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 Aft	er Solar	Farm Approved
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Parcel	Solar	Address	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	
	Not	102 Tilthammer	6.70	5/7/2019	\$372,000	1970	1,548	\$240.31	3/1.5	Det Gar	Ranch	UnBsmt

Adjoining	Sales Ad	justed							Avg	
Time	Site	YB	GLA	BR/BA	Park	Other	Total	% Diff	% Diff	Distance
							\$385,000			1230
-\$13,268		-\$2,145	-\$56,272		-\$5,000	\$50,000	\$402,315	-4%		
-\$9,956	\$25,000	\$8,250	-\$19,008	\$5,000		\$50,000	\$389,286	-1%		
\$3,229		\$16,740	-\$29,991	\$5,000			\$366,978	5%		
									0%	

Adjoining Residential Sales After Solar Farm Approved

Parcel	Solar	Ad	ldress	Acres	Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other
3	Adjoins	833 N	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	4174	Rockland	5.06	1/2/2017	\$300,000	1990	1,688	\$177.73	3/2	2 Gar	2-story	r
	Not	400 \$	Sugar Hill	1.00	6/7/2018	\$180,000	1975	1,008	\$178.57	3/1	Open	Ranch	
Adjoi	ning Sa	les Ad	justed								Av	g	
Tin	ne	Site	YB	GLA	BR/BA	A Park	Other		Fotal	% Diff	% D	iff E)istance
								\$2	95,000				1230
-\$7,2	100 \$2	25,000	-\$2,500	-\$24,24	2	\$5,000	\$50,00	0 \$2	96,157	0%			
\$17	77		-\$16,500	-\$42,08	35	-\$10,000	\$50,00	0 \$2	81,592	5%			
-\$7,7	797		\$3,600	\$54,85	7 \$10,000	0 \$5,000	\$50,00	3 \$2	95,661	0%			
											10	,	

1%