16. Matched Pair - Sunfish Farm, Keenebec Rd, Willow Spring, NC



This project was built in 2015 and located on 49.6 acres (with an inset 11.25-acre parcel) for a 6.4 MW project with the closest home at 135 feet with an average distance of 105 feet.

I considered the 2017 sale identified on the map above, which is 205 feet away from the closest panel. The matched pairs for each of these are shown below followed by a more recent map showing the panels at this site. The average difference in the three comparables and the subject property is +3% after adjusting for differences in the sales date, year built, gross living area, and other minor differences. This data is supported by the comments from the broker Brian Schroepfer with Keller Williams that the solar farm had no impact on the purchase price. The landscaping screen is considered light.

Adjoining Residential Sales After Solar Farm Approved													
Parcel	Solar	Addr	ess	Acres	Date Sold	Sales	Price	Built	GBA	\$/GBA	BR/B	A Park	Style
	Adjoins	7513 Gler	n Willow	0.79	9/1/2017	\$185,	,000	1989	1,492	\$123.99	3/2	Gar	BR/Rnch
	Not	2968 Tram		0.69	7/17/2017	\$155,	,000	1984	1,323	\$117.16	3/2	Drive	BR/Rnch
	Not	205 Pin	e Burr	0.97	12/29/201	7 \$191,	,000	1991	1,593	\$119.90	3/2.5	5 Drive	BR/Rnch
	Not	1217 Old H	loneycutt	1.00	12/15/201	7 \$176,	,000	1978	1,558	\$112.97	3/2.5	5 2Carprt	VY/Rnch
Adjustments										Avg			
<b>Solar</b> Adjoins		<b>dress</b> len Willow	Time	Site	YB	GLA	BR/B	A Par	k Ot		<b>'otal</b> 85,000	% Diff	% Diff
Not	2968 Tram		\$601		\$3,875	\$15,840		\$10,0	000	\$18	35,316	0%	
Not	205 P	205 Pine Burr			-\$1,910	-\$9,688	-\$5,00	00		\$1'	72,487	7%	
Not	1217 Old	l Honeycut	-\$1,557		\$9,680	-\$5,965	-\$5,00	00	\$5	,280 \$1	78,438	4%	
													3%