

BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION

IN RE: APPLICATION OF TRANS-ALLEGHENY	:	
INTERSTATE LINE COMPANY FOR	:	
(I) A CERTIFICATE OF PUBLIC CONVENIENCE	:	
TO OFFER, RENDER, FURNISH AND/OR	:	
SUPPLY TRANSMISSION SERVICE IN THE	:	
COMMONWEALTH OF PENNSYLVANIA;	:	
(II) AUTHORIZATION AND CERTIFICATION	:	
TO LOCATE, CONSTRUCT, OPERATE AND	:	Docket Nos. A-110172
MAINTAIN CERTAIN HIGH VOLTAGE ELECTRIC	:	A-110172F0002
TRANSMISSION LINES AND RELATED ELECTRIC	:	A-110172F0003
SUBSTATION FACILITIES; (III) AUTHORITY	:	A-110172F0004
TO EXERCISE THE POWER OF EMINENT	:	G-000721229
DOMAIN FOR THE CONSTRUCTION AND	:	
INSTALLATION OF AERIAL ELECTRIC	:	
TRANSMISSION FACILITIES ALONG THE	:	
PROPOSED TRANSMISSION LINE ROUTES	:	
IN PENNSYLVANIA; (IV) APPROVAL OF AN	:	
EXEMPTION FROM MUNICIPAL ZONING	:	
REGULATION WITH RESPECT TO THE	:	
CONSTRUCTION OF BUILDINGS; AND	:	
(V) APPROVAL OF CERTAIN RELATED	:	
AFFILIATED INTEREST ARRANGEMENTS	:	

REBUTTAL TESTIMONY OF FRANCIS R. CHIAPPETTA

Re: Real Estate Valuation Issues

December 10, 2007

REBUTTAL TESTIMONY OF FRANCIS R. CHIAPPETTA

1 Q. PLEASE STATE YOUR NAME AND BUSINESS ADDRESS.

2 A. My name is Francis R. Chiapetta, MAI, 1225 8th Avenue, Beaver Falls,
3 Pennsylvania.

4

5 DUTIES AND RESPONSIBILITIES

6 Q. BY WHOM ARE YOU EMPLOYED AND IN WHAT CAPACITY?

7 A. I am an owner of the Chiapetta Agency, Inc., at the above address in Beaver Falls,
8 Pennsylvania.

9

10 EDUCATION AND PROFESSIONAL EXPERIENCE

11 Q. PLEASE DESCRIBE YOUR EDUCATIONAL BACKGROUND AND
12 PROFESSIONAL EXPERIENCE.

13 A. Educational Background

14 I have a Bachelors Degree in Human Resources Administration from Geneva
15 College along with the following detailed course work in real estate:

16 Pennsylvania State University: Real Estate Theory & Practice, Law, Introduction to
17 Appraising, Appraising II, Financing, Administration and Management, Sales, Right-
18 of-Way Agent, and Analysis of Residential Construction.

19 Society of Real Estate Appraisers: Real Estate/Principles of Income and Property

1 Appraising/Course 1A.

2 American Institute of Real Estate Appraisers: Course 1A, 1B, VI, VII, VIII, Case
3 Studies (2-1), Valuation Analysis (2-2), Standards of Professional Practice (2-3),
4 Litigation and Valuation, and Highest and Best Use.

5

6 I am a current member of the Appraisal Institute, Pennsylvania State Appraisal
7 Certification Board (Commercial), and the Pennsylvania Real Estate Commission
8 (Broker).

9

10 Professional Experience

11 After working for the Penn Central Railroad (1963 - 1964), Babcock & Wilcox
12 (1964 - 1965), and serving in the U.S.M.C. (1965 - 1969), I joined the Chiapetta
13 Agency, Inc., in 1970.

14

15 I obtained a real estate brokers license in 1973 and shortly thereafter commenced my
16 real estate appraisal practice. Currently, I am a member of the Appraisal Institute
17 and have been designated an MAI since November 18, 1985. My Pennsylvania State
18 Certification No. is GA 000219-L.

19

20 As a teacher of Real Estate, and as an Instructor for Pennsylvania State University, I
was named the Outstanding Instructor for 1987.

21

1 I have held numerous offices with the American Institute of Real Estate Appraisers
2 ("AIREA"), now the Appraisal Institute ("AI") Pittsburgh Metropolitan Chapter, as
3 follows:

- 4 1994-1998 Regional Representative
- 5 1994 AI Chapter President
- 6 1993 AI Chapter Vice President
- 7 1992 AI Chapter Treasurer
- 8 1991 AI Chapter Co-Vice
- 9 1990 AIREA Chapter Secretary, Co-Vice, and Education Committee
10 Chairman
- 11 1989 AIREA Education Committee Chairman
- 12 1988 AIREA Candidate Guidance Committee Chairman
- 13 1985-1999 AI Residential Sub-Committee of the Board of Examiners, Appraisal
14 Reports for the Appraisal Institute

15

16 Expert Testimony

17 I have testified as an expert in the Courts of Common Pleas and appeared in front of
18 Boards of View for the counties of Allegheny, Beaver, Blair, Butler, Cambria,
19 Crawford, Erie, Greene, Lawrence, Mercer, Washington, Warren, and
20 Westmoreland, Pennsylvania. I have also testified in the United States District Court
21 for the Western District of Pennsylvania, and the United States District Court for the

1 Northern District of Ohio (E.D.).

2

3 Appraisal Services

4 I have provided real estate appraisals and related valuation services in many
5 situations over the years including, estimating value for properties for sale, ad
6 valorem taxes, estates, bankruptcies, construction, mortgages, and condemnation
7 (both for the condemnee and the condemning body). During this time, I have
8 appraised residential dwellings, industrial complexes, hotel/motels, commercial
9 office buildings, golf courses, shopping malls, mobile home parks, nursing homes,
10 coal mines, apartment buildings, along with numerous special projects.

11

12 Special Projects

13 I provided appraisal services in connection with the 16-mile "missing link" of SR 60
14 (Beaver Valley Expressway) completed by the Pennsylvania Turnpike Commission,
15 and individual appraisals for the Mon-Fayette Expressway (for acquisition
16 companies who are employed by the Pennsylvania Turnpike). I have also done
17 appraisal work for the Pennsylvania Turnpike/Pennsylvania Department of
18 Transportation for the I-76 intersection with I-79 and SR 19 in Western
19 Pennsylvania, as well as for Transportation Districts for highway improvements for
20 Moon Township, South Fayette Township, the Town of McCandless of Allegheny
21 County, and South Strabane Township, Washington County, all in Pennsylvania.

1

2 I have also performed the valuation of riverfront property impacted by a proposed
3 change in the elevation of the water level of the Ohio and Monongahela Rivers at
4 specific locations for the Army Corps of Engineers and other riverfront properties.

5

6 In connection with utility projects, our firm has appraised for the acquisition of
7 parcels of land for the Piney Dam Project for GPU Energy in Clarion County,
8 Pennsylvania and the acquisition of private property for “Little Blue” for FirstEnergy
9 in Beaver County, Pennsylvania.

10

11 I have also taught for the Pennsylvania Bar Institute on real estate valuation
12 procedures.

13

14 PURPOSE OF REBUTTAL TESTIMONY

15 Q. PLEASE DESCRIBE THE PURPOSE OF YOUR REBUTTAL TESTIMONY.

16 A. The purpose of my rebuttal testimony on behalf of Trans-Allegheny Interstate Line
17 Company ("TrAILCo") is to assess the general impact, if any, of high voltage
18 overhead electric transmission lines on the value of real estate in Washington and
19 Greene Counties, Pennsylvania. My rebuttal addresses several public input
20 witnesses, and ECC witness Hanham, who expressed concerns about the impact of
21 TrAILCo on their property values.

1

2 Q. IS THE PURPOSE OF YOUR REBUTTAL TO PERFORM ANY INDIVIDUAL
3 PROPERTY VALUATION ANALYSIS FOR SPECIFIC PROPERTIES ALONG
4 THE ROUTE OF THE TRAIL LINE?

5 A. No. First of all, conducting such an analysis would have required gaining access to
6 the specific properties, and I understand that such access has been a continuing
7 problem for the TrAIL project. In addition, I was advised that many properties along
8 the proposed TrAIL route already have an electric line easement that will be used for
9 the project. Finally, for other properties, an appropriate individual valuation analysis
10 can be made after the line is sited and the specifics of any impact on the property can
11 be determined. I understand that siting approval in Pennsylvania includes a corridor
12 that permits field conditions to be taken into consideration at the time of
13 construction.

14

15 What my rebuttal testimony focuses on are the perceptions conveyed by several
16 property owners, based on their review of real estate literature, that all properties to
17 be crossed by or near TrAIL will be significantly, and adversely impacted. In my
18 view, such a perception is not correct as a broad proposition.

19

20 Q. WILL THE USE OF VARIOUS TERMS IN YOUR REBUTTAL TESTIMONY BE
21 CONSISTENT WITH THE DEFINITIONS ASSIGNED TO THOSE TERMS IN

1 THE TABLE OF NOMENCLATURE ATTACHED TO TRAILCO WITNESS
2 FLITMAN'S DIRECT TESTIMONY AS TRAILCO EXHIBIT DEF-1?

3 A. Yes. In addition, I may define other terms in my rebuttal testimony.
4

5 BACKGROUND AND SUMMARY OF CONCLUSIONS

6 Q. HOW DOES A REAL ESTATE APPRAISER TYPICALLY ESTIMATE THE
7 VALUE OF REAL ESTATE?

8 A. An appraiser looks at real estate from the perspective of an informed buyer or seller.
9 Value estimates are made using market evidence and comparing that data to the
10 subject.
11

12 Q. PLEASE DESCRIBE THE SEVERAL VALUATION METHODOLOGIES MOST
13 TYPICALLY UTILIZED BY REAL ESTATE APPRAISERS.

14 A. There are three classic methods to arrive at an estimated value for real estate: (i) the
15 Cost Approach, (ii) the Sales Comparison Approach, and (iii) the Income
16 Capitalization Approach. All of the approaches to value rely on market evidence,
17 whether in the form of land sales, building sales, rental information, or construction
18 cost data.
19

20 Q. DO THE VALUATION METHODS DIFFER BASED ON THE TYPE OF REAL
21 ESTATE BEING ANALYZED, I.E., RESIDENTIAL, COMMERCIAL, OR

1 INDUSTRIAL?

2 A. All three classic methods can be attempted for all types of property, but some are
3 more appropriate than others when valuing certain types. For example, houses are
4 often appraised using comparable house sales. The Cost Approach can also be used,
5 especially if the dwelling is new. The Income Capitalization Approach is rarely used
6 with residential properties because they do not typically create a stream of income
7 that would more likely result in rental situations. On the other hand, because
8 apartment buildings are income generating real estate, the Income Capitalization
9 Approach to value would usually be the most heavily relied upon. Again, the Cost
10 and Sales Comparison Approaches can be employed as well.

11

12 Q. FROM YOUR EXPERIENCE, IS IT POSSIBLE TO DETERMINE IF A
13 PARTICULAR SET OF CONDITIONS OR FACTORS IN THE FIELD IS THE
14 PRINCIPAL DRIVER OF THE VALUATION RESULTS?

15 A. Yes. From my experience it is possible to reach informed opinions about those
16 factors that most impact value. However, in order to value any real estate, it is
17 essential to know the market. The market is wide, varied, and very dynamic. Those
18 factors that most impact value today may not do so tomorrow.

19

20 Q. FROM YOUR EXPERIENCE, IS IT POSSIBLE TO ISOLATE SOLELY ON A
21 PARTICULAR SET OF FIELD CONDITIONS TO SEE THEIR IMPACT ON

1 PROPERTY/LAND VALUATION?

2 A. Yes.

3

4 Q. HOW WOULD YOU ATTEMPT TO ISOLATE FACTORS THAT ARE MOST
5 LIKELY TO IMPACT REAL ESTATE VALUES?

6 A. One of the first steps is to talk to the market participants, including, but not limited
7 to, realtors, builders, lenders, assessors, other appraisers, and buyers and sellers.
8 This will point in the direction of the concerns of the people in the market.
9 Reviewing actual sales and discussing terms and conditions with the participants are
10 other ways to establish factors that impact value. Information is also gleaned from
11 other professionals in conversations and discussions, along with reviewing articles
12 that our peers have published in professional journals.

13

14 Q. IS IT IMPORTANT WHEN APPRAISING REAL ESTATE TO HAVE BOTH A
15 SHORT AND LONG TERM PERSPECTIVE?

16 A. Yes. What is important today is not necessarily what makes the market hot or cold
17 tomorrow. The dynamics of the real estate markets require appraisers to keep an
18 open mind and always try to be cognizant of current trends. In addition, many
19 factors that are perceived to be negative in the short term, result from the lack of
20 knowledge and understanding by the market participants about the actual impact the
21 factor may have with respect to property value. Over time, as a particular factor has

1 been in place, valuation fears frequently diminish and previously adverse impacts on
2 value tend to diminish.

3

4 Q. WHAT ROLE DO PERSONAL INTERVIEWS WITH IMPACTED PROPERTY
5 OWNERS PLAY IN THE REAL ESTATE VALUATION PROCESS WITH
6 RESPECT TO EVALUATING A PARTICULAR FACTOR?

7 A. Market participants certainly can provide valuable information about the market. We
8 typically attempt to talk to as many people as practical who may have knowledge and
9 information about factors that could influence value.

10

11 Q. DOES THE METHODOLOGY FOR DETERMINING THE IMPACT OF A
12 TRANSMISSION LINE ON A PERSON'S PROPERTY DIFFER FROM THE
13 MORE STANDARD APPROACHES USED FOR VALUING REAL ESTATE
14 ADDRESSED ABOVE?

15 A. No. The appraisal process includes learning as much about a market as possible.
16 Other factors in valuation are discerned the same way.

17

18 Q. SEVERAL PUBLIC INPUT HEARING WITNESSES TESTIFIED ABOUT THEIR
19 CONCERNS RELATING TO THE LOSS OF VALUE OF THEIR REAL ESTATE
20 BY VIRTUE OF TRAIL. IS THE LOSS OF VALUE A REALISTIC CONCERN,
21 IN YOUR VIEW FOR PROPERTY OWNERS IN WASHINGTON AND GREENE

1 COUNTIES?

2 A. It depends on the circumstances pertaining to each property. It is not surprising that
3 property owners in Greene and Washington counties have concerns about the value
4 of their land in light of the TrAIL project. However, it is my opinion that the
5 generalized concerns that have been expressed in this case result from a lack of
6 understanding of the real impacts of a transmission line on farm operations and a
7 very short-term perspective on residential and farm real estate values, based upon a
8 pre-conceived notion that significant adverse consequences await the owner of land
9 after a transmission line is constructed and built. Other rebuttal testimony will
10 address farming operations. My rebuttal testimony focuses on property valuation.

11

12 In general, real property values can be impacted by a variety of factors. In terms of
13 utility easements, impacted property owners are at least compensated for the property
14 interest acquired. On the other hand, the government's right to assess property and
15 apply millage rates for tax purposes can impact property values, particularly if
16 neighboring properties, or neighboring areas, have more favorable millage rates.
17 There is no compensation paid to property owners for such impacts. Similarly, local
18 municipalities can place limits on the use of the property through zoning,
19 development regulations, and other regulatory requirements that can adversely
20 impact property values without compensation to the owners.

21

1 Q. FROM YOUR EXPERIENCE, WILL THE PRESENCE OF ANY TYPE OF
2 EASEMENT ON A PROPERTY DECREASE ITS VALUE?

3 A. Yes. The ownership rights can be compared to a bundle of sticks, with each “stick”
4 representing a right of ownership. Among the rights are those to sell, mortgage,
5 lease, improve, farm, or to do nothing at the property. Any “stick” that is lost could
6 come with a price and create a negative impact to property value. Easements are
7 acquired by compensating the owner for the loss of certain "sticks". The magnitude
8 of any property impact (and compensation) from acquiring an easement varies
9 greatly, depending on numerous factors.

10

11 Q. ARE THERE WELL RESPECTED AND RECOGNIZED TREATISES, BOOKS
12 OR ARTICLES FINDING THAT THE PRESENCE OF A HIGH VOLTAGE
13 ELECTRIC LINE ON REAL ESTATE WILL HAVE NO, OR VERY MARGINAL
14 IMPACT ON THE VALUE OF THAT PROPERTY?

15 A. Yes. The following summarizes some of the pertinent real estate literature
16 addressing the relationship between real estate value and the presence of high voltage
17 electric lines:

- 18 • Electric Transmission Lines and the Selling Price of Residential Property, by
19 Colwell and Foley, Appraisal Journal, October 1979. This study examined a
20 series of properties, both impacted and not impacted, in nine specific plans in
21 two separate neighborhoods, in Decatur, IL. The results of this study are that

1 the "... transmission line appears to have little impact at distances beyond
2 200 feet ..." but no percentage of value loss was given. It also reported that
3 "The tower variable does not appear to have an impact on selling price"
4 It did point out that there was a high correlation with lot size, which "...may
5 have conspired to yield the counter-intuitive result." Although this article
6 used considerable statistical analysis, no specific loss parameters were
7 discerned.

- 8
- 9 • Impact of Power Transmission Lines on Property Values: A Case Study, by
10 Kung and Seagle, Appraisal Journal, July 1992. This study concluded that
11 there was little or no difference in value for properties with high voltage
12 transmission lines and those without.

 - 13
 - 14 • Further Analysis of Transmission Line Impact on Residential Property
15 Values, by Wolverton and Bottemiller, Appraisal Journal, July 2003. This is
16 an analytical analysis of data used in another study to investigate "whether or
17 not the results of Cowger, Bottemiller, and Cahill hold when using more
18 vigorous analytical methods." The data found no price effect or appreciation
19 in price effect from abutting a high voltage transmission line right-of-way,
20 and it "[c]onfirms the results of the original study"
- 21

1 • Power Lines and Property Values Revisited, by Pitts and Jackson, Appraisal
2 Journal Fall, 2007. This article lists five effects of high voltage transmission
3 lines on the value or residential property, including proximity to lines and
4 towers, view of towers and lines, the type and size of the transmission line
5 structures, the appearance of easement landscaping, and surrounding
6 topography. The recent market interviews noted that "... approximately half
7 of the realtors and appraisers interviewed said they had not observed negative
8 impacts on either residential sale prices or days on market" Of the
9 remaining realtors and appraisers interviewed, it was noted that "...price
10 discounts ranged between 2% and 7% for adjacent homes." The loss in value
11 for those properties with a view of power lines was estimated to be
12 "... between 0% and 5%" It was also noted that "[v]alue diminution
13 attributable to power line proximity is temporary and usually decreases over
14 time, disappearing entirely in 4 to 10 years."

15

16 Q. CERTAIN PUBLIC INPUT HEARING WITNESSES REFERENCED A 1991/1992
17 STUDY THAT ALLEGEDLY INDICATES THAT PROPERTY VALUES
18 DECREASE BY 10-40% WHEN A HIGH VOLTAGE ELECTRIC LINE IS
19 LOCATED NEAR OR ON THEIR PROPERTY. ARE YOU FAMILIAR WITH
20 THAT STUDY?

21 A. Yes.

1

2 Q. HAVE THESE WITNESSES FAIRLY CHARACTERIZED THE CONCLUSIONS
3 OF THAT STUDY?

4 A. No. The study, by DeLaney and Timmons, is entitled High Voltage Power Lines:
5 Do they Affect Residential Property Value? It concluded that “[t]he findings,
6 regardless of study methodology, overwhelmingly support the conclusion that little
7 or no significant negative effects exist on property values attributable to HVOETL
8 proximity.” The study was based upon the results of a survey that showed that the
9 overall loss in value averaged 10.03% country-wide. The data leading to that overall
10 average loss included a full array of information, including property value increases,
11 no changes in value, and losses in value that ranged from very little up to 50%.

12

13 Q. HAVE YOU REVIEWED ANY OTHER STUDIES REFERRED TO BY PUBLIC
14 INPUT WITNESSES ON THIS TOPIC?

15 A. Yes. Two other studies that were cited were a 2002 article by Des Rosiers entitled
16 Power Lines, Visual Encumbrance and House Values: A Microspatial Approach to
17 Impact Measurement, and a 1999 article by Bolton and Sick entitled Power Lines
18 and Properties Values: The Good, the Bad, and the Ugly.

19

20 Q. HAVE YOU ANY COMMENTS ON THOSE ARTICLES?

21 A. Yes. The first article presents a study of the impact of power lines and towers on

1 property value. This study points out the obvious fact that sometimes the presence of
2 a tower and power line causes property values to decline. But this article goes on to
3 say that in other cases the value actually increases.

4
5 The second article covers a series of topics, including a mention of the Uniform
6 Standards of Professional Appraisal Practice (USPAP), and a discussion of the
7 'Highest and Best Use' concept in property appraisals. There are few conclusions in
8 the Bolton and Sick article. From an appraisal perspective, it is a given that the
9 appraiser(s) would certainly follow USPAP, and would also develop the 'Highest and
10 Best Use' for each subject property appraised.

11

12 Q. SHOULD THESE ARTICLES BE RELIED ON AS A BASIS FOR
13 DETERMINING IMPACT TRENDS ATTRIBUTABLE TO HIGH VOLTAGE
14 LINES IN YOUR OPINION?

15 A. No. Because of the dynamic nature of the real estate market and the site-specific
16 aspects of conducting a real estate appraisal, relying on a small subset of articles in
17 isolation as a basis for generalized views about property impacts is problematic at
18 best. As indicated above, there have been more recent studies that have reached
19 different conclusions. Property owners certainly can self-select articles that agree
20 with the conclusions they would like to reach. But my overall review of the recent
21 literature, as a professional real estate appraiser, leads me to conclude that while

1 there are varying degrees of impairment reported as a result of power lines, none are
2 as catastrophic as some members of the public have suggested. Most impacts are
3 modest, and decrease over time.

4 Q. WHAT CONCLUSIONS HAVE YOU REACHED ABOUT THE IMPACTS OF
5 TRAIL ON REAL ESTATE VALUES IN GREENE AND WASHINGTON
6 COUNTIES?

7 A. I believe that the loss in value to real estate in Greene and Washington Counties will
8 be small. It is also likely that initial loss in value will diminish over time. The
9 property owners where the TrAILCo easements are actually located have been, or
10 will be compensated for the easement on their properties. Depending on the
11 property, the amount the owners are compensated may actually exceed the actual loss
12 of value due to the presence of a high voltage line. My conclusions are supported by
13 the literature I discussed above, and are further corroborated by my specific analysis
14 of the property impacts of high voltage electric lines in the western Pennsylvania
15 area, summarized below.

16

17 ANALYSIS

18 Q. PLEASE DESCRIBE THE NATURE AND TYPE OF DATA GATHERED AS
19 PART OF YOUR ANALYSIS PRESENTED IN THIS REBUTTAL TESTIMONY.

20 A. A search of the market for sales was conducted in an attempt to locate real estate
21 impacted with high voltage power lines ("HVPL") and properties that were not so

1 impacted. As discussed before, I also reviewed recent articles written by other
2 professionals that were published in professional journals.

3

4 Q. HOW DID YOU SELECT THE DATA TO BE USED IN YOUR ANALYSIS?

5 A. The first step was to review current property sales, using Multi-List, in-office data
6 sources, and information obtained from the court houses in Washington and Greene
7 Counties as well as neighboring areas, local maps and field observations.

8

9 Q. WHAT METHODOLOGY WAS USED TO STUDY AND ASSESS THE IMPACT,
10 IF ANY, OF TRAIL ON LOCAL PROPERTY VALUES?

11 A. Property views and interviews with the owners and realtors were conducted,
12 encompassing several hundred properties and interviews of over forty individual
13 owners. I also compared real estate that had HVPL to similar properties that were
14 not so impacted in an attempt to measure loss in value, if any. In conducting this
15 analysis, I included properties impacted by 500 kV lines as well as other HVPL. As
16 I noted above, I also have reviewed the articles written by other professionals, so I
17 was able to determine if there was any correlation between what I found and what
18 was reported by others.

19

20 Q. PLEASE REVIEW THE RESULTS OF YOUR ANALYSIS.

21 A. In general, the loss in value to real estate is small in comparison to the value of the

1 property. The impact on value is dependent upon the following factors: (i) whether
2 the transmission line can be viewed from a property that TrAIL does not cross; (ii)
3 whether TrAIL actually crosses the subject property; and (iii) whether a TrAIL tower
4 is located on the subject property.

5

6 Q. CAN YOU SUMMARIZE ANY CONCLUSIONS THAT CAN BE FAIRLY
7 DRAWN FROM THE ANALYSIS YOU HAVE CONDUCTED WITH RESPECT
8 TO TRAIL IN PENNSYLVANIA?

9 A. Yes. For a property with a view of a power line, but not crossing, any loss was very
10 small and in most cases, non-existent. Also, in most cases the presence of the line
11 did not play a part in the buyer's decision to purchase the property.

12

13 For a property with an easement for a HVPL, there were varying degrees of impact
14 on value depending on the proximity to the dwelling, but, again, the overall value
15 impact was small.

16

17 For a property that had a tower on it, the value impact was the greatest, but it was
18 small relative to the overall property value, and again, depended on the actual
19 position of the tower in relation to the dwelling.

20

21 For some property owners the presence of the HVPL and towers were actually

1 viewed to be advantageous because of the buffer the easement provides between
2 adjoining properties, and the ability to use the easement area as long as the use is not
3 inconsistent with the easement's purpose. In fact, a series of properties I analyzed
4 that have a 500 kV line crossing has sale prices, on a per square foot basis, that are
5 similar to properties on smaller lots not so impacted. Sometimes the prices are even
6 higher.

7

8 Also, over time, the property impact – both in terms of property value and land use -
9 became almost nonexistent. Once a subdivision was established and the plan address
10 became desirable, the position of the lines and towers usually was no longer an issue.

11

12 My findings are aligned with the professional journal articles I reviewed, as noted
13 above.

14

15 Q. DOES THIS CONCLUDE YOUR REBUTTAL TESTIMONY?

16 A. Yes. However, I reserve the right to file additional testimony as may be necessary or
17 appropriate.