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Business Tax Solutions®

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**ASSESSOR'S OFFICE
ST. LOUIS COUNTY**

DELIVERED IN PERSON

April 28, 2017

St. Louis County Dept of Revenue
Division of Assessment
41 S. Central Avenue
St. Louis, Missouri 63105

FILED
NOV 14 2017
Missouri Public
Service Commission

To Whom It May Concern:

Please find enclosed the timely reporting of the Personal Property and Non-Parcel Real Property owned by Missouri American Water Company located in St. Louis County, Missouri.

The property reported is as of January 1, 2017. Included with the Personal Property packet are the leased equipment and owned vehicle attachments which are not included in the overall assessed values provided.

Should you have any questions, please contact me at (636)733-5497.

Thank you,

Tammy Frost (gfs)

Tammy Frost
Joseph C. Sansone Company
Authorized Tax Representative for
Missouri American Water Company
tfrost@jcscsco.com

SNC Exhibit No. 13
Date 11-08-17 Reporter TF
File No. W-2017-0351

Enclosures



18040 Edison Avenue • St. Louis, Missouri 63005
Phone: (636) 537-2700 Toll Free (800) 394-0140 Fax: (636) 537-2307 www.jcscsco.com

HEADQUARTERS: St. Louis, Missouri
Bethesda • Denver • Hartford • Minneapolis

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **101 Affton**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ 3,949	\$ -	\$ -	\$ -	\$ -	\$ 25,896	\$ -	\$ 29,845
Hydrants-348	\$ 276,624	\$ 58,438	\$ 101,051	\$ 40,442	\$ 102,269	\$ 105,555	\$ 855,869	\$ 1,540,248
Mains-343/345	\$ 3,393,642	\$ 1,275,675	\$ 1,693,608	\$ 1,791,341	\$ 2,562,516	\$ 331,938	\$ 10,778,302	\$ 21,827,022
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73,279	\$ 73,279
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,674,215	\$ 1,334,113	\$ 1,794,659	\$ 1,831,783	\$ 2,664,785	\$ 463,389	\$ 11,707,450	\$ 23,470,394
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 1,046,416	\$ 298,841	\$ 315,860	\$ 252,053	\$ 264,347	\$ 26,691	\$ 374,638	\$ 2,578,847

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **102 Bayless**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,022	1,022
Hydrants-348	\$ 72,992	\$ -	\$ 40,581	\$ 19,152	\$ 67,226	\$ 8,152	221,863	429,766
Mains-343/345	\$ 731,352	\$ 483,594	\$ 510,249	\$ 94,911	\$ 1,660,510	\$ 290,345	3,537,336	7,308,297
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,521	1,521
Total	\$ 804,344	\$ 483,594	\$ 550,830	\$ 114,063	\$ 1,727,736	\$ 298,497	\$ 3,761,542	\$ 7,740,606
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 229,077	\$ 108,325	\$ 96,946	\$ 15,695	\$ 171,391	\$ 17,193	\$ 120,369	\$ 758,998

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **104 Brentwood**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 978	\$ 978
Hydrants-348	\$ 26,953	\$ -	\$ 83,136	\$ 133,273	\$ 16,782	\$ 19,472	\$ 446,623	\$ 726,239
Mains-343/345	\$ 439,698	\$ 1,239,023	\$ 2,260,919	\$ 931,280	\$ 219,843	\$ 987,803	\$ 9,008,391	\$ 15,086,957
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 466,651	\$ 1,239,023	\$ 2,344,055	\$ 1,064,553	\$ 236,625	\$ 1,007,275	\$ 9,455,992	\$ 15,814,174
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 132,902	\$ 277,541	\$ 412,554	\$ 146,482	\$ 23,473	\$ 58,019	\$ 302,592	\$ 1,353,564

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **106 Clayton**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ 36,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,818)	\$ 33,524
Hydrants-348	\$ 135,151	\$ 60,716	\$ 65,171	\$ 13,025	\$ 34,111	\$ 114,865	\$ 583,518	\$ 1,006,557
Mains-343/345	\$ 1,081,108	\$ 143,355	\$ 1,243,786	\$ -	\$ -	\$ -	\$ 12,227,231	\$ 14,695,480
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,252,601	\$ 204,071	\$ 1,308,957	\$ 13,025	\$ 34,111	\$ 114,865	\$ 12,807,931	\$ 15,735,561
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 356,741	\$ 45,712	\$ 230,376	\$ 1,792	\$ 3,384	\$ 6,616	\$ 409,854	\$ 1,054,475

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **108 Parkway**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ 120,115	\$ 50,442	\$ -	\$ -	\$ -	\$ 170,557
Electric Pump Equip-325	\$ 1,758,003	\$ 5,221,734	\$ -	\$ 18,042	\$ 37,491	\$ 560,658	\$ 7,332,933	\$ 14,928,861
Hydrants-348	\$ 174,202	\$ 185,685	\$ -	\$ 91,012	\$ 217,919	\$ 263,298	\$ 7,545,100	\$ 8,477,216
Mains-343/345	\$ 2,387,649	\$ 3,283,279	\$ 2,818,862	\$ 2,770,832	\$ 4,241,809	\$ 1,840,213	\$ 66,433,533	\$ 83,776,177
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,503	\$ 16,611,302	\$ 16,613,805
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,684,049	\$ 3,684,049
Water Treatment-332	\$ 4,820,831	\$ 1,828,968	\$ -	\$ 325,066	\$ 290,370	\$ 1,139,324	\$ 21,544,843	\$ 29,949,402
Total	\$ 9,140,685	\$ 10,519,666	\$ 2,938,977	\$ 3,255,394	\$ 4,787,589	\$ 3,805,996	\$ 123,151,760	\$ 157,800,067
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 2,603,267	\$ 2,356,405	\$ 517,260	\$ 447,942	\$ 474,929	\$ 219,225	\$ 3,940,856	\$ 10,559,885

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **110** **Rockwood**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 227,984	\$ 82,253	\$ 310,237
Electric Pump Equip-325	\$ 2,362	\$ 112,117	\$ -	\$ 1,274	\$ 55,118	\$ 50,392	\$ 1,808,919	\$ 2,030,182
Hydrants-348	\$ 137,886	\$ 84,667	\$ 114,570	\$ 153,339	\$ 90,651	\$ 289,794	\$ 6,499,203	\$ 7,370,110
Mains-343/345	\$ 2,108,615	\$ 1,662,958	\$ 2,814,918	\$ 3,183,948	\$ 3,389,664	\$ 3,795,589	\$ 74,523,339	\$ 91,479,031
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,505	\$ 327,505
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,248,863	\$ 1,859,742	\$ 2,929,488	\$ 3,338,561	\$ 3,535,433	\$ 4,363,759	\$ 83,241,219	\$ 101,517,065
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 640,476	\$ 416,582	\$ 515,590	\$ 459,386	\$ 350,715	\$ 251,353	\$ 2,663,719	\$ 5,297,821

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **111** **Ferguson-Florissant**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,481	\$ 97,481
Electric Pump Equip-325	\$ 14,459	\$ -	\$ -	\$ 3,783	\$ 21,873	\$ 130,461	\$ 89,859	\$ 260,435
Hydrants-348	\$ 269,040	\$ 82,013	\$ 27,950	\$ 50,377	\$ 112,058	\$ 156,333	\$ 1,613,944	\$ 2,311,715
Mains-343/345	\$ 1,695,842	\$ 895,412	\$ 2,054,349	\$ 1,035,986	\$ 1,552,347	\$ 349,695	\$ 22,436,869	\$ 30,020,500
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,677	\$ 214,677
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,890	\$ -	\$ 20,890
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,979,341	\$ 977,425	\$ 2,082,299	\$ 1,090,146	\$ 1,686,278	\$ 657,379	\$ 24,452,830	\$ 32,925,698
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 563,716	\$ 218,943	\$ 366,485	\$ 150,004	\$ 167,279	\$ 37,865	\$ 782,491	\$ 2,286,783

January 1, 2017

112 Meramec Valley

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Hydrants-348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Mains-343/345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **113 Hancock Place**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,006	\$ 1,006
Hydrants-348	\$ 48,620	\$ 13,378	\$ 41,349	\$ 14,220	\$ 38,695	\$ 4,102	\$ 180,654	\$ 341,018
Mains-343/345	\$ 80,085	\$ 193,246	\$ 1,302,930	\$ 299,856	\$ 1,212,391	\$ 247,530	\$ 3,529,172	\$ 6,865,210
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 128,705	\$ 206,624	\$ 1,344,279	\$ 314,076	\$ 1,251,086	\$ 251,632	\$ 3,710,832	\$ 7,207,234
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 38,655	\$ 46,284	\$ 236,593	\$ 43,217	\$ 124,108	\$ 14,494	\$ 118,747	\$ 620,097

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **116** **Kirkwood**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246	\$ 246
Hydrants-348	\$ 48,964	\$ 32,927	\$ 73,070	\$ 128,987	\$ 65,448	\$ 19,671	\$ 811,187	\$ 1,180,250
Mains-343/345	\$ 684,975	\$ 848,746	\$ 1,516,672	\$ 1,012,872	\$ 836,891	\$ 2,547,787	\$ 11,946,786	\$ 19,394,729
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 733,939	\$ 881,673	\$ 1,589,742	\$ 1,141,859	\$ 902,339	\$ 2,567,458	\$ 12,758,219	\$ 20,575,229
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 209,026	\$ 197,495	\$ 279,795	\$ 157,120	\$ 89,512	\$ 147,886	\$ 408,263	\$ 1,489,091

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **117** **Ladue**

Property	2016	2015	2014	2013	2012	2011	All Prior
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ 49,315	\$ 21,834	\$ -	\$ 14,123	\$ -	\$ 73,715	\$ 728,219
Hydrants-348	\$ 215,818	\$ 167,999	\$ 267,378	\$ 104,645	\$ 169,260	\$ 56,546	\$ 1,339,012
Mains-343/345	\$ 2,460,027	\$ 2,815,431	\$ 3,577,052	\$ 1,871,502	\$ 2,648,341	\$ 1,081,600	\$ 22,885,255
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ 826	\$ -	\$ 331,142
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 586	\$ -
Total	\$ 2,725,160	\$ 3,005,264	\$ 3,844,430	\$ 1,990,270	\$ 2,818,427	\$ 1,212,447	\$ 25,283,628
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320
Assessed Value	\$ 776,126	\$ 673,179	\$ 676,620	\$ 273,861	\$ 279,588	\$ 69,837	\$ 809,076

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **118** **Maplewood-Richmond Heights**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 981	\$ 981
Hydrants-348	\$ 26,711	\$ 2,394	\$ 45,596	\$ 9,877	\$ 36,689	\$ 80,335	\$ 504,523	\$ 679,414
Mains-343/345	\$ 548,192	\$ 675,776	\$ 2,077,004	\$ 617,363	\$ 425,924	\$ 360,364	\$ 9,973,210	\$ 14,129,641
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 574,903	\$ 678,170	\$ 2,122,600	\$ 627,240	\$ 462,613	\$ 440,699	\$ 10,478,714	\$ 15,384,939
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 163,732	\$ 151,910	\$ 373,578	\$ 86,308	\$ 45,891	\$ 25,384	\$ 335,319	\$ 1,182,123

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District =

126

Pattonville

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,042	\$ 22,728	\$ 247,770
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91	\$ 27,575	\$ 27,666
Hydrants-348	\$ 111,330	\$ 138,304	\$ 87,080	\$ 315,856	\$ 167,965	\$ 156,967	\$ 2,003,026	\$ 2,980,528
Mains-343/345	\$ 907,630	\$ 1,638,695	\$ 1,863,218	\$ 1,153,759	\$ 3,731,379	\$ 772,309	\$ 26,116,350	\$ 36,183,340
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,908	\$ 78,908
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,018,960	\$ 1,776,999	\$ 1,950,298	\$ 1,469,615	\$ 3,899,344	\$ 1,154,409	\$ 28,248,587	\$ 39,518,212
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 290,200	\$ 398,048	\$ 343,252	\$ 202,219	\$ 386,815	\$ 66,494	\$ 903,955	\$ 2,580,983

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **120** **Mehlville**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ 22,316	\$ -	\$ -	\$ 490,390	\$ 512,706
Electric Pump Equip-325	\$ 301,881	\$ 98,026	\$ 13,485	\$ -	\$ 1,814	\$ 47,708	\$ 2,242,149	\$ 2,705,063
Hydrants-348	\$ 203,167	\$ -	\$ 111,381	\$ 20,543	\$ 60,597	\$ 56,623	\$ 4,200,023	\$ 4,652,334
Mains-343/345	\$ 3,574,692	\$ 1,173,337	\$ 1,796,726	\$ 1,159,961	\$ 1,467,834	\$ 637,980	\$ 43,282,319	\$ 53,092,849
Other Property-341	\$ -	\$ -	\$ -	\$ 20,444	\$ -	\$ 3,454	\$ 6,865,698	\$ 6,889,596
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,489	\$ 141,349	\$ 493,838
Water Treatment-332	\$ 541,862	\$ 259,109	\$ -	\$ 685,869	\$ 111,273	\$ 670,196	\$ 5,236,643	\$ 7,504,952
Total	\$ 4,621,602	\$ 1,530,472	\$ 1,921,592	\$ 1,909,133	\$ 1,641,518	\$ 1,768,450	\$ 62,458,571	\$ 75,851,338
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 1,316,232	\$ 342,826	\$ 338,200	\$ 262,697	\$ 162,839	\$ 101,863	\$ 1,998,674	\$ 4,523,330

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District =

114 Jennings

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ 3,226	\$ 2,487	\$ -	\$ -	\$ 14,433	\$ 227	\$ -	\$ 20,373
Hydrants-348	\$ -	\$ 53,050	\$ 92,406	\$ 19,764	\$ 40,305	\$ 13,391	\$ 296,815	\$ 515,731
Mains-343/345	\$ 180,825	\$ 565,764	\$ 3,700,402	\$ 805,412	\$ 961,584	\$ 352,812	\$ 5,569,786	\$ 12,136,585
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,392	\$ 38,392
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 760	\$ 760
Total	\$ 184,051	\$ 621,301	\$ 3,792,808	\$ 825,176	\$ 1,016,322	\$ 366,430	\$ 5,905,753	\$ 12,711,841
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 52,418	\$ 139,171	\$ 667,534	\$ 113,544	\$ 100,819	\$ 21,106	\$ 188,984	\$ 1,283,577

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District =

123

Normandy

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,039	\$ 11,039
Hydrants-348	\$ 33,503	\$ 114,467	\$ 142,886	\$ 64,690	\$ 90,080	\$ 81,245	\$ 838,788	\$ 1,365,659
Mains-343/345	\$ 963,450	\$ 2,591,977	\$ 4,699,926	\$ 1,098,976	\$ 2,726,666	\$ 1,329,922	\$ 12,627,374	\$ 26,038,291
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 996,953	\$ 2,706,444	\$ 4,842,812	\$ 1,163,666	\$ 2,816,746	\$ 1,411,167	\$ 13,477,201	\$ 27,414,989
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 283,932	\$ 606,243	\$ 852,335	\$ 160,120	\$ 279,421	\$ 81,283	\$ 431,270	\$ 2,694,606

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = 127 Ritenour

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ 15,520	\$ -	\$ -	\$ -	\$ 1,128	\$ -	\$ 16,648
Hydrants-348	\$ 52,887	\$ 65,110	\$ 108,788	\$ 53,851	\$ 85,937	\$ 45,106	\$ 916,662	\$ 1,328,341
Mains-343/345	\$ 949,060	\$ 1,216,518	\$ 1,780,664	\$ 694,374	\$ 2,199,490	\$ 621,437	\$ 13,293,148	\$ 20,754,691
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,100	\$ 92,100
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,001,947	\$ 1,297,148	\$ 1,889,452	\$ 748,225	\$ 2,285,427	\$ 667,671	\$ 14,301,910	\$ 22,191,780
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 285,355	\$ 290,561	\$ 332,544	\$ 102,956	\$ 226,714	\$ 38,458	\$ 457,661	\$ 1,734,248

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = 128 Riverview Gardens

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,013	\$ 1,013
Hydrants-348	\$ 68,518	\$ 30,773	\$ 82,818	\$ 23,650	\$ 51,498	\$ 45,168	\$ 701,985	\$ 1,004,410
Mains-343/345	\$ 1,312,397	\$ 761,014	\$ 2,738,887	\$ 618,983	\$ 1,428,689	\$ 321,385	\$ 9,684,556	\$ 16,865,911
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	310	\$ 310
Total	\$ 1,380,915	\$ 791,787	\$ 2,821,705	\$ 642,633	\$ 1,480,187	\$ 366,553	\$ 10,387,864	\$ 17,871,644
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 393,285	\$ 177,360	\$ 496,620	\$ 88,426	\$ 146,835	\$ 21,113	\$ 332,412	\$ 1,656,051

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **131 University City**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999	\$ 999
Hydrants-348	\$ 233,322	\$ 10,006	\$ -	\$ 73,822	\$ 251,168	\$ 46,158	\$ 709,847	\$ 1,324,323
Mains-343/345	\$ 725,533	\$ 1,324,006	\$ 2,906,157	\$ 2,025,062	\$ 2,432,750	\$ 92,816	\$ 11,642,758	\$ 21,149,082
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 958,855	\$ 1,334,012	\$ 2,906,157	\$ 2,098,884	\$ 2,683,918	\$ 138,974	\$ 12,353,604	\$ 22,474,404
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 273,082	\$ 298,819	\$ 511,484	\$ 288,806	\$ 266,245	\$ 8,005	\$ 395,315	\$ 2,041,756

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **132** **Valley Park**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,237	\$ 29,300	\$ 159,537
Hydrants-348	\$ 63,932	\$ 26,191	\$ 6,122	\$ 14,232	\$ 8,226	\$ 1,005	\$ 588,356	\$ 708,064
Mains-343/345	\$ 809,728	\$ 462,062	\$ 953,683	\$ 430,481	\$ 66,453	\$ 132,411	\$ 7,005,239	\$ 9,860,057
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 873,660	\$ 488,253	\$ 959,805	\$ 444,713	\$ 74,679	\$ 263,653	\$ 7,622,895	\$ 10,727,658
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 248,818	\$ 109,369	\$ 168,926	\$ 61,193	\$ 7,408	\$ 15,186	\$ 243,933	\$ 854,832

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **134 Webster Groves**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ 653	\$ 19,025	\$ -	\$ 11,688	\$ 26,444	\$ 320,080	\$ 377,890
Hydrants-348	\$ 311,866	\$ 26,742	\$ 145,653	\$ 68,436	\$ 378,272	\$ 202,998	\$ 1,745,260	\$ 2,879,227
Mains-343/345	\$ 2,248,511	\$ 1,562,116	\$ 2,303,387	\$ 1,821,560	\$ 4,186,300	\$ 414,775	\$ 17,451,270	\$ 29,987,919
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,560,377	\$ 1,589,511	\$ 2,468,065	\$ 1,889,996	\$ 4,576,260	\$ 644,217	\$ 19,516,610	\$ 33,245,036
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 729,195	\$ 356,050	\$ 434,379	\$ 260,063	\$ 453,965	\$ 37,107	\$ 624,532	\$ 2,895,292

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **135** **Wellston**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Pump Equip-325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024	\$ 1,024
Hydrants-348	\$ 14,888	\$ -	\$ -	\$ -	\$ 4,836	\$ 6,127	\$ 146,876	\$ 172,727
Mains-343/345	\$ 57,631	\$ 45,968	\$ 52,180	\$ 40,923	\$ 169,895	\$ 25,966	\$ 1,553,952	\$ 1,946,515
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment-332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,791	\$ 1,791
Total	\$ 72,519	\$ 45,968	\$ 52,180	\$ 40,923	\$ 174,731	\$ 32,093	\$ 1,703,643	\$ 2,122,057
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 20,653	\$ 10,297	\$ 9,184	\$ 5,631	\$ 17,333	\$ 1,849	\$ 54,517	\$ 119,463

MISSOURI AMERICAN WATER COMPANY
Real Property Tax Worksheet
January 1, 2017

Totals For School District = **139 Hazelwood**

Property	2016	2015	2014	2013	2012	2011	All Prior	Total
Diesel Pump Equip-326	\$ -	\$ -	\$ -	\$ 13,702	\$ -	\$ -	\$ 44,434	\$ 58,136
Electric Pump Equip-325	\$ 1,526,459	\$ 103,423	\$ 202,805	\$ 57,654	\$ -	\$ 4,604	\$ 3,428,551	\$ 5,323,496
Hydrants-348	\$ 40,534	\$ -	\$ 12,152	\$ 156,833	\$ 188,918	\$ 151,248	\$ 3,772,060	\$ 4,321,745
Mains-343/345	\$ 1,899,198	\$ 1,062,889	\$ 1,772,404	\$ 1,570,604	\$ 1,331,468	\$ 371,151	\$ 51,415,853	\$ 59,423,567
Other Property-341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,998,904	\$ 3,998,904
Supply Mains-316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,667	\$ 154,667
Water Treatment-332	\$ 2,558,976	\$ 106,003	\$ 156,858	\$ 191,641	\$ 20,776	\$ 81,159	\$ 4,162,463	\$ 7,277,876
Total	\$ 6,025,167	\$ 1,272,315	\$ 2,144,219	\$ 1,990,434	\$ 1,541,162	\$ 608,162	\$ 66,976,932	\$ 80,558,391
Assessment Rate	0.2848	0.2240	0.1760	0.1376	0.0992	0.0576	0.0320	
Assessed Value	\$ 1,715,968	\$ 284,999	\$ 377,383	\$ 273,884	\$ 152,883	\$ 35,030	\$ 2,143,262	\$ 4,983,408

MISSOURI AMERICAN WATER CO.			
Real Property Tax Worksheet			
January 1, 2017			
Tax Subcode	Assessor Acct	Assessed Value	
101 BC	01W115413	20,950	
101 BE	01W110014	114,130	
101 C	01W110023	207,170	
101 CC	01W110032	2,390	
101 DD	01W110041	870	
101 EE	01W110050	265,540	
101 F	01W110061	448,860	
101 FF	01W110072	6,690	
101 GG	01W110083	97,990	
101 HH	01W110094	51,860	
101 JJ	01W110106	1,009,500	
101 KK	01W110115	8,540	
101 LL	01W110124	186,290	
101 MM	01W110133	3,730	
101 NN	01W110142	3,800	
101 P	01W110151	12,920	
101 PP	01W110160	540	
101 QQ	01W110171	5,390	
101 W	01W110182	107,660	
101 X	01W115312	24,030	
101 Total		2,578,850	
102 B	01W110193	4,650	
102 BB	01W115422	16,570	
102 C	01W110207	45,130	
102 CC	01W110216	195,940	
102 E	01W110225	3,970	
102 N	01W110234	92,460	
102 T	01W110243	520	
102 U	01W110252	71,690	
102 V	01W110261	110,990	
102 W	01W110270	94,040	
102 X	01W110281	123,050	
102 Total		759,000	
104	01W110308	684,050	
104 B	01W110317	93,850	
104 D	01W110335	575,660	
104 Total		1,353,560	
106	01W110344	282,920	
106 B	01W110353	210,220	
106 C	01W110362	1,940	
106 D	01W110371	44,600	
106 E	01W110380	13,890	

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
106 F	01W110391	246,320
106 G	01W110409	1,000
106 H	01W110418	49,320
106 J	01W110427	203,600
106 K	01W110436	670
106 Total		1,054,480
108 A	01W112609	45,490
108 AB	01W112618	1,910
108 AC	01W112627	11,850
108 AD	01W112636	3,980
108 AE	01W112645	22,350
108 AF	01W112654	8,680
108 AH	01W112663	460
108 AJ	01W112672	89,190
108 AK	01W112681	29,660
108 AM	01W112690	3,520
108 AN	01W112700	1,800
108 AP	01W112719	194,770
108 AQ	01W112728	12,000
108 AR	01W112737	181,950
108 AS	01W112746	4,670
108 AU	01W112755	2,990,380
108 AV	01W112764	21,200
108 AW	01W112773	8,420
108 BC	01W112782	6,850
108 BD	01W112791	18,510
108 C	01W112801	85,610
108 CC	01W112810	15,430
108 CF	01W112829	1,903,430
108 CG	01W115352	4,840
108 D	01W112847	175,830
108 DD	01W112856	105,520
108 E	01W112865	173,760
108 H	01W112874	4,160
108 HH	01W112883	21,600
108 IA	01W115770	3,210
108 IB	01W112892	3,490
108 IC	01W112902	53,750
108 L	01W112911	24,400
108 LA	01W112920	17,610
108 LD	01W115211	50,620
108 M	01W112939	57,930

MISSOURI AMERICAN WATER CO.
Real Property Tax Worksheet
January 1, 2017

Tax Subcode	Assessor Acct	Assessed Value
108 N	01W112948	326,500
108 P	01W112957	254,480
108 Q	01W112966	43,550
108 R	01W112975	1,930
108 S	01W112984	260,110
108 T	01W112993	1,456,630
108 U	01W113002	310,250
108 W	01W113011	924,180
108 X	01W113020	472,280
108 XA	01W115633	1,220
108 XB	01W115781	730
108 XW	01W115792	39,690
108 Y	01W113031	56,110
108 Z	01W113042	5,280
108	01W112591	48,100
108 Total		10,559,890
110 A	01W114670	237,500
110 AB	01W114681	6,700
110 AC	01W114692	148,750
110 AD	01W114708	38,080
110 AE	01W114717	458,730
110 AF	01W114726	275,900
110 AH	01W115303	1,060
110 B	01W115462	33,850
110 CF	01W114735	932,920
110 CG	01W114744	82,990
110 D	01W114753	137,620
110 E	01W114762	295,160
110 F	01W114771	4,250
110 ID	01W115642	100,230
110 J	01W114780	482,000
110 K	01W114791	28,670
110 M	01W114809	626,260
110 N	01W114818	173,400
110 P	01W114827	570,700
110 T	01W114836	49,660
110 WC	01W115541	66,520
110 WD	01W115473	80,410
110 WE	01W115550	1,570
110 WF	01W115484	23,050
110 WG	01W115561	11,470
110 WH	01W115495	25,710

MISSOURI AMERICAN WATER CO.			
Real Property Tax Worksheet			
January 1, 2017			
Tax Subcode	Assessor Acct	Assessed Value	
110 X	01W114845	5,560	
110 XA	01W115651	13,580	
110 XG	01W115743	8,920	
110 Y	01W114854	286,340	
110	01W114661	90,250	
110 Total		5,297,820	
111 AA	01W110454	10,270	
111 AB	01W110463	4,610	
111 AE	01W110472	35,510	
111 AG	01W110481	25,610	
111 AH	01W110490	49,100	
111 AK	01W110500	624,640	
111 AN	01W110519	39,890	
111 AO	01W110528	17,420	
111 AR	01W110537	12,340	
111 BC	01W110546	7,250	
111 BF	01W110555	830	
111 BM	01W110564	160	
111 BN	01W110573	340	
111 BO	01W110582	15,700	
111 BP	01W110591	112,360	
111 BW	01W110601	100	
111 BX	01W110610	16,090	
111 BZ	01W110629	12,000	
111 CA	01W110638	50	
111 CB	01W110647	7,260	
111 CF	01W110656	39,630	
111 CG	01W110665	87,040	
111 CH	01W110674	1,560	
111 CJ	01W110683	4,900	
111 CN	01W110692	540	
111 CP	01W110702	3,110	
111 CS	01W110711	49,890	
111 CT	01W110720	13,770	
111 CU	01W110739	4,230	
111 CV	01W110748	1,220	
111 CX	01W115431	1,510	
111 DE	01W110757	3,340	
111 DF	01W110766	4,100	
111 IB	01W115514	3,440	
111 IE	01W115523	1,760	
111 JJ	01W110784	4,120	

MISSOURI AMERICAN WATER CO.
Real Property Tax Worksheet
January 1, 2017

Tax Subcode	Assessor Acct	Assessed Value
111 KK	01W110793	3,530
111 MA	01W110803	470
111 MM	01W110812	37,110
111 N	01W110821	3,270
111 NE	01W110830	360,770
111 NJ	01W110849	110
111 NL	01W115374	2,380
111 NP	01W115220	10,080
111 NQ	01W110858	28,980
111 NS	01W110867	3,570
111 NT	01W110876	770
111 PP	01W110885	47,610
111 RR	01W110894	5,110
111 S	01W115231	2,900
111 SS	01W110904	9,090
111 T	01W110913	108,730
111 TT	01W115253	5,190
111 U	01W110922	67,840
111 UU	01W110931	37,140
111 VV	01W110940	1,690
111 XE	01W110959	5,100
111 XF	01W110968	91,490
111 XG	01W110977	6,410
111 XH	01W110986	32,320
111 XJ	01W110995	26,600
111	01W110445	172,840
111 Total		2,286,780
113 B	01W111004	464,950
113 F	01W111013	5,930
113 J	01W111022	840
113 K	01W111031	146,740
113 L	01W111040	1,650
113 Total		620,100
114 A	01W111701	619,510
114 B	01W111710	17,540
114 D	01W111729	348,620
114 F	01W111738	3,470
114 G	01W111747	18,200
114 J	01W111756	68,250
114 K	01W115572	1,170
114 N	01W111765	20,700
114 P	01W111774	143,890

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
114 Q	01W111783	9,650
114 R	01W111792	550
114	01W111691	32,030
114 Total		1,283,580
116 AB	01W111802	1,500
116 AD	01W111811	57,860
116 AF	01W111820	15,180
116 AG	01W111839	2,720
116 AM	01W115660	920
116 AN	01W115396	47,900
116 AP	01W111848	12,980
116 AQ	01W111857	420
116 AS	01W111866	1,680
116 AT	01W115752	25,010
116 AV	01W111875	8,250
116 AZ	01W111884	40,340
116 BD	01W115385	190
116 HH	01W111893	35,980
116 M	01W111903	187,160
116 SS	01W111912	153,480
116 TT	01W111921	6,130
116 UU	01W111930	43,940
116 V	01W111949	114,220
116 VV	01W111958	503,730
116 WW	01W111967	7,150
116 XA	01W111976	410
116 XB	01W111985	230
116 XC	01W111994	1,120
116 XG	01W115761	3,130
116 XX	01W112003	14,190
116 YY	01W112012	14,250
116 Z	01W112021	21,650
116 ZZ	01W112030	167,350
116 Total		1,489,100
117 AB	01W112052	119,220
117 AC	01W112063	519,420
117 AE	01W112074	12,400
117 AG	01W112085	16,190
117 AH	01W112096	27,280
117 AK	01W112104	67,060
117 AL	01W112113	176,180
117 CC	01W112122	53,810

MISSOURI AMERICAN WATER CO.			
Real Property Tax Worksheet			
January 1, 2017			
Tax Subcode	Assessor Acct	Assessed Value	
117 D	01W112131	810,060	
117 DD	01W112140	4,940	
117 E	01W112151	255,380	
117 FF	01W112162	8,490	
117 G	01W112173	13,960	
117 GG	01W112184	80,880	
117 HH	01W112195	420	
117 J	01W112205	344,550	
117 JJ	01W112214	2,590	
117 KK	01W112223	12,020	
117 MM	01W112232	27,140	
117 NN	01W112241	37,810	
117 R	01W112250	6,780	
117 T	01W112261	730,520	
117 Y	01W112272	12,290	
117	01W112041	218,910	
117 Total		3,558,290	
118 A	01W112535	339,150	
118 B	01W112544	28,700	
118 C	01W112553	110,660	
118 D	01W112562	123,760	
118 IG	01W112571	840	
118 IH	01W112580	54,650	
118	01W112526	524,360	
118 Total		1,182,120	
120 C	01W113053	42,980	
120 CA	01W113064	188,370	
120 GP	01W115693	28,360	
120 H	01W113075	3,722,940	
120 J	01W113086	35,360	
120 M	01W113097	56,140	
120 N	01W113103	424,490	
120 R	01W113112	1,640	
120 S	01W113121	2,520	
120 T	01W113130	1,780	
120 U	01W113141	10,560	
120 V	01W113152	8,180	
120 Total		4,523,330	
123 AD	01W113163	6,490	
123 AJ	01W113174	4,610	
123 AP	01W113185	36,160	
123 AQ	01W113196	5,660	

MISSOURI AMERICAN WATER CO.			
Real Property Tax Worksheet			
January 1, 2017			
Tax Subcode		Assessor Acct	Assessed Value
123	AX	01W113204	1,460
123	BA	01W113213	3,540
123	BC	01W113222	10,330
123	BG	01W113231	9,250
123	BI	01W113240	7,380
123	BL	01W113251	19,970
123	BM	01W113262	113,640
123	BR	01W113273	22,570
123	BS	01W113284	34,250
123	BT	01W113295	32,350
123	BU	01W113305	5,970
123	BV	01W113314	9,140
123	BW	01W113323	122,590
123	BX	01W113332	68,890
123	BY	01W113341	438,330
123	BZ	01W113350	8,480
123	CA	01W113361	6,240
123	CB	01W113372	1,680
123	CD	01W113383	1,850
123	CE	01W113394	24,200
123	CH	01W113406	25,380
123	CJ	01W113415	250
123	CK	01W115440	25,000
123	CN	01W113424	6,300
123	CO	01W113433	75,630
123	CP	01W113442	33,670
123	CS	01W113451	580
123	CT	01W113460	4,500
123	DA	01W113471	37,870
123	DE	01W113482	334,750
123	DF	01W113493	18,840
123	DG	01W113507	550
123	DH	01W113516	750
123	DJ	01W113525	112,090
123	DK	01W113534	39,310
123	DN	01W113543	910
123	DQ	01W113552	12,490
123	DR	01W115363	170
123	DS	01W113561	280
123	DT	01W113570	390
123	DU	01W113581	3,340
123	DV	01W113592	303,480

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
123 DW	01W113608	55,080
123 EE	01W113617	63,720
123 F	01W113626	180,290
123 GG	01W113635	11,380
123 HH	01W113644	115,050
123 IA	01W115321	55,020
123 IB	01W115330	46,020
123 JJ	01W113653	42,900
123 KK	01W113662	13,950
123 PP	01W113671	5,390
123 Q	01W113680	5,750
123 TT	01W113691	8,480
123 VV	01W113709	12,400
123 WW	01W113718	4,030
123 X	01W113727	12,040
123 Y	01W113736	15,140
123 YY	01W113745	16,440
123 Total		2,694,610
126 AC	01W113754	29,090
126 AE	01W113772	146,310
126 AF	01W113781	90,950
126 AG	01W113790	5,410
126 AH	01W113800	13,930
126 AJ	01W113819	19,510
126 AK	01W113828	2,390
126 AL	01W113837	32,980
126 AM	01W113846	4,800
126 B	01W113855	34,440
126 BB	01W113864	51,000
126 CC	01W113873	263,690
126 D	01W113882	310,120
126 DD	01W113891	23,950
126 E	01W113901	16,580
126 EE	01W113910	19,460
126 F	01W113929	626,190
126 H	01W113938	15,350
126 K	01W113947	12,180
126 LA	01W115451	52,030
126 LB	01W115671	72,370
126 N	01W113956	3,210
126 P	01W113965	185,530
126 QQ	01W113974	5,590

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
126 R	01W113983	530
126 S	01W113992	14,940
126 T	01W114001	262,280
126 U	01W114010	58,040
126 UU	01W114021	6,280
126 V	01W114032	199,460
126 W	01W114043	8,420
126 XD	01W115716	1,360
126 XX	01W114054	420
126 Z	01W114065	1,020
126 ZZ	01W114076	1,180
126 Total		2,590,980
127 AA	01W114087	30,970
127 AC	01W114098	7,880
127 AH	01W114102	13,610
127 AL	01W114111	15,420
127 AM	01W114120	85,650
127 AS	01W114131	11,690
127 AZ	01W114142	9,480
127 BJ	01W114153	40,240
127 BR	01W114164	64,710
127 BY	01W114175	5,390
127 CF	01W114186	370
127 CH	01W114197	241,240
127 CN	01W114203	490
127 CO	01W114212	3,130
127 CS	01W114221	5,130
127 CV	01W115341	280
127 CY	01W114230	25,170
127 DB	01W114241	56,400
127 DC	01W114252	77,590
127 DF	01W114263	4,160
127 DG	01W114274	5,440
127 DH	01W114285	250
127 DL	01W114296	1,270
127 DM	01W114304	58,700
127 DN	01W114313	1,670
127 DP	01W114322	24,220
127 DR	01W114331	26,930
127 EE	01W114340	129,110
127 FF	01W114351	6,440
127 GG	01W114362	95,850

MISSOURI AMERICAN WATER CO.			
Real Property Tax Worksheet			
January 1, 2017			
Tax Subcode		Assessor Acct	Assessed Value
127	IA	01W114373	650
127	IB	01W115275	2,760
127	QQ	01W114384	381,790
127	RR	01W114395	213,470
127	W	01W114405	51,660
127	WW	01W114414	35,040
127 Total			1,734,250
128	B	01W114423	60,390
128	BC	01W114432	26,130
128	BE	01W114441	16,710
128	BF	01W114450	4,440
128	BG	01W114461	1,690
128	BH	01W114472	326,050
128	BL	01W114483	1,090
128	BM	01W115583	2,400
128	CC	01W114494	11,910
128	D	01W114506	123,200
128	DD	01W114515	116,990
128	EE	01W114524	9,760
128	FF	01W114533	660
128	G	01W114542	21,090
128	GG	01W114551	1,290
128	HH	01W114560	230
128	J	01W114571	236,760
128	JJ	01W114582	442,300
128	K	01W114593	124,290
128	KK	01W114607	58,100
128	M	01W114616	30,650
128	P	01W114625	23,870
128	U	01W114634	9,760
128	Y	01W114643	3,290
128	Z	01W114652	3,000
128 Total			1,656,050
131	A	01W114872	2,160
131	C	01W114881	9,120
131	E	01W114890	710
131	H	01W114900	1,630
131	IB	01W114919	12,470
131	IC	01W115505	850
131	J	01W114928	140
131	M	01W114937	25,550
131	N	01W114946	21,250

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
131 P	01W115594	1,540
131 Q	01W114955	1,414,890
131 R	01W114863	551,440
131 Total		2,041,760
132 A	01W114982	103,970
132 C	01W114991	453,690
132 E	01W115000	20,820
132 IA	01W115707	95,370
132 IB	01W115286	58,130
132	01W114973	122,850
132 Total		854,830
134 AB	01W115022	71,850
134 AC	01W115033	92,560
134 AE	01W115044	7,370
134 F	01W115066	410,630
134 G	01W115077	145,910
134 H	01W115088	269,980
134 S	01W115099	233,350
134 U	01W115101	59,170
134 X	01W115110	74,430
134	01W115011	1,530,020
134 Total		2,895,290
135 G	01W115121	22,150
135 J	01W115132	10,780
135 N	01W115143	71,680
135 R	01W115154	180
135 S	01W115165	180
135 T	01W115176	60
135 U	01W115187	4,220
135 V	01W115198	10,210
135 Total		119,460
138 AA	01W112283	434,840
138 AB	01W112294	660
138 AC	01W112306	3,450
138 AH	01W112315	1,340
138 AJ	01W112324	16,550
138 AN	01W112333	2,390
138 AP	01W112342	74,830
138 AQ	01W115606	22,100
138 BB	01W112351	1,051,930
138 CC	01W112360	1,260
138 DD	01W112371	651,740

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
138 E	01W112382	14,340
138 EE	01W112393	17,300
138 FF	01W112407	243,890
138 GG	01W112416	427,140
138 J	01W112425	883,570
138 JJ	01W112434	20,010
138 K	01W112443	21,340
138 L	01W112452	304,240
138 MM	01W112461	5,070
138 N	01W112470	1,540
138 NN	01W112481	6,610
138 Q	01W112492	25,470
138 R	01W112508	11,680
138 XC	01W115725	2,710
138 XF	01W115734	4,290
138 ZZ	01W112517	4,360
138 Total		4,254,650
139 AA	01W111062	176,610
139 AB	01W111073	67,030
139 AC	01W111084	5,180
139 AE	01W111095	8,340
139 AG	01W111105	6,500
139 AJ	01W111114	6,020
139 AR	01W111123	10,460
139 AT	01W111132	1,410
139 AW	01W111141	2,410
139 B	01W111150	2,130
139 BB	01W111161	3,480
139 BE	01W111172	12,620
139 BF	01W111183	50,190
139 BK	01W111194	160
139 BN	01W111206	6,330
139 BO	01W111215	2,970
139 BP	01W111224	1,310
139 BU	01W111233	880
139 BV	01W111242	150,600
139 BX	01W111260	7,030
139 BY	01W111271	33,680
139 BZ	01W111282	125,300
139 CC	01W111293	61,980
139 CD	01W111307	410
139 CF	01W111316	170

MISSOURI AMERICAN WATER CO.		
Real Property Tax Worksheet		
January 1, 2017		
Tax Subcode	Assessor Acct	Assessed Value
139 CG	01W111325	160
139 CH	01W111334	1,040
139 CJ	01W111343	2,500
139 CK	01W111352	26,020
139 D	01W111361	1,621,290
139 DA	01W115624	27,520
139 DB	01W111370	9,340
139 DC	01W111381	1,900
139 DE	01W111392	10,490
139 DF	01W111408	160
139 DL	01W111417	91,010
139 DP	01W111426	13,380
139 DQ	01W111435	2,050
139 DR	01W111444	37,050
139 DT	01W111453	4,320
139 DU	01W111462	290
139 EB	01W111471	18,420
139 ED	01W111480	120
139 EE	01W111491	270
139 EG	01W111509	8,280
139 F	01W115297	9,090
139 FF	01W111518	1,470
139 G	01W111527	145,250
139 GG	01W111536	40
139 J	01W111545	84,500
139 R	01W111554	618,330
139 RR	01W111563	121,240
139 S	01W111572	270,820
139 SS	01W111581	9,650
139 T	01W111590	330,540
139 TT	01W111600	1,750
139 WW	01W111619	287,940
139 XA	01W111628	33,740
139 XB	01W111637	113,660
139 XC	01W111646	3,860
139 XE	01W111655	5,520
139 XK	01W111664	6,290
139 YY	01W111673	53,920
139 Z	01W111682	251,950
139	01W111051	15,100
139 Total		4,983,410
Grand Total		60,372,170