

June 27, 2023

The regular meeting of the Texas County Equalization Board was called to order by Shane Metcalf, Chairman. Kim Humbard, members and Wendy Johnson, County Clerk were present. Judyth Campbell, Assessor, Jon Parsley, Darren Ingram, Collette Coffee, and Aimee Midkiff were also present. Everyone has a signed affidavit. Gary Davison was absent.

The agenda was filed June 26, 2023, at 3:00 p.m. in compliance with the open meetings act.

Metcalf verified we were in compliance with the Open Meeting Act with two board members present.

Parsley presented the following for consideration:

Account #700004349 located at 510 S Main; SD#8 he would like the fair market value to be \$54,469 because he bought the house for \$39,000.00.

Account #700053012 located at 1101 Skelly; SD#8 he would like the fair market value to be \$10,400 because it's a crappy old trailer house that's worth \$2,000.

Account #700003624 located at 1114 Skelly; SD#8 he would like the fair market value to be \$10,500 because he said the board set the fair market value at \$10,500 last year.

Account #700000504 located at 204 S Ellison; SD#8 he would like the fair market value to be \$53,550 because he bought it for \$46,666.

Account #700032939 located at 326 SW 7th; SD#8 he would like the fair market value to be \$5,000 because that is what he bought it for.

Account #700061611 located at 1018 S Crumley; SD#8 he would like the fair market value to be \$5,000 because that is what he bought it for, and he doesn't own the land.

Campbell responded how the values should be as follows according to the state statutes.

Account #700004349 located at Tract 8C Tract in NW of the NE of the NE of Section 6-T2N-R15ECM, SD 8, \$81,060;

Account #700053012 located at Lot 5 Skelly Addition, SD8, \$15,175.

Account #700003624 located at Lot 2 Skelly Addition, SD8, \$17,828.

Account #700000504 located at Lot 1 & 2 Block 42 Barrett-Douglas Addition, SD8, \$102,550.

Account #700032939 located at Lot 16 Block 6 Park Place Addition, SD8, \$29,350.

Account #700061611 located at Lot 1-24 Block 28 Latham Addition, SD8, \$10,254.

Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700004349** located at 510 S Main SD#8, to \$67,000 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.

Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700053012** located at Lot 5 Skelly Addition, SD8, to \$12,000 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.

Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700003624** located at Lot 2 Skelly Addition, SD8, \$12,500 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.


Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700000504** located at Lot 1 & 2 Block 42 Barrett-Douglas Addition, SD8, \$87,000 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.


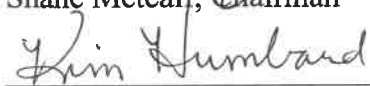
Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700032939** located at Lot 16 Block 6 Park Place Addition, SD8, \$25,682 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.

Motion by Metcalf, second by Humbard to set the fair cash value for **Account #700061611** located at Lot 1-24 Block 28 Latham Addition, SD8, \$7,000 because they didn't think market value has gone up the percentage that the Assessor's system made it. Aye: Humbard, Metcalf. Nay: none.

Adjourned.

I, Wendy Johnson, the duly elected and qualified County Clerk in and for Texas County, Oklahoma, do certify the above is a true and complete statement of the proceedings of the Board of Equalization held in this office on June 27, 2023.


Wendy Johnson, County Clerk
Secretary to the Equalization Board


Shane Metcalf, Chairman

Kim Humbard, Member

July 6, 2023

The regular meeting of the Texas County Equalization Board was called to order by Shane Metcalf, Chairman. Kim Humbar, member and Wendy Johnson, County Clerk were present. Judyth Campbell, Assessor, Darren Ingram, and Collette Coffee were also present. R. Gregg West, Badger Representative and Jerry Wisdom, Assessor's Representative were present via TEAMS. Everyone has a signed affidavit. Gary Davison was absent.

The agenda was filed July 5, 2023, at 10:00 a.m. in compliance with the open meetings act.

Metcalf verified we were in compliance with the Open Meeting Act with two board members present. He also made it known that Jerry Wisdom from TASC was Subpoenaed for this hearing.

West presented the following for consideration:
Total active Miles 259.95,
Kansas – 12.58 miles with a value of \$202,287
Cimarron, OK – 140.09 miles with a value of \$2,252,649
Texas, OK – 47.34 miles with a value of \$761,228
Colorado – 59.94 miles with a value of \$963,836
So, we think the FMV should be \$639,632 for SD 001, Yarbrough and \$121,596 for SD 008, Guymon for a total of \$761,228.

Wisdom was asked to tell the board what his findings were. He presented the following: Between 2021-2022 inside FERC Monthly Index Oklahoma Pipelines overall average was 170.93%. 2022 Midstream average expense ratio was 29.06%. Using the cost approach, the appraiser starts with the current replacement or reproduction cost new of the property being appraised and then deducts for the loss in value caused by physical deterioration, functional obsolescence, and economic obsolescence. The logic behind the cost approach is the principle of substitution: a prudent buyer will not pay more for a property than the cost of acquiring a substitute property of equivalent utility. The principle can be applied either to an individual asset or to an entire facility. With that being said I ask that the board go with the Assessor numbers with a total of \$6,524,988.

Campbell responded that in the informal she brought the FMV down to \$6,524,988 from \$9,748,762 after reviewing the document provided by Gregg West.

Motion by Metcalf, second by Humbar to keep the FMV at \$6,524,988. Aye: Humbar, Metcalf. Nay: none.

Adjourned.

I, Wendy Johnson, the duly elected and qualified County Clerk in and for Texas County, Oklahoma, do certify the above is a true and complete statement of the proceedings of the Board of Equalization held in this office on July 6, 2023.