



Oklahoma Ad Valorem

FORUM

Director's Notes:

Ad Valorem Division Road Tour 2005

The traditional road tour for the Ad Valorem Division has begun from Sequoyah County to Pittsburg County to Dewey County to Canadian County with a Tulsa County trip on the side. That's a lot of miles (913 to be exact, but who's counting).

We're attending the Annual District and OATR meeting over the next few weeks. As I've often said in the past, it is really a pleasure to get to travel around Oklahoma and see what is going on in each county we visit. We had a great time in Roland in Sequoyah County at the first District meeting (Thanks to Jack O'Neil and Greg Wilson for their hard work). It's only a few minutes from the Arkansas border, definitely in a high growth area in the heart of the traditional Cherokee Nation. We followed that up the next week with a visit to Pittsburg County, including Jim Kelley's great idea of holding the meeting in Krebs, home of some of the best Italian food on the planet.

Mike Kemp, the President of the Oklahoma Association of Tax Representatives invited us to their spring meeting in Tulsa, and we always appreciate an opportunity to discuss their issues and concerns. The OATR membership has lots of experience and knowledge in the process.

We also heard an excellent presentation from Claudia San Pedro, the new Office of State Finance Director designate on the Oklahoma State Budget process.

The Legislative session is winding down. There are still several significant bills still under consideration. In the next few weeks, there will be some additional discussion as the legislative session concludes. We'll get everyone up to date on new legislation after the session is over.

The Ad Valorem Division will be sending out reminders on the abstract submission dates later this month. Abstracts are due on June 15. Statutes are strict on the deadline so please let us know. We'll be sending a bulletin reminder out shortly.

State Board of Equalization (SBOE) has scheduled June 20 for its regular meeting which should give everyone time to complete their abstracts. Check those dates for any change as we get closer to the date.

Annual Conference planning is in progress. Denise Heavner and some of her officers met with our staff.

We'll see everyone at the district meetings. Have a good month. We appreciate all you do for your taxpayers and all the hard work of county assessors and deputies everywhere. It's a tough job, but ad valorem is an extremely important part of local

A Look Ahead...

- June 7-10, Unit VI
Cadastral Mapping, Talequah
- June 22-23, Unit VII,
Land Valuation, Talequah

Continued on page 2...

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

government in Oklahoma. We're all working to pass the system on better than it was given to us.

Sincerely,

Jeff Spelman, CAE
Director, Ad Valorem Division

P.S. "If your spouse asks if you love football more than you love them, it is best not to answer: "Pro or College?" Anwar Caddo's latest quote courtesy of Florida State Coach Bobby Bowden.



As I stated in earlier newsletters, our travel budget restrictions have loosened. As a result, I have been visiting counties that never called for help and that I have not been to in years. So far this year, I have been able to visit 20 different counties, 11 of which I had not been back to in a few years. I have another 19 such counties to visit to get caught back up.

In just about every instance, I was able to show these 11 counties some more effective ways of doing things. It might have been a quick hint here or there, or it might have been streamlining some of their processes. But these things could have made their work easier a while back. Part of it is that we are all still learning. Some of these mapping systems are getting better with each update. Sometimes it just takes time to learn all the "ins and outs" of these systems. Sometimes it just takes looking at the same problems with a fresh set of eyes.

Remember: *The only way to make sure you never receive help is to never ask for it!*

Internet Mapping Grants Available



The United States Geological Survey is offering grants to governmental agencies that would be interested in sharing their mapping through the internet. They have several cost-sharing proposals that counties may apply for.

The end result of these grants is that the county would create and maintain an internet mapping website that could share mapping layers for the USGS to display freely on their website, .

They would want you to share mapping layers that are more accurate or not available through any other source and that you would continue to keep updated such as parcels or GPS'd roads. If you are interested, please call Troy Frazier at (405) 521-3178 as soon as possible. The deadline for these grants is June 16, 2005 at 1:00 p.m.

Volume XIV, Issue V • May 2005





Home Prices Continue Steady Increase

Oklahoma home values continued to increase at a steady pace, according to a recent report issued by the Office of Federal Housing Enterprise Oversight (OFHEO).

The housing report reveals that home prices in Oklahoma rose 5.19 percent from the fourth quarter of 2003 to the fourth quarter of 2004, and that the appreciation in home values over the past five years was 25.82 percent.

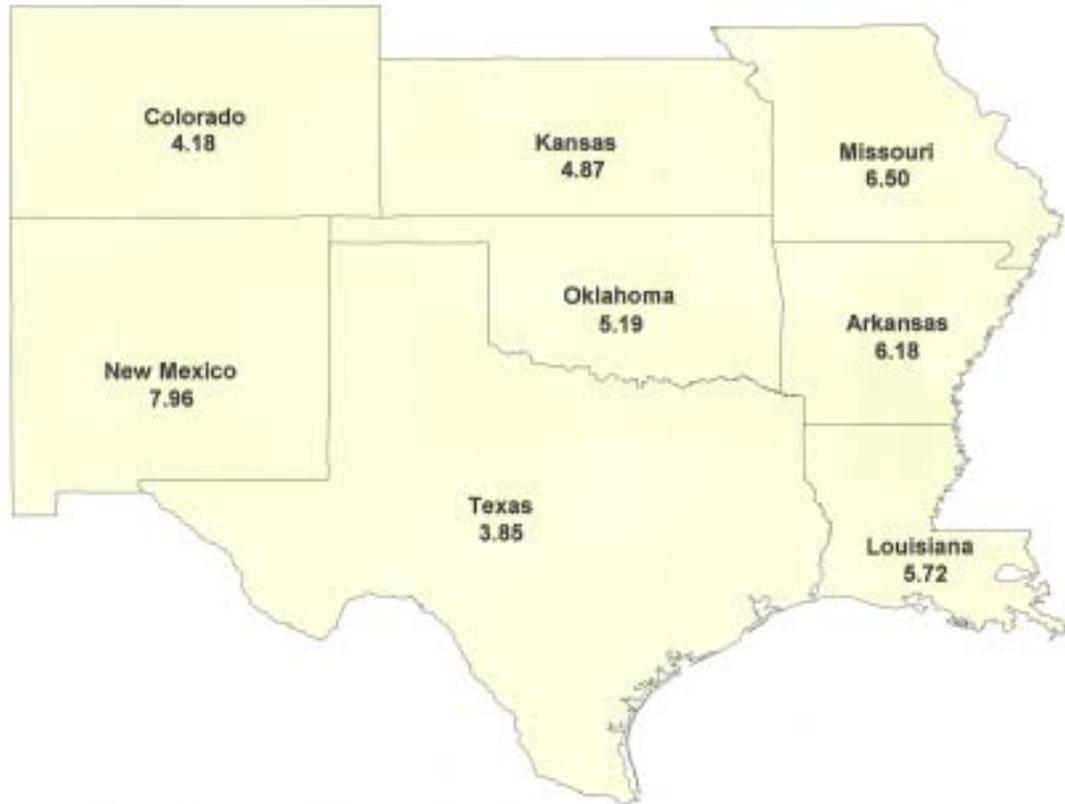
The Oklahoma numbers are similar to those of surrounding states. Texas showed a 3.85% gain over the past year, Colorado 4.18%, Kansas 4.87%, Louisiana 5.72%, Arkansas 6.18%, and Missouri, 6.50%.

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 most recent OFHEO report can be viewed in its entirety at the following address: .

One Year Changes in House Prices Fourth Quarter 2003 to Fourth Quarter 2004



Volume XIV, Issue V • May 2005



N.E. District Meeting, Sequoyah County

Volume XIV, Issue V • May 2005



Ad Valorem Division staff gather together during a break in the action.



Sequoyah County Assessor Jack O'Neal visits with Kenny Chuculate, Deputy Director of the Ad Valorm Division.



Assessors and staff gather for the presentations during the program at the Northeast District Meeting.



Kenny Chuculate won the ultimate "Door Prize" (Yes, a door!) at the district meeting, and auctioned it off to the highest bidder, Tracy Sims of Adair County.



Greg Wilson addresses the group gathered for the Northeast District Assessors Meeting Friday, May 6th.



Jeff Spelman, Director of the Ad Valorem Division, gives assessors and deputies an update during the program at the district meeting.



Native American dancers provided entertainment for the group after a delicious fish fry lunch.



Receive The "Forum" By Email:

To receive the "Ad Valorem Forum" by email, please forward your email address to Cyndi Heath at cheath@oktax.state.ok.us.

S.E. District Meeting, Pittsburg County

Volume XIV, Issue V • May 2005



Attendees visit and listen to some great vocal entertainment before the District Meeting begins.



Jim Kelly, Pittsburg County Assessor and host for the S.E. District Meeting gives welcoming remarks



Denise Heavner, Cleveland County Assessor and President of the County Assessor's Association shares some comments with the group.



Cathy Haynes draws another winning ticket for door prizes as the meeting winds down.



Ron Sosbee and Scott Warren update everyone on State Auditor and Inspector activities



After a good district meeting, it's time for some delicious Italian food at Pete's Place in Krebs.



Doug Warr, CLGT, presents a special "Advanced Snipe Hunter" Award to Etta Williamson from Pittsburg County.



Jeff Spelman, Director of the Ad Valorem Division gives an update to everyone at the meeting.

