

The mission of the Ad Valorem Division of the Oklahoma Tax Commission is to promote an ad valorem property tax system which is fair and equitable to all taxpayers by implementing standard valuation methodology, tax law conformity, and assessment administration compliance.

“IAAO Zangerle Award Winner:
1997 and 2010”



Oklahoma Ad Valorem

FORUM

Director's Notes:

Volume XXI, Issue XI ● November 2012

Thanksgiving was a little early this year, but there was a lot to be thankful for after a difficult year. The election is over. Bedlam is over. (Wait Until Next Year.) The holiday season is starting. Lots of good economic things are happening in Oklahoma.

One of the things that I thought about over the Thanksgiving holiday was some of the parallels between Oklahoma in the 1930s and 2012, particularly when I was watching the Dust Bowl documentary by Ken Burns. It's a great example of strength, optimism in face of a myriad of obstacles, the power of endurance, and the unity of purpose against powerful adversaries of bad weather, economics, and a drought.

My grandfather came to Boise City in Cimarron County in 1933 in the middle of the Great Depression after he'd bought the local hardware store right in the middle of the drought of the century. Family legend has it that there was a bad dust storm the day he opened his new business. I don't know why he decided to pick what seemed like such an inopportune time to take such a risk, but it worked out for him. He always used to say things have a way of working out.

(In the second episode of Ken Burns' documentary, I think there was a shot of the wall of my grandfather's hardware store in one of the many terrific old photographs shown in the series.)

We're looking forward to working with the new officers. Scott Kirby did a good job last year, and I think that Gail Hedgcoth, David Tinsley, and Mandy Snyder will also do well. Don't forget to remind Gail that this is her second time around, so we'll expect a lot out of her since she's had some experience. Not much has changed in ad valorem since 1995!

We'd like to thank the county assessors for their help this year in working so well with our staff. We had a busy year with all of our regular work in completing the Annual Valuation Audit and the Equalization Study, plus the new "test" audit which required a super effort to get everything worked out and in order. Our assessment and equalization staff was given an extra assignment to complete in an already busy year and despite some challenging situations, they worked hard on the effort.

We've scheduled a meeting on SQ 766 for December 6, 2012 at 9:30 a.m. at Metro Tech, Room I of the Business Conference Center, 1900 Springlake Drive in Oklahoma City.



Continued on page 2...



Continued from page 1 "Director's Letter"...

We'll see everyone at the State Board of Equalization (SBOE) meeting and the 4-C Committee on November 30, 2012.

Thanksgiving is over and hopefully, the kitchen has returned to normal and the left-overs have finally vanished, but there's still time to thank the people you work with at some time during the season. It's a great tradition. Thanks for your service.

Thanks to the county assessors and their staffs this year for all their hard work. I know that many assessors and staffs don't always get a "thank-you", but remember that some people who don't express their appreciation do realize how important the job is. Things have a way of working out.

Sincerely,

Jeff Spelman, CAE

P.S. Congratulations to Doug Warr AAS for being selected as this year's winner of the George Keyes Award for all his hard work with the IAAO Chapter. Well deserved.



The mapping component of the new performance audit was developed to emphasize how mapping should be used in the assessor's office. The 25-point question dealing with the Analysis of Cadastral Mapping was broken into five categories.

Question 3A: Is the ownership completely mapped? (Five Points)

Title 68, Section 2821, paragraph D: "In order to conduct the visual inspections of real property during the four-year cycle, each county assessor shall acquire and maintain cadastral maps and a parcel identification system. The standards for the cadastral maps and the parcel identification system shall be uniform for each county of the state and shall be in such form as developed by the Ad Valorem Task Force."

We test the completeness of the cadastral mapping by looking at the percentage of parcels mapped. In MIMS, we test this by running a DOS utility at the F:\MIMS DOS prompt. The usual DOS command would be: report map\parcel. This function gives us a total mapping parcel count. In ArcGIS, we open the parcel layer's attribute table (which looks like an Excel spreadsheet). In the bottom-left corner of the attribute table screen is the record/parcel count.

Question 3B: Is ownership up to date? (Five Points)

This is still related to Title 68, Section 2821. What good is a cadastral map if it is not being maintained current?

Our test for this question is the production of five paper maps highlighting a relatively new parcel split in each map. This approach for measuring is uniform for any mapping software in use and ensures that the county can use its software to produce paper maps upon request.

Question 3C: Can a county produce a parcel map with current school district boundaries? (Five Points)

Title 68, Section 2815.2: "The county assessor shall maintain and use the current boundary descriptions of each and every school district or part of a district in the county furnished by the State Department of Education pursuant to Section 4-104 of Title 70 of the Oklahoma Statutes."

Each year we supply your county with a current school district mapping layer. To see if you use this layer, our test is the production five paper parcel maps highlighting the school district boundaries. Again, this approach is uniform for any mapping software in use.

We will cover questions 3D and 3E next month. I hope this helps. If you have any further questions, please let me know. Also, if you need mapping assistance, let me know. I will try to visit you as soon as I can.

Remember: A flat tire will remain flat no matter what you do until you take the time to fix it!





IAAO Workshops Offered in December

Registration has begun for the two IAAO classes being offered at the Meridian Tech Center, Stillwater, OK for December 2012.

IAAO Forum 906	Valuation of Billboards <small>IAAO 1 Day Workshop - No Test Requirement</small>
Monday, December 17 th , 2012 • Meridian Tech Center Stillwater, Oklahoma	

One Day Forum 906 - Valuation of Billboards

- Monday, Dec. 17, 2012
- No test
- 7.5 CE hours

Forum 906: Look at the valuation of advertisement billboards and the impact of various alternative medias on the value of this institution. It is often common to see gross differences in the estimate of value, as determined by the cost approach vs. the income approach. The reconciliation of the three approaches to value into a final value estimate that is reasonable and accurate will be the main focus of this seminar. Billboards may be a tax revenue source that has been under-recognized. (7.5 CE hours)

IAAO Workshop 452	Fundamentals of Assessment Ratio Studies <small>IAAO 2.5 Days Workshop - Test Required</small>
Tuesday–Thursday, December 18–20 th , 2012 Meridian Tech Center Stillwater, Oklahoma	

Workshop 452 - Fundamentals of Assessment Ratio Studies (Jan 2010 Update)

- Tuesday - Thursday, Dec. 18-20
- Test on Thursday
- 18.5 CE hours

Forum 452: This workshop provides a very basic introduction to the development and uses of assessment sales ratio studies based upon the IAAO Standards on Ratio Studies; January, 2010. The workshop covers the topics of sales analysis, sampling, and the development of assessment ratio studies. The workshop also covers managerial and technical issues, which include staffing, timing of studies, use of study results, statistical testing and assessment regressivity and progressivity. This workshop includes an exam. (18.5 CE hours)

	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Classroom</td> <td style="text-align: center;">Hotel</td> </tr> <tr> <td colspan="2" style="text-align: center;"> </td> </tr> <tr> <td colspan="2"> Holiday Inn & Suites Stillwater 715 S Country Club Road Stillwater, Ok 74074 Ph: 405-372-2445 Fax: 405-372-2018 </td> </tr> <tr> <td colspan="2"> Instructor: Rick Stuart, CAE 2008 IAAO Instructor of the Year </td> </tr> </table>	Classroom	Hotel			Holiday Inn & Suites Stillwater 715 S Country Club Road Stillwater, Ok 74074 Ph: 405-372-2445 Fax: 405-372-2018		Instructor: Rick Stuart, CAE 2008 IAAO Instructor of the Year	
Classroom	Hotel								
Holiday Inn & Suites Stillwater 715 S Country Club Road Stillwater, Ok 74074 Ph: 405-372-2445 Fax: 405-372-2018									
Instructor: Rick Stuart, CAE 2008 IAAO Instructor of the Year									

Rick Stuart, CAE will be the instructor for both classes.

You may also access the registration forms at the following link: <http://ok-laaio.oklahomacounty.org/Education.htm>.

Send registrations and checks (payable to Oklahoma IAAO Chapter) to:

Matt Wehmuller, Canadian County Assessor
 200 N Choctaw, El Reno, OK 73036
 Telephone: (405) 295-6000 Fax: (405) 422-2406
 Email: wehmullerm@canadiancounty.org

Please register (and send payment) no later than December 3, 2012.

This class offering will be held at the Meridian Tech Center located at 1312 South Sangre Rd, Stillwater, Oklahoma - **E129-Lecture Hall**. (405) 377-3333

Keith A. Hulsizer, President, Oklahoma IAAO Chapter
 (918) 596-5141 • Email: khulsizer@tulsacounty.org





Agriculture Exemption Application Form

The Application for Agriculture Exemptions will be placed on the County Assessors section of the OTC/AdValorem Division webpage.

The form can be printed by the assessor for each new applicant and will no longer be provided by the Oklahoma Tax Commission.

Each county has been sent a listing of the expiring 2013 exempt permits.



2013 Assessors District Meeting Dates

- May 3: N.W. District:**
Chair: Teresa Morris, Roger Mills County
- May 10: S.W. District:**
Chair: Buddy Jones, Kiowa County
- May 17: S.E. District:**
Chair: Kim Cain, Carter County
- May 25: N.E. District:**
Chair: Todd Mathes, Washington County

Focus on Noble County

The origin of Noble County is traced to the land run of September 16, 1893 when at one minute of 12 o'clock noon, a single pistol shot rang out which opened the Cherokee Outlet. The land run was one of the most exciting in the history of the United States. People came from all classes, from all directions; afoot, horseback, on lumber wagons, carriages and by railroad. They were honest men and thieves, bankers and paupers, adventurers and homesteaders, all wanting some of the land that made the "outlet" famous.

Those desiring to make the run and stake a claim were required to register a few days before the deadline. Land in tracts of 160 acres each became the property of the person who first laid claim to it. The Cherokee Strip consisted of 5,698,140 acres of what

proved to be some of the richest land the U.S. Government ever offered to ambitious and enterprising settlers. Those who penetrated the border line before the designated time the land run officially started were called "Sooners". Those who made the run at the starting gun were called "Boomers".

Among those within the boundary of the Strip prior to the opening was the notorious Bill Doolin gang. A Santa Fe train was robbed at Wharton before the opening, and the gang escaped into Osage County. U.S. Marshall E.D. Nix and 100 deputies were commissioned to police the area and keep order.

Much money had been offered for photographs of the previous runs, but no photographers had attended. This time several were on hand, as the money offered by the newspapers and magazines was worth more than a farm.



Noble County Courthouse, located in Perry, Oklahoma.





Continued from page 4 "Focus on Noble County"...

Noble County was one of seven counties located in the Cherokee Outlet along with Woodward, Woods, Garfield, Grant, Kay and Pawnee. Counties at that point were designated only by a letter of the alphabet. Noble County was "P" county. The others were K, L, M, N, O and Q.

Noble County's first election was held November 6, 1894, and it was then that the name was changed from "P" to Noble County. The county was named in honor of John M. Noble of St. Louis, Secretary of the Department of the Interior under President Harrison. Prior to the election, county officials had been serving by appointment of the territorial Governor, W.C. Renfrow.



The Cherokee Strip Museum, located on five acres in Perry, Oklahoma, provides an opportunity to explore the remarkable events and people who made up the history of the Cherokee Outlet.

Perry was designated as the county seat of Noble County. Perry received its name from J.A. Perry, one of the township location commissioners. An estimated twenty-five thousand people spent the first night in Perry following the land run. Lumber had been illegally sent to Wharton in a bundle labeled "Land Office," and buildings sprang up there like mushrooms. A saloon was in full operation by four o'clock that afternoon.

Each county seat town in the Outlet was laid out around a central square at the direction of the secretary of the interior, Hoke Smith. When the squatters were driven off Government Acre (Perry's central square) one month after the run, the five-acre tract was forlorn and neglected. Only a tiny wooden Post Office building and, for a time, the Land Office sat upon it. Otherwise it was a windswept and dusty eyesore in the center of Perry. The ground was plowed and sowed to alfalfa in the spring of 1895 to keep down the suffocating cloud of sand and dust.

When the Southern Kansas Railway (part of the Atchison, Topeka and Santa Fe system) built its line in 1886 through the Unassigned Lands of central Oklahoma, a siding, depot and water station called Wharton was established near present Perry. A few Cherokee had filed on land around Wharton. The federal government selected the site for the placement of a land office for the Perry district before the 1893 Cherokee Outlet Opening.

Trains did not stop in Perry but did in Wharton. This created a problem with freight, which had to be hauled to Perry from the siding over roads fording Cow Creek. To make matters worse, there was no way to know whether freight had arrived except by making the trip to Wharton. Passengers also had to detrain there, with no way to communicate their presence. Before the end of 1893, a telephone line had been constructed from the southeast corner of the square to Wharton. This line was soon extended to Pawnee and Stillwater



Dr. Renfrow-Miller Museum in Billings, Oklahoma.





Continued from page 5 "Focus on Noble County"...

because these towns also lacked train service. The line was further extended and in 1919 became the Southwestern Bell Telegraph and Telephone Company.

Perry's original town of 320 acres soon had five additions. By 1900 the population numbered 3,351 and at 1907 statehood, 2,881. Three school buildings were constructed. Eight churches served the 1920 population of 3,154.

In 1896 Will T. Little, a nature lover and ecologist

who lived on a farm north of Perry, received permission from the county commissioners to supervise the planting and tending of elm trees in the Perry courthouse park. He proposed to plow up the alfalfa, disc and harrow the ground, and plant 8,600 seedling Wisconsin white elm sprouts in furrows extending east-west.

The sprouts were from six to eight inches long. Little agreed to charge nothing for his time if the commissioners would provide funds to purchase the trees and pay for preparing the grounds. Apparently each sprout took root. Enough trees were sold from this crop to repay the county for all the expense of stock and planting. Perry's lush courthouse park today is a living memorial to Mr. Little.

County officers were meeting in rooms upstairs and down, all around the square. A courthouse was an obvious necessity but no funds from taxation were available. T. M. Richardson & Sons, lumbermen, came to the rescue and constructed a two-story frame building, seventy by one hundred feet, on the east side of the courthouse park. The building served the county well for twenty years.

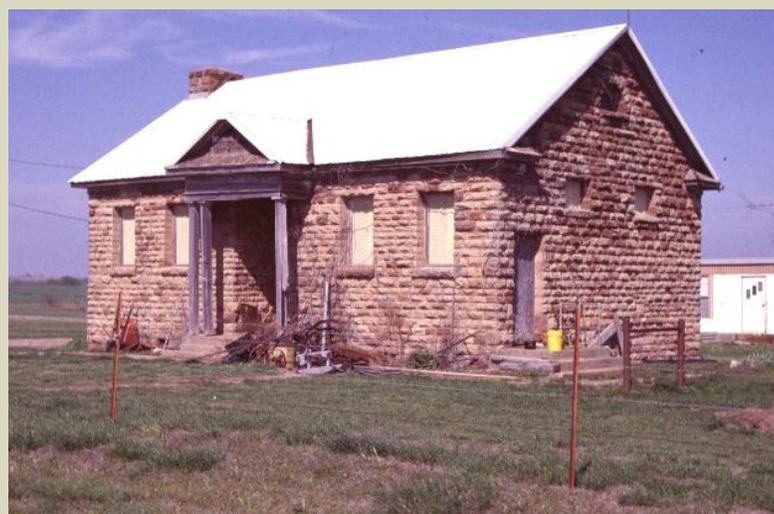
A bond issue in the amount of \$100,000 for the construction of a

new courthouse was approved in the spring of 1915. It was to be a three-story fireproof structure with a basement and a jail block to set atop the building. Manhattan Construction Co. began work on October 21 of that year, and the building was accepted by county commissioners in May 1916.

The original town was bounded by A & F streets and 1st and 9th streets and "Hell's Half Acre" with its many saloons was set up 1/2 block east of the east side of the now existing square. Some 110 saloons and gambling houses were in operation.



The Stone Bathhouse on Perry Lake, was listed in the National Register in 2007.



The Rein School, placed on the National Register in 1994, is a one-room schoolhouse located near Perry, Oklahoma.



Continued from page 6 "Focus on Noble County"...

Perry was the home of Gov. Henry S. Johnston, who arrived and opened a law office after the land opening. He spent the rest of his life here as a lawyer except for the two years during which he served as governor and lived in Oklahoma City. He served as president pro tempore of the 1906 Constitutional Convention and was the first to occupy the governor's mansion.

S.P. Meyers, a missionary to Oklahoma Territory, and the dean of the ministry in Noble County, made the run from the Orlando line and settled on a good quarter section southwest of Perry. Meyers delivered the first sermon in Perry, holding the meeting in an unfinished hardware building of J.

O.Young on the north side of the square. Beer kegs, from the record consumption of the preceding day, and boards from the building materials were used for the seating of the congregation. Funds were raised to buy a tent to be used as a church.

Perry is the home of the Charles Machine Works, Inc., maker of Ditch Witch equipment, the world's largest selling line of trenchers and other mechanized tools used in underground construction. The company began in 1902 as a blacksmith shop located on the downtown courthouse square. The present CEO, Ed Malzahn, is a grandson of the founder. Today the company's products are marketed and used throughout the free world. Ditch Witch (the company's popular name) employs some 1,000 people; all live in Perry or the surrounding area. The company has its own in-house travel agency and two corporate airplanes.

On a dare, Mrs. H. L. Boyes asked Andrew Carnegie for money to build a library. One of the smallest towns to receive a Carnegie Library grant, Perry received a \$10,000 grant from Carnegie and the library was established in 1910. The original building is still in use but was expanded and completely renovated with some \$475,000 contributed totally by Perry citizens.

The area's primary crop is wheat, but alfalfa, oats, corn and barley have also been important, along with cattle ranching. Petroleum development has provided residents with jobs and income. In 1915-1919 natural gas wells were completed, and in the 1920s oil was discovered in Noble County.

Perry Lake Park, called CCC Park, was built by the Civilian Conservation Corps during the Great Depression. The lake, boat dock, and picnic shelters remain in use.

Perry Airport, located seven miles north of town, was built as an emergency landing strip during World War II. The three five-thousand-foot asphalt runways were once used for jet airplanes from Enid's Vance Air Force Base but now serve Perry's residents.



The First National Bank and Trust Building in Perry, was designed by the first architect to practice in Oklahoma.



Sumner School was one of the first consolidated schools in Oklahoma and was the first consolidated school in Noble County.



