

Appendix F – Study # 2 Regression Recalibrations Excluded Variables by Market Model

05RR030 Excluded Variables

Model: 19

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics		
SC304SF	-.004(s)	-.565	.572	-.012	.970	1.031	.184
TRAFFIC	-.006(s)	-.873	.383	-.018	.921	1.086	.184
rd_gravl	-.002(s)	-.255	.799	-.005	.825	1.212	.184
IWT_2KM	-.010(s)	-1.091	.275	-.023	.603	1.657	.183

20RR010 Excluded Variables

Model: 58

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
LAND_A92	-.003(fff)	-.606	.545	-.008	.706
LAND_A94	.002(fff)	.345	.730	.005	.678
LAND_A95	.000(fff)	-.057	.955	-.001	.938
LAND_A96	-.004(fff)	-.927	.354	-.013	.911
LAND_A97	-.001(fff)	-.268	.789	-.004	.902
LAND_A98	.001(fff)	.312	.755	.004	.951
LAND_AA8	.004(fff)	.647	.518	.009	.545
LAND_A18	.003(fff)	.475	.635	.007	.626
LAND_A46	-.001(fff)	-.249	.803	-.003	.973
LAND_A77	.004(fff)	.822	.411	.012	.778
LAND_AA6	.004(fff)	.911	.362	.013	.756
LAND_B62	.005(fff)	1.194	.233	.017	.943
LAND_B64	-.003(fff)	-.752	.452	-.011	.928
LAND_B65	.003(fff)	.524	.600	.007	.652
LAND_B67	-.003(fff)	-.512	.609	-.007	.638
LAND_B71	-.002(fff)	-.444	.657	-.006	.925
LAND_A14	-.002(fff)	-.386	.699	-.005	.981
LAND_A20AA2AB2	-.001(fff)	-.236	.814	-.003	.987
LAND_A21	-.005(fff)	-1.207	.227	-.017	.917
LAND_A22	.000(fff)	-.074	.941	-.001	.909
LAND_A23	-.001(fff)	-.265	.791	-.004	.990
LAND_A24	.002(fff)	.391	.696	.005	.983
LAND_A25	.000(fff)	-.009	.993	.000	.989
LAND_A26	-.004(fff)	-1.016	.310	-.014	.984
LAND_A27	.003(fff)	.659	.510	.009	.980
LAND_A31	.002(fff)	.537	.591	.008	.993
LAND_A34	-.007(fff)	-1.524	.128	-.021	.965
LAND_A35	-.002(fff)	-.480	.631	-.007	.988
LAND_A37	-.003(fff)	-.484	.628	-.007	.486

LAND_A38	-.006(ff)	-1.506	.132	-.021	.989
LAND_A53B60	.003(ff)	.622	.534	.009	.987
LAND_A54	.006(ff)	1.365	.172	.019	.983
LAND_A57	-.001(ff)	-.281	.779	-.004	.979
LAND_A62A65	-.001(ff)	-.243	.808	-.003	.990
LAND_A63	-.007(ff)	-1.572	.116	-.022	.967
LAND_A64	-.001(ff)	-.351	.725	-.005	.986
LAND_A80	-.006(ff)	-1.454	.146	-.020	.982
LAND_A76	.004(ff)	.956	.339	.013	.842
LAND_A88	-.006(ff)	-1.337	.181	-.019	.895
LAND_AA3	.002(ff)	.583	.560	.008	.990
LAND_AA4	.005(ff)	1.115	.265	.016	.990
LAND_A05	.006(ff)	1.095	.273	.015	.643
LAND_A07	.007(ff)	1.297	.195	.018	.573
LAND_A09	.001(ff)	.108	.914	.002	.544
LAND_A59	-.005(ff)	-1.264	.206	-.018	.969
SIMCOE_BUILTON	-.015(ff)	-.875	.382	-.012	.062
PORTDOVER_BUILTON	.016(ff)	1.038	.299	.015	.072
HNVILLAGES_BUILTON	.012(ff)	.740	.459	.010	.071
CALEDONIA_VACANT	-.006(ff)	-1.226	.220	-.017	.680
IWT_1KM	-.006(ff)	-1.385	.166	-.019	.913
IWT_2KM	-.002(ff)	-.459	.646	-.006	.978
IWT_5KM	-.002(ff)	-.392	.695	-.005	.716

22RR010 Excluded Variables

Model: 32

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
NB304	-.005(ff)	-.503	.615	-.012	.940
NB306	.008(ff)	.767	.443	.018	.864
NB307	-.005(ff)	-.495	.621	-.012	.915
NB312	.011(ff)	1.027	.305	.024	.771
NB313	.006(ff)	.622	.534	.015	.863
NB331	.006(ff)	.590	.555	.014	.759
NB332	-.009(ff)	-.837	.403	-.020	.697
NB335	.005(ff)	.544	.587	.013	.914
NB341	.003(ff)	.290	.772	.007	.704
NB342	-.004(ff)	-.430	.667	-.010	.905
NB345	.000(ff)	-.042	.967	-.001	.747
SPL_BF	-.001(ff)	-.117	.907	-.003	.963
SPL_SIDE	-.003(ff)	-.358	.720	-.009	.978
corner	-.007(ff)	-.764	.445	-.018	.977
rd_gravl	-.009(ff)	-.877	.381	-.021	.850
IWT_1KM	-.001(ff)	-.089	.929	-.002	.888
IWT_2KM	-.003(ff)	-.268	.789	-.006	.945
IWT_5KM	-.009(ff)	-.961	.337	-.023	.920

23RR010 excluded variables

Model: 73

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
NB0327	-.012(uuu)	-1.229	.219	-.020	.320
NB0367	-.001(uuu)	-.202	.840	-.003	.868
NB0369	.004(uuu)	.600	.549	.010	.664
NB0337	-.010(uuu)	-1.028	.304	-.016	.353
NB0338	.005(uuu)	.837	.403	.013	.851
NB0339	.003(uuu)	.367	.714	.006	.530
PCVLCONDO_BUILT	.000(uuu)	-.042	.967	-.001	.994
dw_shar	-.008(uuu)	-1.407	.159	-.022	.972
ab_playg	-.006(uuu)	-1.006	.314	-.016	.968
ab_walkw	-.002(uuu)	-.393	.695	-.006	.953
ab_cemet	.005(uuu)	.852	.394	.014	.982
ab_chrch	.006(uuu)	1.048	.295	.017	.965
pr_playg	-.006(uuu)	-1.037	.300	-.017	.914
pr_green	-.005(uuu)	-.854	.393	-.014	.971
pr_chrch	-.004(uuu)	-.730	.465	-.012	.940
culdesac	.003(uuu)	.494	.622	.008	.879
tp_steep	.001(uuu)	.220	.826	.004	.821
tp_low	-.005(uuu)	-.858	.391	-.014	.927
H3227X35	.007(uuu)	.940	.347	.015	.596
H3227X61	-.007(uuu)	-1.176	.240	-.019	.791
H3238X61	.(uuu)000
H3245B25	.004(uuu)	.606	.545	.010	.696
H3245X30	-.012(uuu)	-.804	.421	-.013	.136
H3202X15	-.002(uuu)	-.317	.751	-.005	.516
H3202X46	.007(uuu)	1.235	.217	.020	.917
H3211X15	-.008(uuu)	-1.428	.154	-.023	.893
H3418E26	-.006(uuu)	-1.028	.304	-.016	.886
H3418E21	.002(uuu)	.406	.685	.006	.931
H3424E04	-.008(uuu)	-1.274	.203	-.020	.829
H3424E05	.006(uuu)	1.047	.295	.017	.913
H3424E10	-.003(uuu)	-.554	.580	-.009	.939
H3424E11	-.001(uuu)	-.179	.858	-.003	.921
H3939A06	-.002(uuu)	-.329	.742	-.005	.890
H3939A07	.008(uuu)	1.359	.174	.022	.942
H3926A12	.005(uuu)	.921	.357	.015	.921
H3906M03	-.009(uuu)	-1.465	.143	-.023	.839
H3906M05	.002(uuu)	.211	.833	.003	.236
H3916A04	.009(uuu)	1.596	.111	.025	.912
H3926A22	.002(uuu)	.312	.755	.005	.940
IWT_1KM	-.008(uuu)	-1.438	.150	-.023	.987
IWT_2KM	-.003(uuu)	-.308	.758	-.005	.286

24RR010 Excluded Variables

Model: 33

	Beta In	t	Sig.	Partial Correlatio n	Collinearity Statistics
NB1306	.015(gg)	1.370	.171	.049	.972
NB1307	-.009(gg)	-.823	.411	-.030	.993
NB1308	.000(gg)	.014	.989	.001	.963
NB1309	-.003(gg)	-.240	.810	-.009	.984
NB1310	.002(gg)	.145	.885	.005	.895
NB1311	.003(gg)	.263	.792	.010	.954
NB1312	-.014(gg)	-1.217	.224	-.044	.958
NB1314	-.016(gg)	-1.363	.173	-.049	.941
NB1316	.006(gg)	.557	.578	.020	.973
NB1317	-.006(gg)	-.509	.611	-.018	.956
NB1319	-.004(gg)	-.319	.750	-.012	.911
NB1320	-.013(gg)	-1.122	.262	-.041	.926
NB1322	-.005(gg)	-.407	.684	-.015	.928
NB1324	-.009(gg)	-.834	.404	-.030	.971
NB1330	-.008(gg)	-.744	.457	-.027	.944
NB1331	.000(gg)	.027	.978	.001	.934
NB1402	.007(gg)	.562	.574	.020	.833
NB1403	.005(gg)	.405	.685	.015	.825
NB1404	.007(gg)	.633	.527	.023	.916
NB1405	.012(gg)	.983	.326	.036	.858
NB1407	-.009(gg)	-.732	.464	-.026	.895
NB1408	.008(gg)	.617	.538	.022	.800
NB1410	.012(gg)	1.044	.297	.038	.922
NB1411	.013(gg)	1.157	.248	.042	.972
vl_1321	.015(gg)	1.113	.266	.040	.719
vl_1323	-.013(gg)	-.957	.339	-.035	.719
vl_1332	.008(gg)	.671	.503	.024	.885
RAV_LIN	.004(gg)	.379	.705	.014	.883
sc310sf	.001(gg)	.098	.922	.004	.910
IWT_1KM	-.009(gg)	-.829	.407	-.030	.955
IWT_2KM	-.010(gg)	-.836	.403	-.030	.953
IWT_5KM	.000(gg)	-.006	.995	.000	.572

25RR010 Excluded Variables

Model: 47

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
NB1200	.005(uu)	.716	.474	.013	.817
NB1202	.011(uu)	1.351	.177	.024	.580
NB1206	.008(uu)	1.097	.273	.020	.747
NB1209	-.002(uu)	-.300	.764	-.005	.864
NB1210	-.009(uu)	-1.132	.258	-.020	.638
NB1213	.006(uu)	.746	.456	.013	.558
NB1216	-.006(uu)	-.898	.369	-.016	.920
NB1217	-.002(uu)	-.318	.750	-.006	.958
NB1218	.002(uu)	.255	.799	.005	.836
NB1219	.010(uu)	1.588	.112	.029	.872
NB1221	.001(uu)	.186	.852	.003	.667
NB1222	-.005(uu)	-.848	.396	-.015	.894
NB1225	.006(uu)	.484	.629	.009	.219
NB1226	.004(uu)	.634	.526	.011	.950
NB1227	-.006(uu)	-.950	.342	-.017	.931
NB1228	.001(uu)	.135	.893	.002	.984
NB1229	-.002(uu)	-.267	.790	-.005	.958
NB1230	.002(uu)	.278	.781	.005	.965
NB1231	-.004(uu)	-.697	.486	-.013	.983
NB1232	.001(uu)	.225	.822	.004	.984
NB1233	.003(uu)	.424	.671	.008	.996
NB1235	-.001(uu)	-.129	.897	-.002	.970
NB1236	.010(uu)	1.602	.109	.029	.863
NB1237	.006(uu)	.813	.416	.015	.718
NB1238	-.004(uu)	-.564	.573	-.010	.794
NB1239	.006(uu)	.903	.366	.016	.983
NB1240	-.010(uu)	-1.402	.161	-.025	.750
NB1242	.005(uu)	.741	.459	.013	.831
NB1243	.001(uu)	.171	.864	.003	.811
NB1244	.001(uu)	.090	.928	.002	.459
NB1246	-.008(uu)	-1.308	.191	-.024	.968
NB1247	-.009(uu)	-1.491	.136	-.027	.953
NB1249	-.004(uu)	-.577	.564	-.010	.626
NB1250	.004(uu)	.639	.523	.011	.832
NB1251	.004(uu)	.630	.529	.011	.892
NB1300	.013(uu)	1.323	.186	.024	.374
NB1302	.007(uu)	.879	.380	.016	.664
NB1303	-.007(uu)	-1.156	.248	-.021	.902
NB1305	.004(uu)	.580	.562	.010	.819
NB1307	.010(uu)	1.400	.162	.025	.760
NB1309	.000(uu)	.071	.944	.001	.922
NB1310	-.004(uu)	-.496	.620	-.009	.576
NB1311	.009(uu)	1.437	.151	.026	.941
NB1312	.000(uu)	-.006	.995	.000	.913

NB1313	.002(uu)	.289	.773	.005	.967
NB1314	-.004(uu)	-.641	.521	-.012	.978
NB1315	.006(uu)	.983	.326	.018	.847
NB1316	-.006(uu)	-.971	.332	-.017	.839
NB1317	-.003(uu)	-.521	.603	-.009	.937
NB1318	.003(uu)	.369	.712	.007	.758
NB1319	-.008(uu)	-1.262	.207	-.023	.958
NB1320	-.003(uu)	-.469	.639	-.008	.805
NB1321	.001(uu)	.092	.927	.002	.801
NB1322	.000(uu)	-.050	.960	-.001	.826
NB1323	.008(uu)	1.261	.207	.023	.959
NB1325	-.007(uu)	-1.156	.248	-.021	.990
NB1326	.005(uu)	.724	.469	.013	.930
NB1328	.002(uu)	.352	.725	.006	.994
NB1329	-.005(uu)	-.683	.495	-.012	.598
NB1330	.001(uu)	.179	.858	.003	.925
NB1332	.001(uu)	.207	.836	.004	.842
NB1333	-.010(uu)	-1.433	.152	-.026	.742
NB1334	-.009(uu)	-1.328	.184	-.024	.830
NB1335	.002(uu)	.316	.752	.006	.878
NB1336	.007(uu)	1.015	.310	.018	.813
NB1338	-.002(uu)	-.390	.696	-.007	.932
NB1339	-.009(uu)	-1.454	.146	-.026	.910
NB1340	-.007(uu)	-1.115	.265	-.020	.942
NB1341	-.009(uu)	-1.278	.201	-.023	.725
NB1343	-.012(uu)	-1.454	.146	-.026	.532
NB1344	-.003(uu)	-.484	.628	-.009	.831
NB1345	-.007(uu)	-1.000	.317	-.018	.712
NB1346	-.003(uu)	-.513	.608	-.009	.924
NB1347	-.006(uu)	-.920	.358	-.017	.916
NB1348	.006(uu)	.755	.450	.014	.535
corner	-.003(uu)	-.477	.633	-.009	.946
culdesac	.003(uu)	.490	.624	.009	.831
RAV_LIN	-.007(uu)	-1.047	.295	-.019	.865
IWT_1KM	-.002(uu)	-.273	.785	-.005	.891
IWT_2KM	.001(uu)	.137	.891	.002	.926
IWT_5KM	.001(uu)	.158	.875	.003	.651

26RR010 Excluded Variables

Model: 21

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
NB0184	.005(u)	.652	.514	.017	.688
NB0185	-.003(u)	-.343	.732	-.009	.700
NB0187	.001(u)	.080	.936	.002	.793
NB0200	.004(u)	.498	.618	.013	.874
NB0203	.005(u)	.635	.526	.016	.926
NB0204	.006(u)	.790	.430	.020	.960
NB0212	.003(u)	.400	.689	.010	.961
NB0214	-.004(u)	-.530	.596	-.014	.933
NB0216	-.004(u)	-.581	.561	-.015	.860
NB0220	-.007(u)	-.939	.348	-.024	.886
NB0224	.005(u)	.095	.924	.002	.016
NB0226	-.003(u)	-.464	.643	-.012	.975
NB0232	-.008(u)	-1.051	.293	-.027	.933
NB0241	.003(u)	.457	.648	.012	.917
NB0248	.001(u)	.199	.842	.005	.954
NB0250	-.011(u)	-1.376	.169	-.036	.767
NB0251	.000(u)	-.007	.995	.000	.792
NB0254	-.008(u)	-1.098	.272	-.028	.937
NB0259	.007(u)	.614	.539	.016	.328
NB0270	-.004(u)	-.354	.723	-.009	.464
NB0272	-.018(u)	-.769	.442	-.020	.090
NB0273	.003(u)	.337	.736	.009	.766
NB0276	-.001(u)	-.119	.905	-.003	.425
NB192_B16	.001(u)	.126	.900	.003	.806
NB230_E19	.001(u)	.124	.901	.003	.366
NB251_HIQUAL	.004(u)	.586	.558	.015	.951
PC333SF	.007(u)	.906	.365	.023	.833
PC332	-.036(u)	-1.114	.265	-.029	.047
PC391	.006(u)	.688	.492	.018	.668
PC392	-.003(u)	-.408	.683	-.011	.767
PC392395	.009(u)	1.148	.251	.030	.784
NB183_LOWQUAL	.004(u)	.370	.712	.010	.424
acc_no	-.004(u)	-.531	.595	-.014	.818
FL1_D	-.004(u)	-.494	.621	-.013	.713
floodp_r	.003(u)	.327	.744	.008	.779
no_str_l	.008(u)	.858	.391	.022	.535
zone_com	.003(u)	.452	.651	.012	.895
IWT_1KM	-.004(u)	-.584	.559	-.015	.946
IWT_2KM	.002(u)	.183	.855	.005	.720
IWT_5KM	-.009(u)	-1.153	.249	-.030	.764

26RR030 Excluded Variables

Model: 6

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
FL1_D	-.002(f)	-.308	.758	-.007	.681
PC333TO336_SF	.002(f)	.395	.693	.009	.812
MARKET2	-.003(f)	-.082	.935	-.002	.024
NB407B14_PC100	.001(f)	.211	.833	.005	.784
NB0304	-.004(f)	-.537	.592	-.012	.559
NB0305	.002(f)	.256	.798	.006	.724
NB0306	.004(f)	.646	.518	.015	.827
NB0311	.001(f)	.149	.881	.003	.767
NB0351	-.004(f)	-.714	.475	-.016	.716
NB352_D65	.003(f)	.577	.564	.013	.989
NB0353	.000(f)	-.022	.983	.000	.861
NB0354	-.003(f)	-.532	.595	-.012	.904
NB0355	.000(f)	-.010	.992	.000	.926
NB0357	.000(f)	-.001	.999	.000	.948
NB0362	-.001(f)	-.233	.816	-.005	.713
NB0364	-.003(f)	-.625	.532	-.014	.966
NB0365	.000(f)	.077	.939	.002	.985
NB0368	.008(f)	1.356	.175	.031	.827
NB0370	-.001(f)	-.216	.829	-.005	.917
NB0371	-.002(f)	-.280	.779	-.006	.568
NB0376	.001(f)	.136	.892	.003	.977
NB0378	-.003(f)	-.349	.727	-.008	.487
NB410_B61	-.007(f)	-1.300	.194	-.030	.831
NB415_B56	.000(f)	-.020	.984	.000	.372
NB417_B48	.012(f)	1.338	.181	.031	.330
ab_educ	-.003(f)	-.605	.545	-.014	.962
ab_hydro	-.007(f)	-1.327	.185	-.031	.893
SPLITLIN	.004(f)	.720	.471	.017	.773
SPL_UNCV	-.004(f)	-.767	.443	-.018	.989
zone_com	-.001(f)	-.211	.833	-.005	.931
zone_ind	-.007(f)	-1.185	.236	-.027	.820
ZONE_LIN	-.005(f)	-.831	.406	-.019	.895
IWT_2KM	-.016(f)	-1.417	.157	-.033	.218

27RR120 Excluded Variables

Model: 42

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
NB0165	-.002(pp)	-.256	.798	-.005	.521
NB0166	-.001(pp)	-.200	.842	-.004	.618
NB0169	.004(pp)	.560	.575	.011	.537
NB0170	.007(pp)	1.332	.183	.025	.853
NB0172	.000(pp)	.002	.998	.000	.701
NB0176	-.004(pp)	-.770	.442	-.015	.934
NB0177	.000(pp)	.075	.941	.001	.625
NB0179	-.003(pp)	-.533	.594	-.010	.718
NB0180	-.007(pp)	-.793	.428	-.015	.287
NB0183	-.003(pp)	-.561	.575	-.011	.720
NB0184	.007(pp)	1.374	.170	.026	.719
NB0187	-.003(pp)	-.480	.631	-.009	.433
NB0192	-.004(pp)	-.587	.557	-.011	.455
NB0198	.000(pp)	.032	.975	.001	.297
NB0199	-.003(pp)	-.722	.470	-.014	.980
NB0272	.001(pp)	.131	.895	.002	.498
NB0279	.000(pp)	-.048	.962	-.001	.390
NB0281	-.004(pp)	-.839	.402	-.016	.902
NB0284	.011(pp)	1.496	.135	.028	.394
NB0286	.002(pp)	.344	.731	.007	.607
NB0288	-.007(pp)	-1.220	.222	-.023	.648
NB0293	.001(pp)	.234	.815	.004	.923
VILL_VL	.011(pp)	.939	.348	.018	.154
ab_playg	-.004(pp)	-.844	.399	-.016	.939
ab_u_box	-.003(pp)	-.598	.550	-.011	.919
FL1_D	.000(pp)	.003	.998	.000	.851
DES_LOG_SF	.001(pp)	.303	.762	.006	.974
STOR_114	-.006(pp)	-1.205	.228	-.023	.924
SPLIT_ADJ	.002(pp)	.426	.670	.008	.791
NORTH381	.002(pp)	.344	.731	.007	.582
NB359_A49	.001(pp)	.107	.915	.002	.451
NB383_D47	.006(pp)	1.085	.278	.021	.607
FLOOD_IM	.006(pp)	1.299	.194	.025	.854
NB169_PC100	.002(pp)	.314	.754	.006	.930
NB170_PC311	.001(pp)	.180	.857	.003	.936
NB370_PC100	-.008(pp)	-1.055	.292	-.020	.373
NB372_B74	-.002(pp)	-.404	.686	-.008	.827
NB182_NOT_C80	.005(pp)	.882	.378	.017	.770
IWT_1KM	-.004(pp)	-.703	.482	-.013	.727
IWT_2KM	.006(pp)	1.142	.254	.022	.767
IWT_5KM	-.007(pp)	-1.323	.186	-.025	.712

31RR010 Excluded Variables

Model: 9

	Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
iwlt2km	.003(i)	.307	.759	.006	.843
IWT_5KM	.016(i)	1.487	.137	.028	.705