



Oklahoma Ad Valorem

FORUM

Director's Notes:

George Strait's new song has a line "tell me something bad about Tulsa" so he won't miss some long lost girl friend there. But I can't think of anything bad about Tulsa right now.

We're preparing for the Fiftieth-ninth Annual Conference August 12-15, 2003. Progress is going well despite all the Oklahoma Tax Commission budget constraints. We've completed the final program details, We met yesterday with the County Assessors' Association officers and CLGT to discuss the last arrangements, and I appreciate the "partnership" with those groups and the State Auditor and Inspector (SA&I) on providing training and education.

Registrations are coming in steadily, and we should have another excellent conference. (Be sure and remember to turn any designated rooms back to Cathy Gibson so we can keep reservations in our block to be used for other attendees at the conference.)

For opening session, we've invited the State Board of Equalization (SBOE) members and the President of the Oklahoma Association of Tax Representatives. We will also recognize all those who've completed their initial and advanced accreditation programs last year. Oklahoma's program is one of the best and most rigorously tested programs in the nation. To recognize that achievement, Center for Local Government Technology (CLGT) and Ad Valorem Division will be presenting advanced accreditation certificates at the opening session.

Our conference theme is "Practical Tools for Everyday Use" so we want to focus on material and classes that have a direct application to the work that county assessors and deputies perform every day.

The conference profile is elsewhere in this newsletter but here are just a few highlights:

The famous "Professor Homestead" will be making an appearance at the conference. "Professor Homestead" is a world renowned expert on the homestead questions, and he'll be present to answer questions.

Deeds and Trusts with Don Sporleder and Mickey Coley will be held again.

We'll also have a legislative update, a session on manufactured homes, a public service update, and a great mapping program with Troy Frazier.

As always State Auditor and Inspector (SA&I) and the Oklahoma Tax Commission will teach their computer classes again out at OSU-Tulsa. (Remember because of budget cuts this year, we'll not have bus transportation out to the computer classes.)

Doug Warr and Gary Snyder will help with the introductory session again. We'll repeat "Basic Math for county assessors and deputies" developed and taught by Gary Snyder. It's designed to give anyone who needs a quick review of all the math we have to use everyday in the county assessor's office.

Continued on page 2...

A Look Ahead...

- August 12-15
59th Annual Educational Conference For Assessing Officers, Tulsa, Southern Hills Marriott
- Assessor Accreditation Program Courses, CLGT: As of Publication Deadline August Schedule Not Available— Check with CLGT at (405) 744-6049



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We will not use any outside instructors this year because of budget constraints, but Steve Sutterfield and Jewette Farley have again volunteered to drop by the conference.

Our software training should be excellent with classes instructed by Dr. Notie Lansford, Lana Swad, and Royce Cowley at OSU Tulsa along with the State Auditor and Inspector (SA&I) AA training and the Ad Valorem Division CAMA training.

State System Computer system users will be receiving some training on the new Windows version of the TerraSoft software. Dewey and Kay County have done a great job helping us test it. The new system is user-friendly and should be easy to work with.

We’re looking forward to getting on Tulsa Time. Hope to see everyone there.

Sincerely,

Jeff Spelman, CAE

P.S. “People thought Noah was nuts because he started building his ark when there wasn’t a cloud in the sky. Actually, it’s a good idea to build an ark, before the rain starts.” Anwar Caddo.”

Conference Facts

Conference attendance usually runs between 500-550. Our record is 700 in 1997 when many county treasurers attended. That makes it the one of the largest four or five largest multi-day training sessions in this format in the United States.

(Georgia has an annual school on a resort island off the coast, and New York, Florida, and Tennessee have large conferences also, but they have a slightly different organization.)

The Conference is 59 years old. That makes it of the oldest continuous conferences in the nation. This Annual Conference continued through World War II despite all the turmoil of that period of wartime.

Old timers will remember our computer lab in 1994. We actually dismantled our office computer network, hauled it to the conference, and set up for Computer Assisted Mass Appraisal (CAMA) training! Only one monitor was dropped.

Another famous story is the year we had a class in field inspection of property in 105 degree heat and, and a student fainted as she was getting out of the van. We had to rush her to the doctor and bring bottled water back to the vans.

“Mapping Minute” With Troy Frazier

Training, Training and More Regional Training...

The last few months have been good for regional training. In May, we held three days of regional training on AVParcel in Woodward. In June, we helped organize regional training on ArcView 3.2 by Julie Parker, an instructor at the Moore-Norman Technology Center. The training was held at the technology center in Weatherford.

We also held three days of regional training on ArcEditor 8.3 in Wagoner. In July, we will hold a three-day regional training session on AVParcel in Cordell. This is a follow-up session to one held there last year.

If you would like to see regional training on your mapping software, please let me know. If you would like to host a three-day regional training session, just give me a call. The subjects can vary from basic parcel editing to platbook creation. I still make county visits. If you have a specific need for a visit, let me know.

Remember: Show me a county mapper being paid what he (or she) is worth, and I’ll show you a deputy assessor from another jurisdiction far, far away!!





Public Service Update With Mike Isbell

Public service, railroad and airline values were presented to and certified by the State Board of Equalization June 16th. The various industries performed as advertised with the airline and telecommunication sector's total valuations being below 2002. Notification letters were sent by the State Board of Equalization to all public service, railroad and airline companies regarding their certified Oklahoma fair cash value, the assessment ratio applied and their total assessed value. After the 20-day protest period has expired, and adding a few days for mailroom activity, values will be apportioned and sent to the State Board for disbursement to the counties. Title 68, O.S. Sec 2867 (D) states that within ten days after receipt of certificates of assessment from the State Board of Equalization for railroad and public service companies each county assessor is to prepare and file an abstract of assessed valuations to their county excise board.

You should have already received county detail information for those centrally valued companies in your county for 2003, and apportioned values will be arriving later this month. Check for additions or omissions, fluctuations, current to past year's assessed values and county detail sheets. Remember any new companies appearing on the public service tax rolls for your county as identified by these checks should be cross-checked against county renditions to determine if the same property has been filed twice.

Any questions or concerns that you may have after these checks should be forwarded to the Public Service Section of the Ad Valorem Division. Please submit these inquiries in writing and we will respond to you in kind. Remember there are 76 other counties so please be patient, we will get back to you as soon as we can.

59th Educational Conference Plans Detailed

The Fifty-Ninth Educational Conference for Oklahoma Assessing Officers will be held August 12–15, 2003, at the Marriott Southern Hills in Tulsa, Oklahoma. The Conference theme this year is "Practical Tools for Everyday Use." Registration will begin at 10:00 a.m. on Tuesday, August 12. The general session will commence that afternoon at 2:00 p.m.

The conference format will include concurrent and breakout sessions customized for (1) the administrator, (2) real property appraisers, (3) computer support personnel, (4) mapping staff, (5) business personal property specialists, and (6) personnel new to the assessor's office or who would appreciate a general overview.

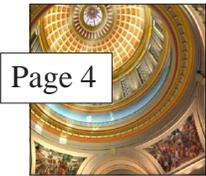
The Marriott is located at 1902 E. 71st Street. Guest rooms may be obtained by calling (918) 493-7000. The rate is \$61.00 single or double occupancy. The overflow facility is the Hilton located at 7902 S. Lewis Avenue. Contact the Hilton at (918) 492-5000. Ask for the Oklahoma Tax Commission's Educational Conference room block to insure you get the conference rates.

Please do not cancel any rooms with the hotel. Call us if you have rooms to turn back. We will reassign them to another county.

The registration fee will be \$50.00 a person which is charged to defray certain expenses involved in conducting the conference. Students attending one day only will be charged a \$20.00 fee for Wednesday or Thursday. Attendance at a half-day session on Friday will be \$10.00. Checks and purchase orders should be payable to the "**OTC Fund**" (*The County Assessors' Association as well as the Oklahoma Chapter of IAAO may be collecting separate fees for other activities*).

A registration form must be completed for each participant. The form is printed on both sides. One side is for identification of the participant. The reverse side is designed for you to indicate your class selection for each day. *Please return registration forms by August 1, 2003.* This will be a tremendous help in determining room assignments based on class size. For your convenience, it is suggested that you keep a photocopy of the completed registration forms.





Conference Offers Many Useful Topics

The 59th Annual Educational Conference for Assessing Officers, scheduled for August 12-15 in Tulsa at the Southern Hills Marriott will provide numerous training opportunities for assessors and deputies.

Although sessions tend to fall under certain categories (administrative, appraisal, etc.), they are not intended to restrict attendees to sessions based purely on job titles. For example, the assessor does not have to confine his/her selections to those which are administrative in nature. Students are encouraged to select sessions that will be the most informative and helpful to them when returning to the work place.

Listed below are summaries of the educational offerings at this year's Conference.

Administrative:

These sessions are designed primarily for county assessors and deputies with administrative responsibilities. Topics will be in the following areas:

- Homestead exemptions
- Valuation limitations & freezes
- Deeds
- Economic development, TXM quality jobs, TIF, etc.
- Amending excise board reports
- Manufactured homes and trailers
- Statutory research & internet access
- Legal update, AG opinions
- Legislative update
- Public service update

Computer Support:

The Computer Support training will be held at OSU/Tulsa Campus. Some classes and users meetings will be at the hotel. The workbook for the Excel beginner class is \$20.00.

- State System Windows training
- AA Instruction
- Microsoft Excel – basics
- Microsoft Excel – intermediate
- Terrasoft/ SA&I user meeting
- TerraScan user meeting
- Colorado Customware user meeting

Mapping:

The presenters will provide a wealth of information on the following:

- GIS Council report/OU Data Browser
- ArcGIS 8.3
- Mapping solutions
- ESRI
- Training
- Rural 911
- MIMS for beginners
- ArcView 3.2a basics
- MIMS for advanced
- ArcView w/AV parcel
- Q & A about basic mapping 10 Handheld GPS
- Aerial photos
- Ag breakouts

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Business Personal Property/Appraisal Sessions:

- Appraisers will be provided instruction on the following topics: Tax exempt manufacturing
- Personal property forms
- Using the BPP guide & schedule
- Personal property reviews
- Protest procedures
- Valuation of billboards
- Basic math (bring your calculator)
- Legal update, AG opinions
- Legislative update
- Public service update

Introduction and Review of Assessment Administration and Appraisal:

This 2-day program is designed for county assessors and deputies with limited experience in the ad valorem system, or those who would appreciate an overall review of the assessor’s office.

- County assessors’ office
- Assessment appraisal
- Administration
- Public service
- Mobile homes, tax laws, statutes and state questions
- Five-year manufacturing exemption
- Equalization study
- Business personal
- Income approach
- Agricultural per point study
- Basic math (bring your calculator)
- Dead research
- Land valuation
- IQ procedures
- Neighborhood delineation & market adjustment
- Sales file



Continued from page 3 “59th Educational Conference”...

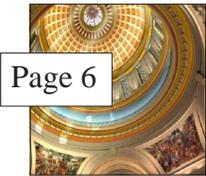
NOTE:

- Bring a sweater or jacket. The classrooms are often cold.
- There will be no transportation bus to the OSU Campus.
- No refreshment items are provided at OSU. Coffee shops and vending machines will be available.
- Bring a calculator for the Basic Math class.

This will be the fifth year we will take a group photograph of all assessors. Please meet after the Opening Session concludes on Tuesday, August 12 at the central staircase of the hotel. You may order a picture from the photographer. The price is the same as last year.

If you have any questions, please call Cathy Gibson or Cyndi Heath at (405) 521-3178. We are looking forward to seeing you in Tulsa.





Oklahoma Housing Price Increase Detailed

Oklahoma housing prices have increased an average of 4.07 percent for the one-year period ending March 31, 2003, according to a recent report issued by the Office of Federal Housing Enterprise Oversight (OFHEO).

Oklahoma ranks 32nd nationally in housing price increases. The Oklahoma numbers compare as follows with surrounding state's growth rates: Louisiana showed a 4.83% gain over the past year, New Mexico 4.50%, Arkansas 4.41%, Missouri 4.33%, Oklahoma 4.07%, Texas 3.53%, Colorado 3.49% and Kansas 3.23%.

Rhode Island topped the list of national housing price increases with a 14.61% annual increase, and Utah showed the most modest increase with a 1.98% figure. The national average was a healthy 6.48% increase.

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.

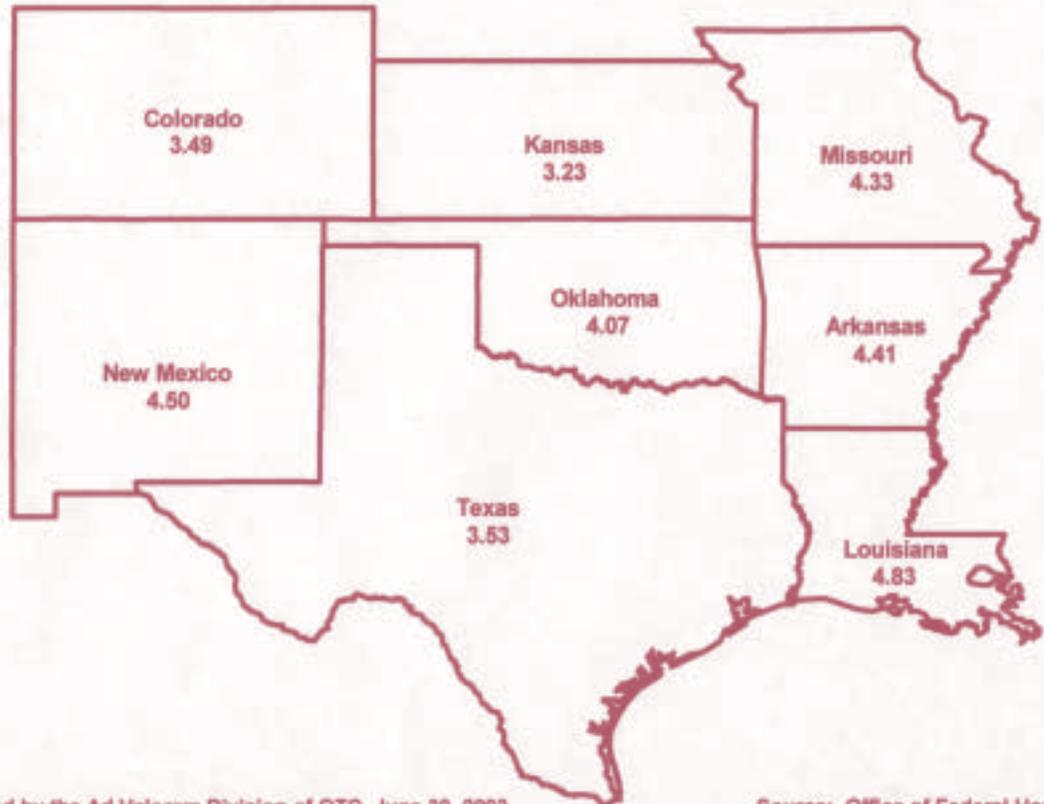
The HPI is published by the OFHEO using data provided by Fannie Mae and Freddie Mac. It is a broad measure of the movement of single-family house prices. Because of the breadth of the sample, it provides more information than is available in other house price indexes.

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>.

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One Year Changes in House Prices First Quarter 2002 to First Quarter 2003



Map created by the Ad Valorem Division of OTC, June 30, 2003
Jeff Spelman, CAE, Director - Phone (405) 521-3178

Source: Office of Federal Housing Enterprise Oversight (OFHEO)
June, 2003

