

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

DOUG SMITH, CHAIRMAN  
STEVE ODLE, MEMBER  
CHARLES MARTS, MEMBER

Agenda was posted May 19, 2022 at 3:33 p.m. in the kiosk on the east courthouse lawn.

The Delaware County Equalization Board met in Regular Session on May 25, 2022 at 8:30 a.m. with the following members present: Doug Smith-Chairman, Steve Odle-Member, Charles Marts-Member and Barbara Barnes-County Clerk. Doug Smith called the meeting to order and the following business was transacted.

A motion was made by Odle and seconded by Marts to approve the minutes of Regular Meeting held on May 18, 2022. All voted aye. Motion carried.


A motion was made by Odle and seconded by Marts to review receipt of any formal appeals received by the following:

Huling, Max & Sally, Lot5 & 13 Block 23 Lakeview/Bernice Account #210036114, Hearing #21-22/03. Mrs. Sally Huling was there to Doug started the appeal with please give us a few minutes to review the material. He said they are not allowed to look at it until the meeting. Larena said she is not allowed to speak to them either. Doug wanted to let her know that he is a home inspector and he does know the people that did the inspection. Mrs. Huling started by saying that they wanted to buy a home here wanted to retire her and knew the market was up they are lifetime residents of Oklahoma. We thought the market was terrible. We felt like since this was in an older community we would enjoy it. We looked at the home we kept telling them it was too high real estate agent said there was someone else offering this. So, after the inspection, (we decided to have an inspection). My husband and I both didn't feel comfortable felt it was way overpriced. So we visited with a real estate person at home. After speaking with her we graceful decided to bow out you are way over. We were then threatened with a lawsuit. So that is why we ended up with the home. We didn't want to cause any trouble. The inside is in worse shape the kitchen it's in rough shape we flip homes so we know that we are looking at least 60,000 or 70,000 to get it back into a decent shape. We have been working on it and gone from there. Doug said so what you are asking for is a reduced evaluation? She said, well no, we are aware the property taxes are around 130,000 we get that. Doug replied: just realize the board cannot change your taxes. By law we do not do that. She said probably 4 or 5 years ago was that price. So here we are nothing has changed nothing has been done to the home. I don't think it is fair that the real estate company are setting the tax evaluations on properties. We were 90% higher than something we thought was already inflated. Steve Odle asked if the 225,000 was the price she paid for the home. Yes, was her response. Larena said she talked to another property owner and said since you had it repaired we will adjust it this year. Larena said she doesn't know what inspection that the board is looking at. First I have heard of this story. It sold in 2017 for \$135,000 But, I printed off of Zillow that it is a renovated Cape Cod property across the street from Grand Lake lakeview must see now since totally restored. The home is just like new everything. I looked at it yesterday and was gonna print of the pictures for the board and some of the pictures were removed. Of the kitchen which was very nice. Mrs. Huling was talking about how she overpaid for the property and Larena said yes everyone is overpaying right now. And I am looking at the pictures she is showing me and I was like yeah that was a little overpriced. But when you look at the updated photos I brought photos for everyone. I gave her lots of opportunity to explain to me what motivated them to pay the price they did if they felt it was overpriced. I actually have overpaid for a property

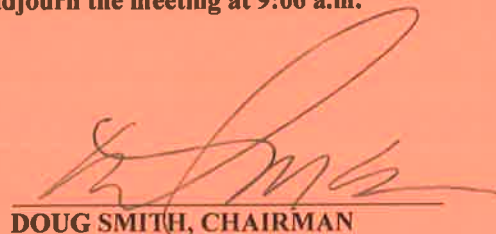
because I've owned the property for 20 years it is right down the road from my house. I can vision my kids and my grandkids staying down there. I just wanted it. a lot of people over pay because their mother in law lives next door. There are lots of reasons you overpay for a piece of property. She didn't say anything about a law suit she just acted like my questions were invasive. She said I feel like an assessor should be asking me those kind of questions. All I could do is go by the purchase price. Steve asked if these were updated photos and Larena said she does not know. Mrs. Hurling asked to see the photos they were looking at and Larena said sure and handed her the pictures. Larena said she looked at them online and printed them off. And thought that is really cute there are 2 fireplaces granite was really beautiful. Then I went back to print them and some of them had been removed. Not all of them the ones I printed are the ones that are still there. Larena said since we are so far apart I told you before I could go between 95 and 105 when I am audited by the tax commission on sales price. She is asking for a price that was from 2017. Doug said, Can I ask you a question, Mrs. Huling, A lawsuit? I have been doing this a long long time. Anymore real estate transactions have inspections. Did you have it inspected before you paid for it? She said Yes. And it was because the inspection that you wanted to get out of it? Yes well we got out of it because there was so much wrong with the exterior and interior. So it was due to the inspection report that you did not want to buy the house. She said, Right. It wasn't the inspector that threatened us. Doug said, oh no no I know that. It was your seller. Mrs. Huling said, and the real estate agent. Doug said, that just seems strange to me. Steve Odle asked, so what was the date of the inspection? 2021? Mrs. Huling stated that they paid for the washer and dryer separately from the house and received nothing else. I guess they are original cabins that were built 100 years ago. She said there are only two left very very old. I just want to say we have done a lot of real estate business and this is the first time we have run into something like this. Doug asked Steve what he thought of this. We all know that the market is high right now. Not unusual. I don't see that it was unfairly assessed. Doug said, he heard Mrs. Huling say the market will come down fast. I don't see that happening anytime soon. If I change hers I will have to change everyone else. Steve Odle: My decision has been made. Lets make a motion. Steve Odle made the motion Charles Marts seconded . All voted aye. Motion carried. Matthew Osburn the other appeal was a no show.

A motion was made by Odle and seconded by Marts to open the floor to citizen's participation/public comment. No public were present. All voted aye. Motion carried.

A motion was made by Odle and seconded by Marts to adjourn the meeting at 9:06 a.m. All voted aye. Motion carried.

  
BARBARA BARNES, COUNTY CLERK  
(SEAL)



  
DOUG SMITH, CHAIRMAN

  
STEVE ODLE, MEMBER

  
CHARLES MARTS, MEMBER