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# TXOGA

TEXAS OIL & GAS ASSOCIATION

**2021 PROPERTY TAX REPRESENTATIVE ANNUAL CONFERENCE  
SUBCOMMITTEE REPORT – PIPELINES**

*Bruce Nielsen*

NYSE: WMB  
williams.com



# Subcommittee – Pipelines Members



- > **Mike Dimitt – Plains All American GP LLC**
- > **Steve Klekar – TransCanada**
- > **Bruce Nielsen – Williams Companies**
- > **Al Noor – Enterprise Products**
- > **Christine Ruelas – Enbridge Inc.**
- > **Ed Sklark – Kinder Morgan, Inc.**
- > **Scott Smajstrla – NuStar Energy, LP**
- > **Curt Tate – Enterprise Products**
- > **Marshall Mungle – ONEOK Corporation**
- > **Matt Berido – ONEOK Corporation**
- > **Cheryl Long – ExxonMobile**

# Subcommittee – Pipelines

## Purpose



- >**Work cooperatively with other Sub-committee's**
- >**Monitor changes that impact property taxes with respect to the pipeline industry**
- >**Maintain effective relationships with appraisal firms, state agencies and taxing authorities in order to address issues that impact the pipeline industry**

# Texas Appraisal Firms

- > **FIRM: PRITCHARD & ABBOTT**
- > **CONTACTS FOR 2021:**
  - INTERSTATE OIL PIPELINES - RODNEY KRET [rkret@pandai.com] 817.926.7861
  - INTERSTATE GAS PIPELINES – ANDREW MIZE [amizet@pandai.com] 817.926.7861
  - INTRASTATE GAS PIPELINES & GAS DISTRIBUTION SYSTEMS – ANDREW MIZE [amize@pandai.com] 817.926.7861
- > **2021 PIPELINE SCHEDULES AVAILABLE FIRST OF MARCH**
- > **PIPELINE SCHEDULES GIVEN OUT ON REQUEST AFTER SIGNING CONFIDENTIALITY AGREEMENT (PRIOR YEAR SIGNATURES OK)**
- > **PROVIDE PIPELINE INVENTORIES IN EXCEL FORMAT**
- > **STILL WORKING ON CAP RATE FOR 2021**
- > **REGULATORY REPORTS ACCEPTED IN ELECTRONIC FORMAT**
- > **REQUEST MEETINGS STARTING END OF APRIL THRU CERTIFICATION**
- > **NEW CONTRACTS – CHILDRESS, GILLESPIE, COMAL**
- > **LOST CONTRACTS - COOKE, CORYELL, GARY, HUTCHINSON, DALLAM, KIMBLE**

## Texas Appraisal Firms

- > FIRM: THOMAS Y. PICKETT
- > CONTACT: DOUG OSTERLOH [ [dougo@typco.com](mailto:dougo@typco.com) ] 361.993.0963
- > CONTACT: TONY BELL [ [tonyb@typco.com](mailto:tonyb@typco.com) ] 972.387.4944
- > 2021 PIPELINE SCHEDULES – SHOULD BE AVAILABLE BETWEEN LATE FEBRUARY AND MID MARCH
- > PIPELINE INVENTORIES AND REGULATORY REPORTS ACCEPTED IN EXCEL FORMAT
- > STILL WORKING ON CAP RATE FOR 2021 BUT EXPECT AVAILABLE BY EARLY APRIL
- > START BOOKING APPOINTMENTS FOR ANY TIME DURING APRIL.
- > NEW CONTRACTS: GRAY, HUTCHINSON, DALLAM, CORYELL, KIMBLE, AND JASPER
- > LOST CONTRACTS: VAL VERDE

## Texas Appraisal Firms

- > FIRM: CAPITOL APPRAISAL GROUP
- > CONTACT: SANDRA FAIN [[sandra@cagi.com](mailto:sandra@cagi.com)] 512.346.5480
- > SANDRA FAIN WILL BE WORKING UNIT VALUES FOR 2021
- > CAPITOL WILL CONTINUE TO USE ACM METHOD FOR UNIT ALLOCATION ON REGULATED PIPELINES
- > ALL PIPELINE INVENTORIES IN EXCEL FORMAT
- > REGULATORY REPORTS ACCEPTED IN ELECTRONIC FORMAT
- > 2021 RCN SCHEDULE TO BE RELEASED IN MARCH
- > REQUEST THAT ALL PIPELINE INVENTORIES BE IN EXCEL FORMAT
- > STILL WORKING ON CAP RATE FOR 2021
- > START BOOKING APPOINTMENTS AFTER MID-MARCH
- > 2021 PIPELINE VALUATION WILL BE DONE VERY SIMILAR TO LAST YEAR'S METHODOLOGY
- > NEW CONTRACTS – VAL VERDE, COOK
- > LOST CONTRACTS – REEVES, COMAL

## Texas Appraisal Firms

- > **FIRM: MORGAN AD VALOREM SERVICES, INC**
- > **CONTACT: JAMES MORGAN [ [james@mavsi.com](mailto:james@mavsi.com) ] 806.358.8186**
- > **2021 PIPELINE AND COMPRESSOR SCHEDULES ARE AVAILABLE UPON REQUEST**
- > **JAMES MORGAN WILL WORK WITH FIRMS ON UNIT VALUES FOR 2021**
- > **PROVIDE PIPELINE INVENTORIES IN EXCEL FORMAT**
- > **REGULATORY REPORTS ACCEPTED IN ELECTRONIC FORMAT**
- > **DEADLINE FOR MOST COUNTIES IS BY MID APRIL**
- > **ABLE TO VIEW ACCOUNTS VIA INTERNET WEBSITE – MUST HAVE USERNAME AND PASSWORD**

## Texas Appraisal Firms

- > **FIRM: HUGH L. LANDRUM & ASSOCIATES, INC**
- > **ADDRESS AND PHONE NUMBER:**
  - 1110 NASA PARKWAY, SUITE 400, HOUSTON, TX 77058
  - 281.549.6060 (PHONE); 281.549.6061 (FAX)
- > **CONTACTS: TRACEY FOSTER [[tracey@hughlandrum.com](mailto:tracey@hughlandrum.com)] AND BETSY WELKER [[betsy@hughlandrum.com](mailto:betsy@hughlandrum.com)] – PRIMARY SOURCE FOR PIPELINES AND UNIT PROPERTIES**
- > **COMPLEX INDUSTRIAL – HUGH LANDRUM, JR., KIRK SLAUGHTER, CHRIS UMBEHAGEN, MITCHELL LOUT AND DOUG WARREN.**
- > **PROVIDE INFORMATION IN EXCEL FORMAT**
- > **THEY WILL SEND NOTICES BY MID-MARCH – CONTACT EARLY TO SETTLE PRIOR TO NOTICES**
- > **CONTRACTS – ATASCOSA, BANDERA, BRAZORIA, FORT BEND, LIBERTY, POLK, SAN JACINTO, WALLER & WHARTON**

## Texas Appraisal Firms

- > **FIRM: WARDLAW APPRAISAL GROUP, LC**
- > **CONTACTS: PROCTOR SHERWIN** **[[Proctor.Sherwin@wardlawappraisal.com](mailto:Proctor.Sherwin@wardlawappraisal.com)]**  
**210.448.2000**
- > **WILL BE WORKING THE UNIT VALUES AND APPRAISALS FOR 2021**
- > **PROVIDE PIPELINE INFORMATION, REGULATORY REPORTS (FERC, RRC) AND PIPELINE INVENTORY IN EXCEL FORMAT AS SOON AS POSSIBLE**
- > **REGULATORY REPORTS ACCEPTED IN ELECTRONIC FORMAT**
- > **MID APRIL START TO MEET WITH COMPANIES AND AGENTS**
- > **CONTRACTS – BROOKS, CHILDRESS, DENTON, EL PASO, KENEDY, KLEBERG, RUNNELS, STARR, WEBB, ZAPATA**