

Industrial wind plants reduce property values.

“One of the most validated real estate precepts is the idea that significant natural views have premium value, and intrusions which restrict that view erode value. Realtors doing business near windplants in the western United States and in Europe understand that property will sell for between ten and thirty percent less than previous market value, depending upon how close it is to the windplant.”

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“Russell Bounds, one of Garrett County's (Maryland) leading realtors in large property transactions, has already lost sales in the area of proposed windplants. He has stated that huge industrial windplants "would be devastating not only to the real estate values in the Pleasant Valley viewshed, especially to neighboring properties, but would also negatively affect the entire county economy, since so much of that economy is tied up with tourism drawn by the county's natural views." Mr. Bounds has recently testified at a Maryland Public Service Commission wind hearing that, over the last several years, he has had at least 25 people who expressed interest in buying land in the area targeted by wind developers. However, when he advised them about the plans for the wind facilities, not one of those people expressed any further interest.”

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“In 2001-2002, the Moratorium Committee of Kewaunee County, Lincoln Township, Wisconsin compared property sales prices to assessed values before and after the construction of two wind energy facilities, each having relatively small .65 MW turbines. An assessor reported that property sales (vs. 2001 assessed values) declined by 26% within one mile and by 18% more than one mile of the wind project. The Moratorium Committee also sent anonymous survey forms to 310 property owners, of whom 223 responded. These responses were then grouped based upon proximity to the windplants. The survey results found that 74% of respondents would not build or buy within 1/4 mile, 61% within 1/2 mile and 59% within 2 miles of the windplants. In fact, a large percentage stated that they would not buy a home within 5 miles of the turbines. The windplant's offer to purchase neighboring homes for demolition—to create an "additional buffer for the windmills"—came immediately following the release of a noise study showing the Lincoln wind turbines increased the ambient noise level significantly, depending on wind conditions, etc.”

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“A 1996 Danish report, Social Assessment of Wind Power—Visual Effect and Noise from Windmills—Quantifying and Valuation, contained a survey of 342 people living

close to windplants. The accompanying survey found 13% of people in the area considered wind facilities a nuisance and would be willing to pay 982 DKK per year to have them leave. A survey of house sale prices showed a 16,200 DKK lower price near a single wind turbine and a 94,000 DKK lower price near windplants versus similar houses located in other areas.”

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