

This project is a 30 MW facility located on a 322.68-acre tract that was built in the fourth quarter of 2017.

I have considered the 2018 sale of Parcel 17 as shown below. This was a 1,900 s.f. manufactured home on a 6.00-acre lot that sold in 2018. I have compared that to three other nearby manufactured homes as shown below. The range of impacts is within typical market variation with an average of -1%, which supports a conclusion of no impact on property value. The landscaping buffer is considered medium.

Adjoining Residential Sales After Solar Farm Approved														
Parcel	Parcel Solar		Address		Date Sold	Sales Price	Built	GBA	\$/GLA	BR/BA	Park	Style	Other	
	Adjoins		12511 Palestine		7/31/2018	\$128,400	2013	1,900	\$67.58	4/2.5	Open	Manu	f	
	Not		15698 Concord		7/31/2018	\$150,000	2010	2,310	\$64.94	4/2	Open	Manu	f Fence	
	Not		23209 Sussex		7/7/2020	\$95,000	2005	1,675	\$56.72	3/2	Det Crpt	Manu	f	
	Not	6494]	Rocky Br	4.07	11/8/2018	\$100,000	2004	1,405	\$71.17	3/2	Open	Manu	f	
Adjoining Sales Adjusted Avg														
Time S		Site YB		GLA	BR/BA	Park	Othe	r Total		% Dif	% Diff		Distance	
								\$1	28,400				1425	
\$0)		\$2,250	-\$21,29	99 \$5,000)		\$1	35,951	-6%				
-\$5,6	560 \$2	13,000	\$3,800	\$10,20	9 \$5,000) \$1,500		\$1	22,849	4%				
-\$84	43		\$4,500	\$28,18	5			\$1	31,842	-3%				
											-19	%		