



Filing Receipt

Filing Date - 2023-07-26 08:44:15 PM

Control Number - 55067

Item Number - 1358

Hello,

The proposed power line route poses significant concern across many areas including aesthetics, health concerns and general unattractiveness. However, these are generally subjective and in some cases unproven. Beyond the fact that there are better options within other proposed routes, you're also proposing these lines to cut through an established neighborhood that people specifically sought out to avoid the constant battle with topics such as this. In addition, this neighborhood has already faced significant challenges with a gas pipeline that runs through the neighborhood as is. Bottom line, this neighborhood has enough **utility running through it**. However, additional data is below.

What isn't unproven is the substantial impact high voltage power lines have on property values. Cited from the Journal of Real Estate Research (Link here - <https://realtybiznews.com/study-reveals-the-impact-of-power-lines-on-real-estate-values/98750122/>), vacant lots next to these power lines sell for an average of 45% less than similar lots without them. In addition lots within 1000 feet of these power lines sell for an average of 18% less than similar lots without them in proximity. Now the study took into consideration land only, and if you add the additional value of the home largely being unimpacted by the power lines (which is a stretch, but for purpose of objectivity I'll keep it that way), you arrive at a 9% total impact for adjacent homes and 3.6% impact to homes within 1000 feet.

The route you've chosen as a potential option is especially egregious because it puts a staggering 25 homes in the neighborhood next to the proposed power lines (direct line of sight in front/back/side yard), and an additional ~20 homes within the 1000 foot barrier. That is ~45 homes that you are putting at risk on a neighborhood of only 79 homes total (!!!), which means that 57% of the neighborhood will be directly impacted and as much as 100% indirectly impacted. The 57% number isn't taking into consideration the fact that the other homes will almost assuredly have a view of the ugly power lines as well albeit a view that might be partially obstructed, however there isn't solid data to indicate whether or not that makes an impact on property value so for the sake of being objective I will omit this.

Home sale prices aren't public records and I don't have access to the MLS. There have been 4 properties for sale in this neighborhood in the 2023 calendar year, 2 have sold and 2 are currently for sale. The final listing price for each is listed below:

\$635,000 (1505 Horseshoe Ct)
\$739,000 (1113 Denton Creek Dr)
\$675,000 (1450 Oliver Creek Ln)
\$650,000 (1451 Oliver Creek Ln)

The average value of those 4 homes is \$674,750, and although these aren't sale prices, under the current real estate climate I don't believe it to be a huge leap to assume they were sold under these numbers. To be fair, I will subtract 3% off to allow for negotiation, which leaves us with an average neighborhood value of \$654,507.

If you do the math on that, that leaves us with

25 homes directly adjacent
\$654,507 average current value
-9%
=\$595,601 average new value

(\$58,906)

20 homes within 1000 feet
\$654,507 average current value
-3.6%
=\$630,944 average new value
(\$23,563)

If you load balance all of that across the entire neighborhood that means:

- Total value loss of \$1,943,910 across all 79 homes
- On average each house in the neighborhood would drop \$24,606 in value (which doesn't take into consideration indirect value loss from homes not included in the 45)
- 32% of the neighborhood will see almost \$59,000 in decreased property value.

Please consider other options that are less invasive to good people who simply want to live their lives without the constant harassment of giant dangerous structures that are, in some cases, literally a baseball throw away.

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