



Concerned Citizens Montana
c/o Cam Cooper
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RE: Effects of proposed MSTI transmission line on property values and marketability

I am asked to provide comment regarding effects on property values and marketability as a result of the proposed Mountain States Transmission Intertie (MSTI), a 500kV transmission power line to commence near Townsend, Montana and terminating at the existing Midpoint Substation near Jerome, Idaho. Much has been written regarding details of the process involved for determination of the proposed MSTI routes and the processes involved in the selection processes. Comments contained herein are specifically provided as an opinion of the effects of such a development on affected properties' values and marketability.

The opinions contained herein are based on my experiences as a real estate Salesperson and Broker in Southwest Montana for the past twenty plus years. The primary effect of the proposed MSTI development is obvious: a serious impairment and obstruction to the view shed and appearance of all properties within normal range of sight of the development. Thus, not only are the properties in which the development crosses affected, but all properties within its proximate view. Views from properties are among the top features of preference when buyers are determining a property's suitability for their requirements. View obstructions such as the proposed MSTI line would seriously impair the affected properties marketability and as a result, property values would diminish to a point where view scope objections are equalized by diminished price. Thus, buyers may eventually purchase the property, but at a value substantially below its value without such view obstruction. Specific example and data regarding such diminishments are beyond the scope of this opinion and would only be available through the process of appraisal by highly qualified professionals.

It is my understanding that an appraisal study is in the works to formally address the economic impacts of property values on property affected by MSTI. Specific data regarding these impacts should be addressed by any appraisal study as the one being conducted by Northwestern Energy. Such a study should provide specific information regarding comparative sales pairing which identifies property values of similarly affected properties prior to and subsequent to construction of projects similar to MSTI. The study should also include an expanded scope of study to include all properties within proximate view of the sight obstructive development. It is imperative that such a study be independently analyzed to assure its accuracy and appropriateness.

Sincerely:

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