

鑑定データによる推計 (彦根市)

データセット:08年地価公示+地価調査、被説明変数:REP、サンプル数37

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------|-------------------------|-----------|------------|-----------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項 | -10475.150 | -0.329 | 40135.240 | 2.461 ** | -32684.400 | -0.405 | 7.865 | 4.842 *** | 9.342 | 20.271 *** | |
| 量的変数 | AC | -37.267 | -2.747 ** | -42.036 | -4.389 *** | -10602.770 | -2.666 ** | -0.298 | -3.981 *** | -0.001 | -5.676 *** |
| | DS | -5.622 | -4.340 *** | -4.555 | -7.019 *** | -6005.126 | -3.395 *** | -0.136 | -3.554 *** | 0.000 | -6.805 *** |
| | BC | 172.034 | 0.726 | | | | | | | | |
| | FR | -172.405 | -3.498 *** | -167.771 | -6.360 *** | -15964.440 | -3.494 *** | -0.209 | -2.014 * | -0.003 | -5.236 *** |
| | WIDTH | 1533.139 | 2.093 * | 1880.210 | 3.590 *** | | | | | 0.040 | 3.235 *** |
| | DIST | 1463.255 | 3.187 *** | 867.175 | 3.363 *** | 66192.470 | 3.557 *** | 1.638 | 4.064 *** | 0.037 | 4.954 *** |
| ダミー変数 | GAF | -6051.979 | -1.641 | -9560.441 | -4.844 *** | -11783.990 | -4.436 *** | -0.240 | -4.163 *** | -0.168 | -3.519 *** |
| | SEF | 1623.772 | 0.533 | | | | | | | | |
| | CHOKU | -7887.949 | -1.934 * | -7026.770 | -2.608 ** | -10736.490 | -3.064 *** | -0.462 | -5.846 *** | -0.361 | -6.972 *** |
| | BIWAKO | 20384.140 | 2.765 ** | 15397.300 | 4.748 *** | 12667.230 | 2.683 ** | 0.431 | 4.402 *** | 0.485 | 5.812 *** |
| | RAPID | -3252.183 | -1.063 | | | | | | | -0.119 | -2.308 ** |
| | SHAPE | -7084.812 | -1.668 | | | | | | | -0.115 | -1.927 * |
| | N | 10226.620 | 2.655 ** | 10266.95 | 3.134 *** | 11756.71 | 2.585 ** | | | 0.208 | 3.180 *** |
| | N_E | 3097.809 | 1.243 | | | 4917.145 | 1.875 * | | | | |
| | S_E | 8807.787 | 2.934 ** | 6526.347 | 2.985 *** | 9997.978 | 2.865 *** | | | | |
| | S | 4476.499 | 0.813 | | | | | | | | |
| | S_W | 6000.834 | 2.017 * | | | 8116.450 | 2.771 ** | | | | |
| | W | -226.498 | -0.060 | | | | | | | | |
| | ROAD_CITY | 6515.855 | 1.701 | | | | | | | 0.093 | 2.183 ** |
| | ROAD_PREF | 2585.964 | 0.515 | | | | | | | | |
| | CHOSA_DAM | -864.998 | -0.419 | -2003.592 | -1.277 | -1184.736 | -0.5731 | -0.055636 | -1.2272 | -0.079 | -2.567 ** |
| | Adjusted R ² | 0.949 | | 0.947 | | 0.911 | | 0.921 | | 0.969 | |
| 対数尤度 | -329.614 | | -341.320 | | -349.923 | | 31.467 | | 51.611 | | |
| AIC | 19.590 | | 19.629 | | 20.162 | | -1.248 | | -2.089 | | |
| SBIC | 20.601 | | 20.157 | | 20.734 | | -0.852 | | -1.474 | | |

データセット:07年地価公示+地価調査、被説明変数:REP、サンプル数37

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------|-------------------------|-----------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項 | -8792.217 | -0.307 | 23789.740 | 1.595 | -15278.580 | -0.197 | 8.906 | 5.800 *** | 9.300 | 20.804 *** | |
| 量的変数 | AC | -36.069 | -2.918 ** | -40.454 | -4.387 *** | -10443.420 | -2.901 *** | -0.260 | -3.633 *** | -0.001 | -5.785 *** |
| | DS | -5.432 | -4.514 *** | -3.758 | -6.251 *** | -6769.685 | -4.038 *** | -0.107 | -3.223 *** | 0.000 | -6.785 *** |
| | BC | 159.467 | 0.727 | | | | | | | | |
| | FR | -167.641 | -5.595 *** | -148.853 | -6.447 *** | -17191.730 | -3.810 *** | -0.261 | -2.914 *** | -0.002 | -5.045 *** |
| | WIDTH | 1537.375 | 2.293 ** | 1848.163 | 3.522 *** | 8575.464 | 2.465 ** | 0.127 | 1.835 * | 0.039 | 3.232 *** |
| | DIST | 1438.779 | 3.387 *** | 1033.915 | 4.511 *** | 62325.950 | 3.438 *** | 1.327 | 3.688 *** | 0.037 | 5.176 *** |
| ダミー変数 | GAF | -6519.053 | -1.911 * | -10110.040 | -5.706 *** | -11973.630 | -4.824 *** | -0.274 | -5.563 *** | -0.170 | -3.666 *** |
| | SEF | 2028.411 | 0.733 | | | | | | | | |
| | CHOKU | -8392.260 | -2.253 ** | -7636.705 | -3.210 *** | -10401.980 | -3.102 *** | -0.456 | -6.852 *** | -0.375 | -7.460 *** |
| | BIWAKO | 19330.320 | 2.829 ** | 11101.23 | 3.609 *** | 12924.95 | 2.584 ** | 0.258 | 2.604 ** | 0.477 | 5.888 *** |
| | RAPID | -3220.256 | -1.138 | | | | | | | -0.123 | -2.473 ** |
| | SHAPE | -6436.785 | -1.639 | | | | | | | -0.112 | -1.935 * |
| | N | 10101.380 | 2.902 ** | 12103.660 | 4.099 *** | 7205.113 | 1.723 * | 0.186 | 2.240 ** | 0.210 | 3.307 *** |
| | N_E | 3120.443 | 1.349 | 3706.819 | 2.054 * | | | | | | |
| | S_E | 8297.553 | 2.991 *** | 8831.097 | 3.848 *** | | | | | | |
| | S | 3766.853 | 0.742 | | | -7173.826 | -1.795 * | -0.169 | -2.124 ** | | |
| | S_W | 5719.562 | 2.110 * | 4849.441 | 2.218 ** | | | | | | |
| | W | -260.961 | -0.075 | | | | | | | | |
| | ROAD_CITY | 6199.457 | 1.768 * | 4343.471 | 2.199 ** | | | | | 0.082 | 1.972 * |
| | ROAD_PREF | 3115.065 | 0.670 | | | | | | | | |
| | CHOSA_DAM | -539.651 | -0.307 | -1982.091 | -1.447 | -1526.428 | -0.765 | -0.080 | -2.007 * | -0.076 | -2.544 ** |
| | Adjusted R ² | 0.955 | | 0.960 | | 0.914 | | 0.945 | | 0.970 | |
| 対数尤度 | -328.340 | | -333.237 | | -349.682 | | 40.107 | | 52.706 | | |
| AIC | 19.463 | | 19.347 | | 20.093 | | -1.562 | | -2.150 | | |
| SBIC | 20.431 | | 20.006 | | 20.621 | | -1.034 | | -1.534 | | |

(注1) ***は1%、**は5%、*は10%水準で有意であることを示す。

(注2) セミログa型は量的な説明変数のみ対数化し、セミログb型は被説明変数のみ対数化している。

(注3) Adjusted R²は自由度修正済み決定係数、AIC、SBICはそれぞれ赤池、シュワルツの情報基準量を表す。

データセット:06年地価公示+地価調査、被説明変数:REP、サンプル数38

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------------------------|-----------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項) | 10888.370 | 0.382 | 16216.390 | 1.154 | 22724.280 | 0.357 | 8.233 | 5.445 *** | 9.968 | 30.377 *** | |
| 量的変数 | AC | -30.088 | -2.437 ** | -36.516 | -4.243 *** | -6550.674 | -2.107 ** | -0.187 | -3.053 *** | -0.001 | -5.696 *** |
| | DS | -3.708 | -3.626 *** | -3.359 | -6.126 *** | -3911.231 | -2.952 *** | -0.096 | -2.960 *** | 0.000 | -5.588 *** |
| | BC | 43.595 | 0.195 | | | | | | | | |
| | FR | -140.512 | -4.616 *** | -129.408 | -5.876 *** | -15138.170 | -3.401 *** | -0.214 | -2.419 ** | -0.002 | -4.024 *** |
| | WIDTH | 2039.910 | 3.491 *** | 2156.054 | 5.261 *** | 10730.080 | 3.518 *** | 0.182 | 2.999 *** | 0.044 | 4.722 *** |
| | DIST | 1110.742 | 2.635 ** | 1056.621 | 4.779 *** | 41789.660 | 2.906 *** | 1.300 | 3.604 *** | 0.024 | 4.508 *** |
| ダミー変数 | GAF | -10433.140 | -3.395 *** | -10703.970 | -6.423 *** | -15424.360 | -7.074 *** | -0.297 | -6.304 *** | -0.241 | -6.253 *** |
| | SEF | 1527.555 | 0.538 | | | | | | | | |
| | CHOKU | -9147.643 | -2.350 ** | -8819.458 | -3.851 *** | -12269.310 | -3.696 *** | -0.490 | -7.481 *** | -0.405 | -7.398 *** |
| | BIWAKO | 10706.510 | 1.753 * | 10280.910 | 3.454 *** | | | 0.231 | 2.331 ** | 0.304 | 4.612 *** |
| | RAPID | -439.537 | -0.164 | | | | | | | | |
| | SHAPE | -2123.945 | -0.583 | | | | | | | | |
| | N | 10585.470 | 2.922 *** | 11907.730 | 4.157 *** | 8243.632 | 2.060 ** | 0.163 | 1.991 * | 0.202 | 3.090 *** |
| | N_E | 3150.794 | 1.305 | 3661.396 | 2.096 ** | | | | | | |
| | S_E | 7988.773 | 2.760 ** | 7958.195 | 3.587 *** | | | | | | |
| | S | -1428.482 | -0.297 | | | -14198.170 | -4.049 *** | -0.187 | -2.370 ** | | |
| | S_W | 5454.806 | 1.944 * | 4755.493 | 2.356 ** | | | | | | |
| | W | -1605.791 | -0.444 | | | -7812.261 | -1.920 * | | | | |
| | ROAD_CITY | 6497.931 | 1.777 * | 5029.021 | 2.723 ** | | | | | 0.103 | 2.340 ** |
| | ROAD_PREF | 2044.814 | 0.423 | | | | | | | | |
| | CHOSA_DAM | -1804.380 | -1.052 | -2325.880 | -1.793 * | -1470.158 | -0.776 | -0.069 | -1.830 * | -0.090 | -2.922 *** |
| Adjusted R ² | 0.948 | | 0.960 | | 0.909 | | 0.942 | | 0.962 | | |
| 対数尤度 | -349.875 | | -351.447 | | -369.602 | | 41.730 | | 49.939 | | |
| AIC | 19.572 | | 19.287 | | 20.084 | | -1.565 | | -1.997 | | |
| SBIC | 20.520 | | 19.933 | | 20.601 | | -1.048 | | -1.480 | | |

データセット:05年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------------------------|-----------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項) | 9966.759 | 0.322 | 10746.740 | 0.691 | -52667.450 | -0.974 | 8.184 | 5.423 *** | 10.036 | 28.502 *** | |
| 量的変数 | AC | -24.871 | -2.074 * | -31.916 | -3.513 *** | -2357.912 | -1.996 * | -0.174 | -2.930 *** | -0.001 | -4.510 *** |
| | DS | -2.586 | -2.804 ** | -2.875 | -4.938 *** | | | -0.090 | -2.889 *** | 0.000 | -5.386 *** |
| | BC | 49.454 | 0.203 | | | | | | | | |
| | FR | -121.219 | -3.779 *** | -111.679 | -4.613 *** | -13849.140 | -3.392 *** | -0.194 | -2.191 ** | -0.002 | -3.069 *** |
| | WIDTH | 2190.399 | 3.711 *** | 2064.822 | 4.737 *** | 8696.356 | 3.052 *** | 0.154 | 2.621 ** | 0.033 | 3.521 *** |
| | DIST | 1109.136 | 2.411 ** | 1114.243 | 4.528 *** | 48183.490 | 3.610 *** | 1.276 | 3.528 *** | 0.022 | 3.844 *** |
| ダミー変数 | GAF | -13024.700 | -4.113 *** | -11706.380 | -6.406 *** | -17353.680 | -9.538 *** | -0.298 | -6.398 *** | -0.251 | -6.137 *** |
| | SEF | 1130.296 | 0.512 | | | | | | | | |
| | CHOKU | -11794.850 | -2.828 ** | -10769.740 | -4.471 *** | -15068.030 | -5.490 *** | -0.483 | -7.833 *** | -0.459 | -8.378 *** |
| | BIWAKO | 7462.183 | 1.170 | 10103.760 | 3.059 *** | | | 0.227 | 2.299 ** | 0.356 | 5.020 *** |
| | RAPID | -719.971 | -0.247 | | | | | | | | |
| | SHAPE | 113.872 | 0.031 | | | | | | | | |
| | N | 11152.810 | 2.979 *** | 11670.820 | 3.661 *** | 8076.483 | 2.227 ** | 0.147 | 1.808 * | 0.177 | 2.493 ** |
| | N_E | 2991.315 | 1.176 | 4272.866 | 2.241 ** | | | | | | |
| | S_E | 8516.862 | 2.825 ** | 8743.984 | 3.563 *** | 7055.965 | 2.661 ** | | | | |
| | S | -5049.373 | -0.989 | | | -14576.100 | -4.626 *** | -0.203 | -2.581 ** | | |
| | S_W | 4552.104 | 1.788 * | 4667.488 | 2.161 ** | 4545.232 | 2.431 ** | | | | |
| | W | -2536.600 | -0.646 | | | -7119.895 | -1.905 * | | | 0.125 | 1.807 * |
| | ROAD_CITY | 4867.776 | 1.243 | 4345.277 | 2.114 ** | | | | | | |
| | ROAD_PREF | 875.032 | 0.167 | | | | | | | | |
| | CHOSA_DAM | -2712.663 | -1.607 | -2787.272 | -2.053 * | -1475.814 | -0.876 | -0.060 | -1.674 | -0.064 | -1.982 * |
| Adjusted R ² | 0.947 | | 0.958 | | 0.935 | | 0.950 | | 0.961 | | |
| 対数尤度 | -373.165 | | -374.967 | | -385.441 | | 43.346 | | 48.386 | | |
| AIC | 19.758 | | 19.498 | | 19.922 | | -1.567 | | -1.819 | | |
| SBIC | 20.687 | | 20.132 | | 20.471 | | -1.061 | | -1.313 | | |

データセット:04年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------------------------|-----------|------------|------------|------------|-------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項) | 14053.260 | 0.456 | 10915.200 | 0.707 | 202972.700 | 5.937 *** | 8.019 | 5.406 *** | 10.079 | 31.656 *** | |
| 量的変数 | AC | -26.052 | -2.180 ** | -32.266 | -3.575 *** | -9361.415 | -3.268 *** | -0.173 | -2.967 *** | -0.001 | -4.514 *** |
| | DS | -2.613 | -2.842 ** | -2.879 | -4.978 *** | -3339.308 | -2.740 ** | -0.089 | -2.888 *** | 0.000 | -5.810 *** |
| | BC | 33.064 | 0.136 | | | | | | | | |
| | FR | -118.365 | -3.702 *** | -109.5851 | -4.5571 *** | -14916.620 | -3.350 *** | -0.181 | -2.083 ** | -0.002 | -3.586 *** |
| | WIDTH | 2231.699 | 3.793 *** | 2148.181 | 4.961 *** | 7148.663 | 2.389 ** | 0.149 | 2.570 ** | 0.037 | 4.244 *** |
| | DIST | 1083.987 | 2.364 ** | 1145.012 | 4.684 *** | | | 1.306 | 3.674 *** | 0.021 | 4.064 *** |
| ダミー変数 | GAF | -13447.940 | -4.261 *** | -12318.000 | -6.786 *** | -13084.760 | -6.380 *** | -0.296 | -6.482 *** | -0.246 | -6.635 *** |
| | SEF | 1592.353 | 0.723 | | | | | | | 0.071 | 2.001 * |
| | CHOKU | -12790.150 | -3.076 *** | -11943.000 | -4.992 *** | -15395.030 | -5.200 *** | -0.507 | -8.352 *** | -0.490 | -9.877 *** |
| | BIWAKO | 8265.845 | 1.300 | 10936.820 | 3.334 *** | | | 0.245 | 2.521 ** | 0.378 | 5.697 *** |
| | RAPID | -81.641 | -0.028 | | | 6082.251 | 2.851 *** | | | | |
| | SHAPE | 128.104 | 0.035 | | | | | | | | |
| | N | 10789.370 | 2.892 *** | 11467.600 | 3.622 *** | 7434.622 | 1.839 * | 0.142 | 1.772 * | 0.166 | 2.545 ** |
| | N_E | 2712.138 | 1.069 | 3685.683 | 1.946 * | | | | | | |
| | S_E | 8349.468 | 2.778 ** | 8271.875 | 3.394 *** | 5824.437 | 2.133 ** | | | 0.078 | 1.782 * |
| | S | -4562.708 | -0.896 | | | -9352.776 | -2.914 *** | -0.177 | -2.293 ** | | |
| | S_W | 4110.107 | 1.620 | 4071.782 | 1.898 * | | | | | | |
| | W | -2384.644 | -0.609 | | | | | | | 0.134 | 2.142 ** |
| | ROAD_CITY | 4515.182 | 1.157 | 4194.223 | 2.055 * | | | | | | |
| | ROAD_PREF | 360.584 | 0.069 | | | | | | | | |
| | CHOSA_DAM | -3335.618 | -1.982 * | -3285.877 | -2.437 ** | -1665.253 | -0.962 | -0.067 | -1.890 * | -0.077 | -2.634 ** |
| Adjusted R ² | 0.951 | | 0.962 | | 0.928 | | 0.953 | | 0.969 | | |
| 対数尤度 | -373.032 | | -374.696 | | -399.136 | | 44.035 | | 53.944 | | |
| AIC | 19.752 | | 19.485 | | 20.055 | | -1.602 | | -1.997 | | |
| SBIC | 20.680 | | 20.118 | | 20.557 | | -1.095 | | -1.406 | | |

データセット:03年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------------------------|-----------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項) | 45652.050 | 1.346 | 40454.950 | 2.366 ** | -711.865 | -0.010 | 10.608 | 7.544 *** | 10.386 | 29.380 *** | |
| 量的変数 | AC | -33.726 | -2.390 ** | -38.087 | -3.646 *** | -7814.942 | -2.315 ** | -0.204 | -3.075 *** | -0.001 | -5.850 *** |
| | DS | -2.181 | -1.970 * | -2.155 | -3.637 *** | -3333.921 | -2.723 ** | -0.057 | -2.245 ** | 0.000 | -4.938 *** |
| | BC | 59.354 | 0.199 | | | | | | | | |
| | FR | -141.720 | -3.164 *** | -129.029 | -3.807 *** | -13634.510 | -2.574 ** | -0.205 | -1.780 * | -0.002 | -3.005 *** |
| | WIDTH | 2384.832 | 3.313 *** | 2320.947 | 4.446 *** | 9455.292 | 2.914 *** | 0.149 | 2.182 ** | 0.047 | 4.578 *** |
| | DIST | 673.936 | 1.348 | 857.555 | 3.234 *** | 47672.840 | 3.145 *** | 0.736 | 2.374 ** | 0.017 | 3.053 *** |
| ダミー変数 | GAF | -15296.440 | -3.931 *** | -14260.630 | -7.532 *** | -15494.630 | -7.128 *** | -0.316 | -6.853 *** | -0.207 | -4.836 *** |
| | SEF | 3289.422 | 1.258 | | | | | | | 0.095 | 2.344 ** |
| | CHOKU | -14478.690 | -2.845 ** | -14031.100 | -4.753 *** | -17076.090 | -5.218 *** | -0.561 | -8.059 *** | -0.484 | -8.160 *** |
| | BIWAKO | 111.054 | 0.017 | | | | | | | 0.247 | 3.655 *** |
| | RAPID | 2198.718 | 0.641 | | | | | | | | |
| | SHAPE | 2391.075 | 0.543 | | | | | | | | |
| | N | 13301.600 | 2.928 *** | 14954.720 | 3.937 *** | 13220.990 | 2.966 *** | 0.186 | 2.025 * | 0.220 | 2.873 *** |
| | N_E | 4779.495 | 1.601 | 5838.673 | 2.526 ** | 5539.425 | 2.121 ** | | | 0.085 | 2.339 ** |
| | S_E | 11332.920 | 3.144 *** | 11415.560 | 4.113 *** | 9766.106 | 2.933 *** | | | 0.117 | 2.389 ** |
| | S | -7637.211 | -1.262 | -6275.522 | -1.847 * | -9845.516 | -2.537 ** | -0.270 | -3.411 *** | | |
| | S_W | 5341.992 | 1.722 | 5548.506 | 2.201 ** | 5814.009 | 2.049 * | | | | |
| | W | -2238.262 | -0.467 | | | | | | | 0.142 | 1.929 * |
| | ROAD_CITY | 6414.536 | 1.308 | 5352.948 | 2.107 ** | | | | | 0.103 | 2.056 * |
| | ROAD_PREF | 1470.128 | 0.223 | | | | | | | | |
| | CHOSA_DAM | -2924.272 | -1.415 | -2230.400 | -1.397 | -1252.464 | -0.684 | -0.032 | -0.824 | -0.075 | -2.245 ** |
| Adjusted R ² | 0.937 | | 0.949 | | 0.930 | | 0.936 | | 0.961 | | |
| 対数尤度 | -381.103 | | -393.237 | | -400.465 | | 37.196 | | 51.108 | | |
| AIC | 20.155 | | 19.914 | | 20.218 | | -1.278 | | -1.713 | | |
| SBIC | 21.084 | | 20.541 | | 20.803 | | -0.818 | | -1.044 | | |

データセット:02年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 数項) | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | |
|-------------------------|------------|------------|------------|------------|------------|------------|--------|------------|--------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 |
| 量的変数 | 43980.820 | 1.112 | 106153.400 | 10.625 *** | 255046.600 | 5.748 *** | 10.699 | 7.208 *** | 10.559 | 28.958 *** |
| AC | -50.395 | -2.775 ** | -47.635 | -3.823 *** | -12709.180 | -3.445 *** | -0.240 | -3.323 *** | -0.001 | -6.991 *** |
| DS | -2.789 | -2.166 ** | -2.694 | -3.561 *** | -4237.862 | -2.979 *** | -0.066 | -2.453 ** | 0.000 | -4.539 *** |
| BC | 138.626 | 0.400 | | | | | | | | |
| FR | -174.280 | -3.342 *** | -161.301 | -3.729 *** | -18877.630 | -3.069 *** | -0.228 | -1.875 * | -0.002 | -3.123 *** |
| WIDTH | 2885.122 | 3.392 *** | 2726.912 | 4.337 *** | 9128.569 | 2.402 ** | 0.166 | 2.250 ** | 0.047 | 4.452 *** |
| DIST | 865.098 | 1.486 | | | | | 0.826 | 2.519 ** | 0.019 | 3.167 *** |
| ダミー変数 | | | | | | | | | | |
| GAF | -16150.270 | -3.561 *** | -16553.730 | -6.863 *** | -15768.860 | -6.077 *** | -0.332 | -6.807 *** | -0.212 | -4.784 *** |
| SEF | 1335.125 | 0.407 | | | | | | | | |
| CHOKU | -15628.140 | -2.641 ** | -17346.810 | -4.849 *** | -18381.100 | -4.971 *** | -0.582 | -7.906 *** | -0.497 | -8.075 *** |
| BIWAKO | 1593.277 | 0.213 | | | | | | | 0.188 | 2.876 *** |
| RAPID | 1477.336 | 0.370 | | | 7861.632 | 2.913 *** | | | | |
| SHAPE | 2360.514 | 0.459 | | | | | | | | |
| N | 17097.430 | 3.197 *** | 17688.310 | 3.817 *** | 11271.500 | 2.214 ** | 0.215 | 2.201 ** | 0.288 | 3.664 *** |
| N_E | 4501.753 | 1.277 | | | | | | | 0.085 | 2.258 ** |
| S_E | 13057.400 | 3.065 *** | 10613.360 | 3.526 *** | 9694.380 | 2.956 *** | | | 0.130 | 2.578 ** |
| S | -5765.773 | -0.811 | -8381.113 | -2.122 ** | -9465.692 | -2.293 ** | -0.263 | -3.119 *** | | |
| S_W | 4451.450 | 1.188 | | | | | | | | |
| W | -2001.243 | -0.357 | | | | | | | 0.159 | 2.082 ** |
| ROAD_CITY | 7755.226 | 1.359 | | | | | | | 0.106 | 2.044 * |
| ROAD_PREF | 2504.323 | 0.326 | | | | | | | | |
| CHOSA_DAM | -3990.417 | -1.639 | -2812.359 | -1.362 | -3159.764 | -1.453 | -0.046 | -1.094 | -0.088 | -2.526 ** |
| Adjusted R ² | 0.929 | | 0.928 | | 0.921 | | 0.929 | | 0.959 | |
| 対数尤度 | -376.835 | | -396.892 | | -398.141 | | 34.320 | | 47.913 | |
| AIC | 20.453 | | 20.395 | | 20.507 | | -1.166 | | -1.646 | |
| SBIC | 21.391 | | 20.859 | | 21.014 | | -0.702 | | -1.012 | |

データセット:01年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 数項) | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | |
|-------------------------|------------|------------|------------|------------|------------|------------|--------|------------|--------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 |
| 量的変数 | 42939.080 | 0.930 | 49529.760 | 2.147 ** | 15494.660 | 0.165 | 9.959 | 6.766 *** | 10.665 | 27.665 *** |
| AC | -56.042 | -2.645 ** | -62.130 | -4.356 *** | -10718.940 | -2.348 ** | -0.232 | -2.968 *** | -0.001 | -6.915 *** |
| DS | -3.105 | -2.067 * | -2.949 | -3.692 *** | -4646.991 | -2.864 *** | | | 0.000 | -4.415 *** |
| BC | 204.343 | 0.505 | | | | | | | | |
| FR | -201.301 | -3.308 *** | -165.564 | -3.707 *** | -19429.110 | -2.772 ** | | | -0.002 | -3.150 *** |
| WIDTH | 3215.788 | 3.240 *** | 2999.782 | 4.162 *** | 12170.390 | 2.756 ** | 0.149 | 1.900 * | 0.049 | 4.390 *** |
| DIST | 966.746 | 1.423 | 1013.974 | 2.841 *** | 59296.550 | 2.957 *** | 0.599 | 1.728 * | 0.018 | 2.962 *** |
| ダミー変数 | | | | | | | | | | |
| GAF | -17911.440 | -3.385 *** | -17248.660 | -6.754 *** | -19300.850 | -6.712 *** | -0.339 | -6.286 *** | -0.221 | -4.717 *** |
| SEF | 1075.203 | 0.281 | | | | | | | | |
| CHOKU | -17268.950 | -2.501 ** | -15641.000 | -3.944 *** | -19858.640 | -4.574 *** | -0.684 | -9.554 *** | -0.511 | -7.857 *** |
| BIWAKO | 1479.230 | 0.170 | | | | | | | 0.190 | 2.744 ** |
| RAPID | 870.797 | 0.187 | | | | | | | | |
| SHAPE | 2147.573 | 0.358 | | | | | | | | |
| N | 18290.740 | 2.931 *** | 20923.670 | 4.191 *** | 16830.150 | 2.854 *** | 0.207 | 1.942 * | 0.283 | 3.403 *** |
| N_E | 4932.534 | 1.199 | 8346.696 | 2.824 *** | 6584.711 | 1.850 * | | | 0.085 | 2.121 ** |
| S_E | 16033.560 | 3.226 *** | 19062.020 | 5.164 *** | 16020.040 | 3.616 *** | 0.142 | 2.112 ** | 0.155 | 2.895 *** |
| S | -5555.229 | -0.670 | | | -11440.440 | -2.229 ** | -0.208 | -2.377 ** | | |
| S_W | 5531.370 | 1.265 | 8190.068 | 2.455 ** | 7627.742 | 2.001 * | | | | |
| W | -2765.564 | -0.423 | | | | | | | 0.156 | 1.934 * |
| ROAD_CITY | 10404.910 | 1.562 | 8460.352 | 2.523 ** | | | | | 0.116 | 2.115 ** |
| ROAD_PREF | 4544.334 | 0.507 | | | | | | | | |
| CHOSA_DAM | -4454.689 | -1.568 | -4068.168 | -1.841 * | -2422.115 | -0.981 | -0.060 | -1.324 | -0.094 | -2.549 ** |
| Adjusted R ² | 0.921 | | 0.938 | | 0.918 | | 0.922 | | 0.957 | |
| 対数尤度 | -382.851 | | -396.031 | | -401.606 | | 30.149 | | 45.687 | |
| AIC | 20.762 | | 20.502 | | 20.780 | | -1.007 | | -1.534 | |
| SBIC | 21.700 | | 21.093 | | 21.371 | | -0.585 | | -0.901 | |

データセット:00年地価公示+地価調査、被説明変数:REP、サンプル数40

| 因変数 数項) | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | |
|-------------------------|------------|------------|------------|------------|------------|------------|--------|------------|--------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 |
| 量的変数 | 43317.180 | 0.881 | 50989.710 | 2.066 ** | -22678.150 | -0.231 | 11.242 | 7.237 *** | 10.728 | 27.214 *** |
| AC | -58.565 | -2.596 ** | -63.707 | -4.176 *** | -12030.760 | -2.565 ** | -0.256 | -3.384 *** | -0.001 | -6.818 *** |
| DS | -3.135 | -1.960 * | -3.024 | -3.540 *** | -4845.834 | -2.927 *** | -0.059 | -2.003 * | 0.000 | -4.296 *** |
| BC | 225.630 | 0.524 | | | | | | | | |
| FR | -212.798 | -3.284 *** | -175.401 | -3.671 *** | -21892.770 | -3.049 *** | -0.257 | -2.021 * | -0.002 | -3.173 *** |
| WIDTH | 3326.613 | 3.147 *** | 3043.881 | 3.948 *** | 14227.570 | 3.074 *** | 0.179 | 2.318 ** | 0.049 | 4.282 *** |
| DIST | 1015.927 | 1.404 | 1067.216 | 2.795 *** | 72464.050 | 3.398 *** | 0.754 | 2.190 ** | 0.018 | 2.860 *** |
| ダミー変数 | | | | | | | | | | |
| GAF | -19293.190 | -3.423 *** | -18460.320 | -6.758 *** | -20150.480 | -6.848 *** | -0.338 | -6.508 *** | -0.229 | -4.774 *** |
| SEF | 800.499 | 0.196 | | | | | | | | |
| CHOKU | -18320.580 | -2.491 ** | -16580.270 | -3.908 *** | -19543.330 | -4.358 *** | -0.617 | -7.991 *** | -0.526 | -7.903 *** |
| BIWAKO | 1215.687 | 0.131 | | | | | | | 0.191 | 2.695 ** |
| RAPID | 655.885 | 0.132 | | | | | | | | |
| SHAPE | 2424.680 | 0.380 | | | | | | | | |
| N | 19430.550 | 2.924 *** | 21658.560 | 4.056 *** | 17767.420 | 2.954 *** | 0.227 | 2.208 ** | 0.281 | 3.306 *** |
| N_E | 5356.989 | 1.223 | 8881.239 | 2.809 *** | 8069.423 | 2.199 ** | | | 0.083 | 2.026 * |
| S_E | 17681.720 | 3.340 *** | 21310.390 | 5.397 *** | 18563.690 | 4.103 *** | 0.125 | 1.840 * | 0.166 | 3.041 *** |
| S | -5200.819 | -0.589 | | | -9646.983 | -1.809 * | -0.254 | -2.886 *** | | |
| S_W | 6395.561 | 1.373 | 9191.559 | 2.576 ** | 10170.710 | 2.548 ** | | | | |
| W | -2851.902 | -0.409 | | | | | | | 0.157 | 1.901 * |
| ROAD_CITY | 11594.260 | 1.635 | 9097.740 | 2.537 ** | 6983.157 | 1.762 * | | | 0.120 | 2.129 ** |
| ROAD_PREF | 5280.300 | 0.553 | | | | | | | | |
| CHOSA_DAM | -4516.483 | -1.493 | -4052.395 | -1.714 * | -2955.324 | -1.161 | -0.060 | -1.343 | -0.093 | -2.478 ** |
| Adjusted R ² | 0.919 | | 0.936 | | 0.924 | | 0.931 | | 0.957 | |
| 対数尤度 | -385.305 | | -398.724 | | -401.610 | | 33.211 | | 44.794 | |
| AIC | 20.887 | | 20.636 | | 20.831 | | -1.061 | | -1.490 | |
| SBIC | 21.826 | | 21.227 | | 21.464 | | -0.554 | | -0.856 | |

データセット:99年地価公示+地価調査、被説明変数:REP、サンプル数39

| 因変数 数項) | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | |
|-------------------------|------------|------------|------------|------------|------------|------------|--------|------------|--------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 |
| 量的変数 | 129774.500 | 0.770 | 158559.800 | 5.382 *** | 36351.350 | 0.348 | 0.594 | 0.139 | 13.933 | 30.609 *** |
| AC | -62.923 | -2.611 ** | -56.472 | -3.427 *** | -11845.080 | -2.371 ** | -0.266 | -3.273 *** | -0.001 | -4.932 *** |
| DS | -3.554 | -1.921 * | -3.964 | -4.683 *** | -5418.446 | -3.061 *** | -0.110 | -2.573 ** | 0.000 | -4.826 *** |
| BC | -1223.409 | -0.410 | -1551.364 | -4.330 *** | | | 2.147 | 1.939 * | -0.048 | -8.521 *** |
| FR | -216.706 | -2.694 ** | -194.537 | -3.632 *** | -25344.130 | -3.309 *** | -0.353 | -2.320 ** | -0.002 | -2.463 ** |
| WIDTH | 3522.202 | 3.033 *** | 2992.819 | 3.719 *** | 12952.870 | 2.692 ** | 0.260 | 3.004 *** | 0.045 | 3.719 *** |
| DIST | 1222.768 | 1.428 | 1106.751 | 2.755 *** | 65699.170 | 2.955 *** | 1.322 | 2.875 *** | 0.017 | 2.889 *** |
| ダミー変数 | | | | | | | | | | |
| GAF | -21890.920 | -3.159 *** | -20751.100 | -7.082 *** | -21424.040 | -6.791 *** | -0.256 | -4.119 *** | -0.344 | -7.339 *** |
| SEF | -134.371 | -0.030 | | | | | 0.116 | 1.843 * | | |
| CHOKU | -958.353 | -0.026 | | | -20960.040 | -4.430 *** | -0.987 | -4.580 *** | | |
| BIWAKO | -982.152 | -0.093 | | | | | 0.315 | 3.120 *** | | |
| RAPID | 875.819 | 0.162 | | | | | | | | |
| SHAPE | 4742.619 | 0.602 | | | | | | | | |
| N | 22216.930 | 2.846 ** | 22201.190 | 3.815 *** | 18640.670 | 2.901 *** | | | 0.292 | 3.190 *** |
| N_E | 6479.232 | 1.380 | 6934.138 | 1.859 * | 6987.787 | 1.742 * | | | 0.129 | 2.052 * |
| S_E | 18789.960 | 3.337 *** | 19388.910 | 4.257 *** | 19145.920 | 3.963 *** | | | -0.324 | -3.999 *** |
| S | -11839.920 | -0.735 | -12188.530 | -2.322 ** | -11811.630 | -2.111 ** | | | | |
| S_W | 7079.568 | 1.432 | 7357.590 | 1.876 * | 9290.704 | 2.229 ** | | | | |
| W | -4150.442 | -0.499 | | | | | | | | |
| ROAD_CITY | 7343.925 | 0.770 | | | | | 0.156 | 2.106 ** | | |
| ROAD_PREF | 1492.519 | 0.134 | | | | | | | | |
| CHOSA_DAM | -5006.175 | -1.473 | -3823.209 | -1.498 | -1667.645 | -0.613 | -0.051 | -1.063 | -0.090 | -2.216 ** |
| Adjusted R ² | 0.918 | | 0.933 | | 0.922 | | 0.928 | | 0.949 | |
| 対数尤度 | -377.025 | | -380.852 | | -394.645 | | 31.029 | | 36.543 | |
| AIC | 21.001 | | 20.782 | | 20.956 | | -0.949 | | -1.292 | |
| SBIC | 21.949 | | 21.385 | | 21.553 | | -0.389 | | -0.775 | |

データセット:98年地価公示+地価調査、被説明変数:REP、サンプル数39

| 説明変数 | 線形 全変数使用 | | 線形(逐次除外法) | | セミログa型 | | フルログ型 | | セミログb型 | | |
|-------------------------|------------|------------|------------|------------|------------|------------|------------|-----------|------------|------------|------------|
| | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | 係数 | t値 | |
| 数項) | 163331.500 | 0.925 | 164532.100 | 5.324 *** | 158210.000 | 1.517 | 7.784 | 4.475 *** | 14.043 | 30.553 *** | |
| 量的変数 | AC | -68.252 | -2.703 ** | -58.250 | -3.369 *** | -15945.590 | -3.187 *** | -0.296 | -3.756 *** | -0.001 | -4.929 *** |
| | DS | -3.825 | -1.973 * | -3.999 | -4.503 *** | -5782.325 | -2.978 *** | -0.102 | -3.018 *** | 0.000 | -4.677 *** |
| | BC | -1808.238 | -0.578 | -1585.403 | -4.218 *** | | | | | -0.049 | -8.559 *** |
| | FR | -223.303 | -2.649 ** | -207.936 | -3.701 *** | -29289.810 | -3.499 *** | | | -0.002 | -2.559 ** |
| | WIDTH | 3712.859 | 3.051 *** | 3088.454 | 3.658 *** | 14196.920 | 3.255 *** | 0.189 | 2.529 ** | 0.046 | 3.748 *** |
| | DIST | 1342.215 | 1.495 | 1110.585 | 2.635 ** | 47711.760 | 2.081 ** | 1.368 | 3.090 *** | 0.016 | 2.758 ** |
| ダミー変数 | GAF | -23209.800 | -3.196 *** | -21816.040 | -7.098 *** | -22652.490 | -6.582 *** | -0.285 | -4.403 *** | -0.353 | -7.445 *** |
| | SEF | -1135.874 | -0.239 | | | | | | | | |
| | CHOKU | 6170.554 | 0.160 | | | -20918.050 | -4.133 *** | -0.663 | -8.081 *** | | |
| | BIWAKO | -1132.939 | -0.102 | | | | | 0.278 | 2.867 *** | | |
| | RAPID | 432.552 | 0.076 | | | | | | | | |
| | SHAPE | 5319.056 | 0.644 | | | | | | | | |
| | N | 24831.780 | 3.036 *** | 23877.350 | 3.911 *** | 15824.480 | 2.342 ** | | | 0.303 | 3.286 *** |
| | N_E | 7478.622 | 1.520 | 7652.549 | 1.956 * | | | | | 0.127 | 2.003 * |
| | S_E | 18977.760 | 3.217 *** | 19927.480 | 4.171 *** | 12829.510 | 2.885 *** | | | -0.319 | -3.908 *** |
| | S | -13148.310 | -0.779 | -12039.810 | -2.186 ** | -15739.040 | -2.695 ** | | | | |
| | S_W | 7347.416 | 1.419 | 7866.325 | 1.912 * | | | | | | |
| | W | -4278.285 | -0.491 | | | | | | | | |
| | ROAD_CITY | 6809.797 | 0.681 | | | | | | | | |
| | ROAD_PREF | 947.793 | 0.081 | | | | | | | | |
| | CHOSA_DAM | -5009.330 | -1.406 | -3578.227 | -1.336 | -802.641 | -0.280 | -0.027 | -0.554 | -0.087 | -2.119 ** |
| Adjusted R ² | 0.916 | | 0.931 | | 0.908 | | 0.919 | | 0.949 | | |
| 対数尤度 | -378.804 | | -382.669 | | -410.647 | | 26.757 | | 36.173 | | |
| AIC | 21.095 | | 20.877 | | 21.132 | | -0.888 | | -1.272 | | |
| SBIC | 22.043 | | 21.481 | | 21.639 | | -0.508 | | -0.755 | | |