



Accurate Appraisal, LLC.
Professional Assessment Consultants

Lois Frank
Village of Cambria
111 W. Edgewater Street
Cambria, WI 53923

Re: Ethanol Plant Construction



Lois,

This letter is in regards to the possible construction/addition of an ethanol plant to the Village of Cambria. As statutory assessor for the village, it is my opinion that an ethanol plant would have an influential and/or negative affect on property value.

There are several factors that play in to the market value of a property. In a general sense, living in a direct vicinity to a factory decreases the market value. There are also questions of certain emissions and odors brought forth from ethanol that could negatively affect market value throughout the village. An example of this would be the City of Kaukauna where in the downtown district there is a paper mill that emits a strong odor that causes a slower percentage appreciation of property to those areas affected.

Conversely, a new factory would increase the village work force by approximately twenty jobs which generally has a positive affect on property. However, it is my professional opinion that an ethanol plant would have more of a negative influence on property value.

Jim Danielson
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