

**BEFORE THE OHIO POWER SITING BOARD**

**In the Matter of the Application of  
Ross County Solar, LLC for a  
Certificate of Environmental  
Compatibility and Public Need.**

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**Case No. 20-1380-EL-BGN**

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**DIRECT TESTIMONY OF ANDREW LINES**

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**Q.1. Please state your name, title and business address.**

**A.1.** My name is Andrew R. Lines, MAI. I am a Principal of the Valuation Advisory Services group for CohnReznick LLP. My business address is 200 S. Wacker Drive, Suite 2600, Chicago, Illinois 60606.

**Q.2. What are your duties as a Principal of Valuation Advisory?**

**A.2.** My duties as a Principal of CohnReznick LLP's Valuation Advisory group include overseeing a staff of 30 appraisers and valuation experts in all types of real estate. One of my specialty practices has been property value impact studies. I have testified before numerous governmental bodies regarding proposed new developments, including solar power installations, and addressed community concerns regarding those proposed developments. I have worked on numerous redevelopment projects in multiple states, including determining values for acquisitions of property, easements and leases and the evaluation of impacts caused by proposed projects on real estate values.

**Q.3. What is your educational and professional background?**

**A.3.** I have a B.F.A. degree from Syracuse University. I am a designated Member of the Appraisal Institute (MAI), a recognized designation by courts of law, government agencies, as well as financial institutions, with over 16 years of real estate appraisal experience. I am a Certified General Real Estate Appraiser with active licenses in the

1 following states: Arizona, Florida, Georgia, Illinois, Indiana, Maryland, New Jersey, New  
2 York, Ohio, Kentucky and the District of Columbia. I have performed valuations on a  
3 wide variety of real property types including single- and multi-unit residential (including  
4 Low Income Housing Tax Credit properties), student housing, office, retail, industrial,  
5 mixed-use and special purpose properties including landfills, waste transfer stations,  
6 marinas, hospitals, universities, telecommunications facilities, data centers, self-storage  
7 facilities, racetracks, continuing care retirement communities, and railroad corridors. I  
8 am also experienced in the valuation of leasehold, leased fee, and partial interests, as well  
9 as purchase price allocations (GAAP, International Financial Reporting Standards and  
10 IRC 1060) for financial reporting. I have also completed valuations nationwide for a  
11 variety of assignments including mortgage financing, litigation, tax appeal, estate gifts,  
12 asset management, workouts, and restructuring, as well as valuation for financial  
13 reporting including purchase price allocations (ASC 805), impairment studies, and  
14 appraisals for investment company guidelines and REIS standards. I have qualified as an  
15 expert witness, providing testimony for eminent domain cases in the states of Illinois and  
16 Maryland. I have completed valuation impact studies on landfills, big box retail  
17 developments, electric power transmission lines, environmental stigma, view amenities,  
18 as well as solar farms. I have been previously accepted as an expert at zoning hearings in  
19 the states of Illinois, Indiana, Michigan, Colorado, New York, and Pennsylvania. I have  
20 also provided testimony to the Ohio Power Siting Board for the Big Plain Solar  
21 proceeding (Case No. 19-1823-EL-BGN), and the Yellowbud Solar proceeding (Case  
22 No. 20-0972-EL-BGN).

23 **Q.4. On whose behalf are you offering testimony?**

1           **A.4.**    I am testifying on behalf of the Applicant, Ross County Solar, LLC in support of  
2           its application filed in Case No. 20-1380-EL-BGN.

3   **Q.5.   What is the purpose of your testimony?**

4           **A.5.**    The purpose of my testimony is to evaluate the potential impact of the Ross  
5           County Solar Project (“Project”) on property values in the area surrounding the Project.

6   **Q.6.   Are you familiar with the Ross County Solar Project?**

7           **A.6.**    Yes. I have reviewed, and am familiar with, the application filed by the Applicant  
8           in this case. I have not personally visited the proposed site; however, I did review online  
9           imagery and aerials and am familiar with the area in which the Project is proposed to be  
10          located. I have also reviewed sales and listings adjoining the project boundary. There is  
11          currently one 1,664-square foot house under contract located at 6267 Rapid Forge Road  
12          that was listed at \$239,900 (\$144.17 per square foot) on March 20, 2021. On April 10,  
13          2021, the property went under contract, which is approximately 20 days later. Current  
14          ownership purchased this property in July 2019 out of foreclosure for \$84,000. Prior to  
15          that, the home was purchased in July 2012 for approximately \$127,000. Since the home at  
16          6267 Rapid Forge Road has not yet sold as of the date of my written testimony, a paired  
17          sale analysis cannot be prepared.

18   **Q.7.   Are you familiar with the impact of commercial-scale solar projects on property**  
19   **values in the area surrounding the project?**

20          **A.7.**    Yes. I have been involved in studies evaluating the potential impact of utility-scale  
21          solar projects on surrounding properties in the states of Indiana, Illinois, Michigan,  
22          Minnesota, North Carolina, New York, Georgia, Florida, Missouri and Virginia, one of the  
23          largest operational facilities being the North Star Solar plant in Minnesota, consisting of

1 100 MW facility on over 1,000 acres. Additionally, I have been involved in over one dozen  
2 studies evaluating the potential impact of community-sized solar farms in the states of  
3 Illinois, Indiana, Colorado, Hawaii, New York, Florida, Pennsylvania, and Missouri. For  
4 both sized projects, I have provided expert testimony at local zoning and County board  
5 hearings.

6 **Q.8 Can you explain how those studies were conducted?**

7 **A.8.** The purpose of the study was to determine whether existing solar energy uses have  
8 had any measurable impact on the value of adjacent properties. In our study, the properties  
9 adjacent to existing and established solar energy plants were researched and analyzed -  
10 focusing on rural and suburban areas with neighboring residential homes that are most  
11 comparable to the areas and adjacent uses of the proposed solar facilities. Those sales  
12 located physically contiguous to the solar farms, or the Target Group, are then compared  
13 to similar properties that are removed from any solar facility influence, referred to as the  
14 Control Group. This comparison was made in order to determine if proximity to solar  
15 energy uses results in any consistent and measurable impact on property values.

16 We have studied established, commercial-scale solar farms in the Midwest, Florida,  
17 Virginia, New York, and North Carolina, and their potential for impact on property values,  
18 in addition to the adjacent uses and development trends. As a part of this study, we  
19 examined other large-scale solar farms, including five solar farms in Ohio over 5 MW  
20 (three were utility scale – ranging between 10 MW and 20 MW, while two were smaller  
21 community scale projects) and in nearby states; however, they were mostly located in  
22 outlying areas or did not have sufficient adjoining sales that qualified for a paired sales  
23 analysis either due to limited sale activity or the newer age of the solar farm. The basic

1 premise of this comparative analysis is that if there is any impact on the value of adjacent  
2 properties by virtue of their proximity to a solar energy use, it would be reflected by such  
3 factors as the range of sale prices, differences in unit sale prices, conditions of sale, and  
4 overall marketability. When comparing these factors for properties near an existing solar  
5 energy use to properties locationally removed from the solar energy use, it would be  
6 expected to see some emerging and consistent pattern of substantial difference in these  
7 comparative elements – if, in fact, there was an effect. The paired sales analysis is an  
8 effective method of determining if there is a measurable and consistent detrimental impact  
9 on surrounding properties and has been recognized as so by Randall Bell, PhD, MAI,  
10 author of the text Real Estate Damages, Third Edition, published by the Appraisal Institute  
11 in 2016. As an approved method, this technique can be utilized to extract the effect of a  
12 single characteristic on value, such as proximity to an existing solar energy use. By  
13 definition, paired data analysis is “a quantitative technique used to identify and measure  
14 adjustments to the sale prices or rents of comparable properties; to apply this technique,  
15 sales or rental data on nearly identical properties is analyzed to isolate a single  
16 characteristic’s effect on value or rent.”<sup>1</sup> The difference in sale price is considered to be  
17 the impact of the proximity to the solar farm. For each existing solar energy use studied,  
18 we have identified Test Area Sales (sales adjacent to existing solar energy uses that  
19 occurred after announcement and subsequent development of the solar farm) and have  
20 compared those to Control Area Sales (sales of comparable properties that are removed

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<sup>1</sup> The Appraisal of Real Estate 14th Edition. Chicago, IL: Appraisal Institute, 2013.

1 from the influence of a solar energy use) that occurred within a reasonable time frame of  
2 the Test Area Sales, adjusted to a common date utilizing a Trend Analysis.

3 Ownership and sales history for each adjoining property to an existing solar farm is  
4 maintained within our workfile through the effective date of the study. Adjoining  
5 properties with no sales data or that sold prior to the announcement of the solar farm were  
6 excluded from further analysis. Adjoining properties that sold in a non-arm's length  
7 transaction (such as a transaction between related parties, bank-owned transaction, or  
8 between adjacent owners) were excluded from analysis as these are not considered to be  
9 reflective of market price levels. The adjoining properties that remained after exclusions  
10 were considered for a paired sale analysis (Test Area Sales). We have found Control Area  
11 Sales data through the local Multiple Listing Service (MLS) and other real estate broker  
12 databases and verified these sales through county records, conversations with brokers, the  
13 individual county's GIS services, and the County Assessor's office. It is important to note  
14 that these Control Area Sales are not adjoining to any solar farm, nor do they have a view  
15 of a solar farm from the property. Therefore, neither the announcement nor the completion  
16 of the solar farm use could have impacted the sales price of these properties. To make  
17 direct comparisons, the sale prices of the Control Area Sales were adjusted for market  
18 conditions to a common date. In this analysis, the common date is the date (or median sale  
19 date) of the Test Area Sales. After adjustment, any measurable difference between the sale  
20 prices would be indicative of a possible price impact of the solar farm, if any.

21 In addition to our research and analysis of existing solar energy facilities, we have reviewed  
22 property value trends of the adjacent land uses, including agricultural, single-family and

1 residential properties; reviewed published studies, and held discussions with market  
2 participants (real estate assessors and brokers).

3 **Q.9. And what were the results of the studies you conducted?**

4 **A.9.** Based upon examination, research, and analyses of existing solar energy uses, the  
5 surrounding areas, and an extensive market database, it was concluded that no consistent  
6 and measurable negative impact had occurred to adjacent property that could be attributed  
7 to proximity to the adjacent, commercial-scale, solar energy use, with regard to unit sale  
8 prices or other influential market indicators such as marketing time. In addition, interviews  
9 with market participants (local real estate assessors and brokers) were conducted to give  
10 additional insight as to how the market evaluates farm land and single-family homes that  
11 are proximate to solar energy uses. These interviews reaffirmed that there was no  
12 difference in price, marketing periods or demand for property directly adjacent to existing  
13 solar energy uses when compared to similar properties locationally removed from any solar  
14 energy use's influence. This conclusion has been confirmed by numerous county assessors  
15 who have also investigated this use's potential impact.

16 **Q.10. Are there any existing or under construction solar projects in Ohio over 100 MW?**

17 **A.10.** There are no existing solar projects in Ohio over 100 MW. There are 7 unique solar  
18 power generation facilities that are planned for construction in Ohio, according to the EIA,  
19 that will produce 1,066 MW of power when in service, as of December 2020 information,  
20 ranging from 46 MW to 300 MW. Two projects in Ohio currently under construction are  
21 the 320 MW Hardin Solar Energy project (two phases) being developed by Invenergy and  
22 the 200 MW Hillcrest Solar project being developed by Innergex. The first phase (150  
23 MW) of the Hardin Solar Energy project was placed in operation earlier this year in 2021;

1       however, due to its recent completion date, there are no sales that sold after its completion  
2       that can be analyzed in a paired sale analysis. For Hillcrest Solar, which is still under  
3       construction to my knowledge, there were approximately three home sales adjacent to the  
4       project boundary that sold between late January 2020 (start of construction) and the date  
5       of my written testimony. Each of these sales sold during normal marketing time of 30-90  
6       days on market and sold at list to sale price discounts of -2.2% to 12.6% (above list). It  
7       does not appear that the Hillcrest Solar project has had an impact on property values in the  
8       local area.

9       **Q.11. Is there any reason to expect that the conclusions of the studies you previously**  
10       **conducted would be different from a study evaluating the impact of the Ross County**  
11       **Solar Project?**

12       **A.11.** No.

13       **Q.12. What is your overall assessment of the potential impacts of the Ross County Solar**  
14       **Project on property values?**

15       **A.12.** Based on my experience with other commercial solar projects and my familiarity  
16       with the Ross County Solar Project, as well as the results of the valuation study conducted,  
17       I would not expect the Project to be the cause of a decrease in property values in the project  
18       area. Specifically, my conclusion is supported by my experience on the North Star Solar  
19       project in Minnesota, a comparably-sized solar project which has caused no decrease in  
20       property values. I note that our results on the North Star Solar project were also  
21       corroborated by the local county assessor who conducted their own study of 15 properties  
22       that were adjacent to the existing solar array, and over a two-year period were found to  
23       have suffered no negative impact on their respective property values. Further, all of the

1           studied properties were found to be appreciating at a rate consistent with the rest of the  
2           County. The assessor presented this study in front of the Chisago County Board.

3   **Q.13. Does this conclude your direct testimony?**

4           **A.13.** Yes, it does.

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## **CERTIFICATE OF SERVICE**

The Ohio Power Siting Board's e-filing system will electronically serve notice of the filing of this document on the parties referenced in the service list of the docket card who have electronically subscribed to this case. In addition, the undersigned certifies that a courtesy copy of the foregoing document is also being served upon the persons below via electronic mail this 14th day of April 2021.

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Summary: Testimony Direct Testimony of Andrew Lines electronically filed by Ms. Anna Sanyal on behalf of Ross County Solar, LLC