

## Blue Ridge Environmental Defense League

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# NATURAL GAS PIPELINE PROPERTY VALUE DEVALUATION

The Blue Ridge Environmental Defense League is a regional, community-based, non-profit environmental organization. BREDL encourages government agencies and citizens to take responsibility for conserving and protecting our natural resources. The issues center on industry's dependence on toxic chemicals, utilities' refusal to adopt sound energy alternatives, industrial development and highway construction at the expense of public health, intensive livestock operations' effects on agriculture and the environment, and huge waste dumps. BREDL has prevented the deterioration of the quality of life in communities. The preservation of local control and the promotion of clean industry have enhanced social and economic aspects of human life

Natural gas pipelines don't just raise concerns about the environment and private property rights — they could also affect owners' wallets. Pipelines can reduce property values by 5 to 40 percent by making them less attractive to potential buyers. Property values plunged on parcels whose owners sought relief through the Atlantic Coast Pipeline reassessment hearing process, according to a property records search conducted in Highland and Nelson Counties by the Blue Ridge Environmental Defense League. The construction of the proposed pipeline and resultant losses in property value are devastating for directly affected landowners. Pipelines drive down property values substantially, limiting landowner's use of their properties and leading to an increased real estate tax rate for every property owner.

The three Nelson property assessments, which indicated current fair market value totaling \$459,000, were adjusted downward by \$148,900 to a market value of \$311,000. The properties were reduced by percentages as high as 39% to a low of 15%. In Highland County, while some properties with signed easements increased in value, many were devalued, from a high of 75% to a low of 2% as shown in table below.

<b>COUNTY</b>	<b>DEVALUED MAX %</b>	<b>DEVALUED MIN %</b>
Nelson	39%	15%
Highland	75%	2%

Interestingly, in Highland, consideration paid by the ACP to landowners was approximately \$1.3 million for 172 acres. In Nelson, the ACP has paid just \$1.8 million for easements covering 316 acres. The acreage figures include permanent and temporary rights-of-way, as well as extra work space and access roads.



**Stonewall Gathering Pipeline construction, West Virginia, July 19, 2015.** The Stonewall Gathering is a 36-inch natural gas pipeline. The project was cited by the West Virginia Department of Environmental Protection for at least 12 Notice of Violations during the summer of 2015. The violations were for not following best practices and for causing conditions which pollute the state's streams.

The installation of a large pipeline like the ACP destroys soil quality, causes wet fields, leads to lower property values and significantly reduces crop yields for farmers. But, the Federal Energy Regulatory Commission dismissed the concerns of affected landowners, citizens, and grassroots groups regarding lower property values along the path of the proposed ACP in its Final Environmental Impact Statement. We believe that FERC was wrong since property values are affected.



**Mountain Valley Pipeline mudslide, Franklin County, VA, May 18, 2018.** Cahas Mountain Road covered in sediment from tree clearing. The mud was 12" to 18" thick. The road was closed and nearby creek was running red.

It's important to consider the hidden dangers of these pipelines. Thus, to protect the water, wildlife, and the communities, this pipeline should not be constructed.

Please visit [nopipeline.net](http://nopipeline.net) to view inspirational videos featuring landowners affected by the Atlantic Coast Pipeline. Contact Governor Cooper today and tell him to STOP THIS PIPELINE!

**NO PIPELINE  
NO DISASTER**  
PROTECT OUR COMMUNITY  
**NoPipeline.net**