

Impact of Cell Tower on Surrounding Properties
By Tom J. Keith & Associates, Inc.
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The following pages illustrate how to quantify the impact of a cell tower on surrounding properties. Property values surrounding several towers are studied in order to quantify the impact.

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Tower #306527



| | |
|-------------------|---------------------------|
| Address: | 5409 Spence Farm Rd. |
| City: | Holly Springs |
| State: | North Carolina |
| Zip Code: | 27540 |
| Latitude: | 35 - 36 - 22.6 N 35.60627 |
| Longitude: | 78 - 49 - 33.2 W -78.8259 |

SITE SPECS

| | |
|-------------------------------|--|
| MTA: | Charlotte-Raleigh |
| BTA: | Raleigh-Durham, NC |
| MSA/RSA: | Raleigh, NC |
| Ground Elevation AMSL: | 0.0 ft. |
| Datum: | NAD83 |
| County: | WAKE |
| Region: | USA |
| Comments: | |
| Driving Instructions: | Take US1 South to exit 95. Make left @ stop light. Go 9 miles make right on to Old Powell Road for 1 mile. Turn left onto Spencer Farm Road, @ intersection of Spencer Farm Road and Commission make left (infront of brick house) site is behind hous .3m |

UTILITY INFORMATION

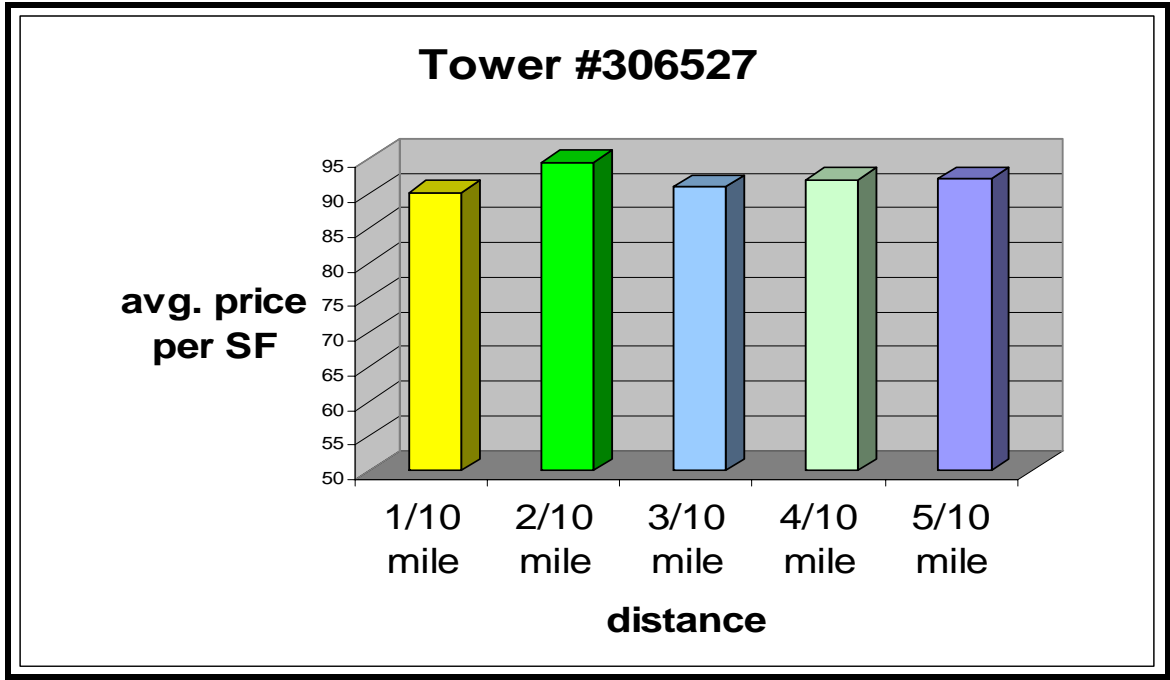
| | |
|------------------------|-------------------------|
| Telco Provider: | |
| Power Provider: | --No Business Entered-- |

TOWER DATA

| | |
|---------------------------------|------------------|
| Tower Number: | 306527 |
| Structure Height (AGL): | 285 ft. |
| Structure Height (AMSL): | 285 ft. |
| Clearance: | 10 ft. |
| Total Height (AMSL): | 295 ft. |
| Type: | Self Support |
| FAA #: | 2003-ASO-5007-OE |
| FCC #: | 1046859 |
| Tower Status: | Active |

**WAKE COUNTY TOWER #306527
AVERAGE SALES PRICE PER SF**

| Buffer Ring 1 1/10 Mile from Tower Site | Buffer Ring 2 2/10 Mile from Tower Site | Buffer Ring 3 3/10 Mile from Tower Site | | Buffer Ring 4 4/10 Mile from Tower Site | | Buffer Ring 5 5/10 Mile from Tower Site |
|--|--|--|-----------|--|-----------|--|
| \$ 95.96 | \$ 89.42 | \$ 79.29 | \$ 92.24 | \$ 85.76 | \$ 104.17 | \$ 81.56 |
| \$ 84.51 | \$ 89.63 | \$ 85.82 | \$ 92.45 | \$ 94.14 | \$ 101.85 | \$ 85.54 |
| | \$ 92.82 | \$ 97.39 | \$ 86.46 | \$ 93.01 | \$ 89.81 | \$ 111.33 |
| | \$ 79.99 | \$ 85.05 | \$ 85.99 | \$ 113.36 | \$ 86.08 | \$ 90.76 |
| | \$ 87.83 | \$ 86.18 | \$ 84.85 | \$ 93.49 | \$ 85.96 | \$ 96.15 |
| | \$ 126.17 | \$ 96.57 | \$ 85.36 | \$ 97.50 | \$ 87.83 | \$ 109.97 |
| | \$ 81.71 | \$ 97.47 | \$ 85.47 | \$ 91.99 | \$ 80.65 | \$ 87.75 |
| | \$ 107.91 | \$ 94.80 | \$ 101.63 | \$ 88.48 | \$ 87.80 | \$ 89.59 |
| | \$ 95.98 | \$ 114.09 | \$ 87.61 | \$ 81.27 | \$ 96.72 | \$ 90.49 |
| | | \$ 94.30 | \$ 89.51 | \$ 108.16 | \$ 82.49 | \$ 86.24 |
| | | \$ 87.27 | \$ 87.08 | \$ 85.55 | \$ 89.82 | \$ 87.53 |
| | | \$ 91.58 | \$ 94.59 | | | \$ 88.64 |
| \$90.24 | \$94.61 | \$90.96 | | \$92.09 | | \$92.13 |



As you will note we have averaged the price per square foot for dwellings located within each of the buffer rings.

| | |
|----------------|----------|
| Buffer Ring 1= | \$ 90.24 |
| Buffer Ring 2= | \$ 94.61 |
| Buffer Ring 3= | \$ 90.96 |
| Buffer Ring 4= | \$ 92.09 |
| Buffer Ring 5= | \$ 92.13 |

As you can observe from the charts and data above for tower #306527, there does not appear to be any significant or consistent change in value from the properties located in each buffer ring. Buffer ring one had a value of 90.24, which rises in buffer ring two to \$94.61. This rise could be of consideration until the fall in value of buffer ring three with \$90.96. Buffer ring four has a slight increase in value to \$92.09. The values rise and fall as you move out from ring one to ring five, concluding that the tower does not affect the value of the properties as distance increases from tower.