS AT TIME OF SALE_E3	0.027944672	1.45E-18
197	BUILDING CLASS CATEGORY_35 INDOOR PUBLIC AND CULTURAL FACILITIES	0.027749005	3.51E-18
198	NEIGHBORHOOD_MORNINGSIDE HEIGHTS	0.027432808	5.08E-18
199	NEIGHBORHOOD_FAR ROCKAWAY	-	1.27E-17
200	NEIGHBORHOOD_WOODHAVEN	0.026969627	1.95E-17
201	NEIGHBORHOOD_KINGSBRIDGE HTS/UNIV HTS	-	1.33E-16

202	NEIGHBORHOOD_CORONA	-0.02602485	1.62E-16
203	NEIGHBORHOOD_GRAVESEND	0.025761708	3.25E-16
204	NEIGHBORHOOD_FORT GREENE	0.025514266	6.20E-16
205	BUILDING CLASS AT TIME OF SALE_O2	0.025461997	7.10E-16
206	BUILDING CLASS AT PRESENT_K3	0.025181606	1.46E-15
207	NEIGHBORHOOD_MANHATTAN-UNKNOWN	0.025116575	1.73E-15
208	BUILDING CLASS CATEGORY_01 ONE FAMILY DWELLINGS	0.025100355	1.80E-15
209	BUILDING CLASS AT PRESENT_W3	0.025053273	2.03E-15
210	NEIGHBORHOOD_MIDTOWN WEST	0.024975704	2.48E-15
211	BUILDING CLASS AT TIME OF SALE_O7	0.024969105	2.52E-15
212	BUILDING CLASS AT TIME OF SALE_S9	0.024920793	2.85E-15
213	NEIGHBORHOOD_MIDDLE VILLAGE	0.024911228	2.92E-15
214	BUILDING CLASS AT TIME OF SALE_S5	0.0247483	4.42E-15
215	BUILDING CLASS AT TIME OF SALE_I6	0.024501963	8.20E-15
216	BUILDING CLASS AT TIME OF SALE_L3	0.024299505	1.36E-14
217	BUILDING CLASS AT TIME OF SALE_S1	0.024220297	1.65E-14
218	BUILDING CLASS AT PRESENT_H6	0.0241883	1.79E-14
219	BUILDING CLASS AT PRESENT_S9	0.024013935	2.75E-14
220	BUILDING CLASS AT PRESENT_S1	0.023792534	4.72E-14
221	BUILDING CLASS AT PRESENT_I6	0.023663935	6.44E-14
222	BUILDING CLASS AT PRESENT_I5	0.023653933	6.60E-14
223	BUILDING CLASS AT TIME OF SALE_H6	0.023591497	7.67E-14
224	BUILDING CLASS AT PRESENT_Z3	0.023565783	8.16E-14
225	BUILDING CLASS AT TIME OF SALE_Z3	0.023565783	8.16E-14
226	NEIGHBORHOOD_THROGS NECK	0.023469218	1.03E-13
227	NEIGHBORHOOD_MARINERS HARBOR	0.023458163	1.06E-13
228	BUILDING CLASS AT PRESENT_E3	0.02332765	1.44E-13
229	NEIGHBORHOOD_MORRISANIA/LONGWOOD	0.023259968	1.70E-13
230	BUILDING CLASS AT TIME OF SALE_I5	0.023234972	1.80E-13
231	BUILDING CLASS AT PRESENT_W2	0.023146792	2.22E-13
232	BUILDING CLASS AT PRESENT_W7	0.023056984	2.74E-13
233	BUILDING CLASS AT TIME OF SALE_W7	0.023056984	2.74E-13
234	BUILDING CLASS AT PRESENT_H1	0.022877325	4.18E-13
235	BUILDING CLASS AT PRESENT_W9	0.02282729	4.70E-13
236	BUILDING CLASS CATEGORY_26 OTHER HOTELS	0.02269183	6.45E-13

237	NEIGHBORHOOD _ MARINE PARK	- 0.022680874	6.61E-13
238	NEIGHBORHOOD _ BOROUGH PARK	- 0.022579566	8.36E-13
239	NEIGHBORHOOD _ FLATBUSH-CENTRAL	0.022572071	8.51E-13
240	BUILDING CLASS AT PRESENT _O3	0.022542396	9.11E-13
241	NEIGHBORHOOD _ WILLIAMSBURG-SOUTH	0.022466808	1.08E-12
242	NEIGHBORHOOD _ EAST ELMHURST	-0.02241208	1.23E-12
243	BUILDING CLASS AT TIME OF SALE _K3	0.022296386	1.60E-12
244	NEIGHBORHOOD _ ROSSVILLE	- 0.022126498	2.36E-12
245	BUILDING CLASS AT PRESENT _O7	0.022073984	2.66E-12
246	NEIGHBORHOOD _ CONCORD	- 0.021963609	3.41E-12
247	NEIGHBORHOOD _ NEW BRIGHTON	- 0.021842886	4.47E-12
248	BUILDING CLASS AT TIME OF SALE _H5	0.02182938	4.60E-12
249	NEIGHBORHOOD _ MORRIS PARK/VAN NEST	- 0.021810654	4.80E-12
250	NEIGHBORHOOD _ ELTINGVILLE	- 0.021762823	5.34E-12
251	NEIGHBORHOOD _ ARVERNE	- 0.021755644	5.43E-12
252	NEIGHBORHOOD _ SHEEPSHEAD BAY	- 0.021699807	6.15E-12
253	BUILDING CLASS AT TIME OF SALE _J6	0.021666636	6.62E-12
254	NEIGHBORHOOD _ BROWNSVILLE	- 0.021569016	8.21E-12
255	BUILDING CLASS AT PRESENT _O4	0.021444543	1.08E-11
256	NEIGHBORHOOD _ WAKEFIELD	- 0.021404514	1.18E-11
257	NEIGHBORHOOD _ BENSONHURST	- 0.021364171	1.29E-11
258	BUILDING CLASS AT PRESENT _S5	0.021286838	1.53E-11
259	BUILDING CLASS AT TIME OF SALE _I4	0.021132402	2.14E-11
260	NEIGHBORHOOD _ CLINTON HILL	0.021030443	2.66E-11
261	NEIGHBORHOOD _ NEW SPRINGVILLE	- 0.020848209	3.94E-11
262	NEIGHBORHOOD _ BRONXDALE	- 0.020827686	4.12E-11
263	BUILDING CLASS AT TIME OF SALE _W2	0.020669766	5.76E-11
264	TAX CLASS AT PRESENT _2C	0.020617605	6.44E-11
265	NEIGHBORHOOD _ DYKER HEIGHTS	- 0.020595329	6.75E-11
266	NEIGHBORHOOD _ HOLLIS	-	8.49E-11

		0.020486632	
267	NEIGHBORHOOD_MASPETH	-0.02044408	9.28E-11
268	NEIGHBORHOOD_FLUSHING-SOUTH	-	9.44E-11
269	NEIGHBORHOOD_CASTLE HILL/UNIONPORT	-	9.62E-11
270	NEIGHBORHOOD_FLATBUSH-NORTH	-	9.66E-11
271	BUILDING CLASS CATEGORY_11A CONDO-RENTALS	0.020324929	1.19E-10
272	BUILDING CLASS AT TIME OF SALE_RR	0.020324929	1.19E-10
273	BUILDING CLASS AT PRESENT_L3	0.020288252	1.29E-10
274	NEIGHBORHOOD_WOODROW	-	2.66E-10
275	BUILDING CLASS AT TIME OF SALE_O3	0.019779524	3.67E-10
276	BUILDING CLASS AT TIME OF SALE_W4	0.019660197	4.67E-10
277	BUILDING CLASS AT PRESENT_L2	0.019649979	4.77E-10
278	BUILDING CLASS AT TIME OF SALE_L1	0.019629433	4.97E-10
279	BUILDING CLASS AT PRESENT_H4	0.019537619	5.98E-10
280	NEIGHBORHOOD_ROSSVILLE-CHARLESTON	-	6.28E-10
281	NEIGHBORHOOD_TOTTENVILLE	-	6.95E-10
282	BUILDING CLASS AT PRESENT_J6	0.019386159	8.10E-10
283	BUILDING CLASS AT TIME OF SALE_W9	0.019364213	8.46E-10
284	NEIGHBORHOOD_FLATLANDS	-	9.62E-10
285	NEIGHBORHOOD_PORT RICHMOND	-0.01926564	1.03E-09
286	NEIGHBORHOOD_PROSPECT HEIGHTS	0.019228471	1.11E-09
287	NEIGHBORHOOD_SCHUYLERVILLE/PELHAM BAY	-	1.13E-09
288	NEIGHBORHOOD_TRAVIS	-	1.24E-09
289	NEIGHBORHOOD_ST. ALBANS	-	1.45E-09
290	BUILDING CLASS AT PRESENT_H3	-	2.01E-09
291	BUILDING CLASS AT PRESENT_W6	0.018924777	2.12E-09
292	BUILDING CLASS AT PRESENT_RR	0.018898827	2.29E-09
293	BUILDING CLASS CATEGORY_37 RELIGIOUS FACILITIES	0.018859231	2.30E-09
294	BUILDING CLASS AT TIME OF SALE_W1	0.018855714	2.45E-09
295	NEIGHBORHOOD_WESTCHESTER	0.018823293	2.64E-09
296	BUILDING CLASS AT TIME OF SALE_F2	-	2.77E-09
297	NEIGHBORHOOD_ROSEBANK	-	3.90E-09

298	BUILDING CLASS AT PRESENT_I7	0.018553897	4.12E-09
299	NEIGHBORHOOD_WEST NEW BRIGHTON	-	4.13E-09
300	BUILDING CLASS AT TIME OF SALE_W3	0.018436227	5.16E-09
301	BUILDING CLASS AT PRESENT_HB	0.018382854	5.71E-09
302	BUILDING CLASS AT TIME OF SALE_G9	0.0182048	8.00E-09
303	NEIGHBORHOOD_PELHAM PARKWAY SOUTH	0.018196988	8.11E-09
304	BUILDING CLASS AT PRESENT_N2	0.018185591	8.29E-09
305	NEIGHBORHOOD_SUNSET PARK	-	8.57E-09
306	BUILDING CLASS AT PRESENT_C6	0.017918788	1.36E-08
307	NEIGHBORHOOD_WYCKOFF HEIGHTS	-	2.16E-08
308	NEIGHBORHOOD_BULLS HEAD	-	2.65E-08
309	BUILDING CLASS AT PRESENT_W4	0.017365124	3.75E-08
310	BUILDING CLASS AT TIME OF SALE_I1	0.017257337	4.54E-08
311	BUILDING CLASS AT TIME OF SALE_A2	-	4.82E-08
312	NEIGHBORHOOD_SO. JAMAICA-BAISLEY PARK	-	7.48E-08
313	NEIGHBORHOOD_QUEENS VILLAGE	-0.01696168	7.68E-08
314	NEIGHBORHOOD_SOUTH BEACH	-	7.76E-08
315	NEIGHBORHOOD_DOWNTOWN-METROTECH	0.01671786	1.18E-07
316	BUILDING CLASS AT PRESENT_L1	0.016700431	1.21E-07
317	BUILDING CLASS AT PRESENT_H8	0.016569716	1.52E-07
318	BUILDING CLASS AT TIME OF SALE_P9	0.01651861	1.66E-07
319	NEIGHBORHOOD_OLD MILL BASIN	-0.01651269	1.67E-07
320	BUILDING CLASS AT TIME OF SALE_C6	0.016458193	1.84E-07
321	BUILDING CLASS CATEGORY_09 COOPS - WALKUP APARTMENTS	0.016400121	2.03E-07
322	NEIGHBORHOOD_SOUTH OZONE PARK	-	2.12E-07
323	BUILDING CLASS AT TIME OF SALE_G8	0.016195773	2.87E-07
324	NEIGHBORHOOD_PARK SLOPE SOUTH	0.016143314	3.13E-07
325	BUILDING CLASS AT PRESENT_N9	0.015936715	4.42E-07
326	NEIGHBORHOOD_CROWN HEIGHTS	-	5.21E-07
327	BUILDING CLASS AT TIME OF SALE_G6	0.015695164	6.59E-07
328	BUILDING CLASS CATEGORY_38 ASYLUMS AND HOMES	0.015652893	7.06E-07
329	BUILDING CLASS AT TIME OF SALE_I7	0.015612578	7.54E-07
330	BUILDING CLASS AT PRESENT_I1	0.015373012	1.11E-06
331	NEIGHBORHOOD_BAY RIDGE	-	1.40E-06

332	NEIGHBORHOOD_CONCORD-FOX HILLS	-	1.73E-06
333	BUILDING CLASS AT TIME OF SALE_G4	0.015094703	1.80E-06
334	NEIGHBORHOOD_SPRING CREEK	-	2.13E-06
335	NEIGHBORHOOD_FLUSHING-NORTH	0.014960328	2.24E-06
336	NEIGHBORHOOD_COUNTRY CLUB	-	2.31E-06
337	BUILDING CLASS AT TIME OF SALE_I9	0.014910475	2.37E-06
338	NEIGHBORHOOD_WILLIAMSBURG-EAST	0.014892341	2.81E-06
339	NEIGHBORHOOD_PRINCES BAY	-	3.54E-06
340	BUILDING CLASS AT PRESENT_F2	0.014782709	3.87E-06
341	NEIGHBORHOOD_WILLOWBROOK	-	4.39E-06
342	BUILDING CLASS AT TIME OF SALE_N2	0.014575429	4.56E-06
343	BUILDING CLASS AT PRESENT_R9	0.014492582	4.61E-06
344	BUILDING CLASS AT PRESENT_Z2	0.014467069	5.05E-06
345	BUILDING CLASS AT TIME OF SALE_W6	0.014399743	5.06E-06
346	BUILDING CLASS AT TIME OF SALE_D8	0.014398389	6.07E-06
347	BUILDING CLASS CATEGORY_18 TAX CLASS 3 - UTILITY PROPERTIES	0.014277236	6.30E-06
348	BUILDING CLASS AT TIME OF SALE_U4	0.014252937	6.30E-06
349	BUILDING CLASS AT PRESENT_P7	0.014249852	6.33E-06
350	BUILDING CLASS AT PRESENT_Z4	0.014230576	6.51E-06
351	BUILDING CLASS AT TIME OF SALE_Z4	0.014230576	7.15E-06
352	NEIGHBORHOOD_MIDWOOD	0.014167949	7.18E-06
353	BUILDING CLASS AT PRESENT_I9	0.014164569	7.20E-06
354	NEIGHBORHOOD_COLLEGE POINT	-	7.27E-06
355	BUILDING CLASS CATEGORY_40 SELECTED GOVERNMENTAL FACILITIES	0.014163316	7.32E-06
356	BUILDING CLASS AT TIME OF SALE_D0	0.014156841	7.91E-06
357	NEIGHBORHOOD_STAPLETON	-	8.23E-06
358	BUILDING CLASS AT PRESENT_P9	0.014099864	1.22E-05
359	BUILDING CLASS AT TIME OF SALE_W8	0.014073028	1.29E-05
360	BUILDING CLASS AT PRESENT_J4	0.013805185	1.29E-05
361	BUILDING CLASS AT TIME OF SALE_J4	0.013766991	1.38E-05
362	BUILDING CLASS AT PRESENT_M2	0.013766991	1.38E-05
363	BUILDING CLASS AT TIME OF SALE_M2	0.01372077	1.39E-05
364	BUILDING CLASS AT PRESENT_P3	0.01372077	1.42E-05
365	BUILDING CLASS AT TIME OF SALE_P5	0.013716444	1.44E-05
366	NEIGHBORHOOD_MIDLAND BEACH	0.01369995	-0.01369183

367	BUILDING CLASS AT PRESENT_H5	0.013372101	2.26E-05
368	NEIGHBORHOOD_WESTERLEIGH	-	2.54E-05
369	NEIGHBORHOOD_PARKCHESTER	-	2.78E-05
370	BUILDING CLASS AT PRESENT_Y2	0.013192506	2.91E-05
371	BUILDING CLASS AT TIME OF SALE_Y2	0.013192506	2.91E-05
372	NEIGHBORHOOD_GERRITSEN BEACH	-	2.97E-05
373	NEIGHBORHOOD_MELROSE/CONCOURSE	0.013083327	3.39E-05
374	NEIGHBORHOOD_BERGEN BEACH	-	3.64E-05
375	BUILDING CLASS AT TIME OF SALE_C9	0.013030586	3.65E-05
376	BUILDING CLASS AT TIME OF SALE_M1	0.013024176	3.68E-05
377	BUILDING CLASS CATEGORY_17 CONDOPS	0.012818606	4.87E-05
378	NEIGHBORHOOD_ANNADALE	-	5.28E-05
379	BUILDING CLASS AT PRESENT_G9	0.012710814	5.64E-05
380	BUILDING CLASS AT PRESENT_C9	0.012695996	5.75E-05
381	BUILDING CLASS AT PRESENT_D0	0.01266019	6.03E-05
382	BUILDING CLASS AT PRESENT_W8	0.012582998	6.69E-05
383	NEIGHBORHOOD_PELHAM PARKWAY NORTH	-	6.97E-05
384	BUILDING CLASS AT TIME OF SALE_P7	0.012527967	7.20E-05
385	BUILDING CLASS AT TIME OF SALE_H3	-	7.82E-05
386	BUILDING CLASS CATEGORY_06 TAX CLASS 1 - OTHER	-	0.000108216
387	BUILDING CLASS AT TIME OF SALE_G0	-	0.000119327
388	BUILDING CLASS AT TIME OF SALE_R9	0.012062155	0.000132401
389	NEIGHBORHOOD_ROSEDALE	-	0.000132422
390	NEIGHBORHOOD_HAMMELS	-	0.000148578
391	BUILDING CLASS AT PRESENT_P5	0.011964123	0.000150112
392	BUILDING CLASS AT PRESENT_D4	-	0.000172295
393	BUILDING CLASS AT PRESENT_Y3	0.011845429	0.000174541
394	BUILDING CLASS AT TIME OF SALE_Y3	0.011845429	0.000174541
395	BUILDING CLASS AT TIME OF SALE_M4	0.011784761	0.000188426
396	BUILDING CLASS AT PRESENT_A3	0.011761125	0.000194112
397	BUILDING CLASS AT TIME OF SALE_P3	0.011712076	0.000206428
398	NEIGHBORHOOD_JACKSON HEIGHTS	-	0.000278563

399	BUILDING CLASS AT TIME OF SALE_H4	0.011431626	0.000292165
400	BUILDING CLASS AT TIME OF SALE_Z2	0.011343074	0.000325528
401	BUILDING CLASS AT TIME OF SALE_P6	0.011244789	0.000366717
402	BUILDING CLASS AT PRESENT_A2	-	0.000373314
403	NEIGHBORHOOD_OCEAN PARKWAY-SOUTH	0.011128143	0.000421913
404	BUILDING CLASS CATEGORY_12 CONDOS - WALKUP APARTMENTS	0.011122596	0.000424722
405	BUILDING CLASS AT TIME OF SALE_R2	0.011122596	0.000424722
406	NEIGHBORHOOD_OAKWOOD-BEACH	-	0.000508702
407	BUILDING CLASS AT PRESENT_I4	0.01094067	0.000527127
408	NEIGHBORHOOD_STAPLETON-CLIFTON	-	0.000538018
409	BUILDING CLASS AT TIME OF SALE_A3	0.010897348	0.000554695
410	NEIGHBORHOOD_CAMBRIA HEIGHTS	-0.01078693	0.000631149
411	NEIGHBORHOOD_HIGHBRIDGE/MORRIS HEIGHTS	0.010768161	0.000645081
412	NEIGHBORHOOD_TOMPKINSVILLE	-	0.000667931
413	NEIGHBORHOOD_PORT IVORY	-	0.000672167
414	BUILDING CLASS AT TIME OF SALE_D4	-	0.000695406
415	BUILDING CLASS AT TIME OF SALE_G2	0.010685947	0.000709544
416	NEIGHBORHOOD_LAURELTON	-	0.000792992
417	NEIGHBORHOOD_NEW DORP-BEACH	0.010428865	0.000951789
418	BUILDING CLASS AT TIME OF SALE_S4	0.009810976	0.001879671
419	BUILDING CLASS AT PRESENT_J8	0.009775356	0.001952741
420	BUILDING CLASS AT TIME OF SALE_J8	0.009775356	0.001952741
421	NEIGHBORHOOD_HOWARD BEACH	-	0.002042083
422	NEIGHBORHOOD_BATH BEACH	-	0.002380616
423	BUILDING CLASS AT TIME OF SALE_H8	0.009549334	0.00248051
424	BUILDING CLASS AT PRESENT_G8	0.009460764	0.002720751
425	BUILDING CLASS AT PRESENT_HR	0.009408341	0.002872776
426	BUILDING CLASS AT TIME OF SALE_HR	0.009408341	0.002872776
427	NEIGHBORHOOD_GREENPOINT	0.009211742	0.003514514
428	NEIGHBORHOOD_FRESH MEADOWS	-0.00919389	0.003578814
429	NEIGHBORHOOD_MADISON	-	0.003637649
430	BUILDING CLASS AT TIME OF SALE_M3	0.009151394	0.0037362

431	BUILDING CLASS AT PRESENT_M4	0.009124191	0.003840227
432	NEIGHBORHOOD_ARROCHAR	-	0.003865039
433	BUILDING CLASS AT PRESENT_M1	0.00900751	0.004316918
434	BUILDING CLASS AT TIME OF SALE_N9	0.00886128	0.004989826
435	NEIGHBORHOOD_CONEY ISLAND	-	0.005114065
436	NEIGHBORHOOD_SPRINGFIELD GARDENS	-	0.006734134
437	NEIGHBORHOOD_CASTLETON CORNERS	-	0.007309148
438	NEIGHBORHOOD_BRONX PARK	0.008457564	0.007367317
439	NEIGHBORHOOD_HUNTS POINT	-	0.007440973
440	NEIGHBORHOOD_BATHGATE	-	0.007515531
441	NEIGHBORHOOD_MANOR HEIGHTS	-	0.00757814
442	BUILDING CLASS CATEGORY_10 COOPS - ELEVATOR APARTMENTS	-	0.008672791
443	NEIGHBORHOOD_GOWANUS	0.008271002	0.008776122
444	NEIGHBORHOOD_WILLIAMSBURG-CENTRAL	-	0.009727078
445	NEIGHBORHOOD_SUNNYSIDE	0.008044905	0.010802817
446	NEIGHBORHOOD_NEW BRIGHTON-ST. GEORGE	0.008000341	0.011248174
447	BUILDING CLASS AT PRESENT_S4	0.007955089	0.011717013
448	BUILDING CLASS AT TIME OF SALE_G7	-	0.012122622
449	NEIGHBORHOOD_UPPER EAST SIDE (96-110)	0.007860226	0.012756484
450	BUILDING CLASS AT PRESENT_M3	0.00760731	0.015936881
451	BUILDING CLASS AT PRESENT_O8	0.007521074	0.017170636
452	NEIGHBORHOOD_ELMHURST	-	0.018525466
453	NEIGHBORHOOD_BELLEROSE	-	0.0193598
454	NEIGHBORHOOD_REGO PARK	-	0.020570126
455	BUILDING CLASS AT TIME OF SALE_S3	0.007292008	0.020863118
456	BUILDING CLASS AT TIME OF SALE_O8	0.007284005	0.021003759
457	NEIGHBORHOOD_GRYMES HILL	-	0.021912697
458	BUILDING CLASS AT PRESENT_P2	0.007230446	0.021966514
459	NEIGHBORHOOD_MILL BASIN	-	0.028858869
460	BUILDING CLASS AT PRESENT_G2	0.006884374	0.029161853

461	NEIGHBORHOOD_COBBLE HILL-WEST	0.006800756	0.031177722
462	NEIGHBORHOOD_JAMAICA HILLS	-	0.031436938
463	NEIGHBORHOOD_BROOKLYN-UNKNOWN	0.006734994	0.032846057
464	NEIGHBORHOOD_JAMAICA	0.006729225	0.032995993
465	BUILDING CLASS AT TIME OF SALE_J9	0.006707112	0.033576133
466	NEIGHBORHOOD_FLATBUSH-LEFFERTS GARDEN	0.006683569	0.034203385
467	NEIGHBORHOOD_GREAT KILLS-BAY TERRACE	-	0.038045404
468	NEIGHBORHOOD_MANHATTAN BEACH	0.006411386	0.042212017
469	NEIGHBORHOOD_WOODLAWN	-	0.049643476
470	BUILDING CLASS AT TIME OF SALE_V1	0.006150078	0.051339905
471	NEIGHBORHOOD_WOODSIDE	-0.00614474	0.051542362
472	BUILDING CLASS CATEGORY_41 TAX CLASS 4 - OTHER	0.006070143	0.054442357
473	NEIGHBORHOOD_ROCKAWAY PARK	-	0.054653364
474	NEIGHBORHOOD_RICHMONDTOWN	-0.00600222	0.05720008
475	BUILDING CLASS AT PRESENT_I2	0.00592602	0.060431168
476	BUILDING CLASS AT TIME OF SALE_I2	0.00592602	0.060431168
477	BUILDING CLASS AT PRESENT_S3	0.005923373	0.060546062
478	BUILDING CLASS CATEGORY_31 COMMERCIAL VACANT LAND	0.005908099	0.061212663
479	BUILDING CLASS AT TIME OF SALE_V3	-	0.065457641
480	NEIGHBORHOOD_PELHAM GARDENS	-	0.071454647
481	BUILDING CLASS AT PRESENT_P6	0.005683142	0.07175356
482	NEIGHBORHOOD_ARROCHAR-SHORE ACRES	-	0.071840634
483	BUILDING CLASS AT PRESENT_E4	0.005590948	0.076483119
484	BUILDING CLASS AT TIME OF SALE_G5	0.005562696	0.077982327
485	BUILDING CLASS AT TIME OF SALE_O4	0.005438097	0.084882053
486	BUILDING CLASS AT PRESENT_T9	0.005403035	0.086910244
487	BUILDING CLASS AT TIME OF SALE_T9	0.005403035	0.086910244
488	NEIGHBORHOOD_BUSH TERMINAL	0.005389822	0.087684623
489	NEIGHBORHOOD_WHITESTONE	-	0.093752047
490	BUILDING CLASS AT TIME OF SALE_P2	0.005274724	0.094668149
491	BUILDING CLASS AT TIME OF SALE_M9	0.005202827	0.099252064
492	BUILDING CLASS AT TIME OF SALE_Y1	0.00513995	0.103404471
493	NEIGHBORHOOD_GRANT CITY	-	0.105092116
494	NEIGHBORHOOD_PLEASANT PLAINS	-	0.10558229

495	NEIGHBORHOOD _ FLORAL PARK	- 0.005023226	0.111478146
496	BUILDING CLASS AT PRESENT _K5	0.004892731	0.121084673
497	NEIGHBORHOOD _ OCEAN PARKWAY-NORTH	- 0.004790128	0.129083134
498	NEIGHBORHOOD _ SEAGATE	- 0.004686135	0.137602851
499	NEIGHBORHOOD _ KEW GARDENS	- 0.004683619	0.137814197
500	NEIGHBORHOOD _ OAKLAND GARDENS	- 0.004677376	0.138339789
501	NEIGHBORHOOD _ VAN CORTLANDT PARK	0.004639678	0.141546208
502	NEIGHBORHOOD _ OAKWOOD	- 0.004615694	0.143615728
503	NEIGHBORHOOD _ CLOVE LAKES	- 0.004575798	0.147109524
504	NEIGHBORHOOD _ FOREST HILLS	- 0.004482213	0.155559679
505	NEIGHBORHOOD _ BAYSIDE	- 0.004372231	0.165955395
506	BUILDING CLASS AT TIME OF SALE _E4	0.004352867	0.167838641
507	NEIGHBORHOOD _ NEW DORP	- 0.004339424	0.169155421
508	BUILDING CLASS AT TIME OF SALE _V2	- 0.004104539	0.193429628
509	BUILDING CLASS CATEGORY _39 TRANSPORTATION FACILITIES	0.004085306	0.195525182
510	NEIGHBORHOOD _ MOTT HAVEN/PORT MORRIS	- 0.004072503	0.196929311
511	BUILDING CLASS AT TIME OF SALE _Z9	- 0.004048281	0.199606027
512	NEIGHBORHOOD _ DOUGLASTON	- 0.003922411	0.213944028
513	NEIGHBORHOOD _ CITY ISLAND	- 0.003864939	0.220732166
514	NEIGHBORHOOD _ JAMAICA BAY	- 0.003694481	0.24176984
515	NEIGHBORHOOD _ GRASMERE	- 0.003651058	0.247347469
516	NEIGHBORHOOD _ AIRPORT LA GUARDIA	- 0.003503486	0.266973843
517	BUILDING CLASS AT TIME OF SALE _A9	- 0.003463921	0.272413072
518	BUILDING CLASS AT TIME OF SALE _A0	- 0.003427659	0.277464419
519	BUILDING CLASS CATEGORY _36 OUTDOOR RECREATIONAL FACILITIES	- 0.003247533	0.303498089

520	BUILDING CLASS AT PRESENT_C8	0.003240038	0.304615358
521	NEIGHBORHOOD_KENSINGTON	-	0.305249047
522	BUILDING CLASS AT PRESENT_N4	0.00322704	0.306559634
523	NEIGHBORHOOD_HILLCREST	-	0.314888814
524	BUILDING CLASS AT PRESENT_A0	0.003139728	0.319831862
525	NEIGHBORHOOD_SILVER LAKE	-	0.351732779
526	NEIGHBORHOOD_RED HOOK	-	0.363531778
527	NEIGHBORHOOD_NEW DORP-HEIGHTS	-	0.374931532
528	BUILDING CLASS AT PRESENT_Z9	-	0.37994465
529	BUILDING CLASS AT PRESENT_Q9	0.002739849	0.385337607
530	BUILDING CLASS AT TIME OF SALE_Q9	-	0.385337607
531	NEIGHBORHOOD_HOLLIS HILLS	-	0.39197868
532	BUILDING CLASS AT PRESENT_M9	0.002624491	0.405661272
533	BUILDING CLASS AT PRESENT_J1	-	0.406665711
534	BUILDING CLASS AT TIME OF SALE_J1	-	0.406665711
535	BUILDING CLASS CATEGORY_11 SPECIAL CONDO BILLING LOTS	-	0.407380643
536	BUILDING CLASS AT PRESENT_R0	-	0.407380643
537	BUILDING CLASS AT TIME OF SALE_R0	-	0.407380643
538	NEIGHBORHOOD_LIVINGSTON	-	0.426605349
539	BUILDING CLASS AT TIME OF SALE_Z0	-	0.44149139
540	BUILDING CLASS CATEGORY_13 CONDOS - ELEVATOR APARTMENTS	0.00242772	0.441770348
541	BUILDING CLASS AT TIME OF SALE_R4	0.00242772	0.441770348
542	NEIGHBORHOOD_WINDSOR TERRACE	-	0.442407425
543	BUILDING CLASS AT PRESENT_G0	-	0.47358964
544	NEIGHBORHOOD_BROAD CHANNEL	-	0.474301155
545	BUILDING CLASS AT TIME OF SALE_N4	0.002233172	0.479214828
546	NEIGHBORHOOD_CO-OP CITY	-	0.481205958

		0.002223067	
547	NEIGHBORHOOD_HOLLISWOOD	- 0.002202848	0.485203513
548	BUILDING CLASS AT PRESENT_J2	- 0.002170922	0.491552158
549	BUILDING CLASS AT TIME OF SALE_J2	- 0.002170922	0.491552158
550	BUILDING CLASS AT TIME OF SALE_I3	- 0.002115924	0.502592377
551	BUILDING CLASS AT TIME OF SALE_K6	- 0.002079572	0.509960977
552	BUILDING CLASS AT PRESENT_N1	-0.00199895	0.526502404
553	BUILDING CLASS AT TIME OF SALE_Q2	- 0.001932416	0.540357025
554	BUILDING CLASS AT PRESENT_S0	0.001906597	0.545782041
555	NEIGHBORHOOD_EAST TREMONT	- 0.001848037	0.558186012
556	NEIGHBORHOOD_RIVERDALE	0.001784588	0.571778089
557	NEIGHBORHOOD_BRONX-UNKNOWN	0.001773742	0.574117177
558	NEIGHBORHOOD_BRIARWOOD	- 0.001770719	0.574769993
559	BUILDING CLASS AT PRESENT_K6	0.001692222	0.591841692
560	BUILDING CLASS AT PRESENT_Y1	0.001664329	0.597963519
561	NEIGHBORHOOD_FIELDSTON	0.001637724	0.603829352
562	BUILDING CLASS AT PRESENT_H7	- 0.001631126	0.605288031
563	BUILDING CLASS AT TIME OF SALE_H7	- 0.001631126	0.605288031
564	NEIGHBORHOOD_FRESH KILLS	- 0.001615555	0.608736736
565	BUILDING CLASS AT TIME OF SALE_K7	0.001610633	0.609828586
566	BUILDING CLASS AT PRESENT_E2	0.001566128	0.619741213
567	NEIGHBORHOOD_CROTONA PARK	-0.00155548	0.622123416
568	BUILDING CLASS CATEGORY_18 TAX CLASS 3 - UNTILITY PROPERTIES	-0.00139237	0.659095139
569	BUILDING CLASS AT TIME OF SALE_U7	-0.00139237	0.659095139
570	BUILDING CLASS AT TIME OF SALE_V9	- 0.001340466	0.671042604
571	NEIGHBORHOOD_GLEN OAKS	-0.00133932	0.671307296
572	BUILDING CLASS AT PRESENT_N3	- 0.001323319	0.675008279
573	BUILDING CLASS CATEGORY_17 CONDO COOPS	- 0.001246459	0.692893185
574	BUILDING CLASS AT PRESENT_T2	- 0.001187747	0.706671865
575	BUILDING CLASS AT TIME OF SALE_T2	-	0.706671865

		0.001187747	
576	BUILDING CLASS AT PRESENT_A9	0.001155958	0.714173066
577	NEIGHBORHOOD_DONGAN HILLS	-	0.716550536
578	NEIGHBORHOOD_JAMAICA ESTATES	-	0.717589486
579	BUILDING CLASS AT TIME OF SALE_S0	0.001135362	0.719047904
580	NEIGHBORHOOD_BEECHHURST	-	0.721978262
581	NEIGHBORHOOD_NAVY YARD	-	0.728052208
582	BUILDING CLASS AT TIME OF SALE_V5	-0.0010507	0.739204462
583	BUILDING CLASS AT PRESENT_GW	0.00099519	0.752519356
584	BUILDING CLASS AT TIME OF SALE_GW	0.00099519	0.752519356
585	NEIGHBORHOOD_ROSSVILLE-PORT MOBIL	-	0.768257303
586	BUILDING CLASS CATEGORY_15 CONDOS - 2-10 UNIT RESIDENTIAL	0.000921062	0.770415069
587	BUILDING CLASS AT TIME OF SALE_R1	0.000921062	0.770415069
588	NEIGHBORHOOD_TODT HILL	-	0.771918508
589	BUILDING CLASS AT PRESENT_P8	-	0.787484064
590	BUILDING CLASS AT TIME OF SALE_C8	0.000842599	0.789491029
591	NEIGHBORHOOD_BELMONT	-	0.810600127
592	BUILDING CLASS AT TIME OF SALE_K5	0.000746713	0.812974272
593	NEIGHBORHOOD_ROSSVILLE-RICHMOND VALLEY	-	0.815021908
594	BUILDING CLASS AT PRESENT_Y6	0.000735673	0.815689327
595	BUILDING CLASS AT TIME OF SALE_Y6	0.000735673	0.815689327
596	BUILDING CLASS AT PRESENT_K7	0.000704555	0.823353862
597	BUILDING CLASS AT TIME OF SALE_Q1	-	0.835838815
598	BUILDING CLASS AT PRESENT_J9	-	0.840995785
599	NEIGHBORHOOD_BELLE HARBOR	-	0.859379438
600	NEIGHBORHOOD_ASTORIA	0.00048099	0.878872758
601	NEIGHBORHOOD_QUEENS-UNKNOWN	-	0.897592832
602	NEIGHBORHOOD_BRIGHTON BEACH	0.000395929	0.900169396
603	NEIGHBORHOOD_FLUSHING MEADOW PARK	-	0.914419598
604	NEIGHBORHOOD_DONGAN HILLS-COLONY	-	0.945874199

605	BUILDING CLASS AT TIME OF SALE_P8	-	0.971230547
606	NEIGHBORHOOD_LITTLE NECK	-9.62E-05	0.975672523

APPENDIX- B: MODELING & EVALUATION-RESULTS

feature_name	rf_importance	gb_importance
GROSS SQUARE FEET	0.372309365	0.176073169
ZIP CODE	0.145865348	0.07756674
SALE DATE	0.059457535	0.086002408
BLOCK	0.05512405	0.088032311
YEAR BUILT	0.045982549	0.018849243
LAND SQUARE FEET	0.036415281	0.054367646
crime_count_sale_year	0.033790256	0.056398093
TOTAL UNITS	0.025297294	0.046772408
LOT	0.022960968	0.003722119
BUILDING CLASS CATEGORY_08 RENTALS - ELEVATOR APARTMENTS	0.022933284	0.011058434
BOROUGH	0.020415604	0.013988023
RESIDENTIAL UNITS	0.016013292	0.035286737
NEIGHBORHOOD_UPPER EAST SIDE (59-79)	0.015566526	0.006686343
NEIGHBORHOOD_UPPER EAST SIDE (79-96)	0.013625619	0.014259344
COMMERCIAL UNITS	0.009171548	0.037340442
BUILDING CLASS AT PRESENT_D4	0.005297076	0.017536263
YEAR_SOLD	0.005193116	0
NEIGHBORHOOD_PARK SLOPE	0.004267696	0.023344864
NEIGHBORHOOD_MIDTOWN WEST	0.004199869	0.005088941
TAX CLASS AT TIME OF SALE	0.003711666	0.006972181
BUILDING CLASS CATEGORY_10 COOPS - ELEVATOR APARTMENTS	0.002101404	0.007999687
BUILDING CLASS CATEGORY_07 RENTALS - WALKUP APARTMENTS	0.002042316	0
BUILDING CLASS AT TIME OF SALE_D4	0.001680134	0
NEIGHBORHOOD_FORT GREENE	0.001668685	0.01922358
BUILDING CLASS CATEGORY_22 STORE BUILDINGS	0.00157773	0.005176362
NEIGHBORHOOD_WILLIAMSBURG-NORTH	0.001517192	0.014867239
TAX CLASS AT PRESENT_1	0.001405267	0
NEIGHBORHOOD_CARROLL GARDENS	0.001338082	0
BUILDING CLASS AT TIME OF SALE_K9	0.00130167	0
NEIGHBORHOOD_FLUSHING-NORTH	0.001250719	0.00809089
TAX CLASS AT PRESENT_4	0.001114314	0
NEIGHBORHOOD_BROOKLYN HEIGHTS	0.001005168	0.018063337
BUILDING CLASS CATEGORY_21 OFFICE BUILDINGS	0.000935064	0.005303593
NEIGHBORHOOD_CLINTON HILL	0.000850503	0.008522913

NEIGHBORHOOD_GREENWICH VILLAGE-CENTRAL	0.000814081	0.007349834
NEIGHBORHOOD_WILLIAMSBURG-EAST	0.000780041	0.002107589
BUILDING CLASS AT PRESENT_K2	0.000773018	0.001759087
BUILDING CLASS AT PRESENT_O9	0.000755556	0
NEIGHBORHOOD_BEDFORD STUYVESANT	0.000737505	0
BUILDING CLASS AT TIME OF SALE_C1	0.000725011	0.001081726
NEIGHBORHOOD_WILLIAMSBURG-SOUTH	0.000716931	0
BUILDING CLASS AT PRESENT_O6	0.000693676	0.004465018
BUILDING CLASS AT TIME OF SALE_K2	0.000684193	0.006495224
TAX CLASS AT PRESENT_2B	0.00066351	0.008066972
NEIGHBORHOOD_PROSPECT HEIGHTS	0.000644675	0
BUILDING CLASS AT PRESENT_C7	0.000642096	0
BUILDING CLASS AT TIME OF SALE_C7	0.00064088	0.00639553
NEIGHBORHOOD_GREENWICH VILLAGE-WEST	0.000607326	0.011512006
NEIGHBORHOOD_COBBLE HILL	0.000595631	0.009570936
BUILDING CLASS AT TIME OF SALE_O9	0.000575869	0.00103675
BUILDING CLASS AT PRESENT_C1	0.000565878	0
NEIGHBORHOOD_UPPER WEST SIDE (96-116)	0.00051626	0.004569118
BUILDING CLASS AT TIME OF SALE_C4	0.000509504	0.001841527
BUILDING CLASS AT TIME OF SALE_E7	0.000501508	0.016410331
BUILDING CLASS AT TIME OF SALE_A4	0.000489993	0.001703865
TAX CLASS AT PRESENT_2	0.000473162	0
TAX CLASS AT PRESENT_2A	0.000461768	0
NEIGHBORHOOD_HARLEM-CENTRAL	0.000459505	0
BUILDING CLASS CATEGORY_14 RENTALS - 4-10 UNIT	0.000454935	0
BUILDING CLASS AT PRESENT_C4	0.000447845	0
BUILDING CLASS CATEGORY_30 WAREHOUSES	0.00044697	0
BUILDING CLASS AT PRESENT_A9	0.000438266	0
NEIGHBORHOOD_FORDHAM	0.000434853	0
NEIGHBORHOOD_GREENPOINT	0.00043333	0
BUILDING CLASS AT PRESENT_A4	0.000429788	0.005296385
BUILDING CLASS AT TIME OF SALE_K4	0.000429212	0
BUILDING CLASS CATEGORY_26 OTHER HOTELS	0.000427895	0
BUILDING CLASS AT PRESENT_K4	0.000425933	0
BUILDING CLASS AT PRESENT_K9	0.000421118	0
NEIGHBORHOOD_CROWN HEIGHTS	0.000415198	0
NEIGHBORHOOD_BAY RIDGE	0.000407236	0.000874473
NEIGHBORHOOD_MIDTOWN CBD	0.000396677	0
NEIGHBORHOOD_BUSHWICK	0.000380418	0
NEIGHBORHOOD_WASHINGTON HEIGHTS LOWER	0.000374106	2.96E-05
NEIGHBORHOOD_OCEAN PARKWAY-NORTH	0.000373736	0
NEIGHBORHOOD_SOHO	0.000370532	0.005100244

BUILDING CLASS AT TIME OF SALE_B1	0.000364896	0
NEIGHBORHOOD_PARK SLOPE SOUTH	0.000359823	0
BUILDING CLASS AT TIME OF SALE_O6	0.00035906	0
NEIGHBORHOOD_MADISON	0.000352793	0
BUILDING CLASS AT PRESENT_K1	0.000348956	0
NEIGHBORHOOD_UPPER WEST SIDE (59-79)	0.000346872	0
NEIGHBORHOOD_BOROUGH PARK	0.000342029	0
BUILDING CLASS AT TIME OF SALE_K1	0.000339748	0
BUILDING CLASS AT TIME OF SALE_A9	0.000326041	0
BUILDING CLASS AT PRESENT_C2	0.000323851	0
NEIGHBORHOOD_FLATBUSH-CENTRAL	0.000321859	0
NEIGHBORHOOD_CLINTON	0.000321539	0
NEIGHBORHOOD_EAST NEW YORK	0.000320989	0
BUILDING CLASS AT TIME OF SALE_C5	0.000318856	0
BUILDING CLASS AT PRESENT_C5	0.000318151	0
BUILDING CLASS AT PRESENT_B1	0.000316714	0
BUILDING CLASS AT PRESENT_S4	0.000314725	0
NEIGHBORHOOD_EAST VILLAGE	0.000310155	0
BUILDING CLASS AT TIME OF SALE_S9	0.000308589	0
BUILDING CLASS CATEGORY_29 COMMERCIAL GARAGES	0.000307981	0
NEIGHBORHOOD_CHELSEA	0.000307855	0
BUILDING CLASS CATEGORY_02 TWO FAMILY HOMES	0.000305826	0
NEIGHBORHOOD_GRAMERCY	0.000304756	0
BUILDING CLASS AT PRESENT_B9	0.000299654	0
BUILDING CLASS AT TIME OF SALE_S4	0.000299572	0
BUILDING CLASS CATEGORY_02 TWO FAMILY DWELLINGS	0.000298474	0.001674074
BUILDING CLASS AT PRESENT_D1	0.000298373	0
BUILDING CLASS AT PRESENT_O1	0.000298255	0
BUILDING CLASS CATEGORY_27 FACTORIES	0.000292984	0
BUILDING CLASS AT TIME OF SALE_B9	0.000290566	0
BUILDING CLASS AT TIME OF SALE_C2	0.000279505	0
BUILDING CLASS AT PRESENT_H9	0.000277712	0
BUILDING CLASS CATEGORY_01 ONE FAMILY HOMES	0.000274007	0
NEIGHBORHOOD_MIDWOOD	0.000273574	0
NEIGHBORHOOD_BENSONHURST	0.000271047	0
BUILDING CLASS AT TIME OF SALE_S5	0.000268789	0
NEIGHBORHOOD_UPPER WEST SIDE (79-96)	0.000266125	0.001457718
BUILDING CLASS AT TIME OF SALE_S2	0.000263791	0
NEIGHBORHOOD_MIDTOWN EAST	0.000260721	0
BUILDING CLASS AT PRESENT_D7	0.000257836	0
BUILDING CLASS CATEGORY_09 COOPS - WALKUP APARTMENTS	0.000256207	0
BUILDING CLASS AT TIME OF SALE_H9	0.00025159	0.006625046

NEIGHBORHOOD_SUNSET PARK	0.000248474	0.00013175
BUILDING CLASS AT PRESENT_S2	0.000247822	0
NEIGHBORHOOD_MURRAY HILL	0.000244939	0
BUILDING CLASS AT TIME OF SALE_C3	0.00024482	0
BUILDING CLASS AT PRESENT_E9	0.000242741	0
BUILDING CLASS AT TIME OF SALE_D1	0.000242298	0.001472166
BUILDING CLASS AT TIME OF SALE_A5	0.000238881	0
BUILDING CLASS CATEGORY_23 LOFT BUILDINGS	0.000233089	0
BUILDING CLASS CATEGORY_01 ONE FAMILY DWELLINGS	0.000232426	0.000156166
NEIGHBORHOOD_FLATBUSH-NORTH	0.000232284	0
BUILDING CLASS AT PRESENT_E3	0.000231147	0
NEIGHBORHOOD_MORRISANIA/LONGWOOD	0.000230122	0
NEIGHBORHOOD_BOERUM HILL	0.000229887	0
BUILDING CLASS AT PRESENT_E7	0.000229568	0
BUILDING CLASS AT PRESENT_S9	0.000225781	0
BUILDING CLASS AT PRESENT_S5	0.000224768	0
BUILDING CLASS CATEGORY_33 EDUCATIONAL FACILITIES	0.000223986	0
NEIGHBORHOOD_FOREST HILLS	0.000223451	0
NEIGHBORHOOD_ELMHURST	0.000221002	0
NEIGHBORHOOD_JACKSON HEIGHTS	0.000216141	0
BUILDING CLASS AT PRESENT_C3	0.000215097	0
NEIGHBORHOOD_OCEAN HILL	0.000213106	0
BUILDING CLASS AT TIME OF SALE_C6	0.000212271	0.004649292
BUILDING CLASS AT TIME OF SALE_C0	0.000211203	0
BUILDING CLASS AT PRESENT_L8	0.000209057	0
NEIGHBORHOOD_RIVERDALE	0.000208213	0
BUILDING CLASS AT TIME OF SALE_O8	0.00020777	0.00113728
BUILDING CLASS AT TIME OF SALE_B3	0.00020763	0
BUILDING CLASS AT TIME OF SALE_E9	0.000206937	0
NEIGHBORHOOD_ASTORIA	0.000204396	0
BUILDING CLASS AT PRESENT_B3	0.000203158	0
BUILDING CLASS CATEGORY_32 HOSPITAL AND HEALTH FACILITIES	0.000201267	0
BUILDING CLASS AT TIME OF SALE_F4	0.00020096	0
BUILDING CLASS AT PRESENT_C6	0.000200107	0
BUILDING CLASS AT PRESENT_C0	0.000199101	0
NEIGHBORHOOD_ALPHABET CITY	0.000195944	0
NEIGHBORHOOD_FLATIRON	0.000195616	0
BUILDING CLASS AT PRESENT_F4	0.000195047	0
BUILDING CLASS CATEGORY_03 THREE FAMILY HOMES	0.000193624	0
BUILDING CLASS AT TIME OF SALE_D7	0.000193131	0.002929346
BUILDING CLASS AT TIME OF SALE_S3	0.000192281	0
BUILDING CLASS AT TIME OF SALE_F9	0.000191577	0

NEIGHBORHOOD_BEDFORD PARK/NORWOOD	0.000191514	0
NEIGHBORHOOD_OCEAN PARKWAY-SOUTH	0.000190741	0
BUILDING CLASS AT TIME OF SALE_L8	0.000189116	0
NEIGHBORHOOD_LOWER EAST SIDE	0.000186743	0
NEIGHBORHOOD_CHINATOWN	0.000185862	0
BUILDING CLASS AT PRESENT_G2	0.000184181	0
NEIGHBORHOOD_LITTLE ITALY	0.000183836	0
BUILDING CLASS CATEGORY_25 LUXURY HOTELS	0.000181822	0
NEIGHBORHOOD_JAMAICA	0.000177991	0
BUILDING CLASS AT TIME OF SALE_L9	0.000177667	0.000614151
NEIGHBORHOOD_SHEEPSHEAD BAY	0.000177384	0
BUILDING CLASS AT PRESENT_O8	0.000176813	0.001130883
NEIGHBORHOOD_HIGHBRIDGE/MORRIS HEIGHTS	0.000176609	0
NEIGHBORHOOD_LONG ISLAND CITY	0.00017289	0
BUILDING CLASS AT TIME OF SALE_O7	0.0001719	0
NEIGHBORHOOD_FLATBUSH-LEFFERTS GARDEN	0.000169662	0
BUILDING CLASS AT PRESENT_S3	0.000168984	0
NEIGHBORHOOD_FASHION	0.000167979	0
BUILDING CLASS AT TIME OF SALE_D3	0.000165518	0
NEIGHBORHOOD_MANHATTAN VALLEY	0.000164688	0
BUILDING CLASS AT TIME OF SALE_H2	0.000162775	0
BUILDING CLASS AT PRESENT_A5	0.00016181	0
NEIGHBORHOOD_HARLEM-UPPER	0.00016088	0
BUILDING CLASS AT PRESENT_D6	0.00015963	0
NEIGHBORHOOD_MORRIS PARK/VAN NEST	0.000158515	0
NEIGHBORHOOD_FLATBUSH-EAST	0.000158036	0
BUILDING CLASS AT PRESENT_F9	0.000157735	0
NEIGHBORHOOD_TRIBECA	0.000157579	0.001462227
BUILDING CLASS AT TIME OF SALE_E3	0.000155898	0
BUILDING CLASS AT TIME OF SALE_O1	0.000152359	0.001966418
NEIGHBORHOOD_WASHINGTON HEIGHTS UPPER	0.000147884	0
NEIGHBORHOOD_WOODSIDE	0.000145363	0
BUILDING CLASS AT TIME OF SALE_H3	0.000144045	0
BUILDING CLASS CATEGORY_03 THREE FAMILY DWELLINGS	0.000141177	0
BUILDING CLASS AT PRESENT_D9	0.000140258	0
NEIGHBORHOOD_MANHATTAN BEACH	0.000140025	0
NEIGHBORHOOD_BRIGHTON BEACH	0.000139902	0
NEIGHBORHOOD_HARLEM-EAST	0.000139778	0
NEIGHBORHOOD_GOWANUS	0.000138251	0
NEIGHBORHOOD_KENSINGTON	0.000137547	0
NEIGHBORHOOD_CROTONA PARK	0.000136796	0.000115714
NEIGHBORHOOD_CIVIC CENTER	0.000132502	0

NEIGHBORHOOD_BATH BEACH	0.000131513	0
NEIGHBORHOOD_MOUNT HOPE/MOUNT EDEN	0.000130833	0
BUILDING CLASS AT TIME OF SALE_E1	0.000129762	0
BUILDING CLASS AT PRESENT_D3	0.000127515	0
NEIGHBORHOOD_BELMONT	0.000127334	0
BUILDING CLASS AT TIME OF SALE_G9	0.000126593	0
BUILDING CLASS CATEGORY_35 INDOOR PUBLIC AND CULTURAL FACILITIES	0.000126359	0
NEIGHBORHOOD_BROWNSVILLE	0.000125996	0
NEIGHBORHOOD_KIPS BAY	0.000125317	0
BUILDING CLASS AT TIME OF SALE_D9	0.000123942	0
BUILDING CLASS AT PRESENT_A3	0.000123415	0
NEIGHBORHOOD_MELROSE/CONCOURSE	0.000120128	0
BUILDING CLASS CATEGORY_31 COMMERCIAL VACANT LAND	0.000119865	0
BUILDING CLASS AT TIME OF SALE_G4	0.000118028	0
NEIGHBORHOOD_EAST ELMHURST	0.000116741	0
NEIGHBORHOOD_RIDGEWOOD	0.00011451	0
BUILDING CLASS AT TIME OF SALE_I4	0.000113437	0
NEIGHBORHOOD_MOTT HAVEN/PORT MORRIS	0.000112002	0
BUILDING CLASS AT PRESENT_L9	0.000109808	0
BUILDING CLASS AT TIME OF SALE_V1	0.000109711	0
BUILDING CLASS AT TIME OF SALE_C9	0.00010748	0
BUILDING CLASS AT PRESENT_O7	0.000106917	0
NEIGHBORHOOD_WINDSOR TERRACE	0.000106707	0
BUILDING CLASS AT TIME OF SALE_O2	0.000105522	0
NEIGHBORHOOD_GLENDALE	0.000103971	0
NEIGHBORHOOD_INWOOD	0.000103719	0
BUILDING CLASS AT PRESENT_W1	0.000101794	0
BUILDING CLASS AT PRESENT_H3	9.97E-05	0
BUILDING CLASS AT PRESENT_F1	9.74E-05	0
NEIGHBORHOOD_DOWNTOWN-FULTON MALL	9.69E-05	0.005683053
BUILDING CLASS AT PRESENT_M9	9.68E-05	0
BUILDING CLASS AT PRESENT_O2	9.53E-05	0
BUILDING CLASS AT PRESENT_D5	9.53E-05	0
NEIGHBORHOOD_GRAVESEND	9.48E-05	0
BUILDING CLASS CATEGORY_37 RELIGIOUS FACILITIES	9.35E-05	0
BUILDING CLASS AT TIME OF SALE_H4	9.31E-05	0
BUILDING CLASS AT PRESENT_W3	9.30E-05	0
NEIGHBORHOOD_KINGSBRIDGE/JEROME PARK	9.24E-05	0
BUILDING CLASS AT TIME OF SALE_F1	9.17E-05	0
BUILDING CLASS AT PRESENT_H2	9.08E-05	0.000796774
BUILDING CLASS AT TIME OF SALE_G2	9.04E-05	0
BUILDING CLASS AT TIME OF SALE_A1	8.96E-05	0

NEIGHBORHOOD_FINANCIAL	8.81E-05	0
NEIGHBORHOOD_BUSH TERMINAL	8.81E-05	0
NEIGHBORHOOD_CORONA	8.77E-05	0
NEIGHBORHOOD_HARLEM-WEST	8.74E-05	0
NEIGHBORHOOD_SUNNYSIDE	8.61E-05	0
BUILDING CLASS AT TIME OF SALE_K5	8.40E-05	0
BUILDING CLASS AT PRESENT_S1	8.37E-05	0
NEIGHBORHOOD_WILLIAMSBURG-CENTRAL	8.36E-05	0
TAX CLASS AT PRESENT_2C	8.35E-05	0
BUILDING CLASS AT TIME OF SALE_F5	8.34E-05	0
NEIGHBORHOOD_RICHMOND HILL	8.30E-05	0
BUILDING CLASS AT TIME OF SALE_S1	8.27E-05	0
BUILDING CLASS AT TIME OF SALE_D6	8.26E-05	0
BUILDING CLASS AT TIME OF SALE_A3	8.08E-05	0
BUILDING CLASS AT TIME OF SALE_B2	8.05E-05	0
BUILDING CLASS AT PRESENT_B2	7.97E-05	0
BUILDING CLASS AT TIME OF SALE_O5	7.94E-05	0
BUILDING CLASS AT PRESENT_G9	7.84E-05	0
NEIGHBORHOOD_COBBLE HILL-WEST	7.76E-05	0
BUILDING CLASS CATEGORY_34 THEATRES	7.74E-05	0
BUILDING CLASS AT TIME OF SALE_D5	7.74E-05	0
NEIGHBORHOOD_BATHGATE	7.74E-05	0
BUILDING CLASS AT PRESENT_E1	7.74E-05	0
BUILDING CLASS AT TIME OF SALE_W3	7.66E-05	0
BUILDING CLASS AT PRESENT_O5	7.39E-05	0
NEIGHBORHOOD_CYPRESS HILLS	7.33E-05	0
BUILDING CLASS AT PRESENT_A1	7.32E-05	0
BUILDING CLASS AT PRESENT_M1	7.28E-05	0
BUILDING CLASS AT PRESENT_G1	7.12E-05	0
BUILDING CLASS AT PRESENT_D8	6.64E-05	0
BUILDING CLASS AT PRESENT_N9	6.53E-05	0
NEIGHBORHOOD_HILLCREST	6.53E-05	0
NEIGHBORHOOD_KINGSBRIDGE HTS/UNIV HTS	6.37E-05	0
NEIGHBORHOOD_REGO PARK	6.31E-05	0
BUILDING CLASS AT TIME OF SALE_M3	6.11E-05	0
BUILDING CLASS AT TIME OF SALE_P9	6.07E-05	0
NEIGHBORHOOD_MORNINGSIDE HEIGHTS	6.05E-05	0
BUILDING CLASS AT PRESENT_K5	5.88E-05	0
BUILDING CLASS AT PRESENT_L1	5.85E-05	0
BUILDING CLASS AT PRESENT_C9	5.80E-05	0
BUILDING CLASS AT TIME OF SALE_W9	5.80E-05	0.000190008
NEIGHBORHOOD_FAR ROCKAWAY	5.76E-05	0

NEIGHBORHOOD_SOUNDVIEW	5.75E-05	0
BUILDING CLASS AT PRESENT_H4	5.73E-05	0
NEIGHBORHOOD_HUNTS POINT	5.73E-05	0
BUILDING CLASS AT TIME OF SALE_M1	5.49E-05	0
BUILDING CLASS AT TIME OF SALE_V0	5.48E-05	0
BUILDING CLASS AT TIME OF SALE_I5	5.48E-05	0
NEIGHBORHOOD_EAST TREMONT	5.43E-05	0
NEIGHBORHOOD_DOWNTOWN-FULTON FERRY	5.26E-05	0
BUILDING CLASS AT PRESENT_W9	5.11E-05	0.000380596
BUILDING CLASS AT TIME OF SALE_M9	5.05E-05	0
BUILDING CLASS AT PRESENT_R9	4.87E-05	0
BUILDING CLASS CATEGORY_05 TAX CLASS 1 VACANT LAND	4.83E-05	0
NEIGHBORHOOD_WYCKOFF HEIGHTS	4.83E-05	0
NEIGHBORHOOD_WILLIAMSBRIDGE	4.77E-05	0
BUILDING CLASS AT PRESENT_I5	4.72E-05	0
BUILDING CLASS AT PRESENT_F5	4.60E-05	0
BUILDING CLASS CATEGORY_38 ASYLUMS AND HOMES	4.60E-05	0
BUILDING CLASS AT TIME OF SALE_R9	4.52E-05	0
BUILDING CLASS AT PRESENT_M3	4.41E-05	0
BUILDING CLASS CATEGORY_41 TAX CLASS 4 - OTHER	4.40E-05	0
BUILDING CLASS AT PRESENT_I9	4.30E-05	0
NEIGHBORHOOD_COLLEGE POINT	4.30E-05	0
NEIGHBORHOOD_BAYSIDE	4.29E-05	0
BUILDING CLASS AT TIME OF SALE_I7	4.23E-05	0
NEIGHBORHOOD_SOUTH JAMAICA	4.09E-05	0
BUILDING CLASS AT TIME OF SALE_G1	4.05E-05	0
NEIGHBORHOOD_CANARSIE	4.02E-05	0
BUILDING CLASS AT TIME OF SALE_J5	3.83E-05	0
BUILDING CLASS AT PRESENT_D2	3.69E-05	0
BUILDING CLASS AT TIME OF SALE_G7	3.67E-05	0
BUILDING CLASS AT PRESENT_W8	3.57E-05	0
BUILDING CLASS AT PRESENT_A7	3.47E-05	0
BUILDING CLASS AT PRESENT_P9	3.47E-05	0
BUILDING CLASS AT PRESENT_W2	3.32E-05	0
NEIGHBORHOOD_JAVITS CENTER	3.16E-05	0
BUILDING CLASS AT TIME OF SALE_W2	3.15E-05	0
BUILDING CLASS AT PRESENT_J5	3.03E-05	0
BUILDING CLASS AT TIME OF SALE_G8	2.96E-05	0
NEIGHBORHOOD_RED HOOK	2.96E-05	0
NEIGHBORHOOD_PARKCHESTER	2.87E-05	0
BUILDING CLASS AT TIME OF SALE_D2	2.83E-05	0
BUILDING CLASS AT TIME OF SALE_I1	2.82E-05	0

BUILDING CLASS AT PRESENT_I7	2.77E-05	0
NEIGHBORHOOD_SCHUYLerville/PELHAM BAY	2.73E-05	0
NEIGHBORHOOD_DOWNTOWN-METROTECH	2.73E-05	0
NEIGHBORHOOD_MANHATTAN-UNKNOWN	2.69E-05	0.005167814
BUILDING CLASS AT TIME OF SALE_W7	2.63E-05	0
NEIGHBORHOOD_MASPETH	2.61E-05	0
BUILDING CLASS AT PRESENT_O4	2.59E-05	0
BUILDING CLASS AT TIME OF SALE_L2	2.57E-05	0
NEIGHBORHOOD_SOUTHBRIDGE	2.55E-05	0
NEIGHBORHOOD_NAVY YARD	2.54E-05	0
BUILDING CLASS AT TIME OF SALE_L1	2.53E-05	0
NEIGHBORHOOD_WESTCHESTER	2.51E-05	0
NEIGHBORHOOD_CONEY ISLAND	2.50E-05	0
BUILDING CLASS AT TIME OF SALE_I9	2.50E-05	0
BUILDING CLASS AT TIME OF SALE_Z9	2.45E-05	0
BUILDING CLASS AT PRESENT_W7	2.45E-05	0
NEIGHBORHOOD_BRONXDALE	2.41E-05	0
NEIGHBORHOOD_UPPER EAST SIDE (96-110)	2.41E-05	0
BUILDING CLASS AT PRESENT_P8	2.28E-05	0
BUILDING CLASS AT TIME OF SALE_K3	2.26E-05	0
BUILDING CLASS AT TIME OF SALE_I6	2.25E-05	0
BUILDING CLASS AT TIME OF SALE_W1	2.22E-05	0
BUILDING CLASS AT PRESENT_K3	2.21E-05	0
BUILDING CLASS AT PRESENT_Z3	2.11E-05	0
BUILDING CLASS CATEGORY_17 CONDOPS	2.10E-05	0
BUILDING CLASS AT TIME OF SALE_J9	2.08E-05	0
NEIGHBORHOOD_PELHAM PARKWAY NORTH	2.07E-05	0
BUILDING CLASS AT PRESENT_Z9	2.07E-05	0
NEIGHBORHOOD_SOUTH OZONE PARK	2.00E-05	0
BUILDING CLASS AT TIME OF SALE_Z3	2.00E-05	0
NEIGHBORHOOD_SPRINGFIELD GARDENS	1.96E-05	0
NEIGHBORHOOD_MIDDLE VILLAGE	1.92E-05	0
BUILDING CLASS AT PRESENT_G8	1.89E-05	0
BUILDING CLASS AT PRESENT_I1	1.81E-05	0
NEIGHBORHOOD_DYKER HEIGHTS	1.79E-05	0
BUILDING CLASS AT PRESENT_N2	1.78E-05	0
BUILDING CLASS AT PRESENT_L2	1.75E-05	0
BUILDING CLASS AT TIME OF SALE_W8	1.74E-05	0
BUILDING CLASS AT TIME OF SALE_G6	1.73E-05	0
BUILDING CLASS AT PRESENT_RR	1.69E-05	0
NEIGHBORHOOD_WAKEFIELD	1.68E-05	0
BUILDING CLASS CATEGORY_11A CONDO-RENTALS	1.67E-05	0

NEIGHBORHOOD_LITTLE NECK	1.67E-05	0
NEIGHBORHOOD_PELHAM PARKWAY SOUTH	1.60E-05	0
BUILDING CLASS AT PRESENT_W4	1.60E-05	0
BUILDING CLASS AT TIME OF SALE_D8	1.60E-05	0
BUILDING CLASS AT TIME OF SALE_P8	1.54E-05	0
BUILDING CLASS CATEGORY_40 SELECTED GOVERNMENTAL FACILITIES	1.51E-05	0
BUILDING CLASS AT PRESENT_J2	1.39E-05	0
NEIGHBORHOOD_BRIARWOOD	1.38E-05	0
BUILDING CLASS CATEGORY_11 SPECIAL CONDO BILLING LOTS	1.34E-05	0
BUILDING CLASS AT PRESENT_I6	1.32E-05	0
NEIGHBORHOOD_HOWARD BEACH	1.30E-05	0
NEIGHBORHOOD_CONCORD-FOX HILLS	1.29E-05	0
NEIGHBORHOOD_WOODHAVEN	1.29E-05	0
NEIGHBORHOOD_KEW GARDENS	1.27E-05	0
NEIGHBORHOOD_MARINE PARK	1.26E-05	0
BUILDING CLASS AT TIME OF SALE_L3	1.25E-05	0
BUILDING CLASS AT PRESENT_P5	1.24E-05	0
NEIGHBORHOOD_OZONE PARK	1.23E-05	0
BUILDING CLASS AT TIME OF SALE_Z2	1.22E-05	0
BUILDING CLASS AT TIME OF SALE_A7	1.20E-05	0
BUILDING CLASS AT TIME OF SALE_N9	1.20E-05	0
BUILDING CLASS AT PRESENT_W6	1.18E-05	0
NEIGHBORHOOD_BAYCHESTER	1.18E-05	0
BUILDING CLASS AT PRESENT_R0	1.16E-05	0
BUILDING CLASS AT TIME OF SALE_R2	1.15E-05	0
BUILDING CLASS AT TIME OF SALE_H6	1.14E-05	0
NEIGHBORHOOD_CASTLE HILL/UNIONPORT	1.13E-05	0
BUILDING CLASS AT TIME OF SALE_N2	1.12E-05	0
BUILDING CLASS AT PRESENT_P3	1.08E-05	0
BUILDING CLASS AT PRESENT_D0	1.04E-05	0
BUILDING CLASS AT PRESENT_H6	1.03E-05	0
BUILDING CLASS AT TIME OF SALE_P3	1.02E-05	0
BUILDING CLASS AT TIME OF SALE_O3	1.01E-05	0
BUILDING CLASS AT TIME OF SALE_RR	1.01E-05	0
NEIGHBORHOOD_WOODLAWN	9.84E-06	0
BUILDING CLASS AT TIME OF SALE_W4	9.73E-06	0
BUILDING CLASS AT TIME OF SALE_D0	9.50E-06	0
BUILDING CLASS AT PRESENT_O3	9.48E-06	0
BUILDING CLASS AT PRESENT_H5	9.33E-06	0
NEIGHBORHOOD_BROOKLYN-UNKNOWN	8.97E-06	0
BUILDING CLASS AT PRESENT_I4	8.80E-06	0
BUILDING CLASS CATEGORY_12 CONDOS - WALKUP APARTMENTS	8.80E-06	0

NEIGHBORHOOD_WHITESTONE	8.46E-06	0
BUILDING CLASS AT TIME OF SALE_P5	8.21E-06	0
BUILDING CLASS AT TIME OF SALE_Z0	8.11E-06	0
BUILDING CLASS CATEGORY_06 TAX CLASS 1 - OTHER	8.04E-06	0
NEIGHBORHOOD_HOLLIS	8.02E-06	0
BUILDING CLASS AT PRESENT_J6	7.97E-06	0
BUILDING CLASS AT TIME OF SALE_K7	7.96E-06	0
BUILDING CLASS AT TIME OF SALE_W6	7.89E-06	0
BUILDING CLASS AT PRESENT_H8	7.81E-06	0
BUILDING CLASS AT TIME OF SALE_A2	7.76E-06	0
NEIGHBORHOOD_CLOVE LAKES	7.69E-06	0
BUILDING CLASS AT PRESENT_L3	7.66E-06	0
NEIGHBORHOOD_QUEENS VILLAGE	7.26E-06	0
NEIGHBORHOOD_CITY ISLAND	6.89E-06	0
NEIGHBORHOOD_MILL BASIN	6.87E-06	0
BUILDING CLASS AT TIME OF SALE_F2	6.79E-06	0
BUILDING CLASS AT TIME OF SALE_P6	6.55E-06	0
NEIGHBORHOOD_FLUSHING-SOUTH	6.53E-06	0
BUILDING CLASS AT TIME OF SALE_E4	6.32E-06	0
NEIGHBORHOOD_NEW BRIGHTON-ST. GEORGE	6.22E-06	0
NEIGHBORHOOD_ARVERNE	6.10E-06	0
BUILDING CLASS AT TIME OF SALE_U4	5.88E-06	0
BUILDING CLASS AT TIME OF SALE_Y1	5.86E-06	0
NEIGHBORHOOD_HAMMELS	5.51E-06	0
BUILDING CLASS CATEGORY_18 TAX CLASS 3 - UTILITY PROPERTIES	5.29E-06	0
BUILDING CLASS AT TIME OF SALE_R4	5.24E-06	0
BUILDING CLASS AT TIME OF SALE_J2	5.18E-06	0
BUILDING CLASS AT TIME OF SALE_O4	5.15E-06	0
BUILDING CLASS AT PRESENT_E4	5.02E-06	0
BUILDING CLASS AT TIME OF SALE_G0	4.89E-06	0
NEIGHBORHOOD_CONCORD	4.52E-06	0
BUILDING CLASS AT TIME OF SALE_P7	4.49E-06	0
BUILDING CLASS AT TIME OF SALE_M4	4.46E-06	0
BUILDING CLASS AT PRESENT_HB	4.45E-06	0
BUILDING CLASS AT PRESENT_F2	4.37E-06	0
BUILDING CLASS AT PRESENT_Y3	4.34E-06	0
BUILDING CLASS AT PRESENT_K7	4.24E-06	0
NEIGHBORHOOD_FLATLANDS	4.23E-06	0
BUILDING CLASS AT PRESENT_H7	3.70E-06	0
BUILDING CLASS AT PRESENT_J8	3.54E-06	0
BUILDING CLASS AT PRESENT_Y2	3.54E-06	0
NEIGHBORHOOD_PORT RICHMOND	3.52E-06	0

NEIGHBORHOOD_NEW BRIGHTON	3.49E-06	0
NEIGHBORHOOD_OAKWOOD	3.43E-06	0
BUILDING CLASS AT TIME OF SALE_M2	3.34E-06	0
NEIGHBORHOOD_WEST NEW BRIGHTON	3.31E-06	0
BUILDING CLASS AT PRESENT_P6	3.18E-06	0
NEIGHBORHOOD_SPRING CREEK	3.15E-06	0
BUILDING CLASS AT PRESENT_J4	3.09E-06	0
BUILDING CLASS AT TIME OF SALE_H5	3.07E-06	0
NEIGHBORHOOD_STAPLETON	2.93E-06	0
BUILDING CLASS AT TIME OF SALE_J4	2.80E-06	0
NEIGHBORHOOD_FIELDSTON	2.76E-06	0
NEIGHBORHOOD_THROGS NECK	2.66E-06	0
NEIGHBORHOOD_BRONX PARK	2.49E-06	0
NEIGHBORHOOD_ST. ALBANS	2.38E-06	0
BUILDING CLASS AT PRESENT_K6	2.15E-06	0
NEIGHBORHOOD_COUNTRY CLUB	2.11E-06	0
BUILDING CLASS AT TIME OF SALE_Y3	2.09E-06	0
NEIGHBORHOOD_TOMPKINSVILLE	2.05E-06	0
NEIGHBORHOOD_ROCKAWAY PARK	2.02E-06	0
BUILDING CLASS AT PRESENT_T9	2.02E-06	0
NEIGHBORHOOD_MARINERS HARBOR	1.92E-06	0
NEIGHBORHOOD_DONGAN HILLS	1.92E-06	0
NEIGHBORHOOD_JAMAICA ESTATES	1.76E-06	0
BUILDING CLASS AT TIME OF SALE_S0	1.65E-06	0
BUILDING CLASS AT PRESENT_A0	1.62E-06	0
BUILDING CLASS AT TIME OF SALE_R0	1.61E-06	0
NEIGHBORHOOD_SO. JAMAICA-BAISLEY PARK	1.61E-06	0
BUILDING CLASS AT PRESENT_I2	1.58E-06	0
NEIGHBORHOOD_JAMAICA HILLS	1.58E-06	0
BUILDING CLASS AT PRESENT_M2	1.55E-06	0
BUILDING CLASS AT TIME OF SALE_Y2	1.54E-06	0
BUILDING CLASS AT PRESENT_Z2	1.44E-06	0
BUILDING CLASS AT PRESENT_M4	1.34E-06	0
BUILDING CLASS AT PRESENT_A2	1.30E-06	0
NEIGHBORHOOD_WESTERLEIGH	1.27E-06	0
NEIGHBORHOOD_DONGAN HILLS-COLONY	1.27E-06	0
NEIGHBORHOOD_BERGEN BEACH	1.18E-06	0
NEIGHBORHOOD_HOLLISWOOD	1.15E-06	0
NEIGHBORHOOD_OAKLAND GARDENS	1.15E-06	0
NEIGHBORHOOD_PELHAM GARDENS	1.11E-06	0
BUILDING CLASS AT PRESENT_C8	1.08E-06	0
NEIGHBORHOOD_MANOR HEIGHTS	1.07E-06	0

NEIGHBORHOOD_OLD MILL BASIN	1.07E-06	0
NEIGHBORHOOD_BELLEROSE	1.04E-06	0
NEIGHBORHOOD_NEW DORP	1.04E-06	0
BUILDING CLASS AT PRESENT_P7	1.02E-06	0
BUILDING CLASS AT PRESENT_J1	1.00E-06	0
NEIGHBORHOOD_CAMBRIA HEIGHTS	9.03E-07	0
BUILDING CLASS AT TIME OF SALE_GW	8.99E-07	0
NEIGHBORHOOD_TRAVIS	8.85E-07	0
BUILDING CLASS AT PRESENT_S0	8.36E-07	0
NEIGHBORHOOD_GERRITSEN BEACH	8.17E-07	0
NEIGHBORHOOD_BEECHHURST	8.01E-07	0
BUILDING CLASS CATEGORY_36 OUTDOOR RECREATIONAL FACILITIES	7.86E-07	0
NEIGHBORHOOD_FRESH MEADOWS	7.52E-07	0
NEIGHBORHOOD_FLUSHING MEADOW PARK	7.50E-07	0
NEIGHBORHOOD_LIVINGSTON	7.15E-07	0
NEIGHBORHOOD_PORT IVORY	6.90E-07	0
BUILDING CLASS AT PRESENT_GW	6.62E-07	0
NEIGHBORHOOD_PRINCES BAY	6.48E-07	0
NEIGHBORHOOD_GRASMERE	6.21E-07	0
NEIGHBORHOOD_NEW SPRINGVILLE	5.87E-07	0
NEIGHBORHOOD_LAURELTON	5.49E-07	0
NEIGHBORHOOD_ROSEBANK	5.41E-07	0
BUILDING CLASS AT PRESENT_Y1	5.13E-07	0
NEIGHBORHOOD_ROSEDALE	4.84E-07	0
NEIGHBORHOOD_BELLE HARBOR	4.75E-07	0
NEIGHBORHOOD_ELTINGVILLE	4.63E-07	0
NEIGHBORHOOD_GREAT KILLS	4.52E-07	0
BUILDING CLASS AT PRESENT_P2	4.45E-07	0
NEIGHBORHOOD_ANNADALE	4.32E-07	0
BUILDING CLASS AT PRESENT_Z4	4.26E-07	0
NEIGHBORHOOD_SOUTH BEACH	4.24E-07	0
BUILDING CLASS AT TIME OF SALE_P2	4.04E-07	0
NEIGHBORHOOD_MIDLAND BEACH	4.04E-07	0
BUILDING CLASS AT TIME OF SALE_G5	4.04E-07	0
NEIGHBORHOOD_FLORAL PARK	4.02E-07	0
NEIGHBORHOOD_BRONX-UNKNOWN	3.97E-07	0
BUILDING CLASS AT TIME OF SALE_T9	3.89E-07	0
BUILDING CLASS AT PRESENT_G0	3.77E-07	0
BUILDING CLASS AT TIME OF SALE_V2	3.65E-07	0
NEIGHBORHOOD_ROSSVILLE-CHARLESTON	3.61E-07	0
BUILDING CLASS AT TIME OF SALE_V3	3.56E-07	0
NEIGHBORHOOD_TOTTENVILLE	3.54E-07	0

BUILDING CLASS AT TIME OF SALE_H8	3.50E-07	0
NEIGHBORHOOD_ARDEN HEIGHTS	3.50E-07	0
NEIGHBORHOOD_VAN CORTLANDT PARK	3.49E-07	0
BUILDING CLASS AT TIME OF SALE_N4	3.45E-07	0
BUILDING CLASS AT TIME OF SALE_R1	2.94E-07	0
BUILDING CLASS AT TIME OF SALE_I2	2.92E-07	0
NEIGHBORHOOD_SEAGATE	2.37E-07	0
NEIGHBORHOOD_OAKWOOD-BEACH	2.24E-07	0
BUILDING CLASS AT TIME OF SALE_Q2	2.17E-07	0
BUILDING CLASS CATEGORY_13 CONDOS - ELEVATOR APARTMENTS	2.16E-07	0
NEIGHBORHOOD_DOUGLASTON	1.96E-07	0
NEIGHBORHOOD_BULLS HEAD	1.95E-07	0
NEIGHBORHOOD_GLEN OAKS	1.73E-07	0
NEIGHBORHOOD_CASTLETON CORNERS	1.72E-07	0
NEIGHBORHOOD_GRYMES HILL	1.61E-07	0
NEIGHBORHOOD_NEW DORP-BEACH	1.50E-07	0
NEIGHBORHOOD_ROSSVILLE	1.41E-07	0
BUILDING CLASS AT PRESENT_Q9	1.31E-07	0
BUILDING CLASS AT TIME OF SALE_J1	9.63E-08	0
BUILDING CLASS AT PRESENT_HR	9.50E-08	0
BUILDING CLASS CATEGORY_39 TRANSPORTATION FACILITIES	9.27E-08	0
NEIGHBORHOOD_STAPLETON-CLIFTON	8.59E-08	0
BUILDING CLASS AT PRESENT_E2	8.55E-08	0
NEIGHBORHOOD_QUEENS-UNKNOWN	8.05E-08	0
NEIGHBORHOOD_WILLOWBROOK	8.03E-08	0
NEIGHBORHOOD_WOODROW	7.80E-08	0
BUILDING CLASS CATEGORY_15 CONDOS - 2-10 UNIT RESIDENTIAL	7.54E-08	0
NEIGHBORHOOD_ROSSVILLE-RICHMOND VALLEY	7.53E-08	0
BUILDING CLASS AT TIME OF SALE_K6	7.42E-08	0
BUILDING CLASS AT TIME OF SALE_HR	5.97E-08	0
BUILDING CLASS AT TIME OF SALE_H7	5.96E-08	0
BUILDING CLASS AT TIME OF SALE_J8	5.75E-08	0
BUILDING CLASS AT TIME OF SALE_J6	5.49E-08	0
NEIGHBORHOOD_GREAT KILLS-BAY TERRACE	5.19E-08	0
BUILDING CLASS AT TIME OF SALE_V5	5.13E-08	0
NEIGHBORHOOD_SILVER LAKE	4.21E-08	0
BUILDING CLASS AT TIME OF SALE_Y6	3.85E-08	0
BUILDING CLASS AT PRESENT_N3	3.83E-08	0
BUILDING CLASS AT TIME OF SALE_C8	3.43E-08	0
NEIGHBORHOOD_CO-OP CITY	3.41E-08	0
NEIGHBORHOOD_GRANT CITY	3.20E-08	0
NEIGHBORHOOD_ROSSVILLE-PORT MOBIL	3.13E-08	0

NEIGHBORHOOD_ARROCHAR-SHORE ACRES	3.11E-08	0
BUILDING CLASS AT PRESENT_N1	3.08E-08	0
BUILDING CLASS AT TIME OF SALE_A0	2.77E-08	0
NEIGHBORHOOD_HOLLIS HILLS	2.72E-08	0
NEIGHBORHOOD_JAMAICA BAY	2.56E-08	0
NEIGHBORHOOD_ARROCHAR	2.08E-08	0
BUILDING CLASS AT PRESENT_Y6	1.94E-08	0
BUILDING CLASS AT PRESENT_J9	1.93E-08	0
BUILDING CLASS AT TIME OF SALE_Q9	1.65E-08	0
NEIGHBORHOOD_NEW DORP-HEIGHTS	1.35E-08	0
BUILDING CLASS AT TIME OF SALE_Z4	1.08E-08	0
NEIGHBORHOOD_BROAD CHANNEL	8.78E-09	0
BUILDING CLASS AT TIME OF SALE_V9	8.42E-09	0
NEIGHBORHOOD_PLEASANT PLAINS	7.28E-09	0
BUILDING CLASS AT TIME OF SALE_I3	6.49E-09	0
NEIGHBORHOOD_AIRPORT LA GUARDIA	4.99E-09	0
NEIGHBORHOOD_RICHMONDTOWN	4.83E-09	0
BUILDING CLASS AT TIME OF SALE_Q1	2.29E-09	0
NEIGHBORHOOD_FRESH KILLS	1.02E-09	0