COLORADO
Department of Local Affairs
Division of Property Taxation

2024 Template for Estimating Property Taxes for Qualified Locally Assessed Solar Facilities

Instructions: **(the form is pre-populated to indicate continued integrity of the formulas)**

Please complete what is highlighted in Yellow

Annual Factors

Rated Plant Capacity (nameplate)	500.0	kW (AC)
Annual Production	1,314	MWh
Annual Capacity Factor	30%	%
Energy Price (PPA)	$30	$/MWh
Energy Price Escalation Factor (PPA)	0.00%	% per year
Projected Gross Revenue	$39,420	MWh x price
2023 Mill Levy (decimal)	0.075550	75.5500
Capital Cost Threshold	$615	$/kW
Non-renewable Equiv. Capital Cost	$307,500	w/o intertie line

This template should only be used for locally assessed solar facilities (2 MWac or less) that otherwise meet the definition of a "solar energy facility" in § 39-4-101(3.5), C.R.S., except for their nameplate capacity. This template should not be used for solar facilities primarily designed for on-site energy consumption.

2024 Colorado Capital Cost Thresholds

The capital cost thresholds are the non-renewable equivalent costs developed each year in accordance with §39-4-102, C.R.S. The locally assessed cost thresholds are contained in the table to the right.

Battery Storage

As of January 1, 2021, the nameplate capacity of any energy storage system associated with a solar energy facility should be added to the nameplate capacity of the solar facility. The total nameplate for the facility (generation + storage) should be used as the nameplate for the purposes of this template.

Other Important Information

The projected property tax is estimated as levelized, but will fluctuate each year with the comparable non-renewable energy cost and changes in income information (gross revenues, energy price, etc.).

Capacity Factor = (Annual Production) ÷ (Capacity × 8,760 hours per year).
Annual Production = (Capacity Factor) x (Capacity × 8,760 hours per year).

Colorado Threshold Rate History 2014-2024
For Locally Assessed Qualified Renewable Energy Facilities

Nameplate MWac	Nameplate kWac	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
0.000 - 2.000	0 - 2,000	$1,089	$1,098	$1,128	$1,182	$1,227	$1,248	$1,267	$511	$560	$600	$615

Unhide the missing rows (22-54) to see the depreciating cost basis annual estimated property tax payments, which are converted into level payments below.

Benchmark Calculations — ***30 Year Projected Property Tax***

Based on Depreciating Non-Renewable Cost Basis:		Total Tax Paid Over 30-years	Annual Levelized Equivalent
Thirty Year Assessed Value Total Estimate	$276,579	$79,729	$2,657.62

	Annual Energy Production (MWh)	Energy Price Assumption	Gross Energy Revenue	Tax Factor*	Actual Value	Assessment Rate	Assessed Value	Prior Year's Mill Levy %	Projected Property Tax Payment
Year 1	1,314	$30.00	$39,420	3.10	$122,029	26.40%	$32,216	7.5550%	$2,434
Year 2	1,314	$30.00	$39,420	3.10	$122,029	26.40%	$32,216	7.5550%	$2,434
Year 3	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 4	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 5	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 6	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 7	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 8	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 9	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 10	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 11	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 12	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 13	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 14	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 15	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 16	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 17	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 18	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 19	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 20	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 21	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 22	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 23	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 24	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 25	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 26	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 27	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 28	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 29	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
Year 30	1,314	$30.00	$39,420	3.10	$122,029	29.00%	$35,388	7.5550%	$2,674
								PROJECTED 30-YEAR PROPERTY TAX REVENUE (income basis)	**$79,729**

**** Tax Factor: Equivalent to a gross income multiplier without income from renewable energy income tax credits.***