

Pages –titres et tables des matières
des deux documents de référence

Remis par l'Association des Bâtitisseurs de Vent

Documents disponibles en version intégrale au
secrétariat de la commission en version électronique
seulement

THE EFFECT OF WIND DEVELOPMENT ON LOCAL PROPERTY VALUES

ANALYTICAL REPORT | MAY 2003

RENEWABLE ENERGY POLICY PROJECT

GEORGE STERZINGER
FREDRIC BECK
DAMIAN KOSTIUK

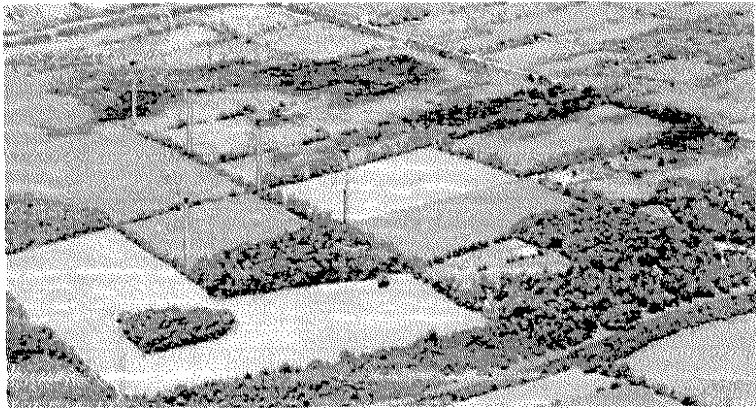
TABLE OF CONTENTS

Chapter I. Project Overview	1
Chapter II. Methodology	10
Chapter III. Site Reports	17
Site Report 1.1: Riverside County, California	17
Site Reports 2.1 and 2.2: Madison County, New York	24
Site Report 3: Carson County, Texas	32
Site Report 4: Bennington County, Vermont	38
Site Report 5: Kewaunee County, Wisconsin	43
Site Report 6: Somerset County, Pennsylvania	49
Site Report 7: Buena Vista County, Iowa	54
Site Report 8: Kern County, California	62
Site Report 9: Fayette County, Pennsylvania	67
Site Report: Projects Excluded From Analyses	72
References	76
Appendix 1. County Classification Descriptions	77

PROPERTY VALUE STUDY

THE RELATIONSHIP OF WINDMILL DEVELOPMENT AND MARKET PRICES

TOWNSHIP OF MELANCTHON,
TOWNSHIP OF EAST LUTHER GRAND VALLEY AND
COUNTY OF DUFFERIN



Prepared For:



WINDRUSH ENERGY

3042 Concession Road 3, Adjala
RR 1, Hockley Valley
Palgrave, Ontario
L0N 1P0

September 2006

INTRODUCTION

1. TABLE OF CONTENTS

INTRODUCTION

1. Table of Contents	Page 2
2. Company Profile	Page 3
3. Background	Page 4
4. Scope	Page 5
5. Assumptions and Limiting Conditions	Page 6
6. Certificate	Page 9
7. Map of Townships and County	Page 11

FINDINGS

8. Part I - Registered Sales Analysis	Page 12
Part II - Registered Resale Analysis	Page 17
Part III - MLS Statistical Analysis	Page 21
Part IV - Executive Summary	Page 23