

June 5, 2025

Lisa Dan
Midwest Outreach Director
Center for Energy Education
460 Airport Road
Roanoke Rapids, NC 27870

Dear Ms. Dan:

Please accept this summary for our property value study in North Central Indiana pertaining to wind farm and solar farms.

We began our windfarm property value assessment of Wildkat Wind Farm starting in 2018. We have tracked all sales within the perimeter of the wind farm, which has 125 turbines.

Since 2018 sales have been consistent with overall market trends. Pre-Covid sales saw selling prices anywhere from an average of 3 to 6% below list price. During Covid, sales were within 2-4 percent with many starting to get closer to list price and during the peak real estate market after Covid homes were selling at list price or higher. Within the wind farm area, we saw the same trending.

Any anomalies with lower sale prices outside of these trends during these periods were studied. We were able to research these sales and find such things as foreclosures, or homes that needed significant remodel and were being sold as is.

Also, in our research, we are able to show on aerial maps the location of some of these properties and their close proximity to the actual windmills to illustrate that there has not been an impact on property values. One home completely surrounded by Turbines went for full list price.

Two years ago, two solar farms were announced in Howard County. We began tracking property sales inside the perimeter of both proposed solar fields.

With all of the public information, public hearings and disseminated information, including the location of the solar fields, we were able to show the homes that sold directly in these areas

did not see an impact in property values during this period. One Solar Project has its final approval on June 19th at the pan commission and will begin Construction shortly thereafter.

In our overall assessment in both of these areas, we do not see a discernable impact to property values.

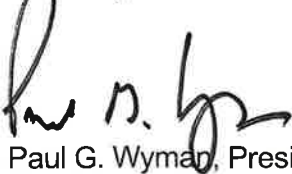
We have also peer reviewed work of other analysis's and found them to be fair assessments with their determination of little to no impact on property values in wind and Solar areas that they studied in Indiana and around the country.

We also provided insight on the various agreements that alternative energy companies have with local governments, (EDA, Road Use etc.) and how those dollars can be utilized to improve quality of life and economic development in their communities.

Lastly, we shared information about the positive effect on taxpayers with the increased assessed value added to the tax rolls by an investment of this size.

It is our conclusion that these alternative energy sites are important and meaningful for communities to not only help with investment, infrastructure, and growth locally, but to meet all of the future energy demands of our communities and the state of Indiana.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul G. Wyman", written in a cursive style.

Paul G. Wyman, President
The Wyman Group