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DEPARTMENT OF TAXATION

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FISCAL IMPACT  
Renewable Energy Partial Abatement Of Property Taxes  
Tungsten Geothermal Project  
Orni 43, LLC (Ormat Nevada, Inc.)

*This report was prepared to fulfill the requirements of NRS 701A.375 to indicate an estimate of the fiscal impact of the partial property tax abatement on the State and on each affected local government.*

**Background**

The project, known as the Tungsten Geothermal Project, is owned by ORNI 43, LLC. ORNI 43, LLC is wholly owned by Ormat Nevada, Inc. ("ONI") and ONI is a wholly owned subsidiary of Ormat Technologies, Inc. ("Ormat"). The geothermal facility has a production capacity of 24 MW and an annual net production capacity of 202,000 MWh. The Tungsten Facility is located on four parcels totaling 1355 acres of land leased from the Bureau of Land Management ("BLM"). The parcels are located in Township 21 North, Range 38 East, Mount Diablo Meridian, Section 22, the portion in Churchill County, approximately 55 miles east-northeast of Fallon, Nevada and north of Highway 50.

The geothermal facility will include five production wells, three injection wells, and one Ormat Energy Converter, as well as auxiliary equipment, pipelines, office and ancillary facilities. The project connects through a 16.5 mile, 230 kV transmission line (gen-tie) to the Alpine switching station, north of Highway 50.

**Property Tax Analysis**

Geothermal power plants are valued by the Department of Taxation (Department) under the authority of NRS 362.100(1)(b), which states that "the Department shall appraise and assess all reduction, smelting and milling works, plants and facilities, *whether or not associated with a mine*, all drilling rigs, and all supplies, machinery, equipment, apparatus, facilities, buildings, structures and other improvements used in connection with any mining, drilling, reduction, smelting or milling operation as provided in chapter 361 of NRS."

There are two valuation methodologies available in NRS chapter 361. One method is replacement cost new less statutory depreciation, and is generally governed by NRS 361.227. Replacement cost new of the improvements, less depreciation at the rate of 1-1/2% per year for a maximum of 50 years, is added to the full cash value of the improved land. Personal property is valued based on acquisition cost less depreciation identified in the Personal Property Manual approved by the Nevada Tax Commission.

The second methodology is reserved for property of an interstate or inter-county nature, and is generally called "unitary" valuation. NRS 361.320(1) states that the Nevada Tax Commission shall establish the valuation of any property of an interstate or inter-county nature used directly in the operation of all interstate or inter-county "electric light and power companies." NRS 361.320(11)

defines a “company” as “any person, company, corporation or association engaged in the business described.” An “electric light and power” business, however, is not defined in NRS or NAC Chapter 361. In lieu of a definition, the Department presumes that licensure or permits granted by FERC or the PUCN is prima facie evidence that the company is in the business of providing electric light and power. In addition, NRS 361.320(6) applies if two or more persons perform separate functions that collectively are needed to deliver electric service to the final customer and the property used in performing the functions would be centrally assessed if owned by one person. Given that the project will take place entirely within the county of Churchill and that no other qualifiers for unitary valuation are present, the Department considers that the project qualifies to be valued by the Department using replacement cost new less statutory depreciation valuation methodology.

The Taxpayer reported an interest in leased land, containing about 1,355 acres. For purposes of this analysis, the NASS Census Data per-acre schedule for calendar years 2016-2025 was used, which reflected a price per acre of \$2,350 for zone 5. For the balance of the 20 years for which the abatement may be granted, an appreciation factor of 2% per year was applied to the value of the land. The appreciation factor is a conservative estimate based on the 10 year average annual growth rate for land and improvements in Churchill County from 2004-05 to 2013-14.<sup>1</sup>

The Taxpayer reported all components as real property. Real property is defined as “all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or property of this state or of the United States, or of any municipal or other corporation, or of any county, city or town in this state.” See *NRS 361.035(1)(a)*.

The Department’s understanding of the typical components of a geothermal generation facility include site preparation activities such as construction survey, grading, trenching, drainage features, diversion channels, detention ponds, culverts for road crossings, containment berms, and firebreaks. Other components include access roads and utilities such as telecommunication lines, foundations for generator step-up transformers, steam turbine generation, ancillary foundations in the power block, operations and maintenance buildings, electrical equipment enclosures; water delivery systems including pumps, wells, water storage tanks, waste and wastewater management; fire protection systems, including piping systems, fire hydrants, and sprinkler deluge systems; electronic systems to control equipment and facilities operations; lighting systems; fencing, controlled access gates, switchyard and substations; geothermal wells, injection wells, drill pads, wellhead, production pumps, injection pumps, flash tanks, pre-heaters, vaporizers, and gathering pipes.

The Department’s understanding is that the power block consists of components either attached to the land or “so essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item,” for example, cooling tower foundations. In addition, as evidenced by a purchase power agreement that has been signed for a period of 25 years from the commencement of production, this generation facility appears to be intended as a permanent installation. For purposes of this fiscal note, all property was treated as real property.

Also for purposes of this fiscal note, the Department did not adjust upward the reported acquisition cost to reflect any appreciation of improvements over the twenty year period. In addition, the Department did not include property, if any, known as Contributions in Aid of Construction. Capital invested as a contribution in aid of construction (CIAC) is not eligible for a renewable energy abatement by the contributor of the capital because taxable property is assessed to the owner and not the contributor of the property. CIAC are either cash or utility type property *contributed to the utility* by a customer to assist the utility in providing utility service to the customer and are non-refundable to the customer.

The Department used the current tax rate of \$2.8329 per hundred (0.028329) for Tax District 200, (Unincorporated County) without further adjustment. Under current law, the maximum tax rate

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<sup>1</sup> Department of Taxation, “Statistical Analysis of the Roll,” 2013-14. Churchill County’s average growth rate for land and improvements from 2004-05 to 2013-14 was 2.25%. State of Nevada’s average growth rate for the same period was 3.66%.

could go up to \$3.66; however, the project is also subject to the tax abatement afforded under NRS 361.4722, which limits tax dollar increases to no more than 8% per year.

The calculation of the renewable energy abatement contained in the attached spreadsheets takes into account the required distribution of remaining taxes after abatement to local governments in Churchill County, including a distribution to the State Debt Fund. Since the application was submitted on January 10, 2014 after the effective date for AB 239 (2013) which amended NRS 701A.385, this fiscal note assumes no distribution will be made to the State Renewable Energy Fund.

***Estimate of Tax Abatement***

Churchill County:	
Total Taxes Due, First Year After Completion:	\$ 967,562
Total Renewable Energy Abatement, First Year:	\$ 532,159
Total Taxes Available to Local Governments and State Debt after abatement:	\$ 435,403

The amount of the abatement for each year thereafter approximates the amount obtained in the first year and continues during the period of abatement as follows:

Churchill County:	
Total Taxes Due during Period of Abatement (20 years):	\$ 16,813,413
Total Renewable Energy Abatement, 20 years:	\$ 9,247,377
Total Taxes Available to Local Governments after abatement:	\$ 7,566,036

See attached spreadsheets for the amounts by year and by local government entity.

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	16,813,412.82	(9,247,377.06)	7,566,035.76	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	1,008,959.07	(554,927.49)	454,031.58	6.001%
Churchill County School District	0.013000	1	7,715,569.47	(4,243,563.21)	3,472,006.26	45.889%
Churchill County(unincorporated)	0.012529	1	7,436,028.40	(4,089,815.62)	3,346,212.78	44.227%
Mosquito Abatement District	0.000800	1	474,804.27	(261,142.35)	213,661.92	2.824%
Carson Water Subconservancy	0.000300	1	178,051.61	(97,928.39)	80,123.22	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
72,134,852	55.0%	100.0%	55.0%	(9,247,377.06)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	72,134,852	55.00%	100.00%	55.00%	(9,247,377.06)

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2016-17

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	967,562.48	(532,159.36)	435,403.12	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	58,062.63	(31,934.45)	26,128.18	6.001%
Churchill County School District	0.013000	1	444,008.34	(244,204.59)	199,803.75	45.889%
Churchill County(unincorporated)	0.012529	1	427,921.57	(235,356.86)	192,564.71	44.227%
Mosquito Abatement District	0.000800	1	27,323.59	(15,027.97)	12,295.62	2.824%
Carson Water Subconservancy	0.000300	1	10,246.35	(5,635.49)	4,610.86	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
97,584,250	55.0%	100.0%	55.0%	(532,159.36)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	97,584,250	55.00%	100.00%	55.00%	(532,159.36)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2017-18

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	954,154.07	(524,784.74)	429,369.33	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	57,258.00	(31,491.90)	25,766.10	6.001%
Churchill County School District	0.013000	1	437,855.31	(240,820.42)	197,034.89	45.889%
Churchill County(unincorporated)	0.012529	1	421,991.47	(232,095.31)	189,896.16	44.227%
Mosquito Abatement District	0.000800	1	26,944.94	(14,819.72)	12,125.22	2.824%
Carson Water Subconservancy	0.000300	1	10,104.35	(5,557.39)	4,546.96	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
96,231,936	55.0%	100.0%	55.0%	(524,784.74)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	96,231,936	55.00%	100.00%	55.00%	(524,784.74)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2018-19

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	940,137.96	(517,075.88)	423,062.08	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	56,416.91	(31,029.30)	25,387.61	6.001%
Churchill County School District	0.013000	1	431,423.40	(237,282.87)	194,140.53	45.889%
Churchill County(unincorporated)	0.012529	1	415,792.60	(228,685.93)	187,106.67	44.227%
Mosquito Abatement District	0.000800	1	26,549.13	(14,602.02)	11,947.11	2.824%
Carson Water Subconservancy	0.000300	1	9,955.92	(5,475.76)	4,480.16	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
94,818,330	55.0%	100.0%	55.0%	(517,075.88)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	94,818,330	55.00%	100.00%	55.00%	(517,075.88)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2019-20

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	925,561.48	(509,058.82)	416,502.66	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	55,542.18	(30,548.20)	24,993.98	6.001%
Churchill County School District	0.013000	1	424,734.35	(233,603.89)	191,130.46	45.889%
Churchill County(unincorporated)	0.012529	1	409,345.89	(225,140.24)	184,205.65	44.227%
Mosquito Abatement District	0.000800	1	26,137.50	(14,375.63)	11,761.87	2.824%
Carson Water Subconservancy	0.000300	1	9,801.56	(5,390.86)	4,410.70	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
93,348,208	55.0%	100.0%	55.0%	(509,058.82)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	93,348,208	55.00%	100.00%	55.00%	(509,058.82)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-



# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2020-21

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	910,497.09	(500,773.40)	409,723.69	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	54,638.18	(30,051.00)	24,587.18	6.001%
Churchill County School District	0.013000	1	417,821.39	(229,801.76)	188,019.63	45.889%
Churchill County(unincorporated)	0.012529	1	402,683.40	(221,475.87)	181,207.53	44.227%
Mosquito Abatement District	0.000800	1	25,712.09	(14,141.65)	11,570.44	2.824%
Carson Water Subconservancy	0.000300	1	9,642.03	(5,303.12)	4,338.91	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
91,828,878	55.0%	100.0%	55.0%	(500,773.40)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	91,828,878	55.00%	100.00%	55.00%	(500,773.40)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2021-22

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	900,649.30	(495,357.11)	405,292.19	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	54,047.22	(29,725.97)	24,321.25	6.001%
Churchill County School District	0.013000	1	413,302.30	(227,316.27)	185,986.03	45.889%
Churchill County(unincorporated)	0.012529	1	398,328.04	(219,080.42)	179,247.62	44.227%
Mosquito Abatement District	0.000800	1	25,433.99	(13,988.69)	11,445.30	2.824%
Carson Water Subconservancy	0.000300	1	9,537.75	(5,245.76)	4,291.99	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
90,835,670	55.0%	100.0%	55.0%	(495,357.11)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	90,835,670	55.00%	100.00%	55.00%	(495,357.11)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2022-23

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	887,306.62	(488,018.65)	399,287.97	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	53,246.54	(29,285.60)	23,960.94	6.001%
Churchill County School District	0.013000	1	407,179.43	(223,948.69)	183,230.74	45.889%
Churchill County(unincorporated)	0.012529	1	392,427.00	(215,834.85)	176,592.15	44.227%
Mosquito Abatement District	0.000800	1	25,057.20	(13,781.46)	11,275.74	2.824%
Carson Water Subconservancy	0.000300	1	9,396.45	(5,168.05)	4,228.40	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
89,489,984	55.0%	100.0%	55.0%	(488,018.65)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	89,489,984	55.00%	100.00%	55.00%	(488,018.65)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2023-24

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	873,977.87	(480,687.83)	393,290.04	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	52,446.69	(28,845.68)	23,601.01	6.001%
Churchill County School District	0.013000	1	401,062.95	(220,584.62)	180,478.33	45.889%
Churchill County(unincorporated)	0.012529	1	386,532.13	(212,592.67)	173,939.46	44.227%
Mosquito Abatement District	0.000800	1	24,680.80	(13,574.44)	11,106.36	2.824%
Carson Water Subconservancy	0.000300	1	9,255.30	(5,090.42)	4,164.88	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
88,145,703	55.0%	100.0%	55.0%	(480,687.83)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	88,145,703	55.00%	100.00%	55.00%	(480,687.83)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2024-25

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	860,663.35	(473,364.85)	387,298.50	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	51,647.70	(28,406.24)	23,241.46	6.001%
Churchill County School District	0.013000	1	394,953.00	(217,224.15)	177,728.85	45.889%
Churchill County(unincorporated)	0.012529	1	380,643.55	(209,353.95)	171,289.60	44.227%
Mosquito Abatement District	0.000800	1	24,304.80	(13,367.64)	10,937.16	2.824%
Carson Water Subconservancy	0.000300	1	9,114.30	(5,012.87)	4,101.43	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
86,802,857	55.0%	100.0%	55.0%	(473,364.85)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	86,802,857	55.00%	100.00%	55.00%	(473,364.85)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2025-26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	847,363.33	(466,049.84)	381,313.49	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	50,849.58	(27,967.27)	22,882.31	6.001%
Churchill County School District	0.013000	1	388,849.71	(213,867.34)	174,982.37	45.889%
Churchill County(unincorporated)	0.012529	1	374,761.38	(206,118.76)	168,642.62	44.227%
Mosquito Abatement District	0.000800	1	23,929.21	(13,161.07)	10,768.14	2.824%
Carson Water Subconservancy	0.000300	1	8,973.45	(4,935.40)	4,038.05	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
85,461,474	55.0%	100.0%	55.0%	(466,049.84)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	85,461,474	55.00%	100.00%	55.00%	(466,049.84)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2026-27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	834,078.12	(458,742.97)	375,335.15	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	50,052.34	(27,528.79)	22,523.55	6.001%
Churchill County School District	0.013000	1	382,753.21	(210,514.27)	172,238.94	45.889%
Churchill County(unincorporated)	0.012529	1	368,885.76	(202,887.17)	165,998.59	44.227%
Mosquito Abatement District	0.000800	1	23,554.04	(12,954.72)	10,599.32	2.824%
Carson Water Subconservancy	0.000300	1	8,832.77	(4,858.02)	3,974.75	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
84,121,584	55.0%	100.0%	55.0%	(458,742.97)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	84,121,584	55.00%	100.00%	55.00%	(458,742.97)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2027-28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	820,808.00	(451,444.41)	369,363.59	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	49,256.01	(27,090.81)	22,165.20	6.001%
Churchill County School District	0.013000	1	376,663.63	(207,165.00)	169,498.63	45.889%
Churchill County(unincorporated)	0.012529	1	363,016.82	(199,659.25)	163,357.57	44.227%
Mosquito Abatement District	0.000800	1	23,179.30	(12,748.62)	10,430.68	2.824%
Carson Water Subconservancy	0.000300	1	8,692.24	(4,780.73)	3,911.51	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
82,783,215	55.0%	100.0%	55.0%	(451,444.41)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	82,783,215	55.00%	100.00%	55.00%	(451,444.41)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-



# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2028-29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	807,553.27	(444,154.30)	363,398.97	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	48,460.61	(26,653.34)	21,807.27	6.001%
Churchill County School District	0.013000	1	370,581.12	(203,819.62)	166,761.50	45.889%
Churchill County(unincorporated)	0.012529	1	357,154.68	(196,435.07)	160,719.61	44.227%
Mosquito Abatement District	0.000800	1	22,804.99	(12,542.74)	10,262.25	2.824%
Carson Water Subconservancy	0.000300	1	8,551.87	(4,703.53)	3,848.34	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
81,446,400	55.0%	100.0%	55.0%	(444,154.30)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	81,446,400	55.00%	100.00%	55.00%	(444,154.30)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2029-30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	794,314.24	(436,872.84)	357,441.40	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	47,666.14	(26,216.38)	21,449.76	6.001%
Churchill County School District	0.013000	1	364,505.81	(200,478.20)	164,027.61	45.889%
Churchill County(unincorporated)	0.012529	1	351,299.49	(193,214.72)	158,084.77	44.227%
Mosquito Abatement District	0.000800	1	22,431.13	(12,337.12)	10,094.01	2.824%
Carson Water Subconservancy	0.000300	1	8,411.67	(4,626.42)	3,785.25	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
80,111,168	55.0%	100.0%	55.0%	(436,872.84)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	80,111,168	55.00%	100.00%	55.00%	(436,872.84)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2030-31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	781,091.23	(429,600.17)	351,491.06	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	46,872.64	(25,779.95)	21,092.69	6.001%
Churchill County School District	0.013000	1	358,437.86	(197,140.82)	161,297.04	45.889%
Churchill County(unincorporated)	0.012529	1	345,451.38	(189,998.26)	155,453.12	44.227%
Mosquito Abatement District	0.000800	1	22,057.71	(12,131.74)	9,925.97	2.824%
Carson Water Subconservancy	0.000300	1	8,271.64	(4,549.40)	3,722.24	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
78,777,551	55.0%	100.0%	55.0%	(429,600.17)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	78,777,551	55.00%	100.00%	55.00%	(429,600.17)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2031-32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	767,884.56	(422,336.51)	345,548.05	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	46,080.12	(25,344.07)	20,736.05	6.001%
Churchill County School District	0.013000	1	352,377.40	(193,807.57)	158,569.83	45.889%
Churchill County(unincorporated)	0.012529	1	339,610.49	(186,785.77)	152,824.72	44.227%
Mosquito Abatement District	0.000800	1	21,684.76	(11,926.62)	9,758.14	2.824%
Carson Water Subconservancy	0.000300	1	8,131.79	(4,472.48)	3,659.31	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
77,445,582	55.0%	100.0%	55.0%	(422,336.51)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	77,445,582	55.00%	100.00%	55.00%	(422,336.51)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2032-33

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	754,694.56	(415,082.00)	339,612.56	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	45,288.60	(24,908.73)	20,379.87	6.001%
Churchill County School District	0.013000	1	346,324.59	(190,478.52)	155,846.07	45.889%
Churchill County(unincorporated)	0.012529	1	333,776.98	(183,577.34)	150,199.64	44.227%
Mosquito Abatement District	0.000800	1	21,312.28	(11,721.75)	9,590.53	2.824%
Carson Water Subconservancy	0.000300	1	7,992.11	(4,395.66)	3,596.45	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
76,115,294	55.0%	100.0%	55.0%	(415,082.00)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	76,115,294	55.00%	100.00%	55.00%	(415,082.00)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2033-34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	741,521.54	(407,836.85)	333,684.69	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	44,498.10	(24,473.96)	20,024.14	6.001%
Churchill County School District	0.013000	1	340,279.57	(187,153.76)	153,125.81	45.889%
Churchill County(unincorporated)	0.012529	1	327,950.98	(180,373.04)	147,577.94	44.227%
Mosquito Abatement District	0.000800	1	20,940.28	(11,517.15)	9,423.13	2.824%
Carson Water Subconservancy	0.000300	1	7,852.61	(4,318.94)	3,533.67	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
74,786,719	55.0%	100.0%	55.0%	(407,836.85)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	74,786,719	55.00%	100.00%	55.00%	(407,836.85)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2034-35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	728,365.87	(400,601.23)	327,764.64	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	43,708.64	(24,039.75)	19,668.89	6.001%
Churchill County School District	0.013000	1	334,242.52	(183,833.39)	150,409.13	45.889%
Churchill County(unincorporated)	0.012529	1	322,132.65	(177,172.96)	144,959.69	44.227%
Mosquito Abatement District	0.000800	1	20,568.77	(11,312.82)	9,255.95	2.824%
Carson Water Subconservancy	0.000300	1	7,713.29	(4,242.31)	3,470.98	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
73,459,894	55.0%	100.0%	55.0%	(400,601.23)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	73,459,894	55.00%	100.00%	55.00%	(400,601.23)
		55.00%	0.00%	0.00%	-

# NEVADA DEPARTMENT OF TAXATION

# CHURCHILL COUNTY

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 200

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 43 LLC

2035-36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.028329	715,227.88	(393,375.34)	321,852.54	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	42,920.24	(23,606.13)	19,314.11	6.001%
Churchill County School District	0.013000	1	328,213.58	(180,517.47)	147,696.11	45.889%
Churchill County(unincorporated)	0.012529	1	316,322.14	(173,977.18)	142,344.96	44.227%
Mosquito Abatement District	0.000800	1	20,197.76	(11,108.77)	9,088.99	2.824%
Carson Water Subconservancy	0.000300	1	7,574.16	(4,165.79)	3,408.37	1.059%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
72,134,852	55.0%	100.0%	55.0%	(393,375.34)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	72,134,852	55.00%	100.00%	55.00%	(393,375.34)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-