



OKLAHOMA STATE BOARD OF EQUALIZATION

2300 N. LINCOLN BLVD., ROOM 100
OKLAHOMA CITY, OK 73105-4801

(405) 521-3495
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December 2, 2013

10:00 AM

Governor's Conference Room
Second Floor – State Capitol Building

Governor Mary Fallin
Chairman

Lt. Gov. Todd Lamb
Member

Gary A. Jones, CPA
State Auditor & Inspector
Secretary

Janet Barresi
Superintendent of
Public Instruction
Member

Ken Miller
State Treasurer
Member

Scott Pruitt
Attorney General
Member

Jim Reese
Secretary of Agriculture
Member

Nancy Grantham
Administrative Assistant

AGENDA

1. Call to Order
2. Roll Call
3. Disposition of minutes of the June 24, 2013 meeting
4. Presentation and possible action regarding the 2013 Equalization Study submitted by the Ad Valorem Division to the State Board of Equalization as required by 68 O.S. 2011, § 2864.
5. Discussion and possible action regarding the 2013 Equalization Performance Audit results.
6. Discussion and possible action on the supplemental findings and recommendations of the Oklahoma Tax Commission for certification of the fair cash value of the taxable Oklahoma property of railroads, air carriers and public service corporations not previously valued. 68 O.S. 2011 § 2858 & 2859.
7. Discussion and possible action to change Assessor fee schedule per 68 O.S. 2011, § 2864 (f)
8. Discussion and possible action to resolve into executive session for discussion regarding ratification and approval of resolution of protests: (T250) Kanokla Telephone Assn. (TR-2013-2[late filing penalty]), (F200) Valero Terminaling & Distribution Co., (F430) Shamrock Pipeline Corporation (TR-2013-1) [fair cash value appraisal] upon advice of counsel that the disclosure of discussions of this item of business might seriously impair the ability of the Board to conduct the evaluation and consideration of these matters

and determination of appropriate action, if any, thereupon, 25 O.S. 2011, §307 (B)(4).

EXECUTIVE SESSION

(Authorized by 25 O.S. 2011, § 307 (B) (4))

OPEN SESSION

9. Discussion and possible action on motions or actions resulting from the executive session including, but not limited to, recertification of fair cash values for (F200) Valero Terminaling & Distribution Co., (F430) Shamrock Pipeline Corporation (TR-2013-1) and (T250) Kanokla Telephone Assn. (TR-2013-2) late filing penalty.

10. New Business

11. Adjournment

Agenda Item #4: Presentation and possible action regarding the 2013 Equalization Study submitted by the Ad Valorem Division to the State Board of Equalization as required by 68 O.S. 2011, § 2864.

Distribution:

"2013 Equalization Study"

**EQUALIZATION STUDY
REAL PROPERTY**

RECOMMENDATIONS

1. Counties in Compliance
2. County Findings and Recommendations

EQUALIZATION STUDY

COUNTY FINDINGS AND RECOMMENDATIONS

Counties have met all criteria for the Equalization Study
as required by the State Board of Equalization

No Adjustment Recommended

1 Adair	22 Greer	43 Noble
2 Alfalfa	23 Harmon	44 Nowata
3 Beaver	24 Harper	45 Oklahoma
4 Beckham	25 Haskell	46 Ottawa
5 Bryan	26 Hughes	47 Pawnee
6 Canadian	27 Jackson	48 Pittsburg
7 Carter	28 Jefferson	49 Pontotoc
8 Cherokee	29 Johnston	50 Pottawatomie
9 Choctaw	30 Kay	51 Pushmataha
10 Cimarron	31 Kingfisher	52 Roger Mills
11 Cleveland	32 Kiowa	53 Seminole
12 Coal	33 LeFlore	54 Sequoyah
13 Craig	34 Lincoln	55 Stephens
14 Creek	35 Logan	56 Tillman
15 Custer	36 McClain	57 Tulsa
16 Delaware	37 McIntosh	58 Wagoner
17 Dewey	38 Major	59 Washington
18 Ellis	39 Marshall	60 Washita
19 Garfield	40 Mayes	61 Woods
20 Grady	41 Murray	62 Woodward
21 Grant	42 Muskogee	

EQUALIZATION STUDY

COUNTY FINDINGS AND RECOMMENDATIONS

Counties are in compliance with audited ratios between 11% and 13.50%, all classes of property are within 1.5 percentage points deviation. Coefficients of dispersion exceed the maximum 20%.

Adjustment recommended is to reduce the coefficient of dispersion on any class of property exceeding the maximum, to 20% or less, as required by 68 O.S., Section 2866 B,6.

- | | |
|------------|-------------|
| 1 Atoka | 8 McCurtain |
| 2 Blaine | 9 Okfuskee |
| 3 Comanche | 10 Okmulgee |
| 4 Cotton | 11 Osage |
| 5 Garvin | 12 Rogers |
| 6 Latimer | 13 Texas |
| 7 Love | |

2012 Equalization Study Findings

Co #	County	Class	Median	COD
03	Atoka	RES	12.00	17.92
		COM	12.00	550.74
		AG	12.01	2.25
06	Blaine	RES	11.00	24.74
		COM	11.00	27.34
		AG	11.00	0.01
16	Comanche	RES	11.26	22.12
		COM	11.20	28.34
		AG	11.25	3.34
17	Cotton	RES	11.50	39.26
		COM	11.60	9.53
		AG	11.50	0.03
25	Garvin	RES	11.00	56.08
		COM	11.00	137.07
		AG	11.00	0.56
39	Latimer	RES	11.20	16.34
		COM	11.20	23.01
		AG	11.24	1.15
43	Love	RES	12.00	6.68
		COM	12.00	39.35
		AG	11.98	1.40
45	McCurtain	RES	11.00	13.57
		COM	11.00	36.82
		AG	11.05	2.68
54	Okfuskee	RES	11.09	31.71
		COM	11.23	8.89
		AG	11.34	2.91
56	Okmulgee	RES	12.00	54.72
		COM	12.00	75.32
		AG	12.00	1.70
57	Osage	RES	12.13	29.29
		COM	12.00	41.66
		AG	12.00	3.08
66	Rogers	RES	9.83	38.04
		COM	9.46	81.28
		AG	11.00	0.32
70	Texas	RES	13.00	0.00
		COM	13.00	183.62
		AG	13.00	1.32

COUNTY FINDINGS AND RECOMMENDATIONS CATEGORY ONE

Counties found to be in category one non-compliance under the Permanent Rules and Regulations for the Equalization Study and have until the end of the next audit period to make the necessary adjustments.

Adjustments recommended are to bring the median of any class of property which is outside the 11% to 13.50% range, to minimum of 11% and a maximum of 13.50% with the deviation between classes not exceed 1.5 percentage points and to reduce the coefficient.

- 1 Caddo (Residential and Commercial)
- 2 Payne (Commercial)
- 3 Rogers (Residential and Commercial)

2013 Equalization Study Findings

Co #	County	Class	Median	COD
08	Caddo	RES	10.99	9.00
		COM	10.99	2.73
		AG	11.07	3.11
60	Payne	RES	11.40	6.66
		COM	10.54	10.34
		AG	11.40	3.68
66	Rogers	RES	9.83	38.04
		COM	9.46	81.28
		AG	11.00	0.32

REAL PROPERTY

STATE-WIDE FINDINGS

County Applied Assessment Percentages as reported on the Annual
Abstract of Valuation and Assessment

2013 Real Property County Applied Assessment Percentages

As Reported on the Annual County Abstract of Valuation and Assessment

1 Adair	12.00%	39 Latimer	11.20%
2 Alfalfa	12.50%	40 LeFlore	11.00%
3 Atoka	12.00%	41 Lincoln	11.00%
4 Beaver	13.00%	42 Logan	12.00%
5 Beckham	12.00%	43 Love	12.00%
6 Blaine	11.00%	44 McClain	11.00%
7 Bryan	11.00%	45 McCurtain	11.00%
8 Caddo	11.00%	46 McIntosh	11.00%
9 Canadian	12.00%	47 Major	11.00%
10 Carter	12.00%	48 Marshall	11.25%
11 Cherokee	11.00%	49 Mayes	11.20%
12 Choctaw	11.00%	50 Murray	11.00%
13 Cimarron	13.00%	51 Muskogee	11.00%
14 Cleveland	12.00%	52 Noble	11.50%
15 Coal	12.00%	53 Nowata	12.00%
16 Comanche	11.25%	54 Okfuskee	11.00%
17 Cotton	11.50%	55 Oklahoma	11.00%
18 Craig	11.50%	56 Okmulgee	12.00%
19 Creek	12.00%	57 Osage	12.00%
20 Custer	11.00%	58 Ottawa	11.40%
21 Delaware	11.50%	59 Pawnee	12.00%
22 Dewey	11.00%	60 Payne	11.40%
23 Ellis	12.00%	61 Pittsburg	11.00%
24 Garfield	12.50%	62 Pontotoc	12.00%
25 Garvin	11.00%	63 Pottawatomie	12.00%
26 Grady	11.00%	64 Pushmataha	11.00%
27 Grant	12.50%	65 Roger Mills	12.00%
28 Greer	12.00%	66 Rogers	11.00%
29 Harmon	12.00%	67 Seminole	12.00%
30 Harper	12.00%	68 Sequoyah	11.00%
31 Haskell	11.00%	69 Stephens	11.00%
32 Hughes	11.00%	70 Texas	13.00%
33 Jackson	12.00%	71 Tillman	12.00%
34 Jefferson	11.50%	72 Tulsa	11.00%
35 Johnston	12.00%	73 Wagoner	11.20%
36 Kay	11.00%	74 Washington	12.00%
37 Kingfisher	11.00%	75 Washita	11.00%
38 Kiowa	11.00%	76 Woods	11.50%
		77 Woodward	11.00%

PERSONAL PROPERTY

STATE-WIDE FINDINGS

County Applied Assessment Percentages as reported on the Annual
Abstract of Valuation and Assessment

2013 Personal Property County Applied Assessment Percentages

As Reported on the Annual County Abstract of Valuation and Assessment

1 Adair	12.00%	39 Latimer	10.00%
2 Alfalfa	12.00%	40 LeFlore	11.00%
3 Atoka	10.00%	41 Lincoln	12.00%
4 Beaver	13.00%	42 Logan	12.00%
5 Beckham	12.00%	43 Love	12.00%
6 Blaine	11.00%	44 McClain	11.00%
7 Bryan	13.00%	45 McCurtain	11.00%
8 Caddo	12.00%	46 McIntosh	11.00%
9 Canadian	12.00%	47 Major	11.00%
10 Carter	12.00%	48 Marshall	10.00%
11 Cherokee	11.00%	49 Mayes	11.00%
12 Choctaw	11.00%	50 Murray	12.00%
13 Cimarron	13.00%	51 Muskogee	12.00%
14 Cleveland	12.00%	52 Noble	10.00%
15 Coal	12.00%	53 Nowata	12.00%
16 Comanche	11.25%	54 Okfuskee	13.00%
17 Cotton	11.50%	55 Oklahoma	13.75%
18 Craig	12.00%	56 Okmulgee	12.00%
19 Creek	12.00%	57 Osage	12.00%
20 Custer	10.00%	58 Ottawa	15.00%
21 Delaware	11.50%	59 Pawnee	12.00%
22 Dewey	11.00%	60 Payne	11.40%
23 Ellis	12.00%	61 Pittsburg	13.00%
24 Garfield	15.00%	62 Pontotoc	12.00%
25 Garvin	11.00%	63 Pottawatomie	14.00%
26 Grady	11.00%	64 Pushmataha	10.00%
27 Grant	12.50%	65 Roger Mills	12.00%
28 Greer	15.00%	66 Rogers	11.00%
29 Harmon	12.00%	67 Seminole	12.00%
30 Harper	13.00%	68 Sequoyah	10.00%
31 Haskell	11.00%	69 Stephens	11.00%
32 Hughes	11.00%	70 Texas	13.00%
33 Jackson	10.00%	71 Tillman	12.00%
34 Jefferson	15.00%	72 Tulsa	10.00%
35 Johnston	12.00%	73 Wagoner	12.00%
36 Kay	14.00%	74 Washington	15.00%
37 Kingfisher	11.00%	75 Washita	15.00%
38 Kiowa	12.00%	76 Woods	12.00%
		77 Woodward	11.00%

Agenda Item #6

Discussion and possible action on the supplemental findings and recommendations of the Oklahoma Tax Commission for certification of the fair cash value of the taxable Oklahoma property of railroads, air carriers and public service corporations not previously valued. 68 O.S. 2011 § 2858 & 2859.

OKLAHOMA TAX COMMISSION - AD VALOREM DIVISION
FINDINGS AND RECOMMENDATIONS

ID#	Company Name	2013 Fair Cash Value	2013 Assessed Value
<u>TELECOMMUNICATIONS</u>			
T055	Cable One Inc.	90,258,610	20,624,092
T213	Fidelity Cablevision, Inc.	1,852,587	423,316
T255	Lakeview Cable, Inc.	330,000	75,405
T388	Safetel, LLC	6,092	1,392
T462	Cebridge Telcom OK, LLC	101,241	23,134
		<u>92,548,530</u>	<u>21,147,339</u>
<u>VIDEO SERVICES PROVIDER</u>			
V213	Fidelity Cablevision, Inc.	15,396,830	1,847,620
		<u>15,396,830</u>	<u>1,847,620</u>
TOTAL		<u>107,945,360</u>	<u>22,994,959</u>

Agenda Item #8:

Discussion and possible action to resolve into executive session for discussion regarding ratification and approval of resolution of protests: (T250) Kanokla Telephone Assn. (TR-2013-2[late filing penalty]), (F200) Valero Terminaling & Distribution Co., (F430) Shamrock Pipeline Corporation (TR-2013-1) [fair cash value appraisal] upon advice of counsel that the disclosure of discussions of this item of business might seriously impair the ability of the Board to conduct the evaluation and consideration of these matters and determination of appropriate action, if any, thereupon, 25 O.S. 2011, §307 (B)(4).

Agenda Item #9:

Discussion and possible action on motions or actions resulting from the executive session including, but not limited to, recertification of fair cash values for (F200) Valero Terminating & Distribution Co., (F430) Shamrock Pipeline Corporation (TR-2013-1) and (T250) Kanokla Telephone Assn. (TR-2013-2) late filing penalty.