



# Medina County Auditor

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**MIKE KOVACK**

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To whom it may concern:

I have been asked recently about the impact on property values in Medina County due to construction of the NEXUS pipeline. I have been made aware of some information from NEXUS that the pipeline will have no impact on property values. I disagree.

In general, real estate is made up of a bundle of rights. Anytime you remove one of the "sticks" from a bundle of rights you are necessarily left with less. Standard economic theory would say the remainder is worth less than the former. The installation of the pipeline on properties will necessarily reduce the usage of those properties to some degree. The easement and right away ensures this. Therefore, there will be reductions in valuations of property.

With regard to the NEXUS pipeline I certainly believe there are going to be some instances where the impact on property value is minimal or next to nothing. However, I have been shown several examples of the current path of the pipeline where I believe the impact on a property value in Medina County may be substantial. It is very much dependent upon the relationship of the pipeline path to the individual property.

Please let me know if I can be of further assistance.

Sincerely,

Mike Kovack  
Medina County Auditor