



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:

Summer got here early. I think we've missed the rains and the Red Buds. A guy I know who is a roof installer tells me that if we can make it to the last of May maybe we'll survive the stormy weather season that he hates, but it's good for his business. Either way, the Oklahoma spring is beautiful as always just a little hot this year.

We've had lots of activity this year at the Oklahoma Legislature as well as in the various counties, and the Ad Valorem Division staff is looking forward to District meetings. I appreciated everyone's help in completing the Veteran's homestead exemption survey. \$8 million was the final result and we're running a county-by-county summary in this newsletter.

I had a great experience last week. I got to repeat my experience from last year and visit Harvard again (Keep in mind, that I was—as last year—officially “across the street” from Harvard. That's close enough, I think, to entitle me to wear the T-Shirt). I attended a property tax seminar in Cambridge, Massachusetts. Lincoln Land Institute is a property tax “think tank”. They sponsor several seminars each year and invite different states to attend on their nickel. I don't feel especially smarter, but I can't wait to drop Harvard in conversation.

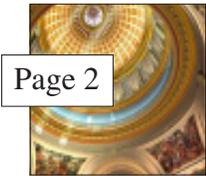
The best line of the trip was one night, several of the seminar folks were coming back from dinner on the subway. The place was packed with thousands of people since there was a Red Sox game going on and there had been a demonstration on immigration on the Boston Common. So we're basically lost forty feet below the street in the oldest subway in the United States in the middle of huge crowd—half of them with protest signs, half of them with Boston Red Sox hats on. So we're trying to figure out how to get out of the crowd, find the right subway so we can cross the river and get back to our hotel near Harvard. As always, however, everyone was really nice and friendly to lost souls wandering underground. So finally despite our male upbringing, we stopped and asked a little tiny white haired woman with a shawl who looked like she had just come from Ireland or off the set of the “Godfather.” Alan, one of the seminar folks from Idaho, asked the lady, “How do we get to Harvard?” She looked at him for a second and said, “Study, young man—study hard!”

Two major points were made concerning the property tax. First, many states have spent a lot of time going through major property tax reforms, and as one person put it, “They've reached an equilibrium and no one is interested in making further reforms.

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A Look Ahead...

- **County Assessor District Meetings (Check Schedule)**
- **May 8 – 11: Unit IV, Income Approach, Tulsa**
- **May 23 – 25: Unit V, Business Personal Property, Western Hills**
- **May 29: Memorial Day Holiday**



Volume XV, Issue IV ● April 2006

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They’re not happy with some of the reforms, but no one has the political energy to go to the original method.” Second, one study indicated that property tax is now in what they called “An Era of Endless Tinkering.” There are no major reforms underway just minor of adjustments of cap percentages or rate adjustments. Very interesting thought on the national trends.

Looking forward to seeing everyone at the District Meeting next month.

- OATR May 4th and 5th (Tulsa)
- Northeast: May 5 (Tulsa County)
- Southeast: May 12 (Bryan County)
- Northwest May 19 (Harper County)
- Southwest: May 26 (Cleveland County)

Remember that this is a mandatory meeting for county assessors. If you have a conflict with one of your meeting dates you can always attend another district meeting. We will offer two hours of CEU credits at the meeting.

We appreciate all you do for your taxpayers and all the hard work of county assessors and deputies every where. It’s a tough job, but ad valorem is an extremely important part of local government in Oklahoma. We’re all working to pass the system on better than it was given to us.

Jeff Spelman, CAE

P.S. “What I spent is gone; what I kept, I lost; but the good of what I gave away will be mine forever.” Anwar Caddo, Ad Valorem Philosopher, with credit to Ethel Percy Andrus (Anwar attended Harvard for two days so far).



When I have been visiting ArcView counties during the last six months or so, I have been installing code to export map images for the new State AA software. As I have gone along, I have been able to refine this code to export section, subdivision, and aerial images. I have in place what I would consider to be the final version of this code in a couple of the counties.

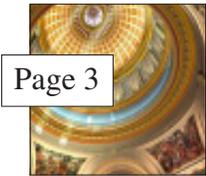
As I continue to make county visits, I will install this code and show you how to use it. Be patient. There are four of the SA&I folks who can spend most of their time on this project. There is only one of me, and I can only spend about a quarter of my time out in the counties. Plus, not all of you have ArcView or the State’s AA software. However, I will try to get to those counties that have both the ArcView and the new AA Windows software as quickly as I can.

As for the MIMS counties, I know that Scott Warren was going to talk with Paul Bendt about exporting the mapping out as images. I just do not know if they have made any progress. You can export your mapping out using the ArcExplorer, but you can only do one image at a time in a very manual process.

If you have any questions, or would like to schedule a visit, please let me know.

Remember: “with mapping, the sky really is the limit.”





Property Tax News From Around The Country



California...

A dispute over the valuation of the San Francisco Giants waterfront ballpark for property tax purposes has led the city to ask for release of financial documents that include details about former players' contracts and business dealings with vendors and sponsors.

A city appeals panel decided last summer that the assessor's office overvalued the ballpark property and the Giants were owed a \$3.6 million refund on taxes paid from 2001-2003.

But the refund was put on hold in January when City Assessor Phil Ting appealed the ruling in San Francisco Superior Court and asked that the documents be made public.

The Giants stadium was the first privately financed ballpark since Dodger stadium in 1962. It was constructed on public land.



Maryland...

A new homeowners' property tax credit and renters' property tax relief bill was signed into law recently.

The bill doubles the maximum assessment against which a credit may be granted, from \$150,000 to \$300,000. Households with incomes of up to \$60,000 may be eligible for the program.

More than 4,000 additional Maryland households are expected to benefit from the governor's effort to expand this program, bringing the total number of households benefiting to 50,000. The bill will also increase the maximum credit under the Renters' Tax Credit Program from \$600 to \$750, helping roughly 1,700 low-income renters across Maryland.



Ohio...

Residents of Toledo, Ohio can participate in a program that allows for a 15-year property tax abatement. Begun more than two decades ago in an attempt to spawn home construction in "discouraged" areas of Toledo, the program has grown to cover two-thirds of the city, municipal administrators said.

Under the program, owners pay taxes only on the value of the land before construction of a home or other so-called "improvements." An improvement could be building a home on a previously vacant lot or replacing a \$40,000 home with a \$140,000 home.

So far in 2006, 127 houses have been added. An additional 266 applications are awaiting approval. "We absolutely consider this program successful," said Andy Ferrara, Toledo's real estate manager. "It is designed to encourage reinvestment into areas for real estate purposes."



Tennessee...

Tennessee voters will decide in November whether property tax increases for elderly homeowners should be halted when they turn 65.

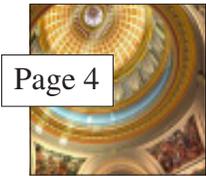
The House voted 95-1 recently for a constitutional amendment that will allow voters to consider the measure. The Senate unanimously approved the proposal last month.

A measure must be approved by successive assemblies of the Legislature in Tennessee for a constitutional amendment to be placed on the ballot. Both chambers passed the measure in 2004.

When placed on the ballot in the fall, the proposal has to be approved by a number of voters equal to the majority of those casting ballots in the 2006 governor's race to become part of the Tennessee Constitution.

If approved by voters, the amendment will allow county and city governments to freeze the assessed value of homes owned by elderly residents. But it wouldn't necessarily apply to all homeowners, because the Legislature could set income limits for those who receive the break.





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Rhode Island...

A group of Rhode Island senators is proposing a cap on property tax growth in cities and towns.

A legislative package backed by Democratic leaders in the Senate would gradually limit the growth in annual property tax revenue cities and towns can collect each year. Right now, Rhode Island law prevents towns from allowing their property tax revenue or their property tax rates to grow by more than 5.5% without special approval.

The new proposal wouldn't regulate individual property tax rates, but it would prevent towns from allowing annual property tax revenue from growing more than four percent by 2013. Under the proposal, voters would have to approve increases over the state-mandated cap.



Texas...

Texas Realtors recently converged on the Capitol in support of recommendations by the Texas Tax Reform Commission.

The proposal calls for an alternative tax structure for funding the state's educational system that would allow schools discretionary spending through a business tax. This tax shift would give Texans a \$6 billion reduction in residential property taxes—the largest private-property tax reduction in the state's history.

Last year, the Texas Supreme Court ruled portions of the state's current tax structure unconstitutional and gave lawmakers until June 1 to come up with an alternative. The tax reform commission responded with recommendations for a revenue source that does not target any single industry.



Vermont...

Vermonters paid more state and federal taxes per capita than residents of any state in the country in 2005, thanks in large part to Act 68, which changed the way state residents pay their property taxes, according to the U.S. Census Bureau and the Vermont Tax Department.

The per-capita tax burden in Vermont was \$3,600 in 2005, compared to the national average of \$2,192.

State Tax Commissioner Tom Pelham said the big jump in Vermont's per-capita figure is due to the fact that the statewide property taxes under Act 68 are included for the first time in the Census Bureau's calculations of the tax burden. The act changed much of residents' property taxes into a state tax from a local tax, which is not included in the Census Bureau's figures.

"It isn't a true reflection of Vermont versus the other states," Pelham said of the Census ranking. "The change in the number reflects more a change in education funding than the tax burden on Vermont. With the passage of Act 68, this is the first year the Census Bureau has included the statewide property tax."



And Elsewhere Around The World...

Ontario, Canada

Ontario's property tax assessment company has spent \$8 million to map every piece of land in the province and put it online so homeowners can easily check and compare property taxes.

The only problem is it's still not ready for prime time.

The province of Ontario is five years behind cities like Calgary or Edmonton, where anyone can put in an address, street name or just click on a map and look at properties on a street with their market values.





Oklahoma IAAO Chapter Provides Training Opportunities



IAAO Chapter President Monica Schmidt (Woods County Assessor) has announced the Chapter is sponsoring two IAAO courses in 2006. "The chapter sponsored two courses last year which were well attended. There is a need across the state for more of this type of training. We expect the 2006 courses to fill up quickly" Schmidt said.

Course 101: Fundamentals of Real Property Appraisal

June 26 – 30, 2006
Instructor: Rick Stuart, CAE
Registration fee: \$350.00
Location: Saddleback Inn & Conference Center
4300 S.W.Third, Oklahoma City, OK
405-947-7000
\$67single / \$77 double /\$87 triple

Course 102: Income Approach to Valuation

July 17 – 21, 2006 Instructor: Marion Johnson, CAE
Registration fee: \$350
Location: AmeriSuites Hotel
7037 S. Zurich Avenue, Tulsa, OK
918-491-4010
\$64 single/double

Materials for courses:

- PAV book: Soft cover \$25 IAAO member/ \$40 non-member
Hard cover \$40 IAAO member/ \$55 non-member
- PAA book: Soft cover \$50 IAAO member/ \$75 non-member

Schmidt said the courses serve a dual purpose since they can also be used to meet the mandatory training for assessors and appraisers in keeping with the Assessors Accreditation Program.

Additional information is available through the Center for Local Government Technology at OSU. Contact Gary Snyder at 405-744-6049.



Message From IAAO State Representative



Hello from your IAAO State Rep,

I would like to take this opportunity to encourage you to become a national member of IAAO. There are many benefits and opportunities to becoming a member. There are several courses that are offered that you can attend at a reduced rate. There are several publications that you receive that tell you of problems and solutions from other states and around the world. The professionalism and resources that you will receive are second to none. Also, first-time members can join at a reduced rate. You can contact me at dtinsley@okcol4.org for more information. Again, I invite you to join a great organization.

Your State Rep,
David Tinsley

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Q WHAT DOES YOUR ORGANIZATION DO TO KEEP MEMBERS UP TO DATE ON PROFESSIONAL DEVELOPMENTS?

A WE MAKE SURE YOUR PROFESSIONAL INFORMATION IS THE BEST IN HAND AND ONLINE.

- Fair & Equitable monthly magazine
- Journal of Property Tax Assessment & Administration quarterly professional journal
- IAAO Professional Standards
- IAAO Web site, www.iaao.org, with special members only section
- Members-Only Broadcast E-mails — membership issues, events and opportunities

Q DOES IAAO HAVE A CONTINUING EDUCATION PROGRAM?

A YES! OUR IN-DEPTH CONTINUING EDUCATION OPPORTUNITIES MAKE YOU THE BEST YOU CAN BE.

- Introductory IAAO courses for those new to the assessment profession
- Continuing Education is very affordable, and offered in several formats and at several locations to fit the needs of experienced assessment professionals — from extensive 5-day courses to 2-day workshops and 1-day forums.

Q IS THERE A PROFESSIONAL DESIGNATIONS PROGRAM?

A YES! FOR CUTTING EDGE COMPETENCY: OUR PROFESSIONAL DESIGNATIONS PROGRAM

The fair and equitable assessment of property for tax purposes requires a high level of mass appraisal skills to determine estimates of value, as well as single-property appraisal skills for defending assessments before tribunals and reviewing authorities. The IAAO Professional Designations Program is designed to increase the professional competency of assessment personnel through education. We offer five internationally recognized professional designations:

- Certified Assessment Evaluator (CAE)
- Residential Evaluation Specialist (RES)
- Cadastral Mapping Specialist (CMS)
- Personal Property Specialist (PPS)
- Assessment Administration Specialist (AAS)

Q HOW IN-DEPTH ARE YOUR RESOURCES WHEN I HAVE QUESTIONS?

A THE PAUL V. CORUSY LIBRARY IS ONE OF THE VALUABLE MEMBER RESOURCES.

- Member-Link on the IAAO Web site is a searchable database of articles in the IAAO Library, and is exclusively for IAAO members.
- 10,000 volumes of literature
- Access to over 600 periodicals

IAAO publishes several textbooks that serve as standards in the assessment profession including:

- Assessment Administration (August 2004)
- Valuation of Subsidized Housing (February 2004)
- Assessment Practices Self-Evaluation Guide (2003; revised 2004)
- Issues Confronting Properties Affected by Contamination or Environmental Problems (2002)

Q HOW DOES IAAO REMAIN AT THE FOREFRONT OF COMPLEX ASSESSMENT ISSUES?

A THE IAAO HAS WRITTEN AND PUBLISHED ELEVEN ASSESSMENT STANDARDS, INCLUDING:

- Standard on Automated Valuation Models
- Standard of Property Tax Policy.

Q I NEED TO DEVELOP MY PROFESSIONAL NETWORK. HOW DO I GET INVOLVED IN IAAO?

A AN IAAO MEMBERSHIP GIVES YOU AN INSTANT INTERNATIONAL NETWORK, AND OPPORTUNITIES FOR LEADERSHIP.

- Meet assessment professionals from around the world at meetings and conventions.
- Use the IAAO Network to make invaluable connections. If an assessor in California needs to know how an assessment office in Connecticut has successfully converted to a Computer-Assisted Mass Appraisal (CAMA) system, IAAO can make that connection for any member ... fast.
- Leadership positions on IAAO committees and the Executive Board provide rewarding opportunities to learn from the best minds in our profession.

Q WHAT DISCOUNT PROGRAMS DO YOU OFFER MEMBERS?

A YOU GET ACCESS TO ALL THESE MEMBERSHIP DISCOUNT PROGRAMS AND MORE.

- Publications
- Seminars
- Conference Registration
- Text Books
- Standards
- Conference Proceedings



INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS MEMBERSHIP APPLICATION

Please print or type



Name _____ Title _____

Jurisdiction/Firm _____

Office Street Address _____

Office City _____ Office State/Province/Country _____ Office ZIP/Postal Code _____

Office Phone _____ Office Fax _____

Office E-mail _____

Home Street Address _____

Home City _____ Home State/Province/Country _____ Home ZIP/Postal Code _____

Home Phone _____ Home Fax _____ Home E-mail _____

Send mail to: Office Home Check here if you do not have an e-mail address or do not wish to provide an e-mail address. E-mail is a vital link between IAAO and it's members. It is IAAO policy not to sell, rent, or distribute e-mail addresses.

Person referring applicant (if anyone): Name _____

Instructor referral Rep referral

I hereby apply for membership in the International Association of Assessing Officers and agree to comply with the requirements of the IAAO Code of Ethics and Standards of Professional Conduct. If accepted for membership, I will abide by the IAAO Constitution, pay the established dues, and comply with the Code and Standards.

Signature _____ Date _____

Please indicate if you have been convicted of a felony or crime of office which may reflect on your ability to abide by the IAAO Code of Ethics and Standards of Professional Conduct. Yes No

Office use only:

International Association of Assessing Officers Membership 2005–2006

- | | |
|---|-------------|
| Membership Categories | Dues |
| <input type="checkbox"/> Regular Member | \$175 |
| <input type="checkbox"/> Associate Member | \$180 |

For information about an accredited membership designation go to www.iaao.org.

Prices are quoted in US dollars and are subject to change. Prices are guaranteed through October 31, 2006.

Councils and Sections*

- | | |
|--|---|
| <input type="checkbox"/> Computer Assisted Appraisal Section | \$45 |
| <input type="checkbox"/> Mapping and GIS Section | \$45 |
| <input type="checkbox"/> Personal Property Section | \$45 |
| <input type="checkbox"/> Metropolitan Jurisdiction Council | More than 600,000 parcels = \$600.00
300,000-600,000 parcels = \$400.00
Under 300,000 parcels = \$200.00. |
| <input type="checkbox"/> Public Utility Section | Dues Exempt |
| <input type="checkbox"/> State and Provincial Council | Dues Exempt |

*You must be an IAAO member to be eligible for membership in these groups.

Total of Membership and Councils/Sections dues \$ _____

Dues are payable in advance. If paying by check, please make check payable to IAAO in U.S. Funds. The returned check charge is \$25.00. If paying by VISA or MasterCard, please provide the information requested below. VISA MasterCard

Card Number _____ Cardholder Name (Print) _____ Expiration Date _____

Cardholder Signature _____

Please complete this application and return with payment of dues to:
IAAO Bank Lockbox, P.O. 504183, St. Louis, MO 63150-4183 or fax to 816/701-8149 (credit card payment only.)