

Minutes

April 2, 2009

The scheduled meeting of the Cleveland County Equalization Board was called to order this 2nd day of April 2009, in the conference room of the Cleveland County Office Building by Chairman Waldo Blanton. Tammy Howard, County Clerk/Secretary, called roll and those present were:

Waldo Blanton, Chairman
Charles Thompson, Vice-Chairman
Pat Ross, Member
Tammy Howard, Secretary

Others present: David Tinsley, County Assessor, Billijo Ragland, Deputy County Assessor, Daniel Jenkins, Deputy County Assessor, David Batton, Assistant District Attorney, Joe Lester, Sheriff, Linda Atkins, Deputy County Clerk, Marsha J. McCain, Richard Q. Starwalt, Douglas Richardson, David Teuscher, Mike and Tsiannina Hournarmand and Hans L. Abrahamsen Jr.

Pat Ross moved, seconded by Chairman Blanton, to approve the minutes of the meeting of January 26, 2009.

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

Chairman Blanton called for discussion regarding the letter of protest of Marsha J. McCain, 11613 Cedar Valley Drive, Oklahoma City, OK 73170, #56313.

Ms. McCain stated that she is here to ask the Board to consider lowering the assessed value of her property based on the three lowest sales in the area since the economy has taken a change for the worse. She has lived there for twenty-six years and the taxes have doubled. At this rate, she will no longer be able to afford to stay in Cleveland County, if it is going to increase. She was paying \$865.00 previously and now the taxes are \$1640.00.

Billijo Ragland stated that the mill rate in her area is the highest which impacts the tax rate.

Ms. McCain stated that she has not updated her house as others in the neighborhood have done.

David Tinsley stated that this could be a factor and with her approval they could go inside the house and take a look around.

Ms. McCain said that the County Assessor's office has her approval to examine house.

Charles Thompson moved, seconded by Chairman Blanton, that discussion, consideration and/or action on the letter of protest submitted by Marsha J. McCain, 11613 Cedar Valley Drive, Oklahoma City, OK 73170, #56313, be tabled until a later date in order to give the Assessor's Office opportunity to take a look at the condition of the interior of the house.

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

Motion carried.

Richard Q. Starwalt, 11617 Cedar Valley Drive, Oklahoma City, OK 73170, #56312, stated that he is in the same neighborhood as Ms. McCain. He requested that they come and take a look at his house too.

After a brief discussion, Chairman Blanton moved, seconded by Pat Ross, that discussion, consideration and/or action on the letter of protest submitted by Richard Q. Starwalt, 11617 Cedar Valley Drive, Oklahoma City, OK 73170, #56312, be tabled until a later date in order to give the Assessor's Office opportunity to take a look at the condition of the interior of the house.

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

Motion carried.

Douglas Richardson, 10902 N. Timberline Drive, Norman, OK 73026, #R0049597, appeared before the board stating that his taxes were increased 5%. He requested an informal hearing with an employee of the County Assessor's who had no authority to make any changes. He said that he took the comps given to him and found that properties sold at Sheriff's sales were not taken into consideration. He said that the state of the economy at this time should be a factor.

Billijo Ragland stated that his property is assessed equally to other properties in his area.

Chairman Blanton moved, seconded by Charles Thompson, that there be no change in Mr. Richardson's property assessment.

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

Motion carried.

David Teuscher, 800 84th Avenue, N.E., Norman, OK 73026, #104080, appeared before the board stating that his property value was increased by \$100,000.00. In an informal hearing it was reduced by \$75,000.00 and then increased by \$30,000.00. He built the house in 2006 and moved in the house in April 2006. The house cost approximately \$294,000.00 and it was assessed at \$394,000.00. He said that the comps are like comparing apples to oranges. He said that it has a shop on the property.

Billijo Ragland stated that it is very hard to come up with comps in a rural area.

After a brief discussion, Charles Thompson moved, seconded by Chairman Blanton, that the assessed value be set at \$315,000.00 for Mr. Teuscher.

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

Motion carried.

Marlies Bailey, P.O. Box 6036, Norman, OK 73070, #28190, failed to appear before the Board. Therefore, Chairman Blanton moved, seconded by Pat Ross, that there be no change in the assessed value of the property.

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

Motion carried.

Mike and Tsiannina Hournarmand, 1108 S.W. 101st, Oklahoma City, OK 73139, #63442, both were present. Mike Hournarmand stated that the property value was too high in his opinion. He bought the house in 1982 for \$65,000.00. The house is twenty-eight years old. He said that he is retired and his wife is disabled and it is an old house with a lot of upkeep expenses. He asked that the board consider the state of the economy as well.

After discussing other comps in the area with the County Assessor, Charles Thompson moved, seconded by Chairman Blanton, that the assessed value of the property be lowered to \$75,000.00.

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

Motion carried.

Marianna Vance, 7700 E. Bethel Road, Norman, OK 73026, #52553, did not appear before the board.

Chairman Blanton moved, seconded by Pat Ross, that there be no change in the assessed value of the property.

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

Motion carried.

Hans L. Abrahamsen Jr., 16101 Leftwich Drive, Oklahoma City, OK 73165, #R0142166, stated that he has major water drainage problems. He may have to install French drains, which will be very costly. He has severe soil erosions as well. Mr. Abrahamsen said that he is fighting a losing battle, because the dirt that is hauled in only to be washed away in a short time. He may have to build a ten-foot retaining wall. He reminded the board that the economy is not strong at this time.

Upon the recommendation of the County Assessor's office, Chairman Blanton moved, seconded by Charles Thompson, that the assessed value of the property be lowered to \$294,257.00.

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

Motion carried.

There being no further business to come before the board, Chairman Blanton moved, seconded by Charles Thompson, that the meeting be adjourned.

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

Motion carried.