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ORIGINAL

Decision No. 646

In the matter of ascertaining the value of the property of PAJARO VALLEY CONSOLIDATED RAILROAD CO. within the State of California. ....

Case No. 182.

APPEARANCES

A. J. Whittle and E. E. Jones representing Pajaro Valley Consolidated Railroad Co.

ESHELMAN, Commissioner.

OPINION AND FINDINGS

This proceeding was brought on the Commission's initiative for the purpose of ascertain<sup>ing</sup> the various elements entering into the value of the property of Pajaro Valley Consolidated Railroad Company. For the general procedure in these so-called railroad valuation cases and for a general description of the nature of the work performed by this Commission's Engineering Department in connection therewith, reference is hereby made to this Commission's opinion and findings in Case No. 206, being the matter of ascertaining the value of the property of Stockton Terminal and Eastern Railway Company. As in that case, so also here will findings of fact be made and a finding will not be made on the question of the value of the property irrespective of the purposes for which it is ascertained.

The terms "reproduction value" and "present value" as used herein are defined in said opinion and findings in Case No. 206. As directed by the Commission, the Pajaro Valley Consolidated Railroad Company filed with the Commission the inventory of its physical property, the "original cost" and estimated "reproduction" and "present" values thereof. The final summary sheet of this inventory is attached

to this opinion and marked "Exhibit "A".

The Commission's Engineering Department made a detailed examination of the property on the ground and based upon the facts ascertained secured from its office and also from data concerning the Original Cost of the property, and the inventory submitted by the company, arrived at estimates of the Original Cost, Reproduction Value and Present Value of its operative physical property as of June 30, 1912, which estimates are contained in a report filed with the Commission by said Engineering Department dated October 16, 1912.

A hearing was held before the Commission in this proceeding on February 3, 1913, which hearing was adjourned and subsequently reset before the Commission on April 25, 1913. At the latter hearing the company was represented by A. L. Whittle, Attorney, and H. E. Jones, Office Manager.

With the notice of the first hearing, the company was furnished a copy of the report of the Engineering Department above referred to. At the hearing on April 25, 1913, the representatives of the company appearing before the Commission stated that, in their opinion, the estimates of Original Cost, Reproduction Value and Present Value of the operative physical property owned by the company as of date June 30, 1912, and reported to the Commission by its Engineering Department in said report of October 16, 1912, were fair and reasonable and that the company had no protest to make of same. A copy of the summary sheet showing the Original Cost, Reproduction Value and Present Value of the operative physical property of said company as of June 30, 1912, is hereto attached and marked Exhibit "B".

In view of the foregoing statements and based upon reports which have been filed with the Commission, I find as a fact that the Original Cost of the operative physical property of the Pajaro Valley Consolidated Railroad as of June 30, 1912, including the cost of all permanent

improvements, additions and betterments, is \$587,454.70.

I further find as a fact that the Reproduction Value, as that term has heretofore been defined, of the operative physical property of said company as of June 30, 1912, is \$791,539.60.

I further find as a fact that the Present Value, as that term is heretofore defined by the Commission, of the operative physical property of said company as of June 30, 1912, is the sum of \$576,233.07.

The foregoing opinion and findings are hereby approved and ordered filed as the opinion and finds of the Railroad Commission of the State of California.

Dated at San Francisco, California, this 7<sup>th</sup> day of May, 1913.

John M. Eashman  
A. J. Howard  
Alexander  
Edwin O. Edgerton

Commissioners.

EXHIBIT "A"

FORM No. 48.

Valuation as of June 30, 1912

CALIFORNIA RAILROAD COMMISSION  
PHYSICAL VALUATION OF STEAM RAILROADS  
FINAL SUMMARY SHEET

MONTEREY & SANTA CRUZ COUNTIES.

Field Inspector \_\_\_\_\_  
Office Compiler \_\_\_\_\_  
Date Compiled July 10 1912  
Joint Main Line \_\_\_\_\_ Miles  
Joint Second Track \_\_\_\_\_ Miles  
Joint Yard Track, etc. \_\_\_\_\_ Miles  
Total \_\_\_\_\_ Miles

No.	No.	No.	CLASSES	ORIGINAL COST	REPRODUCTION VALUE	Cond. pr. ct.	PRESENT VALUE
1	1	2	Right of way and station grounds.	43077 45	72319 05		72319 05
2	2	3	Real estate.	-	-		-
3	3	4	Grading.	48050 30	57767 20		63865 76
4	4	5	Tunnels.	-	-		-
5	5	6	Steel bridges and trusses.	-	-		-
6	6	6	Pile and frame trestles.	42526 16	44539 74		22882 59
7	7	6	Culverts.	2551 59	2759 91		1739 85
8	8	7	Ties.	42290 09	68921 87		35486 18
9	9	8	Rails.	135288 76	137836 68		83987 14
10	10	9	Frogs and switches.	10107 63	9615 00		5952 05
11	11	10	Track fastenings and other material.	13151 33	14668 42		9052 35
12	12	11	Ballast.	15923 08	15923 08		15923 08
13	13	12	Tracklaying and surfacing.	32678 93	35336 02		33336 02
14	14	13	Roadway tools.	-	-		-
15	16	14	Fencing right of way.	20170 31	29695 56		15940 04
16	16	15	Crossings and signs.	181 98	181 98		115 90
17	17	16	Interlocking plants.	-	-		-
18	18	16	Signal apparatus.	-	-		-
19	19	17	Telegraph and telephone lines.	2472 03	2472 03		1198 08
20	20	18	Station buildings and fixtures.	1245 00	1485 00		760 50
21	21	18	Platforms, walks, paving and curb.	604 00	604 00		604 00
22	22	19	General office buildings and fixtures.	-	-		-
23	23	20	Shop buildings and engine houses.	2257 00	2596 13		1488 68
24	24	20	Transfer and turntables, dinder pits, etc.	400 00	460 00		230 00
25	25	20	Miscellaneous shop buildings and structures.	120 00	138 00		98 90
26	26	21	Shop machinery and tools.	-	-		-
27	27	22	Water stations.	820 00	943 00		471 50
28	28	23	Fuel stations.	55 00	63 25		51 87
29	29	24	Grain elevators.	-	-		-
30	30	25	Storage warehouses.	5518 82	6346 36		4295 62
31	31	26	Dock and wharf property.	-	-		-
32	32	27	Electric light plants.	-	-		-
33	33	28	Electric power plants.	-	-		-
34	34	29	Electric power transmission.	-	-		-
35	35	30	Gas producing plants.	-	-		-
36	36	31	Miscellaneous structures.	1354 24	1557 14		1159 95
			Total Classes 1 to 36, inclusive.	420843 70	506229 42		372959 11
37		1	Engineering per cent, 1 to 36, inclusive.	4657 50	4657 50		4657 50
38	37	22	Transportation of men and material.	-	-		-
39	38	23	Rent of equipment.	-	-		-
40	38	24	Repairs of equipment.	-	-		-
41		35	Earning and operating exp. during construction.	-	-		-
42		36	Injuries to persons.	-	-		-
43		36	Cost of road purchased.	-	-		-
			Total Classes 1 to 43, inclusive.	425501 20	510886 92		377616 61
44	39	37	Steam locomotives.	47661 68	61786 87		31367 42
45		38	Electric locomotives.	-	-		-
46	40	39	Passenger train cars.	10246 15	20512 62		10696 84
47	41	40	Freight train cars.	111799 94	130913 46		78543 27
48	42	41	Work equipment.	-	-		-
49	43	42	Floating equipment.	-	-		-
			Total Classes 1 to 49, inclusive.	595808 97	724099 87		498224 14
50		43	Law expenses per cent, Classes 1 to 36, incl.	-	-		-
51	44	44	Stationery and printing.	-	-		-
52	44	45	Insurance.	-	-		-
53	45	46	Taxes.	-	-		-
			Total Classes 1 to 53, inclusive.	-	-		-
54		47	Int. & Comm. per cent, Classes 1 to 53, incl.	-	-		-
55	45	48	Other expenditures.	-	-		-
56			Contingencies per cent, Classes 1 to 53, incl.	-	-		-
57	46		Stores and supplies on hand for use in California.	-	-		-
			GRAND TOTAL.	595808 97	724099 87		498224 14
			Average per mile for main line track.	14370 69	17465 02		12016 98

*CORRECTION*

# CORRECTION

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**

Name of Owner P. V. C. R. R. Co.  
 Operating Co. P. V. C. R. R. Co.  
 Division \_\_\_\_\_  
 From \_\_\_\_\_ To \_\_\_\_\_  
 Miles, Main Line Track 47.45  
 Miles, Second Track \_\_\_\_\_  
 Miles, Yard Tracks, etc. 9.65  
 Total 57.11

EXHIBIT "A"  
 FORM No. 48.

Valuation as of June 30, 1912

CALIFORNIA RAILROAD COMMISSION  
 PHYSICAL VALUATION OF STEAM RAILROADS  
**FINAL SUMMARY SHEET**

MONTEREY & SANTA CRUZ COUNTIES.

Field Inspector \_\_\_\_\_  
 Office Compiler \_\_\_\_\_  
 Date Compiled July 10 1912  
 Joint Main Line \_\_\_\_\_ Miles  
 Joint Second Track \_\_\_\_\_ Miles  
 Joint Yard Track, etc. \_\_\_\_\_ Miles  
 Total \_\_\_\_\_ Miles

Class No.	Form No.	I.C.C. Acct. No.	CLASSES	ORIGINAL COST	REPRODUCTION VALUE	Cond. pr. ct.	PRESENT VALUE
1	1	2	Right of way and station grounds.	43077 45	72319 05		72319 05
2	2	3	Real estate.				
3	3	4	Grading.	48050 30	57767 20		63865 76
4	4	5	Tunnels.				
5	5	6	Steel bridges and trusses.				
6	6	6	Pile and frame trestles.	42526 16	44539 74		22882 59
7	7	6	Culverts.	2551 59	2759 91		1739 85
8	8	7	Ties.	42290 09	68921 87		35486 18
9	9	8	Rails.	135288 76	137836 68		83987 14
10	10	9	Frogs and switches.	10107 63	9615 00		5952 05
11	11	10	Track fastenings and other material.	13151 33	14668 42		9052 35
12	12	11	Ballast.	15923 08	15923 08		15923 06
13	13	12	Tracklaying and surfacing.	32678 93	35336 02		35336 02
14	14	13	Roadway tools.				
15	16	14	Fencing right of way.	20170 31	29695 56		15940 04
16	16	15	Crossings and signs.	181 98	181 98		115 90
17	17	16	Interlocking plants.				
18	18	16	Signal apparatus.				
19	19	17	Telegraph and telephone lines.	2472 03	2472 03		1198 08
20	20	18	Station buildings and fixtures.	1245 00	1485 00		760 50
21	21	18	Platforms, walks, paving and curb.	604 00	604 00		604 00
22	22	19	General office buildings and fixtures.				
23	23	20	Shop buildings and engine houses.	2257 00	2596 13		1488 68
24	24	20	Transfer and turntables, dinder pits, etc.	400 00	460 00		230 00
25	25	20	Miscellaneous shop buildings and structures.	120 00	138 00		98 90
26	26	21	Shop machinery and tools.				
27	27	22	Water stations.	820 00	943 00		471 30
28	28	23	Fuel stations.	55 00	63 25		51 87
29	29	24	Grain elevators.				
30	30	25	Storage warehouses.	5518 82	6346 36		4295 62
31	31	26	Dock and wharf property.				
32	32	27	Electric light plants.				
33	33	28	Electric power plants.				
34	34	29	Electric power transmission.				
35	35	30	Gas producing plants.				
36	36	31	Miscellaneous structures.	1354 24	1557 14		1159 95
Total Classes 1 to 36, inclusive.				420843 70	506229 42		372959 11
37	--	1	Engineering-----per cent. 1 to 36, inclusive.	4657 50	4657 50		4657 50
38	37	22	Transportation of men and material.				
39	38	23	Rent of equipment.				
40	38	34	Repairs of equipment.				
41	--	35	Earning and operating exp. during construction.				
42	--	36	Injuries to persons.				
43	37	36	Cost of road purchased.				
Total Classes 1 to 43, inclusive.				425501 20	510886 92		377616 61
44	39	37	Steam locomotives.	47661 68	61786 87		31367 42
45	--	38	Electric locomotives.				
46	40	39	Passenger train cars.	10846 15	20512 62		10696 84
47	41	40	Freight train cars.	111799 94	130913 46		78543 27
48	42	41	Work equipment.				
49	43	42	Floating equipment.				
Total Classes 1 to 49, inclusive.				595808 97	724099 87		498224 14
50	--	43	Law expenses-----per cent. Classes 1 to 36, incl.				
51	44	44	Stationery and printing.				
52	44	45	Insurance.				
53	45	46	Taxes.				
Total Classes 1 to 53, inclusive.							
54	--	47	Int. & Comm-----per cent. Classes 1 to 53, incl.				
55	46	48	Other expenditures.				
56	--	--	Contingencies-----per cent. Classes 1 to 53, incl.				
57	46	--	Stores and supplies on hand for use in California.				
GRAND TOTAL				595808 97	724099 87		498224 14
Average per mile for main line track.				14370 69	17465 02		12016 98

Name of Owner Pajaro Valley Consolidated R.R. EXHIBIT "B" Valuation as of June 30, 1912  
 Operating Co. do FORM No. 48. Richard Sachse & W. W. Cooke  
 Division Main Line and all Branches CALIFORNIA RAILROAD COMMISSION do  
 From Watsonville To Salinas PHYSICAL VALUATION OF STEAM RAILROADS  
 Miles, Main Line Track 42.46 Office Compiler  
 Miles, Second Track - Joint Main Line - Miles  
 Miles, Yard Tracks, etc. 9.65 Joint Second Track - Miles  
 Total 52.11 Date Compiled October 7, 1912  
 Field Inspector

## FINAL SUMMARY SHEET

Class No.	Form No.	I.C.C. Acct. No.	CLASSES	ORIGINAL COST	REPRODUCTION VALUE	Cond. pr. ct.	PRESENT VALUE
1	1	2	Right of way and station grounds.	43077 45	91875 25	100	91875 25
2	2	3	Real estate.	-	-	-	-
3	3	4	Grading.	48053 67	42733 07	105	44869 72
4	4	5	Tunnels.	-	-	-	-
5	5	6	Steel bridges and trusses.	6094 87	6094 87	54	3275 21
6	6	6	Pile and frame trestles.	33809 17	29394 63	52	15179 56
7	7	6	Culverts.	2552 51	2434 48	61	1492 74
8	8	7	Ties.	42477 34	61216 35	51	31489 78
9	9	8	Rails.	130084 13	148832 66	66	97817 77
10	10	9	Frogs and switches.	10107 63	6999 87	65	4525 08
11	11	10	Track fastenings and other material.	13127 85	15206 78	65	9940 48
12	12	11	Ballast.	15935 56	11200 44	100	11200 44
13	13	12	Tracklaying and surfacing.	28469 34	35425 50	65	22899 14
14	14	13	Roadway tools.	198 75	198 75	50	99 38
15	15	14	Fencing right of way.	20169 85	24950 25	52	13080 77
16	16	15	Crossings and signs.	181 98	125 98	63	80 50
17	17	16	Interlocking plants.	-	-	-	-
18	18	16	Signal apparatus.	-	-	-	-
19	19	17	Telegraph and telephone lines.	2472 83	2483 05	53	1316 32
20	20	18	Station buildings and fixtures.	1245 00	1485 00	51	760 50
21	21	18	Platforms, walks, paving and curb.	604 00	604 00	100	604 00
22	22	19	General office buildings and fixtures.	-	-	-	-
23	23	20	Shop buildings and engine houses.	2257 50	2596 13	57	1488 68
24	24	20	Transfer and turntables, cinder pits, etc.	400 00	460 00	50	230 00
25	25	20	Miscellaneous shop buildings and structures.	-	-	-	-
26	26	21	Shop machinery and tools.	-	-	-	-
27	27	22	Water stations.	3033 15	3234 15	76	2463 65
28	28	23	Fuel stations.	55 00	63 25	81	51 87
29	29	24	Grain elevators.	-	-	-	-
30	30	25	Storage warehouses.	5478 82	6300 36	68	4265 72
31	31	26	Dock and wharf property.	-	-	-	-
32	32	27	Electric light plants.	-	-	-	-
33	33	28	Electric power plants.	-	-	-	-
34	34	29	Electric power transmission.	-	-	-	-
35	35	30	Gas producing plants.	-	-	-	-
36	36	31	Miscellaneous structures.	1514 24	1740 14	72	1261 70
Total Classes 1 to 36, inclusive.				412400 64	495654 96	83	360268 26
37	-	1	Engineering <u>5</u> per cent, 1 to 36, inclusive.	4657 60	24782 75	100	24782 75
38	37	32	Transportation of men and material.	-	-	-	-
39	38	33	Rent of equipment.	-	-	-	-
40	39	34	Repairs of equipment.	-	-	-	-
41	-	35	Earning and operating exp. during construction.	-	-	-	-
42	-	36	Injuries to persons.	-	-	-	-
43	-	36	Cost of road purchased.	-	-	-	-
Total Classes 1 to 43, inclusive.				417058 24	520437 71	74	385051 01
44	39	37	Steam locomotives.	47661 68	48075 64	64	30913 72
45	-	38	Electric locomotives.	-	-	-	-
46	40	39	Passenger train cars.	10846 15	20512 62	78	16058 14
47	41	40	Freight train cars.	111888 63	130913 46	55	72609 73
48	42	41	Work equipment.	-	-	-	-
49	43	42	Floating equipment.	-	-	-	-
Total Classes 1 to 49, inclusive.				587454 70	719939 43	70	504632 60
50	-	43	Law expenses <u>1</u> per cent, Classes 1 to 36, incl.	-	7199 39	100	7199 39
51	44	44	Stationery and printing.	-	-	-	-
52	44	45	Insurance.	-	-	-	-
53	45	46	Taxes.	-	-	-	-
Total Classes 1 to 53, inclusive.				-	727138 82	71	511832 29
54	-	47	Int. & Comm. <u>3</u> per cent, Classes 1 to 53, incl.	-	21814 16	100	21814 16
55	45	48	Other expenditures.	-	-	-	-
56	-	-	Contingencies <u>5</u> per cent, Classes 1 to 53, incl.	-	36356 94	100	36356 94
57	46	-	Stores and supplies on hand for use in California.	-	6229 68	100	6229 68
GRAND TOTAL.				587454 70	791539 60	73	576233 07
Average per mile for main line track.				14169 19	19091 64	-	13898 53