



## Official Minutes of PAYNE COUNTY Board of Equalization

The Payne County Board of Equalization met in a Special meeting of the Board in Suite 200, at 9:00 a.m. on **July 16, 2020** at the Payne County Administration Building located in Stillwater, Oklahoma.

**Chairman called the meeting to order:** Chairman Wedel called the meeting to order at 9:00 a.m.

**The following members were present:** Randy Wedel-Chairman, David Sasser-Vice Chairman, Becky Teague-Member, Glenna Craig-County Clerk and Secretary of the board.

**AGENDA OF THE BOARD: Secretary will call roll of members:**  
**CHAIRMAN WILL CALL THE MEETING TO ORDER.**

**Discussion/possible action by the board on the following agenda items:**

**Approve minutes of the previous meeting of the board:** Motion by Teague to approve the minutes as presented, second by Sasser. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

**Consideration of objections and motions to quash subpoenas previously issued by the board and the scope of the subpoenas:** Wedel inquired with Cowan to see if he was making any progress with any of the protests. Cowan stated that he had received some information. Craig informed the Board that Cowan was being sued by Bill Elias, ETC Pipeline and Mockingbird Estate so this has been turned in to the District Court. Craig inquired with the Board on going ahead and scheduling a Friday, July 31<sup>st</sup> meeting to tie up any loose ends before adjourning for the year they all agreed that scheduling a meeting would be a good idea.

**Recess:** Motion by Sasser to recess until 9:30 am, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

**Reconvene:** Motion by Sasser to reconvene, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

**Hear protests filed with the county clerk and secretary of the board:** Krista Reddy, Tax Consultant with KE Andrews presented the first property at **1001 N Boomer Rd.** Reddy handed out information to the board. Jason Gomez from the Assessor's Office reviewed the condition and appreciation of the building and reviewed Marshall and Swift calculations/guidelines. Wedel and Gomez both inquired with Reedy on what the income value was, Reedy did not or was not able to make a phone call to get this information for the Board. Cowan went over buildings across the street and in the area and what their values were which he felt upheld the value he has as 1.276 million. Reedy argued that the building was built in 1981 so she was entering her data in as 1981 whereas the Assessor is plugging in 1999 which would be fine if there had been a major remodel. They both agree on the good description but not the date being used to get the value. Gomez argued that there have been renovations over the year. Wedel inquired on the land value Cowan stated the land alone is worth \$737,000 not including the building. Motion by Sasser to uphold the Assessor's value of \$1,276,727.00, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

***251 W Miller was the next property presented.*** Reedy presented a three (3) year analysis of the property. Cowan presented market value and income approach. Cowan stated that they should not be even hearing this protest because the deadline was April 6<sup>th</sup> for an appeal. The valuation was decreased from 2018 to 2019 and the Assessor's Office is monitoring all properties around this property. Wedel asked Cowan to recalculate the numbers at the 63% expenses rather than the percentage he was using since Reedy stated she had provided actual numbers of expense to the Board. Reedy stated that every year when the valuation was decreased it was because it was board ordered not because the Assessor decreased it which is why they protest every year. Further discussion with the board from Reedy and Cowan with allowable expenses, cap rates and statutes. Motion by Sasser to change the value to \$5,863,271.00 from \$7,471,070, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

Craig reminded the board that if the board changes the value that they are required to visit the property.

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**1131 N Little Ave** the next property presented.

Gomez went over this property and referenced Marshall & Swift, construction and renovations. Reedy also reviewed with the board disagreeing with how the Assessor is using Marshall & Swift. Discussion between the board, Cowan and Reedy continued regarding this property. Motion by Sasser to uphold the Assessor's value at \$3,826,679.00, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

Reedy would like to withdraw the last two (2) properties located at 1122 E Deep Rock Road and 3420 E Texaco.

**Hear tabled protests for discussion and possible action:** None presented at this date.

**Adjournment:** Motion by Sasser to adjourn, second by Teague. Roll Call Vote: Sasser-Yes, Teague-Yes, Wedel-Yes.

**Minutes of the Board attested to**

By \_\_\_\_\_  
Glenna Craig, Payne County Clerk  
Seal of office

Approved by the Excise Board

On the \_\_\_\_\_ day of \_\_\_\_\_ 2020

Chairman \_\_\_\_\_

Vice-Chairman \_\_\_\_\_

Member \_\_\_\_\_