

A Appendix

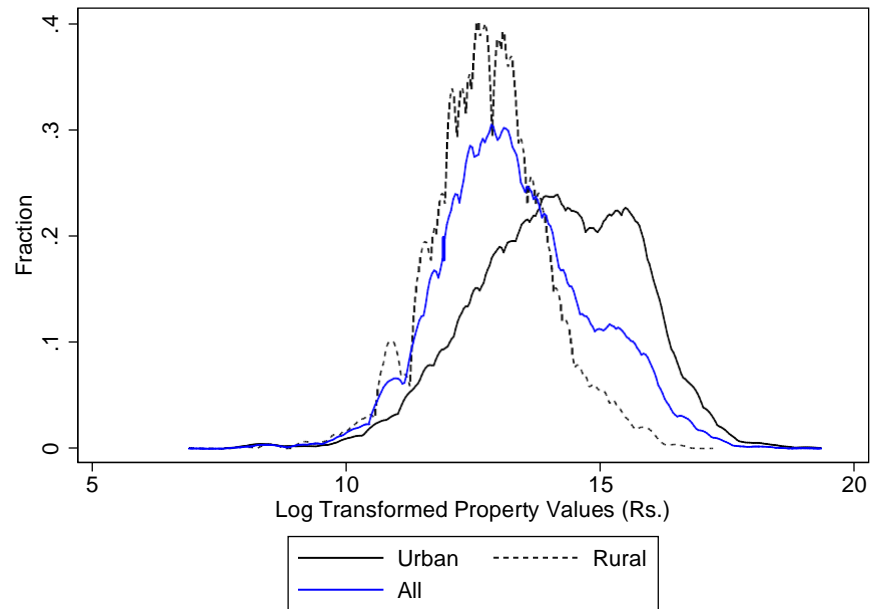


Figure A1: Density plot of log transformed property values (Rs.).

Notes: The figure shows the kernel density plot of residential property values assessed by (i) all households in the sample, (ii) households residing in urban areas, and (iii) households residing in rural areas. The sample includes households interviewed from January 2014 to July 2015.

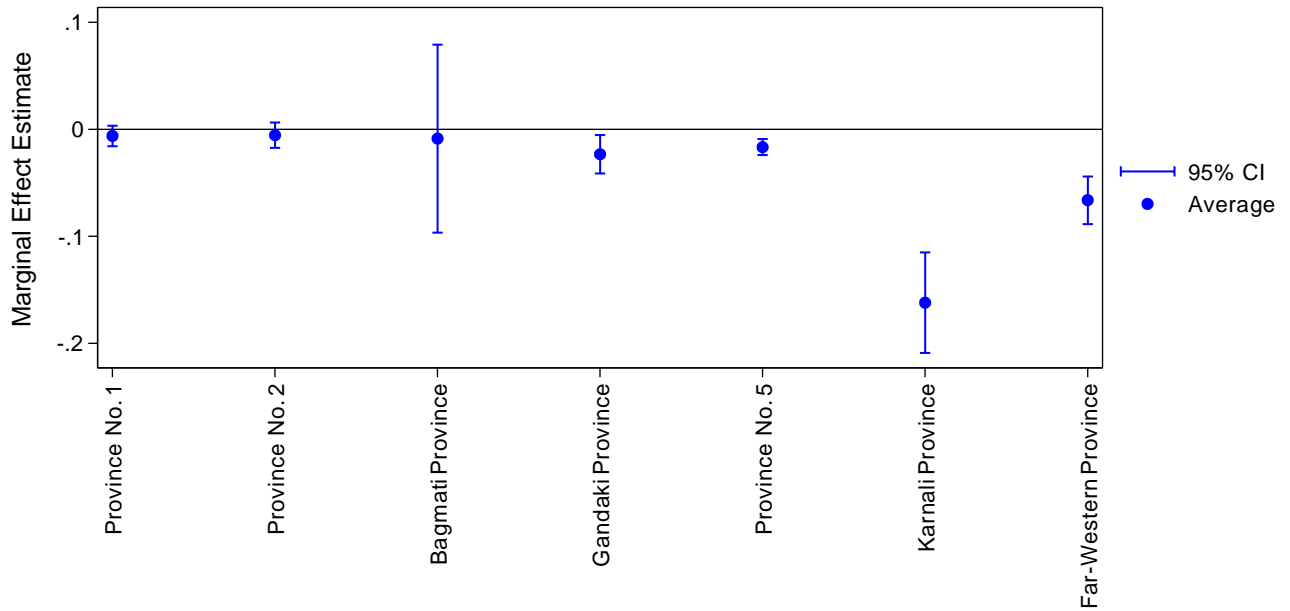


Figure A2: Impact of forest fires on property values across provinces

Notes: The figure plots the point estimate and 95 percent confidence interval of the coefficient on *Fire radiative power in the last month* from a regression in which the dependent variable is the log property value assessed in the current month. Each regression specification estimates equation (1) for each province of Nepal to generate the point estimate in this figure.

Table A1: Impact of forest fires on property values (excluding potential outliers)

	Dependent variable: Log Property Value in the Current Month (Rs.)			
	(1)	(2)	(3)	(4)
Forest fire detected in the last month	-0.0695* (0.0402)	-0.0441 (0.0428)	-0.1021** (0.0431)	-0.0568 (0.0395)
Fire radiative power in the last month	-0.0118*** (0.0020)	-0.0073*** (0.0019)	-0.0046** (0.0020)	-0.0056*** (0.0018)
Number of forest fires in the last 12 months			-0.0447*** (0.0046)	-0.0363*** (0.0042)
Fire radiative power in the last 12 months			-0.0076 (0.0062)	-0.0045 (0.0057)
<i>N</i>	29,293	29,293	29,293	29,293
Adjusted R^2	0.0762	0.2871	0.2896	0.4045
Monthly Time Trend	Yes	Yes	Yes	Yes
Month-by-Ecological Zone Fixed Effects	Yes	No	No	No
District Fixed Effects	No	Yes	Yes	Yes
Month-by-Year Fixed Effects	No	Yes	Yes	Yes
Controls	No	No	No	Yes

Notes: Each column reports results from a separate regression estimating equation (1). The sample excludes property values that do not fall between 2.5th and 97.5th percentile distribution of property values in the original data. Fire radiative power is a measure of the rate of radiant heat output associated with forest fire events. *** indicates significance at the 1% level, ** indicates significance at the 5% level and * indicates significance at the 10% level.

Table A2: Impact of forest fires on property values (using alternate proxies for forest fire intensity)

Panel A:				
Dependent variable: Log Property Value in the Current Month (Rs.)				
	(1)	(2)	(3)	(4)
Forest fire detected in the last month	-0.0298 (0.0417)	-0.0458 (0.0444)	-0.1012** (0.0447)	-0.0927** (0.0412)
Median fire radiative power in the last month	-0.0140*** (0.0020)	-0.0062*** (0.0020)	-0.0039* (0.0020)	-0.0024 (0.0018)
Number of forest fires in the last 12 months			-0.0539*** (0.0051)	-0.0456*** (0.0047)
Fire radiative power in the last 12 months			-0.0023 (0.0069)	-0.0003 (0.0064)
<i>N</i>	30864	30864	30864	30864
Adjusted <i>R</i> ²	0.0696	0.3120	0.3145	0.4192
Monthly Time Trend	Yes	Yes	Yes	Yes
Month-by-Ecological Zone Fixed Effects	Yes	No	No	No
District Fixed Effects	No	Yes	Yes	Yes
Month-by-Year Fixed Effects	No	Yes	Yes	Yes
Controls	No	No	No	Yes
Panel B:				
Dependent variable: Log Property Value in the Current Month (Rs.)				
	(1)	(2)	(3)	(4)
Forest fire detected in the last month	-0.0571 (0.0458)	-0.0023 (0.0476)	-0.0692 (0.0480)	-0.0264 (0.0442)
Normalized fire radiative power in the last month	-0.0908*** (0.0171)	-0.0649*** (0.0166)	-0.0433** (0.0168)	-0.0470*** (0.0155)
Number of forest fires in the last 12 months			-0.0535*** (0.0051)	-0.0448*** (0.0047)
Fire radiative power in the last 12 months			-0.0014 (0.0069)	0.0013 (0.0064)
<i>N</i>	30864	30864	30864	30864
Adjusted <i>R</i> ²	0.0690	0.3121	0.3146	0.4193
Monthly Time Trend	Yes	Yes	Yes	Yes
Month-by-Ecological Zone Fixed Effects	Yes	No	No	No
District Fixed Effects	No	Yes	Yes	Yes
Month-by-Year Fixed Effects	No	Yes	Yes	Yes
Controls	No	No	No	Yes

Notes: Each column reports results from a separate regression estimating equation (1). Median fire radiative power refers to median forest fire intensity using all values of fire radiative power from all possible fire incident locations within a district for a given month of a certain year. Normalized fire radiative power refers to the difference in fire radiative power and average fire radiative power divided by the standard deviation of fire radiative power⁴ in a given district. *** indicates significance at the 1% level, ** indicates significance at the 5% level and * indicates significance at the 10% level.

Table A3: Impact of forest fires on property values across different provinces

	Dependent variable: Log Property Value in the Current Month (Rs.)						
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Fire radiative power in the last month	-0.0063 (0.0049)	-0.0056 (0.0061)	-0.0088 (0.0448)	-0.0235** (0.0092)	-0.0167*** (0.0038)	-0.1622*** (0.0240)	-0.0664*** (0.0113)
Forest fire detected in the last month	0.0815 (0.1018)	0.5510*** (0.1966)	-0.8284* (0.4774)	0.9127*** (0.1608)	0.0452 (0.1119)	2.1837*** (0.3515)	0.9475*** (0.1911)
Firewood for fuel	-0.5279*** (0.0415)	-0.8897*** (0.0587)	-0.5407*** (0.0366)	-1.0144*** (0.0570)	-0.5792*** (0.0461)	-0.6890*** (0.0506)	-0.5293*** (0.0383)
Household size	0.0511*** (0.0060)	0.0853*** (0.0071)	0.0288*** (0.0059)	-0.0093 (0.0079)	0.0663*** (0.0069)	0.0706*** (0.0067)	0.0329*** (0.0083)
Urban	0.7112*** (0.0440)	0.5501*** (0.0651)	0.8875*** (0.0366)	0.6586*** (0.0531)	0.0081 (0.0483)	0.8357*** (0.0423)	1.4085*** (0.0396)
<i>N</i>	4130	2980	5474	3505	4179	4472	6124
<i>R</i> ²	0.4342	0.4486	0.4277	0.4520	0.3115	0.6530	0.3028
Monthly Time Trend	Yes	Yes	Yes	Yes	Yes	Yes	Yes
District Fixed Effects	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Month-by-Year Fixed Effects	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Notes: Each regression specification includes monthly time trend, district fixed effects and month-by-year fixed effects across seven provinces. (1) includes Province no. 1, (2) includes Province no. 2, (3) includes Bagmati Province, (4) includes Gandaki Province, (5) includes Province no. 5, (6) includes Karnali Province and (7) includes Far-Western Province. Fire radiative power is a measure of the rate of radiant heat output associated with forest fire events. *** indicates significance at the 1% level, ** indicates significance at the 5% level and * indicates significance at the 10% level.

Table A4: Impact of forest fires on property values across different socioeconomic groups

	Dependent variable: Log Property Value in the Current Month (Rs.)			
	(1)	(2)	(3)	(4)
Forest fire detected in the last month	-0.2553** (0.1046)	-0.0328 (0.0512)	-0.0016 (0.0576)	-0.0282 (0.0790)
Fire radiative power in the last month	-0.0031 (0.0062)	-0.0017 (0.0022)	-0.0066*** (0.0024)	-0.0082** (0.0039)
Forest fires in the last 12 months	-0.0869*** (0.0092)	-0.0417*** (0.0057)	-0.0011 (0.0063)	-0.1029*** (0.0080)
<i>N</i>	12046	18818	18123	12741
<i>R</i> ²	0.3975	0.2156	0.1494	0.3927
Monthly Time Trend	Yes	Yes	Yes	Yes
District Fixed Effects	Yes	Yes	Yes	Yes
Month-by-Year Fixed Effects	Yes	Yes	Yes	Yes

Notes: Each regression specification includes monthly time trend, district fixed effects and month-by-year fixed effects. Fire radiative power is a measure of the rate of radiant heat output associated with forest fire events. *** indicates significance at the 1% level, ** indicates significance at the 5% level and * indicates significance at the 10% level.