

2013

CAPITALIZATION RATE STUDY FOR CENTRALLY ASSESSED PROPERTIES

FOR: JANUARY 1, 2013



UTAH STATE TAX COMMISSION

**PROPERTY TAX DIVISION
NATURAL RESOURCES SECTION
210 NORTH 1950 WEST, THIRD FLOOR
SALT LAKE CITY, UTAH 84134**

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UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
SUMMARY OF EQUITY RATES AND CAPITAL STRUCTURE

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Industry	Page	Debt Rate	Debt/Equity	Equity Yield Rate	WACC
COAL MINING	3	7.60%	40% / 60%	14.27%	11.60%
PRECIOUS METALS	6	7.38%	10% / 90%	11.25%	10.87%
NON-PRECIOUS METALS	9	4.63%	15% / 85%	14.00%	12.59%
NON-METALS	12	7.60%	15% / 85%	11.28%	10.73%
OIL & GAS	15	7.60%	25% / 75%	12.91%	11.58%
OIL & GAS GATHERING/WD	18	7.38%	30% / 70%	13.72%	11.81%
SAND AND GRAVEL	21	7.38%	20% / 80%	10.85%	10.16%
URANIUM MINING	24	4.63%	10% / 90%	13.80%	12.88%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
KEY RATES AND FIGURES**

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CORPORATE BONDS

Aaa	3.65%
Aa	3.70%
A	3.98%
Baa	4.63%
Ba1	7.38%
Ba2	7.60%
Ba3	7.60%
B1	8.99%
B2	8.99%
B3	10.62%
Caa1	10.62%
Caa2	13.26%
Caa3	14.92%
Ca	16.16%
C	23.40%

PUBLIC UTILITY BONDS

Aaa	N/A
Aa	3.75%
A	4.00%
Baa	4.56%

PREFERRED STOCKS

Aaa	N/A
Aa	N/A
A	N/A
Baa	N/A

MISCELLANEOUS RATES

Risk-Free Rate	2.54%
Market Risk Premium	6.70%
Default Income Tax Rate	38.50%
ValueLine GDP Price Deflator Forecast	1.50%

INFLATION FACTORS

Year	4th Quarter GDP Implicit Price Deflator	Annual Percent Change	Conversion Factor
2002	92.894	N/A	1.249
2003	94.818	2.07%	1.223
2004	97.874	3.22%	1.185
2005	101.302	3.50%	1.145
2006	104.186	2.85%	1.113
2007	106.958	2.66%	1.084
2008	109.300	2.19%	1.061
2009	109.793	0.45%	1.056
2010	111.795	1.82%	1.037
2011	113.987	1.96%	1.018
2012	115.984	1.75%	1.000

2013 - 2003 Average Change: 2.25%

Source:

St. Louis Federal Reserve as of February, 2013

Website:

<http://research.stlouisfed.org/fred2/series/GDPDEF>

MISCELLANEOUS INFORMATION

NOMINAL RATE (NR) = The rate of interest before adjustment for inflation (IR).

REAL RATE = $[(1+NR)/(1+IR)] - 1$

Coal Example = $[(1+0.116)/(1+0.0225)] - 1 = 0.0914$

INDUSTRY	NOMINAL	REAL
Coal	11.60%	9.14%
Precious Metals	10.87%	8.43%
Non-Metals	10.73%	8.29%
Non-Precious Metals	12.59%	10.11%
Oil & Gas	11.58%	9.12%
Oil & Gas Gathering/WD	11.81%	9.35%
Sand & Gravel	10.16%	7.74%
Uranium	12.88%	10.40%

(tax-adjusted)	NOMINAL	REAL
Coal	16.91%	14.34%
Precious Metals	17.14%	14.56%
Non-Metals	16.67%	14.10%
Non-Precious Metals	19.96%	17.32%
Oil & Gas	17.58%	14.99%
Oil & Gas Gathering/WD	17.76%	15.17%
Sand & Gravel	15.54%	13.00%
Uranium	20.58%	17.93%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
COAL MINING -- EQUITY RATE MODELS**

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				14.27%
CAPM: Total NYSE				13.90%
CAPM: Supply Side				13.23%
CAPM: Deciles 1 & 2				12.97%
Division's Risk Premium				9.58%
DGM: Earnings & Dividend				10.52%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				14.27%
Reconciled Equity Rate	14.27%	60.00%	8.56%	
Debt Rate (Corporate Ba3)	7.60%	40.00%	3.04%	
Weighted Average Cost of Capital				11.60%
Reconciled Equity Rate	14.27%			
Tax-Adjusted (38.25%)	23.11%	60.00%	13.87%	
Industry Debt Rate	7.60%	40.00%	3.04%	
Tax-Adjusted Weighted Average Cost of Capital				16.91%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Alliance Resource	NMF	1.00 (B+)	1.05
Alpha Natural Res.	NMF	1.22 (C++)	2.00
Arch Coal	NMF	1.22 (C++)	1.75
CONSOL Energy	24.97%	0.89 (B++)	1.70
Peabody Energy	26.44%	1.00 (B+)	1.60
Rhino Resource Partners LP	NMF	1.11 (B)	1.25
Walter Energy	27.25%	0.89 (B++)	1.90
Selected	38.25%	1.05	1.75

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.75
Industry Risk Premium	11.73%
Add: Risk-Free Rate	2.54%
Indicated Rate	14.27%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.75
Industry Risk Premium	11.36%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.90%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.75
Industry Risk Premium	10.69%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.23%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.75
Industry Risk Premium	10.43%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.97%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	1.05
Industry Risk Premium	7.04%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.58%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
COAL MINING -- DIVIDEND GROWTH MODELS**

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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Alliance Resource	\$57.52	\$4.70	11.50%	10.00%	10.75%	18.92%
Alpha Natural Res.	\$9.72	-	32.50%	-	32.50%	-
Arch Coal	\$7.02	\$0.12	-0.50%	-16.00%	-8.25%	-
CONSOL Energy	\$31.76	\$0.50	7.50%	15.50%	11.50%	13.07%
Peabody Energy	\$25.36	\$0.34	1.50%	3.50%	2.50%	3.84%
Rhino Resource Partners LP	\$13.81	\$1.78	-	-	-	-
Walter Energy	\$33.82	\$0.50	3.50%	6.00%	4.75%	6.23%

Indicated Rate

10.52%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Alliance Resource	\$57.52	\$4.70	-	-	-	-
Alpha Natural Res.	\$9.72	-	-	-	-	-
Arch Coal	\$7.02	\$0.12	-	-	-	-
CONSOL Energy	\$31.76	\$0.50	-	-	-	-
Peabody Energy	\$25.36	\$0.34	-	-	-	-
Rhino Resource Partners LP	\$13.81	\$1.78	-	-	-	-
Walter Energy	\$33.82	\$0.50	-	-	-	-

Indicated Rate

0.00%

COMMENTS ABOUT THE COAL MINING INDUSTRY



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
COAL MINING -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Alliance Resource	-	-	-	-	-	-	57.52	36.8	2,116.7
Alpha Natural Res.	2,912.5	180.0	3.09%	2,466.3	-	-	9.72	219.8	2,136.5
Arch Coal	4,465.4	305.0	3.42%	4,094.5	-	-	7.02	213.2	1,496.7
CONSOL Energy	3,127.3	266.0	4.25%	3,433.0	-	-	31.76	227.1	7,212.7
Peabody Energy	6,238.3	390.0	3.13%	5,330.6	-	-	25.36	270.3	6,854.8
Rhino Resource Partners LP	167.6	7.5	2.24%	111.1	-	-	13.81	26.1	360.4
Walter Energy	2,278.2	72.0	1.58%	1,186.7	-	-	33.82	62.4	2,110.4
Total				16,622.2		-			22,288.2

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Alliance Resource	-	100.00%
Alpha Natural Res.	53.58%	46.42%
Arch Coal	73.23%	26.77%
CONSOL Energy	32.25%	67.75%
Peabody Energy	43.75%	56.25%
Rhino Resource Partners LP	23.56%	76.44%
Walter Energy	35.99%	64.01%
Mean	43.73%	62.52%
Weighted Mean	42.72%	57.28%

REMARKS

* Market Value of Debt: 7.60% (Corporate Ba3)
** Market Value of Pref. Equity: N/A (Baa)



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
PRECIOUS METALS -- EQUITY RATE MODELS**

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				11.25%
CAPM: Total NYSE				10.98%
CAPM: Supply Side				10.48%
CAPM: Deciles 1 & 2				10.29%
Division's Risk Premium				8.77%
DGM: Earnings & Dividend				17.62%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				11.25%
Reconciled Equity Rate	11.25%	90.00%	10.13%	
Debt Rate (Corporate Ba1)	7.38%	10.00%	0.74%	
Weighted Average Cost of Capital				10.87%
Reconciled Equity Rate	11.25%			
Tax-Adjusted (38.25%)	18.22%	90.00%	16.40%	
Industry Debt Rate	7.38%	10.00%	0.74%	
Tax-Adjusted Weighted Average Cost of Capital				17.14%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Agnico-Eagle Mines	33.76%	1.00 (B+)	1.00
Allied Nevada Gold Corp	NMF	1.00 (B+)	1.40
AuRico Gold Inc	37.19%		1.15
Aurizon Mines Ltd	49.26%		1.10
Barrick Gold	33.55%	0.78 (A)	0.90
Brigus Gold Corp	NMF		1.25
Coeur d'Alene Mines	54.50%	1.00 (B+)	1.60
Goldcorp Inc.	NMF	0.89 (B++)	0.95
Hecla Mining	35.16%	1.00 (B+)	1.70
Kinross Gold	23.33%	0.89 (B++)	1.00
Kirkland Lake Gold Inc	NMF		1.30
New Gold Inc	NMF		1.50
Newmont Mining	27.81%	0.89 (B++)	0.80
Richmont Mines	24.79%		0.95
Selected	38.25%	0.93	1.30

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.30
Industry Risk Premium	8.71%
Add: Risk-Free Rate	2.54%
Indicated Rate	11.25%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.30
Industry Risk Premium	8.44%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.98%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.30
Industry Risk Premium	7.94%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.48%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.30
Industry Risk Premium	7.75%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.29%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	0.93
Industry Risk Premium	6.23%
Add: Risk-Free Rate	2.54%
Indicated Rate	8.77%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
PRECIOUS METALS -- DIVIDEND GROWTH MODELS**

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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Agnico-Eagle Mines	\$50.68	\$0.88	13.00%	16.00%	14.50%	16.24%
Allied Nevada Gold Corp	\$28.96	-	-	-	-	-
AuRico Gold Inc	\$7.78	-	5.00%	-	5.00%	-
Aurizon Mines Ltd	\$3.35	-	2.47%	-	2.47%	-
Barrick Gold	\$34.01	\$0.80	-	-	-	-
Brigus Gold Corp	\$0.89	-	-	-	-	-
Coeur d'Alene Mines	\$23.68	-	-	-	-	-
Goldcorp Inc.	\$35.59	\$0.60	17.50%	23.00%	20.25%	21.94%
Hecla Mining	\$5.63	-	1.00%	-	1.00%	-
Kinross Gold	\$9.42	\$0.16	12.00%	14.00%	13.00%	14.70%
Kirkland Lake Gold Inc	\$5.75	-	-	-	-	-
New Gold Inc	\$10.64	-	5.00%	-	5.00%	-
Newmont Mining	\$45.03	\$1.40	-	-	-	-
Richmont Mines	\$2.89	-	-	-	-	-
Indicated Rate						17.62%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Agnico-Eagle Mines	\$50.68	\$0.88	-	-	-	-
Allied Nevada Gold Corp	\$28.96	-	-	-	-	-
AuRico Gold Inc	\$7.78	-	-	-	-	-
Aurizon Mines Ltd	\$3.35	-	-	-	-	-
Barrick Gold	\$34.01	\$0.80	-	-	-	-
Brigus Gold Corp	\$0.89	-	-	-	-	-
Coeur d'Alene Mines	\$23.68	-	-	-	-	-
Goldcorp Inc.	\$35.59	\$0.60	-	-	-	-
Hecla Mining	\$5.63	-	-	-	-	-
Kinross Gold	\$9.42	\$0.16	-	-	-	-
Kirkland Lake Gold Inc	\$5.75	-	-	-	-	-
New Gold Inc	\$10.64	-	-	-	-	-
Newmont Mining	\$45.03	\$1.40	-	-	-	-
Richmont Mines	\$2.89	-	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE PRECIOUS METALS INDUSTRY



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
PRECIOUS METALS -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Agnico-Eagle Mines	800.0	52.7	3.29%	730.3	-	-	50.68	170.9	8,661.2
Allied Nevada Gold Corp	482.9	-	-	482.9	-	-	28.96	89.6	2,594.8
AuRico Gold Inc	217.3	-	-	217.3	-	-	7.78	281.6	2,190.8
Aurizon Mines Ltd	-	-	-	-	-	-	3.35	-	-
Barrick Gold	12,642.0	600.0	2.37%	8,982.1	-	-	34.01	1,000.4	34,023.6
Brigus Gold Corp	-	-	-	-	-	-	0.89	-	-
Coeur d'Alene Mines	5.1	-	-	5.1	-	-	23.68	89.7	2,124.1
Goldcorp Inc.	771.0	33.0	2.14%	508.3	-	-	35.59	809.9	28,824.3
Hecla Mining	10.2	-	-	10.2	0.6	-	5.63	285.3	1,606.2
Kinross Gold	2,117.5	29.0	0.68%	718.6	-	-	9.42	1,137.7	10,717.1
Kirkland Lake Gold Inc	-	-	-	-	-	-	5.75	-	-
New Gold Inc	-	-	-	-	-	-	10.64	-	-
Newmont Mining	6,099.0	270.0	2.21%	4,119.4	-	-	45.03	495.0	22,289.8
Richmont Mines	-	-	-	-	-	-	2.89	-	-
Total				15,774.2	-				113,031.9

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Agnico-Eagle Mines	7.78%	92.22%
Allied Nevada Gold Corp	15.69%	84.31%
AuRico Gold Inc	9.02%	90.98%
Aurizon Mines Ltd	-	-
Barrick Gold	20.89%	79.11%
Brigus Gold Corp	-	-
Coeur d'Alene Mines	0.24%	99.76%
Goldcorp Inc.	1.73%	98.27%
Hecla Mining	0.63%	99.37%
Kinross Gold	6.28%	93.72%
Kirkland Lake Gold Inc	-	-
New Gold Inc	-	-
Newmont Mining	15.60%	84.40%
Richmont Mines	-	-
Mean	8.65%	91.35%
Weighted Mean	12.25%	87.75%

REMARKS

* Market Value of Debt: 7.38% (Corporate Ba1)

** Market Value of Pref. Equity: N/A (Baa)



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-PRECIOUS METALS -- EQUITY RATE MODELS

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RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				13.60%
CAPM: Total NYSE				13.25%
CAPM: Supply Side				12.62%
CAPM: Deciles 1 & 2				12.37%
Division's Risk Premium				8.03%
DGM: Earnings & Dividend				15.81%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				14.00%
Reconciled Equity Rate	14.00%	85.00%	11.90%	
Debt Rate (Corporate Baa)	4.63%	15.00%	0.69%	
Weighted Average Cost of Capital				12.59%
Reconciled Equity Rate	14.00%			
Tax-Adjusted (38.25%)	22.67%	85.00%	19.27%	
Industry Debt Rate	4.63%	15.00%	0.69%	
Tax-Adjusted Weighted Average Cost of Capital				19.96%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
BHP Billiton Ltd. ADR	23.39%	0.78 (A)	1.40
Freep't-McMoRan C&G	35.01%	0.67 (A+)	1.65
Inmet Mining Corp.	28.48%		1.60
Lundin Mining Corp	21.96%		2.00
Revett Minerals Inc	24.23%		1.45
Rio Tinto plc	27.91%	0.78 (A)	1.60
Southern Copper	32.02%	0.67 (A+)	1.55
Teck Resources Ltd. 'B'	33.56%	0.89 (B++)	1.85
Thompson Creek Metals Company	NMF	1.11 (B)	1.60
Selected	38.25%	0.82	1.65

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.65
Industry Risk Premium	11.06%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.60%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.65
Industry Risk Premium	10.71%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.25%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.65
Industry Risk Premium	10.08%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.62%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.65
Industry Risk Premium	9.83%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.37%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	0.82
Industry Risk Premium	5.49%
Add: Risk-Free Rate	2.54%
Indicated Rate	8.03%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-PRECIOUS METALS -- DIVIDEND GROWTH MODELS**

DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
BHP Billiton Ltd. ADR	\$76.86	\$2.28	11.00%	12.00%	11.50%	14.47%
Freep't-McMoRan C&G	\$33.14	\$1.31	8.50%	20.50%	14.50%	18.45%
Inmet Mining Corp.	\$73.40	-	-	-	-	-
Lundin Mining Corp	\$5.03	-	-	-	-	-
Revett Minerals Inc	\$2.74	-	-	-	-	-
Rio Tinto plc	\$57.06	\$1.80	10.00%	17.50%	13.75%	16.90%
Southern Copper	\$37.27	\$1.00	14.50%	4.00%	9.25%	11.93%
Teck Resources Ltd. 'B'	\$35.07	\$0.90	5.00%	24.50%	14.75%	17.32%
Thompson Creek Metals Company	\$4.22	-	-	-	-	-
Indicated Rate						15.81%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
BHP Billiton Ltd. ADR	\$76.86	\$2.28	-	-	-	-
Freep't-McMoRan C&G	\$33.14	\$1.31	-	-	-	-
Inmet Mining Corp.	\$73.40	-	-	-	-	-
Lundin Mining Corp	\$5.03	-	-	-	-	-
Revett Minerals Inc	\$2.74	-	-	-	-	-
Rio Tinto plc	\$57.06	\$1.80	-	-	-	-
Southern Copper	\$37.27	\$1.00	-	-	-	-
Teck Resources Ltd. 'B'	\$35.07	\$0.90	-	-	-	-
Thompson Creek Metals Company	\$4.22	-	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE NON-PRECIOUS METALS INDUSTRY



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-PRECIOUS METALS -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
BHP Billiton Ltd. ADR	24,799.0	1,100.0	2.22%	24,121.3	-	-	76.86	2,675.0	205,600.5
Freep't-McMoRan C&G	3,521.0	220.0	3.12%	4,322.2	-	-	33.14	948.0	31,416.7
Inmet Mining Corp.	-	-	-	-	-	-	73.40	-	-
Lundin Mining Corp	-	-	-	-	-	-	5.03	-	-
Revett Minerals Inc	-	-	-	-	-	-	2.74	-	-
Rio Tinto plc	19,409.0	990.0	2.55%	20,693.7	-	-	57.06	1,960.7	111,877.5
Southern Copper	2,731.2	160.0	2.93%	3,202.9	-	-	37.27	850.0	31,679.5
Teck Resources Ltd. 'B'	7,541.0	450.0	2.98%	8,959.1	-	-	35.07	586.6	20,572.1
Thompson Creek Metals Company	-	-	-	-	-	-	4.22	-	-
Total				61,299.2	-				401,146.3

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
BHP Billiton Ltd. ADR	10.50%	89.50%
Freep't-McMoRan C&G	12.09%	87.91%
Inmet Mining Corp.	-	-
Lundin Mining Corp	-	-
Revett Minerals Inc	-	-
Rio Tinto plc	15.61%	84.39%
Southern Copper	9.18%	90.82%
Teck Resources Ltd. 'B'	30.34%	69.66%
Thompson Creek Metals Company	-	-
Mean	15.54%	84.46%
Weighted Mean	13.26%	86.74%

REMARKS

* Market Value of Debt: 4.63% (Corporate Baa)
** Market Value of Pref. Equity: N/A (Baa)



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-METALS -- EQUITY RATE MODELS**

RECONCILIATION

Equity Models	Equity Rate
CAPM: Rule 62 Compliant	10.51%
CAPM: Total NYSE	10.26%
CAPM: Supply Side	9.81%
CAPM: Deciles 1 & 2	9.63%
Division's Risk Premium	9.04%
DGM: Earnings & Dividend	13.61%
DGM: Plowback Ratio	5.87%
Reconciled Equity Rate	11.28%
Reconciled Equity Rate 11.28% 85.00% 9.59%	
Debt Rate (Corporate Ba2) 7.60% 15.00% 1.14%	
Weighted Average Cost of Capital	10.73%
Reconciled Equity Rate 11.28%	
Tax-Adjusted (38.25%) 18.27% 85.00% 15.53%	
Industry Debt Rate 7.60% 15.00% 1.14%	
Tax-Adjusted Weighted Average Cost of Capital	16.67%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
AMCOL Int'l	27.80%	1.00 (B+)	1.35
Compass Minerals Int'l	NMF	1.11 (B)	0.95
Eagle Materials	NMF	1.00 (B+)	1.20
Martin Marietta	20.86%	0.89 (B++)	1.15
Potash Corp.	25.71%	0.67 (A+)	1.35
Texas Inds.	NMF	1.11 (B)	1.55
U S Lime & Minerals	26.38%	0.89 (B++)	0.90
Vulcan Materials	NMF	1.11 (B)	1.10
Selected	38.25%	0.97	1.19

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.19
Industry Risk Premium	7.97%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.51%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.19
Industry Risk Premium	7.72%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.26%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.19
Industry Risk Premium	7.27%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.81%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.19
Industry Risk Premium	7.09%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.63%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	0.97
Industry Risk Premium	6.50%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.04%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-METALS -- DIVIDEND GROWTH MODELS**

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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
AMCOL Int'l	\$30.43	\$0.80	11.50%	2.00%	6.75%	9.38%
Compass Minerals Int'l	\$75.18	\$2.15	8.00%	11.00%	9.50%	12.36%
Eagle Materials	\$25.50	\$0.44	17.50%	3.00%	10.25%	11.98%
Martin Marietta	\$93.34	\$1.60	17.50%	2.00%	9.75%	11.46%
Potash Corp.	\$39.77	\$0.84	10.50%	31.00%	20.75%	22.86%
Texas Inds.	\$50.10	-	-	-	-	-
U S Lime & Minerals	\$46.52	-	-	-	-	-
Vulcan Materials	\$51.20	-	-	-	-	-
Indicated Rate						13.61%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
AMCOL Int'l	\$30.43	\$0.80	-	-	-	-
Compass Minerals Int'l	\$75.18	\$2.15	34.00%	20.00%	6.80%	9.66%
Eagle Materials	\$25.50	\$0.44	16.50%	13.50%	2.23%	3.95%
Martin Marietta	\$93.34	\$1.60	14.00%	9.50%	1.33%	3.04%
Potash Corp.	\$39.77	\$0.84	25.50%	18.50%	4.72%	6.83%
Texas Inds.	\$50.10	-	6.00%	6.00%	0.36%	-
U S Lime & Minerals	\$46.52	-	15.50%	15.50%	2.40%	-
Vulcan Materials	\$51.20	-	14.00%	9.00%	1.26%	-
Indicated Rate						5.87%

COMMENTS ABOUT THE NON-METALS INDUSTRY



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
NON-METALS -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
AMCOL Int'l	-	-	-	-	-	-	30.43	31.7	964.6
Compass Minerals Int'l	479.3	18.0	1.88%	280.4	-	-	75.18	33.0	2,480.9
Eagle Materials	212.3	16.6	3.91%	217.3	-	-	25.50	44.5	1,134.8
Martin Marietta	1,082.1	58.6	2.71%	827.0	-	-	93.34	45.7	4,265.6
Potash Corp.	3,465.0	150.0	2.16%	2,241.9	-	-	39.77	858.7	34,150.5
Texas Inds.	657.8	60.5	4.60%	771.2	-	-	50.10	28.0	1,402.8
U S Lime & Minerals	22.9	-	-	22.9	-	-	46.52	6.2	288.4
Vulcan Materials	2,527.5	145.0	2.87%	2,019.3	-	-	51.20	129.2	6,615.0
Total				6,380.0		-			51,302.6

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
AMCOL Int'l	-	100.00%
Compass Minerals Int'l	10.15%	89.85%
Eagle Materials	16.07%	83.93%
Martin Marietta	16.24%	83.76%
Potash Corp.	6.16%	93.84%
Texas Inds.	35.47%	64.53%
U S Lime & Minerals	7.36%	92.64%
Vulcan Materials	23.39%	76.61%
Mean	16.41%	85.64%
Weighted Mean	11.06%	88.94%

REMARKS

* Market Value of Debt: 7.60% (Corporate Ba2)
** Market Value of Pref. Equity: N/A (Baa)



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS -- EQUITY RATE MODELS

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				12.59%
CAPM: Total NYSE				12.28%
CAPM: Supply Side				11.71%
CAPM: Deciles 1 & 2				11.48%
Division's Risk Premium				9.78%
DGM: Earnings & Dividend				15.83%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				12.91%
Reconciled Equity Rate	12.91%	75.00%	9.68%	
Debt Rate (Corporate Ba3)	7.60%	25.00%	1.90%	
Weighted Average Cost of Capital				11.58%
Reconciled Equity Rate	12.91%			
Tax-Adjusted (38.25%)	20.91%	75.00%	15.68%	
Industry Debt Rate	7.60%	25.00%	1.90%	
Tax-Adjusted Weighted Average Cost of Capital				17.58%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Abraxas Petrol	NMF	1.22 (C++)	1.75
Berry Petroleum `A'	37.95%	1.11 (B)	1.80
Bill Barrett Corp	36.53%	1.11 (B)	1.35
Continental Resources Inc	37.59%	0.89 (B++)	1.65
Double Eagle Petroleum Co.	36.64%	1.22 (C++)	1.50
Encana Corp.	NMF	1.00 (B+)	1.20
Gasco Energy Inc	NMF	1.33 (C+)	1.65
GMX Resources Inc	NMF	1.44 (C)	1.75
Isramco Inc.	NMF	1.11 (B)	0.85
Kodiak Oil & Gas Corp	NMF	1.11 (B)	1.65
Legacy Reserves	NMF	1.00 (B+)	1.10
Pioneer Natural Res.	32.50%	0.78 (A)	1.50
QEP Resources	NMF	0.89 (B++)	1.35
Resolute Energy Corp	36.96%	0.89 (B++)	0.70
Ultra Petroleum	36.25%	1.11 (B)	1.10
Warren Resources Inc	NMF	1.22 (C++)	2.10
Whiting Petroleum Corp	37.00%	1.00 (B+)	1.75
Selected	38.25%	1.08	1.50

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.50
Industry Risk Premium	10.05%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.59%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.50
Industry Risk Premium	9.74%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.28%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.50
Industry Risk Premium	9.17%
Add: Risk-Free Rate	2.54%
Indicated Rate	11.71%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.50
Industry Risk Premium	8.94%
Add: Risk-Free Rate	2.54%
Indicated Rate	11.48%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	1.08
Industry Risk Premium	7.24%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.78%



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS -- DIVIDEND GROWTH MODELS**

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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Abraxas Petrol	\$2.00	-	-	-	-	-
Berry Petroleum `A'	\$32.34	\$0.35	21.00%	12.00%	16.50%	17.58%
Bill Barrett Corp	\$17.49	-	9.00%	-	9.00%	-
Continental Resources Inc	\$70.82	-	26.66%	-	26.66%	-
Double Eagle Petroleum Co.	\$3.90	-	-	-	-	-
Encana Corp.	\$19.59	\$0.80	6.00%	-2.00%	2.00%	6.08%
Gasco Energy Inc	\$0.07	-	-	-	-	-
GMX Resources Inc	\$0.50	-	-	-	-	-
Isramco Inc.	\$97.45	-	-	-	-	-
Kodiak Oil & Gas Corp	\$8.55	-	50.00%	-	50.00%	-
Legacy Reserves	\$23.18	-	-	-	-	-
Pioneer Natural Res.	\$102.41	\$0.08	31.00%	16.50%	23.75%	23.83%
QEP Resources	\$29.61	\$0.11	-	-	-	-
Resolute Energy Corp	\$7.99	-	28.70%	-	28.70%	-
Ultra Petroleum	\$18.05	-	2.50%	-	2.50%	-
Warren Resources Inc	\$2.75	-	-	-	-	-
Whiting Petroleum Corp	\$41.67	-	10.16%	-	10.16%	-
Indicated Rate						15.83%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Abraxas Petrol	\$2.00	-	-	-	-	-
Berry Petroleum `A'	\$32.34	\$0.35	-	-	-	-
Bill Barrett Corp	\$17.49	-	-	-	-	-
Continental Resources Inc	\$70.82	-	-	-	-	-
Double Eagle Petroleum Co.	\$3.90	-	-	-	-	-
Encana Corp.	\$19.59	\$0.80	-	-	-	-
Gasco Energy Inc	\$0.07	-	-	-	-	-
GMX Resources Inc	\$0.50	-	-	-	-	-
Isramco Inc.	\$97.45	-	-	-	-	-
Kodiak Oil & Gas Corp	\$8.55	-	-	-	-	-
Legacy Reserves	\$23.18	-	-	-	-	-
Pioneer Natural Res.	\$102.41	\$0.08	-	-	-	-
QEP Resources	\$29.61	\$0.11	-	-	-	-
Resolute Energy Corp	\$7.99	-	-	-	-	-
Ultra Petroleum	\$18.05	-	-	-	-	-
Warren Resources Inc	\$2.75	-	-	-	-	-
Whiting Petroleum Corp	\$41.67	-	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE OIL & GAS INDUSTRY

[Empty box for comments about the oil & gas industry]



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS -- CAPITAL STRUCTURE

CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Abraxas Petrol	145.6	-	-	145.6	-	-	2.00	91.6	183.2
Berry Petroleum `A'	1,502.7	87.0	2.89%	1,209.1	-	-	32.34	53.9	1,743.1
Bill Barrett Corp	1,318.5	-	-	1,318.5	-	-	17.49	47.0	822.0
Continental Resources Inc	2,943.7	-	-	2,943.7	-	-	70.82	179.7	12,726.4
Double Eagle Petroleum Co.	46.6	-	-	46.6	3.7	-	3.90	11.2	43.7
Encana Corp.	7,684.0	-	-	7,684.0	-	-	19.59	736.3	14,424.1
Gasco Energy Inc	25.5	-	-	25.5	-	-	0.07	167.8	11.7
GMX Resources Inc	380.5	-	-	380.5	7.3	-	0.50	60.7	30.4
Isramco Inc.	42.1	-	-	42.1	-	-	97.45	2.7	263.1
Kodiak Oil & Gas Corp	920.8	-	-	920.8	-	-	8.55	258.0	2,205.9
Legacy Reserves	452.0	-	-	452.0	-	-	23.18	47.8	1,108.0
Pioneer Natural Res.	3,285.5	195.0	2.97%	2,695.2	-	-	102.41	121.9	12,483.8
QEP Resources	3,180.7	180.0	2.83%	2,514.5	-	-	29.61	177.2	5,246.9
Resolute Energy Corp	268.0	-	-	268.0	-	-	7.99	59.4	474.6
Ultra Petroleum	2,117.0	75.0	1.77%	1,190.1	-	-	18.05	152.5	2,752.6
Warren Resources Inc	101.0	-	-	101.0	-	-	2.75	70.9	195.0
Whiting Petroleum Corp	1,600.0	-	-	1,600.0	1.1	-	41.67	117.4	4,892.1
Total				23,537.2		-			59,606.6

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Abraxas Petrol	44.28%	55.72%
Berry Petroleum `A'	40.96%	59.04%
Bill Barrett Corp	61.60%	38.40%
Continental Resources Inc	18.79%	81.21%
Double Eagle Petroleum Co.	51.61%	48.39%
Encana Corp.	34.76%	65.24%
Gasco Energy Inc	68.55%	31.45%
GMX Resources Inc	92.60%	7.40%
Isramco Inc.	13.79%	86.21%
Kodiak Oil & Gas Corp	29.45%	70.55%
Legacy Reserves	28.97%	71.03%
Pioneer Natural Res.	17.76%	82.24%
QEP Resources	32.40%	67.60%
Resolute Energy Corp	36.09%	63.91%
Ultra Petroleum	30.18%	69.82%
Warren Resources Inc	34.12%	65.88%
Whiting Petroleum Corp	24.65%	75.35%
Mean	38.86%	61.14%
Weighted Mean	28.31%	71.69%

REMARKS

* Market Value of Debt: 7.60% (Corporate Ba3)
 ** Market Value of Pref. Equity: N/A (Baa)



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS GATHERING/WD -- EQUITY RATE MODELS

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				9.58%
CAPM: Total NYSE				9.35%
CAPM: Supply Side				8.96%
CAPM: Deciles 1 & 2				8.80%
Division's Risk Premium				9.71%
DGM: Earnings & Dividend				17.85%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				13.72%
Reconciled Equity Rate	13.72%	70.00%	9.60%	
Debt Rate (Corporate Ba1)	7.38%	30.00%	2.21%	
Weighted Average Cost of Capital				11.81%
Reconciled Equity Rate	13.72%			
Tax-Adjusted (38.25%)	22.22%	70.00%	15.55%	
Industry Debt Rate	7.38%	30.00%	2.21%	
Tax-Adjusted Weighted Average Cost of Capital				17.76%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Copano Energy	NMF	1.11 (B)	1.15
El Paso Pipeline	NMF	1.11 (B)	0.70
ONEOK Inc.	38.68%	1.00 (B+)	0.95
Spectra Energy	27.92%	1.11 (B)	1.00
Williams Cos.	NMF	1.00 (B+)	
Selected	38.25%	1.07	1.05

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.05
Industry Risk Premium	7.04%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.58%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.05
Industry Risk Premium	6.81%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.35%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.05
Industry Risk Premium	6.42%
Add: Risk-Free Rate	2.54%
Indicated Rate	8.96%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.05
Industry Risk Premium	6.26%
Add: Risk-Free Rate	2.54%
Indicated Rate	8.80%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	1.07
Industry Risk Premium	7.17%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.71%



UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS GATHERING/WD -- DIVIDEND GROWTH MODELS

DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Copano Energy	\$31.30	\$2.38	32.50%	2.50%	17.50%	25.10%
El Paso Pipeline	\$36.20	\$2.32	10.50%	10.50%	10.50%	16.91%
ONEOK Inc.	\$42.07	\$1.36	11.50%	10.50%	11.00%	14.23%
Spectra Energy	\$26.97	\$1.24	7.50%	7.00%	7.25%	11.85%
Williams Cos.	\$31.79	\$1.40	9.00%	24.50%	16.75%	21.15%
Indicated Rate						17.85%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Copano Energy	\$31.30	\$2.38	-	-	-	-
El Paso Pipeline	\$36.20	\$2.32	-	-	-	-
ONEOK Inc.	\$42.07	\$1.36	-	-	-	-
Spectra Energy	\$26.97	\$1.24	-	-	-	-
Williams Cos.	\$31.79	\$1.40	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE OIL & GAS GATHERING/WD INDUSTRY



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
OIL & GAS GATHERING/WD -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Copano Energy	1,092.7	58.0	2.65%	843.8	-	-	31.30	66.3	2,075.2
El Paso Pipeline	4,244.0	236.7	2.79%	3,403.1	-	-	36.20	197.4	7,145.9
ONEOK Inc.	6,517.5	265.0	2.03%	4,143.5	-	-	42.07	206.5	8,687.5
Spectra Energy	10,653.0	585.0	2.75%	8,441.7	-	-	26.97	651.0	17,557.5
Williams Cos.	9,512.0	560.0	2.94%	7,951.4	-	-	31.79	591.0	18,787.9
Total				24,783.5		-			54,254.0

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Copano Energy	28.91%	71.09%
El Paso Pipeline	32.26%	67.74%
ONEOK Inc.	32.29%	67.71%
Spectra Energy	32.47%	67.53%
Williams Cos.	29.74%	70.26%
Mean	31.13%	68.87%
Weighted Mean	31.36%	68.64%

REMARKS

* Market Value of Debt: 7.38% (Corporate Ba1)
** Market Value of Pref. Equity: N/A (Baa)



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
SAND AND GRAVEL -- EQUITY RATE MODELS**

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				10.85%
CAPM: Total NYSE				10.59%
CAPM: Supply Side				10.12%
CAPM: Deciles 1 & 2				9.93%
Division's Risk Premium				9.37%
DGM: Earnings & Dividend				18.75%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				10.85%
Reconciled Equity Rate	10.85%	80.00%	8.68%	
Debt Rate (Corporate Ba1)	7.38%	20.00%	1.48%	
Weighted Average Cost of Capital				10.16%
Reconciled Equity Rate	10.85%			
Tax-Adjusted (38.25%)	17.57%	80.00%	14.06%	
Industry Debt Rate	7.38%	20.00%	1.48%	
Tax-Adjusted Weighted Average Cost of Capital				15.54%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Eagle Materials	NMF	1.00 (B+)	1.25
Granite Construction	26.11%	1.00 (B+)	1.15
Martin Marietta	20.86%	0.89 (B++)	1.15
Texas Inds.	NMF	1.11 (B)	1.55
Vulcan Materials	NMF	1.11 (B)	1.10
Selected	38.25%	1.02	1.24

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.24
Industry Risk Premium	8.31%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.85%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.24
Industry Risk Premium	8.05%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.59%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.24
Industry Risk Premium	7.58%
Add: Risk-Free Rate	2.54%
Indicated Rate	10.12%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.24
Industry Risk Premium	7.39%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.93%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	1.02
Industry Risk Premium	6.83%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.37%



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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Eagle Materials	\$57.18	\$0.40	38.00%	6.00%	22.00%	22.70%
Granite Construction	\$33.00	\$0.52	33.50%	7.50%	20.50%	22.08%
Martin Marietta	\$93.34	\$1.60	17.50%	2.00%	9.75%	11.46%
Texas Inds.	\$50.10	-	-	-	-	-
Vulcan Materials	\$51.20	\$0.04	-	-15.50%	-15.50%	-
Indicated Rate						18.75%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Eagle Materials	\$57.18	\$0.40	-	-	-	-
Granite Construction	\$33.00	\$0.52	-	-	-	-
Martin Marietta	\$93.34	\$1.60	-	-	-	-
Texas Inds.	\$50.10	-	-	-	-	-
Vulcan Materials	\$51.20	\$0.04	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE SAND AND GRAVEL INDUSTRY



**UTAH STATE TAX COMMISSION
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SAND AND GRAVEL -- CAPITAL STRUCTURE**

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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Eagle Materials	212.3	16.6	3.91%	222.5	-	-	57.18	45.3	2,590.3
Granite Construction	200.2	13.5	3.37%	186.2	-	-	33.00	38.7	1,277.1
Martin Marietta	1,092.1	58.6	2.68%	850.3	-	-	93.34	45.7	4,265.6
Texas Inds.	657.8	60.5	4.60%	789.2	-	-	50.10	28.0	1,402.8
Vulcan Materials	2,527.5	145.0	2.87%	2,071.0	-	-	51.20	129.2	6,615.0
Total				4,119.2		-			16,150.8

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Eagle Materials	7.91%	92.09%
Granite Construction	12.72%	87.28%
Martin Marietta	16.62%	83.38%
Texas Inds.	36.00%	64.00%
Vulcan Materials	23.84%	76.16%
Mean	19.42%	80.58%
Weighted Mean	20.32%	79.68%

REMARKS

* Market Value of Debt: 7.38% (Corporate Ba1)

** Market Value of Pref. Equity: N/A (Baa)



**UTAH STATE TAX COMMISSION
PROPERTY TAX DIVISION
URANIUM MINING -- EQUITY RATE MODELS**

RECONCILIATION

Equity Models				Equity Rate
CAPM: Rule 62 Compliant				13.80%
CAPM: Total NYSE				13.44%
CAPM: Supply Side				12.80%
CAPM: Deciles 1 & 2				12.55%
Division's Risk Premium				9.64%
DGM: Earnings & Dividend				9.33%
DGM: Plowback Ratio				0.00%
Reconciled Equity Rate				13.80%
Reconciled Equity Rate	13.80%	90.00%	12.42%	
Debt Rate (Corporate Baa)	4.63%	10.00%	0.46%	
Weighted Average Cost of Capital				12.88%
Reconciled Equity Rate	13.80%			
Tax-Adjusted (38.25%)	22.35%	90.00%	20.11%	
Industry Debt Rate	4.63%	10.00%	0.46%	
Tax-Adjusted Weighted Average Cost of Capital				20.58%

GUIDELINE COMPANY INFORMATION SUMMARY

Company Name	Tax Rate	Relative Financial Strength	Beta
Cameco Corp.	NMF	1.00 (B+)	1.10
Uranium Energy Corp	NMF		1.70
Uranium Resources Inc	NMF	1.11 (B)	2.25
Selected	38.25%	1.06	1.68

CAPM: RULE 62 COMPLIANT

Item	Rate
Market Risk Premium	6.70%
x Industry Beta	1.68
Industry Risk Premium	11.26%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.80%

CAPM: FULL NYSE

Item	Rate
Market Risk Premium	6.49%
x Industry Beta	1.68
Industry Risk Premium	10.90%
Add: Risk-Free Rate	2.54%
Indicated Rate	13.44%

CAPM: SUPPLY SIDE

Item	Rate
Market Risk Premium	6.11%
x Industry Beta	1.68
Industry Risk Premium	10.26%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.80%

CAPM: DECILES 1 & 2

Item	Rate
Market Risk Premium	5.96%
x Industry Beta	1.68
Industry Risk Premium	10.01%
Add: Risk-Free Rate	2.54%
Indicated Rate	12.55%

DIVISION'S RISK PREMIUM

Item	Rate
Market Risk Premium	6.70%
x Industry Financial Strength	1.06
Industry Risk Premium	7.10%
Add: Risk-Free Rate	2.54%
Indicated Rate	9.64%



**UTAH STATE TAX COMMISSION
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URANIUM MINING -- DIVIDEND GROWTH MODELS**

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DIVIDEND GROWTH MODEL: EARNINGS AND DIVIDEND GROWTH

Company Name	Recent Stock Price	Next Year's Dividend	Projected Earnings Growth	Projected Dividend Growth	Market Growth Rate	D.G.M. Rate
Cameco Corp.	\$19.20	\$0.40	6.50%	8.00%	7.25%	9.33%
Uranium Energy Corp	\$2.45	-	-	-	-	-
Uranium Resources Inc	\$0.32	-	-	-	-	-
Indicated Rate						9.33%

DIVIDEND GROWTH MODEL: PLOWBACK RATIO

Company Name	Recent Stock Price	Next Year's Dividend	Return on Equity	Retention Rate	Market Growth Rate	D.G.M. Rate
Cameco Corp.	\$19.20	\$0.40	-	-	-	-
Uranium Energy Corp	\$2.45	-	-	-	-	-
Uranium Resources Inc	\$0.32	-	-	-	-	-
Indicated Rate						0.00%

COMMENTS ABOUT THE URANIUM MINING INDUSTRY



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CALCULATION OF CAPITAL STRUCTURE

Company Name	Long-Term Debt	Long-Term Interest	Implied Coupon Rate	Market Value of Debt*	Pref'd Divs	MV of Pref Eqty**	Recent Stock Price	Shares Outstd	Market Value of Equity
Cameco Corp.	795.7	55.0	3.46%	1,051.0	-	-	19.20	394.7	7,578.2
Uranium Energy Corp	-	-	-	-	-	-	2.45	85.0	208.3
Uranium Resources Inc	0.5	0.0	0.00%	0.2	-	-	0.32	94.0	30.1
Total				1,051.2		-			7,816.6

CAPITAL STRUCTURE AT MARKET VALUE

Company Name	Percent Debt & Preferred Equity	Percent Common Equity
Cameco Corp.	12.18%	87.82%
Uranium Energy Corp	-	100.00%
Uranium Resources Inc	0.66%	99.34%
Mean	6.42%	95.72%
Weighted Mean	11.85%	88.15%

REMARKS

* Market Value of Debt: 4.63% (Corporate Baa)
** Market Value of Pref. Equity: N/A (Baa)