

May 12, 2005

The scheduled meeting of the Cleveland County Equalization Board was called to order this 12<sup>th</sup> day of May, 2005, 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  
Charles Thompson, Vice-Chairman  
Pat Ross, Member  
Dorinda Harvey, Secretary

Others present were: Christine Brannon, Denise Heavner, Billijo Ragland, Ronald L. Bastianelli, and Garmon Mercer.

After the reading of the minutes of the meeting of May 3, 2005, and there being no additions or corrections, Waldo Blanton moved that the minutes be approved. Pat Ross seconded the motion.

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

Chairman Blanton called for discussion, consideration, and/or Action on the following Letters of Protest:

Ronald L. Bastianelli, 12804 Briar Hollow Ln, Oklahoma City, OK 73170 for Lot 10, Block 60 Greenbriar Eastlake Est. Sec. 11. Mr. Bastianelli stated that the raise of nearly \$10,000.00 in the valuation of his property was totally wrong. He had compiled information from realtors as to what sold in the neighborhood, what is on the market and what is pending and he presented this documentation to the Board.

Billijo Ragland, Deputy County Assessor, stated that the sales that Mr. Bastianelli submitted, the majority of those were sales with two car garages and Mr. Bastianelli's is a three-car garage. Ms. Ragland showed the Board pictures of the subject property and other comparables with three car garages. Ms. Ragland stated one of the sales that Mr. Bastianelli had presented was a distress sale.

Charles Thompson stated that the comps that the Assessor has shows \$88.00, \$89.75, and \$83.00 per square foot.

Denise Heavner, County Assessor, stated Mr. Bastianelli purchased his property in 2002 for \$133,000.00.

Mr. Bastianelli, Ms. Heavner, and the Board discussed the comps that were shown at the informal and the ones that were submitted today. Mr. Bastianelli also had a sheet about new homes that had been built within one half to a two block radius of his home that are selling for an average of \$80.05 per square foot and the Assessor has his at almost \$86.00 per square foot.

Ms. Heavner stated that one of the homes was a re-built tornado home.

Ms. Bastianelli paid seventy-nine something per square foot two and a half years ago.

Ms. Ragland stated another point she wanted to make is that on the sales she had submitted as comps she noted that several of those sold in 2002 and have re-sold recently in 2004 and they have gone up in value anywhere from six (6) percent up to nineteen (19) percent. Ms. Ragland doesn't see the market coming down in that addition.

Denise Heavner stated that Mr. Bastianelli is capped at \$135,000.00 and asked Mr. Bastianelli if he understood the cap law. Ms. Heavner explained it to him. Ms. Heavner also stated that Mr. Bastianelli has a porch that goes all the way across the back of his home. It is in the roofline it is a nice porch and it adds to the value as it is larger than most.

Charles Thompson stated that it had been lowered at the informal from \$139,263.00 to \$138,023.00.

Ms. Heavner stated it didn't change his value limitation but it did change the market.

Discussion took place about cost per square foot for living space and Waldo Blanton stated that the value of the better porch and the value of the third car garage are not reflected on the square footage comparison.

Ms. Heavner agreed on this particular situation and more discussion took place on comps.

Charles Thompson moved, seconded by Waldo Blanton, that Mr. Bastianelli's be lowered to \$137,000.00.

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

Motion carried.

Garmon Mercer, 10417 Charwood Court, Oklahoma City, OK 73139 for N 46' of Lot 5 and S 37' of Lot 4, Block 12, Ranchwood Manor 10<sup>th</sup>. Mr. Mercer doesn't think the Assessor has considered the condition of his house, as it needs quite a bit of repair. Mr. Mercer explained to the Board that his wife was ill and that he wouldn't let anyone in so he took pictures of the house and showed them to the Board. It is a 1975 model house and has not been updated. Mr. Mercer explained the problems he was having; sand coming in through the heating and cooling vents in the floor, the driveway is cracked, the roof is leaking, the foundation is cracked somewhere, and there is quite a few repairs that would have to be made before it would be comparable to the other houses in the area that have sold. Mr. Mercer stated the house has approximately 2000 square feet and according to his insurance the replacement cost would be around \$130,000.00. Mr. Mercer explained the pictures to the Board. Waldo Blanton had a question of the Assessor and he wanted to know when the Assessor looks at a house that hadn't been taken care of or hadn't been fixed up he doesn't know if that is something that would cause the tax to change?

Ms. Heavner stated that normal maintenance would not be considered one way or the other, if the house had termite damage, structural damage, foundation damage, something major the Assessor would look at it. If you live in Oklahoma every house has some cracks in it.

Ms. Heavner asked about the back room, if it was an addition to the home and Mr. Mercer stated it was not. Ms. Heavner asked if it was part of the original home and Mr. Mercer stated it was.

Ms. Ragland stated she is showing a window unit and it wasn't part of the living area, which changed the square footage to 2481.

Mr. Mercer stated it was a patio, and it was enclosed to be a storage area.

Ms. Heavner stated that is the reason she and Mr. Mercer's square footage doesn't match; she has that as living area. Ms. Heavner thinks that Ms. Ragland has already made an adjustment and she was hoping to see pictures of that room and asked if Mr. Mercer had brought any.

Mr. Mercer showed pictures of the back end of it and showed the door going into the room. Charles Thompson stated that this year Mr. Mercer is paying on a valuation of \$93,888.00 and that is with the five (5) percent increase and asked Mr. Mercer if the house was worth that and Mr. Mercer replied it was.

Ms. Heavner stated that her office had gone back and looked into her old records and they found an old code on that addition (the enclosed patio) to make her believe what Mr. Mercer was saying and Ms. Ragland went in and made a change to make it an enclosed patio and when Ms. Ragland did that the Assessor's office came up with \$138,643.00 and she is willing to change the market price to that and that is pretty close to what Mr. Mercer's insurance company had said the replacement cost was. It won't effect the limitations. Charles Thompson asked the Assessor's Office to lower Mr. Mercer to \$138,643.00 now and then next year look at again. (Possibility flagging Mr. Mercer file or Mr. Mercer calling.) Mr. Mercer again went over his wife's illness and about the Assessor's Office coming to his home.

Waldo Blanton moved to set the assessment of Mr. Mercer's property at \$138,643.00. Pat Ross seconded the motion.

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

Motion carried.

Dorinda Harvey, County Clerk, stated she had the paper work for the Board to sign on the decision made at the last meeting and Ms. Heavner has a question about the no show.

Ms. Heavner stated she didn't type up a decision form on the no-show, because in the past the Board struck it from the agenda instead of doing a no change simply trying to encourage people not to jump over this Board and go to District Court. Since the no show (Sam Dugan) was not on this agenda the Board could not deal with it today. If the Board wants to continue with that policy than it needs to be put back on the next meetings agenda to rescind the no change and instead strike it from the agenda. Ms. Heavner thinks that to keep the process clean it should be stricken.

Dorinda Harvey, County Clerk, ask the Board when they would like to have their next meeting. Ms. Harvey has about nine more protest all belonging to the same person.

Ms. Heavner stated there shouldn't be any more real estate, it will be oil and gas now and there may be a few of those. Ms. Heavner thinks one more meeting is all that the Board should have to have. The next Board meeting will be June 16, 2005, at 8:30 A.M.

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

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

Motion carried.