

GENERAL INSTRUCTION SHEET

1. This report must be completed in proper form (typed or legibly printed) and must be **filed with the Comptroller of the Treasury on or before April 1, 2026. A copy should be retained in your files for future reference.**
2. **ROUND ALL DOLLAR FIGURES TO WHOLE DOLLARS!**
3. **NO SHEET OR SECTION SHOULD BE LEFT BLANK.** If a sheet or section does not apply to your company, indicate by placing the words “**inapplicable**” or “**none**.”

INCOMPLETE REPORTS WILL BE RETURNED!

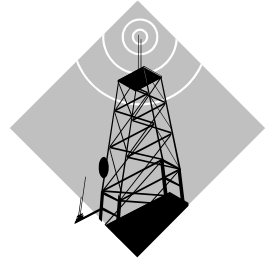
4. **FAILURE** to file a complete report will result in a **FORCED ASSESSMENT**. Tennessee Code Annotated, Section 67-5-1317 states:

“The Owner of any such property refusing or failing to file such schedules and statements shall be deemed to have waived the mode and manner of ascertaining the value of such property, and of the distribution or allocation by the Comptroller of the Treasury of such valuation or assessment to the various counties and municipalities of the State of Tennessee for the purposes of county and municipal taxation, and shall not be permitted to be heard in opposition to the valuation fixed upon said property by the Comptroller of the Treasury, nor in opposition to the distribution or allocation of same by the Comptroller of the Treasury to the various counties and municipalities for the purposes aforesaid; and may, at the discretion of the Comptroller of the Treasury, in addition, be liable to a penalty of one hundred dollars (\$100) for each and every day which such owner is delinquent in filing said statement or schedule.” Failure to file a tax report could result in an audit under T.C.A. 67-5-1320.

5. It is necessary for you to furnish the Comptroller of the Treasury certain information pertaining to the company’s organization, legal status, and operation. **Pages 1 & 1A** should be completed very carefully. If a particular statement or question does not apply to your company, place the words “**inapplicable**” or “**none**” in the appropriate blank(s). **Do not leave any of the statements or questions on Pages 1 & 1A blank unless instructed to do so.**
6. The **Balance Sheet** on **Pages 2 & 3**, and the **Income Statement** on **Page 5** should be completed in a manner that fairly reflects the financial position of your company. All financial statements should be in conformity with generally accepted accounting principles. An entry on lines 8, 11, or 12 of the asset side of the Balance Sheet requires a detailed breakdown. **Use the financial pages included in this report. NO SUBSTITUTIONS ACCEPTED!** Also, please, include all capital leases and off balance sheet equipment owned, leased or used by the company. (Pages 2 & 3)
7. **Page 6** requires a listing of equipment leased and/or used by your company. Leased equipment refers to personal property obtained through an operating lease. Used property refers to personal property not under a lease agreement and not owned by you but in your possession.
8. **Page 7** requires that you give the **Gross Investment & Cash Value** of all Tennessee property, plant, and equipment. You are further required on **Page 7** to break down all Tennessee property, plant, and equipment as to its physical location within the corporate limits or outside corporate limits.

GENERAL INSTRUCTION SHEET
(continued)

9. **Page 8** requires a breakdown of **Gross Investment & Cash Value** of Tennessee property, plant, and equipment as to county, city, and special school district. Complete a separate sheet for each county, city, and special school district where property is located. The **county sheet** also includes property located in the cities and special school districts within that particular county. The **city sheet** should also include properties of special school districts located within that particular city. The **special school district sheet** should include only that property located within that particular school district.
10. **Page 9** requires a listing of all purchases and sales of Tennessee **real property** occurring during the year 2025.
11. **Page 10** requires a listing of all properties receiving tax incentives such as Pilot Agreements (PILOT) or property leased from an Industrial Development Board (IDB). Report each separate agreement subject to these incentives by populating each column with the pertinent data.
12. **Page 11** requires a listing of all real property under construction. This listing will include all real property currently under construction or construction expected to be completed by September 1 of this year. Be sure to include the county and city where located, map reference and property owner, description of improvement, and the construction cost. Also, please indicate if the company intends to initiate any construction or expansion in the future.
13. **IT IS IMPERATIVE THAT THE REPORT BE SIGNED. IF NOT, THE REPORT WILL BE RETURNED.**
14. **Any additional information, schedules, etc., provided by your company must be submitted on LETTER SIZE PAPER (8.5" x 11").**
15. Please provide the Office of State Assessed Properties with all documents in which an opinion of value has been determined by an appraiser hired by your company, any employee of your company, a public utilities commission or its equivalent, or any other party whose service was contracted by your company for the **past three years**. The documents should be summary in nature and **do not include** state or local appraisals.
16. In an effort to assure property accountability compliance, please provide the Office of State Assessed Properties with documentation supporting entries on the Ad Valorem Tax Report for the following: **gross investment in Tennessee, and net investment in Tennessee**. In other words, show how the numbers are derived. For companies located one hundred percent (100%) in Tennessee, a reference to the Balance Sheet is sufficient.



STATE OF TENNESSEE

2026

AD VALOREM TAX REPORT



COMPANY NAME _____

STREET _____ CITY _____ STATE _____ ZIP CODE _____
 (PRINCIPAL OFFICE INFORMATION)

STREET _____ CITY _____ STATE _____ ZIP CODE _____
 (PRINCIPAL OFFICE INFORMATION IN TENNESSEE)

PHONE NUMBER () _____ FAX NUMBER () _____

COMPANY WEB SITE _____

EMAIL ADDRESS _____



Visit our website at:

www.comptroller.tn.gov/sap

MAIL REPORT TO:

**COMPTROLLER OF THE TREASURY
 OFFICE OF STATE ASSESSED PROPERTIES**

Cordell Hull Building
 425 Rep. John Lewis Way N.
 Nashville, TN 37243-3400
 (615) 741-0140

****This report must be filed with this office by April 1, 2026****

1. Company Name _____

2. Principal Office Location _____

Number & Street

City

State

Zip

3. Is Company _____ **INDIVIDUAL?** _____ **PARTNERSHIP?** _____ **CORPORATION?**
 _____ **COOPERATIVE?** _____ **OTHER?**

4. If a **CORPORATION** or **OTHER** similar enterprise, supply the following information:

Under laws of what state organized _____ Date organized _____
 Add charter of incorporation or similar enterprise. _____ Date dissolved _____

Under laws of what state organized _____ Date organized _____

5. Name & address of **PRESIDENT, OWNER, OR PARTNER** _____
 Name

Position/Title

Number & Street

City

State

Zip

6. Name & address of **GENERAL MANAGER** _____
 Name

Number & Street

City

State

Zip

7. **GROSS** Investment in SYSTEM plant and property December 31, 2025 \$ _____

8. **NET** Investment in SYSTEM plant and property December 31, 2025 \$ _____

9. SYSTEM GROSS Revenue (Income) for year ended December 31, 2025 \$ _____

10. SYSTEM NET OPERATING Revenue (Income) for year ended December 31, 2025 \$ _____

11. Amount of LOANS FROM FEDERAL AGENCIES, if any \$ _____

12. Indicate stock & debt of company:

	Amount Authorized	No. of Shares or Amount Issued	Book or Par Value	Market or Cash Value
Preferred Stock	_____	_____	_____	_____
Common Stock	_____	_____	_____	_____
Bonds	_____	_____	_____	_____
Other Long-Term Debts	_____	_____	_____	_____

13. State surplus at beginning of 2025 \$ _____ End of 2025 \$ _____

14. State amount of dividends paid for the year 2025: Preferred \$ _____ Common \$ _____

15. State exact dollar amount of FEDERAL INCOME TAX ACTUALLY PAID OR OWED FOR 2025 as reported on your Federal Income Tax Return \$ _____

16. State ACTUAL CASH or MARKET VALUE of all Tennessee plant and property as of January 1, 2026 \$ _____

BALANCE SHEET
ASSETS

AS OF DECEMBER 31

<u>Item</u>	<u>Fixed Assets</u>	AS OF DECEMBER 31	
		<u>2025</u>	<u>2024</u>
1.	Utility Plant in Service	\$	\$
2.	Plant Under Construction		
3.	Property Held for Future Use		
4.	Plant Acquisition Adjustment		
5.	Total Fixed Assets		
6.	LESS Depreciation & Amortization Reserve		
7.	Net Fixed Assets	\$	\$
	 <u>Other Property & Investments</u>		
*8.	Non-Utility Property	\$	\$
9.	LESS Accumulated Depreciation		
10.	Net Non-Utility Property		
*11.	INVESTMENT IN AFFILIATED COMPANIES		
*12.	OTHER INVESTMENTS		
13.	Miscellaneous Physical Property		
14.	Sinking Funds		
15.	Other Fund Accounts		
16.	Total Other Property & Investments	\$	\$
	 <u>Current Assets</u>		
17.	Cash	\$	\$
18.	Special Cash Deposits		
19.	Working Funds		
20.	Temporary Cash Investments		
21.	Notes Receivable due from Related Parties		
22.	Other Notes Receivable		
23.	Due from Customers & Agent – Net		
24.	Accounts Receivable from Affiliated Companies Net		
25.	Other Accounts Receivable – Net		
26.	Interest & Dividends Receivable		
27.	Pre-Payments		
28.	MATERIALS & SUPPLIES		
29.	Liquefied Natural Gas Stored		
30.	Subscriptions to Security Issues		
31.	Other Current Assets		
32.	Total Current Assets	\$	\$
	 <u>Deferred Charges</u>		
33.	Discount on Long-Term Debt	\$	\$
34.	Extraordinary Maintenance & Retirements		
35.	Clearing Accounts		
36.	Other Deferred Charges		
37.	Total Deferred Charges	\$	\$
38.	TOTAL ASSETS	\$	\$

***GIVE A DETAILED BREAKDOWN AND DESCRIPTION OF THIS TYPE OF PROPERTY INVESTMENT.**

BALANCE SHEET
LIABILITIES & OTHER CREDITS

AS OF DECEMBER 31

		<u>2025</u>	<u>2024</u>
Item	<u>Capital Stock & Retained Earnings</u>		
1.	Common Capital Stock Outstanding	\$	\$
2.	Preferred Capital Stock Outstanding		
3.	Premiums on Capital Stock		
4.	Other Capital Liability Accounts		
5.	Proprietor's Capital		
6.	Other Capital		
7.	Retained Earnings Reserved		
8.	Unappropriated Retained Earnings		
9.	LESS Discount on Capital Stock		
10.	LESS Capital Stock Expense		
11.	Total Capital Stock & Retained Earnings	\$	\$
	<u>Long-Term Debt</u>		
12.	Funded Debt Outstanding	\$	\$
13.	Receivers Certificates		
14.	Advances from Affiliated Companies		
15.	Other Long-Term Debt(s)		
16.	Total Long-Term Debt(s)	\$	\$
	<u>Current & Accrued Liabilities</u>		
17.	Notes Payable to Affiliated Companies	\$	\$
18.	Other Notes Payable		
19.	Accounts Payable to Affiliated Companies		
20.	Other Accounts Payable		
21.	Customers Deposits		
22.	Matured Interest & Dividends		
23.	Matured Long-Term Debt(s)		
24.	Advance Billing & Payments		
25.	Taxes Accrued		
	Unmatured Interest, Dividends, & Rents		
26.	Accrued		
27.	Refunds Due Customers		
28.	Other Current Liabilities		
29.	Total Current & Accrued Liabilities	\$	\$
	<u>Deferred Credits & Reserves</u>		
30.	Premium on Long-Term Debt	\$	\$
31.	Insurance Reserve		
32.	Provident Reserve		
33.	Amortization Reserve		
34.	Employment Stabilization Reserve		
35.	Other Deferred Credits & Reserves		
36.	Accumulated Deferred Income Taxes		
37.	Total Deferred Credits & Reserves	\$	\$
	<u>Contributions in Aid of Construction</u>		
38.	Contributions in Aid of Construction	\$	\$
39.	TOTAL LIABILITIES & OTHER CREDITS	\$	\$

**SUPPLEMENT
TO BALANCE SHEET**

As of December 31

2025

2024

	\$	\$
1. Contributed Plant		
2. Accumulated Depreciation on Contributed Plant		
3. Net Contributed Plant		
4. Non- Contributed Plant		
5. Accumulated Depreciation on Non- Contributed		
6. Net Non- Contributed Plant		
7. Total Utility Plant in Service		
8. Total Accumulated Depreciation		
9. *TOTAL NET PLANT	\$	\$

***THIS FIGURE SHOULD BE EQUAL TO THE FIGURE REPORTED ON THE PRECEDING PAGE REPRESENTING NET FIXED ASSET**

List below the items included in the Contributed Plant Account:

	<u>AMOUNT</u>
	\$
TOTAL CONTRIBUTED PLANT	\$

LONG-TERM DEBT

Mortgages, Bonds, Promissory Notes, & Miscellaneous Long-Term Debt

Date of Issue	Date of Maturity	Description: (Bonds, Notes, or Other Instrument)	Beginning of Year Balance	Principal Paid During Year	*End of Year Balance	Interest	for Year	Leave This Column Blank
						Rate (%)	Amount	
			\$	\$	\$		\$	
		TOTALS	\$	\$	\$ *	-----	\$	

INCOME STATEMENT

		AS OF DECEMBER 31	
		<u>2025</u>	<u>2024</u>
Item	<u>Operating Revenues</u>		
1.	Unmetered Revenue	\$	\$
2.	Metered Revenue		
3.	Fire Hydrant Revenue & Service		
4.	Revenue from Sale of Taps		
5.	Sewerage Revenue		
6.	Other Revenue		
7.	Total Operating Revenues	\$	\$
	<u>Operating Expense</u>		
8.	Water Supply Expense	\$	\$
9.	Pumping Expense		
10.	Purification Expense		
11.	Distribution Expense		
12.	Customer Accounting & Collection Expense		
13.	Administrative & General Expense		
14.	State, County, & Municipal Taxes		
15.	Federal Income Taxes		
16.	Other Federal Taxes		
17.	Depreciation Expense		
18.	Amortization Expense		
19.	Other Operating Expense		
20.	Total Operating Expense	\$	\$
21.	NET OPERATING INCOME	\$	\$
	<u>Other Income</u>		
22.	Dividend Income	\$	\$
23.	Allowance for Funds Used During Construction (AFUDC) LESS: Federal Income Taxes on AFUDC		
24.	Other Interest Income		
25.	Total Interest Income		
26.	Income from Non-Operating Property		
27.	Miscellaneous Income		
28.	Total Other Income	\$	\$
	<u>Miscellaneous Deductions from Income</u>		
29.	Miscellaneous Income Charges	\$	\$
30.	Federal Income Tax – Non-Operating		
31.	Other Non-Operating Taxes		
32.	Total Miscellaneous Deductions		
33.	Net Other Income		
34.	Gross Income	\$	\$
	<u>Interest & Other Deductions</u>		
35.	Interest on Funded Debt	\$	\$
36.	Other Interest Deductions		
37.	Amortization of Discount on Long-Term Debt		
38.	Release of Premium on Long-Term Debt-Credit		
39.	Other Fixed Charges		
40.	TOTAL INTEREST & OTHER DEDUCTIONS	\$	\$
41.	Net Income Before Extraordinary Items	\$	\$
	<u>Extraordinary & Delayed Items</u>		
42.	Extraordinary & Delayed Items	\$	\$
43.	Net Income to Retained Earnings	\$	\$

LEASED EQUIPMENT

This schedule should include all operating equipment located in Tennessee that is leased or used by your company.

Type of Equipment	No. Of Units	Total Annual Amount of Rent	Age Of Units	Annual Depreciation Rate	Lease Expiration Date	Owner	Tax Liability Lessor or Lessee	Original Cost	Accumulated Depreciation	Depreciated Cost	Location (County & City)
		\$						\$	\$	\$	

PROPERTY SHEET

Note: One sheet to be completed for each county, city, and special school district where property located.

Name of city or special school district _____ County _____

WATER DISTRIBUTION SYSTEM

	Gross Investment Within Corporate Limits	Gross Investment Outside Corporate Limits	Gross Investment
Meters	\$ _____	\$ _____	\$ _____
Mains by Size & Kind:	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Pumps – Booster	_____	_____	_____
Fire Hydrants	_____	_____	_____
Total Investment	\$ _____	\$ _____	\$ _____
Total Cash Value 1/1/2026	\$ _____	\$ _____	\$ _____

WATER SUPPLY & EQUIPMENT

Wells & Springs	\$ _____	\$ _____	\$ _____
Boilers & Motors	_____	_____	_____
Pumps & Other Pumping Equip.	_____	_____	_____
Reservoirs & Stand Pipes	_____	_____	_____
Purification & Filtration	_____	_____	_____
Miscellaneous	_____	_____	_____
Total Investment	\$ _____	\$ _____	\$ _____
Total Cash Value 1/1/2026	\$ _____	\$ _____	\$ _____

Total Gross Investment in furniture, fixtures, equipment, automobiles, materials & supplies, & other general equipment

	\$ _____	\$ _____	\$ _____
Total cash value of above	\$ _____	\$ _____	\$ _____

CONSTRUCTION WORK IN PROGRESS (CWIP)

Gross Investment (CWIP)	\$ _____	\$ _____	\$ _____
Personal @ 15%	\$ _____	\$ _____	\$ _____
Real @ 100%	\$ _____	\$ _____	\$ _____

REAL ESTATE – TENNESSEE

Land:

Acres	Location	Year Acquired	Purchased From	Deed Book	Page No.	Gross Investment	Cash Value Jan. 1, 2026
_____	_____	_____	_____	_____	_____	\$ _____	\$ _____
_____	_____	_____	_____	_____	_____	_____	_____
Total Land						\$ _____	\$ _____

Structures:

Kind & Type	Location	Year Constructed/Acquired	Gross Investment	Cash Value Jan. 1, 2026
_____	_____	_____	\$ _____	\$ _____
_____	_____	_____	_____	_____
Total Structures			\$ _____	\$ _____
Total Real Estate			\$ _____	\$ _____
Total All Property-City, County, SSD			\$ _____	\$ _____

PURCHASES AND SALES OF TENNESSEE PROPERTY

List all purchases and sales of **Tennessee real property** (including Telecommunications Towers) that occurred during the year 2025. Give all applicable information for each transaction separately. (You may copy pages as needed) **Please attach a copy of the warranty deed or sales contract.**

PURCHASES

Date of Purchase: _____

County/City: _____

Assessor’s Tax Map & Parcel Number: _____

Purchase Price: _____

Physical Address: _____

Number & Street

City

State

Zip

Description of Property: _____

Grantor (seller): _____

Type of Improvement: _____

SALES

Date of Sale: _____

County/City: _____

Assessor’s Tax Map & Parcel Number: _____

Sale Price: _____

Physical Address: _____

Number & Street

City

State

Zip

Description of Property: _____

Grantee (buyer): _____

Type of Improvement: _____

DATE: _____

I, _____, being the OWNER, PRESIDENT,
SECRETARY, AND/OR PARTNER OF _____, do hereby
swear and affirm that the foregoing Ad Valorem Tax Report for the year two thousand twenty-
six has been prepared from only the original books, papers, and records of said respondent
under my direction in accordance with Tennessee Code Annotated, §67-5-1316, and is true
and correct to the best of my knowledge and belief.

NAME

OFFICIAL CAPACITY