

This project is located at 1374 Caritoke Highway, Moyock, NC. This is an 80 MW facility on a parent tract of 2,034 acres. Parcels Number 48 and 53 as shown in the map above were sold in 2016. The project was under construction during the time period of the first of the matched pair sales and the permit was approved well prior to that in 2015.

I looked at multiple sales of adjoining and nearby homes and compared each to multiple comparables to show a range of impacts from -10% up to +11% with an average of +2% and a median of +3%. These ranges are well within typical real estate variation and supports an indication of no impact on property value.

**Adjoining Residential Sales After Solar Farm Approved**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
48	Adjoins	129 Pinto	4.29	4/15/2016	\$170,000	1985	1,559	\$109.04	3/2	Drive	MFG		1,060
	Not	102 Timber	1.30	4/1/2016	\$175,500	2009	1,352	\$129.81	3/2	Drive	MFG		
	Not	120 Ranchland	0.99	10/1/2014	\$170,000	2002	1,501	\$113.26	3/2	Drive	MFG		
												<b>Avg</b>	
	Adjoins	129 Pinto										\$170,000	% Diff
	Not	102 Timber	\$276	\$10,000	-\$29,484	\$18,809						\$175,101	-3%
	Not	120 Ranchland	\$10,735	\$10,000	-\$20,230	\$4,598						\$175,103	-3%

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
Adjoins	105 Pinto	4.99	12/16/2016	\$206,000	1978	1,484	\$138.81	3/2	Det G	Ranch	
Not	111 Spur	1.15	2/1/2016	\$193,000	1985	2,013	\$95.88	4/2	Gar	Ranch	
Not	103 Marshall	1.07	3/29/2017	\$196,000	2003	1,620	\$120.99	3/2	Drive	Ranch	
Not	127 Ranchland	0.00	6/9/2015	\$219,900	1988	1,910	\$115.13	3/2	Gar/3Det	Ranch	

**Adjoining Sales Adjusted**

Address	Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	Avg % Diff	Distance
105 Pinto								\$206,000			980
111 Spur	\$6,747	\$10,000	-\$6,755	-\$25,359				\$177,633	14%		
103 Marshall	-\$2,212	\$10,000	-\$24,500	-\$8,227		\$5,000		\$176,212	14%		
127 Ranchland	\$13,399	\$10,000	-\$10,995	-\$24,523		-\$10,000		\$197,781	4%		
										11%	

**Adjoining Residential Sales After Solar Farm Built**

Parcel	Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other	Distance
15	Adjoins	318 Green View	0.44	9/15/2019	\$357,000	2005	3,460	\$103.18	4/4	2-Car	1.5 Brick		570
	Not	195 St Andrews	0.55	6/17/2018	\$314,000	2002	3,561	\$88.18	5/3	2-Car	2.0 Brick		
	Not	336 Green View	0.64	1/13/2019	\$365,000	2006	3,790	\$96.31	6/4	3-Car	2.0 Brick		
	Not	275 Green View	0.36	8/15/2019	\$312,000	2003	3,100	\$100.65	5/3	2-Car	2.0 Brick		
												<b>Avg</b>	
	Adjoins	318 Green View										\$357,000	% Diff
	Not	195 St Andrews	\$12,040		\$4,710	-\$7,125	\$10,000					\$333,625	7%
	Not	336 Green View	\$7,536		-\$1,825	-\$25,425						\$340,286	5%
	Not	275 Green View	\$815		\$3,120	\$28,986	\$10,000					\$354,921	1%