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To whom it may concern:

I am a licensed real estate Broker in the State of Idaho. I have had an active Idaho real estate license since 2003. I have overseen more than 8,000 Idaho regulated real estate transactions during this time.

This letter is not a Broker's Price Opinion, and therefore this letter is not regulated by the Idaho Real Estate Appraisers Act. This letter offers insight on a *general impact on value*, and is not a *opinion of value* of any specific property.

In my professional opinion, the presence of a cell tower near a residential property will diminish the value of the property by 5% - 15%. Properties with a view of a nearby cell tower suffer a visual blight which negatively affects the value of all properties subject to the blight.

Nearly 100% of buyers will find a nearby cell tower unappealing. A view of a large tower with bulky electrical equipment is viewed as generally undesirable, and will make a property more difficult to sell.

The specific negative impact on property's value will be determined primarily by (a) line-of-site to the cell tower, and (b) the distance between the home and the cell tower. Homes with direct line of site to the cell tower, and within 1,000' of the cell tower, will be most severely affected. The negative value impact then diminishes as the distance to the cell tower increases, and as the line-of-site to the tower is obstructed.

I hope this information is helpful. My contact information is available below if you have any questions.

Thank you,



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