

Impact of Quarry on surrounding properties

By

Tom J. Keith, MAI, SRA

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The following pages illustrate how we determine the impact of a quarry on surrounding properties. In the above case we determined the impact on surrounding residential properties and how their value was affected by the nearby quarry. A sampling of property values was measured every 100 yards to determine if values were actually affected and by how much.

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Wake County Permit # 92-11 Parcels Sold after 1-1-03



92-11_100_Yard_Buffer		Legend				
Buffer Distance		0-100 Ring 1	101-200 Ring 2	201-300 Ring 3	301-400 Ring 4	401-500 Ring 5
		■	■	■	■	■

Residential Sales Research Data Subdivision # 1 & 2

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #
0778569380	9104 RHINEBECK CT	10520	2322	10/30/2003	\$154,926	\$28,000	2490	\$205,000	\$82.33	R	3	201-300	1
0778569490	9113 MIRANDA DR	10348	1987	8/7/2003	\$177,784	\$28,000	2942	\$223,000	\$75.80	R	3	201-300	1
Average									\$79.06				
0778564356	9224 MIRANDA DR	10183	0316	6/9/2003	\$166,142	\$28,000	2424	\$205,000	\$84.57	R	4	301-400	1
0778565436	9200 ZERMATT CT	10948	2353	7/30/2004	\$168,819	\$28,000	2625	\$249,000	\$94.86	R	4	301-400	1
0778566553	9208 ZERMATT CT	10737	1139	3/30/2004	\$177,576	\$28,000	2888	\$249,000	\$86.22	R	4	301-400	1
0778567482	9116 MIRANDA DR	10901	0857	6/30/2004	\$147,895	\$28,000	2281	\$196,000	\$85.93	R	4	301-400	1
0778567557	6509 VOSBURGH DR	10383	1478	8/21/2003	\$165,687	\$28,000	2484	\$240,000	\$96.62	R	4	301-400	1
Average									\$89.64				
0778578165	8900 MIRANDA DR	10163	0259	5/30/2003	\$179,112	\$28,000	3030	\$242,000	\$79.87	R	5	401-500	1
0778561296	9233 MIRANDA DR	09885	2655	1/31/2003	\$140,898	\$28,000	2030	\$174,000	\$85.71	R	5	401-500	1
0778562752	6621 VOSBURGH DR	10742	2055	3/31/2004	\$172,580	\$28,000	2892	\$235,000	\$81.26	R	5	401-500	1
0778563445	811 BLAIR ST	10004	0493	3/28/2003	\$139,551	\$28,000	2016	\$175,000	\$86.81	R	5	401-500	1
0778564853	6608 VOSBURGH DR	10255	2449	7/7/2003	\$144,969	\$28,000	1993	\$207,000	\$103.86	R	5	401-500	1
0778566849	6513 ENGLEHARDT DR	10954	1754	8/3/2004	\$189,711	\$28,000	3295	\$256,500	\$77.85	R	5	401-500	1
0778576085	6512 ENGLEHARDT DR	10436	0261	9/12/2003	\$172,231	\$28,000	2806	\$230,000	\$81.97	R	5	401-500	1
0778577084	6504 ENGLEHARDT DR	10222	0780	6/25/2003	\$178,726	\$28,000	2995	\$222,000	\$74.12	R	5	401-500	1
0778660931	9005 MIRANDA DR	10735	0805	3/29/2004	\$147,178	\$28,000	2210	\$215,000	\$97.29	R	5	401-500	1
Average									\$85.41				
0778760274	7304 CAPE CHARLES DR	10945	0475	7/30/2004	\$132,479	\$28,000	1784	\$185,000	\$103.70	R	2	101-200	2
Average									\$103.70				
0778669654	6401 MILL CV	10594	2171	12/18/2003	\$145,204	\$28,000	2242	\$180,000	\$80.29	R	3	201-300	2
0778760473	7309 CAPE CHARLES DR	10481	0992	10/3/2003	\$167,000	\$28,000	2463	\$227,500	\$92.37	R	3	201-300	2
0778760568	9409 BELLS VALLEY DR	10267	2483	7/11/2003	\$111,615	\$28,000	1260	\$151,000	\$119.84	R	3	201-300	2
0778760675	9413 BELLS VALLEY DR	10879	0936	6/18/2004	\$137,942	\$28,000	1861	\$200,000	\$107.47	R	3	201-300	2
0778762558	7159 CORKLAN DR	10943	1457	7/29/2004	\$122,331	\$28,000	1968	\$163,000	\$82.83	R	3	201-300	2
Average									\$96.56				
0778667837	9408 DOMINION BLVD	10719	1717	3/19/2004	\$113,845	\$28,000	1660	\$156,000	\$93.98	R	4	301-400	2
0778761977	9429 BELLS VALLEY DR	10229	1829	6/27/2003	\$136,776	\$28,000	1742	\$180,000	\$103.33	R	4	301-400	2
0778774037	9428 BELLS VALLEY DR	10497	2363	10/16/2003	\$94,340	\$28,000	1352	\$141,000	\$104.29	R	4	301-400	2
Average									\$100.53				
0778771273	9424 CARTERSVILLE CT	09911	1692	2/13/2003	\$125,448	\$28,000	1478	\$168,000	\$113.67	R	5	401-500	2
0778776129	6304 JARRATT CV	09886	0966	1/31/2003	\$150,162	\$28,000	2444	\$183,000	\$74.88	R	5	401-500	2
778778216	6213 LEESBURG LN	09882	1596	1/30/2003	\$125,928	\$28,000	1600	\$164,000	\$102.50	R	5	401-500	2
Average									\$99.02				

Residential Sales Research Data Subdivision # 3 & 4

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #
0778728995	8701 SPRINGHOUSE LN	10157	1125	5/29/2003	\$124,607	\$32,000	1593	\$177,000	\$111.11	R	1	0-100	3
0778739317	8725 SPRINGHOUSE LN	10945	1827	7/29/2004	\$152,847	\$32,000	2119	\$200,000	\$94.38	R	1	0-100	3
0778739885	8905 BLAKEHURST DR	10411	0328	8/29/2003	\$184,191	\$32,000	2635	\$253,500	\$96.20	R	1	0-100	3
0778747681	5604 RUSH SPRINGS CT	10601	1125	12/22/2003	\$161,043	\$32,000	2134	\$225,000	\$105.44	R	1	0-100	3
								Average	\$101.78				
0778822993	8600 TAYLOR MILL CT	10687	2212	2/27/2004	\$129,676	\$32,000	1667	\$182,000	\$109.18	R	2	101-200	3
0778830284	8718 SPRING HOUSE LA	10505	1972	10/21/2003	\$133,447	\$32,000	1675	\$187,000	\$111.64	R	2	101-200	3
0778830366	8724 SPRINGHOUSE LN	10330	1663	7/31/2003	\$116,420	\$32,000	1596	\$178,500	\$111.84	R	2	101-200	3
0778831014	8708 SPRINGHOUSE LN	09932	1691	2/25/2003	\$154,036	\$32,000	2141	\$185,500	\$86.64	R	2	101-200	3
0778831274	8617 TAYLOR MILL CT	10950	1645	7/30/2004	\$146,579	\$32,000	2060	\$234,000	\$113.59	R	2	101-200	3
0778831599	8804 BLAKEHURST DR	10548	2645	11/17/2003	\$163,046	\$32,000	2172	\$200,000	\$92.08	R	2	101-200	3
0778831645	8808 BLAKEHURST DR	09914	1628	2/14/2003	\$139,336	\$32,000	1902	\$180,000	\$94.64	R	2	101-200	3
0778831722	8812 BLAKEHURST DR	10793	2741	4/29/2004	\$174,339	\$32,000	2838	\$258,000	\$90.91	R	2	101-200	3
0778832989	10009 WYNGATE RIDGE DR	09928	2718	2/24/2003	\$162,808	\$32,000	2224	\$215,000	\$96.67	R	2	101-200	3
0778841090	8912 BLAKEHURST DR	10519	0083	10/29/2003	\$159,260	\$32,000	2141	\$217,000	\$101.35	R	2	101-200	3
0778841174	10012 WYNGATE RIDGE DR	10938	0041	7/26/2004	\$148,852	\$32,000	2035	\$231,000	\$113.51	R	2	101-200	3
0778842628	5513 RUSH SPRINGS CT	10137	0242	5/21/2003	\$183,401	\$32,000	2739	\$263,000	\$96.02	R	2	101-200	3
								Average	\$101.51				
0778833191	8612 TAYLOR MILL CT	10845	1433	5/28/2004	\$138,394	\$32,000	1880	\$210,000	\$111.70	R	3	201-300	3
0778833576	8716 BLAKEHURST DR	10231	0353	6/27/2003	\$149,569	\$32,000	2064	\$193,000	\$93.51	R	3	201-300	3
0778834682	8704 BLAKEHURST DR	10071	0236	4/24/2003	\$115,647	\$32,000	1527	\$160,000	\$104.78	R	3	201-300	3
0778834980	5500 CHAPEL COVE LN	10474	0856	10/1/2003	\$163,232	\$32,000	2194	\$225,000	\$102.55	R	3	201-300	3
0778836915	8912 WAYNICK DR	10408	0629	8/29/2003	\$161,866	\$32,000	2222	\$217,000	\$97.66	R	3	201-300	3
0778843561	5504 WINDY GAP CT	10898	1892	6/29/2004	\$165,053	\$32,000	2342	\$233,500	\$99.70	R	3	201-300	3
0778844719	9108 WILLOW VALLEY CT	10326	2054	7/31/2003	\$170,936	\$32,000	2591	\$224,000	\$86.45	R	3	201-300	3
								Average	\$99.48				
0778828977	8601 COLEVILLE CT	10674	1063	2/19/2004	\$146,640	\$32,000	2058	\$214,000	\$103.98	R	4	301-400	3
0778836314	8600 ROSECLIFF CT	10859	1516	6/4/2004	\$142,637	\$32,000	2043	\$208,000	\$101.81	R	4	301-400	3
0778837278	8801 WAYNICK DR	10587	1048	12/12/2003	\$121,971	\$32,000	1573	\$186,500	\$118.56	R	4	301-400	3
0778837454	7408 GRIST MILL RD	10727	1844	3/25/2004	\$140,757	\$32,000	1997	\$182,000	\$91.14	R	4	301-400	3
0778837930	8905 EAGLEBROOK CT	10169	2507	6/3/2003	\$199,994	\$32,000	3207	\$243,500	\$75.93	R	4	301-400	3
0778838782	5400 FAIR VALLEY CT	10224	0954	6/26/2003	\$152,688	\$32,000	2109	\$201,000	\$95.31	R	4	301-400	3
0778845465	5501 WINDY GAP CT	10970	0848	8/13/2004	\$148,858	\$32,000	1873	\$231,000	\$123.33	R	4	301-400	3
0778846283	9908 WYNGATE RIDGE DR	10099	2724	5/2/2003	\$189,527	\$32,000	3056	\$246,000	\$80.50	R	4	301-400	3
0778846520	5427 WINDY GAP CT	10832	2137	5/21/2004	\$148,049	\$32,000	1946	\$213,500	\$109.71	R	4	301-400	3
								Average	\$100.03				
0778839141	8604 COLVILLE CT	10000	0235	3/26/2003	\$122,093	\$32,000	1684	\$174,500	\$103.62	R	5	401-500	3
0778839558	5405 FAIR VALLEY CT	10001	2673	3/27/2003	\$161,226	\$32,000	2423	\$192,000	\$79.24	R	5	401-500	3
0778839657	5401 FAIR VALLEY CT	10589	2378	12/15/2003	\$127,946	\$32,000	1631	\$182,000	\$111.59	R	5	401-500	3
0778848355	5401 WINDY GAP CT	09926	2397	2/21/2003	\$171,210	\$32,000	2620	\$250,000	\$95.42	R	5	401-500	3
0778849263	9830 WYNGATE RIDGE DR	10901	2181	6/30/2004	\$144,086	\$32,000	1861	\$237,000	\$127.35	R	5	401-500	3
								Average	\$103.44				
0778609424	8625 CHURCHDOWN CT	10764	2012	4/14/2004	\$213,114	\$50,000	2667	\$279,000	\$104.61	R	4	301-400	4
0778701413	8624 CHURCHDOWN CT	10563	0593	11/25/2003	\$217,424	\$50,000	2922	\$275,500	\$94.28	R	4	301-400	4
0778701541	8628 CHURCHDOWN CT	10563	0714	11/25/2003	\$227,777	\$50,000	2946	\$273,500	\$92.84	R	4	301-400	4
0778702569	8621 BENZINGER DR	10695	0584	3/3/2004	\$200,008	\$50,000	2643	\$287,500	\$108.78	R	4	301-400	4
0778702689	8625 BENZINGER DR	10622	0673	1/8/2004	\$223,412	\$50,000	2673	\$272,500	\$101.95	R	4	301-400	4
0778703447	8613 BENZINGER DR	10604	1156	12/23/2003	\$225,815	\$50,000	2942	\$262,000	\$89.06	R	4	301-400	4
0778704647	8620 BENZINGER DR	10637	1284	1/22/2004	\$220,975	\$50,000	2596	\$305,500	\$117.68	R	4	301-400	4
0778704670	8616 BENZINGER DR	10637	1353	1/22/2004	\$229,293	\$50,000	2979	\$307,500	\$103.22	R	4	301-400	4
0778705794	8408 DUNNINGTON CIR	10667	0682	2/13/2004	\$228,857	\$50,000	2979	\$321,500	\$107.92	R	4	301-400	4
								Average	\$102.26				
0778702047	8518 EDEN PARK DR	10689	0660	2/27/2004	\$244,107	\$50,000	3236	\$300,000	\$92.71	R	5	401-500	4
0778703102	8514 EDEN PARK DR	10719	1130	3/19/2004	\$218,038	\$50,000	2881	\$281,000	\$97.54	R	5	401-500	4
0778609316	8621 CHURCHDOWN CT	10914	0699	7/9/2004	\$214,272	\$50,000	2788	\$269,500	\$96.66	R	5	401-500	4
0778700186	8608 CHURCHDOWN CT	10566	0221	11/26/2003	\$225,446	\$50,000	3044	\$279,500	\$91.82	R	5	401-500	4
0778700273	8612 CHURCHDOWN CT	10559	1039	11/24/2003	\$212,003	\$50,000	2752	\$305,000	\$110.83	R	5	401-500	4
0778700386	8620 CHURCHDOWN CT	10566	0267	11/26/2003	\$219,646	\$50,000	2623	\$303,000	\$115.52	R	5	401-500	4
0778702274	8505 DELAVAN CIR	10700	2439	3/8/2004	\$229,316	\$50,000	3044	\$300,500	\$98.72	R	5	401-500	4
0778702384	8504 DELAVAN CIR	10557	2673	11/21/2003	\$230,803	\$50,000	3050	\$259,000	\$84.92	R	5	401-500	4
0778702411	8508 DELAVAN CIR	10555	2349	11/21/2003	\$230,091	\$50,000	3056	\$313,000	\$102.42	R	5	401-500	4
0778703156	8510 EDEN PARK DR	10603	1260	12/23/2003	\$210,716	\$50,000	2788	\$264,000	\$94.69	R	5	401-500	4
0778703481	8609 BENZINGER DR	10603	1284	12/23/2003	\$226,716	\$50,000	3056	\$288,000	\$94.24	R	5	401-500	4
0778704222	8506 EDEN PARK DR	10604	1478	12/23/2003	\$247,237	\$50,000	3476	\$267,500	\$76.96	R	5	401-500	4
0778704315	8605 BENZINGER DR	10642	2602	1/29/2004	\$233,329	\$50,000	2994	\$286,000	\$95.52	R	5	401-500	4
0778705376	8448 EDEN PARK DR	10750	1138	4/5/2004	\$223,570	\$50,000	3022	\$290,500	\$96.13	R	5	401-500	4
0778706564	8413 DUNNINGTON CIR	10778	2309	4/22/2004	\$213,799	\$50,000	2814	\$289,500	\$102.88	R	5	401-500	4
								Average	\$96.77				

Residential Sales Research Data Subdivision # 5 & 6

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #
0778700866	8499 CENTRAL RD	10599	0222	12/19/2003	\$91,654	\$28,000	1572	\$137,000	\$87.15	R	3	201-300	5
0778700886	8497 CENTRAL RD	10599	0263	12/19/2003	\$80,623	\$28,000	1296	\$125,500	\$96.84	R	3	201-300	5
0778701805	8495 CENTRAL RD	10599	1644	12/19/2003	\$82,860	\$28,000	1376	\$119,500	\$86.85	R	3	201-300	5
0778701825	8493 CENTRAL RD	10605	2393	12/29/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778701834	8491 CENTRAL RD	10595	1558	12/18/2003	\$82,860	\$28,000	1376	\$126,000	\$91.57	R	3	201-300	5
0778701854	8489 CENTRAL RD	10611	1092	12/30/2003	\$86,008	\$28,000	1416	\$130,500	\$92.16	R	3	201-300	5
0778701863	8487 CENTRAL RD	10595	1420	12/18/2003	\$80,623	\$28,000	1296	\$117,500	\$90.66	R	3	201-300	5
0778701893	8485 CENTRAL RD	10595	1367	12/18/2003	\$92,233	\$28,000	1576	\$133,500	\$84.71	R	3	201-300	5
0778701998	8484 CENTRAL DR	10605	2588	12/29/2003	\$92,233	\$28,000	1572	\$147,000	\$93.51	R	3	201-300	5
0778702834	8483 CENTRAL DR	10599	1573	12/19/2003	\$91,087	\$28,000	1564	\$145,500	\$93.03	R	3	201-300	5
0778702854	8481 CENTRAL DR	10599	0191	12/19/2003	\$80,623	\$28,000	1296	\$121,000	\$93.36	R	3	201-300	5
0778702864	8479 CENTRAL DR	10598	2616	12/19/2003	\$82,860	\$28,000	1376	\$117,500	\$85.39	R	3	201-300	5
0778702884	8477 CENTRAL DR	10599	0828	12/19/2003	\$86,008	\$28,000	1416	\$129,500	\$91.45	R	3	201-300	5
0778702928	8482 CENTRAL DR	10611	0985	12/30/2003	\$80,623	\$28,000	1296	\$123,000	\$94.91	R	3	201-300	5
0778702939	8480 CENTRAL DR	10605	2559	12/29/2003	\$82,860	\$28,000	1376	\$120,500	\$87.57	R	3	201-300	5
0778702959	8478 CENTRAL DR	10610	0438	12/30/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778702979	8476 CENTRAL DR	10606	0001	12/29/2003	\$82,860	\$28,000	1376	\$122,000	\$88.66	R	3	201-300	5
0778702989	8474 CENTRAL DR	10600	2046	12/22/2003	\$87,155	\$28,000	1424	\$134,000	\$94.10	R	3	201-300	5
0778703804	8475 CENTRAL DR	10600	1898	12/22/2003	\$82,860	\$28,000	1376	\$120,500	\$87.57	R	3	201-300	5
0778703815	8473 CENTRAL DR	10600	2101	12/22/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778703835	8471 CENTRAL DR	10600	2362	12/22/2003	\$80,623	\$28,000	1296	\$122,500	\$94.52	R	3	201-300	5
0778703856	8469 CENTRAL DR	10600	1957	12/22/2003	\$92,233	\$28,000	1576	\$136,500	\$86.61	R	3	201-300	5
0778713000	8472 CENTRAL DR	10606	0125	12/29/2003	\$80,623	\$28,000	1296	\$125,000	\$96.45	R	3	201-300	5
0778713020	8470 CENTRAL DR	10604	0306	12/23/2003	\$92,358	\$28,000	1576	\$147,500	\$93.59	R	3	201-300	5
								Average	\$90.91				
0778822467	9505 HANGING ROCK RD	10952	2490	8/2/2004	\$124,148	\$28,000	1616	\$166,500	\$103.03	R	3	201-300	6
0778822535	9521 HANGING ROCK RD	10256	1669	7/7/2003	\$126,504	\$28,000	1566	\$164,500	\$105.04	R	3	201-300	6
0778823628	9535 HANGING ROCK RD	10143	2767	5/23/2003	\$121,751	\$28,000	1512	\$171,000	\$113.10	R	3	201-300	6
0778825407	5654 PICNIC ROCK LN	10409	0483	8/29/2003	\$122,317	\$28,000	1548	\$158,000	\$102.07	R	3	201-300	6
0778825761	5630 SLIDE ROCK LN	10146	0551	5/27/2003	\$123,053	\$28,000	1466	\$182,000	\$124.15	R	3	201-300	6
								Average	\$109.48				
0778824382	26 ROSEDALE DR	10882	0021	6/21/2004	\$121,156	\$28,000	1644	\$154,000	\$93.67	R	4	301-400	6
0778826199	5625 PICNIC ROCK LN	10912	1116	7/7/2004	\$125,873	\$28,000	1616	\$163,500	\$101.18	R	4	301-400	6
0778826601	5631 SLIDE ROCK LN	10076	0485	4/25/2003	\$116,687	\$28,000	1570	\$155,000	\$98.73	R	4	301-400	6
0778826782	10137 ETHRIDGE CT	10546	1681	11/14/2003	\$122,122	\$28,000	1544	\$155,000	\$100.39	R	4	301-400	6
0778827117	5623 PICNIC ROCK LN	10579	2276	12/8/2003	\$125,873	\$28,000	1616	\$160,000	\$99.01	R	4	301-400	6
0778827554	5611 SLIDE ROCK LN	10108	2291	5/7/2003	\$129,530	\$28,000	1644	\$156,500	\$95.19	R	4	301-400	6
0778828563	5607 SLIDE ROCK LN	10839	2231	5/26/2004	\$112,923	\$28,000	1567	\$154,000	\$98.28	R	4	301-400	6
								Average	\$98.06				
0778827135	5621 PICNIC ROCK LN	10794	0114	4/29/2004	\$117,453	\$28,000	1572	\$145,000	\$92.24	R	5	401-500	6
0778828162	5603 PICNIC ROCK LN	10747	2099	4/2/2004	\$125,873	\$28,000	1616	\$162,000	\$100.25	R	5	401-500	6
0778828371	5612 PICNIC ROCK LN	10241	0722	7/1/2003	\$128,412	\$28,000	1496	\$164,000	\$109.63	R	5	401-500	6
0778828596	5603 SLIDE ROCK LN	10520	2140	10/30/2003	\$124,518	\$28,000	1596	\$156,000	\$97.74	R	5	401-500	6
								Average	\$99.96				

This particular quarry is surrounded by several residential subdivisions and is located near the Raleigh-Durham Airport between I-540 and Glenwood Ave. on the west side of Raleigh in Wake County. As you will note from the map showing the buffer rings, the rings are 100 yards in width and extend from the quarry's property line to a distance of 500 yards away. Each buffer ring is shown in a different color and the legend is shown at the bottom of the page. There were several subdivisions which bordered or were in close proximity to the quarry. However, only one was considered to produce a valid study and had consistent residential properties extending throughout all buffer rings from the first to the fifth ring. Because there were sales of properties within each of the buffer rings, this was considered to be a very valid comparison and study for the impact of a quarry on adjacent residential values.

As you will note from the subdivision #3 data the following values were indicated in each of the buffer rings:

Buffer Ring 1	\$101.78 per SF
Buffer Ring 2	\$101.51 per SF
Buffer Ring 3	\$99.48 per SF
Buffer Ring 4	\$100.03 per SF
Buffer Ring 5	\$103.44 per SF

Most of the dwellings were similar in design and character throughout the subdivision and a great deal of consistency in appearance and curb appeal existed throughout the subdivision. Several ground pictures of the dwellings are shown on the following pages and these illustrate some of the structures within the neighborhood.

As you will note from the data, the values are very consistent throughout the subdivision. This particular study indicates that the quarry does not impact adjoining residential property values. One of the entrances to the quarry is along Westgate Road which also borders the subdivision. However, a very high berm, similar to the one which will be built for the proposed subdivision, shields the quarry operation, conveyors and crushing machines from the highway and adjoining residential properties.

There were other subdivisions and the results of those subdivisions were not considered applicable due to the lack of sales in all buffer rings &/or because some of the subdivisions were not consistent in terms of character of dwellings.