

EI-23300



Real-estate market already feeling GLB pain Re: STB Docket # FD 35952

Richard Allen

to:

Arthur LeDoux, webmaster, BLOCK GLB Railroad, Linda Cosgrove, Amy Lavalley
06/03/2016 11:55 AM

Cc:

david.navecky, Michael.Higgins, Phillis.Johnson-Ball, RutsonV, BlodgettK, GosselinD,
info, ostiffler

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A member of our local group talked to a couple in the small rural Illinois town of Monroe Center. They live in a small subdivision and have a For Sale sign in their yard. Apparently the proposed rail line would come to within 1/8 mile of their back yard(s). The people expressed how upset they were as they really had not intended to move. But were doing so because of the potential GLB RR. And the only offer they had received thus far was 30% of their asking price, which is at fair market value.

I know of another family closer to me who are going to put their home of 24 years on the market for the same reasons. Take their lumps on the sell price and move on. Actually move on out of the "Great State of Illinois".

I have also talked to a few realtors who indicated potential buyers are questioning the proposed rail-line's proximity to listed properties. With the proposed rail coming with 200 yards of my rural home, I know my Wife and I are in the same boat. And this property value/sale ability impact is just what I am aware of in our local area. I know this same scenario is playing out thousands of times along the entire 278 mile route.

My question to the group is, what is the actual distance/area in miles from the route corridor as currently shown, that could be affected by route changes? Because anyone along the current line or within the perimeters of the subject to change corridor, will face the issues presents above.

Also, I intend to file a property tax protest with the Winnebago County Assessor's Office. I am not going to present area comps and other data as I have done on previous protest. I am simply going to say as long the GLB project is on the "Drawing Board" the fair market value and marketability of my home and property has been tremendously reduced. And until the GLB project is formally rejected, my goal is to pay \$0.00 in property taxes.

I am sickened by the fact that many thousands of good people in the Tri-State area are dealing with "Worse Case" the GLB RR becoming a reality. And "Best Case", this black ominous cloud potentially hanging over our heads for years. And effecting our **Right Now**, life decisions and emotions. And all Frank Patton can say is he is "Saddened by the growing opposition to his Legacy.

Sincerely,
Richard Allen
Stillman Valley, Il.