



LARRY STEIN
OKLAHOMA COUNTY ASSESSOR

320 ROBERT S. KERR, #417
OKLAHOMA CITY, OKLAHOMA 73102

IMPORTANT NOTICE

(Ref OTC Form) 926 Revised 11-2023

Scan the QR code below
with your Smart Phone to
access your account on-line.

This is NOT a tax bill. DO NOT send money or check.

This is a notice of increase in Value of Real Property for 2024. The County Treasurer will mail a tax statement later in this calendar year.

The receipt of this notice will extend the filing period for Homestead Exemption, Additional Homestead Exemption and Senior Valuation Limitation for 30 days.

DATE MAILED	PROPERTY ACCOUNT NUMBER	PHYSICAL ADDRESS	TAX DISTRICT

EXPLANATION OF VALUES

CURRENT FAIR CASH VALUE (MARKET)		→	O.S. 68 § 2802 (19) The Actual Fair Cash Value of the property according to our records. (NOTE: County Assessors are required by law to <u>annually</u> maintain property Fair Cash Values.)
TAXABLE FAIR CASH VALUE	<u>LAST YEAR</u>	<u>THIS YEAR</u>	→
ASSESSMENT PERCENTAGE	<u>X 11%</u>	<u>X 11%</u>	→
ASSESSED VALUE			→

O.S. 68 § 2802 (29) Taxable Fair Cash Value means the actual fair cash value of locally assessed real property as capped by Section 8B of Article X of the Oklahoma Constitution; Article X, Section 8B of the Oklahoma Constitution limits increases to this value. Increases shall not exceed 3% for homesteaded and/or agricultural land, 5% for all others, unless title to the property is transferred, changed, conveyed during the preceding calendar year, or improvements were made to the property.

O.S. 68 § 2802 (6) Due to amendments of Article X, Section 8, of the Oklahoma Constitution, this percentage will not increase except upon approval by a majority of the voters.

O.S. 68 § 2802 (5) "Assessed valuation" or "assessed value" means the percentage of the fair cash value of personal property, or the percentage of the taxable fair cash value of real property, pursuant to the provisions of Sections 8 and 8B of Article X of the Oklahoma Constitution, either of individual items of personal property, parcels of real property or the aggregate total of such individual taxable items or parcels within a jurisdiction; **NOTE:** This value, less any exemptions, when multiplied by the tax rate will determine the taxes. The ad valorem tax rates will be certified later this year.

LEGAL DESCRIPTION:

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Taxpayer Protest Schedule 68 OS Sec. 2876 - Protests - Upon receipt of a Notice of Increase in Valuation of Real or Personal Property (OTC 926 & OTC 926-P), a taxpayer has 30 calendar days from the date the notice was mailed to file a written protest with the county assessor. If taxpayer fails to file a written protest within the time period provided, the values proposed by the assessor shall become final and no other opportunities will be available to taxpayer to contest the values for the tax year at issue. The protest must state all relevant facts and outline the specific objections to the proposed values in a concise manner using ordinary language. The protest must be submitted on the current version of the County Assessor Informal Protest Form 974 available from the county assessor's office or accessible from the Oklahoma Tax Commission website at tax.ok.gov. If property values have not been adjusted by the county assessor from the previous tax year, a taxpayer may object to current property values by filing a protest on or before the first Monday in April. **NOTE:** Regarding inadvertent or other admitted errors by the county assessor, the assessor is authorized to make corrections to a valuation at any time regardless of the 30 day period referenced above. **Protest Hearing** - The county assessor must schedule an informal hearing with the taxpayer to hear the protest as to the contested property values. The informal hearing may be held in person or by phone, if requested by the taxpayer. A taxpayer that is unable to participate in a scheduled informal hearing, either in person or by phone, must be given at least two additional opportunities to participate. Each additional opportunity will offer two alternative dates each on a different day of the week, with the county assessor or an authorized representative of the county assessor. **Decision of County Assessor** - The assessor must issue a written decision within seven calendar days of the date of the informal hearing and must provide a copy of the decision to the taxpayer by regular or electronic mail. The decision must be clearly marked with the date it was mailed. **Appeal-Decision of County Assessor** - The taxpayer may contest the decision of the county assessor by filing an appeal with the county board of equalization within 15 calendar days of the date the decision is mailed. If the taxpayer fails to file an appeal within the time period provided, the property values determined by the county assessor shall become final and no other opportunities to contest the values will be available to taxpayer for the tax year at issue. The appeal must be made on the current Formal Appeal County Board of Equalization Form 976 available from the county assessor's office. One copy of the form must be mailed or delivered to the county assessor and one copy must be mailed or delivered to the county board of equalization. You may appeal in person at 320 Robert S. Kerr, 4th Floor Room 417, Monday through Friday between 8 a.m. & 4:00 p.m. and an informal hearing will be held at that time **OR** you may make a **WRITTEN** request for a telephonic informal hearing by sending a completed OTC Form 974 and any supporting documentation by mail, fax (405) 713-1178, or email MyProperty@OkCounty.org. Agents **must provide a current letter of authorization** from the property owner to represent them at an informal hearing and provide all supporting documentation at the time of appeal.

For information regarding this notice contact the Oklahoma County Assessor's office Mon.- Fri. during office hours of 8 a.m. to 4:45 p.m.
320 Robert S. Kerr, 4th Floor Room 417, Oklahoma City, Ok 73102 - Phone (405) 713-1241
<https://assessor.oklahomacounty.org/163/Notice-of-Valuation>