

* Encoding: UTF-8.

variable labels parcel_id 'Parcel Number'.

variable labels zone 'Zoning'.

variable labels nbhd 'Neighborhood'.

variable labels parcel_acres 'Total Parcel Size'.

variable labels non_valued_acres 'Unuseable Parcel Acres'.

variable labels crop_value 'Crop Value'.

variable labels detached_value 'Detached Value'.

variable labels flood_plain 'Floodplain'.

variable labels topography 'Topography'.

variable labels street_finsh 'Street Finish'.

variable labels gas 'Natural Gas Hookup'.

variable labels curbs 'Curbing'.

variable labels side_walk 'Sidewalk'.

variable labels water_shed 'County Water Shed'.

variable labels fire_risk 'Fire Risk'.

variable labels assessed_land 'Previous Land Value'.

variable labels assessed_imp 'Previous Imp. Value'.

variable labels assessed_total 'Previous Assessed Total'.

variable labels sale_date 'Sale Date'.

variable labels sale_price 'Sale Price'.

variable labels parcel_lots 'Lots Sold'.

variable labels lot_acreage 'Acreage of Lots Sold'.

compute assessed_imp = crop_value + detached_value.

compute assessed_total = assessed_land + assessed_imp.

select if parcel_acres <=5.

select if crop_value = 0.

*Match Up Zoning.

if (zone = 'RR') zone = 'RD'.

if (zone = 'RS') zone = 'RD'.

if (zone = 'CT') zone = 'RD'.

if (zone = 'MU') zone = 'RD'.

if (zone = 'AG') zone = 'LIM'.

if (zone = 'R10/5') zone = 'LIM'.

if (zone = 'RLDP') zone = 'LIM'.

if (zone = 'BCOM') zone = 'COM'.

if (zone = 'C2') zone = 'COM'.

if (zone = 'CBD') zone = 'COM'.

if (zone = 'GC') zone = 'COM'.

if (zone = 'HB') zone = 'COM'.

if (zone = 'SCC') zone = 'COM'.

compute useable_acres = parcel_acres - non_valued_acres.

variable labels useable_acres 'Useable Parcel Size'.

compute non_lot_acres = parcel_acres - non_valued_acres - lot_acreage.

if (non_lot_acres <= .01) non_lot_acres = 0.

variable labels non_lot_acres 'Land not in Lots'.

COMPUTE SAR=assessed_total/sale_price.
variable labels SAR 'Sales Assessment Ratio'.

*compute outlier = 0.

*if (SAR > 1.75) outlier = 1.

*compute filter = 1.

*if (outlier = 1) filter = 0.

*filter by filter.

compute smonth = xdate.month(sale_date).

compute syear = 2025 - xdate.year(sale_date).

COMPUTE MONTHS=SMONTH.

variable labels Months 'Months Prior to Appraisal Date'.

if (SYEAR=2) MONTHS=SMONTH+12.

If (SYEAR=3) MONTHS=SMONTH+24.

If (SYEAR=4) MONTHS=SMONTH+36.

If (SYEAR=5) MONTHS=SMONTH+48.

If (SYEAR=6) MONTHS=SMONTH+60.

FORMATS MONTHS(F4.0).

MEANS MONTHS BY SYEAR BY SMONTH.

GRAPH/SCATTER=months WITH SAR/Title="Sales Assessment Ratio Change Over Time".

GRAPH/HISTOGRAM=SAR.

compute acre_range = 0.

if(parcel_acres> .5) acre_range = 1.

if(parcel_acres>1) acre_range = 2.

if(parcel_acres>2) acre_range = 3.

if(parcel_acres>5) acre_range = 4.

if(parcel_acres>10) acre_range = 5.

if(parcel_acres>20) acre_range = 6.

variable labels acre_range 'Acre Range'.

add value labels acre_range 0 'Up to 0.5' 1 '0.5 to 1' 2 '1 to 2' 3 '2 to 5' 4 '5 to 10' 5 '10 to 20' 6 '20 and up'.

* Ratio Statistics prior to time adjustment.

RATIO STATISTICS assessed_total WITH sale_price/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS assessed_total WITH sale_price BY acre_range (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS assessed_total WITH sale_price BY zone (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS assessed_total WITH sale_price BY nbhd (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N.

COMPUTE LN_SAR=LN(SAR).

variable labels LN_SAR 'Natural Log of SAR'.

GRAPH/SCATTER=MONTHS WITH LN_SAR.

REGRESSION

/STATISTICS COEFF OUTS R ANOVA

/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)

```
/DEPENDENT LN_SAR  
/METHOD=STEPWISE MONTHS.
```

```
COMPUTE END1=24.  
COMPUTE END2=36.  
COMPUTE END3=48.  
COMPUTE MONTHS1=MONTHS.  
IF (MONTHS>END1) MONTHS1=END1.  
COMPUTE MONTHS2=0.  
IF (MONTHS>END1) MONTHS2=MONTHS-END1.  
IF (MONTHS>END2) MONTHS2=END2-END1.  
COMPUTE MONTHS3=0.  
IF (MONTHS>END2) MONTHS3=MONTHS-END2.  
IF (MONTHS>END3) MONTHS3=END3-END2.  
COMPUTE MONTHS4=0.  
IF (MONTHS>END3) MONTHS4=MONTHS-END3.
```

```
MEANS MONTHS1 MONTHS2 MONTHS3 MONTHS4 BY MONTHS/CELLS=MEAN.
```

```
REGRESSION  
/STATISTICS COEFF OUTS R ANOVA  
/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)  
/DEPENDENT LN_SAR  
/METHOD=FORWARD MONTHS1 MONTHS2 MONTHS3 MONTHS4.
```

* Regression for time by months is not quite as good as the 3 splines. Using splines regression for time adjustment.

```
COMPUTE r1 = 0.000.  
COMPUTE r2 = 0.02147438.  
COMPUTE r3 = 0.01252438.  
COMPUTE r4 = 0.00.  
formats r1(f6.3).  
formats r2(f6.3).  
formats r3(f6.3).  
formats r4(f6.3).
```

```
COMPUTE PRICE_INDEX=(1+r1)**MONTHS1 * (1+r2)**MONTHS2*(1+r3)**MONTHS3*(1+r4)**MONTHS4.  
GRAPH/SCATTER=MONTHS WITH PRICE_INDEX.
```

```
MEANS PRICE_INDEX BY MONTHS.  
COMPUTE END_INDEX=1.000.  
COMPUTE TAF=PRICE_INDEX/END_INDEX.  
GRAPH/SCATTER=MONTHS WITH TAF.  
MEANS TAF BY MONTHS.
```

```
*TIME-ADJUSTED PRICES.  
COMPUTE TASP=sale_price*TAF.  
variable labels TASP 'Time Adjusted Sales Price'.  
DES sale_price TASP TAF.  
COMPUTE TASAR=assessed_total/TASP.  
variable labels TASAR 'Time Adjusted Sales Assessment Ratio'.
```

```
if (tasar > 1.75) outlier = 1.
```

if (outlier = 1) filter = 0.
filter by filter.

GRAPH/SCATTER=MONTHS WITH TASAR.

GRAPH/HISTOGRAM=sale_price.
GRAPH/HISTOGRAM=TASP.
GRAPH/HISTOGRAM=SAR.
GRAPH/HISTOGRAM=TASAR.

compute adj_sale_price = tasp - detached_value.
variable labels adj_sale_price 'Time Adj. Sale Price minus outbuildings'.

compute sppa = adj_sale_price/useable_acres.
GRAPH/SCATTER=useable_acres WITH sale_price.
GRAPH/SCATTER=useable_acres WITH sppa.
EXAMINE sppa.

compute LNAcres = ln(useable_acres).
compute LNspapa = ln(sppa).
graph/scatter=LNAcres with LNspapa.

compute LNsp = ln(adj_sale_price).

* Ratio Statistics after time adjustment.

RATIO STATISTICS assessed_total WITH tasp/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS assessed_total WITH tasp BY acre_range (ASCENDING)/PRINT=COD MEAN MEDIAN
WGTMEAN N.

RATIO STATISTICS assessed_total WITH tasp BY zone (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N

RATIO STATISTICS assessed_total WITH tasp BY nbhd (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N

MEANS TABLES=sppa BY zone /CELLS=MEAN MEDIAN COUNT STDDEV.

compute COMZone = 0.
if (zone = 'COM') COMZone = 1.
compute LIMZone = 0.
if (zone = 'LIM') LIMZone = 1.
compute R1Zone = 0.
if (zone = 'R1') R1Zone = 1.
compute R2Zone = 0.
if (zone = 'R2') R2Zone = 1.
compute R3Zone = 0.
if (zone = 'R3') R3Zone = 1.
compute RDZone = 0.
if (zone = 'RD') RDZone = 1.
compute RTZone = 0.
if (zone = 'RT') RTZone = 1.
compute SRZone = 0.
if (zone = 'SR') SRZone = 1.

MEANS TABLES=sppa BY nbhd /CELLS=MEAN MEDIAN COUNT STDDEV.

compute NBHD_GLR=0.
compute NBHD_GLV=0.
compute NBHD_GR=0.

compute NBHD_GV=0.
compute NBHD_HA=0.
compute NBHD_MB=0.
compute NBHD_MX=0.
compute NBHD_NA=0.
compute NBHD_OL=0.
compute NBHD_PK=0.
compute NBHD_SL=0.
compute NBHD_SLN=0.
compute NBHD_SLV=0.
compute NBHD_SS=0.
compute NBHD_SSSH=0.
compute NBHD_TC=0.
compute NBHD_TH=0.
compute NBHD_TH1=0.
compute NBHD_TP=0.
compute NBHD_UG=0.
compute NBHD_UGR=0.
compute NBHD_UGW=0.
compute NBHD_WA=0.
compute NBHD_WS=0.
compute NBHD_WV1=0.
compute NBHD_WV2=0.
compute NBHD_WVAT=0.
compute NBHD_YC1=0.
compute NBHD_YC2=0.
compute NBHD_YE1=0.
compute NBHD_YN1=0.
compute NBHD_YN2=0.
compute NBHD_YSE=0.
compute NBHD_YSW=0.
compute NBHD_ZH=0.

if (nbhd='GLR') NBHD_GLR=1.
if (nbhd='GLV') NBHD_GLV=1.
if (nbhd='GR') NBHD_GR=1.
if (nbhd='GV') NBHD_GV=1.
if (nbhd='HA') NBHD_HA=1.
if (nbhd='MB') NBHD_MB=1.
if (nbhd='MX') NBHD_MX=1.
if (nbhd='NA') NBHD_NA=1.
if (nbhd='OL') NBHD_OL=1.
if (nbhd='OL') NBHD_PK=1.
if (nbhd='SL') NBHD_SL=1.
if (nbhd='SLN') NBHD_SLN=1.
if (nbhd='SLV') NBHD_SLV=1.
if (nbhd='SS') NBHD_SS=1.
if (nbhd='SSSH') NBHD_SSSH=1.
if (nbhd='TC') NBHD_TC=1.
if (nbhd='TH') NBHD_TH=1.
if (nbhd='TH1') NBHD_TH1=1.
if (nbhd='TP') NBHD_TP=1.
if (nbhd='UG') NBHD_UG=1.

```
if (nbhd='UGR') NBHD_UGR=1.
if (nbhd='UGW') NBHD_UGW=1.
if (nbhd='WA') NBHD_WA=1.
if (nbhd='WS') NBHD_WS=1.
if (nbhd='WV1') NBHD_WV1=1.
if (nbhd='WV2') NBHD_WV2=1.
if (nbhd='WVAT') NBHD_WVAT=1.
if (nbhd='YC1') NBHD_YC1=1.
if (nbhd='YC2') NBHD_YC2=1.
if (nbhd='YE1') NBHD_YE1=1.
if (nbhd='YN1') NBHD_YN1=1.
if (nbhd='YN2') NBHD_YN2=1.
if (nbhd='YSE') NBHD_YSE=1.
if (nbhd='YSW') NBHD_YSW=1.
if (nbhd='ZH') NBHD_ZH=1.
```

```
MEANS TABLES=sppa BY flood_plain /CELLS=MEAN MEDIAN COUNT STDDEV.
compute flood_plain_factor = 0.
if (flood_plain = 'F') flood_plain_factor =1.
compute flood_plain_y = 0.
if (flood_plain = 'Y') flood_plain_y = 1.
```

```
MEANS TABLES=sppa BY topography /CELLS=MEAN MEDIAN COUNT STDDEV.
compute topography_p = 0.
if (topography = 'P') topography_p = 1.
compute topography_r = 0.
if (topography = 'R') topography_r = 1.
compute topography_s = 0.
if (topography = 'S') topography_s = 1.
```

```
MEANS TABLES=sppa BY gas /CELLS=MEAN MEDIAN COUNT STDDEV.
compute gas_factor = 1.
if(gas = 'N') gas_factor = 0.
```

```
MEANS TABLES=sppa BY street_finsh /CELLS=MEAN MEDIAN COUNT STDDEV.
compute street_finish_d = 0.
if (street_finsh = 'D') street_finish_d = 1.
compute street_finish_g = 0.
if (street_finsh = 'G') street_finish_g = 1.
compute street_finish_n = 0.
if (street_finsh = 'N') street_finish_n = 1.
```

```
MEANS TABLES=sppa BY traffic /CELLS=MEAN MEDIAN COUNT STDDEV.
compute traffic_h = 0.
if (traffic = 'H') traffic_h = 1.
compute traffic_m = 0.
if (traffic = 'M') traffic_m = 1.
compute traffic_n = 0.
if (traffic = 'N') traffic_n = 1.
compute traffic_l = 0.
if (traffic = 'L') traffic_l = 1.
```

```
MEANS TABLES=sppa BY curbs /CELLS=MEAN MEDIAN COUNT STDDEV.
```

```
compute curb_factor = 1.  
if (curbs = 'N') curb_factor = 0.
```

```
MEANS TABLES=sppa BY side_walk /CELLS=MEAN MEDIAN COUNT STDDEV.  
compute side_walk_factor = 1.  
if (side_walk = 'N') side_walk_factor = 0.
```

```
MEANS TABLES=sppa BY fire_risk /CELLS=MEAN MEDIAN COUNT STDDEV.  
*data seems contradictory. Extreme Fire Risk increases sales prices.  
compute extreme_fire_risk = 0.  
if (fire_risk = 'Extreme') extreme_fire_risk = 1.  
compute high_fire_risk = 0.  
if (fire_risk = 'High') high_fire_risk = 1.
```

```
MEANS TABLES=sppa BY unbuildable /CELLS=MEAN MEDIAN COUNT STDDEV.  
MEANS TABLES=sppa BY water_available /CELLS=MEAN MEDIAN COUNT STDDEV.  
MEANS TABLES=sppa BY sewer_available /CELLS=MEAN MEDIAN COUNT STDDEV.
```

*Full Value Model Test 1 - Backward.

REGRESSION

```
/MISSING LISTWISE  
/STATISTICS COEFF OUTS R ANOVA  
/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)  
/NOORIGIN  
/DEPENDENT adj_sale_price  
/METHOD=backward  
  curb_factor flood_plain_factor flood_plain_y gas_factor street_finish_d street_finish_g street_finish_n side_walk  
_factor  
  topography_p topography_r topography_s traffic_h traffic_m traffic_n traffic_l unbuildable water_available sewer_  
available  
  LNAcres parcel_lots non_lot_acres extreme_fire_risk high_fire_risk  
  LIMZone COMZone R1Zone R2Zone R3Zone RDZone RTZone SRZone  
  NBHD_GLR NBHD_GLV NBHD_GR NBHD_GV NBHD_HA NBHD_MB NBHD_MX NBHD_NA NBHD_OL NBHD_P  
K NBHD_SL  
  NBHD_SLN NBHD_SLV NBHD_SS NBHD_SSSH NBHD_TC NBHD_TH NBHD_TH1 NBHD_TP NBHD_UG NBH  
D_UGR NBHD_WA  
  NBHD_WV1 NBHD_WV2 NBHD_WVAT NBHD_YC1 NBHD_YE1 NBHD_YN1 NBHD_YN2 NBHD_YSE NBHD_Y  
W  
  NBHD_ZH.
```

*Full Value Model Test 1 - Stepwise.

REGRESSION

```
/MISSING LISTWISE  
/STATISTICS COEFF OUTS R ANOVA  
/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)  
/NOORIGIN  
/DEPENDENT adj_sale_price  
/METHOD=stepwise  
  curb_factor flood_plain_factor flood_plain_y gas_factor street_finish_d street_finish_g street_finish_n side_walk  
_factor  
  topography_p topography_r topography_s traffic_h traffic_m traffic_n traffic_l unbuildable water_available sewer_  
available  
  LNAcres parcel_lots non_lot_acres extreme_fire_risk high_fire_risk
```

```

LIMZone COMZone R1Zone R2Zone R3Zone RDZone RTZone SRZone
NBHD_GLR NBHD_GLV NBHD_GR NBHD_GV NBHD_HA NBHD_MB NBHD_MX NBHD_NA NBHD_OL NBHD_P
K NBHD_SL
NBHD_SLN NBHD_SLV NBHD_SS NBHD_SSSH NBHD_TC NBHD_TH NBHD_TH1 NBHD_TP NBHD_UG NBH
D_UGR NBHD_WA
NBHD_WV1 NBHD_WV2 NBHD_WVAT NBHD_YC1 NBHD_YE1 NBHD_YN1 NBHD_YN2 NBHD_YSE NBHD_YS
W
NBHD_ZH.

```

*Test Model 2 - backward.

REGRESSION

/MISSING LISTWISE

/STATISTICS COEFF OUTS R ANOVA

/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)

/NOORIGIN

/DEPENDENT LNspga

/METHOD=backward

curb_factor flood_plain_factor flood_plain_y gas_factor street_finish_d street_finish_g street_finish_n side_walk_factor

topography_p topography_r topography_s traffic_h traffic_m traffic_n traffic_l unbuildable water_available sewer_available

LN Acres parcel_lots non_lot_acres extreme_fire_risk high_fire_risk

LIMZone COMZone R1Zone R2Zone R3Zone RDZone RTZone SRZone

```

NBHD_GLR NBHD_GLV NBHD_GR NBHD_GV NBHD_HA NBHD_MB NBHD_MX NBHD_NA NBHD_OL NBHD_P
K NBHD_SL

```

```

NBHD_SLN NBHD_SLV NBHD_SS NBHD_SSSH NBHD_TC NBHD_TH NBHD_TH1 NBHD_TP NBHD_UG NBH
D_UGR NBHD_WA

```

```

NBHD_WV1 NBHD_WV2 NBHD_WVAT NBHD_YC1 NBHD_YE1 NBHD_YN1 NBHD_YN2 NBHD_YSE NBHD_YS
W

```

NBHD_ZH.

*Test Model 2 - stepwise.

REGRESSION

/MISSING LISTWISE

/STATISTICS COEFF OUTS R ANOVA

/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)

/NOORIGIN

/DEPENDENT LNspga

/METHOD=stepwise

curb_factor flood_plain_factor flood_plain_y gas_factor street_finish_d street_finish_g street_finish_n side_walk_factor

topography_p topography_r topography_s traffic_h traffic_m traffic_n traffic_l unbuildable water_available sewer_available

LN Acres parcel_lots non_lot_acres extreme_fire_risk high_fire_risk

LIMZone COMZone R1Zone R2Zone R3Zone RDZone RTZone SRZone

```

NBHD_GLR NBHD_GLV NBHD_GR NBHD_GV NBHD_HA NBHD_MB NBHD_MX NBHD_NA NBHD_OL NBHD_P
K NBHD_SL

```

```

NBHD_SLN NBHD_SLV NBHD_SS NBHD_SSSH NBHD_TC NBHD_TH NBHD_TH1 NBHD_TP NBHD_UG NBH
D_UGR NBHD_WA

```

```

NBHD_WV1 NBHD_WV2 NBHD_WVAT NBHD_YC1 NBHD_YE1 NBHD_YN1 NBHD_YN2 NBHD_YSE NBHD_YS
W

```

NBHD_ZH.

*Final Model Natural Log.

REGRESSION

/MISSING LISTWISE

/STATISTICS COEFF OUTS R ANOVA

/CRITERIA=PIN(.05) POUT(.10) TOLERANCE(.0001)

/NOORIGIN

/DEPENDENT LNspapa

/METHOD=ENTER LNAcres parcel_lots COMZone LIMZone flood_plain_factor

sewer_available street_finish_g street_finish_n topography_p topography_s traffic_m unbuildable

NBHD_GLR NBHD_GLV NBHD_SL NBHD_SLN NBHD_SLV NBHD_SS NBHD_SSSH NBHD_TH NBHD_TH1

NBHD_UG NBHD_WV1 NBHD_WV2 NBHD_WVAT NBHD_YC1 NBHD_YN1 NBHD_YN2 NBHD_YSE NBHD_YSW

NBHD_ZH

/SAVE PRED (LAND_Pred).

compute Pred_Value = (exp(LAND_Pred) * useable_acres) + detached_value.

compute Pred_Ratio = Pred_Value / tasp.

GRAPH/HISTOGRAM=Pred_Ratio.

compute outlier = 0.

compute filter = 1.

if (nbhd = 'YC2') outlier = 1.

if (nbhd = 'UGW') outlier = 1.

if (nbhd = 'WS') outlier = 1.

if (Pred_Ratio > 1.75) outlier = 1.

if (Pred_Ratio < 0.25) outlier = 1.

if (outlier = 1) filter = 0.

filter by filter.

RATIO STATISTICS Pred_Value WITH tasp/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS Pred_Value WITH tasp by zone/PRINT=COD MEAN MEDIAN WGTMEAN N.

* Market Adjustments.

if (zone='COM') Pred_Value = Pred_Value * 1.007.

if (zone='LIM') Pred_Value = Pred_Value * 0.971.

if (zone='R1') Pred_Value = Pred_Value * 0.997.

if (zone='R2') Pred_Value = Pred_Value * 1.013.

if (zone='R3') Pred_Value = Pred_Value * 1.093.

if (zone='RD') Pred_Value = Pred_Value * 1.152.

if (zone='RT') Pred_Value = Pred_Value * 1.029.

if (zone='SR') Pred_Value = Pred_Value * 1.037.

RATIO STATISTICS Pred_Value WITH tasp by zone/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS Pred_Value WITH tasp by acre_range/PRINT=COD MEAN MEDIAN WGTMEAN N.

if (acre_range=0) Pred_Value = Pred_Value * 0.994.

if (acre_range=1) Pred_Value = Pred_Value * 1.063.

if (acre_range=2) Pred_Value = Pred_Value * 0.994.

if (acre_range=3) Pred_Value = Pred_Value * 0.994.

RATIO STATISTICS Pred_Value WITH tasp by acre_range/PRINT=COD MEAN MEDIAN WGTMEAN N.

RATIO STATISTICS Pred_Value WITH tasp BY nbhd (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N.

if (nbhd='GLR') Pred_Value = Pred_Value * 0.924.

```

if (nbhd='GLV') Pred_Value = Pred_Value * 0.984.
if (nbhd='GR') Pred_Value = Pred_Value * 1.103.
if (nbhd='GV') Pred_Value = Pred_Value * 0.979.
if (nbhd='HA') Pred_Value = Pred_Value * 1.277.
if (nbhd='MB') Pred_Value = Pred_Value * 0.796.
if (nbhd='MX') Pred_Value = Pred_Value * 1.041.
if (nbhd='NA') Pred_Value = Pred_Value * 1.206.
if (nbhd='OL') Pred_Value = Pred_Value * 0.764.
if (nbhd='SL') Pred_Value = Pred_Value * 1.009.
if (nbhd='SLN') Pred_Value = Pred_Value * 1.017.
if (nbhd='SLV') Pred_Value = Pred_Value * 1.029.
if (nbhd='SS') Pred_Value = Pred_Value * 0.989.
if (nbhd='SSSH') Pred_Value = Pred_Value * 1.016.
if (nbhd='TC') Pred_Value = Pred_Value * 1.029.
if (nbhd='TH') Pred_Value = Pred_Value * 0.996.
if (nbhd='TH1') Pred_Value = Pred_Value * 1.018.
if (nbhd='TP') Pred_Value = Pred_Value * 1.131.
if (nbhd='UG') Pred_Value = Pred_Value * 1.049.
if (nbhd='UGR') Pred_Value = Pred_Value * 1.692.
if (nbhd='WA') Pred_Value = Pred_Value * 1.026.
if (nbhd='WV1') Pred_Value = Pred_Value * 0.998.
if (nbhd='WV2') Pred_Value = Pred_Value * 0.975.
if (nbhd='WVAT') Pred_Value = Pred_Value * 0.992.
if (nbhd='YC1') Pred_Value = Pred_Value * 0.994.
if (nbhd='YE1') Pred_Value = Pred_Value * 1.115.
if (nbhd='YN1') Pred_Value = Pred_Value * 0.988.
if (nbhd='YN2') Pred_Value = Pred_Value * 0.934.
if (nbhd='YSE') Pred_Value = Pred_Value * 1.088.
if (nbhd='YSW') Pred_Value = Pred_Value * 0.936.
if (nbhd='ZH') Pred_Value = Pred_Value * 0.891.
RATIO STATISTICS Pred_Value WITH tasp BY nbhd (ASCENDING)/PRINT=COD MEAN MEDIAN WGTMEAN N.

```

```

compute Pred_Ratio = Pred_Value / tasp.
GRAPH/HISTOGRAM=Pred_Ratio.

```