

**PLEASANT RIDGE EXHIBIT  
41A**

**LIVINGSTON COUNTY SALES**

YEAR	# OF SALES	# OF SHORT SALES OR FORECLOSURES	AVERAGE SALE PRICE	AVERAGE MARKETING TIME	CHANGE IN AVG. SALE PRICE
2005	26	0	\$57,346	143	
2006	30	0	\$65,293	191	13.9%
2007	87	2	\$113,154	149	73.3%
2008	51	4	\$97,305	178	-14.0%
2009	67	14	\$90,162	156	-7.3%
2010	48	20	\$77,415	155	-14.1%
2011	43	11	\$86,719	229	12.0%
2012	73	26	\$82,988	187	-4.3%
2013	74	24	\$89,748	172	8.1%
2014	59	21	\$75,051	194	-16.4%

Source: MRED

Between the peak of the market in 2007 and September 24, 2014, average residential sale prices in Livingston County fell 36 percent. Excluding 2014, which could well be the result of the Dwight Correctional Facility closing, and excluding 2013, which also mirrored improvement in the housing market nationally, the average sale price in Livingston County fell 27.7 percent, below the average for the Chicago metropolitan area as a whole.

One interesting phenomena is the reduction in the number of foreclosures in 2011 and the 12 percent improvement in average sale price in 2011. Although it is not possible to identify the cause of this temporary improvement without significant additional research, it certainly does **not** support a contention that the wind farm had a negative impact on single-family house values.

MRED includes sales of properties that were sold via the Multiple Listing Service (MLS) and exclude transactions that are private sales. In addition to the sales from the MLS, I am aware of the sale of a one-story brick-constructed house and out-buildings situated on 3.63 acres at 23090 N 2500 E Road, unincorporated Odell. This 2,112-square foot house is constructed over a full basement, and has four bedrooms, and one full bathroom. It was sold in August 2013 for \$205,000, a figure that is well above the average sale price for that year. This transaction is considered an arm's length transaction by the Livingston County Assessor.

The following aerial photograph illustrates the location of this house relative to wind turbines in the area as well as to a Commonwealth Edison substation.