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Glacier Ridge Wind Farm Application for Certificate of Site Compatibility, Case No. PU-16-539: Late-Filed Exhibit No. 31

The estimated property tax payments from the Glacier Ridge project of over \$19.3 million dollars over 20 years was calculated using Section 57-33.2-04 of the North Dakota Century Code.

Using the tax amounts from this section and our latest estimates of project attributes, the updated estimate for the Glacier Ridge property tax liability is roughly \$25.4 million dollars over 20 years, as calculated below:

Electricity Generated (0.5 mills per kWh) (0.0005 x 1,041,208,000 kWh)	\$520,604
Rated Capacity (\$2.50 per kW Capacity) (\$2.50 x 300,150 kW)	\$750,375
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Estimated Annual Total Property Taxes Paid	\$1,270,979
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Estimated 20 year Total Property Taxes Paid	\$25,419,580