

**EQUALIZATION BOARD
DELAWARE COUNTY
P.O. BOX 309
JAY, OK. 74346
918-253-4520**

**DON YOUNGBLOOD, CHAIRMAN
DOUG SMITH, MEMBER
STEVE ODLE, MEMBER**

Agenda was posted May 17, 2019 at 2:09 p.m. in the kiosk on the east courthouse lawn.

The Delaware County Equalization Board met in Regular Session on May 22, 2019 at 8:30 a.m. with the following members present: Don Youngblood-Chairman, Doug Smith-Member, Steve Odle-Member and Barbara Barnes-County Clerk. Don Youngblood called the meeting to order and the following business was transacted.

A motion was made by Odle and seconded by Smith to approve the minutes of Regular Meeting held on May 15, 2019. All voted aye. Motion carried.

A motion was made by Smith and seconded by Odle to review receipt with possible action of any formal appeals received by the following: At this time Steve Odle announced he was recusing himself per the District Attorney's Office.

Donald Sager 908 S Mill St Grove Account# 210063460 Hearing #18-19/003

Mr. Sager handed the Board a copy of an appraisal that was done 2 years ago. He had three properties that were comparable to his. Chairman Youngblood asked him to explain his claim. Mr. Sager believes his property should be lowered to \$33,000.00 based on his appraisal from 2 years ago. He feels his property has depreciated and requests the Board lower it to the appraised value. Larena Ellis-Cook, County Assessor, handed out copies of like properties in the same neighborhood. All three were similar in size and two had an extra bathroom. They ranged in price from \$71,500 to \$92,500. Cook specified that her team does not enter in the homes, only appraise from outside the home. His house is due for re-inspection next year. Youngblood asked if Sager lives in the home and he stated that he does reside there. It is in Cook's opinion that the residence should stay at \$51,382. Doug Smith, member, asked if it was just maintenance that needed to be done on the property. Sager stated that it was just a maintenance issue. When asked when he would begin those repairs, he had no timeline. Sager made a comparison to a property that had been reduced from \$81,000 to \$25,000. Cook stated that property had been undergoing renovations and the whole inside was gutted for remodel. Chairman Youngblood asked Cook if the taxpayer will let her office know when the work is complete. Cook stated that the taxpayer usually does not inform them when they are done. She will usually do an internet search or have an employee drive by to check on it. Smith stated that he is very familiar with the housing industry and the pictures that were provided are cosmetic and wouldn't take long to fix. Cook stated that the appraised repairs were at \$10,000. Smith asked when the house was built. Cook stated in 1995. Cook feels that the property could be sold for \$50,000 in her opinion. Sager feels like it would only sell for \$35,000. Motion by Smith seconded by Youngblood to retain the current fair cash value of \$51,382. Odle abstained from the vote. Motion carried.

Donald Sager 910 S Mill St Grove Account# 210037950 Hearing #18-19/004

Mr. Sager only had 1 property to compare with and it was listed at \$25,000. Cook stated it was more difficult to find comparisons for this property as it is an older property and very beautiful. It may even qualify as a historic home. Her comparison was for \$149,000. Sager provided pictures of the outside of the home, but no pictures of the inside. Cook stated that she had actually been inside this home before about ten years ago and it had not been maintained on the inside. Smith stated it looked like it just needed some vinyl siding replaced. Youngblood asked if the home had been stripped down inside and Sager stated no that his father lives in it.

Sager was asked by Youngblood if he had plans to repair and he stated that he had no plans. Cook stated that the property qualified for the Property Valuation Limitation through her office, meaning his assessed property will never go up from where it is currently. Doug Smith stated that if Sager were to try and sell the house that the repairs he has seen in the photos are negotiable between a buyer and a seller. It looks like from the pictures that it would only take one day to make these repairs. Vinyl siding is easy to hang and would probably only take a couple thousand to repair. The house appears to be a solid structure. Motion by Smith and seconded by Youngblood to retain the current fair cash value of \$100,807. Odle abstained from the vote. Motion carried.

A motion was made by Smith and seconded by Odle to open the floor to citizen's participation/public comment. There were no comments made. All voted aye. Motion carried.

A motion was made by Odle and seconded by Smith to adjourn the meeting at 8:57 a.m. All voted aye. Motion carried.

ATTEST:

Barbara Barnes by Shelly Hammon
BARBARA BARNES, COUNTY CLERK
(SEAL) *1st Dep.*

Don Youngblood
DON YOUNGBLOOD, CHAIRMAN

Doug Smith
DOUG SMITH, MEMBER

Steve Odle
STEVE ODLE, MEMBER

