

TABLE 1. RAILROAD AND UTILITY TAXATION PRACTICES AMONG THE STATES

State	Real Property Taxed?	Tangible Personalty Taxed?	Most Intangible Personalty Taxed?	Gross Receipts Taxation?	Level of Administration (System Property)	Staff Size	Unitary Valuation?	(I=Income, M=Market, C=Cost)			Primary Cost Method When Used	Valuation Formula Statutorily Required	Use of Admin. Law Judge/Tribunal in Assessment Appeals	Deregulation/ Restructuring of Electric Generating Facilities (I=Income, M=Market, C=Cost)	
								Statutory Methods of Valuation	Primary Valuation Methods Used	Method Used for Large Facilities				Current Status	Effect on Valuation Methodology
Alabama	Yes	Yes	Yes	Yes	State	2	Yes	I M C	C I	C	Original	No	Yes	Inactive	None
Alaska	Yes	Yes	No	No	Local (a)	1	No	C	C	N/A	Original (b)	No	Yes	Inactive	N/A
Arizona	Yes	Yes	Yes	Yes	State	8	Yes	I*/C**	I*/C**	C	Original	Yes	Yes	Suspended	Adjust Cost
Arkansas	Yes	Yes	Yes	No	State	13	Yes	I M C	C (c)	I C	Original	No	Yes	Suspended	None
California	Yes	Yes	No	No	State	43	Yes	None	I M C	I M C	Replacement	No	No	Suspended	State Values
Colorado	Yes	Yes	Yes	No	State	4	Yes	I M C	I M C	I M C	Original	No	Yes	Inactive	None
Connecticut	No*/ Yes** (d)	Yes	No	Yes (d)	Local (e)	1	No	None	C	M I	Original	No	No	Active	M I used
Delaware	Yes	No	No	Yes (d)	County	0	No	None	Varies	Varies	Varies	No	No	Active	None
Florida	Yes	Yes	Yes	No*/ Yes**	County (f)	3	Yes*/ No**	I M C	I M C	Varies	Original	No	No	Inactive	None
Georgia	Yes	Yes	No	No	State	5	Yes	None	I M	I M	Not Used	No	No	Inactive	None
Hawaii	No	No	No	Yes	N/A	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Inactive	N/A
Idaho	Yes	Yes	No	Yes (g)	State	6	Yes	None	I M C	I M C	Original (h)	No	Yes	Inactive	None
Illinois	Yes	No	No	Yes	State*/ Local**	2	Yes	I M C	I	Varies	Original	No	Yes	Active	M I used
Indiana	Yes	Yes	No	No	State	3	Yes	None	C	C	Original	No	Yes	Inactive	None
Iowa	Yes (i)	No	No	No	State	3	Yes	I M C	M I	N/A	Replacement	No	Yes	Inactive	None
Kansas	Yes	Yes	Yes	Yes	State	6	Yes	I M C	I	I	Original	No	Yes	Inactive	None
Kentucky	Yes	Yes	Yes	No	State	9	Yes	I M C	I	I	Original	No	Yes	Active	None
Louisiana	Yes	Yes	Yes	Yes	State	7	Yes	I M C	C I	C I	Original	No	No	Active	None
Maine	Yes	Yes	Yes	Yes	Local (e)	1	No	None	C	C	Original	No	Yes	Active	C used less
Maryland	Yes	Yes	No	Yes (j)	State	3	Yes	I	I C	C	Original	No	No	Active	None
Massachusetts	Yes	Yes	No	Yes	State (k)	1	Yes	None	C	Varies	Reproduction	No	Yes	Active	2 app. req.
Michigan	Yes	Yes	No	Yes (g)	State	2	Yes	None	C I	C	Original	No	Yes	Active	None
Minnesota	Yes	Yes	No	Yes (g)	State	4	Yes	None	I C	I C	Original	No	Yes	Suspended	None
Mississippi	Yes	Yes	Yes	Yes	State	2	Yes	None	I C	I C	Original	No	No	Suspended	None
Missouri	Yes	Yes	No (l)	No	State	4	Yes	None	I C	I C	Original	No	No	Inactive	None
Montana	Yes	Yes	Yes	No	State	3	Yes	None	I M C	I M C	Original	No	Yes	Active	None
Nebraska	Yes (m)	Yes	No	No	State	3	Yes	None	I C	I C	Original	No	Yes	Inactive	None
Nevada	Yes	Yes	No	Yes (n)	State	5	Yes	None	I C	I C	Original	No	Yes	Suspended	None
New Hampshire	Yes (o)	Yes	No	Yes	State* (p)	2	Yes*/ No**	None	I M C	M	Original	No	Yes	Active	M used

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								Statutory Methods of Valuation	Primary Valuation Methods Used	Method Used for Large Facilities				Current Status	Effect on Valuation Methodology
New Jersey	Yes (d)	Yes (q)	No	No (r)	State*/ Local**	10	No	None	C	C	Original (s)	No	Yes	Active	None
New Mexico	Yes	Yes	No	Yes (g)	State	9	Yes	I M C	IMC*/C**	C	Original	No	No	Inactive	None
New York	Yes	No	No	Yes	Local (t)	56	No	C (u)	C	I M C	Reproduction	No	No	Active	M I; PILOTS
No. Carolina	Yes	Yes	No	Yes (v)	State	2	Yes	I M C	I C	I M C	Original	No	Yes	Inactive	None
No. Dakota	Yes	No*/ Yes* (w)	No	Yes (g)	State	1	Yes	None	I M C	I M C	Original	No	Yes	Inactive	None
Ohio	Yes	Yes	No	Yes (x)	State/ Local (y)	6	Yes	C I	C I	C	Original	No	Yes	Active	None
Oklahoma	Yes	Yes	No	Yes (g)	State	5	Yes	None	I M C	I M C	Original	No	Yes	Inactive	None
Oregon	Yes	Yes	Yes	Yes (g)	State	7	Yes	None	I M C	I M C	Original	No	Yes	Inactive	None
Pennsylvania	Yes (z)	No	No	Yes	State (aa)	5	No	I M C	I M C	I M C	Varies	No	No	Active	C used less
Rhode Island	Yes	Yes	No	Yes	Local (bb)	1	No	C	C	Varies	Original	No	No	Active	PILOTS
So. Carolina	Yes	Yes	No	No*/ Yes**	State	1	Yes	None	I C	C	Original	No	Yes	Inactive	None
So. Dakota	Yes	Yes (f)	No	Yes (g)	State	1	Yes	None	I M C	I M C	Original	No	No	Inactive	None
Tennessee	Yes	Yes	Yes	Yes (f)	State	14	Yes	I M C	I M C	M C	Original	No	Yes	Inactive	None
Texas	Yes	Yes	No	Yes (g)	Local (cc)	8	No	I M C	Varies	Varies	Original	No	Yes	Active	Varies
Utah	Yes	Yes	No	Yes (d)	State	6	Yes	None	I C	I C	Original	No	Yes	Inactive	None
Vermont	Yes (dd)	Yes	No	Yes (g)	Local (ee)	3	Yes	None	C	I (ff)	Varies	No	Yes	Suspended	None
Virginia	Yes	Yes (gg)	No	No	State	4	No	None	C	C	Original	No	No	Active	None
Washington	Yes	Yes	No	Yes	State	9	Yes	I M C	I M C	I M C	Original (hh)	No	Yes	Under Study	None
W. Virginia	Yes	Yes	Yes	No (ii)	State	3	Yes	None	I C	I C	Original	No	No	Inactive	None
Wisconsin	Yes (jj)	Yes	Yes	No	State	4	Yes	None	I M C	I M C	Original	No	No	Inactive	None
Wyoming	Yes	Yes	Yes	Yes	State	4	Yes	None	I M C	I M C	Original	No	Yes	Inactive	None

*Railroads

** Other Utilities

TABLE 1. RAILROAD AND UTILITY TAXATION PRACTICES AMONG THE STATES (continued)

FOOTNOTES:

- (a) Except pipelines (gas or unrefined oil).
- (b) Following year of construction, based on replacement cost less depreciation according to economic life of proven reserves.
- (c) If publicly traded, all three approaches are used.
- (d) Some utilities exempt.
- (e) Except telecommunications systems property.
- (f) Except railroad property.
- (g) Certain utilities taxable, in lieu of property taxation.
- (h) RCNLD used with telecommunications property if data are available.
- (i) Power plants now subject to excise tax on electricity generated, in lieu of ad valorem taxation.
- (j) Except railroads.
- (k) Telecommunications and pipeline companies only.
- (l) Can legally tax intangibles, but does not in fact do so for railroads and utilities.
- (m) Power plants subject to PILOTs.
- (n) Regulated utilities only.
- (o) Telecommunication equipment including poles is exempt from ad valorem taxes.
- (p) Limited to railroads and to utility facilities sited in more than one assessing unit; state also provides advisory appraisals.
- (q) Utility personalty is exempt except that owned by local exchange carriers.
- (r) Energy and telecomm. public utilities subject to state corporation business tax.
- (s) Reproduction cost used for valuing railroad property.
- (t) State values all "special franchise" properties, and establishes value ceilings on railroads.
- (u) Replacement cost, average railway earnings statutorily required to establish railroad ceilings; no required methodology for special franchise properties or those under advisory appraisal.
- (v) Certain freight companies subject to PILOTs.
- (w) Coal-fired electric generating plants and associated equipment exempt.
- (x) Railroads and long distance telecommunications companies pay a corporate franchise tax.
- (y) State values tangible personalty of all public utility, interchange telecommunication and railroad companies (also railroad realty).
- (z) At state level, in lieu of local taxation.
- (aa) State levies ad valorem tax, the revenues of which are distributed to local assessing units according to locally assessed (but locally exempt) values.
- (bb) Except tangible personalty of telecommunication companies.
- (cc) State comptroller's office apportions value of railway rolling stock.
- (dd) State levies ad valorem property taxes on utilities. One half of railroad revenues is returned to towns in which railway property is located.
- (ee) Railroads are valued by State. State also provides advisory appraisals on other utility property to local units.
- (ff) As per state advisory appraisals.
- (gg) Railroad rolling stock exempt from local taxation.
- (hh) When the cost approach is used, utility property not subject to rate regulation is valued by RCNLD and historical cost. Rate-regulated utility property is valued by historical cost only.
- (ii) Telecommunications companies are subject to gross receipts taxes.
- (jj) Property tax on utility property is state tax; local governments cannot tax operating property of a utility.