I have considered two recent sales of Parcel 3. The home on this parcel is 1,230 feet from the closest panel as measured in the second map from Google Earth, which shows the solar farm under construction. This home sold in January 2017 for \$295,000 and again in August 2019 for \$385,000. I show each sale below and compare those to similar home sales in each time frame. The significant increase in price between 2017 and 2019 is due to a major kitchen remodel, new roof, and related upgrades as well as improvement in the market in general. The sale and later resale of the home with updates and improvements speaks to pride of ownership and increasing overall value as properties perceived as diminished are less likely to be renovated and sold for profit.

I note that 102 Tilthammer includes a number of barns that I did not attribute any value in the analysis. The market would typically give some value for those barns but even without that adjustment there is an indication of a positive impact on value due to the solar farm. The landscaping buffer from this home is considered light.

Adjoining Residential Sales After Solar Farm Approved														
Parcel	Sola	ar	Ad	dress	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins		833 Nations Spr		5.13	8/18/2019	\$385,000	1979	1,392	\$276.58	3/2	Det Gar	Ranch	UnBsmt
	Not		167 Leslie		5.00	8/19/2020	\$429,000	1980	1,665	\$257.66	3/2	Det2Gar	Ranch	
	Not		2393 Old Chapel		2.47	8/10/2020	\$330,000	1974	1,500	\$220.00	3/1.5	Det Gar	Ranch	
	No	t	102 Ti	lthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt
Adjoining Sales Adjusted Avg														
Tin	ıe Ü	5	Site	ΥB	GLA	BR/BA	Park	Other	r '	Fotal	% Diff	f % D	iff I	Distance
									\$3	85,000				1230
-\$13,	268			-\$2,145	-\$56,27	72	-\$5,000	\$50,00	00 \$4	02,315	-4%			
-\$9,9	956	\$2	5,000	\$8,250	-\$19,00	08 \$5,000)	\$50.00	00 \$3	89,286	-1%			
\$3,2			-,	\$16,740	-\$29,99	. ,		, ,		66,978	5%			
Ψ0,2				φ10,710	Ψ2,5,5	γο,σσο			ΨC	,00,510	070	0%	6	
												0,	0	
Adjoining Residential Sales After Solar Farm Approved														
Parcel	Sola	ar	Ad	dress	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoi	ns	833 Na	ations Spr	5.13	1/9/2017	\$295,000	1979	1,392	\$211.93	3/2	Det Gar	Ranch	UnBsmt
	Not		6801 Middle		2.00	12/12/2017	\$249,999	1981	1,584	\$157.83	3/2	Open	Ranch	
Not		t	4174 Rockland		5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	7
	No	t	400 S	Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	
Adjoining Sales Adjusted Avg														
Tin	1e	5	Site	YB	GLA	BR/BA	Park	Other	r '	Fotal	% Diff	f % D	iff I	Distance
									\$2	95,000				1230
-\$7,1	100	\$2	5,000	-\$2,500	-\$24,24	12	\$5,000	\$50,00	00 \$2	96,157	0%			
\$17	7			-\$16,500	-\$42,08	35	-\$10,000	\$50,00	00 \$2	81,592	5%			
-\$7,7	797			\$3,600	\$54,85	57 \$10,000	\$5,000	\$50,00	00 \$2	95,661	0%			
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