

# BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

In the Matter of the Application of Missouri- )  
American Water Company for a Certificate )  
of Convenience and Necessity Authorizing )  
it to Install, Own, Acquire, Construct, ) File No. WA-2021-0376  
Operate, Control, Manage and Maintain a )  
Water System and Sewer System in and )  
Around the City of Eureka, Missouri )

## ORDER REGARDING OFFICIAL NOTICE OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE

Issue Date: February 10, 2022

Effective Date: February 10, 2022

The evidentiary hearing in this matter was held on January 20-21, 2022. During the hearing, the Staff of the Commission (Staff) asked the presiding judge to take notice of the Uniform Standards of Professional Appraisal Practice (USPAP) (see Transcript Vol. 3, p. 292). None of the other parties objected to Staff's request. The presiding judge took notice of the USPAP. However, in reviewing the exhibits and transcript of the hearing, the Commission recognizes that the presiding judge's ruling is subject to interpretation as to whether official notice was taken of the entire USPAP or just Standard 2, set out in Exhibit 106 (see Transcript Vol. 3, Exhibit Index, p. 198). So that there is no misunderstanding by the parties regarding the ruling, the Commission will issue this order clarifying the ruling.

### THE COMMISSION ORDERS THAT:

1. The Commission takes official notice of the entire USPAP, 2020-2021 Edition, published by The Appraisal Foundation.
2. Any objections to the Commission taking official notice of the entire USPAP, 2020-2021 Edition, shall be filed by the parties no later than February 14, 2022.

3. This order shall be effective when issued.



**BY THE COMMISSION**

A handwritten signature in black ink that reads "Morris L. Woodruff". The signature is written in a cursive, flowing style.

Morris L. Woodruff  
Secretary

Kenneth J. Seyer, Regulatory Law Judge,  
by delegation of authority pursuant to  
Section 386.240, RSMo 2016.

Dated at Jefferson City, Missouri,  
on this 10<sup>th</sup> day of February, 2022.

**STATE OF MISSOURI**

**OFFICE OF THE PUBLIC SERVICE COMMISSION**

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

**WITNESS** my hand and seal of the Public Service Commission,  
at Jefferson City, Missouri, this 10<sup>th</sup> day of February, 2022.



  
\_\_\_\_\_  
**Morris L. Woodruff**  
**Secretary**

**MISSOURI PUBLIC SERVICE COMMISSION**

**February 10, 2022**

**File/Case No. WA-2021-0376**

**Missouri Public Service  
Commission**

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**Enclosed find a certified copy of an Order or Notice issued in the above-referenced matter(s).**

**Sincerely,**



**Morris L. Woodruff  
Secretary**

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Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service.