



STATE TAX COMMISSION OF MISSOURI ASSESSOR MANUAL

CHAPTER :

ASSESSMENT OF NATURAL GAS DISTRIBUTION COMPANIES

REVISION DATE: 2/1/2008

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7.4 ASSESSMENT OF NATURAL GAS DISTRIBUTION COMPANIES

Natural gas distribution companies are companies serving intrastate customers, namely residential and commercial/industrial customers. At this time, these companies are locally assessed. Originally, these companies were primarily located within the boundaries of one county. However, due to system expansions and company mergers, many companies now cross county and state boundaries. The companies supplying gas to the distribution companies (known as transmission companies) are typically interstate in nature. Some also supply large industrial customers. These companies are centrally assessed by the State Tax Commission.

All companies rely on original costs as a starting point. It is important for the assessor to arrive at a reasonable level of depreciation.

Recent statutory changes states that real property is "stationary property used for transportation of liquid and gaseous products, including, but not limited to, petroleum products, natural gas, water, and sewage." Gas distribution mains are required to be assessed as real property.

Valuation and parceling of structures, such as offices, should be consistent with similar property in the county. Other real property, such as pipe, should be parceled in the taxing jurisdiction where it is located. Personal property values should be allocated to the taxing jurisdiction by location.

The following forms were prepared as a guide to assist the assessor in the gathering of data. Please note that these forms are not a requirement, but merely represent a guide for the types of information to be gathered to assess natural gas distribution companies.



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COUNTY/TAXING DISTRICT OF _____		FOR PERIOD ENDING
AGGREGATE STATEMENT OF TAXABLE PROPERTY OF THE GAS DISTRIBUTION COMPANY		DECEMBER 31, 19 ____
SEE INSTRUCTIONS BELOW		
NAME OF COMPANY	PERSON TO CONTACT	
STREET OR MAILING ADDRESS	TITLE	
CITY, STATE, ZIP CODE	TELEPHONE NUMBER	
	()	
	SIGNATURE	
INSTRUCTIONS		

PURPOSE

These schedules will be used by the county to determine the fair market value of the respondent's property in the county as of January 1 of the taxable year.

WHO MUST FILE

Any person, company or corporation that owns, controls or manages a gas distribution company must complete and file these schedules.

REPORTING PERIOD

The total amount of property owned, used or leased by the respondent on the first day of January in each year.

TYPE OF COSTS

The respondent must file the original or historical costs as found in the Annual Report of Natural Gas Companies to the Public Service Commission of the State of Missouri and/or the Federal Energy Regulatory Commission (FERC) Form No. 2, Annual Report of Major Natural Gas Companies.

DEPRECIATION/OBsolescence

The depreciation and/or obsolescence applied to the respondent's property shall be determined by the county assessor.

NOTE: These schedules do not include the "General Plant" of the gas distribution company. The company must file this information on a separate schedule with the enclosed information. General Plant includes office buildings, warehouses, garages, land on which these structures are situated, automobiles, office furniture and fixtures, and any other equipment related to the above property.



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COUNTY/TAXING DISTRICT OF NATURAL GAS DISTRIBUTION COMPANY - PRODUCTION PLANT		NAME OF COMPANY													
REAL PROPERTY		PRIOR YEARS										TOTAL			
ACCOUNT NUMBER	NAME OF ACCOUNT ORIGINAL COST	5TH PREVIOUS	4TH PREVIOUS	3RD PREVIOUS	2ND PREVIOUS	1ST PREVIOUS	CURRENT					TOTAL			
1	304 Land & Land Rights														
2	305 Structures and Improvements														
3	311.00 Liquefied Petroleum Gas Storage Cavern														
4	325.1 Producing Land														
5	325.2 Producing Leaseholds														
6	325.3 Gas Rights														
7	325.4 Highways														
8	325.5 Other Land & Land Rights														
9	329 Gas Well Structures														
10	327 Field Compressor Sit. Structures														
11	328 Field Tanks & Reg. Sit. Structures														
12	329 Other Tanks & Reg. Sit. Structures														
13	320 Producing Gas Wells-Well Compt.														
14	331 Producing Gas Wells-Well Equipment														
15	332 Field Lines														
16	336 Purification Equipment														
17	338 Unsuccessful Explor. & Drill. Cost														
18	340 Land & Land Rights														
19	341 Structures & Improvements														
20	342 Extraction & Refining Equipment														
21	343 Pipe Lines														
22	344 Extracted Products Storage Equipment														
23	345 Total Production Res. Equipment														
FOLLOWING TO BE COMPLETED BY ASSESSOR															
24	Depreciation/Obsolescence														
25	Market Value														
26	Assessed Value -32%														
PERSONAL PROPERTY															
1	307 Other Power Equipment														
2	311 Liquefied Petroleum Gas Equipment														
3	333 Field Compressor Station Equipment														
4	334 Field Tanks & Reg. Sit. Equipment														
5	335 Drilling & C. Sit. Equipment														
6	337 Other Equipment														
7	345 Compressor Equipment														
8	346 Gas Meter & Reg. Equipment														
9	347 Other Equipment														
10	Total Production Res. Equipment														
FOLLOWING TO BE COMPLETED BY ASSESSOR															
11	Depreciation/Obsolescence														
12	Market Value														
13	Assessed Value -33 1/3%														



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NATURAL GAS DISTRIBUTION COMPANY - TRANSMISSION AND DISTRIBUTION PLANT		NAME OF COMPANY									
ACCOUNT NUMBER	NAME OF ACCOUNT ORIGINAL COST	PRIOR YEARS	5TH PREVIOUS	4TH PREVIOUS	3RD PREVIOUS	2ND PREVIOUS	1ST PREVIOUS	CURRENT	TOTAL		
365.1	Land & Land Rights										
365.2	Rights-of-Way										
366	Structures & Improvements										
367	Mains										
374	Land & Land Rights										
376	Structures & Improvements										
378	Mains										
380	Services										
ALLOWING TO BE COMPLETED BY ASSESSOR											
	Total Trans/Distribution: Real										
	Depreciation/Obsolescence										
	Market Value										
	Assessed Value - 32%										
PERSONAL PROPERTY											
368	Compressor Station Equipment										
369	Measuring & Reg. Sta. Equipment										
370	Communication Equipment										
371	Other Equipment										
377	Compressor Station Equipment										
378	Measuring & Reg. Sta. Equip.-General										
379	Measuring & Reg. Sta. Equip.-City State										
381	Meters										
382	Meters Installation										
383	House Regulators										
384	House Regulators Installations										
385	Industrial Meas. & Reg. Sta. Equipment										
386	Other Prop. on Customers Premises										
387	Other Equipment										
ALLOWING TO BE COMPLETED BY ASSESSOR											
	Total Trans./Distribution: Personal										
	Depreciation/Obsolescence										
	Market Value										
	Assessed Value - 33 1/3%										