

Exhibit No.:	
Issues:	Property Tax Expense AAO
Witness:	John R. Wilde
Exhibit Type:	Direct
Sponsoring Party:	Missouri-American Water Company
Case No.:	WU-2017-0351
Date:	September 11, 2017

MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. WU-2017-0351

DIRECT TESTIMONY

OF

JOHN R. WILDE

ON BEHALF OF

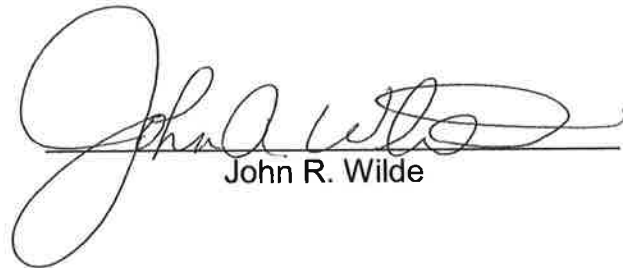
MISSOURI-AMERICAN WATER COMPANY

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

IN THE MATTER OF THE APPLICATION OF)	
MISSOURI-AMERICAN WATER COMPANY)	
FOR AN ACCOUNTING AUTHORITY ORDER))	FILE No. WU-2017-0351
RELATED TO PROPERTY TAXES IN ST.)	
LOUIS COUNTY AND PLATTE COUNTY)	

AFFIDAVIT OF JOHN R. WILDE

John R. Wilde, being first duly sworn, deposes and says that he is the witness who sponsors the accompanying testimony entitled "Direct Testimony of John R. Wilde"; that said testimony and schedules were prepared by him and/or under his direction and supervision; that if inquiries were made as to the facts in said testimony and schedules, he would respond as therein set forth; and that the aforesaid testimony and schedules are true and correct to the best of his knowledge.


John R. Wilde

**State of New Jersey
County of Camden**

SUBSCRIBED and sworn to

Before me this 8th day of September 2017.


Notary Public

My commission expires:

**SHARIFAH HILTON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/25/2022**

**DIRECT TESTIMONY
JOHN R. WILDE
MISSOURI-AMERICAN WATER COMPANY
CASE NO. WU-2017-0351**

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DIRECT TESTIMONY

JOHN R. WILDE

I. INTRODUCTION

1

2 **Q. Please state your name and business address.**

3 A. My name is John R. Wilde, and my business address is 131 Woodcrest Road, Cherry
4 Hill, New Jersey 08003.

5

6 **Q. By whom are you employed and in what capacity?**

7 A. I am employed by American Water Works Service Company, Inc. (“Service
8 Company”) as Senior Director - Tax. The Service Company is a subsidiary of
9 American Water Works Company, Inc. (“American Water”) that provides support
10 services to American Water’s other subsidiaries, including Missouri-American Water
11 Company, Inc. (“Missouri-American” or “Company”).

12

13 **Q. What are your duties as Senior Director - Tax?**

14 A. My duties include management and oversight of the corporate tax function for
15 American Water and its consolidated subsidiaries including Missouri-American.

16

17 **Q. Please summarize your educational background and professional experience.**

18 A. I graduated from Saint Norbert College, De Pere, Wisconsin, in 1984 with a Bachelor
19 of Business Administration Degree in Accounting. I have a graduate certificate in state
20 and local taxation, as well as a Master of Science Degree in Taxation from the
21 University of Wisconsin-Milwaukee. I have over 30 years of experience as a tax and

1 accounting professional serving utilities with regulated operations in multiple states.
2 For the 15 years before my employment with Service Company, I was the head of the
3 tax function for Integrys Energy Group, Inc (now WEC Energy Group, Inc.), that
4 included six utilities with operations in four states.

5

6 **Q. Have you previously testified before this Commission or any other regulatory**
7 **agencies?**

8 A. I submitted direct testimony in the Company's pending water and sewer rate cases
9 (Case No. WR-2017-0285 and Case No. SR-2017-0286). I have previously testified
10 before Federal Energy Regulatory Commission ("FERC"), the Public Service
11 Commission of Wisconsin, the Michigan Public Service Commission, the Minnesota
12 Public Utilities Commission, the Illinois Commerce Commission, the Virginia State
13 Corporation Commission, and the Pennsylvania Public Utility Commission.

14

15 **Q. What is the purpose of your testimony in this proceeding?**

16 A. The purpose of my testimony is to support and explain the Company's application for
17 an accounting authority order ("AAO") whereby the Company would: 1) be authorized
18 to record on its books a regulatory asset, which represents the increase in Missouri
19 property taxes for the counties of St. Louis and Platte associated with the counties'
20 change in the calculation of Modified Accelerated Cost Recovery ("MACRs") class
21 lives; and 2) maintain this regulatory asset on its books until the effective date of the
22 Report and Order in Missouri-American's next general rate proceeding and, thereafter,
23 until all eligible costs are amortized and recovered in rates.

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**II. OVERVIEW OF CHANGES TO THE COMPANY’S PROPERTY TAX
ASSESSMENTS AND EXPENSE**

- Q. Please describe the Company’s property tax obligations.**
- A. Missouri-American pays property taxes in 24 Missouri counties. Missouri American property is broken into classifications pursuant to definitions provided for in the statute, and assessed by the respective county at the percentage of fair value assigned by statute to that classification of property. A tax rate applicable to that classification of property is then applied by the taxing jurisdiction within the county, and Missouri-American then is billed. Property is assessed as of January 1 of the tax year and payable by December 31 of the same year. Chapter 137 of Missouri Revised Statutes covers the Assessment and Levy of Property Taxes.
- Q: Have there been any unique or extraordinary changes in the property tax assessments on the Company in St. Louis County in 2017?**
- A: Yes. In assessing Missouri-American’s property for 2017, St. Louis County has indicated that in 2017 it will move a significant portion of the Company’s property to a 15-year MACRs class life from the 7-year MACRs class life it has used for over the past 10 plus years. St. Louis County has further indicated that for 2018 it will transition that property to a 20-year MACRs class life. Schedule JRW-1 sets forth the Company’s property in St. Louis County that will be moved from a 7-year MACRs class life to a 15-year class life in 2017 and a 20-year MACRs class life in 2018. These unexpected changes will result in a significant increase in the assessed value of Missouri-American’s property and thus a significant increase in Missouri-American’s property tax obligation.

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Q: Did the Company also experience other unique or extraordinary changes in the property tax assessment in Platte County in 2017?

A: Yes, in assessing Missouri-American’s property for 2017, Platte County has indicated that it will move a significant portion of property to a 50-year life from the 20-year MACRs class life it had been using for over 10 years. In addition, Platte County has begun to assess the Company’s Construction Work in Progress (“CWIP”) for the first time in 2017. Schedule JRW-2 sets forth the Company’s property in Platte County that will be moved from a 20-year MACRs class life to a 50-year MACRs class life, the change in CWIP assessment is also shown.

Q: When did the Company become aware of these property tax assessment changes?

A: Missouri-American became aware of the changes in St. Louis County on May 31, 2017, after receiving an email correspondence from the Company’s outside tax preparer, who became aware of the changes during a discussion with the St. Louis County Property Tax Assessor. Missouri-American became aware of the Platte County changes on June 6, 2017, during a conference call with the Platte County Property Tax Assessor to discuss the Company’s Personal Property Return filing.

Q: When will these property tax assessment changes become effective?

A: Both the St. Louis County and the Platte County changes are effective as of January 1, 2017 and thus impact assessments, tax bills, and expense accruals in calendar year 2017.

1 **Q: What impact will the property tax assessment changes have on the Company's**
2 **property tax expense?**

3 A: The increases resulting from the changes are substantial. As set forth in Schedule
4 JRW-1, these changes will result in an estimated increase of approximately \$4.4
5 million to the Company's property tax obligations in St. Louis County for 2017,
6 and \$6.1 million for 2018; and an estimated increase of approximately \$0.4 million
7 to its property tax obligations in Platte County in each of 2017 and 2018. Therefore,
8 the Company is anticipating that the property tax assessment changes will result in
9 a total property tax expense increase of approximately \$4.8 million in 2017 and
10 \$6.5 million in 2018.

11
12 **Q: Has the Company sought to work with St. Louis and Platte Counties to resolve**
13 **and minimize its property tax expense?**

14 A: Yes. Missouri-American, through outside counsel, informally appealed to the St.
15 Louis County Assessor seeking a transitional approach to move to a 20-year
16 recovery period. The assessor agreed to use a 15-year recovery period for 2017,
17 before moving to a 20-year period for 2018. The Company is currently in the
18 process of evaluating its options and whether a further formal protest is warranted.
19 For Platte County, after trying to work informally with the Platte County Assessor
20 to resolve the Company's concerns, the Company filed an Appeal with the Platte
21 County Board of Equalization. A hearing on that Appeal occurred on July 21, 2017,
22 and on August 18, the Company was informed that the property would be assessed
23 using a 50 year life, and CWIP would be included in the assessment. Having
24 received an adverse decision by the Platte County Board of Equalization, the

1 Company can appeal the decision to the Missouri Tax Commission by September
2 30, 2017 or within 30 days after receiving the decision, whichever is later. The
3 Company also has the option of seeking judicial review of determinations by the
4 Board of Equalization concerning adverse property valuations within 30 days after
5 the final decision by the board.

6

7 **Q: Is Missouri-American able to challenge the lawfulness of the property tax**
8 **assessment changes?**

9 A: I have been informed by counsel that Missouri-American may be able to challenge
10 the lawfulness of using a 50-year MACRs class life in the valuation for property
11 taxes as that practice appears to be inconsistent with Missouri statutes, as well as
12 other ground. However, when assessed and upon receiving a final tax bill, the
13 Company is required to pay the challenged taxes “under protest.”

14

15 **Q: When will Missouri-American be required to pay the challenged taxes “under**
16 **protest?”**

17 A: The Company will need to start making the tax payments beginning in the fall of
18 2017 with all property tax payments related to 2017 assessments due by December
19 31, 2017, including those that Missouri-American chooses to challenge and pay
20 “under protest.”

21

22 **Q: Does the property tax expense that was used for rate setting purposes in**
23 **Missouri-American’s last rate case (WR-2015-0301) or pending rate cases**

1 **(WR-2017-0285 and SR-2017-0286) account for the increased property tax**
2 **expense resulting from the property tax assessment changes?**

3 A: No. The property tax expense levels utilized in Missouri-American's last rate case
4 were based on historical levels and thus do not account for the unexpected
5 administrative changes that St. Louis and Platte Counties have made to their
6 property tax assessment methodologies. The Company had no reason to believe
7 that its property tax expenses would suddenly increase significantly beyond the
8 levels incorporated into Missouri-American's current rates. The significant shift in
9 property tax policy was not in effect for the Company's last rate case. The increased
10 property tax expense, therefore, is not built into Missouri-American's current rates,
11 and Missouri-American has no mechanism to recover these significant additional
12 property tax expenses.

13

14 **Q: Does the Company have any ability to control the property tax assessment**
15 **methodologies used by St. Louis and Platte Counties?**

16 A: No. The change in practice being implemented by the referenced counties results
17 from unusual and extraordinary actions of government officials that are beyond the
18 control of MAWC's management. The changes the counties are making to their
19 property tax assessment methodologies were unpredictable and could not have been
20 adequately or appropriately addressed through the ratemaking process.

21

22 **III. BASIS FOR PROPERTY TAX AAO REQUEST**

23 **Q: What is an AAO?**

1 A. An AAO is a mechanism used to allow a utility to defer expenses between rate
2 cases to cover items that were not in effect at the time of the last rate case and were
3 generally unforeseen. I have been advised by counsel that it is within the
4 Commission's discretion to determine the circumstances under which an AAO may
5 be granted.

6 **Q: What is your understanding as to the circumstances under which the**
7 **Commission may grant an AAO?**

8 A: It is my understanding that the Commission reviews AAO requests on a case-by-
9 case basis and AAOs are permitted and appropriate where a utility has incurred
10 some "extraordinary" expense that was not foreseen in the development of the
11 utility's rates. I am also aware that the Commission has stated that it will allow
12 deferrals "when events occur during a period which are extraordinary, unusual and
13 unique, and not recurring."¹ It is my understanding that the Commission has in
14 the past issued AAO's for costs "caused by unpredictable events, acts of
15 government and other matters outside the control of the utility or the Commission."²
16 The Commission has further stated that it "has periodically granted AAOs and
17 subsequent ratemaking treatment for various unusual occurrences such as flood-
18 related costs, changes in accounting standards, and other matters which are
19 unpredictable and cannot adequately or appropriately be addressed within normal
20 budgeting parameters."³ .

21 **Q. Has the Commission granted AAOs to utilities in the past?**

¹ In the matter of Missouri Public Service for the Issuance of an Accounting Order Relating to its Electrical Operations, Case No. EO-91-358 et al., (R&O issued December 20, 1991), 1991 Mo. PSC Lexis 56, p. 11.

² In the matter of St. Louis County Water Company's Tariff Designed to Increase Rates for Water Service to Customers in the Company's Service Area, Case No. WR-96-263, (R&O issued December 31, 1996), 1996 Mo. PSC Lexis 99, p. 18.

³ Id., 1996 Mo. Lexis 99, p. 19.

1 A: Yes. The Commission has granted AAOs to various utilities in the past. In fact,
2 Missouri-American itself has in the past received AAOs from the Commission.

3 **Q: Why is an AAO appropriate for Missouri-American's increased property tax**
4 **expense related to St. Louis and Platte Counties' changes in their property tax**
5 **assessment methodologies?**

6 A: An AAO is appropriate under the current circumstances because the additional
7 property taxes are: (1) unusual, as the assessment method for calculating MACRs
8 has not been changed by these counties for over ten years; (2) material, as they
9 could amount to approximately 9.6% of Company's 2016 net income; and (3) not
10 included in the cost of service for the Company's current rates. As previously
11 stated, the changes in the property tax assessment methodologies are unusual and
12 the result of extraordinary actions of government officials that are beyond the
13 control of the Company's management. It was impossible for the Company to
14 predict these changes and thus the changes could not have been adequately or
15 appropriately addressed through the ratemaking process. The governmental
16 administrative policy changes here (changes in assessment methodologies) create
17 increased tax liabilities for Missouri-American. Specifically, the Company will be
18 subject to increased property tax expense due to a change in the MACRs class lives
19 for certain property, which represents a departure from the prior property tax
20 assessment methodologies used by the relevant counties for over the past ten years.
21 This is the first time in over 10 years that either county has changed the applicable
22 recovery period used to value property, and with respect to Platte County this is the
23 first time any Missouri county has used something other than a MACRS class life
24 and a 50 year recovery and is therefore arguably non-recurring. Thereafter, it will

1 be the St. Louis and Platte Counties' known methodology and will be captured in
2 the Company's ongoing rate case forecasts.

3

4 **Q: Has the Commission granted AAOs under similar circumstances?**

5 A: Yes. In 2005, the Commission granted an AAO to Missouri Gas Energy that
6 allowed it to defer the amount of property taxes incurred as a result of a new Kansas
7 law. The law, which was enacted in 2004, permitted Kansas counties to assess
8 property taxes against the value of natural gas held in storage. Though it
9 acknowledged that "[i]n most cases, the payment of property taxes by a utility
10 would not be a fit subject for an AAO," the Commission found that an AAO was
11 warranted, as the additional property tax expense incurred as a result of the new
12 Kansas law was an "extraordinary" expense.⁴

13 **Q: What would Missouri-American do if the Commission grants its AAO**
14 **request?**

15 A: If the Commission grants the AAO that Missouri-American requests, Missouri-
16 American would move the new increase in property tax expense for these two
17 counties into a deferred account (Account 18689900 - Regulatory Asset Other). If
18 MAWC is successful in challenging any of the new property tax expense, then the
19 deferred amount would be collected as a refund from the taxing authority with no
20 effect on the Company's earnings. If, on the other hand, the legality of a new
21 property tax expense is upheld, the Company has asked the Commission to allow it
22 to recover those deferred costs in its current rate case.

⁴ In the matter of the Application of Missouri Gas Energy, a Division of Southern Union Company, for an Accounting Authority Order Covering the Kansas Property Tax for Gas in Storage, Case No. GO-2005-0095 (R&O issued September 8, 2005), 2005 Mo. PSC Lexis 1191, p. 21.

1 **Q: Does authority to defer certain amounts also provide that those amounts are**
2 **recoverable through rates?**

3 A: No, granting an AAO for costs associated with the Company's increased property
4 tax expense does not automatically authorize rate recovery for those costs. An
5 AAO simply allows the Company to defer items for later consideration in a general
6 rate case. Thus, an AAO is not an assurance for recovery, only the temporary
7 accounting recognition of a significant, unexpected, and material event. It is up to
8 the Commission to determine whether those deferred costs should be included in
9 rates.

10 **Q: What is a possible effect of the Commission denying this AAO application?**

11 A: Without approval from the Commission of this AAO application, the Company will
12 be denied a chance to recover prudently incurred property tax expense that has
13 increased above what was authorized in the Company's prior rate case proceeding.
14 Without the approval, therefore, the Company will not have a reasonable
15 opportunity to earn the authorized return established in its last general rate case.

16

17 **Q. Does this conclude your direct testimony at this time?**

18 A. Yes, it does.

SAINT LOUIS COUNTY

PROPERTY DESCRIPTION	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	All Prior	Total
Diesel Pump Equip-326	0	0	120,115	180,769	0	453,026	0	0	0	0	0	0	0	29,771	0	0	(709,884)	960,470	1,034,267
Electric Pump Equip-325	3,857,511	5,633,072	235,315	108,325	146,708	1,148,981	442,204	413,043	1,168,403	1,838,800	232,324	18,309	33,354	122,574	392,138	621,718	1,112,619	13,157,395	30,682,793
Hydrants-348	2,713,450	1,241,509	1,747,893	1,682,129	2,465,191	2,090,584	1,413,364	1,167,632	1,117,157	833,149	956,749	752,421	695,168	711,129	826,545	1,192,048	817,486	28,326,468	50,750,072
Mains-343/345	32,096,076	27,327,891	48,199,635	28,378,641	42,548,995	17,317,660	25,100,155	21,813,029	17,593,840	24,509,195	23,441,457	15,209,581	15,897,538	15,555,705	19,455,867	18,579,919	17,648,984	257,320,310	667,994,478
Other Property-341	0	0	0	20,444	826	5,957	3,021	(678)	0	0	0	0	0	0	0	238,870	0	30,687,144	30,955,584
Supply Mains-316	0	0	68,347	0	0	373,379	10,367	(631)	61,425	(1,294)	0	0	(16,670)	0	0	0	0	3,916,497	4,411,420
Water Treatment-332	8,400,003	2,671,853	156,858	1,202,576	3,523,614	2,531,736	432,423	148,180	5,773,125	2,612,755	518,239	424,126	48,526	442,666	791,770	126,747	(323,988)	23,632,166	53,113,375
Total Plant	47,067,040	36,874,325	50,528,163	31,572,884	48,685,334	23,921,323	27,401,534	23,540,575	25,713,950	29,792,605	25,148,769	16,404,437	16,657,916	16,861,845	21,466,320	20,759,302	18,545,217	358,000,450	838,941,989

1) MACRS 7-YEAR RECOVERY (NO CHANGE)

Depreciation Rate	89.00%	70.00%	55.00%	43.00%	31.00%	18.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
Valuation Rate	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%
Assessment Rate	28.48%	22.40%	17.60%	13.76%	9.92%	5.76%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%
Total Assessed Value - 7-Year MACRS	13,404,693	8,259,849	8,892,957	4,344,429	4,829,585	1,377,868	876,849	753,298	822,846	953,363	804,761	524,942	533,053	539,579	686,922	664,298	593,447	11,456,014	60,318,754

2) MACRS 20-YEAR RECOVERY (MODIFIED PHASE-IN)

Depreciation Rate	96.25%	89.03%	82.35%	76.18%	70.46%	65.18%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
Valuation Rate	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%
Assessment Rate	30.80%	28.49%	26.35%	24.38%	22.55%	20.86%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%	6.40%
Total Assessed Value - 20-Year MACRS (phase in)	14,496,648	10,505,348	13,315,181	7,696,711	10,977,180	4,989,414	1,753,698	1,506,597	1,645,693	1,906,727	1,609,521	1,049,884	1,066,107	1,079,158	1,373,844	1,328,595	1,186,894	22,912,029	100,399,229

3) MACRS 20-YEAR RECOVERY

Depreciation Rate	96.25%	89.03%	82.35%	76.18%	70.46%	65.18%	60.29%	55.77%	51.31%	46.85%	42.38%	37.92%	33.46%	29.00%	24.54%	20.00%	20.00%	20.00%	20.00%
Valuation Rate	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%	32.00%
Assessment Rate	30.80%	28.49%	26.35%	24.38%	22.55%	20.86%	19.29%	17.85%	16.42%	14.99%	13.56%	12.13%	10.71%	9.28%	7.85%	6.40%	6.40%	6.40%	6.40%
Total Assessed Value - 20-Year MACRS	14,496,648	10,505,348	13,315,181	7,696,711	10,977,180	4,989,414	5,286,523	4,201,145	4,222,025	4,466,507	3,410,575	1,990,580	1,783,596	1,564,779	1,685,707	1,328,595	1,186,894	22,912,029	116,019,439

ESTIMATED TAX CALCULATIONS

Total Assessed Value Using MACRS 7-Year Recovery	60,318,754
2016 Average Tax Rate	10.9537%
2017 Estimated Taxes - 7-Year MACRS	6,607,137

Total Assessed Value Using MACRS 20-Year Recovery (Modified Phase-In)	100,399,229
2016 Average Tax Rate	10.9537%
2017 Estimated Taxes - 20-Year MACRS (Modified Phase-In)	10,997,432

Increase over 7-Year MACRS 4,390,296 <= Est. 2017 Additional Prop. Taxes

Total Assessed Value Using MACRS 20-Year Recovery (Modified Phase-In)	116,019,439
2016 Average Tax Rate	10.9537%
2017 Estimated Taxes - 20-Year MACRS	12,708,424

Increase over 7-Year MACRS 6,101,287 <= Est. 2018 Additional Prop. Taxes

Note: Estimated taxes are for self-declared real property, subject to final school district totals.

PLATTE COUNTY

2017 Estimate

Class Life	Current Methodology					Proposed Methodology				
	Cost	Market Value	Assessed Value	Mill Rate	Total Liability	Cost	Market Value	Assessed Value	Mill Rate	Total Liability
50 yr				0.090064	0	35,660,222	28,108,244	8,994,638	0.090064	810,093
20 yr	47,234,652	23,290,304	7,755,671	0.090064	698,507	11,574,430	5,345,124	1,779,926	0.090064	160,307
CWIP				0.090064	0	3,865,461	2,899,096	927,711	0.090064	83,553
Total	47,234,652	23,290,304	7,755,671		698,507	51,100,113	36,352,464	11,702,275		1,053,954
Real Property					274,103					274,103
Estimated Property Tax					972,610					1,328,056

Increase Under Proposed Methodology 355,447

2018 Estimate

Class Life	Current Methodology					Proposed Methodology				
	Cost	Market Value	Assessed Value	Mill Rate	Total Liability	Cost	Market Value	Assessed Value	Mill Rate	Total Liability
50 yr				0.090064	0	52,925,651	41,717,270	13,891,851	0.090064	1,251,156
20 yr	75,840,995	37,395,424	12,452,676	0.090064	1,121,538	22,915,344	10,582,409	3,523,942	0.090064	317,380
CWIP				0.090064	0	176,818	132,614	44,160	0.090064	3,977
Total	75,840,995	37,395,424	12,452,676		1,121,538	76,017,813	52,432,293	17,459,954		1,572,513
Real Property					274,103					274,103
Estimated Property Tax					1,395,641					1,846,616

Increase Under Proposed Methodology 450,975

Parcel ID	Tax District Code	Reason for Appeal	MOAW Reported APPRAISED Value	MOAW Reported ASSESSED Value	Platte County Determined APPRAISED Value	Platte County Determined ASSESSED Value	VARIANCE Appraised Value	VARIANCE Assessed Value
19-4.0-18-200-004-888.000	20	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	67,398	21,567	95,821	30,663	28,423	9,096
19-4.0-18-000-000-888.000	21	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	314,363	100,596	444,593	142,270	130,230	41,674
20-5.0-21-200-001-888.000	63	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	4,193,994	1,342,078	5,381,906	1,722,210	1,187,912	380,132
19-9.0-32-000-000-888.000	13	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	160,263	51,284	259,727	83,113	99,464	31,829
20-9.0-31-000-000-888.000	72	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	158,674	50,776	240,748	77,039	82,074	26,263
17-8.0-27-000-000-888.000	12	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	16,935	5,419	21,910	7,011	4,975	1,592
19-9.0-29-000-000-888.000	13	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	362,668	116,054	469,211	150,148	106,543	34,094
20-8.0-34-000-000-888.000	18	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	7,654,744	2,449,518	11,527,458	3,688,787	3,872,714	1,239,269
23-2.0-09-000-000-888.000	23	Valuation of Distribution Properties at 50 yr vs 20 yr (Mains, Fire Mains, Services, Supply Mains)	5,861,416	1,875,653	10,042,130	3,213,482	4,180,714	1,337,829
Parkville #84729	18	Valuation of Business Personal Properties with CWIP Included	2,478,610	825,377	5,319,404	1,772,957	2,840,794	947,580
Riverside #373546	23	Valuation of Business Personal Properties with CWIP Included	1,433,713	477,452	1,492,014	497,288	58,301	19,836
TOTALS			22,702,778	7,315,774	35,294,922	11,384,968	12,592,144	4,069,194