

Table 2
ASSESSED VALUE OF INTERCOUNTY UTILITY COMPANIES
ELECTRIC LIGHT AND POWER COMPANIES
Actual and Equalized Property Values for Calendar Year 2020

County	Real Property		Personal Property		Total Real and Personal Property	
	Actual Value	Equalized Value	Actual Value	Equalized Value	Actual Value	Equalized Value
Avista Corporation - Electric						
Adams	2,577,632	2,015,708	66,048,251	65,387,769	68,625,883	67,403,477
Asotin	4,177,821	3,617,993	30,285,383	22,986,606	34,463,204	26,604,598
Benton	-	-	173,351	161,736	173,351	161,736
Chelan	-	-	13,931	13,555	13,931	13,555
Douglas	100,391	88,344	2,333,522	2,235,514	2,433,913	2,323,858
Ferry	-	-	21,163,964	18,349,157	21,163,964	18,349,157
Franklin	-	-	11,459,513	10,714,645	11,459,513	10,714,645
Garfield	-	-	2,832,888	2,515,605	2,832,888	2,515,605
Grant	208,771	186,850	13,694,944	12,722,603	13,903,715	12,909,453
Lincoln	3,073,885	2,459,108	86,243,781	83,139,005	89,317,666	85,598,113
Pend Oreille	-	-	78,017	74,507	78,017	74,507
Spokane	149,857,855	142,964,394	518,588,160	509,253,573	668,446,015	652,217,967
Stevens	8,137,708	7,828,475	277,341,084	264,860,735	285,478,791	272,689,210
Whitman	7,432,456	5,722,991	105,804,691	95,224,222	113,237,148	100,947,214
Total	175,566,519	164,883,863	1,136,061,481	1,087,639,231	1,311,628,000	1,252,523,094
Benton Rural Electric Assoc Inc						
Benton	2,840,729	2,539,612	27,784,013	25,922,485	30,624,742	28,462,096
Lewis	-	-	24,323	22,256	24,323	22,256
Yakima	638,094	563,437	13,360,841	12,572,551	13,998,934	13,135,988
Total	3,478,823	3,103,048	41,169,177	38,517,291	44,648,000	41,620,340
Big Bend Elec Coop Inc						
Adams	2,095,895	1,638,990	10,699,678	10,592,681	12,795,573	12,231,671
Benton	-	-	44,694	41,700	44,694	41,700
Franklin	1,845,495	1,568,671	10,407,952	9,731,435	12,253,447	11,300,106
Lincoln	-	-	125,707	121,181	125,707	121,181
Whitman	-	-	8,579	7,721	8,579	7,721
Total	3,941,391	3,207,661	21,286,609	20,494,718	25,228,000	23,702,379
Clearwater Power Co						
Asotin	26,584	23,022	1,884,088	1,430,023	1,910,672	1,453,045
Garfield	-	-	30,019	26,657	30,019	26,657
Whitman	-	-	734,309	660,878	734,309	660,878
Total	26,584	23,022	2,648,416	2,117,557	2,675,000	2,140,580
Coastal Energy Project						
Grays Harbor	-	-	2,555,000	2,511,565	2,555,000	2,511,565
Pacific	-	-	2,555,000	2,457,910	2,555,000	2,457,910
Total	-	-	5,110,000	4,969,475	5,110,000	4,969,475
Columbia Rural Electric Assoc Inc						
Columbia	1,769,724	1,743,178	3,701,700	3,383,354	5,471,424	5,126,532
Franklin	-	-	5,994	5,604	5,994	5,604
Walla Walla	13,030,608	11,049,956	14,249,974	13,865,225	27,280,582	24,915,181
Total	14,800,332	12,793,134	17,957,668	17,254,183	32,758,000	30,047,317

FPL Energy Stateline II Inc

Walla Walla	-	-	350,000	340,550	350,000	340,550
Total	-	-	350,000	340,550	350,000	340,550

FPL Energy Vansycle, LLC

Walla Walla	-	-	23,120,000	22,495,760	23,120,000	22,495,760
Total	-	-	23,120,000	22,495,760	23,120,000	22,495,760

Idaho Power

Walla Walla	-	-	541,000	526,393	541,000	526,393
Total	-	-	541,000	526,393	541,000	526,393

Inland Power & Light Co

Adams	-	-	412,614	408,487	412,614	408,487
Asotin	-	-	168,673	128,023	168,673	128,023
Columbia	-	-	214,694	196,230	214,694	196,230
Ferry	-	-	11,721	10,162	11,721	10,162
Franklin	-	-	67,582	63,189	67,582	63,189
Garfield	207,910	194,396	2,604,150	2,312,485	2,812,060	2,506,881
Lincoln	899,914	719,931	10,251,367	9,882,317	11,151,281	10,602,249
Spokane	17,457,888	16,654,825	44,134,608	43,340,185	61,592,496	59,995,010
Stevens	535,856	515,494	5,319,040	5,079,683	5,854,896	5,595,177
Walla Walla	-	-	89,077	86,672	89,077	86,672
Whitman	1,050,569	808,938	8,099,338	7,289,404	9,149,906	8,098,342
Total	20,152,137	18,893,584	71,372,863	68,796,838	91,525,000	87,690,423

Kootenai Electric Coop Inc

Spokane	-	-	835,000	819,970	835,000	819,970
Total	-	-	835,000	819,970	835,000	819,970

Nespelem Valley Electric Coop Inc

Douglas	23,950	21,076	236,815	226,869	260,765	247,945
Ferry	-	-	148,900	129,096	148,900	129,096
Grant	-	-	7,303	6,784	7,303	6,784
Lincoln	-	-	3,256	3,138	3,256	3,138
Okanogan	212,001	163,664	2,540,777	2,413,738	2,752,777	2,577,402
Total	235,950	184,740	2,937,050	2,779,625	3,173,000	2,964,365

PacifiCorp

Asotin	-	-	746,588	566,660	746,588	566,660
Benton	385,872	344,969	1,995,996	1,862,264	2,381,868	2,207,234
Clark	77,675,750	71,150,987	35,473,229	34,409,032	113,148,979	105,560,019
Columbia	13,744,412	13,538,246	206,076,959	188,354,341	219,821,371	201,892,586
Cowlitz	78,620,913	72,802,966	39,102,037	38,906,526	117,722,950	111,709,492
Franklin	595,173	505,897	606,853	567,408	1,202,026	1,073,304
Garfield	88,522	82,768	3,428,542	3,044,545	3,517,064	3,127,314
Grant	-	-	1,662,057	1,544,051	1,662,057	1,544,051
Kittitas	-	-	9,036,078	8,755,960	9,036,078	8,755,960
Klickitat	6,833,367	6,102,197	54,823,538	54,110,832	61,656,905	60,213,029
Lewis	26,597,015	24,815,015	127,844,776	116,977,970	154,441,791	141,792,985
Pacific	-	-	483,128	464,769	483,128	464,769
Skamania	75,587,292	69,313,546	35,871,168	34,185,223	111,458,460	103,498,770
Spokane	-	-	63,559	62,415	63,559	62,415
Walla Walla	10,020,423	8,497,318	58,621,412	57,038,634	68,641,835	65,535,952
Yakima	31,946,934	28,209,142	188,585,408	177,458,869	220,532,342	205,668,012
Total	322,095,672	295,363,052	764,421,328	718,309,500	1,086,517,000	1,013,672,551

Peninsula Light Co

Kitsap	-	-	754,512	742,440	754,512	742,440
Mason	-	-	35,886	31,257	35,886	31,257
Pierce	22,070,694	20,260,897	49,723,907	47,337,160	71,794,602	67,598,057
Total	22,070,694	20,260,897	50,514,306	48,110,857	72,585,000	68,371,754

Portland General Electric Co

Benton	-	-	665,460	620,874	665,460	620,874
Columbia	-	-	192,703,421	176,130,927	192,703,421	176,130,927
Garfield	-	-	1,699,326	1,509,002	1,699,326	1,509,002
Walla Walla	-	-	205,793	200,236	205,793	200,236
Total	-	-	195,800,171	178,970,730	195,800,171	178,970,730

Puget Sound Energy/Elec

Benton	-	-	128,364	119,763	128,364	119,763
Chelan	-	-	1,009,119	981,873	1,009,119	981,873
Columbia	-	-	72,615,010	66,370,119	72,615,010	66,370,119
Cowlitz	13,718,344	12,703,187	82,175,204	81,764,328	95,893,548	94,467,515
Douglas	-	-	1,166,548	1,117,553	1,166,548	1,117,553
Franklin	-	-	68,032	63,610	68,032	63,610
Garfield	4,390,446	4,105,067	264,872,553	235,206,827	269,262,998	239,311,893
Grant	-	-	4,595,303	4,269,036	4,595,303	4,269,036
Island	6,306,300	5,852,246	59,504,175	58,849,629	65,810,475	64,701,875
Jefferson	405,872	369,344	299,405	286,232	705,278	655,575
King	597,075,938	517,067,763	1,094,026,961	1,030,573,397	1,691,102,899	1,547,641,159
Kitsap	25,665,306	23,175,772	190,723,125	187,671,555	216,388,431	210,847,327
Kittitas	45,538,897	40,393,002	210,108,600	203,595,233	255,647,497	243,988,235
Klickitat	38,278,052	34,182,301	90,270,883	89,097,362	128,548,936	123,279,662
Lewis	775,894	723,909	7,891,591	7,220,806	8,667,485	7,944,715
Pierce	66,073,575	60,655,542	222,802,939	212,108,398	288,876,514	272,763,940
Skagit	81,543,695	75,591,005	252,671,462	236,247,817	334,215,157	311,838,822
Snohomish	1,718,002	1,640,692	61,616,377	60,507,282	63,334,379	62,147,975
Thurston	25,402,040	23,573,093	202,457,951	198,611,250	227,859,991	222,184,343
Whatcom	73,953,604	64,783,357	398,410,752	386,856,840	472,364,356	451,640,197
Whitman	-	-	25,680	23,112	25,680	23,112
Total	980,845,966	864,816,279	3,217,440,034	3,061,542,022	4,198,286,000	3,926,358,301

Tanner Electric Coop

King	2,643,259	2,289,063	9,163,516	8,632,032	11,806,776	10,921,095
Pierce	45,416	41,692	1,768,083	1,683,215	1,813,499	1,724,907
Thurston	-	-	43,726	42,895	43,726	42,895
Total	2,688,676	2,330,755	10,975,324	10,358,142	13,664,000	12,688,896

TransAlta Centralia Gen and Mining

Lewis	40,754,232	38,023,699	192,377,993	176,025,864	233,132,226	214,049,563
Thurston	13,493,736	12,522,187	1,054,039	1,034,012	14,547,774	13,556,199
Total	54,247,968	50,545,885	193,432,032	177,059,876	247,680,000	227,605,761

Industry Totals¹	1,600,150,712	1,436,405,921	5,755,446,288	5,460,593,027	7,355,597,000	6,896,998,948
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¹Due to rounding, the individual values may not add up to the Industry Totals at the bottom.