

My name is LeRoy Burk. I am a Certified General Appraiser.

I am appearing and testifying on behalf of the” Neosho County Concerned Citizens for Property Rights”

I am a proponent for House Bill No. 2273.

As a Certified General Appraiser, I will speak to the subject of “Decrease in Property Valuation due to the implementation of the Wind Farm”.

Thank you for allowing me to speak to you today. I have lived in Neosho County for 52 years. I have been a Certified General Appraiser for over 24 years. I also have been a Kansas County Appraiser for Neosho County, Labette County, and Montgomery County.

As a resident of Neosho County, I will live in the middle of a potential wind farm. In this particular wind farm footprint, there are four townships with 311 homes. There are two small towns: Galesburg, Kansas with 51 homes and Thayer, Kansas with 145 homes for a total of 507 homes that will be impacted by this wind farm. The setback that been proposed by Apex is 1640 feet from the center of the non-participating homes; and 1000 feet from the property line for non-participants.

As an Appraiser, my concern is loss of value to Neosho County residential properties. I have studied the work of fellow appraisers: Michael McCann, Certified General Appraiser, Chicago, Illinois, Ben Lansink Appraisals and Consulting, Ontario, Canada, Kurt Kielisch, Certified General Appraiser, based in Neenah, Wisconsin, Derry Gardner, Certified General Appraiser, Gardner Appraisal Group, San Antonio, Texas, Heintzelman and Tuttle, Clarkson University, Upstate, New York, and I have studied other appraisers’ works concerning property value and wind farms. These studies indicated a 20% to 50% loss of value when wind farm turbines are constructed within 1000 to 6000 feet from residential property lines. Bob McElroy, Neosho County Appraiser, submitted a study on property value within the wind farm projected footprint. Mr. McElroy concluded that there would be a property value decrease of 20% to 40% on residential properties. If a property is being considered for resale, this wind farm (turbines towering 600 feet in stature, noise, constant flicker) will be a huge factor in determining property value and sale price. Environmental criteria must be disclosed and considered when selling and buying properties.

Apex Clean Energy intends to construct 139 turbines within this heavily populated area. If this wind farm comes to reality, there will be a significant decrease in property value, new business will not choose Neosho County, there will not be new construction, people will not move into Neosho County, rather our residents of Neosho County will move out of the county.

Apex insists and proclaims to Neosho County residents that there will be NO LOSS IN PROPERTY VALUE. Studies and fact tell us differently. Neosho County will be strapped with a deficit of \$400,000 of actual tax dollar loss.

As proponents for House Bill No. 2273, we request and encourage that House Bill No. 2273 be passed and signed and implemented for the protection of our property rights as property owners.

State of Kansas

# Real Estate Appraisal Board



This is to certify that

**LeRoy E. Burk**

has complied with the provisions of the Kansas State Certified and Licensed Real Property Appraisers Act to transact business as a

**Certified General Real Property Appraiser**  
in the State of Kansas

License #: G-838

Effective Date: 7/1/2018

Expiration Date: 6/30/2019

  
Chairman