



*The mission of the Ad Valorem Division of the Oklahoma Tax Commission is to promote an ad valorem property tax system which is fair and equitable to all taxpayers by implementing standard valuation methodology, tax law conformity, and assessment administration compliance.*

## Oklahoma Ad Valorem

# FORUM

## Director's Notes:

Anyone else tired of this tough winter weather? For the central part of the state beginning with the Christmas Eve blizzard there has been no let up, but we can't complain too much compared with some parts of the state. Thrya Grounds, Texas County Assessor, told me their county has 25 inches of snow on the ground and no sun in sight.

The CODA mid-winter meeting was a good session and despite the terrible weather and budget concerns, we had a well-attended conference. The biggest news in our presentation was we will be holding the Annual Conference at our same location in Tulsa August 11-13. We're pleased with the support from the Assessors' Association, and we're looking forward to working with CLGT and CCAP on the conference.

President Ron Funck and the County Assessors Association officers did an excellent job in making the meeting a success. Ron and the officers have kept the lines of communication open so everyone can hear all sides of the various issues. As he indicated at the meeting, discussion of problems or concerns is part of the President's job, and we've enjoyed working with the officers.

The new Forms Committee chaired by Wade Patterson will go a long way in getting forms standardized and consistent across the state and improving the design of forms to make them easier to use by the counties and taxpayers.

As everyone is aware, Oklahoma state government budget process is continuing. Those of us in AdValorem Division will do our best to provide as much necessary assistance as we can, but it is important we travel efficiently. Thanks for your patience with our field analysts as they try to get all their jobs completed during the next year under a reduced travel budget.

The 2010 Oklahoma Legislature has convened. They have several ad valorem bills already under consideration. There are a number of bills on the Five-Year Exemption, changes to the cap and other exemptions.

For those of you that missed the CODA meeting, we appreciated everyone's help on some of the surveys that Kenny Chuculate has run for the legislative session. Thanks for the help in getting good estimates to the Legislature.

### **Public Service Capitalization Rate Study**

We're looking forward to the Public Service Capitalization Rate Conference March 25 and 26. This is our third year in a row to have a cap rate conference. We hope that the conference will be as beneficial as last year. We've posted new forms for public service on the web.



Continued from page 1 "Director's Letter"...

### Geographic Information Council Day at the Capitol

GIS Day at the Capitol is scheduled for March 10. Any county interested in showing off its mapping program at the Capitol be sure and sign up. Call Troy Frazier or Wade Patterson, the GIS representative, if you have any questions.

We appreciate CLGT and the County Assessors Association in taking a lead in updating the County Assessor Handbook. I like the new concept of having some of the materials on the web for ease of update. We're looking forward to working with the committee members on the update and Darla Hisle on the project.

We appreciate the hard work and conscientious effort of all county assessors and deputies out there working to improve the Oklahoma ad valorem system. The focus is sometimes on the negative aspects, but remember the progress that has been made in the ad valorem system over the last several years.

Jeff Spelman, CAE  
Director, Ad Valorem Division

*P.S. "In times of war, we fight our enemies. In times of peace, we fight our friends." By Stanley T. Cimarron, Ad Valorem Philosopher quote of Russian proverb borrowed from Alan Furst in his book "The Dark Star." This can also read in times of budget crisis.*



As I sit here burning new Mapping Support DVD-ROM's for everyone, I realize how much stuff we have collected for the counties during the past ten years and how much we are continuing to update each year.

We have found, downloaded, converted, and distributed six years of aerial photography, roads, railroads, section grids, township boundaries, scanned township surveys, water, soils, school districts, precincts, city boundaries, fire districts, and flood plane boundaries. All of these things have come from various Federal and State agencies at no cost to you. (The only exception is the 2003 aerial photos that several assessors' offices contributed towards assisting the state office of the Natural Resources Conservation Service.)

During the past ten years, we have acquired 190 GB of mapping data and plan to have an additional 160 GB by the end of the year resulting in anywhere from 3 GB to 7+ GB per county. This means that with the 2010 color aerial photos and the rest of the scanned township surveys, many counties will start receiving two DVD's next year. We could go with "double density" DVD's, but we do not have the equipment. It is also very doubtful that many of you have "double density" DVD readers. With everything going "blue-ray", it will probably take years for all of us to standardize to the next larger media size. (Maybe, 10 GB thumb drives will become so cheap; they will be considered "disposable".)

Remember, our mapping support goes beyond just supplying you this "free" data. As a member of the Oklahoma Geographic Information Council, we helped acquire the 1995 aerial photos (costing the State several million dollars) and a public domain section grid (costing the State several tens of thousands of dollars). Through OU, we are in a three-way partnership to maintain the school district boundaries costing several thousand dollars a year. Using OU, we maintain the city boundaries and are updating roads and correcting road placement for tens of thousands of dollars a year. We also provide training, remote assistance, and on-site visits to assist you with your mapping efforts.

*Remember: Without geography, we are nowhere.*





## Year End 2009 Home Sales Data

### Information from the Oklahoma Board of Realtors

The average cost of a home in Oklahoma has decreased by 3.7 percent compared to Year End 2008. In 2009 the average cost of a home sold was \$147,296 compared to \$152,946 in 2008. Statewide, 44,897 homes were sold in 2009. This is 4.6 percent less than the number of homes sold in 2008 in which 47,081 homes were sold.

The average Days on Market was 112, and the average Median Price was \$105,790.

LOCAL BOARD	YEAR END 2009 TOTAL			
	Homes Sold	Average Price	Average DOM	Average Median Price
Ada	435	\$109,702	164	\$89,579
Altus	329	\$94,592	111	\$96,742
Bartlesville	631	\$139,645	56	\$111,065
Cushing	132	\$76,015	164	\$62,181
Duncan	333	\$105,348	122	\$95,131
Edmond	2,976	\$224,528	88	\$183,399
Enid	809	\$112,842	107	\$94,058
Lawton	1,706	\$127,644	103	\$115,729
Mid-Del-Moore*	1,553	\$127,036	71	\$121,219
Muskogee	651	\$84,259	91	\$72,329
Norman**	1,956	\$158,134	93	\$142,502
North Central	337	\$101,381	131	\$78,975
NE Oklahoma	796	\$134,375	157	\$91,248
OKC Metro***	16,038	\$148,221	85	\$128,425
Shawnee	725	\$106,001	113	\$95,952
SE Oklahoma	591	\$111,888	120	\$92,279
Southern Okla.	496	\$129,422	146	\$101,345
Stillwater	662	\$140,664	103	\$128,769
Texoma	349	\$108,542	155	\$96,528
Greater Tulsa	12,962	\$151,744	102	\$132,117
Western Okla.	301	\$112,739	87	\$102,533
Woodward	129	\$105,702	98	\$94,064
<b>TOTAL</b>	<b>44,897</b>	<b>\$147,296</b>	<b>112</b>	<b>\$105,790</b>

The Oklahoma Association of REALTORS® reports residential sales activity from multiple listing services across Oklahoma using information provided from local boards and associations.

\*Data for Midwest City-Del City-Moore Association of REALTORS® is included in Oklahoma City Metropolitan Association of REALTORS®.

\*\*Data for Norman Board of REALTORS® includes Purcell Board of REALTORS®.

\*\*\*Data for Oklahoma City Metropolitan Association of REALTORS® includes Edmond Board of REALTORS®, El Reno Board of REALTORS® and Midwest City-Del City-Moore Association of REALTORS®. Some duplication of numbers may exist.

\*\*\*\*Data for Texoma Board of REALTORS®, Median Price, is not available at this time.





Volume XIX, Issue II • February 2010



## February 10th, 2010 Meeting Overview

### A message from Mike Morrison, Chapter President

It is with great excitement that I announce the IAAO Oklahoma Chapter has reached a milestone. We are officially celebrating our 25th Anniversary.

#### Educational Opportunities:

During our recent meeting at the Winter CODA conference in Oklahoma City, the local chapter discussed several continuing educational offerings provided through IAAO. Our summer class offerings will be based upon the results of a survey conducted of the local chapter members. If you are looking to further your education or acquire additional continuing education hours be sure to check the local chapter's website for the latest information <http://OK-IAAO.OklahomaCounty.org>.

#### Come Celebrate with us:

The chapter also discussed some special ways we'll be celebrating our 25th anniversary such as the 1st "George Keyes Award". This award is named in honor of our chapter's 1st President, Mr. George Keyes. The intent is to show the chapter's appreciation by acknowledging a person/group/entity for their professional integrity within the assessment field. A committee is currently being formed to layout the details/qualifications and create an official nomination form. The nomination form will also be available for downloading on the local chapter's website.



#### Do you recognize these "Charter Members"?

Twenty five years ago they were part of a group that founded our chapter and they are still active members today. The chapter will honor them at our annual fall conference by showing our "Appreciation" for their dedication and loyal service.



Jeff Spelman

Linda Rogers

James Mallory

Tim Smith

Doug Warr

[Continued on page 5...](#)



Continued from page 4 "February 10th, 2010 Overview Meeting"...

### Mark your calendars:

Plan now to attend the 76th IAAO Int'l Conference.  
Orlando Florida – Walt Disneyworld Resort  
Sunday August 29 through Wednesday, September 1, 2010

Hotel reservations are now open through <http://www.IAAO.org/Events/AnnualConference.cfm>. Be sure to book early and check for flight specials. As of last week they ranged from \$270 to \$305 per person round trip.

The local chapter will hold its next meeting in Tulsa during the Oklahoma Tax Commission's Annual School.

### Become a member today:

If you're not already an IAAO member I encourage you to join their organization and our local chapter and become part of a highly experienced group with a solid assessment foundation.

President – Mike Morrison  
Vice President – Keith Hulsizer  
Treasure/Sec – Daniel Jenkins

---

## County Computer Coordination Committee

Debbie Collins chaired the County Computer Coordination Committee which met in Oklahoma City on February 10, 2010 at the Biltmore Hotel.

Review has been made of the future year program and it appears that the new procedure is a good and simple tool to accomplish the task. The future year program will be even simpler to operate when the new MicroFocus version is available. Licensing issues with MicroFocus are still a concern.

An AA update has been completed and is available on the CLGT website. Assessors may also receive assistance with the update from CCAP by telephone. The procedure to get to the Picture Manager program has changed somewhat. Troy Frazier will be giving a picture manager demonstration at the March 4C meeting.

Scott Warren announced that CCAP has scheduled a webinar on February 18 at 1:30 p.m. If unable to access the event live, it will be on the website and available to download.

Some counties have experienced corrupted files due to cabling issues. New cabling is needed in several counties, and it is recommended that they get CAT6 cabling. When new cables are run, it is important that they be located properly to avoid interference. Be sure the cable installer is qualified and knowledgeable to the job right.

It's important all counties are using battery backups, and they are in good working order. A periodic check should be made to ensure the back-ups are turned on and are operational.

The Ad Valorem Division staff is nearing the end of data entry from the county tax roll abstracts and putting a list together of the ad valorem reference numbers. The reference numbers have changes each year due to new TIF districts, fire protection districts, etc. The project will be completed by the end of February.

A property record card was brought by Jim Kelley to demonstrate the print-out showed a thumbnail photo of the subject property on page one, but it also printed the same photo along with other buildings on page two. Glen Blood said he would look into this to see if the photo could be printed one time only, thereby saving on ink.

The Committee's next scheduled meeting is set for March 9 at 10:00 a.m. in the Ad Valorem Division office.





## Fairview Selects Greg Harmon “Citizen of the Year”

The Fairview Chamber of Commerce annually selects a “Citizen of the Year” from nominees submitted by the community. The recipient should demonstrate characteristics such as leadership, positive influence in the developing or promoting of community activities and projects, and have a high level of integrity.

The 2010 award winner is Greg Harmon whose service to the community involves being the Fire Chief of the Fairview Fire Department Volunteers. Not only is he on-call during all kinds of weather, Greg spends much time preparing submissions for grants and mandatory reports, maintaining equipment and vehicles, and helping to build trucks to save the city’s budget. He provided assistance to the city council in budgeting for fire service upgrades and keeping current with regulations.

Greg is a member of the Council on Firefighter Training. He is a board member of the Regional Training Advisors and has served on several committees for the Oklahoma State Firefighters Association.

Greg’s service extends to other areas of the community where he unselfishly assists in whatever projects and fundraisers are underway to benefit Fairview and its citizens. On a personal level, he’s a NASCAR fan and enjoys camping and spending time with his family.

Employed by the AdValorem Division since 1993, Greg is an Assessment & Equalization Analyst.

Congratulations, Greg! Your co-workers are proud of you!



### Computer Check

A regular periodic check should be made to ensure battery back-ups are turned on and are functioning properly. It is recommended they be checked once a month. Mark the date on your calendar to establish a systematic routine. Check after a power storm to be sure that the battery is functioning.

## Notices and Dates to Remember

### Public Service Forms Available

Rendition forms were mailed to the public service companies on February 11, 2010. Additional forms may be downloaded from the OTC website: [www.tax.ok.gov](http://www.tax.ok.gov).

### Dates to Remember

- **March 10:** GIS Day at the State Capitol
- **March 25 & 26:** Public Service Capitalization Rate Conference

### Assessors’ District Meeting Dates

- **May 7:** S.E. - Pittsburg County
- **May 14:** S.W. - Grady County
- **May 21:** N.E. - Creek County
- **May 28:** N.W. - Logan County





Volume XIX, Issue II ● February 2010

## Focus on Jefferson County

Jefferson County was created from a portion of Comanche County in Oklahoma Territory and the southwestern corner of the Chickasaw Nation. Created in 1907 at statehood, it was named to honor President Thomas Jefferson.

The Oklahoma Constitutional Convention created Jefferson County's borders and designated the town of Ryan as the county seat. It was the location of the first Jefferson County Courthouse which was built in 1894 by the Chickasaw Nation. In 1912, Waurika was named the county seat due to it being on the 98th Meridian which served as the dividing line between Indian Territory and Oklahoma Territory which ran through it. Waurika means "camp of clear water" and was built at the junction of Beaver and Cow creeks.



*Jefferson County Courthouse located in Waurika, Oklahoma*

After the Civil War (1861-65) the Chisholm Trail served as a transportation artery for Texas cattlemen to drive their herds to railroad stockyards in Abilene, Kansas. From there the beef was shipped east where it brought a hefty profit. From Red River Station on the Texas side, the trail crossed into present Jefferson County, where drovers were served by the Fleetwood Store and further north by the Reid Store. The cowboys used Monument Hill as a guide, and in 1983 a granite monument commemorating the trail was erected there. The trail was replaced by railroad lines which generally followed the old cattle trail.



*This handsome mural, by Fred Olds, graces the lobby of the Chisholm Trail Historical Museum in Waurika.*



*Chisholm Trail Historical Museum*

Ranching has thrived in the region since the mid-nineteenth century. A county history written by J. M. Dyer about Oklahoma's Semi-Centennial claimed that three-fourths of the county was used for ranching. Dyer said U.S. Highway 70 could be known as the "ranch highway" with most raising Hereford cattle. In 2000, there were 75,000 head of cattle in the county.





Continued from page 7 "Focus on Jefferson County"...

Agriculture has also spurred the region's economy since before statehood. In 1963, the county's agriculture showed diversity by growing cotton, wheat, oats, sorghums corn and barley. Wheat ultimately became the main crop with 60,000 acres planted in 2000.

A small portion of the Healdton Field protrudes into northeastern Jefferson County, and wildcatters drilled oil wells as early as 1913. Drillers explored three other oil & gas pools in the 1920s in southern Jefferson County. Commercial sand and gravel extraction also occurs in the county.

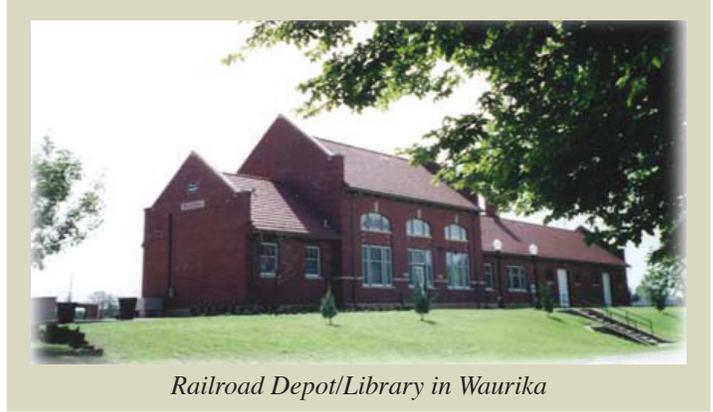
The county's terrain is mainly flat or rolling prairie. In 1971, the U.S. Army Corps of Engineers began construction of the Waurika Dam on Beaver Creek, creating Waurika Lake in northwestern Jefferson, southwestern Stephens and western Cotton counties.

Waurika vicinity is home to all of the county's properties that are in the National Register of Historic Places, except for the Twin Villages archaeological site.

- First Baptist Church
- Jefferson County Courthouse
- Rock Island Passenger Station
- State Highway 79 Bridge

Other attractions in the county are Waurika's Chisholm Trail Historical Museum and Waurika Lake.

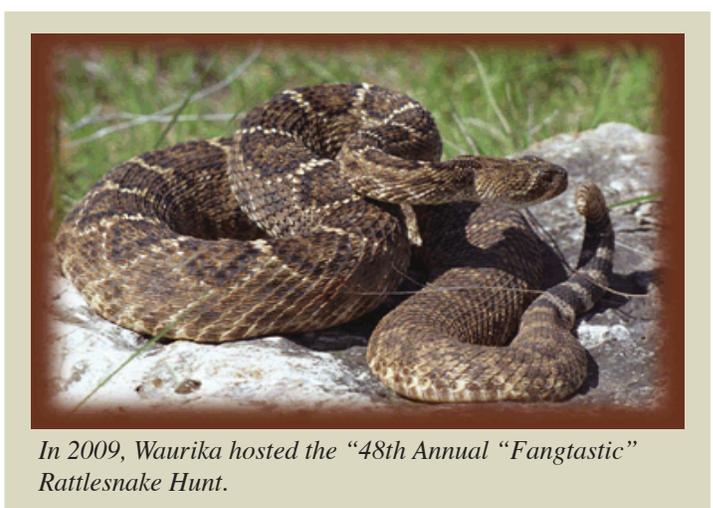
Waurika is host the annual rattlesnake hunt. This year's 49th Annual "Fangtastic" Waurika Rattlesnake Hunt will be held April 9 – 11, 2010.



*Railroad Depot/Library in Waurika*



*The Chamber of Commerce Building all fixed up.*



*In 2009, Waurika hosted the "48th Annual "Fangtastic" Rattlesnake Hunt.*



## Jefferson County Demographics

**Population:** 6,460

**Area:** 769 square miles

**2009 Real Property Assessed Valuation:** \$19,071,478

**2009 Personal Property Assessed Valuation:** \$2,400,131

