



**Enel Green Power North America, Inc.**

100 Brickstone Square, Suite 300 – Andover,  
MA 01810 – USAT +1 978 681 1900

November 3, 2021

Underwood Law Firm  
Attn: Fred Stormer & James Wester

*(via email to Fred Stormer: [Fred.Stormer@uwlaw.com](mailto:Fred.Stormer@uwlaw.com))*

*(with cc to James Wester: [James.Wester@uwlaw.com](mailto:James.Wester@uwlaw.com))*

**Re: Application No. 1480-Amendment No. 02- Iola ISD Application for Appraised Value Limitation  
on Qualified Property- Blue Jay Solar I, LLC.**

Mr. Stormer & Mr. Wester,

Please find the attached amendment made to the Blue Jay Solar I, LLC, Chapter 313 Application:

1. Tab 1:
  - a. Section 5, Question 2: Response corrected to "No".
  - b. Section 13, Question 4: Total estimated market value of existing property within the project boundary.
  - c. Section 14, Question 1: Number of Qualifying jobs was changed to 3
2. Tab 4: added "The battery storage included in the Qualified Property will solely be used for the storage of electricity generated by the solar project."
3. Tab 7: revised wording in subsection b to "Qualified Investment will solely be used..."
4. Tab 10: Added additional existing property within the project boundary and included Grimes County Appraisal District Tax Valuations.
5. Tab 11d: Existing Property Map was updated to identify additional existing property within the project boundary.
6. Tab 12: Jobs waiver letter was updated to reflect 3 jobs.
7. Tab 17: New signature page was signed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Pena, Jr." with a stylized flourish at the end.

Robert Pena, Jr.  
Development

**Tab 1**

See executed application attached.

SECTION 2: Applicant Information *(continued)*4. Authorized Company Consultant *(If Applicable)*

Steven

First Name

VanDyck

Last Name

Agent

Title

Cummings Westlake, LLC

Firm Name

713-266-4456

Phone Number

svandyck@cwlp.net

Business Email Address

713-266-2333

Fax Number

## SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☒ Yes ☐ No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

- 1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

\$80,000

Payment Amount

Check

Transaction Type

Open Road Renewables, LLC

Iola ISD

Payor

Payee

May 18, 2020

Date transaction was processed

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

## SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Blue Jay Solar I, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32064056792
3. Parent Company Name Enel Green Power NA
4. Parent Company Tax ID 32049469615
5. List the NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☒ No
- 6a. If yes, please list application number, name of school district and year of agreement  
N/A

## SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☒ No
- 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ..... ☐ Yes ☒ No
- 2a. If yes, attach complete documentation including:
- legal description of the land (**Tab 9**);
  - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
  - owner (**Tab 9**);
  - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
  - a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ..... ☒ Yes ☐ No
- 3a. If yes, attach the applicable supporting documentation:
- evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
  - legal description of reinvestment zone (**Tab 16**);
  - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
  - guidelines and criteria for creating the zone (**Tab 16**); and
  - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**).
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.
- What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? ..... N/A

## SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
  - surveys;
  - appraisal district values and parcel numbers;
  - inventory lists;
  - existing and proposed property lists;
  - model and serial numbers of existing property; or
  - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary  
(that property described in response to question 1): .....\$ 3,205,651.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property  
(that property described in response to question 2): .....\$ 0.00

**Note:** Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property **cannot** become qualified property on Schedule B.



## SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? ..... 3
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) ..... 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1) and TAC 9.1051(b)(1)? ..... ☐ Yes ☒ No
- 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
- a. Non-qualified job wages  
- average weekly wage for all jobs (all industries) in the county is ..... 991.75
- b. Qualifying job wage minimum option §313.021(5)(A)  
- 110% of the average weekly wage for manufacturing jobs in the county is ..... 1,403.33
- c. Qualifying job wage minimum option §313.021(5)(B)  
- 110% of the average weekly wage for manufacturing jobs in the region is ..... 799.26
5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ..... ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 41,561.30
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 41,561.30
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☒ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ..... ☐ Yes ☒ No
- 9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ..... ☐ Yes ☒ No
- 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

## SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, and C in **Tab 14**. **Note:** Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

**Tab 4**

*Detailed description of the project.*

*In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.*

ENEL Green Power North America, Inc., (“ENEL”) is requesting an appraised value limitation from Iola ISD for Blue Jay Solar I, LLC solar project (the “Project”) a proposed solar powered electric generating facility in Grimes County. The proposed Project will be constructed within a Grimes County Solar Reinvestment Zone that was established by Grimes County Commissioners Court on October 19, 2020. A map showing the location of the project is included in Tab 11.

Blue Jay Solar I, LLC seeks to develop and interconnect 210 megawatts-ac (“MWac”) of power and 50 MWac of battery storage into the ERCOT market. The exact number of solar panels will vary depending upon the panels and inverters selected, manufacturer’s availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed. While exact equipment suppliers have not yet been chosen, the project will utilize top tier suppliers with proven track records and quality standards. The solar energy facility and its associated infrastructure will be constructed entirely within Grimes County, Texas. A map showing the location of the solar energy facility is included as Attachment 11a. The proposed project intends to include the following types of equipment, as is standard with utility scale solar projects:

- Solar modules/panels;
- Racking, mounting, and tracking structures;
- Inverters;
- Combiner boxes;
- Meteorological equipment;
- Supervisory Control and Data Acquisition (SCADA) System
- Transformers;
- Piles and/or foundations;
- Storage shed and O&M building;
- Permanent Battery Storage Facility;
- Roadways, paving and fencing;
- Collection system;
- Electrical substations and switchyards;
- Generation transmission tie line and associated towers, and interconnection facilities.
- and all eligible ancillary and necessary equipment

The battery storage included in the Qualified Property will solely be used for the storage of electricity generated by the solar project.

**Tab 7**

*Description of Qualified Investment*

*a. A specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code 313.021(7) (Tab 7).*

Blue Jay Solar I, LLC plans to construct a 210 MW solar generating facility with an additional 50 MW battery storage system (“BESS”) within Iola ISD, which is located in Grimes County.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm. All qualified investment and qualified property will be located in Iola ISD. Panel placement is subject to change, but for purposes of this application, the Project anticipates using approximately 574,000 modules and approximately 84 inverters.

Qualified Investment and qualified property includes:

- collection systems,
- transmission lines,
- electrical interconnections,
- access roads,
- control systems necessary for commercial generation of electricity,
- solar modules/panels,
- foundations,
- racking and mounting structures,
- inverters boxes,
- combiner boxes,
- meteorological equipment,
- permanent battery storage system,
- O&M building,
- electrical substations,
- generation transmission tie line and associated towers,
- interconnection facilities
- and control systems necessary for commercial generation of electricity, and all eligible ancillary and necessary equipment.

*b. A description of any new buildings, proposed new improvements, or personal property which you intend to include as part of your minimum qualified investment (Tab 7).*

The applicant intends to construct an Operation and Maintenance building and electrical substation will be constructed within the project boundary. The Operations and Maintenance building will be utilized to house associated equipment relative to the Project. This includes junction boxes, PV panel connectors and mounting and tracking systems.

The Applicant will be placing a project battery storage facility with a capacity of 50 MWac. This permanent battery storage facility will allow excess solar energy collected from The Project to be stored and distributed when the transmission network has available capacity. The battery storage included in the Qualified Investment will solely be used for the storage of electricity generated by

the solar project. The storage facility design would consist of: (a) batteries installed in standard, typically 40-foot to 50-foot ISO shipping containers, a purpose built energy storage container, or in an unoccupied structure, 20-foot-tall standard warehouse-style building (b) power conversion systems (inverters), which can bi-directionally convert the electricity between DC and AC; (c) electrical collection and fiber-optic communications lines; (d) Heating Ventilation and Air Conditioning (HVAC) systems; (e) fire suppression systems; and (f) civil infrastructure including driveways and fencing.

**Tab 10**

*Description of all property not eligible to become qualified property (if applicable).*

The existing property within the Blue Jay Solar I, LLC project boundary. All such property is abandoned, unused agricultural, or homestead improvements, unrelated to the generation of electricity, and such improvements belong to the current property owners rather than Blue Jay Solar I, LLC or any affiliate thereof. None of the existing structures will be included or become Qualified Property for Blue Jay Solar I, LLC. Within the project boundary is a substation that will serve as the POI for the project, which belongs to Brazos Electric Power Co-Op. Also located within the project boundary is the pad site for the project switch yard and a pad site for the Battery Energy Storage System. The existing property is valued by the Grimes County Appraisal District at a combined total of \$3,205,651.00.

GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R15385 BRAZOS ELECTRIC PWR COOP CR127, BEDIAS, TX 77831 2021 CERTIFIED \$306,740

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0072 N ANDERSON, TRACT 85 IOLA SWITCHING STATION # 1 ACRES 1  
Neighborhood IOLA RURAL  
Account 72-000-0850  
Map Number 20 C3

2021 OWNER INFORMATION

Owner Name BRAZOS ELECTRIC PWR COOP  
Owner ID 012197  
Exemptions  
Percent Ownership 100%  
Mailing Address P O BOX 2585 WACO, TX 76702-2585  
Agent CUMMINGS WESTLAKE LP (A1132)

2021 VALUE INFORMATION

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$300,000  
Total Improvement Market Value \$300,000  
Land Homesite Value \$0  
Land Non-Homesite Value \$6,740  
Land Agricultural Market Value \$0  
Total Land Market Value \$6,740  
Total Market Value \$306,740  
Agricultural Use \$0  
Timber Use \$0  
Total Appraised Value \$306,740  
Homestead Cap Loss -\$0  
Total Assessed Value \$306,740

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$306,740	0	0
FDI- Grimes ESD #1		\$0	\$306,740	0.026558	0
GGR- Grimes County		\$0	\$306,740	0.526933	0
SIO- Iola ISD		\$0	\$306,740	1.042	0
TOTALS				1.595491	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
Electric  
- Companies - Real and Property No \$300,000

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Electric Companies - Real and Property	No	\$6,740	\$0	\$0	1.000000 acres
TOTALS						43,560 Sq. ft / 1.000000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$300,000	\$5,960	\$305,960	\$0	\$0	\$305,960	\$0	\$305,960
2019	\$300,000	\$5,020	\$305,020	\$0	\$0	\$305,020	\$0	\$305,020
2018	\$9,803	\$4,350	\$14,153	\$0	\$0	\$14,153	\$0	\$14,153
2017	\$9,803	\$3,750	\$13,553	\$0	\$0	\$13,553	\$0	\$13,553
2016	\$21,310	\$3,250	\$24,560	\$0	\$0	\$24,560	\$0	\$24,560

**SALES HISTORY****1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021**

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
	BRAZOS ELEC POWER COOP	BRAZOS ELECTRIC PWR COOP	-	

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Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by staff from a variety of sources, and is subject to change without notice. The Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R18301	GARNER, MIKE H	17056 CR164, IOLA, TX 77861	2021	CERTIFIED \$496,800

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0346 S R MARSHALL, TRACT 1, ACRES 168.18
Neighborhood	IOLA RURAL
Account	346-000-0010
Map Number	19 C3

2021 OWNER INFORMATION

Owner Name	GARNER, MIKE H
Owner ID	O0006472
Exemptions	Agriculture Use, Homestead
Percent Ownership	100%
Mailing Address	P O BOX 67 MAGNOLIA, TX 77353
Agent	-

2021 VALUE INFORMATION

Improvement Homesite Value	\$457,890
Improvement Non-Homesite Value	\$20,700
Total Improvement Market Value	\$478,590
Land Homesite Value	\$4,820
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$805,810
Total Land Market Value	\$810,630
Total Market Value	\$1,289,220
Agricultural Use	\$13,390
Timber Use	\$0
Total Appraised Value	\$483,410
Homestead Cap Loss	-\$0
Total Assessed Value	\$496,800

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$496,800	0	0
FDI- Grimes ESD #1		\$0	\$496,800	0.026558	0
GGR- Grimes County		\$12,000	\$484,800	0.526933	1590
SIO- Iola ISD	HS	\$35,000	\$461,800	1.042	3657
<b>TOTALS</b>				<b>1.595491</b>	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1		State Code		Homesite	Total Main Area (Exterior Measured)	Market Value
-		Farm/Ranch Res & Limited Acres		Yes	3,607 Sq. Ft	\$432,890
RECORD	TYPE		YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area		-	2,367	\$253,550	⌵ Details
2	OP - Open Porch		-	184	\$4,290	⌵ Details
3	MA2 - Second Story		-	1,240	\$119,380	⌵ Details
4	OP - Open Porch		-	419	\$9,760	⌵ Details
5	AGF2 - Attached Garage		-	777	\$31,470	⌵ Details
6	CP - Carport		-	620	\$14,440	⌵ Details
Improvement #2		State Code		Homesite	Total Main Area (Exterior Measured)	Market Value
-		Farm/Ranch Res & Limited Acres		Yes	-	\$25,000
Improvement #3		State Code		Homesite	Total Main Area (Exterior Measured)	Market Value
-		Farm, Ranch Improvements on		No	-	\$19,200



RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	BN - Barn	1980	-	-	⌵ Details
2	SHED - Shed	1980	-	-	⌵ Details
3	SHED - Shed	1980	-	-	⌵ Details

Improvement #4	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
Farm, Ranch				
- Improvements on No		-		\$1,500
Qualified Ag Land				

## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$661,210	\$12,070	\$0	137.180000 acres
2 - NATIVE PASTURE BRUSH	Acreage Ranch Land	No	\$144,600	\$1,320	\$0	30.000000 acres
3 - NATIVE PASTURE #1	Farm/Ranch Res & Limited Acres	Yes	\$4,820	\$0	\$0	1.000000 acres
<b>TOTALS</b>						<b>7,325,921 Sq. ft / 168.180000 acres</b>

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$458,440	\$4,820	\$463,260	\$805,810	\$13,390	\$476,650	\$0	\$476,650
2019	\$439,610	\$4,490	\$444,100	\$750,640	\$13,440	\$457,540	\$0	\$457,540
2018	\$406,620	\$4,190	\$410,810	\$700,480	\$12,970	\$423,780	\$0	\$423,780
2017	\$392,060	\$3,850	\$395,910	\$643,640	\$12,310	\$408,220	\$0	\$408,220
2016	\$362,180	\$3,550	\$365,730	\$593,490	\$11,630	\$377,360	\$2,017	\$375,343

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/19/2007	CHANEY, DALE	GARNER, MIKE H	-	1245/153

## DISCLAIMER

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1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021  
For Privacy reasons not all exemptions are shown per Section 25.027 of the Property Tax Code.

GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R18307	BREVILOBA, LLC	17406 CR161, IOLA, TX 77861	2021	CERTIFIED \$124,540

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0346 S R MARSHALL, TRACT 7, ACRES 82.99, (PARTLY IN A-370)
Neighborhood	IOLA RURAL
Account	346-000-0070
Map Number	20 C3

2021 OWNER INFORMATION

Owner Name	BREVILOBA, LLC
Owner ID	00045945
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	1100 LOUISIANA #STE 1000 HOUSTON, TX 77002
Agent	-

2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$119,000
Land Agricultural Market Value	\$374,790
Total Land Market Value	\$493,790
Total Market Value	\$493,790
Agricultural Use	\$5,540
Timber Use	\$0
Total Appraised Value	\$119,000
Homestead Cap Loss	-\$0
Total Assessed Value	\$124,540

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$124,540	0	0
FDI- Grimes ESD #1		\$0	\$124,540	0.026558	0
GGR- Grimes County		\$0	\$124,540	0.526933	0
SIO- Iola ISD		\$0	\$124,540	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$374,790	\$5,540	\$0	62.990000 acres
2 - NATIVE PASTURE #1	Pipelines	No	\$119,000	\$0	\$0	20.000000 acres
<b>TOTALS</b>						<b>3,615,044 Sq. ft / 82.990000 acres</b>

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$119,000	\$119,000	\$374,790	\$5,540	\$124,540	\$0	\$124,540
2019	\$12,460	\$0	\$12,460	\$460,590	\$7,390	\$19,850	\$0	\$19,850
2018	\$112,500	\$5,250	\$117,750	\$430,500	\$7,050	\$124,800	\$0	\$124,800
2017	\$108,160	\$4,970	\$113,130	\$407,540	\$6,640	\$119,770	\$0	\$119,770
2016	\$104,380	\$4,580	\$108,960	\$375,560	\$6,230	\$115,190	\$97	\$115,093

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
9/24/2018	SMITH, ROBERT PAUL	BREVILOBA, LLC	-	1711/371
9/16/2004	MASSEY, MARK A & LAURA A	SMITH, ROBERT PAUL	-	1096/219
6/3/2002	CHANEY, DALE R & GERTRUDE	MASSEY, MARK A & LAURA A	-	1012/420
3/23/1996	WILCOX, DONALD A	CHANEY, DALE R & GERTRUDE	-	824/748

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# 1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021

For Privacy reasons not all exemptions are shown per Section 25.027 of the Property Tax Code.

## GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R18308	CHANEY, VIRGINIA LEE HOWARD	CR164, IOLA, TX 77861	2021	CERTIFIED \$3,954

### 2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0346 S R MARSHALL, TRACT 9, ACRES 202.02
Neighborhood	IOLA RURAL
Account	346-000-0090
Related Properties	R46305, R68290
Map Number	19 C3

### 2021 OWNER INFORMATION

Owner Name	CHANEY, VIRGINIA LEE HOWARD
Owner ID	Q56472
Exemptions	Agriculture Use
Percent Ownership	20%
Mailing Address	1506 LYNX CLOVE COLLEGE STATION, TX 77840
Agent	-

### 2021 VALUE INFORMATION (20% of total)

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$180,202
Total Land Market Value	\$180,202
Total Market Value	\$180,202
Agricultural Use	\$3,954
Timber Use	\$0
Total Appraised Value	\$0
Homestead Cap Loss	-\$0
Total Assessed Value	\$3,954

### 2021 ENTITIES & EXEMPTIONS (20% of total)

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$3,954	0	0
FDI- Grimes ESD #1		\$0	\$3,954	0.026558	0
GGR- Grimes County		\$0	\$3,954	0.526933	0
SIO- Iola ISD		\$0	\$3,954	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

### 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$566,510	\$11,180	\$0	127.020000 acres
2 - IMPROVED PASTURE #1	Acreage Ranch Land	No	\$280,980	\$8,060	\$0	63.000000 acres
3 - NATIVE PASTURE BRUSH	Acreage Ranch Land	No	\$53,520	\$530	\$0	12.000000 acres
<b>TOTALS</b>						<b>8,799,991 Sq. ft / 202.020000 acres</b>

### VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$901,010	\$19,710	\$19,710	\$0	\$19,710
2019	\$0	\$0	\$0	\$840,400	\$19,920	\$19,920	\$0	\$19,920
2018	\$0	\$0	\$0	\$779,800	\$19,450	\$19,450	\$0	\$19,450
2017	\$0	\$0	\$0	\$701,010	\$18,650	\$18,650	\$0	\$18,650

2016

1490-Iola-Blue-Jay Solar I, LLC-App- Amendment No. 003-November 3, 2021

\$0

\$0

\$0

\$040,400

\$11,880

\$11,880

\$0

\$17,880

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/31/2012	CHANEY, VIRGINIA LEE HOWARD	JOHNSON, KIMBERLY DAWN (TRUSTEE)	-	1444/555
12/31/2012	CHANEY, VIRGINIA LEE HOWARD	VASQUEZ, JENNIFER LEE (TRUSTEE)	-	1444/555
12/31/2012	CHANEY, VIRGINIA LEE HOWARD	CHANEY, JAMES CHRISTOPHER (TRUSTEE)	-	1444/555
12/31/2012	CHANEY, VIRGINIA LEE HOWARD	CHANEY, DAVID RANDALL (TRUSTEE)	-	1444/555
10/30/2012	HOWARD, MABLE	CHANEY, VIRGINIA LEE HOWARD	-	1440/751
9/9/2007	HOWARD, J C	CHANEY, VIRGINIA LEE HOWARD	-	1251/657

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1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021  
For Privacy reasons not all exemptions are shown per Section 25.027 of the Property Tax Code.

GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R18310	MOSIER, CHESTER W & PATRICIA	16534 CR164, IOLA, TX 77861	2021	\$253,890

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0346 S R MARSHALL, TRACT 10, ACRES 198.312
Neighborhood	IOLA RURAL
Account	346-000-0100
Map Number	19 20 C3

2021 OWNER INFORMATION

Owner Name	MOSIER, CHESTER W & PATRICIA
Owner ID	036183
Exemptions	Agriculture Use, Homestead
Percent Ownership	100%
Mailing Address	16534 CR 164 IOLA, TX 77861-4409
Agent	-

2021 VALUE INFORMATION

Improvement Homesite Value	\$223,050
Improvement Non-Homesite Value	\$12,000
Total Improvement Market Value	\$235,050
Land Homesite Value	\$4,440
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$876,070
Total Land Market Value	\$880,510
Total Market Value	\$1,115,560
Agricultural Use	\$14,400
Timber Use	\$0
Total Appraised Value	\$239,490
Homestead Cap Loss	-\$0
Total Assessed Value	\$253,890

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$253,890	0	0
FDI- Grimes ESD #1		\$0	\$253,890	0.026558	0
GGR- Grimes County		\$12,000	\$241,890	0.526933	1135
SIO- Iola ISD	HS	\$35,000	\$218,890	1.042	2006
TOTALS				1.595491	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	Farm/Ranch Res & Limited Acres	Yes	2,220 Sq. Ft	\$202,550

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	2002	2,220	\$180,060	Details
2	OP - Open Porch	2002	480	\$8,570	Details
3	OP - Open Porch	2002	540	\$9,640	Details
4	CP - Carport	2016	900	\$4,280	Details

Improvement #2	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	Farm/Ranch Res & Limited Acres	Yes	-	\$500

Improvement #3	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	Farm, Ranch	-	-	\$12,000
-	Improvements on Qualified Ag Land			

Improvement #4	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
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## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #2	Acreage Ranch Land	No	\$876,070	\$14,400	\$0	197.312000 acres
2 - NATIVE PASTURE #2	Farm/Ranch Res & Limited Acres	Yes	\$4,440	\$0	\$0	1.000000 acres
<b>TOTALS</b>						<b>8,638,471 Sq. ft / 198.312000 acres</b>

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$225,000	\$4,440	\$229,440	\$876,070	\$14,400	\$243,840	\$0	\$243,840
2019	\$220,850	\$4,140	\$224,990	\$816,870	\$14,600	\$239,590	\$0	\$239,590
2018	\$207,860	\$3,840	\$211,700	\$757,680	\$14,400	\$226,100	\$0	\$226,100
2017	\$198,180	\$3,450	\$201,630	\$680,730	\$14,010	\$215,640	\$0	\$215,640
2016	\$184,470	\$3,150	\$187,620	\$621,530	\$12,830	\$200,450	\$0	\$200,450

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
9/14/2001	T M P A	MOSIER, CHESTER W & PATRICIA	-	987/642

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## GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R18477	BLUE JAY SOLAR I LLC	17527 CR161, IOLA, TX 77861	2021	CERTIFIED \$38,970

## 2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0370 WM PETERSON, TRACT 4, ACRES 32.2
Neighborhood	IOLA RURAL
Account	370-000-0040
Map Number	20 C3

## 2021 OWNER INFORMATION





Owner Name	BLUE JAY SOLAR I LLC
Owner ID	O0058484
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	16105 W 113TH ST LENEXA, KS 77083
Agent	-

## 2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$36,100
<hr/>	
Total Improvement Market Value	\$36,100
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$228,300
<hr/>	
Total Land Market Value	\$228,300
Total Market Value	\$264,400
Agricultural Use	\$2,870
Timber Use	\$0
Total Appraised Value	\$38,970
<hr/>	
Homestead Cap Loss	-\$0
Total Assessed Value	\$38,970

## 2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
 CAD- Appraisal District		\$0	\$38,970	0	0
 FDI- Grimes ESD #1		\$0	\$38,970	0.026558	0
 GGR- Grimes County		\$0	\$38,970	0.526933	0
 SIO- Iola ISD		\$0	\$38,970	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

## 2021 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	Farm, Ranch Improvements on Qualified Ag Land	No	-	\$36,100

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MBLDG - Metal Bldg	2010	-	-	⌵ Details
2	CONC - Concrete	2010	-	-	⌵ Details

## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - IMPROVED PASTURE #2	Acreage Ranch Land	No	\$171,580	\$2,520	\$0	24.200000 acres
2 - NATIVE PASTURE BRUSH	Acreage Ranch Land	No	\$56,720	\$350	\$0	8.000000 acres
<b>TOTALS</b>						<b>1,402,632 Sq. ft / 32.200000 acres</b>

## VALUE HISTORY



YEAR	IMPROVEMENT	LAND	MARKET	AC MARKET	AC USE	APPRAISED	HUCAP LOSS	ASSESSED
2020	\$36,100	\$0	\$36,100	\$228,300	\$2,870	\$38,970	\$0	\$38,970
2019	\$36,100	\$0	\$36,100	\$215,420	\$2,870	\$38,970	\$0	\$38,970
2018	\$36,100	\$0	\$36,100	\$205,760	\$2,800	\$38,900	\$0	\$38,900
2017	\$36,100	\$0	\$36,100	\$189,660	\$2,740	\$38,840	\$0	\$38,840
2016	\$36,100	\$0	\$36,100	\$170,340	\$2,670	\$38,770	\$0	\$38,770

### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/31/2021	AREVALO, RUBEN JR & CAROL	BLUE JAY SOLAR I LLC	2021-315087	
10/11/2002	CHANEY, DALE R & GERTRUDE	AREVALO, RUBEN JR & CAROL	-	1024/340
3/23/1996	WILCOX, DONALD A	CHANEY, DALE R & GERTRUDE	-	824/748

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R19143 BERTLING, JOHN D 20030 FM39, IOLA, TX 77861 2021 CERTIFIED \$222,833

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0415 J W STODDART, TRACT 40-3, ACRES 6.02  
Neighborhood COMMERICAL RURAL  
Account 415-000-0403  
Related Properties P69160  
Map Number 20 D3

2021 OWNER INFORMATION

Owner Name BERTLING, JOHN D  
Owner ID O13885  
Exemptions  
Percent Ownership 100%  
Mailing Address 19754 FM 39 IOLA, TX 77861-3678  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$138,443  
Total Improvement Market Value \$138,443  
Land Homesite Value \$0  
Land Non-Homesite Value \$84,390  
Land Agricultural Market Value \$0  
Total Land Market Value \$84,390  
Total Market Value \$222,833  
Agricultural Use \$0  
Timber Use \$0  
Total Appraised Value \$222,833  
Homestead Cap Loss -\$0  
Total Assessed Value \$222,833

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$222,833	0	0
FDI- Grimes ESD #1		\$0	\$222,833	0.026558	0
GGR- Grimes County		\$0	\$222,833	0.526933	0
SIO- Iola ISD		\$0	\$222,833	1.042	0
TOTALS			1.595491		

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Real, Commercial No - \$96,954  
Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Real, Commercial No - \$41,489

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - 2 - Commercial	Real, Commercial	No	\$84,390	\$0	\$0	6.020000 acres
TOTALS						262,231 Sq. ft / 6.020000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$137,533	\$75,950	\$213,483	\$0	\$0	\$213,483	\$0	\$213,483
2019	\$138,940	\$66,880	\$205,820	\$0	\$0	\$205,820	\$0	\$205,820
2018	\$130,130	\$58,150	\$188,280	\$0	\$0	\$188,280	\$0	\$188,280
2017	\$85,160	\$51,920	\$137,080	\$0	\$0	\$137,080	\$0	\$137,080
2016	\$85,160	\$45,000	\$130,160	\$0	\$0	\$130,160	\$0	\$130,160

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/15/2013	GEXLER, MARK J	BERTLING, JOHN D	-	1455/116
10/2/1985	PARKER, WILTON EARL	GEXLER, MARK J	-	548/76

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R19145 BERTLING, JOHN D 19754 FM39, IOLA, TX 77861 2021 CERTIFIED \$742,180

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0415 J W STODDART, TRACT 40-7, ACRES 10.4576  
Neighborhood IOLA RURAL  
Account 415-000-0407  
Related Properties P31504, P68529  
Map Number 20 D3

2021 OWNER INFORMATION

Owner Name BERTLING, JOHN D  
Owner ID 013885  
Exemptions  
Percent Ownership 100%  
Mailing Address 19754 FM 39 IOLA, TX 77861-3678  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$610,970  
Total Improvement Market Value \$610,970  
Land Homesite Value \$0  
Land Non-Homesite Value \$131,210  
Land Agricultural Market Value \$0  
Total Land Market Value \$131,210  
Total Market Value \$742,180  
Agricultural Use \$0  
Timber Use \$0  
Total Appraised Value \$742,180  
Homestead Cap Loss -\$0  
Total Assessed Value \$742,180

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$742,180	0	0
FDI- Grimes ESD #1		\$0	\$742,180	0.026558	0
GGR- Grimes County		\$0	\$742,180	0.526933	0
SIO- Iola ISD		\$0	\$742,180	1.042	0
TOTALS				1.595491	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Real, Industrial No 7,440 Sq. Ft \$111,880

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1987	3,600	\$34,850	Details
2	OP - Open Porch	-	180	\$350	Details
3	MA - Main Area	-	840	\$18,600	Details
4	MAA - Addition	2013	3,000	\$58,080	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Real, Commercial No 3,911 Sq. Ft \$342,990

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	2015	2,112	\$203,470	Details
2	MAC - Addition	2015	1,296	\$87,400	Details
3	OP - Open Porch	2015	960	\$16,660	Details
4	MAC - Addition	-	503	\$33,920	Details

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5	PC3 - Patio Covered	-	190	\$1,540	Details
Improvement #3	State Code	Homesite	Total Main Area (Exterior Measured) Market Value		
- Real, Industrial	No	-	\$117,560		
Improvement #4	State Code	Homesite	Total Main Area (Exterior Measured) Market Value		
- Real, Commercial	No	-	\$5,000		
Improvement #5	State Code	Homesite	Total Main Area (Exterior Measured) Market Value		
- Real, Industrial	No	-	288 Sq. Ft \$4,860		
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	-	144	\$2,590	Details
2	MA2 - Second Story	-	144	\$2,270	Details
Improvement #6	State Code	Homesite	Total Main Area (Exterior Measured) Market Value		
- Real, Industrial	No	-	\$4,860		
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	OB - Out Building	2017	360	\$4,860	Details
Improvement #7	State Code	Homesite	Total Main Area (Exterior Measured) Market Value		
- Real, Industrial	No	-	\$23,820		
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	CONC - Concrete	2017	6,268	\$23,820	Details

## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - 2 - Commercial	Real, Industrial	No	\$131,210	\$0	\$0	10.457600 acres
TOTALS						455,533 Sq. ft / 10.457600 acres

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$588,500	\$115,930	\$704,430	\$0	\$0	\$704,430	\$0	\$704,430
2019	\$570,320	\$108,480	\$678,800	\$0	\$0	\$678,800	\$0	\$678,800
2018	\$553,560	\$95,490	\$649,050	\$0	\$0	\$649,050	\$0	\$649,050
2017	\$523,010	\$89,720	\$612,730	\$0	\$0	\$612,730	\$0	\$612,730
2016	\$516,860	\$74,750	\$591,610	\$0	\$0	\$591,610	\$0	\$591,610

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
4/8/1986	VETERANS LAND BOARD	BERTLING, JOHN D	-	561/1178/704/834

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 2021 Assessed Value  
R19334 JOHNSON, KIMBERLY DAWN 4243 CR162, IOLA, TX 77861 CERTIFIED \$287,280

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0432 J C STURTEVANT, TRACT 1-5, ACRES 19.2  
Neighborhood IOLA RURAL  
Account 432-000-0015  
Map Number 28 D4

2021 OWNER INFORMATION

Owner Name JOHNSON, KIMBERLY DAWN  
Owner ID 00020711  
Exemptions Agriculture Use, Homestead  
Percent Ownership 100%  
Mailing Address 4243 CR 162 IOLA, TX 77861  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$259,340  
Improvement Non-Homesite Value \$17,100  
Total Improvement Market Value \$276,440  
Land Homesite Value \$9,240  
Land Non-Homesite Value \$0  
Land Agricultural Market Value \$168,170  
Total Land Market Value \$177,410  
Total Market Value \$453,850  
Agricultural Use \$1,600  
Timber Use \$0  
Total Appraised Value \$285,680  
Homestead Cap Loss -\$0  
Total Assessed Value \$287,280

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$287,280	0	0
FDI- Grimes ESD #1		\$0	\$287,280	0.026558	0
GGR- Grimes County		\$0	\$287,280	0.526933	0
SIO- Iola ISD	HS	\$25,000	\$262,280	1.042	0
TOTALS				1.595491	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Res & Limited Acres Yes 2,929 Sq. Ft \$256,840

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1975	2,929	\$248,390	Details
2	OP - Open Porch	1975	207	\$3,840	Details
3	OP - Open Porch	1975	248	\$4,610	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Res & Limited Acres Yes - \$2,500

Improvement #3 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm, Ranch Improvements on No Qualified Ag Land - \$0

Improvement #4 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm, Ranch Improvements on No Qualified Ag Land - \$17,100

RECORD	TYPE	YEAR BUILT	SQ. FT.	VALUE	ADD'L INFO
1	MBLDG - Metal Bldg	2012	-	-	▼ Details

## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$168,170	\$1,600	\$0	18.200000 acres
2 - NATIVE PASTURE #1	Farm/Ranch Res & Limited Acres	Yes	\$9,240	\$0	\$0	1.000000 acres
<b>TOTALS</b>						<b>836,352 Sq. ft / 19.200000 acres</b>

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$265,190	\$8,660	\$273,850	\$157,610	\$1,600	\$275,450	\$0	\$275,450
2019	\$252,520	\$7,950	\$260,470	\$144,690	\$1,620	\$262,090	\$0	\$262,090
2018	\$240,100	\$6,960	\$247,060	\$126,670	\$1,570	\$248,630	\$0	\$248,630
2017	\$229,040	\$6,760	\$235,800	\$123,030	\$1,470	\$237,270	\$0	\$237,270
2016	\$216,810	\$6,230	\$223,040	\$113,390	\$1,380	\$224,420	\$2,099	\$222,321

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/31/2013	CHANEY, VIRGINIA	JOHNSON, KIMBERLY DAWN	-	1497/616
	CHANEY, DAVID G	CHANEY, VIRGINIA	-	

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## GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R19335	SWEARINGIN, MICHAEL & DANA	4473 CR162, IOLA, TX 77861	2021	CERTIFIED \$140,970

## 2021 GENERAL INFORMATION

Property Status **Active**

Property Type **Real**

Legal Description **A0432 J C STURTEVANT, TRACT 2, ACRES 1.12**

Neighborhood **IOLA RURAL**

Account **432-000-0020**

Map Number **28 C4**

## 2021 OWNER INFORMATION

Owner Name **SWEARINGIN, MICHAEL & DANA**

Owner ID **O0039816**

Exemptions

Percent Ownership **100%**

Mailing Address **4473 CR 162 IOLA, TX 77861**

Agent **-**

## 2021 VALUE INFORMATION

Improvement Homesite Value	<b>\$124,170</b>
Improvement Non-Homesite Value	<b>\$0</b>
Total Improvement Market Value	<b>\$124,170</b>
Land Homesite Value	<b>\$16,800</b>
Land Non-Homesite Value	<b>\$0</b>
Land Agricultural Market Value	<b>\$0</b>
Total Land Market Value	<b>\$16,800</b>
Total Market Value	<b>\$140,970</b>
Agricultural Use	<b>\$0</b>
Timber Use	<b>\$0</b>
Total Appraised Value	<b>\$140,970</b>
Homestead Cap Loss	<b>-\$0</b>
Total Assessed Value	<b>\$140,970</b>

## 2021 ENTITIES &amp; EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$140,970	0	0
FDI- Grimes ESD #1		\$0	\$140,970	0.026558	0
GGR- Grimes County		\$0	\$140,970	0.526933	0
SIO- Iola ISD		\$0	\$140,970	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

## 2021 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	<b>Residential Single Family</b>	<b>Yes</b>	<b>1,584 Sq. Ft</b>	<b>\$120,370</b>

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1995	1,584	\$114,510	⌵ Details
2	OP - Open Porch	1997	54	\$840	⌵ Details
3	OP - Open Porch	-	315	\$4,890	⌵ Details
4	PO - Open Patio	-	134	\$130	⌵ Details

Improvement #2	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	<b>Residential Single Family</b>	<b>Yes</b>	<b>-</b>	<b>\$3,000</b>

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	OB - Out Building	-	-	-	⌵ Details
2	OP - Open Porch	-	-	-	⌵ Details

Improvement #3	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	<b>Residential Single</b>	<b>Yes</b>	<b>-</b>	<b>\$800</b>



## 2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Residential Single Family	Yes	\$16,800	\$0	\$0	1.120000 acres
<b>TOTALS</b>						<b>48,787 Sq. ft / 1.120000 acres</b>

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$119,040	\$14,450	\$133,490	\$0	\$0	\$133,490	\$0	\$133,490
2019	\$114,490	\$11,650	\$126,140	\$0	\$0	\$126,140	\$0	\$126,140
2018	\$109,620	\$10,080	\$119,700	\$0	\$0	\$119,700	\$0	\$119,700
2017	\$101,610	\$8,400	\$110,010	\$0	\$0	\$110,010	\$0	\$110,010
2016	\$95,950	\$7,280	\$103,230	\$0	\$0	\$103,230	\$0	\$103,230

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
1/20/2017	GERDES, ROGER F, III	SWEARINGIN, MICHAEL & DANA	-	1633/152
9/17/2014	HSBC BANK USA NA	GERDES, ROGER F, III	-	1532/839
3/7/2014	CORY, TAMALA L & BARRY L	HSBC BANK USA NA	-	1498/181
8/9/2000	MULLINS, CURTIS C & JADA L	CORY, TAMALA L & BARRY L	-	957/20
1/15/1998	WOODS, A E	MULLINS, CURTIS C & JADA L	-	879/762
11/3/1994	HARMON, DONNIE	WOODS, A E	-	762/82
11/24/1986	WOODS, A E	HARMON, DONNIE	-	579/370

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R19340 DUDLEY, DREW & ANNA ETAL CR157, IOLA, TX 77861 2021 CERTIFIED \$10,710

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0432 J C STURTEVANT, TRACT 9, ACRES 81.88  
Neighborhood IOLA RURAL  
Account 432-000-0090  
Map Number 28 27 B4

2021 OWNER INFORMATION

Owner Name DUDLEY, DREW & ANNA ETAL  
Owner ID 00050107  
Exemptions Agriculture Use  
Percent Ownership 100%  
Mailing Address 8 VISTA LN COLLEGE STATION, TX 77845-3834  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$2,500  
Improvement Non-Homesite Value \$1,000  
Total Improvement Market Value \$3,500  
Land Homesite Value \$0  
Land Non-Homesite Value \$0  
Land Agricultural Market Value \$489,640  
Total Land Market Value \$489,640  
Total Market Value \$493,140  
Agricultural Use \$7,210  
Timber Use \$0  
Total Appraised Value \$3,500  
Homestead Cap Loss -\$0  
Total Assessed Value \$10,710

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$10,710	0	0
FDI- Grimes ESD #1		\$0	\$10,710	0.026558	0
GGR- Grimes County		\$0	\$10,710	0.526933	0
SIO- Iola ISD		\$0	\$10,710	1.042	0
TOTALS				1.595491	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm, Ranch Improvements on Qualified Ag Land Yes 1,754 Sq. Ft \$2,500

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1848	1,176	\$2,500	Details
2	MA2 - Second Story	1848	578	\$0	Details
3	OP - Open Porch	-	112	\$0	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
Farm, Ranch  
- Improvements on No Qualified Ag Land - \$1,000

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$489,640	\$7,210	\$0	81.880000 acres

## TOTALS

1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003- November 3, 2021

3,566,699 Sq. ft / 81.880000  
acres

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$3,500	\$0	\$3,500	\$489,640	\$7,210	\$10,710	\$0	\$10,710
2019	\$3,500	\$0	\$3,500	\$318,900	\$5,090	\$8,590	\$0	\$8,590
2018	\$3,500	\$0	\$3,500	\$301,750	\$4,910	\$8,410	\$0	\$8,410
2017	\$3,500	\$0	\$3,500	\$285,180	\$4,630	\$8,130	\$0	\$8,130
2016	\$3,500	\$0	\$3,500	\$262,890	\$4,340	\$7,840	\$0	\$7,840

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/19/2019	ALLEN, KENNETH & PHILLIS	DUDLEY, DREW & ANNA ETAL	-	1748/240
12/8/1997	SMITH, P M & PATRICIA	ALLEN, KENNETH & PHILLIS	-	878/565
10/25/1983	SMITH, PHILLIP M ETUX	SMITH, P M & PATRICIA	-	490/803

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GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R37599	DUDLEY, CRAIG SANDERS	18618 FM244, IOLA, TX 77861	2021	CERTIFIED \$115,790

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0303 T LEDGER, TRACT 8-5, ACRES 2.00
Neighborhood	IOLA RURAL
Account	303-000-0085
Map Number	19 B4

2021 OWNER INFORMATION

Owner Name	DUDLEY, CRAIG SANDERS
Owner ID	O56406
Exemptions	
Percent Ownership	100%
Mailing Address	3 VISTA LN COLLEGE STATION, TX 77845
Agent	-

2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$81,290
Total Improvement Market Value	\$81,290
Land Homesite Value	\$0
Land Non-Homesite Value	\$34,500
Land Agricultural Market Value	\$0
Total Land Market Value	\$34,500
Total Market Value	\$115,790
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$115,790
Homestead Cap Loss	-\$0
Total Assessed Value	\$115,790

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$115,790	0	0
FDI- Grimes ESD #1		\$0	\$115,790	0.026558	0
GGR- Grimes County		\$0	\$115,790	0.526933	0
SIO- Iola ISD		\$0	\$115,790	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

2021 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	Farm/Ranch Res & Limited Acres	No	1,305 Sq. Ft	\$81,290

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	-	1,305	\$75,760	⌵ Details
2	CP - Carport	-	221	\$2,730	⌵ Details
3	STG - Storage	-	130	\$2,800	⌵ Details

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Rural Land not Qualified for AG	No	\$34,500	\$0	\$0	2.000000 acres
<b>TOTALS</b>						<b>87,120 Sq. ft / 2.000000 acres</b>

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$77,490	\$29,670	\$107,160	\$0	\$0	\$107,160	\$0	\$107,160

2019	\$74,620	\$22,910	\$90,530	\$0	\$0	\$90,540	\$0	\$90,540
2018	\$70,130	\$20,700	\$90,830	\$0	\$0	\$90,830	\$0	\$90,830
2017	\$66,520	\$17,250	\$83,770	\$0	\$0	\$83,770	\$0	\$83,770
2016	\$62,680	\$14,950	\$77,630	\$0	\$0	\$77,630	\$0	\$77,630

### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
12/24/2009	DUDLEY, RICHARD A	DUDLEY, CRAIG SANDERS	-	1327/642
5/1/1993	WAHRMUND, EDDIE	DUDLEY, RICHARD A	-	715/674
4/27/1991	DUDLEY, RICHARD MARK	WAHRMUND, EDDIE	-	674/287

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R45762 SWORD, WANDA LEE 20111 FM39, IOLA, TX 77861 2021 CERTIFIED \$204,480

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0415 J W STODDART, TRACT 40-9, ACRES 2.00  
Neighborhood IOLA RURAL  
Account 415-000-0409  
Map Number 20 D3

2021 OWNER INFORMATION

Owner Name SWORD, WANDA LEE  
Owner ID 00052632  
Exemptions  
Percent Ownership 100%  
Mailing Address 20111 FM 39 IOLA, TX 77861  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value \$183,730  
Improvement Non-Homesite Value \$0  
Total Improvement Market Value \$183,730  
Land Homesite Value \$20,750  
Land Non-Homesite Value \$0  
Land Agricultural Market Value \$0  
Total Land Market Value \$20,750  
Total Market Value \$204,480  
Agricultural Use \$0  
Timber Use \$0  
Total Appraised Value \$204,480  
Homestead Cap Loss -\$0  
Total Assessed Value \$204,480

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$204,480	0	0
FDI- Grimes ESD #1		\$0	\$204,480	0.026558	0
GGR- Grimes County		\$0	\$204,480	0.526933	0
SIO- Iola ISD		\$0	\$204,480	1.042	0
TOTALS				1.595491	

2021 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Res & Limited Acres Yes 1,846 Sq. Ft \$181,840

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1996	1,846	\$175,940	⌵ Details
2	OP - Open Porch	1996	176	\$3,740	⌵ Details
3	PO - Open Patio	1996	310	\$340	⌵ Details
4	STGM - Metal Storage	-	192	\$1,820	⌵ Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Res & Limited Acres Yes - \$1,890

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	CIS3 - Ci Shed 3-side	-	696	\$1,890	⌵ Details

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
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1 - IMPROVED PASTURE #1	2.000000 acres	\$217,150	\$0	\$0	\$0	210000000 acres
<b>TOTALS</b>						<b>87,120 Sq. ft / 2.000000 acres</b>

#### VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$176,250	\$19,640	\$195,890	\$0	\$0	\$195,890	\$0	\$195,890
2019	\$172,150	\$18,060	\$190,210	\$0	\$0	\$190,210	\$0	\$190,210
2018	\$159,830	\$15,820	\$175,650	\$0	\$0	\$175,650	\$0	\$175,650
2017	\$150,380	\$15,340	\$165,720	\$0	\$0	\$165,720	\$0	\$165,720
2016	\$141,790	\$14,170	\$155,960	\$0	\$0	\$155,960	\$1,905	\$154,055

#### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
	SWORD, EARL E (DECD), Sr	SWORD, WANDA LEE	NO. 8935	0188/849
2/1/1996	SWORD, EARL E SR (DECD) ETUX	SWORD, EARL E (DECD), Sr	-	820/282

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R55391 BRAZOS ELECTRIC PWR COOP CR127, BEDIAS, TX 77831 2021 CERTIFIED \$16,450

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0072 N ANDERSON, TRACT 60-5, ACRES 2.44  
Neighborhood IOLA RURAL  
Account 72-000-0605  
Map Number 20 C4

2021 OWNER INFORMATION

Owner Name BRAZOS ELECTRIC PWR COOP  
Owner ID 012197  
Exemptions  
Percent Ownership 100%  
Mailing Address P O BOX 2585 WACO, TX 76702-2585  
Agent CUMMINGS WESTLAKE LP (A1132)

2021 VALUE INFORMATION

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$0  
Total Improvement Market Value \$0  
Land Homesite Value \$0  
Land Non-Homesite Value \$16,450  
Land Agricultural Market Value \$0  
Total Land Market Value \$16,450  
Total Market Value \$16,450  
Agricultural Use \$0  
Timber Use \$0  
Total Appraised Value \$16,450  
Homestead Cap Loss -\$0  
Total Assessed Value \$16,450

2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$16,450	0	0
FDI- Grimes ESD #1		\$0	\$16,450	0.026558	0
GGR- Grimes County		\$0	\$16,450	0.526933	0
SIO- Iola ISD		\$0	\$16,450	1.042	0
TOTALS				1.595491	

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Electric Companies - Real and Property	No	\$16,450	\$0	\$0	2.440000 acres
TOTALS						106,286 Sq. ft / 2.440000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$14,540	\$14,540	\$0	\$0	\$14,540	\$0	\$14,540
2019	\$0	\$12,240	\$12,240	\$0	\$0	\$12,240	\$0	\$12,240
2018	\$0	\$10,610	\$10,610	\$0	\$0	\$10,610	\$0	\$10,610
2017	\$0	\$9,150	\$9,150	\$0	\$0	\$9,150	\$0	\$9,150
2016	\$0	\$7,930	\$7,930	\$0	\$0	\$7,930	\$0	\$7,930

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
11/10/1998	ESSMAN, LEE C	BRAZOS ELECTRIC PWR COOP	-	913/909/323/501



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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R57736 VASQUEZ, JENNIFER LEE 15975 CR161, IOLA, TX 77861 2021 CERTIFIED \$123,400

2021 GENERAL INFORMATION

Property Status **Active**  
Property Type **Real**  
Legal Description **A0432 J C STURTEVANT, TRACT 7-1, SERIAL # S002186A, TITLE # 01168943, LABEL # PFS0606119, ACRES 6**  
Neighborhood **IOLA RURAL**  
Account **432-000-0071**  
Map Number **27 C4**

2021 OWNER INFORMATION

Owner Name **VASQUEZ, JENNIFER LEE**  
Owner ID **O0008035**  
Exemptions **Agriculture Use, Disabled Person, Homestead**  
Percent Ownership **100%**  
Mailing Address **15975 CR 161 IOLA, TX 77861**  
Agent **-**

2021 VALUE INFORMATION

Improvement Homesite Value **\$110,890**  
Improvement Non-Homesite Value **\$0**  
Total Improvement Market Value **\$110,890**  
Land Homesite Value **\$12,200**  
Land Non-Homesite Value **\$0**  
Land Agricultural Market Value **\$61,000**  
Total Land Market Value **\$73,200**  
Total Market Value **\$184,090**  
Agricultural Use **\$310**  
Timber Use **\$0**  
Total Appraised Value **\$123,090**  
Homestead Cap Loss **-\$0**  
Total Assessed Value **\$123,400**

2021 ENTITIES & EXEMPTIONS

Special Exemptions **AG - Agriculture Use**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$123,400	0	0
FDI- Grimes ESD #1		\$0	\$123,400	0.026558	0
GGR- Grimes County	DP	\$12,000	\$111,400	0.526933	547
SIO- Iola ISD	DP, HS	\$35,000	\$88,400	1.042	962
<b>TOTALS</b>			<b>1.595491</b>		

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Mobile Home & Limited Acres Yes 2,040 Sq. Ft \$69,780

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	MA - Main Area	1999	2,040	\$66,750	Details
2	OP - Open Porch	1999	600	\$3,770	Details
3	WD1 - Wood Deck	1999	920	\$1,270	Details

Improvement #2 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- Farm/Ranch Mobile Home & Limited Acres Yes - \$41,110

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	DGAR - Detached Garage	2001	2,015	\$41,110	Details

2021 LAND SEGMENTS

LAND SEGMENT	STATE CODE	HOMESITE	MARKET	AG	TIM	LAND SIZE
--------------	------------	----------	--------	----	-----	-----------

1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 202						
TYPE	LAND	MARKET	AG MARKET	AG USE	APPRaised	HS CAP LOSS
1 - NATIVE PASTURE #2	Acreage Ranch Land	No	\$36,600	\$220	\$0	3.000000 acres
2 - NATIVE PASTURE BRUSH	Acreage Ranch Land	No	\$24,400	\$90	\$0	2.000000 acres
3 - NATIVE PASTURE #2	Farm/Ranch Mobile Home & Limited Acres	Yes	\$12,200	\$0	\$0	1.000000 acres
TOTALS						261,360 Sq. ft / 6.000000 acres

### VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRaised	HS CAP LOSS	ASSESSED
2020	\$111,170	\$10,980	\$122,150	\$54,900	\$310	\$122,460	\$0	\$122,460
2019	\$108,270	\$9,660	\$117,930	\$48,300	\$300	\$118,230	\$0	\$118,230
2018	\$106,680	\$8,400	\$115,080	\$42,000	\$300	\$115,380	\$0	\$115,380
2017	\$103,350	\$7,500	\$110,850	\$37,500	\$290	\$111,140	\$0	\$111,140
2016	\$102,900	\$6,500	\$109,400	\$32,500	\$280	\$109,680	\$0	\$109,680

### SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
6/11/2008	CHANEY, DAVID R	VASQUEZ, JENNIFER LEE	-	1270/153
3/2/2000	HOWARD, MABLE	CHANEY, DAVID R	-	946/51

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GRIMES CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2021 Assessed Value
R67444	BLUE JAY SOLAR I LLC	CR161, IOLA, TX 77861	2021	\$15,040

2021 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	A0072 N ANDERSON, TRACT 60-3, ACRES 96.56
Neighborhood	IOLA RURAL
Account	72-000-0603
Map Number	20 C4

2021 OWNER INFORMATION

Owner Name	BLUE JAY SOLAR I LLC
Owner ID	O0058484
Exemptions	Agriculture Use
Percent Ownership	100%
Mailing Address	16105 W 113TH ST LENEXA, KS 77083
Agent	-

2021 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$5,000
Total Improvement Market Value	\$5,000
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$539,770
Total Land Market Value	\$539,770
Total Market Value	\$544,770
Agricultural Use	\$10,040
Timber Use	\$0
Total Appraised Value	\$15,040
Homestead Cap Loss	-\$0
Total Assessed Value	\$15,040

2021 ENTITIES & EXEMPTIONS

Special Exemptions AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$15,040	0	0
FDI- Grimes ESD #1		\$0	\$15,040	0.026558	0
GGR- Grimes County		\$0	\$15,040	0.526933	0
SIO- Iola ISD		\$0	\$15,040	1.042	0
<b>TOTALS</b>				<b>1.595491</b>	

2021 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured) Market Value
Farm, Ranch			
- Improvements on No Qualified Ag Land		-	\$5,000

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - IMPROVED PASTURE #2	Acreage Ranch Land	No	\$539,770	\$10,040	\$0	96.560000 acres
<b>TOTALS</b>						<b>4,206,154 Sq. ft / 96.560000 acres</b>

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$5,000	\$0	\$5,000	\$539,770	\$10,040	\$15,040	\$0	\$15,040
2019	\$36,000	\$0	\$36,000	\$501,150	\$10,140	\$46,140	\$0	\$46,140
2018	\$5,000	\$0	\$5,000	\$472,180	\$9,950	\$14,950	\$0	\$14,950
2017	\$5,000	\$0	\$5,000	\$450,940	\$9,660	\$14,660	\$0	\$14,660

2016

\$5,000

1490-Iola-USD-Blue Jay Solar I, LLC-App-Amendment No. 003-November 3, 2021

\$0

\$9,000

\$21,000

\$9,370

\$14,370

\$0

\$14,370

## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
5/3/2021	SMITH, ROBERT & INGRID	BLUE JAY SOLAR I LLC	2021-315978 & 79	
3/3/2005	ESSMAN, SHIRLEY J	SMITH, ROBERT & INGRID	-	1120/27

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R71694 HOWARD, MABLE ALENE TRUST GST CR157, IOLA, TX 77861 2021 CERTIFIED \$10,894

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0072 N ANDERSON, ACRES 320.785  
Neighborhood IOLA RURAL  
Account 72-000-0665  
Map Number 27

2021 OWNER INFORMATION

Owner Name HOWARD, MABLE ALENE TRUST GST  
Owner ID 00028288  
Exemptions Agriculture Use, Agriculture Use  
Percent Ownership 38.591%  
Mailing Address JAKE COLE HOWARD TTEE 5841 CR 157 IOLA, TX 77861  
Agent -

2021 VALUE INFORMATION  
(38.591% of total)

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$0  
Total Improvement Market Value \$0  
Land Homesite Value \$0  
Land Non-Homesite Value \$0  
Land Agricultural Market Value \$430,803  
Total Land Market Value \$430,803  
Total Market Value \$430,803  
Agricultural Use \$10,894  
Timber Use \$0  
Total Appraised Value \$0  
Homestead Cap Loss -\$0  
Total Assessed Value \$10,894

2021 ENTITIES & EXEMPTIONS (38.591% of total)

Special Exemptions AG - Agriculture Use, AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$10,894	0	0
FDI- Grimes ESD #1		\$0	\$10,894	0.026558	0
GGR- Grimes County		\$0	\$10,894	0.526933	0
SIO- Iola ISD		\$0	\$10,894	1.042	0
TOTALS			1.595491		

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$1,116,330	\$28,230	\$0	320.785000 acres
TOTALS						13,973,395 Sq. ft / 320.785000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$1,116,330	\$28,230	\$28,230	\$0	\$28,230
2019	\$0	\$0	\$0	\$1,052,170	\$28,550	\$28,550	\$0	\$28,550
2018	\$0	\$0	\$0	\$955,940	\$27,590	\$27,590	\$0	\$27,590
2017	\$0	\$0	\$0	\$862,910	\$25,980	\$25,980	\$0	\$25,980
2016	\$0	\$0	\$0	\$766,680	\$24,380	\$24,380	\$0	\$24,380

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
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1/2/2020	HOWARD, JAKE COLE	HOWARD, ANGELETTE (TRUSTEE)	2021-313452	
11/20/2012	HOWARD, MABLE	HOWARD, MABLE ALENE TRUST GST	-	1440/742

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GRIMES CENTRAL APPRAISAL DISTRICT

Property Owner Property Address Tax Year 2021 Assessed Value  
R71694 HOWARD, ANGELETTE (TRUSTEE) CR157, IOLA, TX 77861 2021 CERTIFIED \$28,230

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0072 N ANDERSON, ACRES 320.785  
Neighborhood IOLA RURAL  
Account 72-000-0665  
Map Number 27

2021 OWNER INFORMATION

Owner Name HOWARD, ANGELETTE (TRUSTEE)  
Owner ID O0057795  
Exemptions Agriculture Use, Agriculture Use  
Percent Ownership 61.409%  
Mailing Address JAKE COLE HOWARD FAMILY TRUST 5841 CR 157 IOLA, TX 77861  
Agent -

2021 VALUE INFORMATION  
(61.409% of total)

Improvement Homesite Value \$0  
Improvement Non-Homesite Value \$0  
Total Improvement Market Value \$0  
Land Homesite Value \$0  
Land Non-Homesite Value \$0  
Land Agricultural Market Value \$1,116,330  
Total Land Market Value \$1,116,330  
Total Market Value \$1,116,330  
Agricultural Use \$28,230  
Timber Use \$0  
Total Appraised Value \$28,230  
Homestead Cap Loss -\$0  
Total Assessed Value \$28,230

2021 ENTITIES & EXEMPTIONS (61.409% of total)

Special Exemptions AG - Agriculture Use, AG - Agriculture Use

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$17,336	0	0
FDI- Grimes ESD #1		\$0	\$17,336	0.026558	0
GGR- Grimes County		\$0	\$17,336	0.526933	0
SIO- Iola ISD		\$0	\$17,336	1.042	0
TOTALS			1.595491		

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	Acreage Ranch Land	No	\$1,116,330	\$28,230	\$0	320.785000 acres
TOTALS						13,973,395 Sq. ft / 320.785000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2020	\$0	\$0	\$0	\$1,116,330	\$28,230	\$28,230	\$0	\$28,230
2019	\$0	\$0	\$0	\$1,052,170	\$28,550	\$28,550	\$0	\$28,550
2018	\$0	\$0	\$0	\$955,940	\$27,590	\$27,590	\$0	\$27,590
2017	\$0	\$0	\$0	\$862,910	\$25,980	\$25,980	\$0	\$25,980
2016	\$0	\$0	\$0	\$766,680	\$24,380	\$24,380	\$0	\$24,380



## SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
1/2/2020	HOWARD, JAKE COLE	HOWARD, ANGELETTE (TRUSTEE)	2021-813452	
11/20/2012	HOWARD, MABLE	HOWARD, MABLE ALENE TRUST GST	-	1440/742

1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021

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For Privacy reasons not all exemptions are shown per Section 25.027 of the Property Tax Code.

GRIMES CENTRAL APPRAISAL DISTRICT

1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021

Property Owner R76766 LAKE GROVE CEMETERY ASSOCIATION Property Address 15530 LAKE GROVE LN, IOLA, TX 77861 Tax Year 2021 CERTIFIED 2021 Assesse \$62,500

2021 GENERAL INFORMATION

Property Status Active  
Property Type Real  
Legal Description A0072 N ANDERSON, TRACT 66-1, ACRES 5  
Neighborhood IOLA RURAL  
Account 72-000-0661  
Map Number -

2021 OWNER INFORMATION

Owner Name LAKE GROVE CEMETERY ASSOCIATION  
Owner ID 00054839  
Exemptions Exempt - Cemetery  
Percent Ownership 100%  
Mailing Address C/O DANIEL WAGNON P.O. BOX 271 IOLA, TX 77861  
Agent -

2021 VALUE INFORMATION

Improvement Homesite Value  
Improvement Non-Homesite Value  
Total Improvement Market Value  
Land Homesite Value  
Land Non-Homesite Value \$62  
Land Agricultural Market Value  
Total Land Market Value \$62  
Total Market Value \$62  
Agricultural Use  
Timber Use  
Total Appraised Value \$62  
Homestead Cap Loss  
Total Assessed Value \$62

2021 ENTITIES & EXEMPTIONS

Special Exemptions EXCEM - Exempt - Cemetery

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District		\$0	\$0	0	0
FDI- Grimes ESD #1		\$0	\$0	0.026558	0
GGR- Grimes County		\$0	\$0	0.526933	0
SIO- Iola ISD		\$0	\$0	1.042	0
TOTALS			1.595491		

2021 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - NATIVE PASTURE #1	EXEMPT-Other, Incl Public Prop Relig/Charit Orgs Other	No	\$62,500	\$0	\$0	5.000000 acres
TOTALS						217,800 Sq. ft / 5.000000 acres

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**Tab 11**

*Maps that clearly show:*

- a) Project vicinity*
- b) Qualified investment including location of new building or new improvements*
- c) Qualified property including location of new building or new improvements*
- d) Existing property*
- e) Land location within vicinity map*
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size*

**Tab 11d**

- a. Any existing property within the project area*

Please see attached map.



# Blue Jay Solar Project - Existing Property Map



149-101a-1-D-Blue Jay solar LLC-App. Amendment No. 001 November 3, 2021

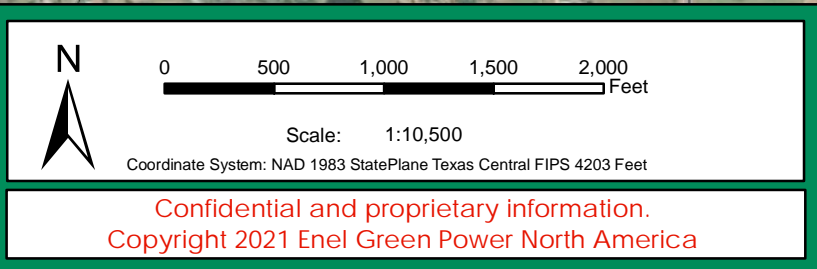
## Legend

- Blue Jay Solar Project Boundary
- Existing Building Occupied Non-Participating
- Iola Independent School District



Iola Independent School District

Grimes County



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The following companies and organizations provided data that contributed to the production of this map.

- U.S. Geological Survey (USGS)
- Environmental Systems Research Institute (ESRI)
- U.S. Department of Agriculture (USDA)
- U.S. Federal Aviation Administration (FAA)
- WhiteStar Corporation
- Corilogic
- Ventrix Inc.

Amended 8/10/2021  
Date: 11/11/2021





**Enel Green Power North America, Inc.**

**1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021**

100 Brickstone Square, Suite 300 – Andover,  
MA 01810 – USAT +1 978 681 1900

November 2, 2021

Jeff Dyer, Interim Superintendent  
Iola Independent School District  
7282 Fort Worth Street  
Iola, TX 77861

**Re: Chapter 313 Application for Appraised Value Limitation – Job Waiver Request**

Dear Interim Superintendent,

This letter is to advise you that Blue Jay Solar I, LLC is submitting its Chapter 313 Application for Appraised Value Limitation on Qualified Property with a request for a waiver of the jobs creation requirement.

House Bill 1470 altered the jobs requirement by adding Section 313-025 (f-I) to permit a school district's board of trustees to make a finding that the job requirement could be waived if the job requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application. Blue Jay Solar I, LLC, requests that Iola ISD's Board of Trustees make such a finding and waive the job creation requirement for the permanent jobs. Based on the industry standard, the size and scope of this project will require approximately three (3) permanent jobs.

As background information on the creation of the full-time jobs by solar energy projects, these types of projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate a solar energy project once construction operations cease and commercial operations begin. The permanent employees of a solar energy project maintain, and service solar energy units, underground electrical connections, substations, and other infrastructure associated with the safe and reliable operation of the project. Typically, solar PV projects of 100 to 200 MW in size require one to two full-time onsite employees, although this number varies depending on the units selected as well as the support and technical assistance offered by the PV manufacturer. In addition to the onsite employees described, there may be asset managers or technicians who supervise, monitor, and support the solar energy project operations from off-site locations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Pena, Jr.".

Robert Pena, Jr.  
Development

1490-Iola ISD-Blue Jay Solar I, LLC-App. Amendment No. 003-November 3, 2021

**Tab 17**

*Signature and Certification Page, signed and dated by Authorized School District Representative  
and Authorized Company Representative (applicant).*

Please see attached.

**SECTION 16. Authorized Signatures and Applicant Certification**

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17.

NOTE: If you amend your

**1. Authorized School District Representative Signature**

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print  
here

Jeff Dyer

Print Name (Authorized School District Representative)

Interim Superintendent

Title

sign  
here

Signature (Authorized School District Representative)

Date

11/5/21

**2. Authorized Company Representative (Applicant) Signature and Notarization**

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

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Benjamin Branch

Print Name (Authorized Company Representative (Applicant))

Head of Development Strategy & Analytics

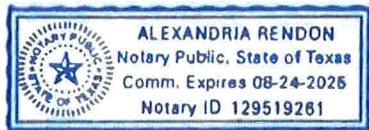
Title

sign  
here

Signature (Authorized Company Representative (Applicant))

11/2/2021

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

2nd day of November, 2021

Alexandria Rendon

Notary Public in and for the State of Texas

My Commission expires: 08.24.2025

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.