

The following table contains variable descriptions as reported in: Ihlanfeldt and Taylor, Externality Effects of Small-Scale Hazardous Waste Sites: Evidence from Urban Commercial Property Markets, forthcoming, Journal of Environmental Economics and Management.

Table A.1. Description of variables used in hedonic price analysis.

| Variable Name | Description |
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| Property Characteristics: Obtained from Property Data Systems, Inc. | |
| saleprice | Most recent sales price of the property. |
| yr5-22 | Dummy variables indicating the year in which the property sold for the years 1981 to 1998. |
| sqft (sqft2) | Square feet, in thousands of feet, of all improvements on a property (square feet squared). |
| numimp | Number of improvements on a property. |
| acre (acre2) | Acreage of the property (acreage squared). |
| age (age2) | The age of the primary improvement (age squared). |
| gradeab, gradec | Dummy variable indicating the structures on the property were scored by the tax assessors with an A or B rating, the two best possible ratings on a scale of A through E. Gradeab indicates the property received a quality scoring of C. Gradeab and gradec are compared to grades D or E, the two categories left out of the models. D and E are combined due to small numbers of observations receiving an E score. |
| concrete | Dummy variable indicating whether the exterior wall of the primary structure is concrete. |
| glass | Dummy variable indicating whether or not the exterior wall of the primary structure was glass. |
| frame | Dummy variable indicating whether or not the exterior wall of the primary structure was frame. |
| extmisc | Dummy variable indicating whether or not the exterior wall of the primary structure was combined wall types. |
| brick | Dummy variable indicating whether or not the exterior wall of the primary structure was brick (category left out of the models). |
| pkadeq | Dummy variable indicating whether or not the property has adequate parking. |
| front2 | Dummy variable indicating if the property fronts a major strip. |

| Variable Name | Description |
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| loccod2- loccod9 | Dummy variables indicating the type of location for the property. Categories are: CBD or permanent CBD (loccod2), business cluster (loccod3), major strip (loccod4), secondary strip (loccod5), neighborhood or spot (loccod6), commercial/industrial park (loccod7), industrial site (loccod8), apartment/condominium (loccod9). The category not included in the model varies across land uses. |
| ad1-ad3 | Dummy variables indicating specific land-use codes within apartments and hotels. Categories are: non-high-rise apartments (ad1), hotels/motels (ad2), nursing/boarding homes (ad3). |
| rd1, rd2 | Dummy variables indicating specific land-use codes within retail. Categories are eating and drinking establishments (rd1), and fast food (rd2). |
| od1 | Dummy variable indicating land-use is a high-rise office. |
| manuf | Dummy variable indicating industrial land use is for manufacturing. |
| d1-d4 | Dummy variables indicating specific land-use codes within industrial, other than manufacturing. Categories are: cold storage (d1), truck terminal (d1), mini warehouse (d1), prefab warehouse (d1). Category not included in the model is warehouse. |
| Location-Oriented Variables: Created with ARCVIEW Geographic Information Systems | |
| juris1-9 | Dummy variables indicating the tax jurisdiction in which the property is located. Categories are: Alpharetta (juris1), Atlanta (juris2), College Park (juris3), East Point (juris4), Fairburn (juris5), Fulton County unincorporated (juris6), Hapeville (juris7), Palmetto (juris8), Roswell (juris9). Category not included in the model varies by land-use type. Sales included in our models did not occur in every jurisdiction for each land use. |
| north | Dummy variable equal to one if the property is located north of the central-point of the central business district. |
| cbd (ncbd) | Distance to the center-point of the central business district. The center is the central public rail transit station (5-points MARTA station) in downtown Atlanta (distance to the center-point of the central business district interacted with the dummy variable 'north'). |
| marta1 | Dummy variable equal to one if a property was within one mile of a MARTA station at the time of sale. |
| exit (nexit) | Distance to the nearest highway exit (distance to the nearest highway exit interacted with the dummy variable 'north'). |
| harts (harts2) | Distance to Hartsfield International Airport (distance to the airport squared). |

| Variable Name | Description |
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| Census-tract Variables: Obtained from the Atlanta Regional Commission (ARC) and Donnelly, Inc. | |
| rmedinc [from Donnelly, Inc.] | Real median income, by year, of the census tract in which the property is located. Real median income for years 1981-1989 and 1991-1996 are estimated based on census data from 1980 and 1990. Estimates for 1997 were not available and so sales in 1997 are assigned values from 1996. |
| popden (npopden) [from ARC] | Population density (persons per acre of land), by year, of the census tract in which the property is located. Population densities in non-census years are assigned in the same manner as described for rmedinc (population density interacted with dummy variable 'north'). |
| empden (from ARC) | Employment density (workers in all sectors per acre of land), by year, of the census tract in which the property is located. Employment densities in non-census years are assigned in the same manner as described for rmedinc. |
| minority (nminority) [from ARC] | Percent non-white in the census tract in which the property is located. Racial compositions in non-census years are estimated by ARC by conducting field surveys (minority interacted with the dummy variable 'north'). |
| vacant (from ARC) | Percent of the land-area that is vacant in the census year closest to the sale date in the census tract in which the property is located. |
| Proximity to Listed Sites Variables: Created with ARCVIEW Geographic Information Systems | |
| IDL1B | Inverse of distance from property to List1 site (measured in quarter-mile increments) if sale occurred before the site was listed, otherwise 0. Measurements are not rounded. Thus, 500 meters = 1.24 quarter miles = 0.31 miles. |
| IDL1A | Inverse of distance from property to List1 site (measured in quarter-mile increments) if sale occurred after the site was listed, otherwise 0. |
| IDL2B | Inverse of distance from property to List2 site (measured in quarter-mile increments) if sale occurred before the site was listed, otherwise 0. |
| IDL2A | Inverse of distance from property to List2 site (measured in quarter-mile increments) if sale was after the site was placed on CERCLIS but before de-listing, otherwise 0. |
| IDL2D | Inverse of distance from property to List2 site (measured in quarter-mile increments) if sale was after de-listing (i.e., after site was listed as NFRAP), otherwise 0. |