

HOW DO WINDMILLS EFFECT YOUR ASSESSMENT?

Several residents have expressed concern lately about the effect on the market value of their property that the *proposed* windmill farms across the lake *may* have.

I have spoken to several N.H. fee appraisers and assessors regarding the effect on value of windmills in mountain views. As of yet, not one has been able to extract relevant data from the market to be making adjustments.

Economic Obsolescence (EO) is something that is outside the property that influences the property value negatively. In order to develop a *valid* adjustment for EO, an assessor/appraiser would have to have sales of similar properties to compare. In this case one would need sales of view properties that include windmills and view properties that don't include windmills. The properties would need to have comparable views. After making adjustments for other factors, such as size, condition, etc of the improvements and size, topography, access to, exposure of the site etc the difference between the sales prices might be attributable to the presence of the windmills in the view. There are so many factors that effect value, such as tax rate, quality of education in the community, negotiating skills of the parties etc. I would want to compare sales that occurred in Bridgewater, to account for some of these differences.

As an assessor, I wouldn't make adjustments to assessments without sufficient market data to support those adjustments. I certainly wouldn't be making adjustments for something that hasn't and may not happen. For assessments to be fair, they have to be based on fact.

I hope this addresses your concerns. I will monitor the matter as it progresses,

Sincerely,

Diana Calder, Bridgewater Assessor