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Witness: John R. Wilde
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Sponsoring Party: Missouri-American Water Company
Case No.: WU-2017-0351
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MISSOURI PUBLIC SERVICE COMMISSION

CASE NO. WU-2017-0351

FILED

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DIRECT TESTIMONY

Missouri Public
Service Commission

OF

JOHN R. WILDE

ON BEHALF OF

MISSOURI-AMERICAN WATER COMPANY

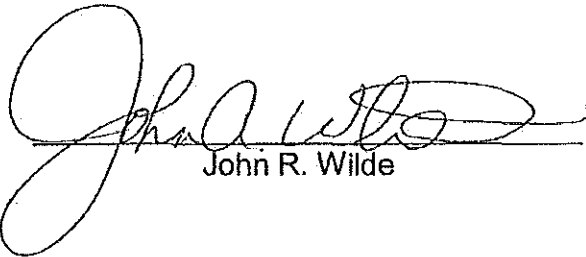
MAWC Exhibit No. 1
Date 11-08-17 Reporter XF
File No. WU-2017-0351

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

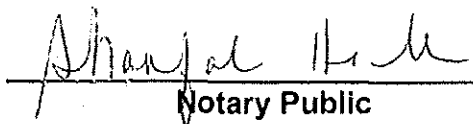
IN THE MATTER OF THE APPLICATION OF) MISSOURI-AMERICAN WATER COMPANY) FOR AN ACCOUNTING AUTHORITY ORDER) RELATED TO PROPERTY TAXES IN ST.) LOUIS COUNTY AND PLATTE COUNTY)	FILE No. WU-2017-0351
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AFFIDAVIT OF JOHN R. WILDE

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.

1
2 **II. OVERVIEW OF CHANGES TO THE COMPANY'S PROPERTY TAX**
3 **ASSESSMENTS AND EXPENSE**

4 **Q. Please describe the Company's property tax obligations.**

5 A. Missouri-American pays property taxes in 24 Missouri counties. Missouri American
6 property is broken into classifications pursuant to definitions provided for in the statute,
7 and assessed by the respective county at the percentage of fair value assigned by statute
8 to that classification of property. A tax rate applicable to that classification of property
9 is then applied by the taxing jurisdiction within the county, and Missouri-American
10 then is billed. Property is assessed as of January 1 of the tax year and payable by
11 December 31 of the same year. Chapter 137 of Missouri Revised Statutes covers the
12 Assessment and Levy of Property Taxes.

13
14 **Q: Have there been any unique or extraordinary changes in the property tax**
15 **assessments on the Company in St. Louis County in 2017?**

16 A: Yes. In assessing Missouri-American's property for 2017, St. Louis County has
17 indicated that in 2017 it will move a significant portion of the Company's property to
18 a 15-year MACRs class life from the 7-year MACRs class life it has used for over the
19 past 10 plus years. St. Louis County has further indicated that for 2018 it will transition
20 that property to a 20-year MACRs class life. Schedule JRW-1 sets forth the Company's
21 property in St. Louis County that will be moved from a 7-year MACRs class life to a
22 15-year class life in 2017 and a 20-year MACRs class life in 2018. These unexpected
23 changes will result in a significant increase in the assessed value of Missouri-
24 American's property and thus a significant increase in Missouri-American's property
25 tax obligation.

1

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

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

11

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

13 A: Missouri-American became aware of the changes in St. Louis County on May 31, 2017,
14 after receiving an email correspondence from the Company's outside tax preparer, who
15 became aware of the changes during a discussion with the St. Louis County Property
16 Tax Assessor. Missouri-American became aware of the Platte County changes on June
17 6, 2017, during a conference call with the Platte County Property Tax Assessor to
18 discuss the Company's Personal Property Return filing.

19

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

21 A: Both the St. Louis County and the Platte County changes are effective as of January
22 1, 2017 and thus impact assessments, tax bills, and expense accruals in calendar
23 year 2017.

24

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

Area	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	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Schedule JRW-2

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