

CENTRALLY ASSESSED PROPERTY

Capitalization Rates 2020

RAILROADS	
Class I	10.50%
Class II	10.77%
Shortline	11.17%
PETROLEUM PIPELINES	10.01%
TELECOMMUNICATIONS	9.96%
INVESTOR OWNED ELECTRIC UTILITY	7.10%
GAS DISTRIBUTION	7.22%
WATER DISTRIBUTION	7.11%
NATURAL GAS TRANSMISSION	10.22%
BARGE LINES	9.34%
NON-UTILITY GENERATORS	
Less than 1	10.98%
1 to 10	10.49%
Greater than 10	9.03%