



TXOGA

TEXAS OIL & GAS ASSOCIATION | SINCE 1919

2024 Ad Valorem Tax Committee Annual Conference

Midstream Subcommittee Meeting



PLAINS



Agenda

- Subcommittee purpose
- Subcommittee members
- Appraisal Firms
 - Capitol Appraisal Group
 - Hugh L. Landrum & Associates, Inc.
 - Morgan Ad Valorem Services, Inc.
 - Pritchard & Abbott
 - Thomas Y. Pickett
 - Wardlaw Appraisal Group

Subcommittee purpose

- Work cooperatively with other TXOGA subcommittee'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

Subcommittee members

- Enbridge - Christine Ruelas, John Mazza
- Enterprise Products - Al Noor and Curt Tate
- Exxon Mobil – Matthew Barefoot
- Kinder Morgan - Edward Sklark
- NuStar Energy, LP - Scott Smajstrla
- ONEOK, Inc. - Matt Berido and Andrew Dreyer
- Plains All American GP LLC - Michael Dimitt and Paul Braden
- TC Energy - Hersh Mittal and Scott Bludau
- Williams Companies - Rich Rigby

Appraisal Firm Updates

- CAD Appraisal, LLC
- Capitol Appraisal Group
- Hugh L. Landrum & Associates, Inc.
- Morgan Ad Valorem Services, Inc.
- Pritchard & Abbott
- Thomas Y. Pickett
- Wardlaw Appraisal Group

CAD Appraisal, LLC

- New county contracts: None
- Lost county contracts: None
- Pipeline schedule availability: mid-March
- Schedule meetings as soon as able
- Primary contact
 - Noah Williams – email: noah.w@cadappraisal.com, phone – 469.987.6939
- Other information
 - Looking forward to having a productive season

Capitol Appraisal Group

- New contracts: Scurry
- Lost contracts: Comanche
- Pipeline schedules will not be provided
- Schedule meetings as soon as information is available
- Primary contact: Sandra Fain – email: sandra@cagi.com, phone: 512.346.5480
- Additional information
 - The ACM Method will continue to be used for unit allocation on regulated pipelines
 - Tax year 2024 pipeline valuations will be similar to last years methodology
 - Tax year 2024 RCN schedule will not be released to the industry

Hugh L. Landrum & Associates, Inc.

- New contracts: None
- Lost contracts: Wharton
- Pipeline schedules were projected to be available 2/29/2024
- Schedule meetings as soon as able
- Primary contacts:
 - Mike Rigsby – email: mike@hughlandrum.com, phone: 281.549.6060
 - Nick Schriever – email: nick@hughlandrum.com, phone: 281.549.6060
- Other information:
 - PTAD ACM method and schedules are used for regulated pipeline unit allocation
 - Send pipeline inventories and regulatory reports electronically

Morgan Ad Valorem Services, Inc.

- New Contracts: none
- Lost contracts: none
- Pipeline schedules are available
- Meetings can be scheduled as soon as able
- Primary contact:
 - Personal property: James Morgan – email: james@mavsi.com, phone – 806.358.8186
 - Minerals: Mike Brenner – email: mike@mavsi.com, phone 806.358.8186

Pritchard & Abbot, Inc.

- New county contracts: Gray, Hutchinson, Ochiltree
- Lost county contracts: Crane, Glasscock
- Pipeline schedule availability: March
- Meetings can be scheduled as soon as able
- Primary contacts
 - Interstate gas pipelines: Andrew Mize – email: amize@pandai.com, phone: 817.370.3234
 - Interstate oil pipelines: Rodney Kret – email: rkret@pandai.com, phone: 817.926.7861
- Cap Rate Study
 - Rodney does not create a cap rate study
 - Third party cap rates are analyzed
- Other information:
 - The cap rate may increase this year due to market conditions
 - Expect schedule increases due to Hany-Whitman and Marshall & Swift index increases

Thomas Y. Pickett

- New county contracts: Glasscock, Comanche, Crane, and Wharton
- Lost county contracts: Gray, Ochiltree, Hutchinson, and Scurry
- Pipeline schedule availability: mid-March
- Pipeline contacts
 - Doug Osterloh - email: dougo@typco.com, phone: 361.561.2060
 - Josh Budowsky - email: joshb@typco.com, phone: 214.989.7366
 - For repeat pipeline companies, contact prior year's appraiser. Otherwise reach out to Doug or Josh.

Wardlaw Appraisal Group

- New contracts: none
- Lost contracts: none
- Appraisal contacts
 - Unite value: Martin Villareal – martin.viv@wardlawappraisal.com, phone: 726.232.2980
 - Mineral: Proctor Sherwin – email: Proctor.Sherwin@wardlawappraisal.com, phone: 210.448.2000
 - Personal Property: Mallory Crain – email: mallory.crain@wardlawappraisal.com, 210.448.2000 Ext. 118
- Other information
 - We kindly ask that renditions be submitted prior to the April 15th deadline, ideally in a prompt manner. Early filing is preferred to enable us to furnish your company with a timely and efficient notice of appraised value.