

MINUTES

JUNE 11, 2009

The scheduled meeting of the Cleveland County Equalization Board was called to order this 11th day of June 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 were: David Tinsley, County Assessor; Daniel Jenkins, Deputy County Assessor; Brittney Marshall, Deputy County Assessor; Dave Batton, Assistant District Attorney; Linda Atkins, Deputy County Clerk; Nancy Beckett, Deputy County Assessor; Billijo Ragland, Deputy County ; Jerry Wisdom, Visual Lease Services; Leann Wisdom; and Alma Berger, Deputy County Assessor.

After the reading of the minutes of May 28, 2009, and there being no additions or corrections, Charles Thompson 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 Letter of Protest tabled from the May 7, 2009 meeting:

- a. James Steven Estes, 1918 Oakhill, Norman, OK 73071, #40166.

Billijo Ragland explained that Mr. Estes is not appearing before the Board today due to the fact that an agreement has been reached on the new appraised value of his property after it had been re-measured and adjustments made.

Charles Thompson moved, seconded by Pat Ross, that the valuation be lowered from \$90,002.00 to \$75,391.00 for Mr. Estes, #40166.

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 protests:

- a. Kevin Hanley, Creative Video Works Inc., 2322 N. Interstate Drive, Norman, OK 73072, #R0041931 and
- b. Kevin Hanley, Creative Video Works Inc., 2324 N. Interstate Drive, Norman, Norman, OK 73072, #R0041932.

Mr. Hanley said that he is the owner of these two properties, which are condos. He is appealing to state that he believes the correct value should be approximately \$75,000.00 in order to be equal with other properties in the area. He said that in an informal protest he stated that the trend for real estate is downward, yet there was a 10% increase on last year's values. He believes that the Cost method is the most accurate. Data on sales in the area support the \$75,000.00 as a true market value.

Deputy Assessor, Brittany Marshall stated that the appraised value is based more on the income approach.

Mr. Hanley said that he did not agree with that method and asked the Board to consider the sales in his area that support the \$75,000.00 value.

After a brief discussion, Charles Thompson moved, seconded by Pat Ross, that for items "a" and "b", Kevin Hanley, Creative Video Works Inc., 2322 N. Interstate Drive, Norman, OK 73072, #R0041931 and 2324 N. Interstate Drive, Norman, OK 73072, #R0041932, the assessed value of the two properties be lowered to \$75,000.00 each. 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 Letter of Protest:

- c. Harold A. & Martha K. Minten, 3801 101st Avenue N.E., Norman, OK 73026, #R0067651.

Tammy Howard, County Clerk, stated that Mr. And Mrs. Minten are out of state. Billie Jo Ragland said that the Minten's property is an undeveloped ten acres in the northeast part of Norman. She did comparables of other properties in a one-mile area and found that sales support the appraised value of \$45,000.00. It was labeled Vacant Land last year and is now labeled residential.

Chairman Blanton moved, seconded by Charles Thompson, that the assessed value remains the same at \$45,000.00.

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

Representative for DCP Midstream LLC, 5718 Westheimer Road, Suite #1900, Houston, TX 77057, failed to appear for discussion, consideration and/or action on the letter of protest for the following properties: #103537, #103540, #103542, #103538, #103536 & #103544. Therefore, Chairman Waldo Blanton moved, seconded by Pat Ross, that there be no change.

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

Motion carried.

Representative for National Retail Properties LP, 1201 I-35 Service Road, Moore, OK 78216, failed to appear for discussion, consideration and/or action on the letter of protest for #R0144553.

Due to an apparent misunderstanding by the owner regarding proper filing procedures in which all letters of protests must be filed with the County Clerk's office and the County Assessor's office, Charles Thompson moved, seconded by Waldo Blanton, that this item be tabled until a later date.

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

Motion carried.

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

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

Motion carried.