

A LOOK AHEAD...

November 4-7:
Unit IV, Income Approach,
Stillwater

November 11:
Veteran's Day

November 13-15:
Unit V, Personal Property,
McAlester

November 28:
Thanksgiving

DIRECTOR'S NOTES...

BUDGET CUTS CREATE CHALLENGES

It's October already, and as always, this is a really nice time of year with Halloween, Friday night football, the last of the budget conferences, campaign signs, tax bills, and it is nearly time for the County Assessors' Association Convention.

Budget cuts have been the big news at the State Capitol. The Ad Valorem Division like everyone else is planning to work within available resources. No one can predict what the economy will do, but the entire Oklahoma Tax Commission is committed to carry out all our statutory responsibilities and help county assessors and deputies serve taxpayers and entities involved in the ad valorem system. One example of this was last week when one of our field staff had to reschedule a county assistance project so we could coordinate it and visit two counties on one trip. There may be some time delays, but we will try to assist as we always have. Please bear with us.

We've had two productive meetings with the Oklahoma Association of Tax Representatives (OATR) on the valuation of pipeline property. We expect to meet with the County Assessors' Association Pipeline committee and possibly with both groups together during the fall. The Task Force on Valuation of Gas Gathering System Assets (HB 1457) met recently. This meeting was well attended by several industry and county representatives. We expect this committee to work on this issue for the remainder of the fall.

Progress on our CAMA Windows project is proceeding. The County Computer Coordination Committee (4-C committee led by Debbie Gentry) will be meeting on that several times this fall. It would also be a good idea to talk with your CAMA field representative as soon as you can. Debbie Collins will discuss this issue at the County Assessors' Association Convention in October.

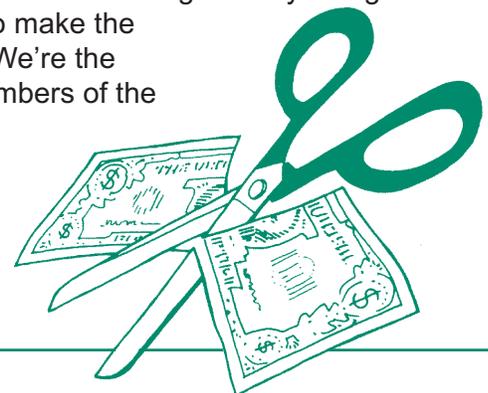
Another important meeting coming up will be the State Board of Equalization (SBOE) meeting on October 22, 2002. We'll have some supplemental companies for SBOE action and the one county abstract that was not certified in June. The State Board of Equalization (SBOE) will also discuss some court cases and policy issues.

One of the other major issues will be the Southwestern Bell court case. Our Legal Counsel will be working on that issue.

Finally, we appreciate all the hard work of the county assessors and deputies this year. I'm always reminded of the old book *Atlas Shrugged* about people who hold the world together by doing the hard and sometimes unpopular work. We all share a responsibility to make the ad valorem system better than it was when it was given to us. We're the "guardians of fairness" and we appreciate the efforts of the members of the County Assessors' Association who've made that happen.

Jeff Spelman, CAE
Director, Ad Valorem Division

P.S. I find I'm luckier the harder I work. Dr. Denton Cooley.



MAPPING MINUTE

WITH TROY FRAZIER

Kudos, Kudos, Kudos

Wade Patterson, Garfield County Assessor, demonstrated his website to the Oklahoma State GIS Council September 6, 2002. The demonstration was a huge success as the rest of the mapping world (in this state) saw how much information the assessor's office has available.

It also proved that the assessors have a lot of technology savvy. In the near future, we will have Major County demonstrate what they are doing with rural 911 for the GIS Council.

Major County is joining the 1995 digital aerial photography with GPS points, CAMA information, and digital house pictures into a hand-held computer with a GPS receiver. Other counties have been working with 911 and emergency management services for years. I applaud everyone's efforts to make your part of the world a better and safer place!

New Aerial Photography

In previous editions of the Ad Valorem Forum, I requested counties that wanted to contribute towards the purchase of a new set of aerial photos

contact me. So far, the response has been very light. If anyone is concerned about the purchase of new aerial photography for his or her county, please contact Dr. Mike Sharp at the Oklahoma Conservation Commission (405) 521-2384.

The Conservation Commission is the lead state agency for the State GIS Council. The Council has a special fund set up for the purchase of new aerial photography. If you are a rural county, you may not get flown if you do not contribute anything to this fund! If you cannot contribute to this fund, at least talk to your state senators and representatives about needing newer aerial photography for your county.

Training, Training, Training

This past month, we were able to hold training for ArcInfo 8.x and MIMS. If you want a few days of training on a specific mapping title, contact me at (405) 521-3178. If you would like to host training in your courthouse, please give me a call. Remember: No one knows what you can do if you don't show them or tell them.

PUBLIC SERVICE UPDATE

WITH MIKE ISBELL

October is proving to be a busy month for this section. As of this writing we have settled eight of the thirteen valuation protests by public service companies. These will be presented to the State Board of Equalization at the October 22nd meeting for their approval, with corrected certificates issued shortly thereafter. Those companies with whom we have reached agreements are:

Emerald Pipeline Corp. (F240)
MCI Metro Access Transmission (T264)
Shamrock Logistics Operations, LP (F219)
Shamrock Pipeline Corporation (F430)

Kansas City Southern Railroad (R070)
MCI Worldcom Network Services (T265)
Skelly-Belvieu Pipeline Co., LLC (F443)
TPI Pipeline Corporation (F520)

Also as an agenda item before the state board is a review by its members of our guidelines for the valuation of railroad, air carrier and public service corporations. Existing guidelines have been in place since 1989.

As discovery is an ongoing function at both the central and local levels, please remember to contact us if you have questions regarding property owned by a public service company in your county, or if you think the property should be valued centrally as a public service company.

We will make a determination regarding the status of the property in question and address it accordingly. Regardless of the outcome all efforts must be made to ensure that the property is neither omitted nor double assessed.

AVOID OVERDOING THESE APPROACHES TO INCREASE EMPLOYEE PERFORMANCE

Employee performance can be improved if you AVOID overdoing these approaches:

Advising: Resist the temptation to say, “If I were you...” You restrict employees’ development if you give them solutions to their problems before they’ve had a chance to handle them on their own.

Ordering: Too many commands can make employees so dependent on you that productivity can suffer while they wait for your orders.

Questioning: When you question every decision and action, employees will soon feel that nothing they do is good enough—so they’ll stop trying.

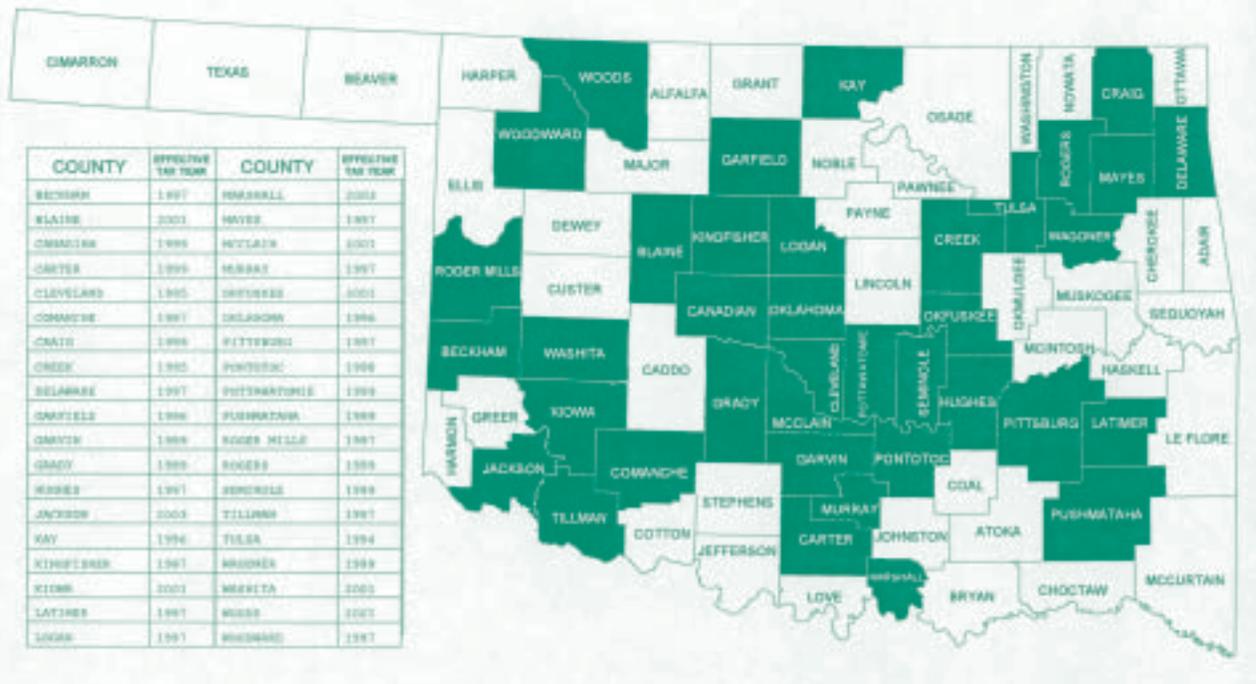
Diverting: Changing topics in mid-conversation too often could mean you don’t listen well. But it also means you usually fail to address topics that interest employees. Result: Employees feel their opinions are not important and you lose valuable idea power.

Reassuring: You may think you’re comforting emotionally troubled employees when you say, “Don’t worry about it” or “It will work out all right in the end.”

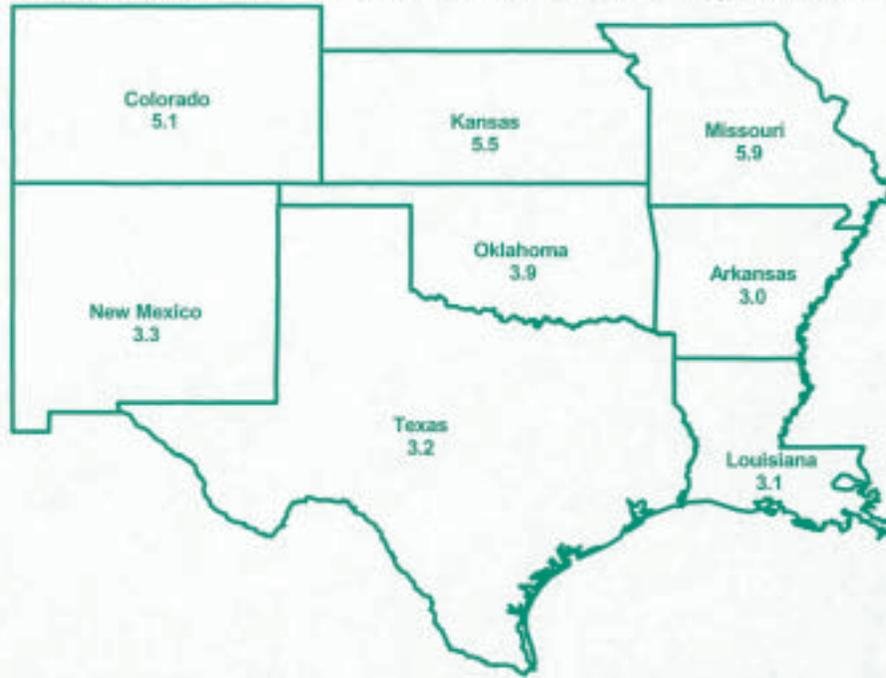
But you’re really paying lip service to their problems without getting involved. And even the best employees perform poorly when upset.

Source: *Stop Managing, Start Coaching*, by Jerry W. Gilley and Nathaniel W. Boughton, Irwin Professional Publishing, 1333 Burr Ridge Parkway, Burr Ridge IL 60521.

Counties that have Repealed Household Personal Property



One Year Changes in House Prices Second Quarter 2001 to Second Quarter 2002



Map created by the Ad Valorem Tax Division of OTC, September 26, 2002
Jeff Spelman, CAE, Director - Phone (405) 521-3178

Source: Office of Federal Housing
Enterprise Oversight (OFHEO)
September, 2002

OKLAHOMA HOUSING PRICE INCREASES DETAILED

The average Oklahoma housing price increase over the last five years has exceeded the Constitutional 5% cap limitations, according to a recent report issued by the Office of Federal Housing Enterprise Oversight (OFHEO). Oklahoma home prices rose 3.94 percent this past year and averaged 5.51 percent over the past five years.

The housing report measured price increases from June 30, 2001 to June 30, 2002, as well as five-year cumulative percentages. The five-year total growth percentage for Oklahoma housing prices was 27.54 percent.

The Oklahoma numbers fall in the middle of surrounding states growth rates. Missouri showed a 5.91% gain over the past year, Kansas 5.46%, Colorado, 5.11%, Oklahoma, 3.94%, New Mexico, 3.33%, Texas, 3.23%, Louisiana 3.05%, and Arkansas at 3.00%.

The housing price index (HPI) published by the OFHEO is designed to capture changes in the value of single-family homes in the U.S. as a whole, in various regions of the country, and in the individual states and the District of Columbia.

The HPI is published by the OFHEO using data provided by Fannie Mae and Freddie Mac. It is a broad measure of the movement of single-family house prices. Because of the breadth of the sample, it provides more information than is available in other house price indexes.

The HPI is a weighted repeat sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. Mortgages on properties financed by government-insured loans, such as FHA or VA mortgages, are excluded from the HPI, as are properties with mortgages whose principal amount exceeds the conforming loan limit. Mortgage transactions on condominiums or multi-unit properties are also excluded.

The latest OFHEO report can be viewed in its entirety at the following location on the Internet:

<http://www.ofheo.gov>.