

# PROPERTY DEVALUATION: THANKS TO GAS & OIL DEVELOPMENT



[From: <http://www.fwwweekly.com/2006/11/29/drilling-through-peace-and-property/>]

**"Carl Fors wanted out. The noise and vibration from the gas well behind his house were enough to make the plates in his cupboard bounce. The repeated loud screeches at night – like fingernails scraped down a chalkboard – sometimes made sleep impossible.** A neighbor in the Chapel Creek area on Fort Worth's western border described it as a piercing alarm clock that started going off in the middle of the night, but one that you couldn't shut off. The worst noises stopped when the drilling was completed, but trucks and other heavy equipment operating on the well site continued to be a problem. Then they started building the gas compressor station several blocks away, which eventually added the powerful hum of its huge turbines to the noise. **...So Fors called a real estate agent to put his house on the market. The person wasn't interested. He called another one with the same result...**

*"There's a house for sale across the street from me, but no one's even looking at it," Sandra Wood said. "They look at the house and at the things towering over the houses, and they just drive away." Try calling the city and asking them to pay to repair tires and shock absorbers ruined by hitting crater-sized potholes created by the trucks hauling pipes, rigs, and water on streets that weren't meant to bear such loads. ... "The trucks are coming in and out all night. And the lights are so bright..." [Another resident] said one lot next to a drilling site was formerly valued at \$75,000 but is now listed as being worth \$1... **'Your neighborhood is forever changed.'***

*"...What would happen if every property owner affected by drilling began hiring lawyers to protest... appraisals and forcing...reductions [as one split estate landowner in TX did]? The impact on local government budgets could be extraordinary."*

**Appraised value has nothing to do with inability to sell a home, only with prices that nearby homes have sold for. (And eventually the appraised values go down, when people are forced to sell for a fraction of what their property used to be worth.)**

[From: <http://www.dallasnews.com/incoming/20100918-Drilling-can-dig-into-land-value-9345.ece/>]

"One year to the day after a company set up its drilling rigs on their land in eastern Wise County, Tim and Christine Ruggiero confirmed the depth of their loss. **Originally on the 2010 tax rolls for \$257,330, their home and 10-acre horse property are now worth \$75,240.**

*"...Said Patsy Slimp, a...former real estate agent: 'I could not sell this house in a clear conscience.' ...An independent appraiser based in Denton valued the family's home in December at \$78,000 – after one large spill of drilling mud but before a litany of other environmental problems began."*

[From: <http://ecowatch.com/2013/11/13/fracking-american-dream-drilling-decreases-property-value/>]

"A study conducted by researchers at Duke University found that the risks and potential liabilities of drilling outweigh economic benefits like lease payments and potential economic development in Washington County, PA. Even though lease payments can add overall value to homes with wells drilled on them, **the possibility of contaminated water decreases property value by an average of 24 percent.** The boost that comes from signing a lease offsets the increases, leaving a net decrease in value of 13%."

"Boulder, CO, real estate agent Nanner Fisher, who has lived in the area since 1983, told the *Boulder iJournal* that selling properties near drilling operations is difficult. **'For the most part, if there is a well that's visible when you show a property, [the prospective buyer] will ask to look for something else.** A lot of it is the visual effect of the well site,' she said. 'And, they think if you can see it, it's gotta be close enough that it's not healthy...'"