

THE FOURTEENTH ANNUAL PROGRAM

**APPRAISAL OF UTILITIES
AND RAILROAD PROPERTY
FOR
AD VALOREM TAXATION**

August 6, 7, 8, 9, 1984

**Wichita State University
Wichita, Kansas**

**A Program Co-Sponsored by
THE PUBLIC UTILITIES and TRANSPORTATION
TAXATION COMMITTEE
THE NATIONAL TAX ASSOCIATION-
TAX INSTITUTE OF AMERICA
and
THE COLLEGE OF BUSINESS ADMINISTRATION
WICHITA STATE UNIVERSITY**

APPRAISAL OF UTILITIES AND RAILROAD PROPERTY FOR AD VALOREM TAXATION

DATES: Monday through Thursday Morning (Three and one-half days) August 6, 7, 8, 9, 1984.

PLACE: WSU Campus, Wichita, Kansas, R. Dee Hubbard Hall.

COST: Program Fees Per Person — \$135.00. This fee includes all program materials, rolls, juice and coffee each morning prior to opening sessions and coffee and coke breaks.

Meals Per Person — \$55.00. This fee includes three luncheons, the reception and buffet dinner. Reservations for meals must be made in advance.

PURPOSE: The program is designed to study in detail the appraisal of utilities and railroad property for ad valorem taxation. The various indices of value — marketing, cost and income — and the application of these indices will be considered. As a rule, these indicators of value are considered for all types of property.

LODGING: For accommodations you will have a choice of the Hilton Inn East, backup space at the Holiday Inn East, or arrangements of your own selection. When we receive your registration blank with your indication of preferred housing, we will return a reservation card to you. You will then be responsible for making your own reservations. Space is limited at the Hilton and they will take reservations on a "first come, first serve basis." The Wichita Hilton Inn East will be responsible for confirmation and billing for their respective accommodations. **Room space will be held at the Hilton Inn and the Holiday Inn East until July 22.**

DRESS: Suggested attire — casual, warm-weather clothing.

SUNDAY, AUGUST 5, 1984

3:00-7:00 Registration - Hilton Inn East

5:30-6:30 Get-Acquainted Social Hour - Hilton Inn East

MONDAY, AUGUST 6, 1984

8:00 Continue Registration - **R. Dee Hubbard Hall**, WSU Campus

8:30 Welcome, Purpose, and Outline of 1984 Workshop Program
Dr. Douglas Sharp, Dean, College of Business Administration,
Wichita State University

8:45 Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property
Robert H. McSwain, Consultant-Appraiser, Montgomery, Alabama
David Shank, Manager of Ad Valorem Taxes, Northwest Energy Corporation, Salt Lake City, Utah
 - Purpose of Course and General Discussion
 - Review of Appraisal Process
 - Sources of Financial Data
 - Cost Approach

(This course will run all day Monday and Tuesday morning. This is a basic course devoted to the introductory principles of appraisal — cost, market and income — for railroad and utility property. Lectures, discussion, case analysis, and homework assignments will be used.)

- 2. Advanced** - Unconglomerating - An Appraisal Challenge
Richard L. Gunn, General Tax Commissioner, Southern Pacific Transportation Company, San Francisco, California
Robert Steffes, Wisconsin Department of Revenue, Madison, Wisconsin
Moderator/Coordinator — **John C. Goodman**, Vice President,
The American Appraisal Company, Milwaukee, Wisconsin

10:15 Break

10:30 Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property (continued)
 - Review
 - Determination of Income Stream
 - Theory of Income Approach
 - Determination of Income Stream
- 2. Advanced** - Unconglomerating - An Appraisal Challenge (continued)

11:45

1:00

Lunch - Ballroom, Campus Activities Center

Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property (continued)
 - Review
 - Stock and Debt - Market Approach
- 2. Advanced** - The Income Approach
Arlo Woolery, Director, Lincoln Institute of Land Policy,
Cambridge, Massachusetts
Clarence Brasfield, Division Tax Manager - Taxes, Southern Bell Telephone Company, Atlanta, Georgia
Seth Franzman, Administration of Assessment Standards,
Arizona Department of Revenue, Phoenix, Arizona
Moderator/Coordinator — **Dr. George Christy**, Department of Finance,
College of Business Administration, North Texas State University.

2:15 Break

2:30 Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property (continued)
 - Review
 - Capitalization Rate
- 2. Advanced** - The Income Approach (continued)

4:15 Adjournment

6:00 Reception - WSU Shocker & Alumni Club

7:00 Buffet Dinner - WSU Shocker & Alumni Club

TUESDAY, AUGUST 7, 1984

8:25 Announcements

8:30 Comments - NTA/TIA President
John R. Mendenhall, Union Pacific Corporation, New York

8:45 Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property (continued)
 - Review
 - Cost Approach
- 2. Advanced** - Allocations of (Natural) Gas Transmission Pipelines - Estimated Market Values
Sam Gray, Manager of Property Taxes, Michigan Wisconsin Pipeline Company, Detroit, Michigan
Thomas Eden, Utility Appraiser III, Department of Revenue,
State of Washington, Lacey, Washington
Moderator/Coordinator — **Charles McCreath**, Bureau Chief - Operator
Property, Department of Revenue & Taxation, State Tax Commission,
Boise, Idaho

10:15 Break

10:30 Concurrent Sessions

- 1. Introductory** - Principles of Appraisal for Public Utility and Railroad Property (concluded)
 - Review
 - Correlation, Allocation and Distribution
- 2. Advanced** - Telecommunications
George Howell, Alabama Department of Revenue, Montgomery, Alabama
Clark Payne, Southwestern Bell Telephone Company, St. Louis, Missouri
Moderator/Coordinator — **Harvey Allen**, Treasurer, United Telephone System, Midwest Group, Overland Park, Kansas

11:45

1:00

Lunch - Ballroom, Campus Activities Center

General Session - Significant Court and Administrative Tax Cases
Gregory G. Fletcher, Laughlin, Halle, Clark, Gibson & McBride,
Attorneys At Law, Memphis, Tennessee
Robert L. Beebe, Esquire, Council, New York State Board of
Equalization and Assessment, Albany, New York

2:30 Break

2:45

General Session — Current Tax Administration Concerns
George Bobbitt, Manager of Taxes, Tenneco, Houston, Texas
Mary Anne Maurer, Director, Colorado Division of Property
Taxation, Denver, Colorado
Mark K. Buchi, Chairman, Utah State Tax Commission,
Salt Lake City, Utah
Moderator/Coordinator — **Gerald D. Bair**, Director,
Iowa Department of Revenue, Des Moines, Iowa

4:15 Adjournment

WEDNESDAY, AUGUST 8, 1984

8:40 Announcements

8:45 **General Session** - Valuation for Regulation and Taxation
Douglas Lackey, Corley and Lackey, Atlanta, Georgia
Branka Terzic, Commissioner, Wisconsin Public Service
Commission, Madison, Wisconsin
Moderator/Coordinator — **John H. Davis, III**, John E. Green and
Associates, Montgomery, Alabama

10:15 Break

10:30 **General Session** - Valuation for Regulation and Taxation (continued)

Lunch - Ballroom, Campus Activities Center

1:00

General Session - Mock Trial
John B. DesCamp, Jr., Weiss, DesCamp, Botteri and Huber,
Portland, Oregon (Attorney for the State)
Edward Kliever, San Antonio, Texas (Attorney for the Company)
John H. Davis, III, Business Valuation Services, Inc.,
Montgomery, Alabama (Witness for the State)
Charles Jerominfki, American Appraisal Company,
Milwaukee, Wisconsin (Witness for the Company)
Edwin Kassofo, Judge, New York Supreme Court
Moderator/Coordinator — **William K. Turnock**,
Oak Ridge Consulting Ltd., Lake Oswego, Oregon

4:15 Adjournment

5:30 Informal Discussion and Socializing - Hilton Inn East

THURSDAY, AUGUST 9, 1984

8:45

General Session - Challenge the Workshop Planning Committee —
Hilton Inn East

10:30 Adjournment

REGISTRATION FORM

APPRAISAL OF UTILITIES AND RAILROAD PROPERTY FOR AD VALOREM TAXATION — August 6, 7, 8, 9, 1984

☐ Registration Fee Per Person \$135.00
☐ Meal Package (Three Luncheons, Reception and Buffet Dinner) \$ 55.00
☐ 1984 Proceedings \$ 20.00

PLEASE CHECK YOUR CHOICES AND PUT TOTAL AMOUNT HERE

Check One — () Wichita Hilton Inn East () Holiday Inn East () Own Arrangements
Reservations for lunches and dinner must be made in advance to help facilitate planning.

Name _____ Company Name _____

Address _____ City/State _____ Zip _____

() Bill Me () Bill My Company () Payment Enclosed Charge to: ☐ MasterCard ☐ Visa

Make checks payable and mail to: No. _____ Expiration Date _____

Center for Management Development, Campus Box 86,
Wichita State University, Wichita, Kansas 67208, (316) 689-3118.

For additional enrollments, please furnish above information.

REGISTRATION FORM

Please complete the other side of this form and mail to the

Center for Management Development
Wichita State University
Wichita, Kansas 67208

For additional information
call
(316) 689-3118

ADDRESS CORRECTION REQUESTED

☐ Remove from list

☐ Change as shown

Company _____

Name _____

Address _____

State _____ Zip _____

Names to be added:

WICHITA HILTON INN EAST

The Wichita Hilton Inn East is located at 549 S. Rock Road — Phone (316) 686-7131. There are no meals included in the prices quoted below.

COST: (These costs are quoted on a per-night basis)

One\$46.00

Two Persons\$60.00

A reservation card will be sent with your confirmation letter. **ROOM SPACE WILL BE HELD UNTIL JULY 22.**

BUS SERVICE WILL BE PROVIDED TO AND FROM THE WSU CAMPUS.

HOLIDAY INN EAST

The Holiday Inn East is located at 7334 E. Kellogg — Phone (316) 685-1281. There are no meals included in the prices quoted below.

COST: (These costs are quoted on a per-night basis)

One\$45.00

Two Persons\$50.00

ROOM SPACE WILL BE HELD UNTIL JULY 22.

BUS SERVICE WILL BE PROVIDED TO AND FROM THE WSU CAMPUS.

NOTE — Please make your room reservations directly with the above hotels, mentioning the Appraisal of Utilities and Railroad Property for Ad Valorem Taxation conference to assure placement and special rates. If you have any problems securing room reservations, please call our office. Space is limited at the Hilton Inn.

PLANNING COMMITTEE FOR 1984 PROGRAM

Harvey G. Allen

G. D. Bair

Ken Boyer

George Christy

John H. Davis, III

John C. Goodman

Elvin Kimzey

W. C. Malcolm

Charles McCreath

Gerald McDougall

O. L. McQuin

Robert McSwain

Clark Payne

Arthur Rosen

David Shank

Douglas Sharp

Felix H. Treadway

William K. Turnock

Ralph Wurst

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College of Business Administration
Wichita State University
Wichita, Kansas 67208

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