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March 16, 2022

Mr. Will Mayer, Director
Clark Coalition
P.O. Box 596
Winchester, KY 40392

Dear Mr. Mayer:

As requested, I am submitting "A Summary of Solar Energy Generation Power Systems Damage Studies as of January 1, 2022." The original study was prepared for Clark Coalition, Winchester, KY on May 25, 2021 and the current update was prepared for Hardin County Citizens for Responsible Solar, Elizabethtown, KY on January 12, 2022. The study summarizes the current data as it relates to the potential diminution of property value as a result of proximity to Solar Energy Generation Power Systems (SEGPS), also known as utility or industrial scale solar farms.

This analysis includes peer viewed articles, case studies by professional real estate appraisers, solar developer's Neighbor Agreements and buyouts, in addition to four case studies prepared by this office.

These articles, case studies and agreements contradict the unanimous conclusion of solar developer's appraisers that utility scale solar farms are not detrimental conditions, nor do they adversely impact adjacent property values.

Though diminution in value varies, as the result of a detrimental condition's impact upon a property's utility, the evidence presented by these case studies of 100 MW or less solar farms, indicates that solar farms damages property values by **at least -6.0 percent to -30.0 percent.**

The preponderance of evidence based on these empirical studies indicates that **industrial scale solar farms do negatively impact adjacent properties** to the extent that their utility, as interpreted by the market, is affected. For, this reason, the **market considers solar powered electric generating facilities to be a detrimental condition.**

The following report is the basis of my conclusions.

Sincerely,

Mary McClinton Clay, MAI