Parcel	_	ential Sales Afte Address	Acres		Sales Price	Built	GBA	\$/GRA	BR/BA	Park	Style	Other	Distance
raitel	Adjoins	103 Granville Pl	1.42	7/27/2018	\$265,000	2013	3,292	\$80.50	4/3.5	2-Car	2-Story	Other	385
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2013	3,292	\$78.98	4/3.5	2-Car	2-Story		303
	Not		0.96	7/31/2019		2012	3,053				-		
	Not	634 Friendly 2403 Granville	0.96	4/23/2019	\$267,000	2016		\$87.45	4/4.5	2-Car	2-Story		
	NOL	2405 Granville	0.09	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story	A	
	0-1	A 4 4	/D!	0:4-	T/D	07.4	DD/DA	D1-	041	M-4-1	0/ <b>D:cc</b>	Avg	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	<b>Total</b> \$265,000	% Diff	% <b>Diff</b> -2%	
	Adjoins	103 Granville Pl	¢4 200		¢1 200	¢Ω					00/	-270	
	Not	2219 Granville	\$4,382		\$1,300	\$0	<b>#10.000</b>			\$265,682	0%		
	Not	634 Friendly	-\$8,303		-\$6,675		-\$10,000			\$258,744	2%		
	Not	2403 Granville	-\$6,029		-\$1,325	\$31,356				\$289,001	-9%		
-	_	ential Sales Afte											
Parcel	Solar	Address	Acres		Sales Price	Built	GBA		BR/BA	Park	Style	Other	Distance
	Adjoins	104 Erin	2.24	6/19/2017	\$280,000	2014	3,549	\$78.90	5/3.5	2-Car	2-Story		315
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
												Avg	
	Solar	Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	
	Adjoins	104 Erin	111110	Site	12	GLA	DIC, DI	I alk	Other	\$280,000	70 <b>D</b> 111	0%	
	Not	2219 Granville	-\$4,448		\$2,600	\$16,238				\$274,390	2%	0,0	
	Not	634 Friendly	-\$17,370		-\$5,340	-	-\$10,000			\$268,992	4%		
	Not	2403 Granville	-\$15,029		\$0	\$48,285	φ10,000			\$298,256	-7%		
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			4 .0,000				+,			
A 41 - 1	ina Basid	ential Sales Afte	- Calon Fo	4	. d								
Parcel	Solar	Address	Acres		Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
1 41 001	Adjoins	2312 Granville	0.75	5/1/2018	\$284,900	2013	3,453	\$82.51	5/3.5	2-Car	2-Story	Other	400
	Not	2219 Granville	1.15	1/8/2018	\$260,000	2012	3,292	\$78.98	4/3.5	2-Car	2-Story		
	Not	634 Friendly	0.96	7/31/2019	\$267,000	2018	3,053	\$87.45	4/4.5	2-Car	2-Story		
	Not	2403 Granville	0.69	4/23/2019	\$265,000	2014	2,816	\$94.11	5/3.5	2-Car	2-Story		
									•		_		
			<b></b>	0.4			DD /D4		0.1	<b></b>	0/ <b>D:cc</b>	Avg	
	<b>Solar</b> Adjoins	Address	Time	Site	YB	GLA	BR/BA	Park	Other	<b>Total</b> \$284,900	% Diff	% Diff	
												1%	
		2312 Granville	do 476		d1 200						40/		
	Not	2219 Granville	\$2,476		\$1,300	\$10,173	410.000			\$273,948	4%		
	Not Not	2219 Granville 634 Friendly	-\$10,260		-\$6,675	\$10,173 \$27,986	-\$10,000			\$273,948 \$268,051	6%		
	Not	2219 Granville				\$10,173	-\$10,000			\$273,948			
	Not Not Not	2219 Granville 634 Friendly 2403 Granville	-\$10,260 -\$7,972		-\$6,675 -\$1,325	\$10,173 \$27,986	-\$10,000			\$273,948 \$268,051	6%		
•	Not Not Not	2219 Granville 634 Friendly 2403 Granville ential Sales Afte	-\$10,260 -\$7,972 r Solar Fa		-\$6,675 -\$1,325	\$10,173 \$27,986 \$47,956	. ,	¢/CPA	DD/DA	\$273,948 \$268,051 \$303,659	6% -7%	Othor	Distance
Adjoin: Parcel	Not Not Not ing Resid Solar	2219 Granville 634 Friendly 2403 Granville ential Sales Afte Address	-\$10,260 -\$7,972 r Solar Fa	Date Sold	-\$6,675 -\$1,325 ed Sales Price	\$10,173 \$27,986 \$47,956	GBA		<b>BR/BA</b> 5/3.5	\$273,948 \$268,051 \$303,659 Park	6% -7% <b>Style</b>	Other	
•	Not Not Not <b>ing Resid</b> <b>Solar</b> Adjoins	2219 Granville 634 Friendly 2403 Granville ential Sales Afte Address 2310 Granville	-\$10,260 -\$7,972 r Solar Fa Acres 0.76	<b>Date Sold</b> 5/14/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013	<b>GBA</b> 3,292	\$85.05	5/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car	6% -7% <b>Style</b> 2-Story	Other	Distance 400
•	Not Not Not Vot  ing Resid Solar Adjoins Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville	-\$10,260 -\$7,972 r Solar Fa Acres 0.76 1.15	<b>Date Sold</b> 5/14/2019 1/8/2018	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012	<b>GBA</b> 3,292 3,292	\$85.05 \$78.98	5/3.5 4/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car	6% -7% <b>Style</b> 2-Story 2-Story	Other	
•	Not Not Not  Ing Resid Solar Adjoins Not Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly	-\$10,260 -\$7,972 <b>r Solar Fa</b> <b>Acres</b> 0.76 1.15 0.96	<b>Date Sold</b> 5/14/2019 1/8/2018 7/31/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018	<b>GBA</b> 3,292 3,292 3,053	\$85.05 \$78.98 \$87.45	5/3.5 4/3.5 4/4.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car	6% -7%  Style 2-Story 2-Story 2-Story	Other	
•	Not Not Not Vot  ing Resid Solar Adjoins Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville	-\$10,260 -\$7,972 r Solar Fa Acres 0.76 1.15	<b>Date Sold</b> 5/14/2019 1/8/2018	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012	<b>GBA</b> 3,292 3,292	\$85.05 \$78.98	5/3.5 4/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car	6% -7% <b>Style</b> 2-Story 2-Story	Other	
•	Not Not Not  Not  ing Resid Solar Adjoins Not Not Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly 2403 Granville	-\$10,260 -\$7,972 <b>r Solar Fa Acres</b> 0.76 1.15 0.96 0.69	Date Sold 5/14/2019 1/8/2018 7/31/2019 4/23/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000 \$265,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018 2014	<b>GBA</b> 3,292 3,292 3,053 2,816	\$85.05 \$78.98 \$87.45 \$94.11	5/3.5 4/3.5 4/4.5 5/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car 2-Car	6% -7% Style 2-Story 2-Story 2-Story 2-Story	Avg	
•	Not Not Not Not ing Resid Solar Adjoins Not Not Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly 2403 Granville Address	-\$10,260 -\$7,972 <b>r Solar Fa</b> <b>Acres</b> 0.76 1.15 0.96	<b>Date Sold</b> 5/14/2019 1/8/2018 7/31/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018	<b>GBA</b> 3,292 3,292 3,053	\$85.05 \$78.98 \$87.45	5/3.5 4/3.5 4/4.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car 2-Car	6% -7%  Style 2-Story 2-Story 2-Story	Avg % Diff	
•	Not Not Not Not  Ing Resid Solar Adjoins Not Not Not Not Solar Adjoins	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly 2403 Granville  Address 2310 Granville	-\$10,260 -\$7,972 r Solar Fa Acres 0.76 1.15 0.96 0.69	Date Sold 5/14/2019 1/8/2018 7/31/2019 4/23/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000 \$265,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018 2014	<b>GBA</b> 3,292 3,292 3,053 2,816	\$85.05 \$78.98 \$87.45 \$94.11	5/3.5 4/3.5 4/4.5 5/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car 2-Car <b>Total</b> \$280,000	6% -7%  Style 2-Story 2-Story 2-Story 2-Story	Avg	
•	Not Not Not Not Not Solar Adjoins Not Not Not Solar Adjoins Not Not Not Not	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly 2403 Granville  Address 2310 Granville 2219 Granville	-\$10,260 -\$7,972 <b>r Solar Fa Acres</b> 0.76 1.15 0.96 0.69 <b>Time</b> \$10,758	Date Sold 5/14/2019 1/8/2018 7/31/2019 4/23/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000 \$265,000 YB \$1,300	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018 2014 <b>GLA</b>	GBA 3,292 3,292 3,053 2,816 BR/BA	\$85.05 \$78.98 \$87.45 \$94.11	5/3.5 4/3.5 4/4.5 5/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car 2-Car <b>Total</b> \$280,000 \$272,058	6% -7%  Style 2-Story 2-Story 2-Story 2-Story % Diff 3%	Avg % Diff	Distance 400
•	Not Not Not Not  Ing Resid Solar Adjoins Not Not Not Not Solar Adjoins	2219 Granville 634 Friendly 2403 Granville  ential Sales Afte Address 2310 Granville 2219 Granville 634 Friendly 2403 Granville  Address 2310 Granville	-\$10,260 -\$7,972 r Solar Fa Acres 0.76 1.15 0.96 0.69	Date Sold 5/14/2019 1/8/2018 7/31/2019 4/23/2019	-\$6,675 -\$1,325 ed Sales Price \$280,000 \$260,000 \$267,000 \$265,000	\$10,173 \$27,986 \$47,956 <b>Built</b> 2013 2012 2018 2014 <b>GLA</b>	<b>GBA</b> 3,292 3,292 3,053 2,816	\$85.05 \$78.98 \$87.45 \$94.11	5/3.5 4/3.5 4/4.5 5/3.5	\$273,948 \$268,051 \$303,659 <b>Park</b> 2-Car 2-Car 2-Car 2-Car <b>Total</b> \$280,000	6% -7%  Style 2-Story 2-Story 2-Story 2-Story	Avg % Diff	

I have also considered the original sales prices in this subdivision relative to the recent resale values as shown in the chart below. This rate of appreciation is right at 2.5% over the last 6 years. Zillow indicates that the average home value within the 27530-zip code as of January 2014 was \$101,300 and as of January 2020 that average is \$118,100. This indicates an average increase in the market of 2.37%. I conclude that the appreciation of the homes adjoining the solar farm are not impacted by the presence of the solar farm based on this data.