



## TOWN OF HOPKINTON, RHODE ISLAND OFFICE OF THE TAX ASSESSOR

1 TOWN HOUSE ROAD HOPKINTON, RI 02833

August 18, 2020

Honorable Town Council  
1 Town House Rd.  
Hopkinton, R.I. 02833

**RECEIVED**

REFERENCE: Solar Energy: Fothergill Solar Project on Crandall Lane

AUG 19 2020

Honorable Town Council:

TOWN MANAGERS OFFICE

I have been asked to analyze the potential Tax Revenue to the Town for the proposed development of the Fothergill Land Solar Development located at 10-A Crandall Lane (AP 2, Lot 1). This revenue is two-fold, and includes a Tangible Tax on the nameplate capacity of the Solar array itself, as well as an increase in land valuation due to a change in zoning to a Commercial zone from a Residential zone.

Regarding the Tangible tax, we utilize the nameplate capacity in our calculation. The Project has been estimated to be 3.0 Megawatts in AC nameplate capacity (3.5 Megawatts in DC nameplate capacity). The AC capacity is the only number utilized for Tangible Tax purposes since this Tangible Tax is based on the RI State mandated rate of \$5.00 per kW of AC capacity from the nameplate of the system.

Based on the above figures, the new total Tangible Tax revenue for the property would be estimated at \$15,000 per year once the project is fully operational. Based on the estimated life of the project of 20 years, this project's Tangible Tax revenue would render approximately \$300,000 to the Town of Hopkinton.

Upon a change to zoning, prior to completion, the land array value would increase to \$22,500 per acre and be considered "in progress", assessed at 50%. Once the array is complete, the site (land) would be revalued again. As a guideline, the acreage utilized for the solar array itself would be valued at \$45,000 per acre and assessed at 100% pursuant to our recent Townwide Statistical Revaluation. Based on the Town Council Concept Design for Fothergill, the 9.3 acres utilized for the solar array, upon completion, would increase in value to \$418,500 versus its current Farm, Forest, and Open Space designation at a value of \$23,250. At the current tax rate of \$18.28 this would be an increase in real property tax revenue of \$7,225 per year or \$144,500 (RD) over the 20 year project life for the array. Additional value would be assessed for the overall re-zone from Residential to Commercial zoning use.

In summary, notwithstanding an increased assessment to the parcel for the re-zone overall, the total new revenue (including real property and tangible taxes) from the operational Fothergill solar array would be estimated at \$22,225 per year or \$444,500 over 20 years of operation. Commercial excess land assessed values for solar average \$10,000 per acre, whereas Fothergill's Open space excess land is assessed at \$2,500 per acre currently. This would potentially increase excess land to \$357,000 versus its

current value of \$89,425; an increase in taxes of another \$4,900 per year over 20 years or \$98,000(RD), barring revaluation adjustments.

I trust this information is of assistance to you. Should you have any questions or concerns, please do not hesitate to contact me. Thank you.

Respectfully submitted,

*Elizabeth J. Monty*

Elizabeth Monty  
Tax Assessor