

# Property Tax Analysis for the Goldrush Apple Wind Project, Phases II & III in Stark County

July 2025

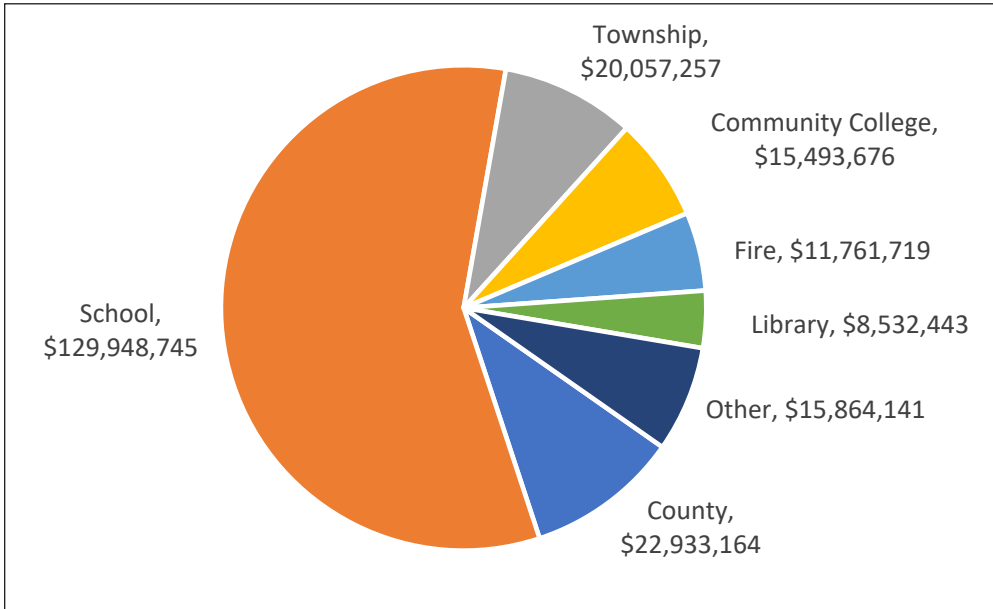
Apex Clean Energy is developing the Goldrush Apple Wind Project, Phases II & III in Stark County, Illinois. The Goldrush Apple Wind Project, Phases II & III consists of an estimated 600 megawatts (MW) of wind turbine capacity and the associated access roads, transmission and communication equipment, storage areas, and control facilities. The total development is anticipated to result in the following property tax totals:

- Over \$224 million in total property taxes for all taxing districts over the life of the Project
- Over \$129 million in total school district property taxes over the life of the Project
- Over \$22.9 million in total county property taxes for Stark County over the life of the Project

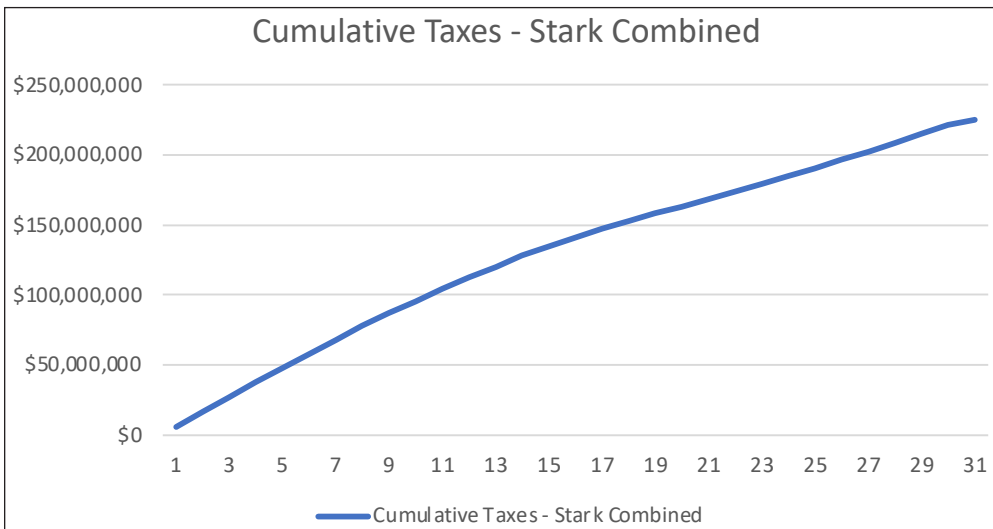
**Goldrush Apple Wind Project, Phase II & III, Stark County = 600 MW**



**Figure 1 – Total Property Taxes Paid by the Goldrush Apple Wind Project, Phases II & III in Stark County**



**Figure 2 – Cumulative Property Taxes Paid by the Goldrush Apple Wind Project, Phases II & III in Stark County**



Wind power projects increase a county's property tax by creating a new revenue source for education and other local government services such as fire protection, park districts, and road maintenance. According to state law in Illinois (Public Act 095-0644), the fair cash value for a utility-scale wind turbine in Illinois is \$360,000 per megawatt of capacity beginning in 2007 and is annually adjusted for inflation and depreciation. The inflation adjustment, as known as the Trending Factor, increases each year according to the Bureau of Labor Statistics' Consumer Price Index for all cities for all items. Depreciation is allowed at 4% per year up to a maximum total depreciation of 70% of the trended real property cost basis (calculated by taking the fair cash value of the turbine and multiplying by the Trending Factor).

A conservative estimate of the total property taxes paid by the Project starts out at over \$5.4 million and declines due to depreciation (and offset by the trending factor) until it reaches the maximum depreciation in 2050. After that, the Project is fully depreciated, and the trending factor causes the taxable value and taxes to increase. The expected total property taxes paid over the 30-year lifetime of the Project are over \$224 million (Figure 2), and the average annual property taxes paid will be over \$7.2 million.



According to Table 1, the total amounts paid over 30 years are over \$22.9 million for Stark County, over \$19.6 million for the Township, over \$380 thousand for the Multi-Township, and over \$11.7 million for the Fire District over the life of the Project.

**Table 1 – Tax Benefits from the Goldrush Apple Wind Project, Phases II & III for the County, Townships, and Fire District**

	<b>Stark County</b>	<b>Township</b>	<b>Multi-Township</b>	<b>Fire District</b>
<b>TOTAL</b>	\$22,933,164	\$19,677,188	\$380,070	\$11,761,719
<b>AVG ANNUAL</b>	\$739,779	\$634,748	\$12,260	\$379,410



According to Table 2, the total amounts paid over 30 years are over \$15.4 million for the Community College, over \$8.5 million for the Library, and over \$15.8 million for Other Taxing Bodies over the life of the Project.

**Table 2 – Tax Benefits from the Goldrush Apple Wind Project, Phases II & III for Other Taxing Bodies**

	Community College	Library	Other
<b>TOTAL</b>	\$15,493,676	\$8,532,443	\$15,864,141
<b>AVG ANNUAL</b>	\$499,796	\$275,240	\$511,746



Table 3 shows the direct property tax revenue coming from the Project to the school district. Over the 30-year life of the Project, the school district is expected to receive over \$129 million in tax revenue.

The school district may receive slightly less in future new state aid, but the magnitude of this reduction is very small compared to the tax benefits.

**Table 3 – Tax Benefits from the Goldrush Apple Wind Project, Phases II & III for the School District**

	School District
<b>TOTAL</b>	\$129,948,745
<b>AVG ANNUAL</b>	\$4,191,895



**Tables 1 to 3 detail the tax implications of the Goldrush Apple Wind Project, Phases II & III. There are several important assumptions built into the analysis in the tables.**

- The analysis assumes that the valuation of the wind farm is the same as set forth in Public Act 095-0644, and that the nameplate capacity for the Project is 600 MW.
- The tables assume future inflation is constant at 2.35% annually and the depreciation is 4% annually until it reaches the maximum of 70%.
- All tax rates are assumed to stay constant at their 2025 (2024 tax year) rates.
- The analysis assumes that Phase II of the Project is placed in service on January 1st, 2031, at a fair cash value of \$200.8 million, and that Phase III of the Project is placed in service on January 1st, 2032, at a fair cash value of \$205.5 million according to Public Act 095-0644.
- It assumes that each phase of the Project is decommissioned in 30 years and pays no more taxes after that date.
- Since the exact placement of the turbines has not been finalized, the actual taxes paid could vary depending on the relative tax rates between districts. Since the jurisdictions within the county that will receive property tax are currently unknown, averages for tax rates were used.
- The names of the taxing bodies used in this section come from the county and state tax websites.
- The comprehensiveness and accuracy of the analysis below is dependent upon the assumptions listed above and used to calculate the property tax results. The analysis is to serve as a projection of property tax benefits to the local community and is not a guarantee of property tax revenue.
- If the inputs received from Apex Clean Energy, the laws surrounding renewable energy taxation in Illinois, or the tax rates in Stark County change in a material way after the completion of this report, this analysis may no longer accurately reflect the property taxes to be paid by the Goldrush Apple Wind Project, Phases II & III.
- No comprehensive tax payment was calculated, and these calculations are only to be used to illustrate the economic impact of the Project.



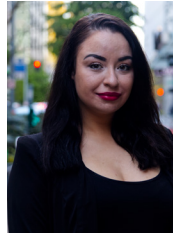
## About the Authors



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Bryan Loomis has been conducting economic impact, property tax, and land use analyses for Strategic Economic Research since 2019. He has performed or overseen over 200 wind and solar analyses and provided expert testimony for permitting hearings and open houses in many states, including Colorado, Kansas, Indiana, Illinois, and Iowa. He improved the property tax analysis methodology at SER by researching various state taxing laws, implementing depreciation and taxing jurisdiction millage rates, and incorporating other factors into the tax analysis tool. Before working with SER, Bryan ran a consulting agency that collaborated with over 30 technology startups on their growth and marketing strategies. Bryan received his MBA from Belmont University in 2016.



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Director of Property Tax Research

Deborah Dingess leads property tax research across all 50 states, focusing on tax codes, case law, and incentive structures. Deborah's responsibilities include classifying project costs, determining appropriate depreciation methods, and researching tax incentives. She also develops and refines research templates, reviews property tax models used in reports, and supports stakeholders by providing property tax guidance. Prior to this role, Deborah held senior tax positions in the energy and healthcare sectors, managing multi-state tax compliance and tax technology automation initiatives. Deborah received her Master of Science in Taxation degree from the University of Cincinnati in 2021 and is an IRS Enrolled Agent (EA) candidate.

Strategic Economic Research, LLC (SER) provides economic consulting for renewable energy projects across the U.S. We have produced over 400 economic impact reports in over 35 states. Research Associates who performed work on this project include Paige Afram, Amanda Battaglia, Lindsey Cohn, Sawyer Keithley, Clara Lewis, Ethan Loomis, Hannah Loomis, Nita Loomis, Jessica Lucht, Mandi Mitchell, Russell Piontek, Isabelle Piwowarczyk, Tim Roberts, Krista Rust, and Ashley Thompson.