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.

"IAAO Zangerle Award Winner: 1997 and 2010"

Oklahoma Ad Valorem

FORUM

Volume XIX, Issue XI ● November 2010

Director's Notes:

Elections are over and it's Thanksgiving time again. At the Ad Valorem Division we're finishing the Personal Property Schedule, the Equalization Study, and gathering materials for the next meeting of the State Board of Equalization in December.

An orientation program for new county officers was held on November 10 at the Association of County Commissioners' building. County assessors' association officers attended the assessors' breakout session, and they provided some good insights into the assessor's job. Our thanks to Monica and the other officers.

We had good attendance from the new, new assessors and the new, old assessors. (A new, newly elected assessor is someone who has not been in the assessment business but is now the county assessor.) Several newly elected assessors were not there, but I was pleased with the group. They are eager to learn and hopefully with the election over, these new officials can take over their responsibilities and do a good job for the taxpayers. We will conduct a full New Assessors' Orientation in January with Oklahoma State University CLGT as a part of the program. It should be a good session, and we're looking forward to it.

We enjoyed the County Assessors' Association Convention. There were some bodies missing due to the flu or other illness, so some good folks were not present, but the session was good and informative. It was great to see some of the past Presidents. That is an exclusive club.

We're looking forward to working with the new officers. Ronnie Funck and his team did a great job, and Monica and the present officers will carry on the tradition.

I'd also like to thank the county assessors for their help this year in working so well with our staff in completing the annual Equalization Study and the various legislative reports we're required to complete during the fall. Thanks.

We've had some real good progress in several counties in completing some major improvements to their data base and fully implementing CAMA. It is an important milestone, and we appreciate everyone's work effort in this area.

We'll see everyone at the State Board of Equalization meeting.

As some of you may recall, I've included this message in the last five or six November newsletters. I always enjoy it. At some time during the Thanksgiving season, be sure and thank all the people you work with. It's a great tradition.

Thanks to the county assessors and their staffs this year for all their hard work. I know that many assessors and staffs don't always get a "thank-you", but remember that some people who don't express their appreciation

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do realize how important the job is. For those of you who went through a tough election, thanks for your service even if things did not work out as you wished. Sometimes when one door closes, another opens. Thanks for your service and have a good Thanksgiving.

Sincerely,

Jeff Spelman, CAE

P.S. "Justice will not come to Athens until those who are not injured are as indignant as those who are injured. Or… if you're only worried about your ox getting gored, not your neighbor's, nothing will get better." Quote borrowed from Thucydides and re-translated from the original Greek by Stanley T. Cimarron, Ad Valorem Philosopher.

P.S.S. Thanks to Mike Morrison and the IAAO Chapter for an excellent 25th Anniversary Celebration. I appreciated the Chapter recognizing the five charter members, and I was really surprised and honored by the George Keyes Award. That was an amazing experience, and it seemed like a very quick 25 years!

The elections are finished and the dust has settled. We have new assessors. Here are a list of statutes that deal with county assessors and mapping.

Title 28, Section 60 – "All county assessors shall charge and collect the following flat fees… …For furnishing standard maps; in paper form and in one color on white paper or blue line…"

This statute contains fixed prices for black and white maps and for blue line copies at $5.00 for small, letter sized maps, $7.00 for medium sized maps, and $10.00 for large, 34" x 44" maps.

Title 68, Section 2815.2 – "The county assessor shall maintain and use the current boundary descriptions of each and every school district or part of a district in the county furnished by the State Department of Education…"

Per Title 70, Section 4-104, the County Clerk is supposed to get these boundaries each year from the Department of Education and give them to the treasurer and assessor. In practice, we give you change maps produced for the Department of Education by OU. We also give you copies of the school district boundaries to use in your mapping system near the beginning of each year.

Title 68, Section 2821 – "…each county assessor shall acquire and maintain cadastral… …Each county assessor shall ensure that the office is equipped with adequate drafting facilities, tools, equipment and supplies in order to produce or update maps…"

YOU SHALL MAP!

Title 68, section 2829.1 – "…the 'County Assessor Fee Revolving Fund'… …shall consist of all fees collected by the assessor… …The intent of this section is to increase the net funding level available to the county assessor to maintain electronic databases and geographic information systems…"

This is a funding source to assist the assessor in the purchasing of "…computer hardware and software associated with county assessor databases and geographic information systems…" and to "…provide products and services… …to both public and private parties…"

Remember: "We're from the guberment and we're here to help!" Please, ask us if you have any questions!!

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International Association of Assessing Officers
OKLAHOMA CHAPTER

IAAO Chapter Met at Biltmore

And the Winner Is:

The IAAO Oklahoma Chapter named its first recipient of the "George Keyes Award" during the Assessor's Fall Conference in Oklahoma City. Jeff Spelman was presented the award during the chapter's annual luncheon amidst a standing ovation. It is with great pride that the chapter recognizes Jeff's accomplishments as well as his representation of IAAO and the local IAAO Oklahoma Chapter. On hand for the presentation was IAAO President Elect, Debbie Asbury.

IAAO President-Elect Debbie Asbury, Jeff Spelman, Mike Morrison

Celebrating 25 Years:

The IAAO Oklahoma Chapter turned 25 this year and to celebrate, the local chapter recognized five of the founding charter members for their continued service. As a way of saying thank you, Jeff Spelman, Linda Rogers, James Mallory, Tim Smith, & Doug Warr each received certificates noting 25 years of faithful service. The chapter is truly honored to have these members.

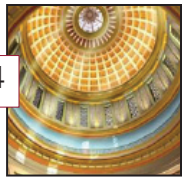
Pictured left to right: Jeff Spelman, Linda Rogers, James Mallory, Tim Smith, Doug Warr

New Officers for 2011:

The local chapter also elected new officers for 2011. Your new officers are:

- President – Keith Hulsizer (Tulsa County) khulsizer@tulsacounty.org
- Vice President - Daniel Jenkins (Cleveland County) djenkins@okco14.org
- Treasurer/Secretary – Joe Hapgood (Oklahoma Tax Commission) jhapgood@tax.ok.gov

Website: http://ok-iaao.oklahomacounty.org/



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County Computer Coordination Committee

November Meeting Synopsis

The 4C meeting was held November 9, 2010, in the Ad Valorem Division, and was chaired by Debbie Collins.

CAMA updates have been installed in Major County and no problems are being experienced.

The AA and treasurers update is being done this week. Instructions provided through e-mail which will walk the user through the update process. Training is being conducted in Carter County since that county is now on the state AA system. Conversion from the old system went well. When the tax roll was created, it was discovered that only 47 records did not come across. Next, CAMA will be installed in the county's system. Pawnee County cannot print to AA and a fix was attempted through a remote hook-up

Dewey and Major County servers ran out of space. Pontotoc County locks up if the assessor and treasurer are on the system at the same time. Okmulgee County runs slow and kicks out of AA. Choctaw County had an antivirus software, called Trend-Micro, which caused the printer not to work but that issue has been resolved. Pontotoc County had Microsoft Essentials Spyware loaded that caused printer issues. The virus seems to be designed to attack Microsoft Essential preventing access to the Microsoft websites to correct the problem. Pawnee County printer issues have been resolved.

Difficulties experienced in Pontotoc County were traced back to Microsoft Security Essentials (MSE). It is recommended that Microsoft Essentials not be used. It's a free download which OSU recommended, but it has since proven unsatisfactory. It's the TPS files in the network environment that corrupts the files. A possible alternative could be AVG10 which is a free spyware.

Malware Bytes is free and good but be careful not to go to a clone site. The address is www.malwarebytes.org. Malware catches viruses but must be manually activated as there is no auto-programming feature.

Kaprensky is not a good program. It unnecessarily scans before opening every document which slows the speed.

Okmulgee County ordered 5 new computers with Windows 7 which are now running. Difficulties with computers running slowly can be traced to employees accessing the internet, streaming music, etc. These functions will slow a network environment. Each county must address this issue to prevent system slowdowns.

Dewey and Major Counties have space issues because Linux partitions off space for Linux updates. Other counties may need to be on the watch for this problem. There are no threshold settings or alerts available to forewarn about this.

Storage space continues to be a concern. It's reported that half a terabyte is standard now on purchases now (a terabyte is 1,000 gig). It would be good for counties to buy additional space when possible. Some counties may not be buying extra storage due to the cost. It is recommended that the additional storage costs be investigated at the time of purchase to see if upgrades at that time are feasible.

SCSI drives are more expensive but they are more stable with fewer crashes than IDEs.

Pittsburg County has 15 to 20 work stations on which the virus protection expired on different days. A local vendor licensed with AVG and the county was able to get a package deal from him. Now all the computer protection expires at the same time.

A letter from OTC Taxpayer Assistance was distributed which describes the process for sending in agricultural exemption permit renewals. The process is still to use a diskette. The Taxpayer Assistance Division realizes this is obsolete technology that many assessors do not have. However, this is the directive given until another system is in place. Assessors will be advised when a new system is in place. An external drive for diskettes can be purchased for $15 to $20.

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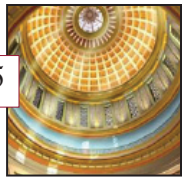

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Continued from page 4 "4C Meeting Synopsis"...

Request was made for updated specifications for purchasing computers so counties will know what is best to purchase at this time.

The State Board of Equalization has a statutory meeting set on December 1st. The 4C will hold its December meeting on that same day at 1:30 p.m. in the Ad Valorem Division office.

Chairperson Debbie Collins commended the outgoing assessors for their time and service on the 4C. New assessors appointed to the 4C will be announced for the December meeting.

Update: Agricultural Exemption Permits and Renewals

October 1, 2010, Beth Tigner took a position with another division of the Oklahoma Tax Commission. Because of budget cuts, her position in the Taxpayer Assistance Division has been merged with another position; therefore, the Tax Commission will not be able to process exemption requests as quickly as in the past. If you need assistance you may now contact Paula Johnson at 1-405-521-4614.

You should expect a 4-6 week delay in processing for all new Agriculture Exemption Permits and renewals. Telephone calls and faxes will have a delayed response as well.

Here are some ways you can help expedite the process:

If you need to verify a permit and you know the permit number, please call the Tax Commission IVR phone system at 1-405-521-3160. Select choice three (3). When prompted, enter the six digit exemption permit number. If the number does not contain six (6) digits you must use leading zeros to make six (6) digits. The system will prompt you step-by-step. If the permit is valid it will tell you that it is valid. If you do not know the permit number you may call the Agriculture Exemption Phone Line at 405-521-4614. This line has voice mail. Leave the taxpayer's Social Security Number or Federal Employer ID number with your name and telephone number. We will research the number and return your call. Please use the IVR system if you know the SMX number. It is the fastest way for you to verify a permit number.

Currently, the most efficient way to submit your renewals is via the diskette process. This process is being updated to provide a different avenue to submit the renewals. Until the change is made, please use the diskette if you have access to the drive on your computer. The diskettes should be submitted no less than once a month. You may send them more often if you wish. The diskettes must have a transmittal form with them in order for the Tax Commission to process them. (If you do not have a copy of the transmittal form, please contact Paula Johnson, and she will send you one.)

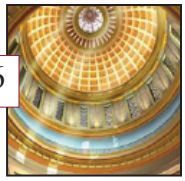
The diskettes should also have a label with the county's name, AG Exemptions and the date on it. Without this information, the diskettes cannot be processed, and the taxpayers will not receive their AG Exemption Permit Cards.

The AG Exemption Applications must have the fields correctly completed for the permit cards to process. (i.e. A telephone number in the name field will cause the card not to process. Names in reverse order will cause the cards not to process. Missing addresses will cause the cards not to process, etc.)

If you have problems with your diskette program or you do not know how to use the program, you should contact Scott Warren at the OSU Center for Local Government Technology at 1-405-744-6049. Although the Tax Commission processes the applications from the diskettes, the program is not owned by OTC.

Paper applications require the signature of the taxpayer and verification by the county assessor and the county treasurer. If this information is not complete the forms will be returned. This increases the time it takes for the taxpayer to receive their AG Exemption permit.

Working together we will get the taxpayers' exemption cards to them in the most expeditious manner.



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FHFA Report Shows Oklahoma Real Estate Market Stable

The Federal Housing Finance Agency (FHFA) second quarter report reveals that the Oklahoma real estate market continues to perform well compared to other markets nationwide.

The national purchase only house price index fell 1.6% from second quarter 2009 to second quarter 2010, while the Oklahoma index showed a .2% increase from second quarter 2009 to second quarter 2010.

Oklahoma ranked 10th nationally overall in the FHFA report. When comparing major metropolitan areas, both Tulsa and Oklahoma City also ranked highly. Among 303 major cities, Tulsa was 17th and Oklahoma City was 31st overall.

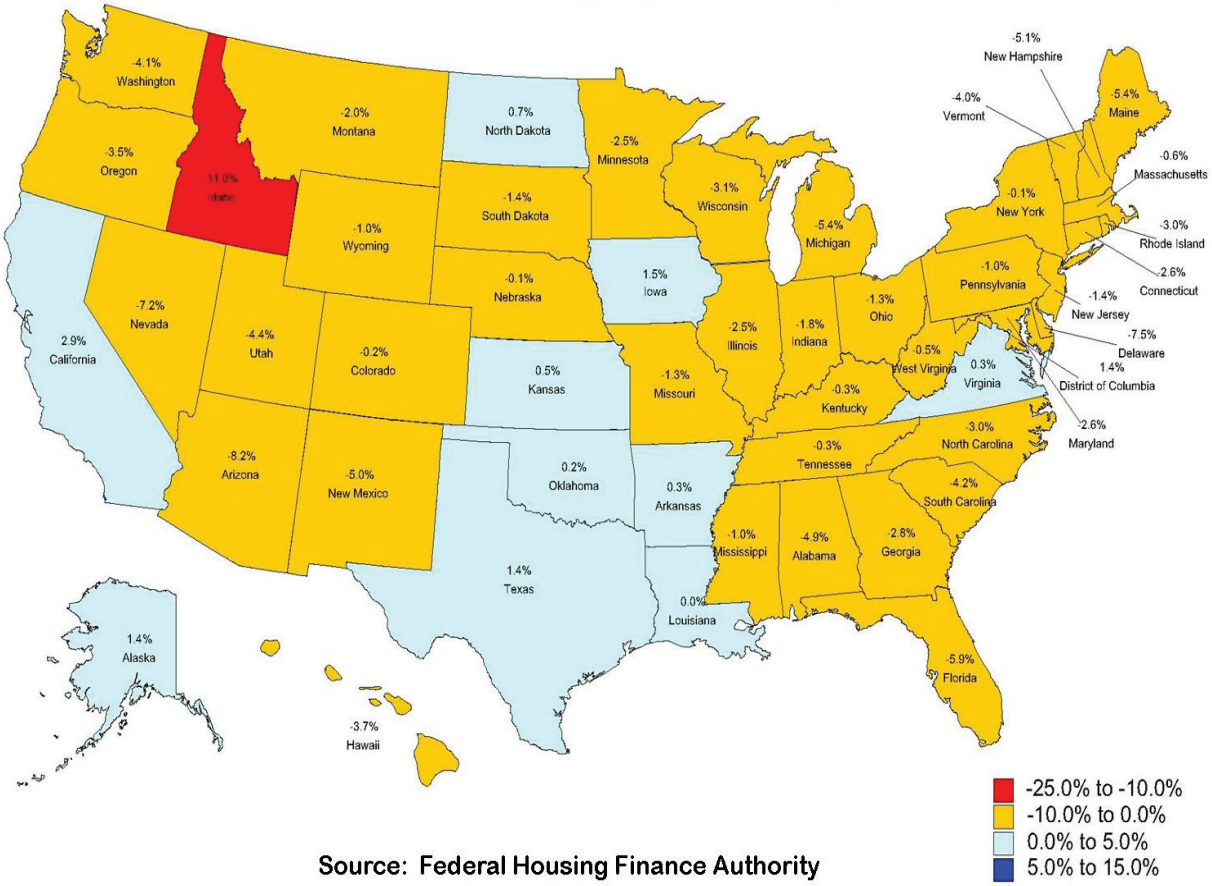
FHFA's purchase only house price index tracks house price changes in repeat sales of the same single family properties. The purchase only index is based on more than six million repeat sales transactions.

The index is derived from data obtained from Fannie Mae and Freddie Mac for mortgages originated over the past 35 years.

The report can be viewed in its entirety on the FHFA web site, http://www.fhfa.gov/Default.aspx. Then select the House Price Index PDF Report shown on the home page.

Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted)

US Four-Quarter Appreciation = -1.6% (2009Q2- 2010Q2)



Source: Federal Housing Finance Authority

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Business Personal Property Schedule

Review Period In Progress

The Ad Valorem Division hosted a public meeting on the Business Personal Property Schedule methodologies to be used in the 2011 Business Personal Property Schedule on September 23, 2010.

The meeting provided an opportunity for interested parties to present any concerns or current data related to the valuation methodology used in the Business Personal Property Schedule for 2011.

A draft Business Personal Property Schedule was published on the Division web site on November 1, 2010. A written comment period on the draft schedule was open until November 12, 2010. The comments will be posted to the web site for public information December 1, 2010.

The Division will post its proposed changes to the Business Personal Property Schedule on the website. The entire schedule will not be reposted, only those sections with changes from the draft schedule.

A second ten-day comment period begins on December 1 and ends December 10, 2010. All comments should be presented to the Division in writing and will be posted to the website.

January 1, 2011, the final version of the Business Personal Property Schedule will be posted to the division website and available for use. (Hard copies will not be printed for 2011.)

Inquiries regarding the schedule should be directed to Larry Rawlings in the Business Personal Property Section, 405.319.8200.

Microsoft Security Essentials Not Recommended

Microsoft Security Essentials (MSE) is not for Network use. Possible data corruption will occur if used in a network environment.

Some counties using Windows 7 have not seen issues with MSE. Nevertheless, Microsoft does not support using MSE in a network environment.

Any county using the CCAP AA system or treasurer system on an XP workstation with MSE installed will have file corruption issues.

Once the file is corrupt, the county will be unable to use the AA system until the file is repaired by CCAP staff.

Therefore, it is recommended that MSE not be used on your office network system.

New Assessors' Orientation

A training overview of assessor's responsibilities

An orientation program has been scheduled for county assessors who are newly elected to the office. It is also recommended for assessors who have taken office in recent years but have not previously had this type of training. Assessors are encouraged to bring one deputy with them.

The dates are January 20 & 21, 2011 at the Country Inn & Suites Hotel, 3141 N.W. Expressway in Oklahoma City. Sessions begin at 8:30 a.m. each morning. Friday's session will conclude at 3:00 p.m.

The hotel is located east of Baptist Integris Hospital and is on the north side of the road. A nearby landmark is Mosteller Tower, the tall round building easily seen from N.W. Expressway.

A block of rooms has been reserved for January 19 & 20 at a rate of $79.00 per night. Reservations may be made by calling 405-843-2002.

More information will be provided at a later date.

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Focus on Marshall County

From 1890 to 1906, Oklahoma Territory expanded to include several reservations in central Oklahoma. Marshall County was one of the counties created from Chickasaw Lands in 1907. The smallest county in Oklahoma, its name honors the maiden name of George Henshaw's mother. Henshaw served in the 1906 Oklahoma Constitutional Convention.

In 1908 county residents voted Madill the county seat over Kingston. It was named for George Alexander Madill, an attorney for the St. Louis-San Francisco Railway. In 1914 Marshall County built its courthouse which is listed on the National Register of Historic Places.

Marshall County Courthouse, located in Madill, OK, is on the National Register of Historic Places.

After 1837 the Chickasaw began relocating to Indian Territory, joining the Choctaw. In 1842, to protect Chickasaw settlers in the area from more warlike Plains Indians, the U.S. Army established Fort Washita on the Washita River's east side in present Bryan County. The fort was active until the start of the Civil War. Abandoned in 1861, Confederate forces from Texas occupied the fort, and it became a major supply depot for Confederate troops. It was never reoccupied by the United States military. After years in private hands the Oklahoma Historical Society bought the fort grounds in 1962 and restored the site. Today the Fort Washita Historic Site and Museum is a tourist attraction. Several reenactment groups dress in period clothing and use the fort to demonstrate to school children the way of life in the 1800s.

West barracks and reconstructed south barracks at Fort Washita Historical Site and Museum.

In 1859 the Burney Institute for Girls opened near Lebanon, and in 1860 it received a post office designated Burney Academy. After the Civil War, it was known as the Lebanon Orphan Institute. In 1887 the institute became the Chickasaw Orphan Home and Manual

The Burney Institute for Girls. The name changed to Chickasaw Orphanage Home and Manual Labor School in 1887.

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Labor School. The boys were taught agriculture and horticulture, and the girls were taught household domestic duties, sewing and quilting. All the students were given first class instructions in all branches of a finished English education. The remaining brick structure is on private land.

The brick structure was erected at the Orphan Home in the late 1880s. This building is now on private land.

Until the discovery of petroleum in the early twentieth century, agriculture was the principal income-producing pursuit. Ranching has played a key role in the region's economy. Farming in the Red and Washita River valleys also contributed to the area's prosperity. Cotton, corn and oats were principle crops in the early years. Later most of the land was cultivated in wheat, rye, oats and peanuts.

Soon after statehood, commercial production of oil and gas began with much success. Sand and gravel have also been commercially extracted.

The Red River has been a key factor in the history of Marshall County. The building of the Red River Bridge created numerous jobs for the area in the 1932. More were employed in 1944 when the U.S. Army Corps of Engineers completed the Denison Dam, impounding the Red and Washita Rivers, creating Lake Texoma. It forms the county's southern border, and it also comprises the eastern border which had been the Washita River. Prior to the lake's formation, the State of Oklahoma constructed railroad tracks in 1941 to replace the Frisco lines that were to be inundated by Lake Texoma.

Perhaps the most famous incident in Oklahoma transportation history is the "Red River Bridge War" of July 1931. It resulted from the construction of three free bridges across the Red River on U.S. Highways 77 (south of Marietta, at Gainesville), 75 (south of Colbert, at Denison), and 81 (at Terral) by the States of Oklahoma and Texas under an interstate agreement made in 1929. The operators of private toll bridges, already in use on those roads, objected to the opening of free bridges before the toll bridges had recouped their costs. The owners of the U.S. 75 toll bridge at Denison obtained a federal injunction blocking the opening of the free bridge, and Texas Rangers barricaded it on the Texas side. In reaction, Gov. William "Alfalfa Bill" Murray declared martial law, sent the Oklahoma National Guard to destroy the northern approaches to the toll bridge, and stationed armed troopers on both sides of the river to keep the free bridge open, as seen in the above picture.

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Continued from page 9 "Focus on Marshall County"...

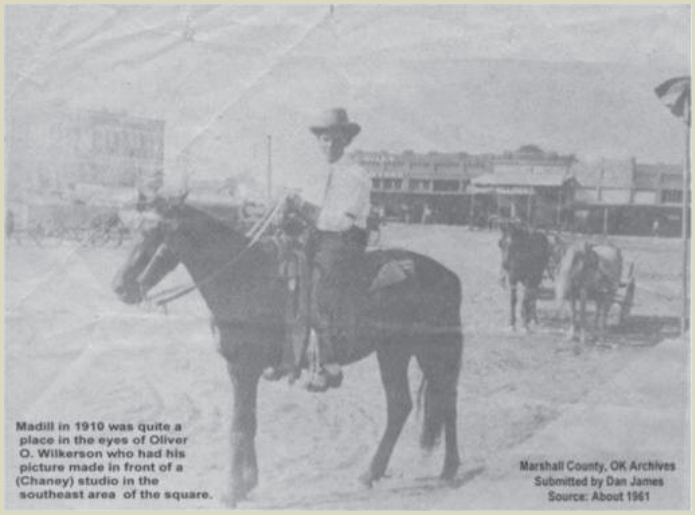
Drought, a decline in the cotton industry, and the Great Depression caused a decline in the county's population. It was further impeded by land lost to Lake Texoma. The county rebounded with nonagricultural pursuits. This came in the form of sawmills and lumber companies, a maker of men's dress pants, manufacturers of wood products, livestock trailers, the building of medical facilities, and other industries.

Recreation and tourism at Lake Texoma are significant contributors to the county's economy.

Lake Texoma is denoted as the Striper Capital of the World, an annual striper festival is sponsored each summer by the town of Kingston. The 4-day weekend of festivities has a fishing tournament, food and free fun for the whole family.

Madill sponsors the National Sand Bass Festival which is held the first full week in June and draws people from all across the United States. The town square is host to a carnival, arts & crafts fair, food booths and entertainment from noted performers.

Other events and celebrations can be found through the Marshall County Business & Tourism Chamber of Commerce website http://mccoconline.org/.



Oliver O. Wilkerson posed for a photo on his horse near the Madill town square in 1910. Cotton wagons and teams used for deliveries moved across sand streets and were commonly seen parked around the town square.

Downtown courthouse square in Madill during the National Sand Bass Festival.

Marshall County Demographics

Population: 13,860
Area: 372 square miles
2009 Real Property Net Assessed Valuation: $66,485,735
2009 Personal Property Net Assessed Valuation: $17,841,600