

Chapter 10 Centrally Assessed Property Handout 2

Utility Allocation and Apportionment Example



BNSF Nationally

DOR Appraises \$34 Billion Total Value for BNSF

Less \$3.5 Billion value of exempt Intangible Personal Property

Resulting in \$30.5 Billion Taxable Value



BNSF in Washington

\$1.72 Billion Taxable Value **allocated** from the \$30.5 billion

Based on WSATA Formulas to ensure equitable distribution of value across other states, preventing double taxation

Factors include Cost of Property, Revenue-Ton Miles, and Terminal Tonnage among others



BNSF in Pierce County

\$70.5 Million Taxable Value **apportioned** from \$1.72 billion

Based on Track Mileage and Type, Leased Property, and other Isolated Investments physically located in the county

This value is also adjusted by the County Ratio, created by comparing assessed values to sale values, that makes the utility assessment equitable with other properties in the county