

William Cundiff

From: Les Stevens [les.stevens421@gmail.com]
Sent: Friday, October 15, 2010 10:38 PM
To: William Cundiff
Cc: Chad Pepin; Bob Anders
Subject: Douglas Planning Board - Request for Independent Property Value Guarantee Agreement
Attachments: McCann Appraisal Report.xps; AGO-WIND-TURBINE-IMPACT-STUDY.pdf; PropertyValueGuarantee.pdf; MGL Ch 41 S 81 U.doc; Douglas_PB_Request_PVG.docx

Hi Bill,

Could you please add this request to the Planning Board packet for a condition to be added to the American Pro Wind site plan review? I would like to highlight a few sections out of the documents attachments below.

Please let me know if you have any questions. If not, I'll see you at the next meeting.

Thanks,
-Les Stevens

McCann Appraisal, LLC Report

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- 1.) wind energy turbine projects to the residential properties, with value losses measured up to 2-miles from the nearest turbine(s), in some instances.
- 4.) Real estate sale data typically reveals a range of 25% to approximately 40% of value loss, with some instances of total loss as measured by abandonment and demolition of homes, some bought out by wind energy developers and others exhibiting nearly complete loss of marketability.
- 5.) Serious impact to the "use & enjoyment" of many homes
- 9.) A market value reduction of \$6.5 million is projected for the residential property located in the footprint and within 2-miles

AGO Wind Turbine Impact

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It can be observed that: (a) in all cases with a 1-5 acre residential property, whether vacant or improved, there will be a negative impact in property value; (b) with 1-5 acre properties the negative impact in property value in bordering proximity ranged from -39% to -43%; (c) with 1-5 acre properties the negative impact in property value in close proximity ranged from -33% to -36%;

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The impact of the wind turbines decreased the land values from -19% to -74%, with an average of -40%.