

May 18, 2004

The scheduled meeting of the Cleveland County Equalization Board was called to order this 18th day of May, 2004, in the conference room of the Cleveland County Fairgrounds, 605 E. Robinson, Norman, Oklahoma, by Chairman Waldo Blanton. Roll was called by Dorinda Harvey, County Clerk/Secretary and those present were:

Waldo Blanton, Chairman
Pat Ross, Vice-Chairman
Charles Thompson, Member
Dorinda Harvey, Secretary

Others present were: Denise Heavner, David Tinsley, Billijo Ragland, Milford Holt, Mr. & Mrs. Larry Finley, and Leroy Krohmer.

After the reading of the minutes of the meeting of May 6, 2004, and there being no additions or corrections, Pat Ross moved that the minutes be approved. Charles Thompson seconded the motion.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.
Motion carried.

Chairman Blanton called for old business, discussion, consideration, and/or action on the following Letter of Protest of Milford L. & Thelma J. Holt, 972 N. W. 6th, Moore, OK 73160 for Lots 19, 20, Block 41, Southgate and he thinks that it is under old business because the Board delayed it from another meeting.

Mr. Milford Holt stated that he wants to protest for people's houses that were destroyed by the tornado and their assessment value was re-evaluated. There were seven houses in his immediate area that had to be re-built. The people that re-modeled their houses were not re-assessed like he was. People that re-built and have lived there as long as he has should be given a break on taxes to re-build and not penalized.

Chairman Blanton asked Mr. Holt if he was aware of the statute that gives him a tax break for five years and Chairman Blanton explained the difference in taxes. You receive 100% deduction the first year, 80% the second year, 60% and so on.

Mr. Holt thought that Chairman Blanton was speaking of property tax and Denise Heavner, County Assessor, stated that Chairman Blanton was talking about income tax.

Chairman Blanton stated that because of what Mr. Holt is speaking of he gets that off of his taxes.

Mr. Holt stated that he was a victim of the tornado and feels like he is a victim again because of the way his house value was assessed. Mr. Holt stated that when you are retired and on a fixed income that makes a lot of difference. Mr. Holts stated that his taxes almost tripled from what they were prior to May 8, 2003.

Denise Heavner, County Assessor, stated that the assessment was actually lower on the land because when the two lots were combined it gave Mr. Holt a little break. The land value had been \$14,000.00 for both lots and after they were combined the Assessor put part on as excess area and so it is now \$9,780.00 on the lots. Another thing was that the house from the Assessor's records is about 300 more square feet then he had before.

Mr. Holt stated that he had just a little over 1500 square feet. The total size of the house from what he had and this house he does not think there is a 20 square foot difference.

Denise Heavner stated that she looks at the living area, and what she is wondering is that she only had 1390 square feet before for living area, not counting the garage and because of the way it was set up it is possible that she did have Mr. Holt with the full square footage to begin with on the old house. Houses are measured from the outside unless she gets interior measurements.

Mr. Hold stated that the original house was approximately 1000 square feet and he added a 19.6 x 25.8 on to it, and if you add that up and put it with the 1000 square feet and the garage was 800 and something square feet.

Ms. Heavner stated that she is showing an 824 square foot garage in the old house. She is showing the addition was 480 square feet and the original house was only 910 square feet.

She is not saying that that might have been off a little, but in relation to what he is later charged she just wanted to make sure for her purposes that if she was under assessing before and that is entirely possible that it was not measured properly and she had it for less then 1400 square feet. Ms. Heavner asked if the new house was about 1690 square feet.

Mr. Holt stated that the blueprint says 1623 square feet and Ms. Heavner stated that she could be off a few feet. Mr. Holt stated that the taxes on the old house and the lots were a little over \$660.00. Mr. Holt complimented David Tinsley with the Assessor's Office.

Ms. Heavner stated that in Moore there was a new \$10.00 per thousand-levy increase and that was going to be \$140.00 increase in just the levy alone. Mr. Holt's taxes were \$662.24 on the old house and the land. Ms. Heavner explained the income tax form to Mr. Holt that Chairman Blanton had spoken about for Mr. Holt's tax for 2004 and the credit he will be receiving. Ms. Heavner stated from what she see Mr. Holt would qualify. Ms. Heavner stated that the new amount of estimated property taxes is about \$1,500.00 but if the levy was not there it would be \$1,390.00.

Mr. Holt stated that to him the house that he had and this house is what the Assessor is saying is similar and he expected the taxes to go up but not almost triple, now this new amount is still more than double even now.

Chairman Blanton stated that if he calculated it right the first year Mr. Holt would be receiving \$838.00 back in income tax.

Billijo Ragland with the Assessor's Office gave the Board comps for properties that have sold that were similar to Mr. Holt's. These properties were new houses in South Gate after the tornado. Mr. Holt's property is assessed at \$73.42 per square foot and the other two comps one was 1557 square feet and it sold for \$120,000.00 or \$77.00 a square foot and on the other one it sold for \$102,000.00 for 1359 square feet which would be \$75.05 a square foot.

Ms. Heavner stated that the Assessor's Office has to look at what property would sell for on the market.

The square footage of Mr. Holt's house was discussed again and Mr. Holt stated that he expected his taxes to be around \$900.00 to \$1,100.00 per year.

The Board discussed the valuation.

Ms. Heavner stated that they did a little calculation and 90% of the lowest sale, which was \$75.00 and would be a valuation of \$114,210.00.

The Board stated that it was looking at \$110,000.00.

Ms. Heavner did some more calculating and stated that with Mr. Holt's square footage they backed into the \$110,000.00 that the Board was talking about and then calculated it exactly and came up with \$109,869.00.

Charles Thompson moved, seconded by Waldo Blanton to lower Mr. Holt's assessment to \$109,869.00.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.

Motion carried.

Ms. Heavner figured Mr. Holt's new amount of taxes and she came up with about \$1,340.00 and that is if the levy stays up and if it goes down a little bit it could be less.

Chairman Blanton stated that the next two items (under new business) has been withdrawn per L M R's request:

- a. L M R, Inc., Represented by R. C. Roberts, P. O. Box 1861, Muskogee, OK 74402-1861 for Lot 8, Block 1, Murphy.
- b. L M R, Inc., Represented by R. C. Roberts, P. O. Box 1861, Muskogee, OK 74402-1861 for Lot 2 Lakecrest #2.

Chairman Blanton called for Larry L. Finley, 2824 Edgewater Court, Norman, OK 73071-4136 for Lot 10, Block 1, Summit Lakes I.

Mr. Finley stated that he would like to give the Board a new copy of the information that he had attached to his formal appeal. Mr. Finley listed all of the twenty-four properties that are on the lakefront in Summit Lakes. He ranked them by square footage and in that ranking his house is the fourth largest on the lake. The largest one is 13% larger than his and has a taxable market value that is \$24,000.00 less than his. Mr. Finley met with Billijo Ragland with the Assessor's Office and she found something with the land value, which reduced the value by about \$6,000.00. Mr. Finley's point is that the larger property has a larger land value, 13% more square footage, and is valued at \$24,000.00 less and if the Board would look at all of the properties they are all less than his. Mr. Finley realizes that he got there by the price he paid for the house, but there are some unusually circumstances regarding his house. It was the only house available on the lake at the time, it was the builder's model, he had to cut a deal with the builder to wait for one year to get it, and he drove a real hard bargain. He would like to get his property in line with the other houses on the lake.

Billijo Ragland stated that the home was a model home, and last year the house was still in the builder's rate meaning it was only on for partial value since the home was under construction. When the property sold it was entered into the system and came up to this square foot rate and value. Also taken into consideration was that the house was the model home and it has a lot more amenities than most of the homes being built there. Ms. Ragland doesn't think it is comparable in a lot of ways to some of the other houses, because of that reason. The sale price of the house was \$295,000.00. A discussion took place as far as the amenities inside a house and Chairman Blanton wanted to know that if the Assessor doesn't go into the house where does she come up with just the fact that it was a model, which everyone knows is a little better.

Charles Thompson stated that here it is probably the purchase price single it out.

David Tinsley stated to answer Chairman Blanton's question is that when the appraisers go into additions that are under construction and while under construction the appraisers go into the houses and they see what type of construction is being put in.

Ms. Ragland stated that they also try to pick up flyer, because you may have the same square footage in a house and have \$20,000.00 to \$30,000.00 difference in what they are selling for. The sale price of the house was also a flag as to what was in the house.

Mr. Finley stated that his house is a story and one-half and the one he has been referring to is a full two-story house and 13% larger. He agrees he has some up-grades, quite a few up-grades, which he loves, but 13% more floor space has got to be worth something.

Ms. Ragland gave the Board pictures to look at and some comps in Summit Lakes I.

Mr. Finley stated that it was hard to get comps unless you can find a house that is on the lake.

Ms. Ragland stated that she had the most recent sale it was a lake lot and it sold last month with a house on it for \$100.00 a square foot. Mr. Finley house sold for \$105.62 per square foot and the Assessor's Office has it on for \$100.87 a square foot.

Charles Thompson asked what Mr. Finley would be at \$100.00 a square foot and Ms. Ragland stated it would be \$279,300.00.

Lot sizes of the different houses were discussed and they are all about the same on all of the lake lots.

Charles Thompson moved, seconded by Waldo Blanton, to assess Mr. Finley house at \$100.00 a square foot, which would be \$279,300.00.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.

Motion carried.

Chairman Blanton called for review and approve or disapprove Applications for Five Year Ad Valorem Tax Exemption.

Denise Heavner explained what the Five Year Exempt Manufacturing was and that the whole thing was set up for as an economic incentive for people to come and do business to built nice big places and bring jobs. In order that the local people would not be hurt, the local school etc, they are supposed to be paid back their portion. The money is to come from the State, a certain amount of income tax is set aside to pay the counties, schools and everybody else back so that the businesses get the break. The State takes the hit, and the schools locally get their money. Ms. Heavner explained how it was split up for the businesses.

Waldo Blanton moved, seconded by Pat Ross, to approve the Applications for Five Year Ad Valorem Tax Exemption.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.

Motion carried.

Denise Heavner stated that Service Zone was not approved the new part because there was not enough capital investment.

Waldo Blanton amended the motion to approve those recommended and disapprove the one for Service Zone denied by the Oklahoma Tax Commission as reported by the Assessor.

Charles Thompson seconded the amended motion.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.

Motion carried.

Dorinda Harvey, County Clerk, as the Board is there was any explanation from the Board to be put on the "Notice of Formal Appeal Decision" for Mr. Horner whom the Board acted on at the last meeting and Chairman Blanton stated that based upon presentation submitted by both parties, Mr. Horner's property valuation remains unchanged.

Ms. Harvey asked about the next meeting and stated there are three protests. The Board set the meeting for next Tuesday, May 25, 2004, at 8:30 A.M.

There being no further business to come before the Board, Pat Ross moved that the meeting be adjourned. Charles Thompson seconded the motion.

The vote was: Waldo Blanton, yes; Pat Ross, yes; Charles Thompson, yes.

Motion carried.