B-16-03 – Assessor Oil and Gas Personal Property Audit

QUESTIONS AND ANSWERS

1. If possible, please provide a complete listing of the assessed oil and gas companies (tax payers), along with the main operating address for each company.

We really don’t know. That is the problem. I know that we have all of the major players, but there are a lot of smaller ones too.

1. If possible, please provide an approximate estimate of the number of locations and/or properties to be included. For example, the state website indicates there are 30,000+ well sites in Eddy County.

I think we only have about 15,000 wells, but I have no idea about the number of locations of compressor stations, etc.

1. Is there a specific database or protocol in place for discovering/determining property locations?
	1. Are property plats/drawings available for each facility?

We have the pictometry information, but not for each individual facility and pictometry doesn’t fly over the most remote locations.

* 1. Is there a pipeline diagram that we would be able to reference during our inspections?

I think that BLM has a pipeline diagram. At least lose that cross their lands.

* 1. Are there P&ID (process & instrumentation) drawings for review and use?

We do not have any P & ID drawings.

* 1. Will Eddy County provide a map showing the locations of all compressor stations, meter houses, well bores, and disposal wells?

We do not have any maps with this information.

1. What, if any, type of access to the physical assets will the tax payer or land owner provide us?

Most of the wells are on BLM/State property so you would access to them. The others would have to be contacted.

1. Can you provide the design & operating capacities of the Natural Gas facilities?

No.

1. For the valuation completed under cost approach methodology, are we to qualify all forms of depreciation and obsolescence?

Yes.

1. If possible, please provide an example of the asset descriptive/narrative format you require in delivering our results.

We do not have one.

1. Is there a GIS file that contains feature location information that might be out of date, but can be used for planning/design of the new survey?

No.

1. We assume that access will be granted by the operator and, where appropriate, the operator will unlock gates to allow access. Is this correct?

Yes.

1. Task 1 has a qualifier in sub-tasks A and B that says, “if such information is posted according to regulations”. If the information is not posted, are those locations to be identified as such and no further effort made to identify the equipment?

No.

1. Will the selected contractor be accompanied at any time during the survey by Eddy County staff? If so, how much and who will be responsible for the additional expenses?

No.

1. Will the selected contractor have counterpart appraisal staff at Eddy County who will participate or review the preliminary reports prior to final submissions?

No.