

# MCLEAN COUNTY WIND FARM

Presentation Given by:  
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# IMPACT STUDY INTRODUCTION

MaRous & Company has conducted similar market impact studies for a variety of clients and for a number of different proposed developments over the last 30 years. Clients have ranged from municipalities, counties, and school districts, to corporations, developers, and citizen's groups. The types of proposals analyzed include: commercial developments; residential developments; recreational uses; and industrial. We also have analyzed the State Farm Corporate Headquarters, here in Bloomington, Illinois, and the Caterpillar Worldwide Distribution Center, in nearby Morton, Illinois. As well as analyzing the impact of high-tension electric wires on adjacent residential uses. Energy-related projects include a number of proposed natural gas-fired electric plants in various locations, and the proposed Grand Ridge V and Otter Creek Wind Farms in LaSalle County, the Pleasant Ridge Wind Farm in Livingston County, the Walnut Ridge Wind Farm in Bureau County, the Twin Forks Wind Farm in Macon County, all in Illinois; the Freeborn County Wind Farm, in Freeborn County, Minnesota; the Ida and Palo Alto County Wind Farms, both in Iowa, Deuel Harvest Wind Farm, in Deuel County, South Dakota, and Dorchester County Solar Farms, in Dorchester County, Maryland.

In addition to this experience, MaRous & Company has appraised a variety of properties in the general market area of McLean County, including, most recently: agricultural land in McLean and nearby counties; industrial properties in Ottawa and Rochelle; large big-box retail facilities in Ottawa and in Peru, and similar facilities, a mall, and vacant commercial land in East Peoria; the Hilltop Estates Mobile Home Park; the State Farm Headquarters in Bloomington; Hotels in Morton; and the Caterpillar Distribution facility in Morton; all in Illinois.

# EXECUTIVE SUMMARY

As a result of the market impact analysis undertaken, it is my opinion that the existing wind farms in McLean County have not had a negative impact on the residential or agricultural property values in the neighborhood.

- Development and operating standards protect the surrounding property owners;
- Controls are in place to insure on-going compliance;
- There are significant financial benefits to the local economy and to the local taxing bodies from the development of wind farms;
- Wind farms create well-paid jobs in the area which benefit overall market demand;
- An analysis of recent residential sales proximate to existing wind farms did not support any finding that proximity to a wind turbine had a negative impact on property values;
- An analysis of agricultural land values in the area and in other areas of the state with wind farms did not support any finding that the agricultural land values are negatively impacted by the proximity to wind turbines;
- Reports indicate that wind turbine leases add value to agricultural land;
- Conversations with numerous real estate brokers involved with transactions near wind turbines have not revealed any transactions where wind turbines negatively impacted marketing or sale prices;
- A survey of County Assessors in all counties in which wind farms are located in Minnesota, Iowa, and South Dakota determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations; and
- A survey of County Assessors in all 18 Illinois counties in which wind farms are located determined that there was no market evidence to support a negative impact upon residential property values as a result of the development of and the proximity to a wind farm, and that there were no reductions in assessed valuations.

# SCOPE OF WORK

## REPORTING PROCESS

- Review of the McLean County Zoning Ordinance, zoning map, and comprehensive plan;
- Review of the reports submitted in the special-use permit;
- Review of the demographics and general market conditions in McLean County;
- Collection of data on the market conditions and residential sales from Midwest Real Estate Data (MRED), and from the McLean County public records;
- Interviews of local real estate professionals concerning recent sales in the area, local market conditions, and the impact of wind turbines on property values areas where wind farms are located;
- Physical inspections of the exterior of properties used for development of the matched pairs, and reviews of photographs of the interiors;
- An inspection of areas in the county with existing wind farms and the subject footprint area was made by Michael S. MaRous on March 15, 2017, and September 11, 2017

***In order to form a judgment concerning the potential impact, if any, on the value of the surrounding residential properties of the development of wind farms in McLean County, I have also considered the following:***

- The character and the value of the residential properties in the footprint of existing wind farms in McLean County, as well as in LaSalle, Bureau, Lee, and Livingston counties;
- Agricultural land values in McLean County and in other counties in which wind farms are located;
- Market trends for both residential and agricultural land in the past 4 to 5 years; and
- The economic impact on the larger community by the development of wind farms.

## REPORTS SUBMITTED IN THE SPECIAL-USE PERMIT

- Appendix A - Application Materials
- Appendix B - Figures
  - Figure 1 - Location Map
  - Figure 2 - Site Plan
  - Figure 3 - Turbine Locations and Residences
  - Figure 4 - Wetlands and Floodplains
  - Figure 5 - Planned Use of County Roads
- Appendix C - Specifications and Design Information
- Appendix D - Noise Study
  - An independent study prepared by Hankard Environmental, Inc.
- Appendix E - Airspace Study and FAA Correspondence
- Appendix F - Natural and Cultural Resource Reports
- Appendix G - Communication Studies
- Appendix H - Project Agreements
- Appendix I - Economic Analysis
- Appendix J - Decommissioning Report

## RECENT SINGLE-FAMILY RESIDENTIAL SALES IN McLEAN COUNTY

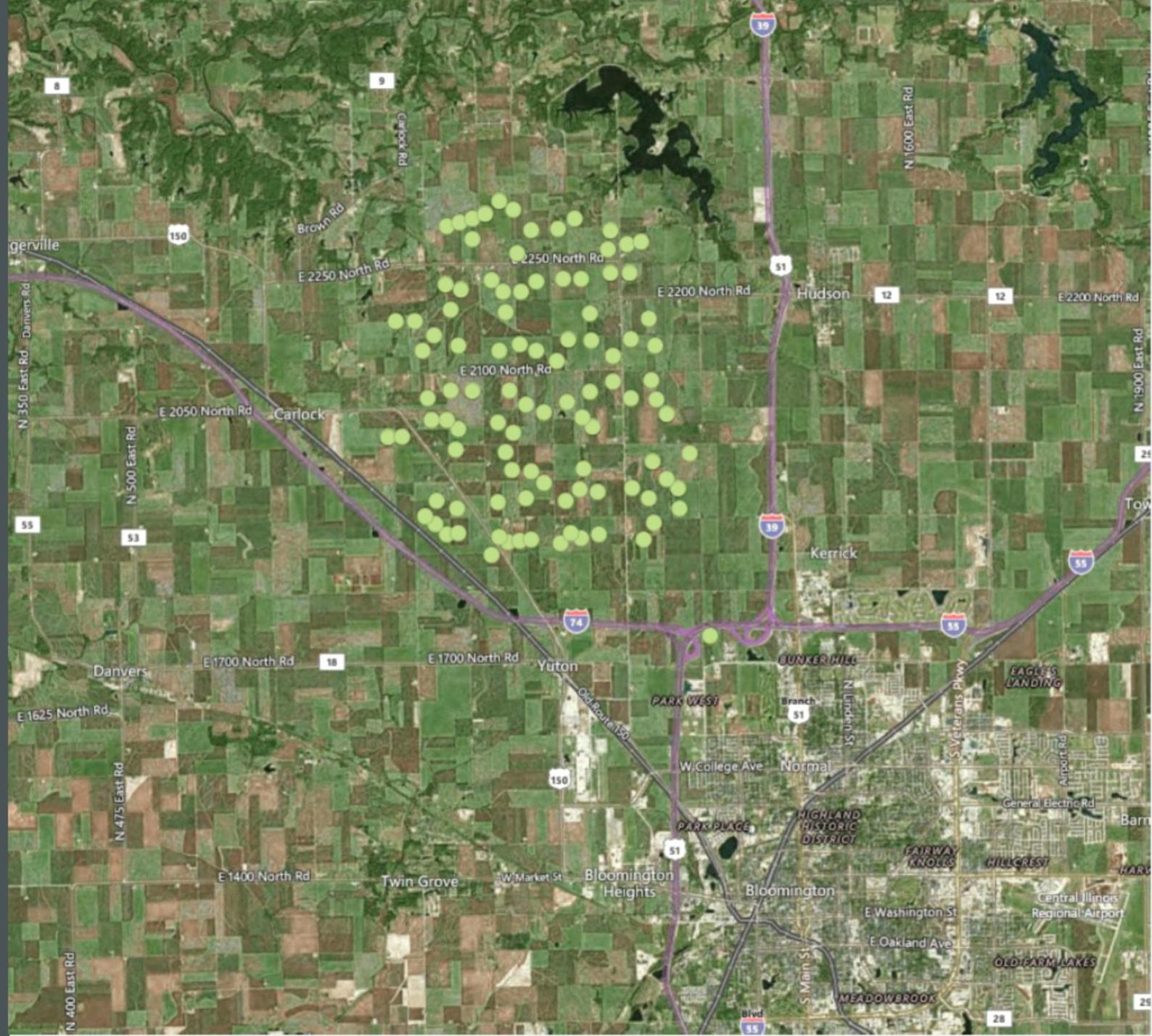
The most recent residential sales in McLean County were generally not within the footprint of the proposed wind farm, however, the sales are in comparable adjacent markets to the area of the proposed project.

| RECENT SINGLE-FAMILY SALES SUMMARY<br>IN McLEAN COUNTY |   |            |           |                   |            |                       |                             |   |
|--|---|------------|-----------|-------------------|------------|-----------------------|-----------------------------|---|
| No.  | LOCATION  | SALE PRICE | SALE DATE | SITE SIZE (ACRES) | YEAR BUILT | BUILDING SIZE SQ. FT. | DISTANCE TO TURBINE (MILES) | SALE PRICE PER SQ. FT. OF BLDG. AREA INCL. LAND |
| 1  | 200 Suelynn Dr.<br>Normal, Illinois             | \$117,199  | 2/12      | 0.18              | 2010       | 1,838                 | 3.02                        | \$63.76   |
| 2  | 307 Whispering Pines CC Ln.<br>Normal, Illinois | \$285,000  | 6/10      | 0.34              | 2000       | 2,840                 | 3.22                        | \$100.35  |
| 3  | 330 W. Basswood St.<br>Normal, Illinois         | \$196,400  | 8/17      | 0.15              | 2005       | 1,420                 | 3.48                        | \$138.31  |
| 4  | 803 N. Main St.<br>Saybrook, Illinois           | \$125,000  | 12/12     | 5.50              | 1920       | 1,600                 | 1.52                        | \$78.13   |
| 5  | 9165 N. E Rd.<br>Saybrook, Illinois             | \$182,500  | 7/13      | 2.69              | N/A        | 2,342                 | 3.84                        | \$77.92   |
| 6  | 10402 Feather Ln.<br>Saybrook, Illinois         | \$162,000  | 8/17      | 0.99              | 1992       | 2,290                 | 1.05                        | \$70.74   |
| 7  | 605 Courtland St.<br>Saybrook, Illinois         | \$110,000  | 5/15      | 0.56              | 1980       | 2,447                 | 1.05                        | \$44.95   |

Source: Public Sources.

# WHITE OAK WIND ENERGY CENTER

The White Oak Wind Energy Center came on line in 2011. Construction began on the turbines in 2009. There are 100 1.5-megawatt GE turbines that are 328 feet to the blade tip.



# TWIN GROVES WIND FARM

The Twin Groves Wind Farm is located on the eastern side of the county and was constructed in two phases, with Phase 1 operational in 2007 and Phase 2 in 2008. There are a total of 240 Vesta V82, 1.65 MW turbines, with a height to the blade tip of 364 feet.



## WIND FARM BENEFITS

In addition to real estate tax benefits to the county and to the other local taxing bodies, wind farms stimulate the local economy by providing lease payments to property owners within the project footprint, and by adding locally based, permanent jobs when fully operational. Additional direct and indirect impacts from the construction of the project, include permits and construction jobs, as well as “induced impacts” from the increase in household spending.

## MARKET IMPACT ANALYSIS

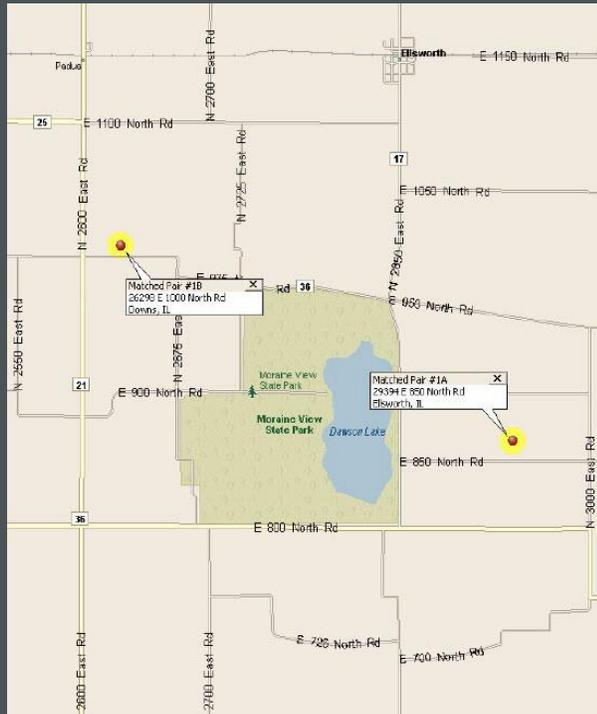
A market impact analysis is undertaken to develop an opinion to analyze the impact, if any, on the value of the surrounding residential and agricultural properties by the development of wind farms in McLean County and other similar locations in central Illinois. This analysis includes:

- Matched pairs analyzing the impact on the value of residential properties proximate to existing wind farms in McLean County, as well as in LaSalle, Livingston, Bureau, and Lee counties;
- The value of agricultural land in McLean County and in other counties with existing wind farms;
- Interviews of local real estate professionals; and
- The results of a survey of the County Assessor’s in Illinois, South Dakota, Iowa, and Minnesota counties with existing wind farms.

## MATCHED PAIR ANALYSIS

A matched pair analysis is a methodology which analyzes the importance of a selected characteristic, in this instance proximity to a wind turbine, to the value of a property. This technique compares the sale of a property in proximity to the selected characteristic to the sale of a similar property in the same market area and under similar market conditions but without the proximity to the selected characteristic. It is difficult to find properties that are identical except for proximity to a wind turbine, and which also occurred under substantially similar market conditions. However, there were sales of three houses in the Twin Groves Wind Farm footprint to which sales of similar houses not in proximity to wind farm turbines could be compared. Unless otherwise indicated, none of the purchasers in these transactions appear to own any other property in proximity, and none of transactions appear to have a wind turbine lease associated with the property.

# McLEAN COUNTY MATCHED PAIR #1



## McLEAN COUNTY MATCHED PAIR NO. 1

|                           | 1A<br>PROXIMATE<br>TO A WIND TURBINE                 | 1B<br>NOT PROXIMATE<br>TO A WIND TURBINE      |
|---------------------------|--|---|
| Address                   | 29394 E 850 North Rd.<br>Ellsworth, IL 61737         | 26298 E 1000 North Rd.<br>Downs, IL 61736     |
| Ft. from Turbine          | 1,865 (nearest)                                      | N/A   |
| Sale Date                 | November 17, 2015                                    | March 11, 2015                                |
| Sale Price                | \$207,000  | \$220,000                                     |
| Sale Price/Sq. Ft. (A.G.) | \$86.25  | \$82.71                                       |
| Year Built                | 1978   | 1978  |
| Building Size             | 2,400 sq. ft.  | 2,660 sq. ft.                                 |
| Lot Size                  | 1.7 acres  | 2.49 acres                                    |
| Style                     | 2-story; brick & vinyl<br>12 rms., 4 bdrms., 2.0 ba. | 2-story; frame<br>8 rms, 4 bdrms., 2.0 ba.    |
| Basement                  | Full, finished                                       | Full, finished                                |
| Utilities                 | Central air; Propane heat<br>Well & septic           | Central air; Propane heat<br>Well & septic    |
| Other                     | 2-car attached garage<br>patio, deck, small shed     | 2.5-car attached garage<br>large storage shed |

**McLEAN COUNTY**  
**MATCHED PAIR #1**

**#1A**

**29394 E 850 NORTH ROAD**



**#1B**

**26298 E 1000 NORTH ROAD**



# McLEAN COUNTY MATCHED PAIR #2



| McLEAN COUNTY MATCHED PAIR NO. 2 |  |  |
|----------------------------------|--|--|
|                                  | 2A<br>PROXIMATE<br>TO A WIND TURBINE                                       | 2B<br>NOT PROXIMATE<br>TO A WIND TURBINE     |
| Address                          | 25156 E 1400 North Rd.<br>Ellsworth, IL 61737                              | 787 E 1300 North Rd.<br>Sibley, IL 61773     |
| Ft. from Turbine                 | 2,210 (nearest)  | NA   |
| Sale Date                        | November 1, 2015   | March 13, 2015                               |
| Sale Price                       | \$196,000  | \$125,000                                    |
| Sale Price/Sq. Ft. (A.G.)        | \$66.58  | \$49.56                                      |
| Year Built                       | 1890   | 1900   |
| Building Size                    | 2,944 sq. ft.  | 2,522 sq. ft.                                |
| Lot Size                         | 4.14 acres   | 3.36 acres.                                  |
| Style                            | 1.5-story; frame<br>4 bdms., 2.0 ba.                                       | 2-story; frame<br>4 bdms., 2.0 ba.           |
| Basement                         | Full   | Full, partially finished                     |
| Utilities                        | Central air; Propane heat<br>Well & septic                                 | Central air; Propane heat<br>Well & septic   |
| Other                            | 1-car attached garage<br>porch<br>machine shed with water &<br>electricity | 2.-car detached garage<br>deck<br>large shed |

McLEAN COUNTY  
MATCHED PAIR #2

#2A

25156 E 1400 NORTH ROAD

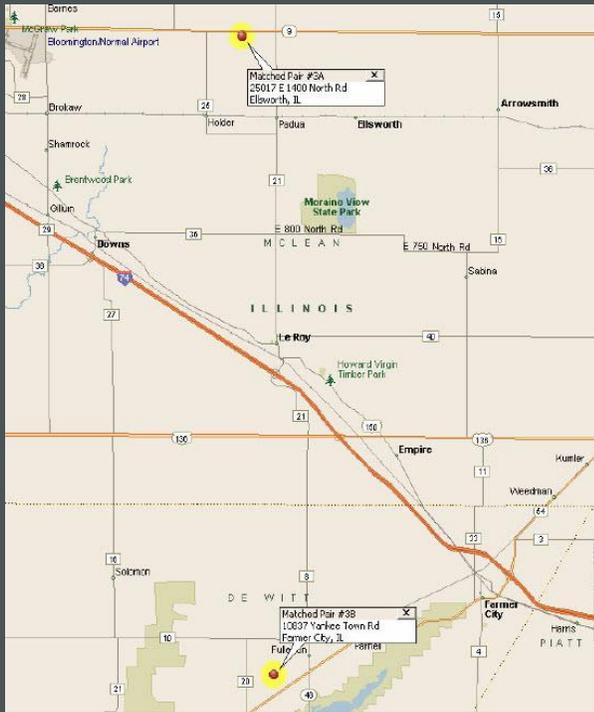


#2B

787 E 1300 NORTH ROAD



# McLEAN COUNTY MATCHED PAIR #3



| McLEAN COUNTY MATCHED PAIR NO. 3 |   |   |
|----------------------------------|---|---|
|                                  | 3A<br>PROXIMATE<br>TO A WIND TURBINE  | 3B<br>NOT PROXIMATE<br>TO A WIND TURBINE                                      |
| Address                          | 25017 E 1400 North Rd.<br>Ellsworth, IL 61737                                 | 10837 Yankee Town Rd.<br>Farmer City, IL 61842                                |
| Ft. from Turbine                 | 1,573 (nearest)   | NA  |
| Sale Date                        | September 3, 2015   | October 3, 2016   |
| Sale Price                       | \$159,000   | \$134,000   |
| Sale Price/Sq. Ft. (A.G.)        | \$81.45   | \$68.37   |
| Year Built                       | 1880  | 1908  |
| Building Size                    | 1,952 sq. ft.   | 1,960 sq. ft.   |
| Lot Size                         | 2.87 acres  | 4.0 acres   |
| Style                            | 2-story; vinyl sided<br>9 rms; 4 bdrms., 2.0 ba.                              | 2-story; vinyl sided<br>7 rms; 4 bdrms., 2.0 ba.                              |
| Basement                         | Full  | Full  |
| Utilities                        | Central air; Propane heat<br>Well & septic                                    | Central air; Propane heat<br>Well & septic                                    |
| Other                            | No separate garage<br>large shed with drive-in doors;<br>other farm buildings | No separate garage<br>large shed with drive-in<br>doors; other farm buildings |

**McLEAN COUNTY**  
**MATCHED PAIR #3**

**#3A**

**25017 E 1400 NORTH ROAD**

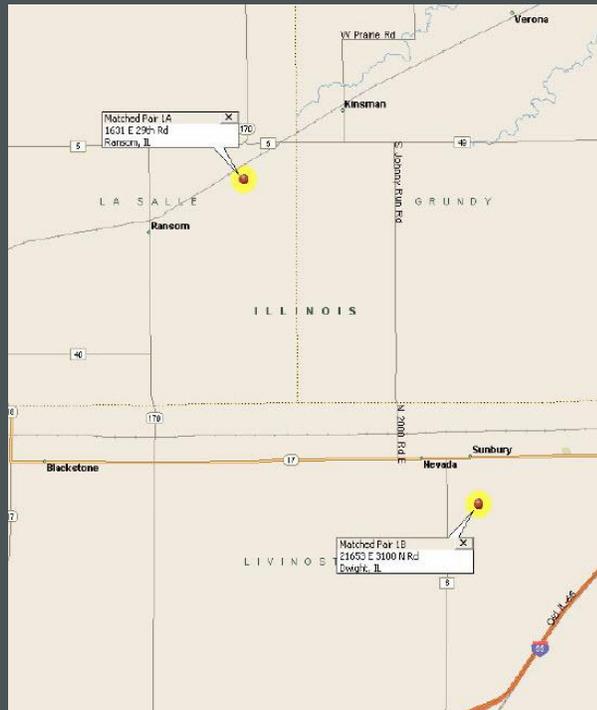


**#3B**

**10837 YANKEE TOWN ROAD**



# LASALLE COUNTY MATCHED PAIR #1



| LASALLE COUNTY MATCHED PAIR NO. 1 |   |   |  |
|-----------------------------------|---|---|--|
|                                   | 1A - RESALE<br>PROXIMATE<br>TO A WIND TURBINE                   | 1A - PRIOR SALE   | 1B<br>NOT PROXIMATE<br>TO A WIND TURBINE                             |
| Address                           | 1631 East 29th Rd.<br>Ransom, IL 60470                          | 1631 East 29th Rd.<br>Ransom, IL 60470                          | 21653 E 3100 N Rd.<br>Dwight, IL 60420                               |
| Ft. from Turbine                  | 3,160 (nearest)   | 3,160 (nearest)   | NA   |
| Sale Date                         | July 21, 2016   | June 27, 2014   | February 29, 2016  |
| Sale Price                        | \$185,000   | \$165,000   | \$188,750  |
| Sale Price/Sq. Ft. (A.G.)         | \$121.71  | \$108.55  | \$109.93   |
| Year Built                        | 1918  | 1918  | 1918   |
| Building Size                     | 1,520 sq. ft.   | 1,520 sq. ft.   | 1,717 sq. ft.  |
| Lot Size                          | 3.24 acres  | 3.24 acres  | 3.32 acres.  |
| Style                             | farm house; frame<br>6 rms., 3 bdrms., 2.0 ba.                  | farm house; frame<br>6 rms., 3 bdrms., 2.0 ba.                  | farm house; frame<br>9 rms, 4 bdrms., 2.0 ba.                        |
| Basement                          | Full, unfinished  | Full, unfinished  | Full, finished   |
| Utilities                         | Central air;<br>elec. & propane heat<br>well & septic           | Central air;<br>elec. & propane heat<br>well & septic           | Central air; propane heat<br>reverse osmosis system<br>well & septic |
| Other                             | 6-car detached garage<br>deck w/ whirlpool<br>1st floor laundry | 6-car detached garage<br>deck w/ whirlpool<br>1st floor laundry | Two outbuildings<br>large, multilevel deck and<br>pond               |

LASALLE COUNTY  
MATCHED PAIR #1

#1A

1631 EAST 29<sup>TH</sup> ROAD



#1B

21653 E 3100 N ROAD



# LASALLE COUNTY MATCHED PAIR #2



| LASALLE COUNTY MATCHED PAIR NO. 2 |  |  |  |
|-----------------------------------|--|--|--|
|                                   | 2A<br>PROXIMATE<br>TO A WIND TURBINE                       | 2B<br>NOT PROXIMATE<br>TO A WIND TURBINE                                   | 2C<br>NOT PROXIMATE<br>TO A WIND TURBINE                 |
| Address                           | 2076 N. 15th Rd.<br>Streator, IL 61364                     | 1856 N. 31st Rd.<br>Ottawa, IL 61350                                       | 2265 E. 20th Rd.<br>Grand Ridge, IL 61325                |
| Ft. from Turbine                  | 2,325  | NA   | NA   |
| Sale Date                         | October 2, 2015  | February 20, 2015  | November 17, 2015  |
| Sale Price                        | \$254,000  | \$253,500  | \$230,000  |
| Sale Price/Sq. Ft. (A.G.)         | \$79.38  | \$81.22  | \$75.71  |
| Year Built                        | 1997   | 1995   | 1998   |
| Building Size                     | 3,200 sq. ft.  | 3,121 sq. ft.  | 3,038 sq. ft.  |
| Lot Size                          | 2.00 acres   | 1.4 acres  | 2.51 acres   |
| Style                             | 2-story; vinyl siding & brick<br>8 rms., 3 bdrms., 3.1 ba. | 2-story; brick<br>10 rms, 3 bdrms., 3.1 ba.                                | 2-story; vinyl siding<br>6 rms, 3 bdrms., 2.0 ba.        |
| Basement                          | Full, partially finished<br>walkout                        | Full, partially finished   | Full, unfinished   |
| Utilities                         | Central air;<br>Natural gas heat; zoned<br>Well & septic   | Central air;<br>Natural gas heat<br>Well & septic                          | Central air;<br>Propane gas heat<br>Well & septic        |
| Other                             | 2.5-car attached garage<br>1st floor master suite          | 2-car attached garage<br>concrete patio with brick fence<br>in-ground pool | 2-car attached garage<br>dog kennel<br>creek on property |

LASALLE COUNTY  
MATCHED PAIR #2

#2A

2076 NORTH 15<sup>TH</sup> ROAD



#2B

1856 NORTH 31<sup>ST</sup> ROAD



#2C

2265 EAST 20<sup>TH</sup> ROAD



# LIVINGSTON COUNTY MATCHED PAIR #1



## LIVINGSTON COUNTY MATCHED PAIR NO. 1

|                           | <b>1A<br/>PROXIMATE<br/>TO A WIND TURBINE</b>                                      | <b>1B<br/>NOT PROXIMATE<br/>TO A WIND TURBINE</b>              |
|---------------------------|--|--|
| Address                   | 23090 N 2500 East Rd.<br>Odell, IL 60460   | 16101 E 1400 North Rd.<br>Pontiac, IL 61764                    |
| Ft. from Turbine          | 2,322 (nearest)  | NA   |
| Sale Date                 | August 15, 2013  | November 18, 2013  |
| Sale Price                | \$205,000  | \$167,500  |
| Sale Price/Sq. Ft. (A.G.) | \$108.41   | \$89.33  |
| Year Built                | 1971   | 1967   |
| Building Size             | 1,891 sq. ft.  | 1,875 sq. ft.  |
| Lot Size                  | 3.63 acres   | 3.27 acres.  |
| Style                     | ranch; brick<br>6 rms., 4 bdrms., 1.5 ba.  | ranch, brick<br>6 rms, 3 bdrms., 2 ba.                         |
| Basement                  | Full, partial finish   | Crawl  |
| Utilities                 | Central air;<br>Elec. heat   | Central air;<br>Propane heat                                   |
| Other                     | 2.5-car attached garage<br>2 pole barns; 60 x 90 shed<br>(subsequently demolished) | 1-car attached garage<br>30 x 40 shed;<br>64 x 42 machine shop |

LIVINGSTON COUNTY  
MATCHED PAIR #1

#1A

23090 N 2500 EAST ROAD



#1B

16101 E 1400 NORTH ROAD

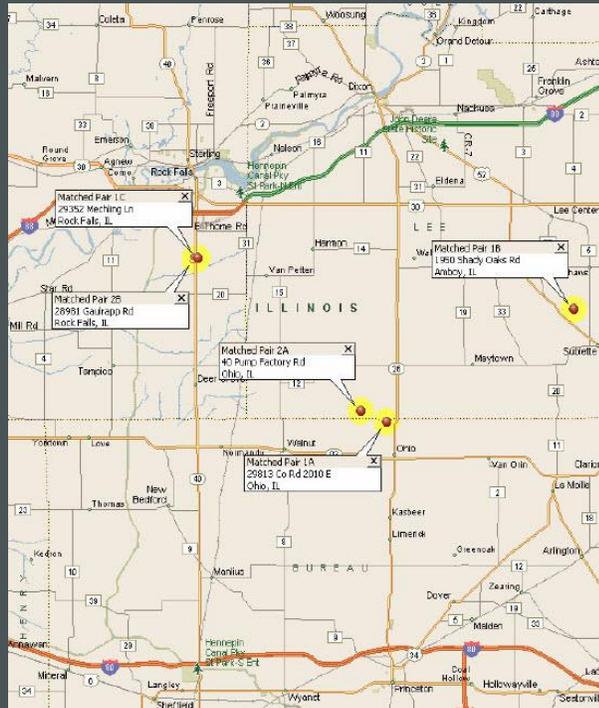


# BUREAU COUNTY MATCHED PAIR #1



| BUREAU COUNTY MATCHED PAIRS NO. 1  |   |  |   |
|------------------------------------|---|--|---|
|                                    | 1A<br>PROXIMATE<br>TO A WIND TURBINE                            | 1B<br>PROXIMATE<br>TO A WIND TURBINE                   | 1C<br>NOT PROXIMATE<br>TO A WIND TURBINE          |
| Address                            | 29813 County Road 2010 E<br>Ohio, IL 61349                      | 1950 Shady Oaks Rd.<br>Amboy, IL 61310                 | 29352 Mechling Lane<br>Rock Falls, IL 61071       |
| Ft. from Turbine                   | 1,720   | 4,752  | NA  |
| Sale Date                          | June 12, 2015   | November 10, 2014                                      | August 5, 2015                                    |
| Days on Market                     | 24  | 580  | 469   |
| Sale Price                         | \$231,000   | \$225,000  | \$194,000   |
| Sale Price/Sq. Ft.<br>(House Size) | \$99.74   | \$126.12   | \$82.80   |
| Year Built                         | 2001  | 2002   | 2002  |
| Building Size                      | 2,316 sq. ft.   | 1,784 sq. ft.  | 2,343 sq. ft.                                     |
| Lot Size                           | 6.07 acres  | 6.35 acres   | 8.43 acres  |
| Style                              | 2-story, vinyl sided,<br>9 rooms; 4 bdms., 2.1 ba.              | 2-story, log construction<br>9 rooms, 4 bdms.; 3 ba.   | 2-story, vinyl sided<br>9 rooms, 4 bdms.; 2.1 ba. |
| Basement                           | Full; unfinished; walkout                                       | Full; finished; walkout                                | Full; unfinished; walkout                         |
| Utilities                          | Propane gas heat<br>Well & septic                               | Propane gas heat<br>Well & septic                      | Nat. gas heat<br>Well & septic                    |
| Other                              | Wooded area with stream<br>2-car attached garage;<br>horse barn | Wooded area with pond<br>3-car detached with apartment | 2-car attached garage<br>gravel driveway          |

# BUREAU COUNTY MATCHED PAIR #2

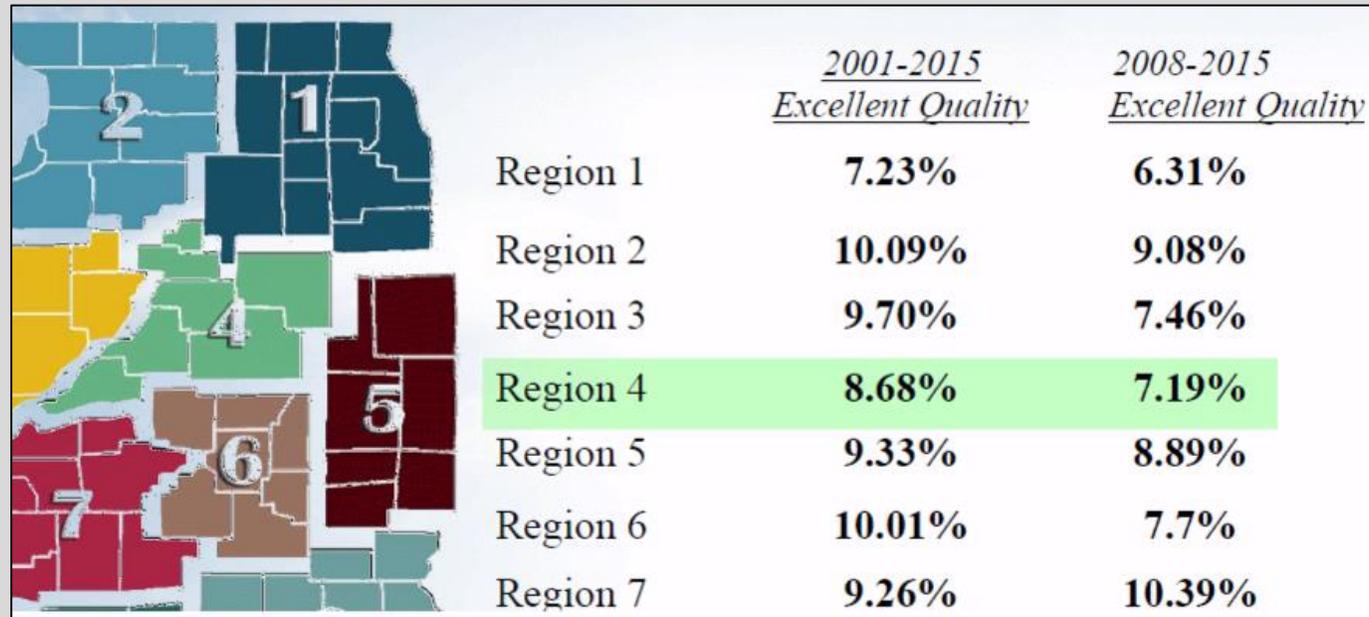


|                           | <b>BUREAU COUNTY MATCHED PAIR NO. 2</b>                |  |  |
|---------------------------|--|--|--|
|                           | <b>2A<br/>PROXIMATE TO A WIND<br/>TURBINE</b>          | <b>2A<br/>PRIOR SALE</b>                               | <b>2B<br/>NOT PROXIMATE TO A WIND TURBINE</b>    |
| Address                   | 40 Pump Factory Rd.<br>Ohio, Ill. 61349                | 40 Pump Factory Rd.<br>Ohio, Ill. 61349                | 28981 Gaulrapp Rd.<br>Rock Falls, Ill. 61071     |
| Ft. from Turbine          | 3,800  | 3,800  | NA   |
| Sale Date                 | June 9, 2014   | September 17, 2012                                     | February 19, 2015                                |
| Days on Market            | 55   | 537  | 113  |
| Sale Price                | \$125,000  | \$90,000   | \$110,000  |
| Sale Price/Sq. Ft. (A.G.) | \$114.47   | \$82.42  | \$74.12  |
| Year Built                | 1974   | 1974   | 1972   |
| Building Size             | 1,092 sq. ft.  | 1,092 sq. ft.  | 1,484 sq. ft.                                    |
| Lot Size                  | 2.00 acres   | 2.00 acres   | 1.63 acres                                       |
| Style                     | 1-story, vinyl sided,<br>5 rooms; 3 bdrms., 1.1<br>ba. | 1-story, vinyl sided,<br>5 rooms; 3 bdrms., 1.1<br>ba. | 1-story, steel sided,<br>6 rooms, 3 bdms.; 2 ba. |
| Basement                  | Full; unfinished                                       | Full; unfinished                                       | Full; partially finished                         |
| Utilities                 | Propane gas heat<br>Well & septic                      | Propane gas heat<br>Well & septic                      | Electric heat<br>Well & septic                   |
| Other                     | 1-car attached and<br>2-car detached garage            | 1-car attached garage                                  | 2-car attached                                   |

# AGRICULTURE LAND VALUES

## BY PRODUCTIVITY

|          | <u>Excellent</u> | <u>Good</u> | <u>Average</u> | <u>Fair</u> | <u>Recreational</u> | <u>Transitional</u> |
|----------|------------------|-------------|----------------|-------------|---------------------|---------------------|
| Region 4 | \$11,500         | \$9,250     | \$6,250        | --          | \$4,500             | --                  |
| Region 5 | \$11,250         | \$8,500     | \$6,900        | \$5,000     | \$4,250             | --                  |
| Region 6 | \$12,000         | \$9,750     | \$6,825        | \$5,750     | \$4,500             | \$17,500            |



# AGRICULTURE LAND SALES

## BY SOIL QUALITY

### EXCELLENT TRACTS

| County | Sale Date | Total Acres | % Tillable | P/l on Tillable Ac | \$ Total Price/Ac |
|--------|-----------|-------------|------------|--------------------|-------------------|
| McLean | Jan       | 144.04      | 95.5       | 134.2              | 11,500            |
| McLean | Jan       | 156.10      | 99.9       | 134.9              | 11,748            |
| McLean | Feb       | 40.83       | 100.0      | 134.8              | 11,450            |
| McLean | Feb       | 79.77       | 100.0      | 140.2              | 12,000            |
| McLean | Feb       | 60.18       | 93.7       | 132.7              | 10,718            |
| McLean | Mar       | 80.02       | 99.1       | 138.9              | 11,600            |
| McLean | Mar       | 45.30       | 86.0       | 139.6              | 11,250            |
| McLean | Apr       | 80.42       | 97.3       | 140.6              | 12,600            |
| McLean | Apr       | 80.00       | 93.5       | 133.9              | 10,300            |
| McLean | Apr       | 715.00      | 98.8       | 135.3              | 11,608            |
| McLean | May       | 160.00      | 99.8       | 133.7              | 10,800            |
| McLean | Jun       | 83.61       | 99.0       | 138.7              | 11,300            |
| McLean | Jun       | 75.00       | 97.3       | 138.3              | 10,000            |
| McLean | Jul       | 40.00       | 99.7       | 138.5              | 10,000            |
| McLean | Jul       | 951.19      | 98.8       | 135.9              | 11,300            |
| McLean | Sep       | 25.67       | 92.6       | 134.4              | 10,000            |
| McLean | Oct       | 66.66       | 97.2       | 140.1              | 11,300            |
| McLean | Nov       | 321.91      | 99.4       | 136.0              | 11,200            |
| McLean | Nov       | 82.81       | 96.1       | 139.6              | 14,900            |
| McLean | Nov       | 119.58      | 93.2       | 136.4              | 8,300             |
| McLean | Nov       | 48.91       | 98.3       | 134.0              | 9,500             |
| McLean | Nov       | 159.21      | 99.0       | 138.8              | 11,650            |
| McLean | Dec       | 101.08      | 95.5       | 136.1              | 10,300            |
| McLean | Dec       | 40.40       | 99.9       | 142.4              | 10,841            |
| McLean | Dec       | 51.81       | 96.8       | 138.0              | 10,750            |
| McLean | Dec       | 80.00       | 89.7       | 141.7              | 11,250            |
| McLean | Dec       | 50.00       | 89.2       | 133.3              | 10,900            |

### GOOD TRACTS

| County   | Sale Date | Total Acres | % Tillable | P/l on Tillable Ac | \$ Total Price/Ac |
|----------|-----------|-------------|------------|--------------------|-------------------|
| Mason    | Jan       | 35.00       | 93.0       | 131.0              | 9,500             |
| McLean   | Feb       | 160.00      | 97.0       | 128.4              | 9,813             |
| McLean   | Feb       | 198.05      | 99.2       | 131.2              | 10,603            |
| McLean   | Mar       | 46.19       | 86.6       | 131.6              | 10,000            |
| McLean   | May       | 94.73       | 89.4       | 129.1              | 9,500             |
| McLean   | Jul       | 376.13      | 88.8       | 128.5              | 9,172             |
| McLean   | Oct       | 218.48      | 86.4       | 127.5              | 10,400            |
| Marshall | Nov       | 120.00      | 98.7       | 131.7              | 10,100            |
| McLean   | Dec       | 41.00       | 95.7       | 130.7              | 7,853             |

### AVERAGE TRACTS

| County                  | Sale Date | Total Acres | % Tillable | P/l on Tillable Ac | \$ Total Price/Ac |
|-------------------------|-----------|-------------|------------|--------------------|-------------------|
| McLean                  | Dec       | 76.55       | 98.4       | 115.5              | 6,650             |
| McLean                  | Dec       | 70.03       | 93.3       | 115.1              | 6,782             |
| Average (acre weighted) |           |             | 95.0       | 112.2              | 6,364             |

# AGRICULTURE LAND SALES

## WITH WIND TURBINES

| <b>County</b>           | <b>Sale Date</b> | <b>Total Acres</b> | <b>% Tillable</b> | <b>P/l on Tillable acres</b> | <b>\$/Acre</b> | <b>Total # of Turbines</b> |
|-------------------------|------------------|--------------------|-------------------|------------------------------|----------------|----------------------------|
| McLean                  | Jan              | 100.00             | 97.2              | 137.5                        | 13,100         | 1                          |
| McLean                  | Feb              | 60.00              | 92.6              | 137.3                        | 11,300         | 1                          |
| McLean                  | Apr              | 77.26              | 92.0              | 141.4                        | 12,200         | 1                          |
| Livingston              | Nov              | 91.33              | 98.5              | 117.3                        | 8,800          | 1                          |
| McLean                  | Nov              | 158.45             | 95.5              | 135.8                        | 11,600         | 1                          |
| McLean                  | Nov              | 145.18             | 96.1              | 130.3                        | 11,600         | 1                          |
| Woodford                | Dec              | 158.61             | 97.0              | 129.1                        | 8,450          | 1                          |
| Woodford                | Dec              | 75.38              | 99.8              | 124.7                        | 8,450          | 1                          |
| Average (acre weighted) |                  |                    |                   | 96.3                         | 131.5          | 10,660                     |

# ILLINOIS ASSESSORS SURVEY

In October 2016, my office updated a survey begun in March 2015, of the supervisor of assessments in 18 counties in Illinois in which wind farms currently are operational. The interviews were intended to allow the assessment officials or in one case, a staff member, to share their experience regarding the impact of wind farm(s) upon the market values and/or assessed values of surrounding properties.

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of, and the proximity to a wind farm facility. In some counties, the assessors believe this to be the result of the very rural nature of the area in which the projects are located;
- In the past 18 months, none of the assessor's offices have experienced a real estate tax appeal based upon wind farm-related concerns. As of the date of this report, there are more than 46 wind farms with 2,348 wind turbines and more than 1,000,000 properties in these counties. There have been no reductions in assessed valuations related to wind turbines.
- As the available market data do not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm.
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

## SINGLE-FAMILY RESIDENCE IN THE FOOTPRINT OF WIND TURBINES

The McLean County Assessor reported the construction of a 4,821-square-foot single-family residence in the area of Arrowsmith, Illinois, subsequent to the construction of the Twin Groves Wind Farm. The residence, located at 8144 North 3100 East Road is located 1,113 feet from a wind turbine. The residential building and surrounding site improvements including a swimming pool have an assessor's opinion of market value of \$878,467. The following photograph and aerial photograph depict the residence and the nearby wind turbine(s).



## SOUTH DAKOTA ASSESSORS SURVEY

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of, and the proximity to a wind farm facility. In some counties, the assessors believe this to be the result of the very rural nature of the area in which the projects are located;
- In the past 5 years, the assessor's offices have not experienced a real estate tax appeal based upon wind farm-related concerns. There have been no reductions in assessed valuations related to wind turbines.
- As the available market data do not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm.
- Virtually all assessors volunteered that the wind farms provided positive economic benefits to their counties and, in fact, had a positive impact on real estate values.

## IOWA ASSESSORS SURVEY

- Without exception, the interviewees reported that there was no market evidence to support a negative impact upon residential property values as a result of the development of, and the proximity to a wind farm facility. In some counties, the assessors believe this to be the result of the very rural nature of the area in which the projects are located;
- In the past 18 months, the assessor's offices have not experienced a real estate tax appeal based upon wind farm-related concerns. There have been no reductions in assessed valuations related to wind turbines.
- As the available market data do not support the claim of a negative impact upon residential values, residential assessed values have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm.
- Virtually all assessors volunteered that the wind farms provided positive economic benefits to their counties and, in fact, had a positive impact on real estate values.
- Agricultural properties are taxed based upon a productivity formula that is not impacted by market data and external influences.

# MINNESOTA ASSESSORS SURVEY

- With one exception, the interviewees reported that there was no market evidence to support a finding that there has been a negative impact upon residential property values as a result of the development of and the proximity to a wind farm facility. In some counties, the assessors believed this to be the result of the very rural nature of the area in which the projects are located.
- The exception, the Dodge County Assessor, reported receiving two complaints from residential property owners regarding the value impact of proximity to wind turbines; however, the Assessor was unable to find data to support the contentions.
- Without exception, where there was sufficient data to analyze, the County Assessors reported that both residential and agricultural assessed property values within the wind farm footprints have fluctuated consistently within counties as influenced by market conditions, with no regard for proximity to a wind farm.

# LITERATURE REVIEW

I am familiar with several academic and peer-reviewed studies of the impact of wind turbines on residential property values.

- Municipal Property Assessment Corporation (MPAC) Study
  - Ontario, Canada
- Lawrence Berkeley National Laboratory (LBNL) Studies
  - Nationwide, 2009 & 2013
- University of Rhode Island
  - Rhode Island, 2013
- University of Guelph
  - Melancthon Township, Ontario, Canada, 2013
- University of Connecticut/LBNL
  - Massachusetts, 2014



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& COMPANY