

**BEFORE
THE OHIO POWER SITING BOARD**

In the Matter of the Application of Yellow)
Wood Solar Energy, LLC for a Certificate of)
Environmental Compatibility and Public Need) Case No. 20-1680-EL-BGN
to Construct a Solar-Powered Electric)
Generation Facility in Clinton County, Ohio.)

DIRECT TESTIMONY OF

**Richard C. Kirkland, Jr. MAI
(Owner)
Kirkland Appraisals, LLC**

**on behalf of
Yellow Wood Solar Energy, LLC**

September 19, 2022

/s/ Christine M.T. Pirik

Christine M.T. Pirik (0029759)

William V. Vorys (0093479)

Matthew C. McDonnell (0090164)

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

2 My name is Richard C. Kirkland, Jr. I am the owner of Kirkland Appraisal, LLC. My
3 business address is 9408 Northfield Court, Raleigh, NC 27603.

5 **2. Please summarize your educational background and professional experience.**

6 I have a BA in English from the University of North Carolina at Chapel Hill. I am a
7 Certified General Appraiser based in North Carolina, and I have Certified General
8 Appraiser licenses in Ohio, Pennsylvania, Indiana, Kentucky, Tennessee, Virginia, South
9 Carolina, Georgia, Florida, and Michigan. I have an MAI through the Appraisal Institute.
10 I have been appraising commercial properties, land, agricultural uses, and residential
11 development land for over 26 years. For the last 14 years I have been researching solar
12 farms and impacts on adjoining property value. In that time, I have researched over 1,000
13 solar farms across 25 states including Ohio. A copy of my resume is attached to my
14 testimony as Attachment RCK-1.

16 **3. On whose behalf are you offering testimony?**

17 I am testifying on behalf of Yellow Wood Solar Energy, LLC (“Applicant” or “Yellow
18 Wood”), which is seeking to develop the proposed Yellow Wood Solar facility (“Project”)
19 in Clinton County, Ohio.

21 **4. What is the purpose of your testimony?**

22 The purpose of my testimony is to provide information regarding property valuation as it
23 relates to the Application for a Certificate of Environmental Compatibility and Public Need
24 (“Certificate”) filed with the Ohio Power Siting Board (“Board”) by Yellow Wood in Case
25 No. 20-1680-EL-BGN on February 24, 2021, as supplemented on June 17, August 19,
26 September 3, October 8, 2021, and as further supplemented by responses to data requests
27 that were received from the Board’s Staff and filed in the docket (“Application”).
28 Specifically, I support the Property Value Impact Study (“Study”) contained in Exhibit E
29 to the Application filed on February 24, 2021.

31 My testimony, together with the other witnesses testifying for Yellow Wood in this case,

1 supports Joint Exhibit 1 filed in the case on August 8, 2022, which is the Joint Stipulation
2 and Recommendation filed by Yellow Wood, the Board's Staff ("Staff"), and the Ohio
3 Farm Bureau Federation ("OFBF") ("Stipulation"), and approval of Yellow Wood's
4 Application for a Certificate to construct the Project.
5

6 **5. Please describe the history of your involvement with the Yellow Wood Project?**

7 I was contacted by the Applicant in December 2020 to complete an impact analysis on
8 property values related to this Project. I subsequently reviewed the site plan and public
9 records related to the property and adjoining parcels to begin that analysis. I researched
10 solar farms in and around Ohio for comparison to this Project and I also considered data
11 from other solar farms in other states in relation to this Project. I completed the impact
12 analysis in a report dated January 28, 2021.
13

14 **6. Have you reviewed the Stipulation that was filed in this proceeding on August 8, 2022**
15 **and the Certificate Conditions recommended in the Stipulation?**

16 Yes I have.
17

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

20 Yes. I have researched this topic extensively over the last 14 years in a number of states,
21 including Ohio. I have also researched University studies on the topic and interviewed
22 those researchers as additional support for my own research.
23

24 **8. Can you explain how the Property Value Impact Study on the Project was conducted?**

25 I considered a Paired Sales Analysis. This is a method used by appraisers all over the
26 country to address questions on property value, whether it is the impact of adding a garage
27 or looking at the impact on value from an adjoining use. In this case, this methodology
28 simply looks at a sale of a home next to a solar farm and compares that sales price to very
29 similar homes nearby that have sold in the same time frame but do not have adjacency to a
30 solar farm. By comparing such sales prices, I can isolate any differences that would be
31 attributable to the adjacency to a solar farm.

1
2 **9. Please summarize the findings of the Property Value Impact Study.**

3 Part of my analysis considers the mix of adjoining uses and the distance between panels
4 and homes. The mix of adjoining uses around the Project is very consistent with the mix
5 of adjoining uses found around other solar farms in Ohio, adjoining states, and the majority
6 of solar farms that I have researched. The demographics around the Project are likewise
7 very typical in terms of population density, median income, and home values. The location
8 of the Yellow Wood Project is a very typical location for a solar farm in all of those regards.
9 Furthermore, the closest home will be 300 feet from the closest panel with the average
10 distance being 918 feet. The paired sales data that I researched from comparable solar farms
11 showed no impact for homes as close as 100 feet from home to panel. With residences
12 adjacent to Yellow Wood being 300 feet to the closest panel, there is a significantly greater
13 buffer, which further supports that there will be no impact.

14
15 Anecdotally, a home adjoining the Project area recently sold – 2908 Oak Grove Road. I
16 spoke with the seller's broker, who indicated that the Project was well known in the area.
17 He indicated that the property received multiple offers and eventually closed for well above
18 the asking price. This supports a conclusion of no impact on property value and that there
19 are numerous buyers willing and able to purchase homes adjoining solar farms. The
20 primary reason why this would be is assurance of privacy and no future homes in that area.
21 Many buyers of homes adjoining solar farms in my study have asserted the privacy and
22 quietness of being next to a solar farm as opposed to future housing as an incentive to buy,
23 and that was also mentioned by the seller's broker in connection with the recent sale on
24 Oak Grove Road. The sale price should be public record on the county Auditor's website.

25
26 Also, since completing the initial study for the Project area, I have identified a number of
27 sales and development data adjoining a 500 megawatt ("MW") solar farm in Spotsylvania,
28 Virginia. The data shows adjoining lots selling for significantly higher amounts than lot
29 sales prior to the solar farm being completed. I have interviewed local appraisers, brokers,
30 and an investor who was selling the lots, and all indicated that the positive increases were
31 not because of the solar farm but just increases in the market, but they all agreed that the

1 solar farm was not having a negative impact on the property values. I have attached as
2 Attachment RCK-2 a summary of my research data along with maps showing where new
3 lots are being developed adjoining that solar farm for homes to be sold between \$600,000
4 and \$800,000.

5
6 **10. What is your overall assessment of the Project's impact on property values in the**
7 **Project Area?**

8 Overall, the Yellow Wood Project if developed as proposed would not have a negative
9 impact on adjoining property value. The primary methods for addressing the potential
10 visual impacts of a solar farm are through setbacks and visual buffering/screening. The
11 proposed setbacks keep the closest home at least 300 feet from the nearest panel
12 and landscape buffering is sufficient to maintain property values.

13
14 **11. Based upon the findings in the Property Value Impact Study, is it possible for the**
15 **Board to determine the nature of the probable impact of the facility?**

16 Yes.

17
18 **12. Based upon the findings in the Property Value Impact Study, together with Yellow**
19 **Wood's commitments in the Application, along with the conditions in the Stipulation,**
20 **does the facility represent the minimum adverse impact considering the state of**
21 **available technology and the nature and economics of the various alternatives, and**
22 **other pertinent considerations?**

23 Yes.

24
25 **13. Are your opinions and conclusions in your testimony made with a reasonable degree**
26 **of certainty based upon your professional experience?**

27 Yes.

28
29 **14. Does this conclude your testimony?**

30 Yes. However, I reserve the right to update my testimony to respond to any further
31 testimony, reports, and/or evidence submitted in this case.

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 these cases. In addition, the undersigned certifies that a copy of the foregoing document is also being served upon the persons below this 19th day of September, 2022.

/s/ Christine M.T. Pirik

Christine M.T. Pirik (0029759)

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Attachment RCK – 1
Richard C. Kirkland
Resume



Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
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Raleigh, North Carolina 27603
Mobile (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

PROFESSIONAL EXPERIENCE

Kirkland Appraisals, LLC , Raleigh, N.C. Commercial appraiser	2003 – Present
Hester & Company , Raleigh, N.C. Commercial appraiser	1996 – 2003

PROFESSIONAL AFFILIATIONS

MAI (Member, Appraisal Institute) designation #11796	2001
NC State Certified General Appraiser # A4359	1999
VA State Certified General Appraiser # 4001017291	
SC State Certified General Appraiser # 6209	
FL State Certified General Appraiser # RZ3950	
GA State Certified General Appraiser # 321885	
MI State Certified General Appraiser # 1201076620	
PA State Certified General Appraiser # GA004598	
OH State Certified General Appraiser # 2021008689	
IN State Certified General Appraiser # CG42100052	

EDUCATION

Bachelor of Arts in English , University of North Carolina, Chapel Hill	1993
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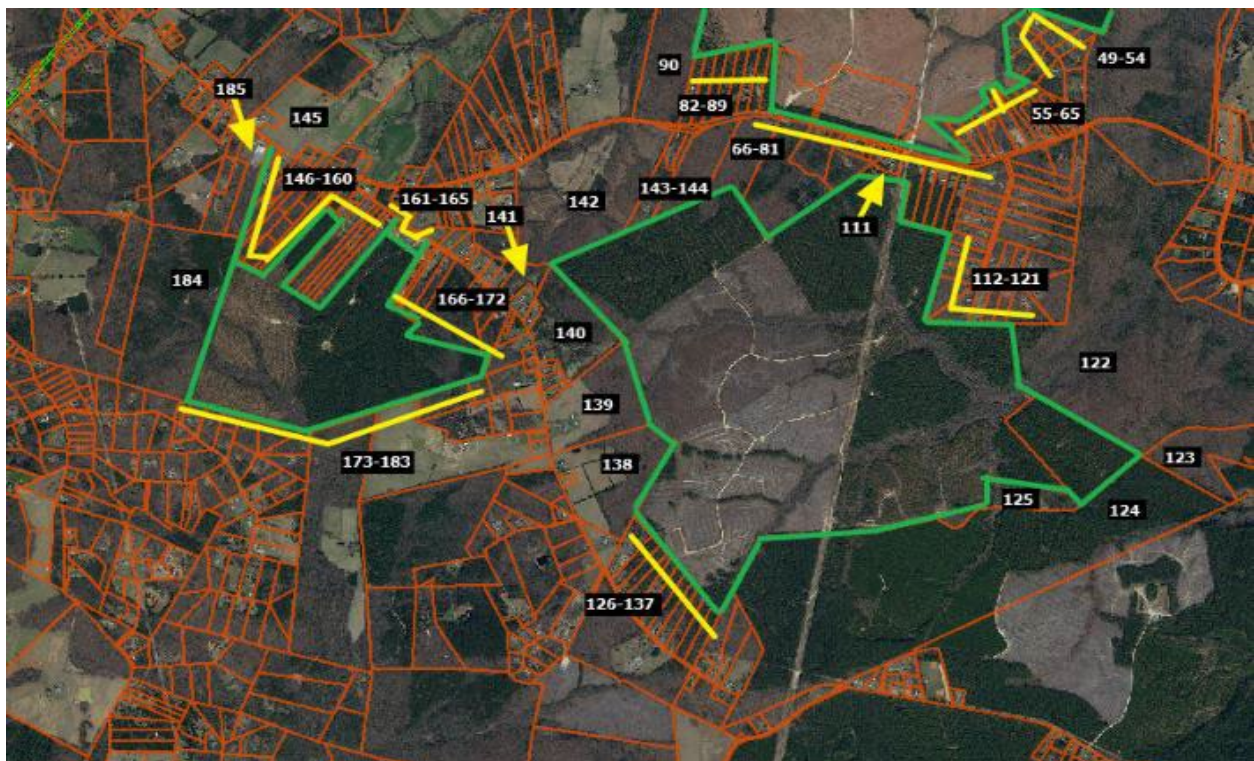
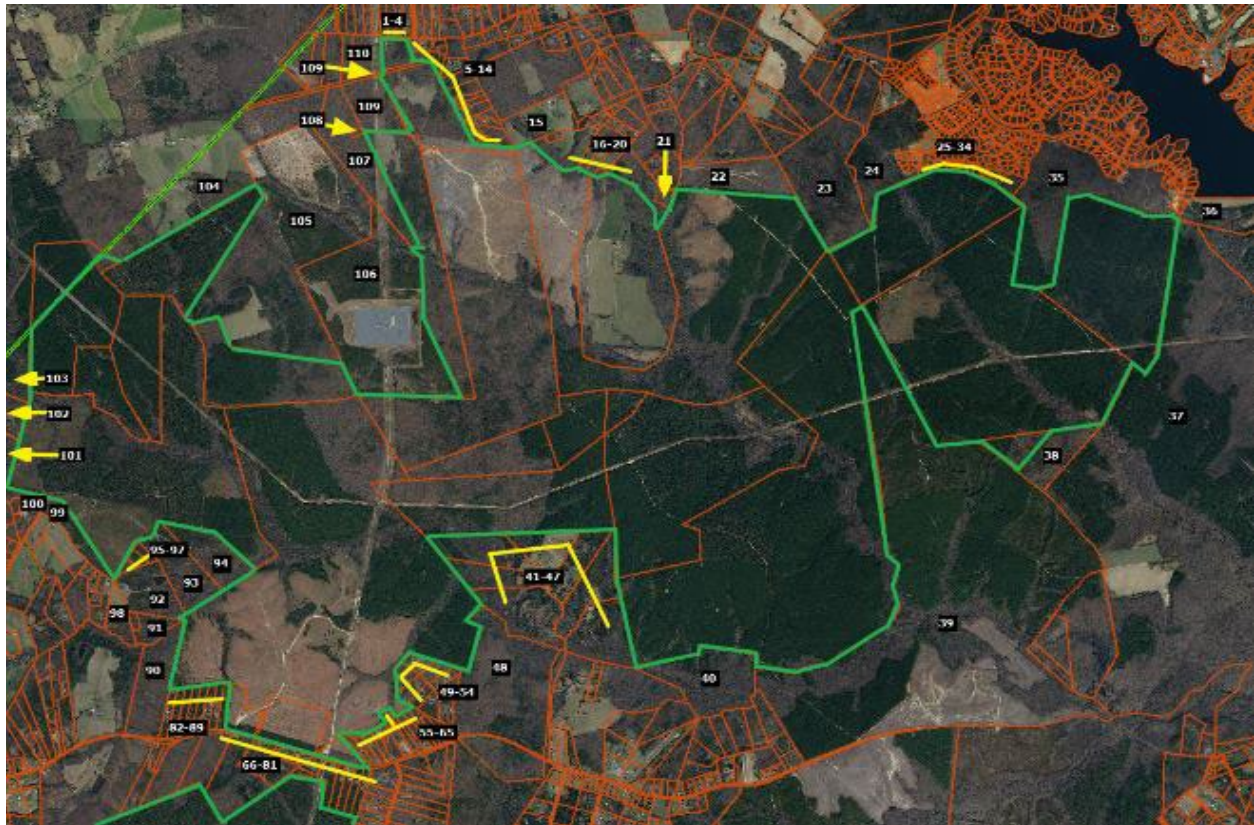
CONTINUING EDUCATION

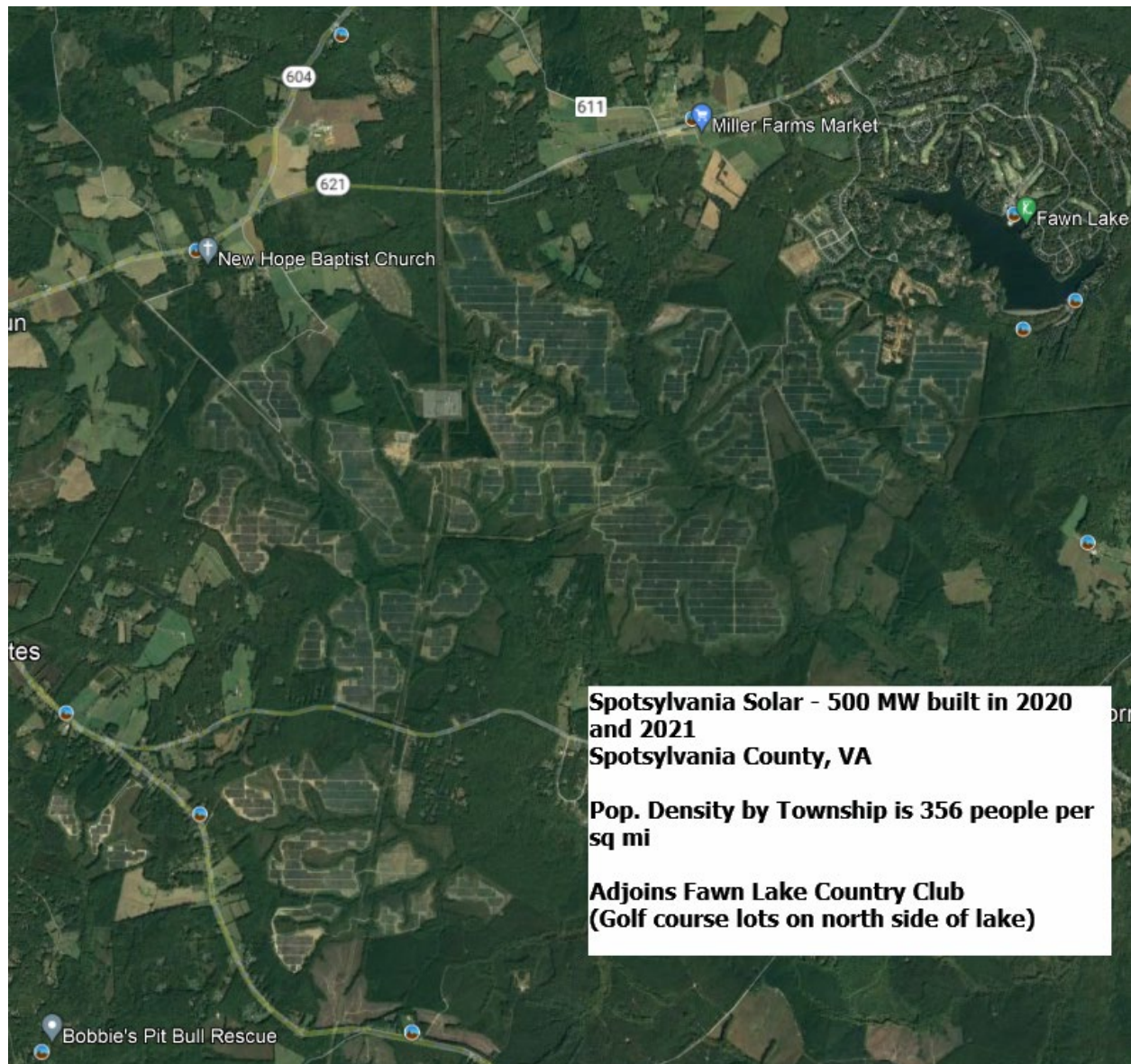
Uniform Standards of Professional Appraisal Practice Update	2022
Sexual Harassment Prevention Training	2021
Appraisal of Land Subject to Ground Leases	2021
Michigan Appraisal Law	2020
Uniform Standards of Professional Appraisal Practice Update	2020
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2019
The Cost Approach	2019
Income Approach Case Studies for Commercial Appraisers	2018
Introduction to Expert Witness Testimony for Appraisers	2018
Appraising Small Apartment Properties	2018
Florida Appraisal Laws and Regulations	2018
Uniform Standards of Professional Appraisal Practice Update	2018
Appraisal of REO and Foreclosure Properties	2017
Appraisal of Self Storage Facilities	2017
Land and Site Valuation	2017
NCDOT Appraisal Principles and Procedures	2017
Uniform Standards of Professional Appraisal Practice Update	2016
Forecasting Revenue	2015
Wind Turbine Effect on Value	2015
Supervisor/Trainee Class	2015
Business Practices and Ethics	2014
Subdivision Valuation	2014
Uniform Standards of Professional Appraisal Practice Update	2014
Introduction to Vineyard and Winery Valuation	2013
Appraising Rural Residential Properties	2012

Uniform Standards of Professional Appraisal Practice Update	2012
Supervisors/Trainees	2011
Rates and Ratios: Making sense of GIMs, OARs, and DCFs	2011
Advanced Internet Search Strategies	2011
Analyzing Distressed Real Estate	2011
Uniform Standards of Professional Appraisal Practice Update	2011
Business Practices and Ethics	2011
Appraisal Curriculum Overview (2 Days – General)	2009
Appraisal Review - General	2009
Uniform Standards of Professional Appraisal Practice Update	2008
Subdivision Valuation: A Comprehensive Guide	2008
Office Building Valuation: A Contemporary Perspective	2008
Valuation of Detrimental Conditions in Real Estate	2007
The Appraisal of Small Subdivisions	2007
Uniform Standards of Professional Appraisal Practice Update	2006
Evaluating Commercial Construction	2005
Conservation Easements	2005
Uniform Standards of Professional Appraisal Practice Update	2004
Condemnation Appraising	2004
Land Valuation Adjustment Procedures	2004
Supporting Capitalization Rates	2004
Uniform Standards of Professional Appraisal Practice, C	2002
Wells and Septic Systems and Wastewater Irrigation Systems	2002
Appraisals 2002	2002
Analyzing Commercial Lease Clauses	2002
Conservation Easements	2000
Preparation for Litigation	2000
Appraisal of Nonconforming Uses	2000
Advanced Applications	2000
Highest and Best Use and Market Analysis	1999
Advanced Sales Comparison and Cost Approaches	1999
Advanced Income Capitalization	1998
Valuation of Detrimental Conditions in Real Estate	1999
Report Writing and Valuation Analysis	1999
Property Tax Values and Appeals	1997
Uniform Standards of Professional Appraisal Practice, A & B	1997
Basic Income Capitalization	1996

**Attachment RCK – 2
Spotsylvania, Virginia
Property Information
Richard C. Kirkland**

Matched Pair – Spotsylvania Solar, Paytes, VA





This solar farm is being built in four phases with the area known as Site C having completed construction in November 2020 after the entire project was approved in April 2019. Site C, also known as Pleinmont 1 Solar, includes 99.6 MW located in the southeast corner of the project and shown on the maps above with adjoining parcels 111 through 144. The entire Spotsylvania project totals 617 MW on 3500 acres out of a parent tract assemblage of 6,412 acres.

I have identified three adjoining home sales that occurred during construction and development of the site in 2020.

The first is located on the north side of Site A on Orange Plank Road. The second is located on Nottoway Lane just north of Caparthin Road on the south side of Site A and east of Site C. The third is located on Post Oak Road for a home that backs up to Site C that sold in September 2020 near the completion of construction for Site C.

Spotsylvania Solar Farm

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	12901 Orng Plnk	5.20	8/27/2020	\$319,900	1984	1,714	\$186.64	3/2	Drive	1.5	Un Bsmt
Not	8353 Gold Dale	3.00	1/27/2021	\$415,000	2004	2,064	\$201.07	3/2	3 Gar	Ranch	
Not	6488 Southfork	7.26	9/9/2020	\$375,000	2017	1,680	\$223.21	3/2	2 Gar	1.5	Barn/Patio
Not	12717 Flintlock	0.47	12/2/2020	\$290,000	1990	1,592	\$182.16	3/2.5	Det Gar	Ranch	

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
12901 Orng Plnk								\$319,900		1270
8353 Gold Dale	-\$5,219	\$20,000	-\$41,500	-\$56,298		-\$20,000		\$311,983	2%	
6488 Southfork	-\$401	-\$20,000	-\$61,875	\$6,071		-\$15,000		\$283,796	11%	
12717 Flintlock	-\$2,312	\$40,000	-\$8,700	\$17,779	-\$5,000	-\$5,000		\$326,767	-2%	
Average Diff									4%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	9641 Nottoway	11.00	5/12/2020	\$449,900	2004	3,186	\$141.21	4/2.5	Garage	2-Story	Un Bsmt
Not	26123 Lafayette	1.00	8/3/2020	\$390,000	2006	3,142	\$124.12	3/3.5	Gar/DtG	2-Story	
Not	11626 Forest	5.00	8/10/2020	\$489,900	2017	3,350	\$146.24	4/3.5	2 Gar	2-Story	
Not	10304 Pny Brnch	6.00	7/27/2020	\$485,000	1998	3,076	\$157.67	4/4	2Gar/Dt2	Ranch	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
9641 Nottoway								\$449,900		1950
26123 Lafayette	-\$2,661	\$45,000	-\$3,900	\$4,369	-\$10,000	-\$5,000		\$417,809	7%	
11626 Forest	-\$3,624		-\$31,844	-\$19,187		-\$5,000		\$430,246	4%	
10304 Pny Brnch	-\$3,030		\$14,550	\$13,875	-\$15,000	-\$15,000	-\$10,000	\$470,396	-5%	
Average Diff									2%	

Solar	Address	Acres	Date Sold	Sales Price	Built	GBA	\$/GBA	BR/BA	Park	Style	Other
Adjoins	13353 Post Oak	5.20	9/21/2020	\$300,000	1992	2,400	\$125.00	4/3	Drive	2-Story	Fn Bsmt
Not	9609 Logan Hgt	5.86	7/4/2019	\$330,000	2004	2,352	\$140.31	3/2	2Gar	2-Story	
Not	12810 Catharpian	6.18	1/30/2020	\$280,000	2008	2,240	\$125.00	4/2.5	Drive	2-Story Bsmt/Nd Pnt	
Not	10725 Rbrt Lee	5.01	10/26/2020	\$295,000	1995	2,166	\$136.20	4/3	Gar	2-Story	Fn Bsmt

Adjoining Sales Adjusted

Address	Time	Ac/Loc	YB	GLA	BR/BA	Park	Other	Total	% Diff	Dist
13353 Post Oak								\$300,000		1171
9609 Logan Hgt	\$12,070		-\$19,800	\$5,388		-\$15,000	\$15,000	\$327,658	-9%	
12810 Catharpian	\$5,408		-\$22,400	\$16,000	\$5,000		\$15,000	\$299,008	0%	
10725 Rbrt Lee	-\$849		-\$4,425	\$25,496		-\$10,000		\$305,222	-2%	
Average Diff									-4%	

All three of these homes are well set back from the solar panels at distances over 1,000 feet and are well screened from the project. All three show no indication of any impact on property value.

There are a couple of recent lot sales located along Southview Court that have sold since the solar farm was approved. The most recent lot sales include 11700 Southview Court that sold on December 29, 2021 for \$140,000 for a 0.76-acre lot. This property was on the market for less than 2 months

before closing within 6% of the asking price. This lot sold earlier in September 2019 for \$55,000 based on a liquidation sale from NTS to an investor.

A similar 0.68-acre lot at 11507 Stonewood Court within the same subdivision located away from the solar farm sold on March 9, 2021 for \$109,000. This lot sold for 18% over the asking price within 1 month of listing suggesting that this was priced too low. Adjusting this lot value upward by 12% for very strong growth in the market over 2021, the adjusted indicated value is \$122,080 for this lot. This is still showing a 15% premium for the lot backing up to the solar farm.

The lot at 11009 Southview Court sold on August 5, 2019 for \$65,000, which is significantly lower than the more recent sales. This lot was sold by NTS the original developer of this subdivision, who was in the process of liquidating lots in this subdivision with multiple lot sales in this time period throughout the subdivision being sold at discounted prices. The home was later improved by the buyer with a home built in 2020 with 2,430 square foot ranch, 3.5 bathrooms, with a full basement, and a current assessed value of \$492,300.

I spoke with Chris Kalia, MAI, Mark Doherty, local real estate investor, and Alex Doherty, broker, who are all three familiar with this subdivision and activity in this neighborhood. All three indicated that there was a deep sell off of lots in the neighborhood by NTS at discounted prices under \$100,000 each. Those lots since that time are being sold for up to \$140,000. The prices paid for the lots below \$100,000 were liquidation values and not indicative of market value. Homes are being built in the neighborhood on those lots with home prices ranging from \$600,000 to \$800,000 with no sign of impact on pricing due to the solar farm according to all three sources.





Fawn Lake Lot Sales

Parcel	Solar?	Address	Acres	Sale Date	Sale Price	Ad. For Time	% Diff
A	Adjoins	11700 Southview Ct	0.76	12/29/2021	\$140,000		
1	1 parcel away	11603 Southview Ct	0.44	3/31/2022	\$140,000	\$141,960	-1.4%
2	Not adjoin	11507 Stonewood Ct	0.68	3/9/2021	\$109,000	\$118,374	15.4%
3	Not adjoin	11312 Westgate Wy	0.83	10/15/2020	\$125,000	\$142,000	-1.4%
4	Not adjoin	11409 Darkstone Pl	0.589	9/23/2021	\$118,000	\$118,000	15.7%
Average							7.1%
Median							7.0%
Least Adjusted							15.7%
2nd Least Adjusted							-1.4%
(Parcel 1 off solar farm)							

Time Adjustments are based on the FHFA Housing Price Index

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Case No(s). 20-1680-EL-BGN

Summary: Testimony - Direct Testimony of Richard C. Kirkland, Jr. MAI
electronically filed by Christine M.T. Pirik on behalf of Yellow Wood Solar Energy,
LLC