



County Research on Wind Turbines
For Planning and Zoning

RENO COUNTY

March 18, 2019

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Reno County Appraiser

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Opening Statements:

Out of the 105 counties in the state of Kansas, 24 counties have operating wind farms.

According to the Kansas Property of Valuation there are approximately 2,655 functioning wind turbines. The first wind turbines were constructed in the state of Kansas in 2001. Currently there are several counties in the state of Kansas that do not have operating wind farms but have wind farms under construction or the county is in the process of proposals.

There is a misconception amongst homeowners that the placement of turbines in the county will automatically reduce the market value of residential properties by 20% or more.

Several considerations can come into play that can change the value of residential properties.

Some of those considerations can be:

- **Interest rates** – Low interest rates can entice buyers to over spend on a property where higher interest rates will drive the market down.
- **Uninformed buyers** – Will at times over pay for a property.
- **Uninformed sellers** – Will sometimes sell properties for less than the actual market value.
- **Deferred maintenance on a dwelling** – When repairs are “let go” to a point that the Appraiser needs to adjust the value to allow for the excess repair issues of a dwelling.
- **Remodeling or additions to a dwelling** – Can also affect the overall market if several of the homes in an area have had major remodeling. The desirability of that neighborhood may increase.
- **The current economy** – Both the local and worldwide economy has an affect on dwelling values.
- **Local business increasing or decreasing in the county.**
- **Market trends** – Example: Currently people are wanting a home just outside of city limits with a small amount of acreage (also known as Hobby Farms).
- **Supply and demand**

After contacting 23 counties the information gathered from each county has been documented below:

- **Barber County**

- Spoke with Dianna Brittain (employee of Appraisers office) on March 14. In 2009, Barber County constructed 40 wind turbines that all have a lifetime exemption. In 2013, 52 more turbines were constructed also having a lifetime exemption from taxes. There is a total of 92 turbines now located in Barber County. Barber County has not made any adjustments to residential values due to the wind turbines.

- **Butler County**

- Contacted Debra Studebaker - County Appraiser on February 26. In 2006 there were 100 wind turbines constructed. The wind farm in Butler county is in a rural portion of the county where there are very few residential homes. There is no considerations or adjustments made for the wind farm being present when valuing homes in that area.

- **Clark County**

- Contacted Jeremy McCully – County Appraiser on March 14. The wind turbines located in the county have a lifetime exemption. Clark County makes no adjustments to residential values due to the wind turbines being in the county.

- **Cloud County**

- Contacted Barry Porter - County Appraiser on February 26. In 2008 there were 67 turbines constructed and all have a lifetime exemption. Cloud County has not had any issues with residential properties in the past 11 years that the wind turbines have been in operation. There has been no consideration given to residential values due to the wind farms.

- **Coffey County**

- Contacted Connie Lawrence – County Appraiser on March 14. In 2013, 66 turbines were constructed with a lifetime exemption. Then in 2017 there were 122 turbines constructed with a 10-year life exemption. No adjustments have been made to residential property values due to the wind farms.

- **Elk County**

- Contacted Jeremy McCully – also Clark County Appraiser on March 14. There are 111 turbines that were assembled in 2011 with a lifetime exemption. No adjustments have been made to residential property values due to the wind farms.

- **Ellis County**

- Contacted Lisa Ree – County Appraiser on March 14. Ellis had 112 turbines built in 2015 that have a lifetime exemption. The County makes no adjustments to residential property values due to the wind farms.

- **Ellsworth County**

- Contacted Carl Miller – County Appraiser on February 27. In 2009, 99 turbines were constructed, and an additional 106 turbines were constructed in 2013. This makes a total of 205 turbines with a lifetime exemption. The wind farms are in a rural area of the county, and no influence has been given to residential property values because of the wind turbines.

- **Ford County**

- Contacted Patti Israel – County Appraiser on February 26. The first wind farm was constructed in 2006 with 67 turbines, the second in 2010 with 32, the third in 2012 with 73, the fourth in 2013 with 63, and the fifth in 2017 with 44 turbines totaling 279 wind turbines with lifetime exemptions. No adjustments are given to residential properties due to wind farms.

- **Grant County**
 - Contacted Cynthia Wellbrook – County Appraiser on March 18. In 2014, 61 wind turbines were constructed with a lifetime exemption. The county does not make any adjustments to residential property values due to the wind farms being located in the county.

- **Gray County**
 - Contacted Kim Frodin – County Appraiser on February 22. Gray County was the first county in the State to have a wind farm built 2001, the second wind farm was constructed in 2010. Then a year later the third wind farm was constructed in 2011, the fourth one in 2012 with a total of 342 turbines all with a lifetime exemption. The sale of residential properties in the area of the wind farms do not reflect any change in the market value, and no adjustments have been made to residential property values due to the wind farms.

- **Harper County**
 - Contacted Anna Porter – County Appraiser on March 13. In 2013, 177 wind turbines were constructed with a lifetime exemption. No adjustments have been made to residential property values due to the wind farms being in the county.

- **Haskell County**
 - Contacted Cynthia Wellbrook – County Appraiser on March 18. In 2014, 74 wind turbines were constructed with a lifetime exemption. Haskell County does not make any adjustments to residential property values due to the wind farm being located in the county.

- **Kingman County**
 - Contacted Amber (employee of Appraiser’s Office) on March 14. In 2013, 66 turbines were constructed with a lifetime exemption, and an additional 122 were added in 2017. No adjustments have been made to the residential property values due to the wind farms.

- **Kiowa County**
 - Contacted D.J. McMurry – County Appraiser on March 14. In 2010, 10 turbines were constructed with lifetime exemptions, and 65 wind turbines were built in 2013 for a total of 75 turbines with a lifetime exemption. Kiowa County makes no adjustments to residential property values due to the wind farms in the county.

- **Lincoln County**
 - Contacted Rhonda Wright – County Appraiser on February 27. In 2008, 56 wind turbines were constructed with a lifetime exemption. The wind farms are located in a rural area with no adjustments to residential property values due to the wind farm in the county.

- **Marshall County**
 - Contacted Francine Crome – County Appraiser on March 14. In 2016, 36 turbines were constructed with a lifetime exemption. No adjustments have been made to the residential property values due to the wind farms

- **Ness County**
 - Contacted Kelly Deslauriers – County Appraiser on March 14. In 2015, 49 turbines were constructed with a lifetime exemption. No adjustments have been made to the residential property values due to the wind farms in the county.

- **Pratt County**

- Contacted D.J. McMurry – County Appraiser on March 14. In 2017, 121 turbines were constructed with a lifetime exemption. In 2018, 100 turbines were constructed with lifetime exemptions. No adjustments have been made to residential property values due to the wind farms. County Appraiser did state that he could think of one residential property that did sell in the wind farm area and it sold for more than what the county has it valued for.

- **Rush County**

- Contacted Kelly Deslauriers – County Appraiser on March 14. Recently completed construction of 22 turbines with a lifetime exemption. No adjustments have been made to residential property values due to the wind farms.

- **Sumner County**

- Contacted Cindy Magill – County Appraiser on March 13. In 2013, 75 turbines were constructed with a lifetime exemption, and in 2016 another 75 turbines constructed with a lifetime exemption. This makes a total of 150 turbines. No adjustments have been made to residential property values due to the wind farms. As of now there are plans to construct 2 more wind farms in Sumner County.

- **Wichita County**

- Contacted Randy Sangster – County Appraiser on February 27. In 2009, 33 turbines were constructed with a lifetime exemption. No adjustments have been made to residential property values due to the wind farms.

- **Trego County**

- Contacted Wendy Dunagan – County Appraiser on March 18. In 2015, 17 turbines were constructed with a lifetime exemption. No adjustments have been made to residential property values due to the wind farms.

● Appraiser Contact Information

Barber County:

Karen Spencer 620-899-3723

Butler County:

Debra Studebaker 316-322-4220

Clark County:

Jeremy McCully 620-374-2832

Cloud County:

Barry Porter 785-243-8100

Coffey County:

Connie Lawrence 620-364-8426

Elk County:

Jeremy McCully 620-374-2832

Ellis County:

Lisa Ree 785-628-9400

Ellsworth County:

Carl Miller 785-472-3165

Ford County:

Patti Israel 620-227-4570

Grant County:

Cynthia Wellbrook 620-356-3362

Gray County

Kim Frodin 620-855-3858

Harper County:

Anna Porter 620-842-3718

Haskell County:

Cynthia Wellbrook 620-675-6289

Kingman County:

Richard Batchellor 620-532-2256

Kiowa County:

D.J. McMurry 620-723-3301

Lincoln County:

Rhonda Wright 785-524-4958

Marshall County:

Francine Crome 785-562-3301

Ness County:

Kelly Deslauriers 785-798-2777

Pratt County:

D.J. McMurry 620-672-4112

Rush County:

Kelly Deslauriers 785-222-2659

Sumner County:

Cindy Magill 620-326-8986

Trego County:

Wendy Dunagan 785-743-5758

Wichita County:

Randy Sangster 620-375-4242

Counties unable to contact: Hodgeman

Wind Turbines (Under Construction)

Neosho County

Appraiser – Robert McElroy
620-244-3821 2/22/19

1 Sale Currently – Buyer was knowledgeable of the wind farm being under construction. Market Value was not down even with the construction.

Allen County

Appraiser – Sandra Drake
620-365-1415 2/22/19

The wind farm is under construction currently. There have not been any sales of residential properties currently.

The county is seeing a boost in the local economy due to the project.

*** Wind Farm Inventory and Valuation (See Attachment) ***

----- Documented information in this report was provided by Kansas County Appraisers and the Kansas State Property of Valuation Division.