

To Chairman Scott and Members of the Antrim Wind Sub Committee

I am submitting comment regarding the various studies Matthew Magnusson has completed on residential property value impact from industrial wind projects located in New Hampshire towns that host these plants. Mr. Magnusson has a repeated outcome there is no evidence industrial wind projects have a negative impact on property value.

Mr. Magnusson has completed no long term follow up on property value impact by industrial wind projects in New Hampshire. The town of Groton Board of Selectmen notified all property owners in July 2016 new assessed values had been established as a result of a town-wide update of values. The town-wide update is completed every four years. In examining the new values, I determined my property had experienced a 12.3% drop in assessed value. Quite coincidental, Groton Wind went on line four years ago.

Home sale statistics provided by

trends.findthehome.com/I/1955/Grafton-County-NH

for the first six months ending in June 2016 reveal the average sale price for a home in Grafton County dropped 4.85% from a year ago. The drop in value in Groton, which is located in Grafton County, was almost three times this figure for the same time period.

The variables in Groton have changed little over the past four years, other than the resurrection of Old Home Day and the construction and operation of Groton Wind. With a 1-year price increase forecast of 6.80% for home values in Grafton County on average, what will happen in Groton? It hurts, but I can take a modest hit on the selling price for my property. However, there are property owners in Groton and I assume Lempster and Antrim as well, who's largest asset is their home and they do not have the choice or flexibility to take a 12.3% loss on their home sale.

So when the wind industry's expert witness continues to report there is no consistent, statistically-significant impact on property values from these plants, please consider the real, actual people who own property in these impacted towns, rather than the words from a bean counter.

Thank you.

Nancy Watson
Groton, NH