

From: [Penny Woods](#)
To: [Martin, Anna](#)
Subject: RE: Ameren Transmission of Illinois Gentry County Property Assessment
Date: Thursday, February 20, 2025 3:12:46 PM
Attachments: [image001.png](#)

See below for answer to your questions.

Thanks

Penny Woods

Gentry County Assessor
200 W. Clay
Albany, MO 64402
660-726-5289

Please note: Gentry County is migrating its email to a new email account. Please send your email correspondence to gcaassessor@gentrycountymo.gov for us to be able to assist you in a timely manner.

From: Martin, Anna <Anna.Martin@opc.mo.gov>
Sent: Wednesday, February 19, 2025 5:26 PM
To: 'gcaassessor@windstream.net' <gcaassessor@windstream.net>; 'p.woods@gentrycountymo.gov' <p.woods@gentrycountymo.gov>
Subject: Ameren Transmission of Illinois Gentry County Property Assessment

Good Afternoon, Ms. Woods,

My name is Anna Martin and I am an Associate Counsel at the Office of the Public Counsel (or “OPC”). Our office represents the Missouri public in cases that deal with investor-owned natural gas, electric, or water public utilities (think Ameren or Evergy West) in front of the Missouri Public Service Commission. I am contacting you in regards to a case that I am working on—EA-2024-0302—if you need more info, here’s a link to the case page: <https://efis.psc.mo.gov/Case/Display/86962>

This case deals with into a request by Ameren Transmission of Illinois (also called “ATXI”) to build and operate a big transmission line that cuts through Gentry County. Here’s the rub, our office is concerned that ATXI may not have followed the proper protocol by contacting the county assessors’ offices in the affected counties and getting an assessment of the property owners whose land this transmission line would intrude upon.

Saying all of that, I have a few questions that I would be thrilled if you all would be able to answer for me:

Question 1: Does your office have any way to check and see if a particular entity contacted your office and/or requested a county assessment any time between January 18, 2024, and July 16, 2024? It would be particularly helpful if you would be able to provide some sort of receipt or proof of communication. **Only if they purchased the information, then there would be a receipt. But it wouldn’t tell what they purchased. If they walked in and ask for information and we**

verbally provided what they needed or even gave a copy of the work card that included all Book and Pages, there would be no record. I might have a record in email if they contacted me.

Question 2: If you have the ability to see if a company requested those a county property assessment during that time, would you be willing to see if ATXI (may also be referred to as “Union Electric” or “UE”) contacted your office during that time frame? I do not see that either of those companies requested any information within the time frame you mentioned above.

Question 3: If an entity called your office to request a property assessment, is there a process that you or any member of your office would encourage that entity to go through for those records? If so, what is that process? Does it cost money for that third party to obtain those records? Is there some sort of record of that transaction? If they were requesting more than just a couple or even a few, they would be ask to email me, then I would get back to them, time permitting. Yes, it would cost money for a third party to obtain records. They might get a Property Record Card or even a spreadsheet with information. Both would cost.

Question 4: Is there any way for a third party to receive an up-to-date, accurate DeKalb County property assessment without contacting your office? I can not answer for DeKalb County, but in Gentry County, they would have to contact my office. We do not have anything online.

I apologize if all of my questions seem odd, it just came to my attention in a different county that ATXI’s attempt to follow a regulation has encountered some problems. The regulation is meant to requiring public utilities to tell landowners if they are going to seek to construct or purchase an asset that may infringe on those landowners’ property. The regulation is 20 CSR 4240-20.045(6)(K) and requires the utility to “provide notice of its [Public Service Commission] application [for a certificate of convenience and necessity] to the owners of the land, or their designee, *as stated in the records of the county assessor’s office*, on a date not more than sixty (60) days prior to when the notice is sent.”

I would prefer if you could respond to the above questions in writing, if possible (just so I have a physical record), but I should also be available at the phone number in my signature _____

Anna Martin
Associate Counsel
Office of Public Counsel
Missouri Department of Commerce & Insurance
573-526-1445
Anna.Martin@opc.mo.gov
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