**Notes on the Property Value Impact due to 500kV/230kV Transmission Lines**

**Direct Testimony Of William C. Harvey**, H, Com, Mai And Richard N. Olsen, Mai

On Behalf Of Loudoun County, Virginia

Before The State Corporation Commission Of Virginia

**Case Nos. Pur-2024-00032 And Pur-2024-00044**

(Collectively, The Consolidated Cases)

Aspen - Golden Substations And 500kv / 230kv Transmission Lines

Available here: <https://www.scc.virginia.gov/docketsearch/DOCS/80t201!.PDF>

Note: This assessment is for a view shed issue only! No easements were sited on residential private property and the majority of the route was along the Route 7 highway.

**Citations:**

Lines 51 - 58 "The mass appraisal was to reflect the unimpaired and impaired value, if any impairment was found, of residential properties located along the approximate 4.5-mile long Route 7 segment of Harry Byrd Highway (Route 7) near Loudoun County Parkway to Belmont Ridge Road and the approximate 2.0-mile-long segment of Harry Byrd Highway (Route 7) near Ashburn Village Boulevard to Belmont Ridge Road in Loudoun County, Virginia that are expected to be affected by Class 5 (External Conditions) Detrimental Conditions caused by the planned 500/230 kV lines included in the Consolidated Cases as “overhead aerial lines and towers."

Lines 248 to 253 "In this instance, the single characteristic that was isolated was the view disamenity that will be caused by Dominion’s planned 500/230 kV lines and towers along the approximate 4.5-mile-long Route 7 segment of Harry Byrd Highway (Route 7) near Loudoun County Parkway to Belmont Ridge Road and the approximate 2.0-mile-long segment of Harry Byrd Highway (Route 7) near Ashburn Village Boulevard to Belmont Ridge Road in Loudoun County, Virginia."

Lines 328 - 331: "The pre-existing 500/230 kV lines and towers that we studied are valid proxies for the likely impact Dominion’s planned 500/230 kV lines and towers will have along the route segment at issue in this case."

Lines 332 - 334: "The case studies revealed a diminution in value due to the proximity of Dominion’s pre-existing 500/230 kV lines and towers between -1.0% and -19.2% with an average (mean) diminution of -8.5%"

Lines 351 - 354: "Research has found that the negative impacts on lots adjacent to or with a direct

view of a tower may be slightly greater than impacts on lots further from the tower. This is most likely due to the visual obstruction from a tower is more substantial than the lines themselves."

Line 387: "Mr. Harvey used a "-8.5% adjustment attributable to the comparable Class 5 Detrimental conditions"

Lines 391 - 393: "The $252,025,000 differential reflects the damages that are likely to result to the subject properties along the Route 7 segment when Dominion’s planned 500/230 kV lines and towers along the Route 7 segment are constructed"

Line 403 - 405: "Had we used the upper end of the range of -19.2% to better reflect the impact resulting from Dominion’s planned tower heights of up to 180-feet, the estimate of damages would more than double. "

***\*\*\* Mr. Harvey's assessment was for view shed impairment, a property with a transmission easement would be significantly more impaired \*\*\*\****