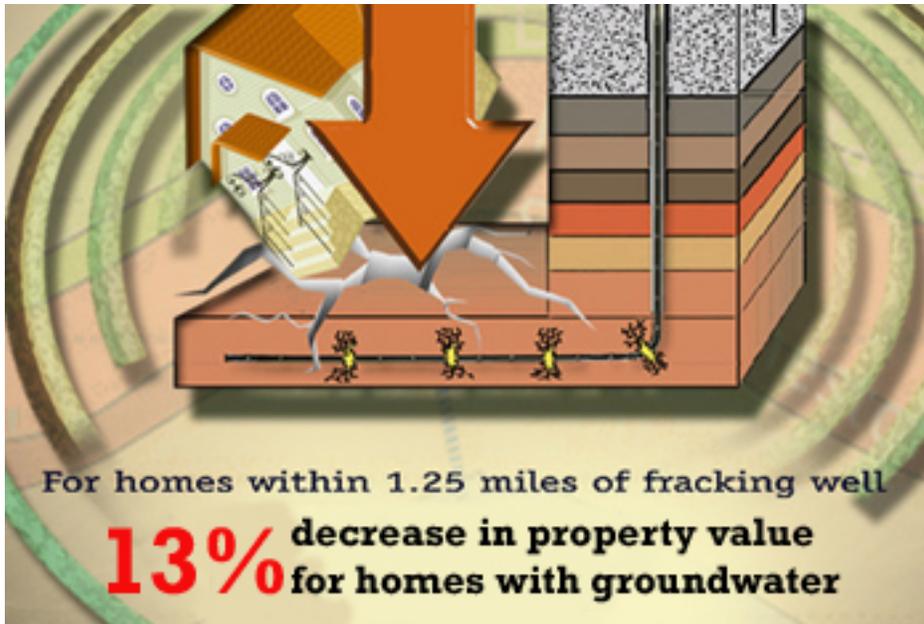




Property Value



Duke researchers have discovered that nearby fracking can negatively impact the property value of homes dependent on ground water. Adapted from Duke Chronicle Graphic by Rita Lo

Fracking in residential areas impacts the property value of both lease owners and their neighbors.

Water source a deciding factor in property value

A **Duke University and Resources for the Future study** found that the most significant factor in the impact of oil and gas development near your property is whether your water is piped in or sourced on-site from a well.

Based in Washington County, PA the study found that property with on-site wells lost 13% of their value.

Another **study by Integra Realty Resources** in Flower Mound, TX looked at the relationship between property value and proximity to wells. It concluded that properties with houses that were less than 750ft away from a drill site experienced an average sales price drop of 2-7%.

Mortgages

Oil and gas leases have also made it more difficult to **get a new mortgage or**

refinance and can even constitute a **technical default** on an existing mortgage. Depending on the site of the well, leases can also **affect neighbor's mortgages** due to setback violations or requirements.

Last year, Jack and Carol Pyhtila spent several weeks working to refinance the mortgage on their roughly 30 acres in Tompkins County, N.Y. But when they arrived to sign the mortgage, the lender, Visions Federal Credit Union, had taken a closer look at the lease on their land and revoked its offer, said Mr. Pyhtila, 72.

Of course, making it more difficult to get a mortgage isn't going to make selling a property with a lease any easier.

Oil boom pushes seniors out of homes

The rush to drill has led many **single young men** and family men to places like Williston, ND for a shot at financial comeback.

As the **Williston Herald reported**, apartments that used to rent for \$400 a month five years ago are going for four times that today, and homes that sold for \$60,000 are now on the market for \$200,000.

While this may sound like a dream for local residents, some, particularly senior citizens and people on fixed income, have found that they are no longer able to afford their rent and have been forced to move.

For more information:

Duke Chronicle Duke researchers show dip in home value caused by nearby fracking

Duke University and Resources for the Future Shale Gas Development and Property Values: Differences across Drinking Water Sources

Flower Mound Leader Council hears presentation on drilling-property value impact

Tompkins Trust Company Gas and Oil Leases Impact on Residential Lending

The New York Times Rush to Drill for Natural Gas Creates Conflicts With Mortgages

The Colorado Statesman Drilling and fracking have destroyed value of our most significant investment — our homes

AOL Real Estate Williston, N.D., Oil Boom Means Rents as High as New York City's

New York State Bar Association Journal Homeowners and Gas Drilling Leases: Boon or Bust?

La Plata County Oil and Gas Impact Report

*Tagged with: **property values, mortgage, landowners, fracking***

http://www.earthworksaction.org/issues/detail/property_value#.URebCqX3AmX