

Monday, May 13, 2019
1:00 p.m.

Newkirk, Oklahoma

The Kay County Equalization Board met in special session at 1:00 o'clock p.m. on Monday, May 13, 2019, in the Commissioners Court of the Kay County Courthouse in Newkirk, Oklahoma. Notice of the meeting was posted on the 7th day of May 2019, at the Courthouse front door, Commissioners Court, and basement handicapped entrance of the Kay County Courthouse in Newkirk, Oklahoma.

Chairman J. C. Estes called the meeting to order. Those present were as follows: Joe R. Cary, Vice-Chairman; Steve Austin, Member; Susan Keen, Kay County Assessor; Janell Leaming, Nic Stuart and Valerie Reyes-Deputies of the Kay County Assessor; Claude Williams, Taxpayers for Transparency; Tammy Reese, Secretary/Kay County Clerk. (See sign-in sheet).

Introduction and welcome of new Equalization Board Member Steve Austin.

Motion was made by Cary and seconded by Estes approving regular meeting minutes of April 1, 2019 and special meeting minutes of May 3, 2019. Motion carried: Cary, aye; Estes, aye; Austin, abstained.

Formal Appeal hearings were heard as follows:

Donald Marchant, Taxpayer, began by stating he purchased his property in Kaw City one year ago. The preceding year (2018) taxes were \$352 and the current year (2019) the tax amount has doubled to \$815. He said he contacted Perry Ford, Assessor's office, and was told the tax amount is based on what you pay for your property. Mr. Marchant stated he didn't want to purchase the property for more than \$110,000 but ended up paying \$130,000 for the property. He said Ford told him they could reduce the fair cash value to \$99,250 and told him to apply for homestead exemption. Mr. Marchant said he believes the correct value to be \$53,491.00 for the following reasons: Taxes 2018-\$352.00; Taxes 2019-\$815.00 – Increase of 125% in one year with no improvements to the property. The 2018 Fair Market Value was \$51,933 and in 2019 \$92,950 – an increase of 91%. Mr. Marchant said he feels the current market value should be based on the 35% increase. He presented Tax Records from 2007-2019 showing Taxable Market, Fair Cash Value, Taxes, %Tax Change; he noted the percentage of Tax Change was an 131.5% increase. Mr. Marchant also presented Taxable Market, Taxes and Percentage of Tax Change based off sale price from 2003-2018. He told the sale price from 2003-2008 showed an 35% increase and using same ratio's as in past years it would be a 22.5% increase. Mr. Marchant said his proposed 2019 taxes, according to charts he presented and figured, should be \$432.00 (taking 2018 taxes \$355 x 22.5% = \$77.00 + \$355.00 = \$432.00). (Figures used were taken from reports Mr. Marchant presented).

Chairman Estes asked Assessor's office why the excessive increase.

Nic Stuart, Deputy Assessor, told there has been a drastic increase in the value of mobile homes over the past 10-15 years. He said the value is based on the sale price; he added he personally felt Mr. Marchant overpaid for his property so the price was dropped from \$130,000 to \$99,250 which seemed fair. Stuart told this was based off the Marshall & Swift software program used by his office and stated this amount is way below the sale price of \$130,000.

Chairman Estes questioned the rising cost of mobile homes. Stuart said increase in homes causes mobile homes to rise as well and mobile homes in general continue to rise. Mr. Estes asked if the location of the home was also considered.

Vice Chair Cary asked Mr. Marchant if he was aware his taxes would be based off the sale price of his property; Mr. Marchant said he was not aware of that and stated he moved here from out-of-state. Mr. Cary asked if his Real Estate Agent provided him with information regarding his taxes; Mr. Marchant said he was shown the 2018 taxes. Mr. Cary said he felt bad for Mr. Marchant since the Real Estate Agent didn't inform him properly. Stuart said his office is seeing this more and more where buyers are not being correctly informed by Real Estate Agents. Mr. Cary stated the sale price determines the value. Mr. Marchant said he did not know the process. Mr. Cary noted pictures of property presented by the Assessor's office and said he noticed a lot of amenities on this property, including a garage and a large shed.

Chairman Estes asked Nic Stuart if he foresees an increase in this property for the future. Stuart said overtime it should depreciate and he didn't foresee it increasing at this time.

Chairman Estes asked about comparisons over the last several years. Stuart said there is no comparison in comparing houses from 2008 to today.

Member Austin asked how long the system of sale price determining the amount of taxes has been in place. Assessor Keen told the board the amount was adjusted because the assessor's office felt he overpaid; she answered it has been set in place for as long as she can remember.

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Chairman Estes told Mr. Marchant and Assessor's office that the Clerk would advise them of decision. He stated the board would study and review each of the packets presented.

Brief discussion continued between the board members. No action was taken.

Motion was made by Austin and seconded by Cary to adjourn (1:35 p.m.). Motion carried: Cary, aye; Estes, aye; Austin, aye.

Approved this 23rd day of May, 2019.

J. C. ESTES, CHAIRMAN

JOE R. CARY, VICE-CHAIRMAN

STEVE AUSTIN, MEMBER

ATTEST:

TAMMY REESE, COUNTY CLERK
COUNTY OF KAY, STATE OF OKLAHOMA
SECRETARY, COUNTY EQUALIZATION BOARD
(SEAL)
