

VITA

**CAROLYN A. DEHRING**

Assistant Professor of Real Estate

DATE JOINED FACULTY: August 2003

HOME CONTACT: 1100 Spring Valley Way  
Bishop, GA 30621  
(706) 769-2101

OFFICE CONTACT: Department of Insurance, Legal Studies and Real Estate  
Terry College of Business  
University of Georgia  
206 Brooks Hall  
Athens, GA 30602-6255  
(706) 542-3809  
[cdehring@terry.uga.edu](mailto:cdehring@terry.uga.edu)

PERSONAL: Birthdate: 1968  
Married, two children

EDUCATION:

Ph.D., Finance, University of Illinois at Urbana-Champaign, 2001.

Dissertation: Three Essays in Real Estate:

The Effect of Group Homes on Neighborhood Property Values

A Model of Tax Free Exchange of Farmland

Recreation Demand and Residential Location

Dissertation Advisor: Peter F. Colwell

M.A. in Economics, University of Wisconsin-Milwaukee, 1996.

M.B.A, University of Wisconsin-Milwaukee, 1994.

B.S. in Accounting, Valparaiso University, 1990.

## ACADEMIC POSITIONS:

Department of Insurance, Legal Studies and Real Estate, University of Georgia 2003-

Department of Finance and Real Estate, University of Texas at Arlington, 2001-03.

Department of Finance, University of Illinois, 2000-01.

Office of Real Estate Research, University of Illinois, 1995-2000.

Department of Economics, University of Wisconsin-Milwaukee, 1994-95.

Department of Finance, University of Wisconsin-Milwaukee, 1994.

## PUBLICATIONS:

### Articles in Refereed Journals

“A Direct Test of the Homevoter Hypothesis,” (with Craig Depken and Mike Ward). *The Journal of Urban Economics*, forthcoming.

“The Impact of Stadium Announcements on Residential Property Values: Evidence from a Natural Experiment in Dallas-Fort Worth,” (with Craig Depken and Mike Ward). *Contemporary Economic Policy*, forthcoming.

“Partial Interests in Recreational Property.” (with Peter Colwell and Geoffrey Turnbull). *The Journal of Real Estate Finance and Economics*, forthcoming.

“Residential Land Use Controls and Land Values: Zoning and Covenant Interactions,” (with Melissa Lind). *Land Economics*, forthcoming.

“Housing Density and the Effect of Proximity to Public Open Space,” (with Neil Dunse). *Real Estate Economics*, v.34, n. 4 (Winter 2006): 553-66.

“Building Codes and Land Values in High Hazard Areas.” *Land Economics*, v.82, n.4 (November 2006):513-28.

“The Pricing of Lake Lots,” (with Peter F. Colwell) *The Journal of Real Estate Finance and Economics*, v.30, n.3 (2005): 267-83.

“Recreation Demand and Residential Location,” (with Peter F. Colwell and Geoffrey K. Turnbull). *The Journal of Urban Economics*, v.51, n.3 (May 2002): 418-28.

“A Model of Tax Free Exchange of Farmland,” (with Peter F. Colwell). *The Journal of Real Estate Finance and Economics*, v.23, n.1 (July 2001): 95-112.

“The Effect of Group Homes on Neighborhood Property Values,” (with Peter F. Colwell and Nicholas A. Lash). *Land Economics*, v.76, n.4 (November 2000): 615-37.

#### Papers Currently Under Review or Revision

“Do Coastal Building Codes Mitigate Hurricane Damage to Residential Property,” (with Martin Halek).

“Watershed Development Restrictions and Land Prices: Empirical Evidence from Buncombe County North Carolina,” (with John Chamblee and Craig Depken).

#### Working Papers

“The Benefits of Proximity to Open Space in Aberdeen, Scotland,” (with Neil Dunse and Harris Hollans).

“Sealed-bid Auctions and Fixed Price Sales: Seller Choice in Scottish Housing Markets,” (with Neil Dunse and Henry Munneke).

#### Articles in Non-Refereed Journals

“The Value of Building Codes.” *Regulation*, Summer 2006, 10-13.

“Income Taxes On Real Estate: A Graphical Exposition”, (with Peter F. Colwell), Illinois Real Estate Letter, Winter/Spring 2000, 14 (1), 8-11.

“Vacancy Management V: Is Potential Gross Income Overstated,” (with Peter F. Colwell), Illinois Real Estate Letter, Spring 1999, 13 (2), 12-13.

“The Value of Zoning,” (with Peter F. Colwell), Illinois Real Estate Letter, Spring 1999, 13 (2), 1-3.

“Impact Fees for Financing Schools,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 12, No. 3, Summer 1998.

“The Economics of Open Space,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 11, No. 4, Fall 1997, 10-13.

“Points as the Price of Prepayment Option,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 11, No. 3, Summer 1997.

“Market Analysis: Illinois Housing Prices,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 11, No. 2, Spring 1997.

“Mortgage Mechanics II: The Graduated Payment Loan,” (with Peter F. Colwell), Illinois Real

Estate Letter, Vol. 11, No. 1, Winter 1997.

“Mortgage Mechanics, Part I: The Fixed Rate Mortgage Loan,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 10, No. 2, Summer/Fall 1996.

“Problems with Section 8 Rental Assistance: A Response,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 10, No. 1, Winter/Spring 1996.

“Problems with Section 8 Rental Assistance/An Economic Analysis of Subsidized Rental Housing,” (with Peter F. Colwell), Illinois Real Estate Letter, Vol. 9, No. 2, Summer/Fall 1995.

## RESEARCH GRANTS

2006- Co-principal investigator. Coweeta Long-Term Ecological Research Program. National Science Foundation DEB-9632854 and DEB-0218001.

Terry-Sanford/Terry-Selig Research Fellowship (Summer Support), Terry College of Business, University of Georgia, Summer 2006, 2007.

## EVIDENCE OF INTELLECTUAL LEADERSHIP:

### Invited Presentations

Department of Property, University of Aberdeen. June 2005. “Sealed-bid Auctions and Fixed Price Sales: Seller Choice in Scottish Housing Markets.”

The Urban, Regional and Environmental Economics Colloquium (UREEC), Georgia State University. March 2007. “A Direct Test of the Homevoter Hypothesis.”

### Presentations at Conferences

Annual Coweeta LTER Meeting, Otto, NC, June 2007  
“Watershed Development Restrictions and Land Prices: Empirical Evidence from Buncombe County North Carolina.”

ASSA-AREUEA Meetings, Chicago, January 2007.  
Paper Presented: “Proposed Stadiums, Residential Property Values, and Rational Voting: Evidence from the Cowboys Referendum in Arlington, Texas.”

Annual Coweeta LTER Meeting, Otto, NC, June 2006  
“Land Prices and Residency in Buncombe County.”

ASSA-AREUEA Meetings, Boston, January 2006.  
Paper Presented: “Partial Interests in Recreational Property Ownership.”

ERES Meetings, Dublin, Ireland, June 2005

Paper Presented, "Sealed-bid Auctions and Fixed Price Sales: Seller Choice in Scottish Housing Markets."

ASSA-AREUEA Meetings, Philadelphia, January 2005.

Paper Presented: "Housing Density and the Effect of Proximity to Public Open Space."

ASSA-AREUEA Meetings, Washington DC, January 2003.

Paper Presented: "Private Land Use Controls and Land Prices."

Paper Presented: "The Effects of Frontage and Depth on the Value of Lake Lots."

ASSA-AREUEA Meetings, Boston, January 2000.

Paper Presented. "Recreation Demand and Residential Location."

#### Discussant

ASSA-AREUEA Meetings, San Diego, January 2004.

Discussant: "The Quality Assurance Role of Seller Financing: Evidence From Second Mortgages."

#### Reviewer

Real Estate Economics (2004-)

Journal of Real Estate Finance and Economics (2004-)

Journal of Environmental Economics and Management (2004)

NSF Proposal Reviewer: November 2003.

#### OTHER SCHOLARLY ACTIVITIES

Visiting Scholar. Department of Property, University of Aberdeen, June 2005.

#### RESEARCH AREAS OF INTEREST:

Land Use Regulation

Environmental Economics

Coastal Building Codes

#### MEMBERSHIP IN ACADEMIC ORGANIZATIONS:

American Real Estate and Urban Economics Association

#### TEACHING AWARDS AND RECOGNITIONS

Outstanding Teacher of the Year in the Field of Real Estate, Alpha Kappa Psi (April 2007).

SERVICE:

“Boys & Girls Clubs Gear Up for College Program.” Session presenter. Athens, GA. July 2007.

Recruit and manage MBA students working annual art auction to benefit the Mental Health Association of Northeast Georgia. Athens, GA. 2006, 2007

“Expanding Your Horizons in Math and Science: A Career Conference for Young Women Grades 6 – 8,” Workshop presenter. Arlington, TX. November 2002.