

This 5 MW project was built in 2019 and located on a portion of 49.83 acres.

Parcel 1 noted above along with the home on the adjoining parcel to the north of that parcel sold in late 2018 after this solar farm was approved but prior to construction being completed in 2019. I have considered this sale as shown below. The landscaping screen is considered light.

The comparable at 548 Trotman is the most similar and required the least adjustment shows no impact on property value. The other two comparables were adjusted consistently with one showing significant enhancement and another as showing a mild negative. The best indication is the one requiring the least adjustment. The other two sales required significant site adjustments which make them less reliable. The best comparable and the average of these comparables support a finding of no impact on property value.

Adjoining Residential Sales After Solar Farm Approved														
Solar Add		ess	Acres	Date Sol	d Sales P	rice B	uilt	GBA	\$/G	LA BR/	BA	Park	Styl	e Other
Adjoins	122 N Mill Dam		12.19	11/29/20	18 \$350,0	000 2	2005 2,334		\$149	.96 3/3	3/3.5		Ranc	h
Not	548 Trotman		12.10	5/31/201	5/31/2018 \$309,00		2007 1,960		\$157.65 4/2		2	Det2G	Ranc	h Wrkshp
Not	198 Sand Hills		2.00	12/22/20	17 \$235,0	000 2	2007	2,324	\$101	.12 4/	3	Open	Ranc	h
Not	140 Sleepy Hlw		2.05	8/12/202	/12/2019 \$330,00		2010	2,643	\$124	.86 4/	3 1-Gar		1.5 Story	
Adjoining Sales Adjusted Avg														
Addr		Time	Site	YB	GLA	BR/B	A Pa	rk	Other	Total	% E	Diff	% Diff	Distance
122 N Mill Dam										\$350,000				342
548 Tro	tman	\$6,163		-\$3,090	\$35,377	\$5,000)			\$352,450	-1	%		
198 San	d Hills	\$8,808	\$45,000	-\$2,350	\$607		\$30,	000		\$317,064	99	%		
140 Slee	py Hlw	-\$9,258	\$45,000	-\$8,250	-\$23,149	\$5,000	\$30,	000		\$369,343	-6	%		