



# **2008 Capitalization Rate Study**

Oklahoma Tax Commission

Ad Valorem Division

August 2008



**OSU**

# Public Service Valuation

- Receive approximately 255 company renditions
- Valuation of \$11 Billion FCV
- Assessed Value \$2.5 Billion
- Approximately \$220 Million tax dollars

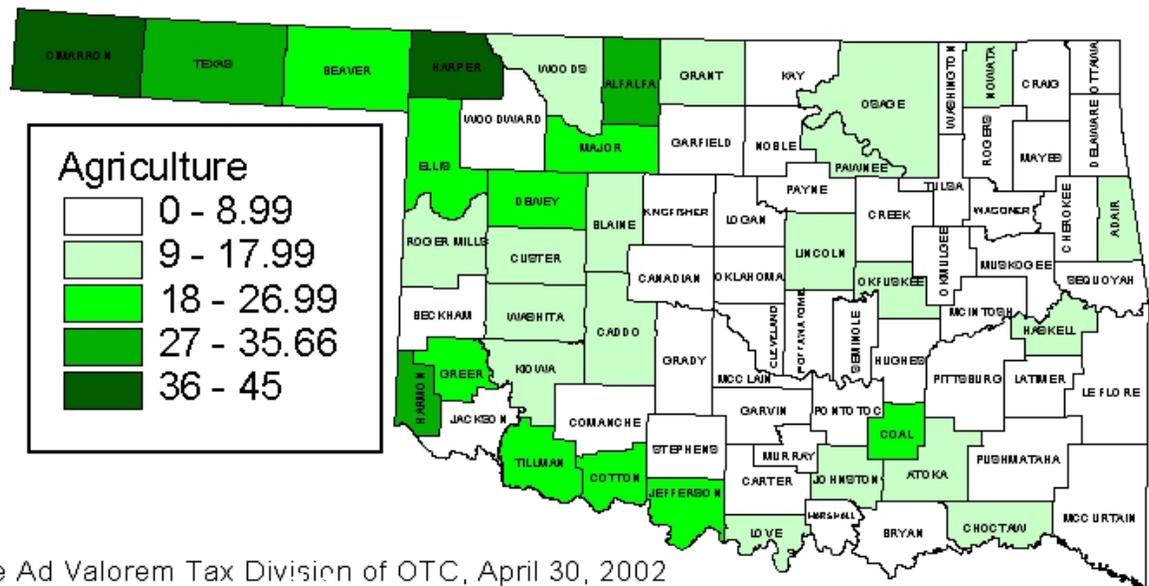
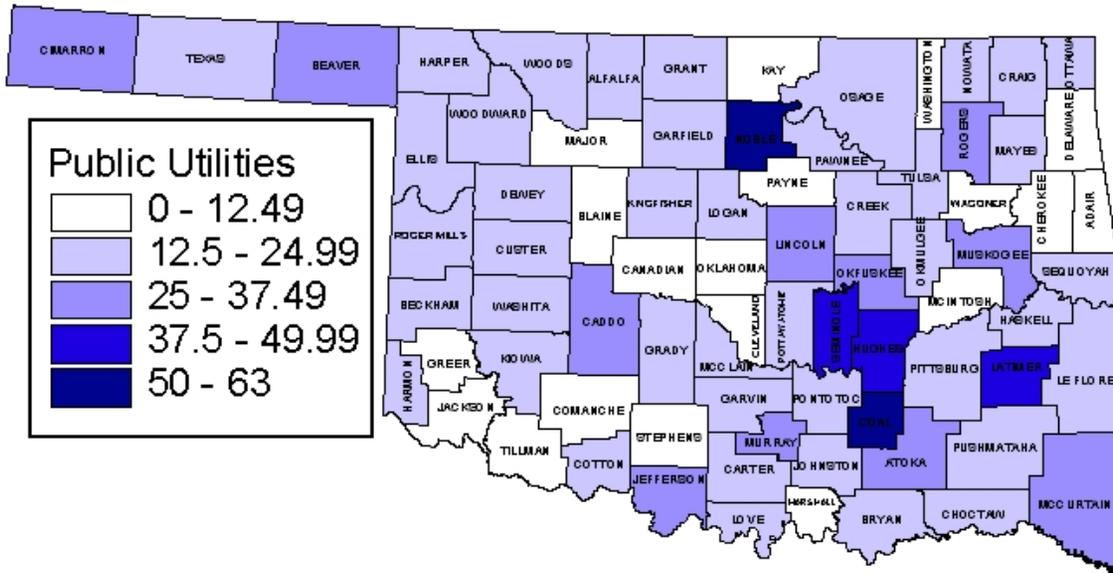
# Public Service Valuation

- Public Service--13.5% of State Ad Valorem Tax Base.
- Equal to Tax Base of Cleveland, Canadian, and Comanche.
- About 8 times larger than Garfield.

# Public Service Valuation

- Public Service Valuation larger than any county except: Tulsa and Oklahoma
- Public Service Valuation important portion of county tax bases.

# Percentage of Tax Base



Maps created by the Ad Valorem Tax Division of OTC, April 30, 2002  
 Jeff Spelman, CAE, Director - Phone (405) 521-3178

# Distribution of Valuation

- Update 2805 Valuation Records
- Add Apportionment Data for 13,400 taxing districts (Schools, Counties, Career-Tech, EMS, and others)
- Respond to County Questions (75 in 2007)

# Update our Process

- New Staff
- Improve our Process
- Respond to Changes
- Update valuation process

# October 2007

- October 2007 Valuation Conference
- Industry and Interested Parties
- New Trends or Economic Changes
- Suggestion for Process



# Cap Rate Conference-March 2008

- Preparation of Capitalization Rates
- Hear from Industry and Groups
- Review economic changes
- Open, Transparent Process

# Review of Cap Rate

- Posted Cap Rate Study on OTC Web Site
- Ten day comment period
- Received Comments
- Final Cap Rate posted April 30<sup>th</sup>.

# 2008-2009

- Similar Process for 2000 Tax Year
- Written Comments from Interested Parties
- Open Process
- Cap Rate Conference

# Thanks to Counties and Industry

- Good attendance during Cap Rate process
- Good comments on process
- Thanks to Counties for Submitting Questions on Distribution.

# **The End**

**Ad Valorem Division  
Public Service Section**