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Title: The Influence of Wetland Type and Wetland Proximity on Residential Property Values

Authors: Cheryl R. Doss and Steven J. Taff

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Abstract:

This paper attempts to answer two questions:

- Do people in urban areas prefer to live closer to or farther from wetlands?
- Are these preferences dependent on the type of wetland?

Since this study is measuring the private valuation of wetlands by people living near them, the hedonic pricing method is applied to determine how residential housing prices will respond to the proximity of four different wetland types that constitute 7.6% of the land area in Ramsey County, Minnesota. These types support different wildlife and have visually different appearances and include forested, scrub-shrub, open water, and emergent vegetation.

The study estimates that a lake view is worth \$46,000, which is similar to the findings of [Lansford and Jones](#). Proximity to lakes is also valued slightly higher than the proximity to the most preferred wetland type, scrub-shrub wetlands. Open-water wetlands were also found to have a positive effect on property values while forested wetlands had a negative effect. Overall, emergent vegetation had little effect as people preferred to live a certain distance from them before they had a positive effect. Living 10 meters closer to a forested wetland cost property value \$145 while values are estimated to rise by \$136 per 10 meters for emergent-vegetation wetlands, \$99 per 10 meters for open-water wetlands, and \$145 per 10 meters for scrub-shrub wetlands. Thus, decreasing the distance from any wetland type by 200 meters creates a price range of -\$960 (for forested) to \$2,900 (for scrub-shrub).