



LEONARD SULLIVAN
OKLAHOMA COUNTY ASSESSOR

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

IMPORTANT NOTICE

This is NOT a tax bill

This is a notice of change of Assessed Value of Real Property for 2012. DO NOT send money or check.
The County Treasurer will mail a tax statement in October of this year.

DATE MAILED	PROPERTY ACCOUNT NUMBER	PHYSICAL ADDRESS	TAX DISTRICT

EXPLANATION OF VALUES

CURRENT MARKET VALUE		→ The actual market value of the property according to our records. NOTE: County Assessors are required by law to <u>annually</u> maintain real property market values.
TAXABLE MARKET VALUE	<u>LAST YEAR</u> <u>THIS YEAR</u>	→ The value to be used in computing the gross assessed value for this years taxes. (Note: Due to amendments of Article X, Section 8B, of the Oklahoma Constitution, this value will not exceed a 5% increase over the previous year value unless improvements were made to the property, if title to the property is transferred, changed, or conveyed to another person, or if status for the senior valuation freeze has changed.)
ASSESSMENT RATIO	<u>X 11%</u> <u>X 11%</u>	→ Due to amendments of Article X, Section 8A, of the Oklahoma Constitution, this ratio will not increase except upon approval by a majority of the voters.
GROSS ASSESSED VALUE		→ This value, less any exemptions, when multiplied by the total tax rate will determine the taxes. Total tax rate includes those set by law and those approved by voters.

LEGAL DESCRIPTION:

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Appeal Process - You may appeal your valuation within twenty (20) working days from the mailing date shown on this notice. You will be asked to provide documentation supporting your appeal. Supporting documentation includes but is not limited to: Comparable Neighborhood Sales, a Recent Fee Appraisal, Building Costs, Income/Expense information. Income/Expense forms are available for downloading at www.oklahomacounty.org/assessor/commerci.htm. You may appeal in person at 320 Robert S. Kerr, 4th Floor Room 417, Monday through Friday between 8 a.m. and 4:45 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 letter, fax (405) 713-1178, or email MyProperty@OkCounty.org. Requests for telephonic hearings must include owner name, account number(s), legal description(s) and daytime phone number. Agents must provide a current letter of authorization from the property owner to represent them at an informal hearing.

- The assessor shall make a final decision within five (5) working days of the informal hearing and shall mail or deliver the notice of action to the property owner.
- The informal decision by the assessor may be appealed to the County Equalization Board within ten (10) working days of the date of the informal hearing notice.

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