

A CASE STUDY OF PROPERTY ASSESSMENT
FOR TAXATION PURPOSES IN
STILLWATER, OKLAHOMA

By

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Thesis Approved

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385491

PREFACE

Those who have contributed to the author's understanding of property taxation are many. My indebtedness to Dean Raymond D. Thomas is immeasurable. The research work on Oklahoma property tax administration he assigned to me was helpful. He has freely and graciously shared his comprehension of taxation exigencies. Mr. Julian H. Bradsher's lectures on Public Finance contributed to my understanding of property taxation, and he was helpful in suggesting reference books on the subject of taxation. Dr. Joseph Klos made suggestions and pointed out weaknesses and desirable revisions in the paper as it was being written.

Data used in this study were compiled from the Payne County Clerk's and the Payne County Assessor's records. The Payne County Clerk, Mr. John Howard, and the Payne County Assessor, Mr. J. H. Blankenship, were cooperative and helpful in making their records available. Mr. Claude Bradshaw made a large map of Stillwater available for the author's use.

My gratitude is also extended to my wife, Peggy, who made helpful suggestions, gave moral support, corrected the grammatical errors in my original draft, and typed the manuscript.

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CHAPTER I

BACKGROUND, PROBLEM, AND METHOD

The Oklahoma Constitution states: "All property which may be taxed ad valorem shall be assessed for taxation at its fair cash value, estimated at the price it would bring at a fair voluntary sale."¹

Subsequent statutes attempt to implement this assessment procedure.

The property tax is reserved for the use of local governments in Oklahoma. Prior to 1933, the State of Oklahoma generally levied a three mill ad valorem rate for State purposes, but a Constitutional Amendment in that year stated that no ad valorem tax shall be levied for State purposes, nor shall any part of the proceeds of any ad valorem tax levy upon any type of property in this State be used for State purposes.²

Property which is locally assessed in Oklahoma is assessed by the County Assessor. He assesses all property which is locally assessed for all units of government. The assessor is an elected official in Oklahoma. He is elected to serve a two year term and takes office on the first Monday in January following his election.

¹The Oklahoma Constitution, Article 10, Section 8.

²Julian H. Bradsher, Class Notes of Lectures on Public Finance, unp.

The state has a vital interest in property taxation. The state finances much of our local government by grants-in-aid. The weaker the financial condition of a local government, the more aid it receives from the state. A county, by using unsound assessment procedures, can become burdensome on state finances.

The Oklahoma Tax Commission was established in 1931 with broad powers in connection with the administration of the Oklahoma tax system. The Commission is composed of three members appointed by the Governor by and with the consent of the Senate. The duties of the Commission in respect to the property tax are:

- (1) to confer with, and provide technical assistance to County Assessors and County Boards of Equalization to the end that all property in Oklahoma may be uniformly assessed;
- (2) to prescribe forms, including property classification and appraiser's forms to be used in the assessment procedure;
- (3) to provide, from year to year, schedules of values of personal property to aid County Assessors in the assessment of such property;
- (4) to conduct training schools to improve qualifications of County Assessors and their deputies;
- (5) to exercise general supervision of the intangible personal property tax Act;
- (6) to appoint one member of the County Boards of Equalization;
- (7) to furnish an attorney on behalf of the County Assessor upon request of the County Attorney for assistance in appeals from orders of the County Board of Equalization, and
- (8) to examine and compare the abstracts of the assessment rolls of the various counties certified to the Tax Commission by the County Assessors, and make a report and recommendations thereon to the State Board of Equalization which is empowered to adjust and equalize such assessments between counties and between classes of property locally assessed.³

The State Board of Equalization is composed of ex officio members. The members are the Governor, the State

³Eleventh Biennial Report of the Oklahoma Tax Commission, (Oklahoma: 1954), p. 126.

Auditor, the State Treasurer, the Secretary of State, the Attorney General, the State Examiner and Inspector, and the President of the Board of Agriculture. The Board is empowered to adjust and equalize assessments between counties and between classes of property. It is given the responsibility of assessing public utility and railroad properties; but the Tax Commission does most of the work involved; and the Board generally approves their recommendations.

Law in Western Cultures is based on the assumption that uniform application of the law facilitates justice. Oklahoma statutes provide for uniform property tax rates in the taxing jurisdiction; however, the amount of tax paid depends upon the assessed value and the tax rate. Assessment and tax rates must be uniform if uniform distribution of the tax burden is to be implemented.

The Problem

Variation in assessment ratios causes an inequitable distribution of the tax burden. Assuming a tax rate of sixty mills and two properties of equal market value with one assessed at \$2,000 and the other assessed at \$3,000, the first property owner will pay a tax of \$120; and the second owner will pay a tax of \$180. The same amount would be paid by each taxpayer if assessment were equitable. One property is relatively underassessed, and the other property is relatively overassessed.

The purpose of this study is to determine the ratios

of assessed values for purposes of taxation to sales values of various types of property in Stillwater, Oklahoma. These ratios provide evidence of the degree of equality in the assessment of property.

Property taxation is the principal source of revenue for local governments in Oklahoma. The problems associated with property taxation are many, but the problem of implementing equitable assessment is one of the most perplexing. This study is concerned with assessment on the local level.

Method

The City of Stillwater was divided into eight sections for the purpose of this study. The division was made to aid in the selection of the residential properties to be studied. As wide a range of transfer values as was obtainable in each section was selected. A map of Stillwater at the end of this chapter shows this division. Six residential properties from each of the eight sections, seven business properties, and thirty-five vacant lots are included in the study. The sample of business properties is small, but the seven included are all that were obtainable.

The scope of this study is limited. The assessment ratios and the range of assessment ratios studied are limited to the forty-eight residential properties, the seven business properties, and the thirty-five vacant lots included in the study. A more extensive study would be

required to determine whether or not the findings of this study are valid for a larger sample; however, if inequality of assessment is shown to exist, a more extensive study should be made to determine the extent of the inequality.

Averages are sometimes useful in this type of study, but their importance is over-emphasized if they result in the inability to discern individual values. Since the purpose of this study is to determine the range of assessment ratios, averages are not used. Each case included is treated and listed separately.

The first step in the study was to review as many similar studies and books on property taxation as was possible to increase the author's understanding of property tax problems. This background information is included in most texts on taxation and is not reiterated in this study.

The second step in the study was to review all property transfers in Stillwater during 1956 as recorded by the County Clerk. The United States Internal Revenue Documentary Stamps on the property deeds were used to compute the transfer prices on the properties. This procedure can but approximate the transfer prices, but the error will probably not exceed \$250 if the correct amount of stamps was placed on the deed. Only the equity transferred is taxed, and the first \$100 is exempt. A transfer involving \$100 to \$500 requires fifty-five cents in Stamps on the deed, and fifty-five cents in Stamps is required for each additional \$500 or fraction thereof. The transfer prices

do not show improvement values separate from lot values.

The third step in the study was to determine what property transfers could and would be used. Since only the equity transferred requires payment of the documentary tax, transfers which involved mortgages were not used unless the exact amount of the mortgage was shown on the deed and then only if a more suitable transfer was unobtainable. Transfers which were made within a family to settle an estate or for some other purpose were not used because it was believed that the transfer price might not be the market price of the property.

The division of Stillwater into sections placed limitations on the selection of cases to be used. As wide a range of transfer values as was obtainable in each section was selected. Some of the sections are composed almost entirely of newer and more expensive homes, and other sections are composed of relatively older and cheaper properties. This limited the range of values which could be obtained in each section. Even with the above limitations, there was still an element of choice in the selection of properties to be used. The author used expediency in making these choices. The cases to be used were selected before the assessed values of the properties involved were checked.

The fourth step in the study was to take photographs of the forty-eight residential properties and the seven business properties selected for use in the study. These

pictures are included in Chapter II.

The fifth step in the study was to review the Certified Tax Rolls for 1956 and 1957 to determine the assessed valuations of the properties which had previously selected and photographed. The assessed value and the computed transfer value were used to determine the assessment ratio. This information is also included in Chapter II in conjunction with the pictures of the property.

The findings were then recorded to explain their significance in the best way discernable to the author.

CITY OF STILLWATER, OKLA.

REVISED JUNE, 1955



- Large red numbers designate voting precincts
 Small numbers in red are block numbers. Even numbers are either on north or west sides of street. Odd numbers are either on south or east sides of street.
- Red dots show locations of corner mail boxes
 - Solid red line indicates City Limits
 - - - Dotted red line divides voting precincts

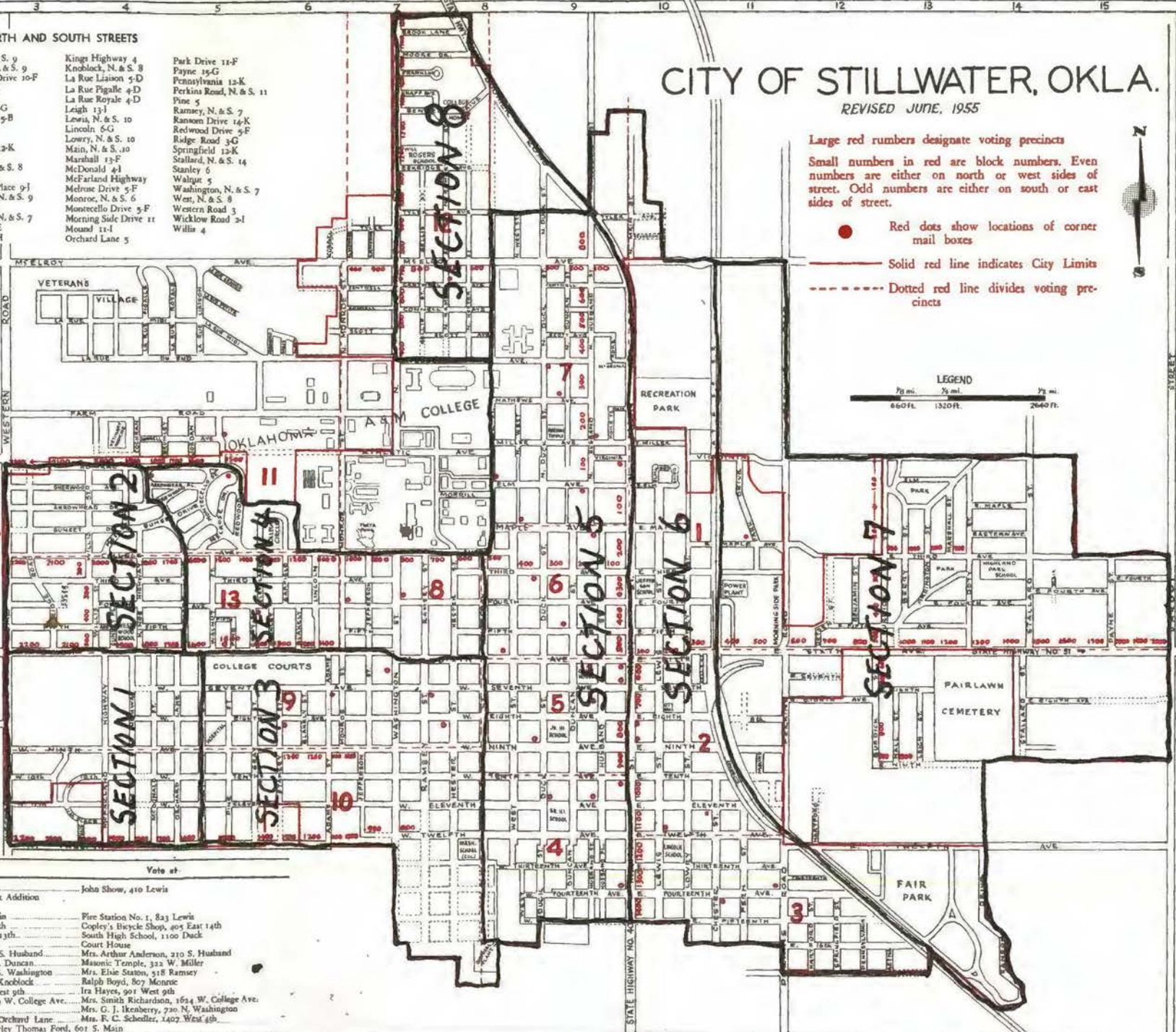


NORTH AND SOUTH STREETS

- | | | | |
|--------------------|----------------------|-----------------------|--------------------------|
| Adams 6 | Duck, N. & S. 9 | Kings Highway 4 | Park Drive 11-F |
| Actna 13-L | Duncan, N. & S. 9 | Knoblock, N. & S. 8 | Payne 15-G |
| Alpha 6-D | Elmwood Drive 10-F | La Rue Liasion 5-D | Pennsylvania 12-K |
| Arrington 13-G | Eyler 3-G | La Rue Pisalle 4-D | Perkins Road, N. & S. 11 |
| Bella 7-D | Fern 11-J | La Rue Royale 4-D | Pine 5 |
| Benjamin 12-G | Garfield 6-G | Lewis, N. & S. 10 | Ramsey, N. & S. 7 |
| Berry 13-G | Geronimo 5-B | Gray 5-I | Ransom Drive 14-K |
| Blair 14-G | Hall 13-J | Lowry, N. & S. 10 | Redwood Drive 5-F |
| Blakely 6-H | Harford 12-K | Main, N. & S. 10 | Ridge Road 3-G |
| Boomer Road 9-B | Harjo 6-D | Marshall 13-F | Springfield 12-K |
| Bourley 4-F | Henter, N. & S. 8 | McDonald 4-I | Stallard, N. & S. 14 |
| Burdick 13-G | Hoke 9-E | McFarland Highway | Stanley 6 |
| Chester 11-J | Husband Place 9-J | Melrose Drive 5-F | Walque 5 |
| Cleveland 5-G | Husband, N. & S. 9 | Monroe, N. & S. 6 | Washington, N. & S. 7 |
| Cochran 4-E | Jarvis 18 | Montecello Drive 5-F | West, N. & S. 8 |
| College Circle 6-F | Jefferson, N. & S. 7 | Morning Side Drive 11 | Western Road 3 |
| Devon Road 2-I | Jordan 5-E | Mound 11-I | Wicklow Road 2-I |
| Doty 13-G | Kelly 10-H | Orchard Lane 5 | Willis 4 |
| Dryden 12-H | | | |

EAST AND WEST AVENUES

- Admiral Road F
- Arrowhead Drive F-4
- Arrowhead Place F-4
- Athletic F-7
- Bennett Drive B-7
- Brook Lane A-7
- Canwell D
- College G
- Connell D
- Donnell E-4
- Eastern C-14
- Elm, E. & W. F
- Elmwood Drive F-10
- Ekridge B-7
- Farm Road E-3
- Franklin A-7
- Knapp B-7
- La Rue Du Sud E-4
- La Rue Grande C-5
- La Rue Midi D-5
- Maple, E. & W. F
- Mathews E-9
- McElroy, E. & W. C
- McGeorge D-8
- Miller, E. & W. E-9
- Moore Drive A-7
- Morrill F-8
- Scott D-8
- Severon C-10
- Sherwood F-3
- Sunset Drive G-4
- Tyler C-7
- Virginia, E. & W. F
- 3rd G
- 4th G
- 5th H
- 6th H
- 7th H
- 8th I
- 9th I
- 10th I
- 11th I
- 12th I
- 13th I
- 14th K
- 15th K
- 16th K
- 17th L
- 18th L



Pol. No.	Register At	Vote at
1	Freida Bilyeu, 212 East 4th (This also takes in Burdick Addition east of City)	John Show, 410 Lewis
2	Goldie O'Lary, 1123 S. Main	Fire Station No. 1, 823 Lewis
3	Mrs. Ivo Lyle, 525 East 13th	Copley's Bicycle Shop, 405 East 14th
4	Fanny C. Miller, 205 West 13th	South High School, 1100 Duck
5	Vella Johnson, 605 S. Duck	Court House
6	Mrs. Arthur Anderson, 210 S. Husband	Mrs. Arthur Anderson, 210 S. Husband
7	Mrs. Mary Hoffman, 140 N. Duncan	Masonic Temple, 322 W. Miller
8	Mrs. Minnie Thacker, 315 S. Washington	Mrs. Elsie Stinson, 318 Ramsey
9	Mrs. Vallie Blynn, 802 S. Knoblock	Ralph Boyd, 807 Monroe
10	Mrs. Olive H. Hayes, 901 West 9th	Ira Hayes, 901 West 9th
11	Mrs. Smith Richardson, 1624 W. College Ave.	Mrs. Smith Richardson, 1624 W. College Ave.
12	Ruby Love, 1019 West Scott	Mrs. G. J. Ikenberry, 730 N. Washington
13	Verna T. Webster, 321 S. Orchard Lane	Mrs. F. C. Scholler, 1402 West 4th

Bill Thomas, City Registrar, Harley Thomas Ford, 601 S. Main
 Chilton Swank, Secretary of Elections Board, Stillwater National Bank Building

INTERESTING FACTS ABOUT STILLWATER

Population of Stillwater, in the city limits, is 20,259 (1960 census).
 Population of Stillwater and environments approximately 28,000.
 Population of primary trading area approximately 60,000.
 Municipal airport (1560 acres) with concrete runways 5,000 feet long and 150 feet wide.
 Electric power generated by \$1,500,000 municipal power plant...one of lowest rates in state...as low as 1.2¢ per kw.
 Taxes...Major portion of cost of city government and bond retirement paid from earnings of water and light plant.

City of Stillwater.....\$ 4.00
 Payne County tax..... 15.70
 School District 16..... 34.00
 No state tax
 Total tax.....\$53.70

Homes are modern and attractive. No "row houses."
 The city is clean and attractive.
 Public school facilities are in good condition and the Stillwater schools are recognized as outstanding. Six elementary schools, one junior high and one senior high, well scattered through the city, are available to the community's children.
 16 major church denominations represented, with a church property value of over \$2,000,000.
 Stillwater has a fine municipal hospital with accommodations for 100 patients.

TRANSPORTATION

Atchison, Topeka and Santa Fe Railroad.
 Bus lines..2..with 17 inbound and 17 outbound schedules daily.
 5 truck lines give good connections throughout the state.
 American Railway, Mistletoe and Magic Empire Express companies.
 Oklahoma State Highways 40 and 51 intersect at Stillwater. Paved north, south, east and west.
 77 firms are engaged in manufacturing, processing and wholesale distribution...they employ 656 people.
 Oil is the only natural resource developed to any extent...over 50 producing wells within 10 miles of Stillwater.
 Assessed valuation...\$11,620,043.
 Altitude...886 feet.
 Radio stations...KSPI and KSPI-FM
 5 lakes within 8 miles of Stillwater offer swimming, boating and fishing.
 9 parks and playgrounds comprising 63 acres plus Lake Carl Blackwell with 22,000 acres mostly devoted to recreational activities.
 Stillwater is one of the safest cities in America. It has placed high among cities with 10,000 to 25,000 population year after year and was given special recognition for having gone ten years without a traffic death.
 In fire prevention, Stillwater has ranked extremely high and its annual fire loss is one of the lowest in the nation.
 Stillwater is the county seat of Payne County.
 Stillwater is the convention and short course center of Oklahoma...Approximately 50 each year. This brings thousands from all over the country to this city.
 Stillwater is the home of the Oklahoma Agricultural and Mechanical College which is the leading agricultural school in the southwest. Because of the location of this school, this community is the recognized agricultural capital of the state. Present enrollment at the college is approximately 10,000.

The Extension Service for Oklahoma, State Vocational Agriculture, State Production and Marketing Administration, State 4-H Club Offices, State Veterans Agricultural Training and many other agencies are located in this community.
 Highly trained technicians in many fields are employed at the College, and many of these are available for consultation service and advice.
 To firms looking for a supply of hourly or piece-work labor, the student body at A. & M. offers a vast reservoir to draw upon. Here you will find a big labor supply that is far above the average in intelligence, initiative and ability.
 Oklahoma A. & M. College, which is the economic backbone of the community, is in the midst of a building program which will cost in the neighborhood of \$20,000,000.
 Nearly 2,000,000 people live within a radius of 100 miles of this community...affording a great market for products of all kinds.
 Payne county's Agricultural exhibits have won first place at the state fairs a number of times and always rank in top brackets.
 Stillwater is in an era of expansion. Since the war, residential construction has been at the rate of approximately 250 housing units per year and business structures are being erected at the rate of 40 a year.
 The population has doubled during the past ten years and at the present rate of growth will double again within the next decade.
 In Stillwater is to be found Oklahoma's largest and finest theatre. At the present time there are six theatres operating in the community. The town affords a multitude of fine recreational facilities such as bowling alleys, swimming pool, golf, boating, fishing, cycling, riding, picnicking, etc. Major sports are centered here and many of the nation's top basketball and football games are played on the campus of Oklahoma A. & M.

LAKE CARL BLACKWELL

This lake covers approximately 3,200 acres. It is located seven miles west of Stillwater and is reached from State Highway 51. Over night cabins are available to vacationers at the following rates:

\$ 3.00 up per day
 \$18.00 up per week

Boats and fishing equipment are available for rental, and necessary supplies may be purchased from the concession at the lake. On the north shore, Camp Redlands is located and this camp is available to organized groups ranging from 25 to 150 persons. Dining facilities are operated in conjunction with the camp. For information on rates, contact the Manager, Camp Redlands, Stillwater, Oklahoma.

From Stillwater To:

Ponca City.....40 miles
 Okla. City.....67 miles
 Tulsa.....72 miles
 Enid.....65 miles
 Dallas.....269 miles
 Amarillo.....332 miles
 Wichita.....125 miles

CHAPTER II

AN ILLUSTRATED CASE STUDY OF PROPERTY ASSESSMENT

Pictures of the forty-eight residential and the seven business properties selected for study were taken and are presented in this chapter. The fifty-five pictures are arranged according to the assessment ratios of the properties. The assessment ratios for these properties range from 6.7 per cent to 37.7 per cent. The assessment ratios for the residential properties range from 8.9 per cent to 34.7 per cent. The assessment ratios for the business properties range from 6.7 per cent to 37.7 per cent.

Tables are included to give a more precise picture of the findings. The residential properties are arranged in tables according to assessment ratios, according to computed values, and according to sections of Stillwater. The business properties are arranged in tables according to assessment ratios and according to computed values. The taxes which would be collected at the actual assessment are compared to the taxes which would be collected if the properties were all assessed at 37.7 per cent of the computed value. The assessed values of the lots for the business and residential properties are presented in a table arranged according to sections of Stillwater. The thirty-five vacant lots included in the study are arranged in tables according

to assessment ratios and according to sections of Still-water. The assessment ratios for vacant lots range from 2.7 per cent to 33.3 per cent.



FIGURE 1

Date of transfer:	April 11, 1956
Type of property:	Business
Location:	811 West Sixth Avenue
Section of Stillwater:	Section 3 (see map)
Size of lots:	60 feet by 140 feet
Computed transfer price:	\$23,250.
Assessed value of lots:	\$215.
Assessed value of improvements:	\$1,350.
Total assessment:	\$1,565.
Homestead exemption:	None
Assessment ratio:	6.7%



FIGURE 2

Date of transfer:	October 15, 1956
Type of property:	Business ¹
Location:	502 South Duncan Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	100 feet by 140 feet
Computed transfer price:	\$41,450.
Assessed value of lots:	\$1,000.
Assessed value of improvements:	\$2,390.
Total assessment:	\$3,390.
Homestead exemption:	None
Assessment ratio:	8.2%

¹This building was a mortuary and has been converted into a church nursery.



FIGURE 3

Date of transfer:	July 25, 1956
Type of property:	Residential
Location:	503 South Ramsey Street
Section of Stillwater:	Section 4 (see map)
Size of lots:	160 feet by 40 feet
Computed transfer price:	\$18,750. ²
Assessed value of lots:	\$200.
Assessed value of improvements:	\$1,460.
Total assessment:	\$1,660.
Homestead exemption:	None
Assessment ratio:	8.9%

²There is additional rental property not clearly visible in the above picture.



FIGURE 4

Date of transfer:	September 19, 1956
Type of property:	Residential
Location:	11 Elmwood Drive
Section of Stillwater:	Section 6 (see map)
Size of lots:	100 feet by 120 feet
Computed transfer price:	\$23,250.
Assessed value of lots:	\$200.
Assessed value of improvements:	\$2,200.
Total assessment:	\$2,400.
Homestead exemption:	\$1,000.
Assessment ratio:	10.3%



FIGURE 5

Date of transfer:	August 10, 1956
Type of property:	Residential
Location:	202 South Orchard Lane
Section of Stillwater:	Section 2 (see map)
Size of lots:	70 feet by 132 feet
Computed transfer price:	\$17,750.
Assessed value of lots:	\$45.
Assessed value of improvements:	\$1,810.
Total assessment:	\$1,855.
Homestead exemption:	\$1,000.
Assessment ratio:	10.5%



FIGURE 6

Date of transfer:	March 27, 1956
Type of property:	Residential
Location:	624 West Fifth Avenue
Section of Stillwater:	Section 4 (see map)
Size of lots:	50 feet by 160 feet
Computed transfer price:	\$15,750.
Assessed value of lots:	\$480.
Assessed value of improvements:	\$1,400.
Total assessment:	\$1,880.
Homestead exemption:	\$1,000.
Assessment ratio:	11.9%



FIGURE 7

Date of transfer:	January 31, 1956
Type of property:	Residential
Location:	507 South Orchard Lane
Section of Stillwater:	Section 2 (see map)
Size of lots:	70 feet by 90 feet
Computed transfer price:	\$19,750.
Assessed value of lots:	\$150.
Assessed value of improvements:	\$2,320.
Total assessment:	\$2,470.
Homestead exemption:	\$1,000.
Assessment ratio:	12.5%



FIGURE 8

Date of transfer:	May 2, 1956
Type of property:	Residential
Location:	129 South Redwood Drive
Section of Stillwater:	Section 4 (see map)
Size of lots:	50 feet by 97.5 feet
Computed transfer price:	\$12,750.
Assessed value of lots:	\$120.
Assessed value of improvements:	\$1,530.
Total assessment:	\$1,650.
Homestead exemption:	\$1,000.
Assessment ratio:	12.9%



FIGURE 9

Date of transfer:	July 5, 1956
Type of property:	Residential
Location:	147 South Redwood Drive
Section of Stillwater:	Section 4 (see map)
Size of lots:	75 feet by 113 feet
Computed transfer price:	\$14,250.
Assessed value of lots:	\$180.
Assessed value of improvements:	\$1,710.
Total assessment:	\$1,890.
Homestead exemption:	\$1,000.
Assessment ratio:	13.3%



FIGURE 10

Date of transfer:	August 8, 1956
Type of property:	Residential
Location:	201 South Main Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	50 feet by 142 feet
Computed transfer price:	\$14,750.
Assessed value of lots:	\$200.
Assessed value of improvements:	\$1,870.
Total assessment:	\$2,070.
Homestead exemption:	None
Assessment ratio:	14.0%



FIGURE 11

Date of transfer:	August 14, 1956
Type of property:	Residential
Location:	105 South Orchard Lane
Section of Stillwater:	Section 4 (see map)
Size of lots:	50 feet by 100 feet
Computed transfer price:	\$11,750.
Assessed value of lots:	\$120.
Assessed value of improvements:	\$1,575.
Total assessment:	\$1,695.
Homestead exemption:	\$1,000.
Assessment ratio:	14.4%



FIGURE 12

Date of transfer:	April 20, 1956
Type of property:	Residential
Location:	1015 West Fifth Avenue
Section of Stillwater:	Section 4 (see map)
Size of lots:	52.25 feet by 140 feet
Computed transfer price:	\$8,250.
Assessed value of lots:	\$50.
Assessed value of improvements:	\$1,195.
Assessment total:	\$1,245.
Homestead exemption:	\$1,000.
Assessment ratio:	15.1%



FIGURE 13

Date of transfer:	August 28, 1956
Type of property:	Residential
Location:	1414 South Fern Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	50 feet by 142 feet
Computed transfer price:	\$6,750.
Assessed value of lots:	\$260.
Assessed value of improvements:	\$770.
Total Assessment:	\$1,030.
Homestead exemption:	\$1,000.
Assessment ratio:	15.3%



FIGURE 14

Date of transfer:	August 18, 1956
Type of property:	Residential
Location:	139 South Park Drive
Section of Stillwater:	Section 7 (see map)
Size of lots:	75 feet by 190 feet
Computed transfer price:	\$6,750.
Assessed value of lots:	\$45.
Assessed value of improvements:	\$1,000.
Total assessment:	\$1,045.
Homestead exemption:	\$1,000.
Assessment ratio:	15.5%



FIGURE 15

Date of transfer:	August 11, 1956
Type of property:	Residential
Location:	1020 South Duncan Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	50 feet by 140 feet
Computed transfer price:	\$6,750.
Assessed value of lots:	\$280.
Assessed value of improvements:	\$820.
Total assessment:	\$1,100.
Homestead exemption:	\$1,000.
Assessment ratio:	16.3%



FIGURE 16

Date of transfer:	June 25, 1956
Type of property:	Residential
Location:	418 South West Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	50 feet by 140 feet
Computed transfer price:	\$7,750.
Assessed value of lots:	\$480.
Assessed value of improvements:	\$850.
Total Assessment:	\$1,330.
Homestead exemption:	None
Assessment ratio:	17.2%



FIGURE 17

Date of transfer:	September 21, 1956
Type of property:	Residential
Location:	115 North Husband Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	55 feet by 150 feet
Computed transfer price:	\$11,750.
Assessed value of lots:	\$320.
Assessed value of improvements:	\$1,820.
Total assessment:	\$2,140.
Homestead exemption:	\$250. ³
Assessment ratio:	18.2%

³The owner occupies one-fourth of this property.



FIGURE 18

Date of transfer:	March 13, 1956
Type of property:	Business
Location:	618 South Main Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	25 feet by 140 feet
Computed transfer price:	\$16,750. ⁴
Assessed value of lots:	\$1,600.
Assessed value of improvements:	\$1,465.
Total assessment:	\$3,065.
Homestead exemption:	None
Assessment ratio:	18.3%

⁴Only an half interest in this building was sold, but the computed price and the assessment are for the full value.



FIGURE 19

Date of transfer:	April 12, 1956
Type of property:	Residential
Location:	2223 West Eighth Avenue
Section of Stillwater:	Section 1, (see map)
Size of lots:	90 feet by 136.12 feet
Computed transfer price:	\$16,250.
Assessed value of lots:	\$75.
Assessed value of improvements:	\$2,910.
Total assessment:	\$2,985.
Homestead exemption:	\$1,000.
Assessment ratio:	18.4%



FIGURE 20

Date of transfer:	February 18, 1956
Type of property:	Residential
Location:	132 South Park Drive
Section of Stillwater:	Section 7 (see map)
Size of lots:	66 $\frac{2}{3}$ feet by 205 feet
Computed transfer price:	\$9,250. ⁵
Assessed value of lots:	\$45.
Assessed value of improvements:	\$1,670.
Total assessment:	\$1,715.
Homestead exemption:	\$1,000.
Assessment ratio:	18.5%

⁵This appears to be a less expensive property than the stamps on the deed indicated. It is possible that too many stamps are on the deed.

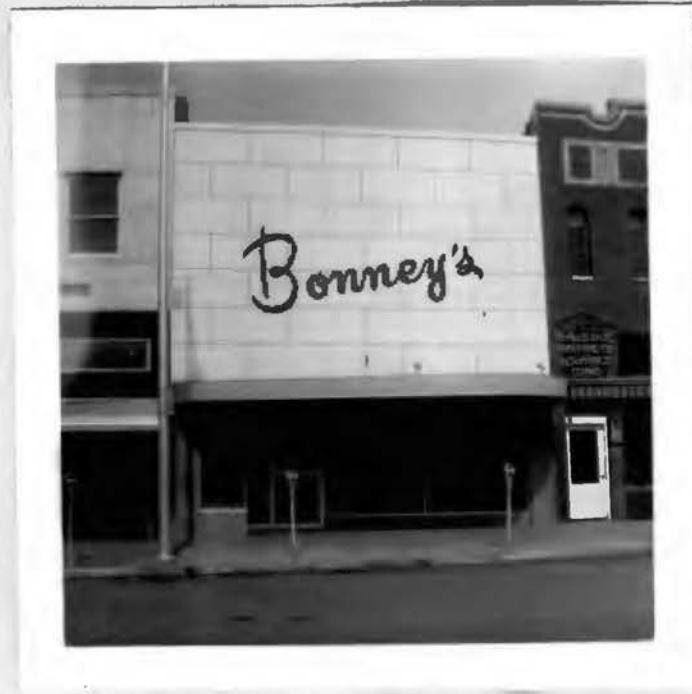


FIGURE 21

Date of transfer:	July 25, 1956
Type of property:	Business ⁶
Location:	716 South Main Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	25 feet by 140 feet
Computed transfer price:	\$29,750.
Assessed value of lots:	\$2,000.
Assessed value of improvements:	\$3,650.
Total assessment:	\$5,650.
Homestead exemption:	None
Assessment ratio:	19.0%

⁶This was a theatre and has been converted into a dress shop.



FIGURE 22

Date of transfer:	September 10, 1956
Type of property:	Residential
Location:	1208 South Husband Place
Section of Stillwater:	Section 5 (see map)
Size of lots:	50 feet by 91 feet
Computed transfer price:	\$5,750.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$1,000.
Total assessment:	\$1,100.
Homestead exemption:	\$1,000.
Assessment ratio:	19.1%



FIGURE 23

Date of transfer:	September 5, 1956
Type of property:	Residential
Location:	823 West Knapp Street
Section of Stillwater:	Section 8 (see map)
Size of lots:	65 feet by 131 feet
Computed transfer price:	\$16,750.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$3,150.
Total assessment:	\$3,250.
Homestead exemption:	\$1,000.
Assessment ratio:	19.4%



FIGURE 24

Date of transfer:	February 14, 1956
Type of property:	Residential
Location:	406 South Duncan Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	62.5 feet by 140 feet
Computed transfer price:	\$8,750.
Assessed value of lots:	\$500.
Assessed value of improvements:	\$1,240.
Total assessment:	\$1,740.
Homestead exemption:	\$1,000.
Assessment ratio:	19.9%



FIGURE 25

Date of transfer:	July 31, 1956
Type of property:	Residential
Location:	1018 South McDonald Street
Section of Stillwater:	Section 1 (see map)
Size of lots:	100 feet by 139.45 feet
Computed transfer price:	\$21,250.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$4,195.
Total assessment:	\$4,295.
Homestead exemption:	\$1,000.
Assessment ratio:	20.2%



FIGURE 26

Date of transfer:	September 18, 1956
Type of property:	Residential
Location:	805 South Gray Street
Section of Stillwater:	Section 3 (see map)
Size of lots:	75 feet by 140 feet
Computed transfer price:	\$17,750. ⁷
Assessed value of lots:	\$360.
Assessed value of improvements:	\$3,345.
Total assessment:	\$3,705.
Homestead exemption:	\$1,000.
Assessment ratio:	20.9%

⁷This is a nice, large house; but trees and shrubbery made it impossible to take a good picture.



FIGURE 27

Date of transfer:	May 22, 1956
Type of property:	Residential
Location:	2210 West Arrowhead Drive
Section of Stillwater:	Section 2 (see map)
Size of lots:	75 feet by 108.75 feet
Computed transfer price:	\$17,250.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$3,715.
Total assessment:	\$3,815.
Homestead exemption:	\$1,000.
Assessment ratio:	21.5%



FIGURE 28

Date of transfer:	August 22, 1956
Type of property:	Residential
Location:	1222 South Chester Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	50 feet by 142 feet
Computed transfer price:	\$5,750.
Assessed value of lots:	\$260.
Assessed value of improvements:	\$1,000.
Total assessment:	\$1,260.
Homestead exemption:	\$1,000.
Assessment ratio:	21.9%



FIGURE 29

Date of transfer:	January 24, 1956
Type of property:	Residential
Location:	1112 South Gray Street
Section of Stillwater:	Section 3 (see map)
Size of lots:	90 feet by 145 feet
Computed transfer price:	\$21,750.
Assessed value of lots:	\$155.
Assessed value of improvements:	\$4,635.
Total assessment:	\$4,790.
Homestead exemption:	\$1,000.
Assessment ratio:	22.0%



FIGURE 30

Date of transfer:	April 6, 1956
Type of property:	Residential
Location:	405 North Duncan Street
Section of Stillwater:	Section 5 (see map)
Size of lots:	75 feet by 138.5 feet
Computed transfer price:	\$9,750.
Assessed value of lots:	\$200.
Assessed value of improvements:	\$2,075.
Total assessment:	\$2,275.
Homestead exemption:	\$1,000.
Assessment ratio:	23.3%



FIGURE 31

Date of transfer:	November 17, 1956
Type of property:	Residential
Location:	1218 West Eighth Avenue
Section of Stillwater:	Section 3 (see map)
Size of lots:	65.2 feet by 140 feet
Computed transfer price:	\$23,750.
Assessed value of lots:	\$300.
Assessed value of improvements:	\$5,270.
Total assessment:	\$5,570.
Homestead exemption:	\$1,000.
Assessment ratio:	23.5%



FIGURE 32

Date of transfer:	April 12, 1956
Type of property:	Residential
Location:	1417 South Chester Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	50 feet by 142 feet
Computed transfer price:	\$4,250.
Assessed value of lots:	\$260.
Assessed value of improvements:	\$750.
Total assessment:	\$1,010.
Homestead exemption:	\$1,000.
Assessment ratio:	23.8%



FIGURE 33

Date of transfer:	August 2, 1956
Type of property:	Residential
Location:	713 South Pine Street
Section of Stillwater:	Section 3 (see map)
Size of lots:	65 feet by 145 feet
Computed transfer price:	\$17,250.
Assessed value of lots:	\$250.
Assessed value of improvements:	\$3,835.
Total assessment:	\$4,110.
Homestead exemption:	\$1,000.
Assessment ratio:	23.9%



FIGURE 34

Date of transfer:	January 23, 1956
Type of property:	Residential
Location:	2010 West Eleventh Avenue
Section of Stillwater:	Section 1 (see map)
Size of lots:	85 feet by 140.9 feet
Computed transfer price:	\$13,750.
Assessed value of lots:	\$75.
Assessed value of improvements:	\$3,230:
Total assessment:	\$3,305.
Homestead exemption:	\$1,000.
Assessment ratio:	24.0%



FIGURE 35

Date of transfer:	March 26, 1956
Type of property:	Business
Location:	715 South Main Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	25 feet by 140 feet
Computed transfer price:	\$19,750 ⁸
Assessed value of lots:	\$1,800.
Assessed value of improvements:	\$3,000.
Total assessment:	\$4,800.
Homestead exemption:	None
Assessment ratio:	24.3%

⁸Only an half interest in this building was sold, but the computed price and the assessment are for the full value.



FIGURE 36

Date of transfer:	September 11, 1956
Type of property:	Business and Residential
Location:	402 East Fourteenth Avenue
Section of Stillwater:	Section 6 (see map)
Size of lots:	100 feet by 50 feet
Computed transfer price:	\$6,250.
Assessed value of lots:	\$320.
Assessed value of improvements:	\$1,200.
Total assessment:	\$1,520.
Homestead exemption:	\$1,000. ⁹
Assessment ratio:	24.3%

⁹This is an error in listing. The front of the building is used for a laundry, and the back is used as a residence. This error was called to the attention of the assessor, and the homestead exemption was reduced to \$500.



FIGURE 37

Date of transfer:	May 18, 1956
Type of property:	Residential
Location:	2016 West Arrowhead Drive
Section of Stillwater:	Section 2 (see map)
Size of lots:	62.5 feet by 108.75 feet
Computed transfer price:	\$13,250.
Assessed value of lots:	\$250.
Assessed value of improvements:	\$2,985.
Total assessment:	\$3,235.
Homestead exemption:	\$1,000.
Assessment ratio:	24.3%



FIGURE 38

Date of transfer:	March 27, 1956
Type of property:	Residential
Location:	2002 West Eleventh Avenue
Section of Stillwater:	Section 1 (see map)
Size of lots:	95 feet by 140.9 feet
Computed transfer price:	\$15,250.
Assessed value of lots:	\$75.
Assessed value of improvements:	\$3,685.
Total assessment:	\$3,760.
Homestead exemption:	\$1,000.
Assessment ratio:	24.7%



FIGURE 39

Date of transfer:	October 16, 1956
Type of property:	Residential
Location:	1210 East Fourth Avenue
Section of Stillwater:	Section 7 (see map)
Size of lots:	70 feet by 115 feet
Computed transfer price:	\$10,250.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$2,465.
Total assessment:	\$2,565.
Homestead exemption:	\$1,000.
Assessment ratio:	25.0%



FIGURE 40

Date of transfer:	February 28, 1956
Type of property:	Residential
Location:	1706 West Fourth Avenue
Section of Stillwater:	Section 2 (see map)
Size of lots:	60 feet by 140 feet
Computed transfer price:	\$15,750.
Assessed value of lots:	\$130.
Assessed value of improvements:	\$3,810.
Total assessment:	\$3,940.
Homestead exemption:	\$1,000.
Assessment ratio:	25.0%



FIGURE 41

Date of transfer:	January 16, 1956
Type of property:	Residential
Location:	213 $\frac{1}{2}$ West Arrowhead Drive
Section of Stillwater:	Section 2 (see map)
Size of lots:	87.5 feet by 108.75 feet
Computed transfer price:	\$13,750.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$3,470.
Total assessment:	\$3,570.
Homestead exemption:	\$1,000.
Assessment ratio:	26.0%



FIGURE 42

Date of transfer:	June 27, 1956
Type of property:	Residential
Location:	840 West Knapp Street
Section of Stillwater:	Section 8 (see map)
Size of lots:	50 feet by 141 feet
Computed transfer price:	\$9,750.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$2,460.
Total assessment:	\$2,560.
Homestead exemption:	\$1,000.
Assessment ratio:	26.3%



FIGURE 43

Date of transfer:	April 13, 1956
Type of property:	Residential
Location:	1117 East Arrington Drive
Section of Stillwater:	Section 7 (see map)
Size of lots:	55 feet by 145 feet
Computed transfer price:	\$9,250.
Assessed value of lots:	\$100.
Assessed value of improvements:	\$2,340.
Total assessment:	\$2,440.
Homestead exemption:	\$1,000.
Assessment ratio:	26.4%



FIGURE 44

Date of transfer:	October 23, 1956
Type of property:	Residential
Location:	104 North Park Drive
Section of Stillwater:	Section 7 (see map)
Size of lots:	145 feet by 50 feet
Computed transfer price:	\$3,750.
Assessed value of lots:	\$45.
Assessed value of improvements:	\$955.
Total assessment:	\$1,000.
Homestead exemption:	None
Assessment ratio:	26.7%



FIGURE 45

Date of transfer:	June 5, 1956
Type of property:	Residential
Location:	717 South Blakely Street
Section of Stillwater:	Section 3 (see map)
Size of lots:	60 feet by 140 feet
Computed transfer price:	\$13,750.
Assessed value of lots:	\$270.
Assessed value of improvements:	\$3,400.
Total assessment:	\$3,670.
Homestead exemption:	\$1,000.
Assessment ratio:	26.7%



FIGURE 46

Date of transfer:	February 23, 1956
Type of property:	Residential
Location:	807 Brook Lane
Section of Stillwater:	Section 8 (see map)
Size of lots:	75 feet by 134.8 feet
Computed transfer price:	\$13,250.
Assessed value of lots:	\$150.
Assessed value of improvements:	\$3,400.
Total assessment:	\$3,550.
Homestead exemption:	\$1,000.
Assessment ratio:	26.8%



FIGURE 47

Date of transfer:	March 30, 1956
Type of property:	Residential
Location:	1624 West Tenth Avenue
Section of Stillwater:	Section 1 (see map)
Size of lots:	55 feet by 140 feet
Computed transfer price:	\$9,750.
Assessed value of lots:	\$55.
Assessed value of improvements:	\$2,580.
Total assessment:	\$2,635.
Homestead exemption:	\$1,000.
Assessment ratio:	27.0%



FIGURE 48

Date of transfer:	May 7, 1956
Type of property:	Residential
Location:	815 West Moore Drive
Section of Stillwater:	Section 8 (see map)
Size of lots:	71 feet by 140 feet
Computed transfer price:	\$13,750.
Assessed value of lots:	\$175.
Assessed value of improvements:	\$3,625.
Total assessment:	\$3,800.
Homestead exemption:	\$1,000.
Assessment ratio:	27.6%



FIGURE 49

Date of transfer:	May 11, 1956
Type of property:	Residential
Location:	2011 West Eleventh Avenue
Section of Stillwater:	Section 1 (see map)
Size of lots:	80 feet by 130 feet
Computed transfer price:	\$14,750.
Assessed value of lots:	\$75.
Assessed value of improvements:	\$4,135.
Total assessment:	\$4,210.
Homestead exemption:	None
Assessment ratio:	28.5%



FIGURE 50

Date of transfer:	April 4, 1956
Type of property:	Residential
Location:	819 West Moore Drive
Section of Stillwater:	Section 8 (see map)
Size of lots:	71 feet by 140 feet
Computed transfer price:	\$12,750.
Assessed value of lots:	\$125.
Assessed value of improvements:	\$3,540.
Total assessment:	\$3,665.
Homestead exemption:	\$1,000.
Assessment ratio:	28.7%



FIGURE 51

Date of transfer:	September 24, 1956
Type of property:	Residential
Location:	1013 South Stanley Street
Section of Stillwater:	Section 3 (see map)
Size of lots:	75 feet by 130 feet
Computed transfer price:	\$10,750. ¹⁰
Assessed value of lots:	\$100.
Assessed value of improvements:	\$3,110.
Total assessment:	\$3,210.
Homestead exemption:	\$1,000.
Assessment ratio:	29.9%

¹⁰It appears that this is a nicer home than the stamps on the deed indicated. It is possible that too few stamps were placed on the deed.



FIGURE 52

Date of transfer:	January 17, 1956
Type of property:	Residential
Location:	201 South Doty Street
Section of Stillwater:	Section 7 (see map)
Size of lots:	65 feet by 120 feet
Computed transfer price:	\$9,750.
Assessed value of lots:	\$60.
Assessed value of improvements:	\$2,960.
Total assessment:	\$3,020.
Homestead exemption:	\$1,000.
Assessment ratio:	31.0%



FIGURE 53

Date of transfer:	March 8, 1956
Type of property:	Residential
Location:	848 West Cantwell Street
Section of Stillwater:	Section 8 (see map)
Size of lots:	33.7 feet by 70 feet
Computed transfer price:	\$8,750.
Assessed value of lots:	\$50.
Assessed value of improvements:	\$2,735.
Total assessment:	\$2,785.
Homestead exemption:	\$1,000.
Assessment ratio:	31.8%



FIGURE 54

Date of transfer:	September 14, 1956
Type of property:	Residential
Location:	1205 South Fern Street
Section of Stillwater:	Section 6 (see map)
Size of lots:	36 feet by 174 feet
Computed transfer price:	\$3,250.
Assessed value of lots:	\$210.
Assessed value of improvements:	\$918.
Total assessment:	\$1,128.
Homestead exemption:	\$1,000.
Assessment ratio:	34.7%



FIGURE 55

Date of transfer:	March 16, 1956
Type of property:	Business
Location:	116 West Tenth Avenue
Section of Stillwater:	Section 5 (see map)
Size of lots:	60 feet by 140 feet
Computed transfer price:	\$13,750.
Assessed value of lots:	\$480.
Assessed value of improvements:	\$4,705.
Total assessment:	\$5,185.
Homestead exemption:	None
Assessment ratio:	37.7%

TABLE I

RESIDENTIAL PROPERTY ARRANGED BY ASSESSMENT RATIOS

FIGURE No.	SECTION (see map)	COMPUTED VALUE	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS
3	4	\$18,750.	\$1,660.	8.9%
4	6	23,250.	2,400.	10.3
5	2	17,750.	1,855.	10.5
6	4	15,750.	1,880.	11.9
7	2	19,750.	2,470.	12.5
8	4	12,750.	1,650.	12.9
9	4	14,250.	1,890.	13.3
10	6	14,750.	2,070.	14.0
11	4	11,750.	1,695.	14.4
12	4	8,250.	1,245.	15.1
13	6	6,750.	1,030.	15.3
14	7	6,750.	1,045.	15.5
15	5	6,750.	1,100.	16.3
16	5	7,750.	1,330.	17.2
17	5	11,750.	2,140.	18.2
19	1	16,250.	2,985.	18.4
20	7	9,250.	1,715.	18.5
22	5	5,750.	1,100.	19.1
23	8	16,750.	3,250.	19.4
24	5	8,750.	1,740.	19.9
25	1	21,250.	4,295.	20.2
26	3	17,750.	3,705.	20.9
27	2	17,250.	3,715.	21.5
28	6	5,750.	1,260.	21.9
29	3	21,750.	3,790.	22.0
30	5	9,750.	2,275.	23.3
31	3	23,750.	5,570.	23.5
32	6	4,250.	1,010.	23.8
33	3	17,250.	4,110.	23.9
34	1	13,750.	3,305.	24.0
37	2	13,250.	2,985.	24.3
38	1	15,250.	3,760.	24.7
39	7	10,250.	2,565.	25.0
40	2	15,750.	3,940.	26.0
41	2	13,750.	3,570.	26.3
42	8	9,750.	2,560.	26.3
43	7	9,250.	2,400.	26.4
44	7	3,750.	1,000.	26.7
45	3	13,750.	3,670.	26.7
46	8	13,250.	3,550.	26.8
47	1	9,750.	2,635.	27.0
48	8	13,750.	3,000.	27.6
49	1	14,750.	4,210.	28.5
50	8	12,750.	3,665.	28.7
51	3	10,750.	3,210.	29.9

TABLE I (Continued)

FIGURE No.	SECTION (see map)	COMPUTED VALUE	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS
52	7	\$9,750.	\$3,020.	31.0%
53	8	8,750.	2,750.	31.8
54	6	3,250.	1,128.	34.7

TABLE II

RESIDENTIAL PROPERTY ARRANGED BY COMPUTED VALUE

FIGURE No.	SECTION (see map)	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS	COMPUTED VALUE
54	6	\$1,128.	34.7%	\$ 3,250.
44	7	1,000.	26.7	3,750.
32	6	1,010.	23.8	4,250.
28	6	1,260.	21.9	5,750.
23	5	1,100.	19.1	5,750.
15	5	1,100.	16.3	6,750.
14	7	1,045.	15.5	6,750.
13	6	1,030.	15.3	6,750.
16	5	1,330.	17.3	7,750.
12	4	1,245.	15.1	8,250.
53	8	2,785.	31.8	8,750.
24	5	1,740.	19.9	8,750.
20	7	1,715.	18.5	9,250.
43	7	2,440.	26.4	9,250.
30	5	2,750.	23.3	9,750.
42	8	2,560.	26.3	9,750.
47	1	2,635.	27.0	9,750.
52	7	3,020.	31.0	9,750.
39	7	2,565.	25.0	10,250.
51	3	3,210.	29.9	10,750.
11	4	1,695.	14.4	11,750.
17	5	2,140.	18.2	11,750.
50	8	3,665.	28.7	12,750.
8	4	1,650.	12.9	12,750.
37	2	2,985.	24.3	13,750.
46	8	3,550.	26.8	13,750.
48	8	3,880.	27.6	13,750.
45	3	3,670.	26.7	13,750.
41	2	3,570.	26.0	13,750.
34	1	3,305.	24.0	13,750.
9	4	1,890.	13.3	14,250.
10	6	2,070.	14.0	14,750.
40	1	4,210.	28.5	14,750.
38	1	3,760.	24.7	15,250.
40	2	3,940.	25.0	15,250.
6	4	1,880.	11.9	15,750.
19	1	2,985.	18.4	16,250.

TABLE II (Continued)

FIGURE No.	SECTION (see map)	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS	COMPUTED VALUE
23	8	\$3,250.	19.4%	\$16,750.
33	3	4,110.	23.9	17,250.
27	2	3,715.	21.5	17,250.
5	2	1,855.	10.5	17,750.
26	3	3,705.	20.9	17,750.
3	4	1,660.	8.9	18,750.
7	2	2,470.	12.5	19,750.
25	1	4,295.	20.2	21,250.
29	3	4,790.	22.0	21,750.
4	6	2,400.	10.3	23,250.
31	3	5,570.	23.5	23,750.

TABLE III

RESIDENTIAL PROPERTY ARRANGED BY SECTIONS

FIGURE No.	SECTION (see map)	COMPUTED VALUE	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS
47	1	\$ 9,750.	\$2,635.	27.0%
34	1	13,750.	3,305.	24.0
49	1	14,750.	4,210.	28.5
38	1	15,750.	3,760.	24.7
19	1	16,250.	2,985.	18.4
25	1	21,250.	4,295.	20.2
5	2	17,750.	1,855.	10.5
27	2	17,250.	3,715.	21.5
7	2	19,750.	2,470.	12.5
37	2	13,250.	2,985.	24.3
41	2	13,750.	3,570.	26.0
40	2	15,750.	3,940.	25.0
51	3	10,750.	3,210.	29.9
45	3	13,750.	3,670.	26.7
33	3	17,250.	4,110.	23.9
26	3	17,750.	3,705.	20.0
29	3	21,750.	4,790.	22.0
31	3	23,750.	5,570.	23.5
3	4	18,750.	1,660.	8.9
12	4	11,750.	1,695.	14.4
11	4	8,250.	1,245.	15.1
8	4	12,750.	1,650.	12.9
9	4	14,250.	1,890.	13.3
6	4	15,750.	1,980.	14.0
22	5	5,750.	1,100.	19.1
15	5	6,750.	1,100.	16.3
16	5	7,750.	1,330.	17.3
21	5	8,750.	1,740.	10.9

TABLE III (Continued)

FIGURE No.	SECTION (see map)	COMPUTED VALUE	TOTAL ASSESSED VALUE	ASSESSMENT RATIOS
30	5	\$ 9,750.	\$2,275.	23.3%
17	5	11,750.	2,140.	18.2
54	6	3,750.	1,128.	34.7
32	6	4,250.	1,010.	23.8
28	6	5,750.	1,260.	21.9
13	6	6,750.	1,030.	15.3
10	6	14,750.	2,070.	14.0
4	6	23,250.	2,400.	10.3
44	7	3,750.	1,000.	26.7
14	7	6,750.	1,045.	15.5
20	7	9,250.	1,715.	18.5
43	7	9,250.	2,440.	26.4
52	7	9,750.	3,020.	31.0
39	7	10,250.	2,565.	26.3
53	8	8,750.	2,785.	28.7
42	8	9,750.	2,560.	26.8
50	8	12,750.	3,665.	27.6
46	8	13,250.	3,550.	19.4
48	8	13,750.	3,800.	31.8
23	8	16,750.	3,250.	25.0

TABLE IV

BUSINESS PROPERTY ARRANGED BY ASSESSMENT RATIOS

FIGURE No.	SECTION (see map)	COMPUTED VALUE	ASSESSED VALUE	ASSESSMENT RATIOS
1	3	\$23,250.	\$1,565.	6.7%
2	5	41,450.	3,390.	8.2
18	5	16,750.	3,065.	18.3
21	5	29,750.	5,650.	19.0
35	6	19,750.	4,800.	24.3
36	6	6,250.	1,520.	24.3
55	5	13,750.	5,185.	37.7

TABLE V

BUSINESS PROPERTY ARRANGED BY COMPUTED VALUE

FIGURE No.	SECTION (see map)	COMPUTED VALUE	ASSESSED VALUE	ASSESSMENT RATIOS
36	6	\$ 6,250.	\$1,520.	24.3%
55	5	13,750.	5,185.	37.7
18	5	16,750.	3,065.	18.3
35	6	19,750.	4,800.	24.3
1	3	23,250.	1,565.	6.7
21	5	29,750.	5,650.	19.0
2	5	41,450.	3,390.	8.2

TABLE VI

ASSESSMENTS OF IMPROVED LOTS ARRANGED BY SECTIONS

FIGURE No.	SECTION (see map)	TYPE OF IMPROVEMENT	SIZE OF LOT	ASSESSED VALUE OF LOTS
49	1	Residential	80 X 130	\$ 75.
47	1	Residential	55 X 140	55.
38	1	Residential	95 X 140.9	75.
34	1	Residential	85 X 140.9	75.
25	1	Residential	100 X 139.45	100.
19	1	Residential	90 X 136.12	75.
40	2	Residential	60 X 140	130.
41	2	Residential	87.5 X 108.75	100.
37	2	Residential	62.5 X 108.75	250.
27	2	Residential	75 X 108.75	100.
7	2	Residential	70 X 190	150.
5	2	Residential	70 X 132	45.
51	3	Residential	70 X 130	100.
45	3	Residential	75 X 140	270.
33	3	Residential	65 X 145	275.
31	3	Residential	62.5 X 140	300.
29	3	Residential	90 X 145	155.
26	3	Residential	75 X 140	360.
1	3	Business	60 X 145	215.
12	4	Residential	52.25 X 140	50.
11	4	Residential	50 X 100	120.
9	4	Residential	75 X 113	180.
8	4	Residential	50 X 97.5	120.
6	4	Residential	50 X 160	480.
3	4	Residential	40 X 160	200.
30	5	Residential	75 X 138.5	200.
24	5	Residential	62.5 X 140	500.
22	5	Residential	50 X 91	100.
17	5	Residential	55 X 150	320.
16	5	Residential	50 X 140	480.
15	5	Residential	50 X 140	280.
21	5	Business	25 X 140	2,000.
18	5	Business	25 X 140	1,600.
55	5	Business	60 X 140	480.
2	5	Business	100 X 140	1,000.
54	6	Residential	36 X 174	210.
32	6	Residential	50 X 142	260.
28	6	Residential	50 X 142	260.
13	6	Residential	50 X 142	260.
10	6	Residential	50 X 142	200.
4	6	Residential	100 X 120	200.
36	6	Business	50 X 100	320.
35	6	Business	25 X 140	1,800.
52	7	Residential	65 X 120	120.
43	7	Residential	55 X 145	100.
44	7	Residential	50 X 140	45.

TABLE VI (Continued)

FIGURE No.	SECTION (see map)	TYPE OF IMPROVEMENTS	SIZE OF LOT	ASSESSED VALUE OF LOTS
39	7	Residential	70 X 150	100.
20	7	Residential	66 2/3 X 205	45.
14	7	Residential	75 X 190	45.
53	8	Residential	33.7 X 70	50.
50	8	Residential	71 X 140	125.
48	8	Residential	71 X 140	175.
46	8	Residential	75 X 134.8	150.
42	8	Residential	50 X 141	100.
23	8	Residential	55 X 131	100.

TABLE VII
VACANT LOTS SOLD DURING 1956

SECTION (see map)	SIZE OF LOT	COMPUTED ¹¹ VALUE	ASSESSED VALUE	ASSESSMENT RATIO
3	50 X 140	\$ 750.	\$ 20.	2.7%
1	56 X 138.55	1,250.	50.	4.0
1	85 X 122.5	2,250.	100.	4.4
1	76.5 X 156	2,250.	100.	4.4
1	95 X 140	1,750.	100.	5.7
2	75 X 140	1,750.	100.	5.7
1	80 X 130	1,750.	100.	5.7
1	80 X 122.5	2,250.	150.	6.7
1	85 X 122.5	2,250.	150.	6.7
3	60 X 145	2,250.	150.	6.7
7	50 X 137	1,750.	120.	6.9
2	150 X 140	2,250.	200.	7.3
6	225 X 140	1,750.	135.	7.7
5	72 X 139.7	2,250.	175.	7.8
1	80 X 130	1,250.	100.	8.0
6	50 X 140	750.	60.	8.0
2	70 X 140	1,250.	100.	8.0
2	88.5 X 108.75	1,250.	100.	8.0
2	75 X 108.75	1,250.	100.	8.0
3	70 X 145.8	2,750.	270.	9.8
1	80 X 149.25	1,750.	175.	10.0
6	50 X 140	2,250.	240.	10.7
2	50 X 108.75	1,750.	200.	11.4
2	50 X 108.75	1,750.	200.	11.4
3	75 X 140	750.	90.	12.0
6	62.5 X 145	2,750.	360.	13.1
8	56 X 139	750.	100.	13.3
2	25 X 108.75	750.	100.	13.3
2	25 X 108.75	750.	100.	13.3
6	57 X 142	2,250.	315.	14.0
6	75 X 140	2,750.	390.	14.2
7	59 X 120	750.	125.	16.7
8	50 X 140	1,250.	210.	16.8
2	70 X 129.3	750.	150.	20.0
5	50 X 150	300.	100.	33.3

¹¹The computed value is an approximation, but the error should not exceed \$250 if the correct amount in Stamps was placed on the deed. The absolute error possible is no greater than that possible when computing the value of improved property; however, since the sum involved is considerable less for vacant property, the error as a percentage may be much greater.

TABLE VIII
VACANT LOTS ARRANGED BY SECTIONS

SECTIONS (see map)	SIZE OF LOT	COMPUTED VALUE	ASSESSED VALUE	ASSESSMENT RATIO
1	56 X 138.55	\$1,250.	\$ 50.	4.0%
1	85 X 122.5	2,250.	100.	4.4
1	76.5 X 156	2,250.	100.	4.4
1	95 X 140	1,750.	100.	5.7
1	80 X 130	1,750.	100.	5.7
1	80 X 122.5	2,250.	150.	6.7
1	85 X 122.5	2,250.	150.	6.7
1	80 X 130	1,250.	100.	9.0
1	80 X 139.25	1,750.	175.	10.0
2	75 X 140	1,750.	100.	5.7
2	150 X 140	2,750.	200.	7.3
2	70 X 140	1,250.	100.	8.0
2	88.5 X 108.75	1,250.	100.	8.0
2	75 X 108.75	1,250.	100.	8.0
2	50 X 108.75	1,750.	200.	11.4
2	50 X 108.75	1,750.	200.	11.4
2	25 X 108.75	750.	100.	13.3
2	25 X 108.75	750.	100.	13.3
2	70 X 129.3	750.	150.	20.0
3	50 X 140	750.	20.	2.7
3	60 X 145	2,250.	150.	6.7
3	70 X 145.8	2,750.	270.	9.8
3	62.5 X 145	2,750.	360.	13.1
5	72 X 139.7	2,250.	175.	7.8
5	50 X 150	300.	100.	33.3
6	225 X 140	1,750.	130.	7.7
6	50 X 140	750.	60.	8.0
6	50 X 140	2,250.	240.	10.7
6	75 X 140	750.	90.	12.0
6	57 X 142	2,250.	315.	14.0
6	75 X 140	2,750.	390.	14.2
7	50 X 137	1,750.	120.	6.9
7	59 X 120	750.	125.	16.7
8	56 X 139	750.	100.	13.3
8	50 X 140	1,250.	210.	16.8

TABLE IX

TAX AT ACTUAL ASSESSMENT COMPARED TO
TAX IF ASSESSED AT 37.7% OF
COMPUTED VALUE AT THE
54 MILL RATE¹²

(1) FIGURE	(2) COMPUTED VALUE	(3) ACTUAL ASSESSMENT	(4) TAX AT ASSESSMENT	(5) ASSESSED AT 37.7%	(6) TAX AT 37.7% ASSESSMENT	(7) RATIO OF ASSESSMENT (4) to (6)
1	\$23,250.	\$1,565.	\$ 84.51	\$ 8,765.	\$473.31	.179
2	41,450.	3,390.	183.06	15,627.	843.86	.217
3	18,750.	1,660.	89.64	7,069.	381.73	.235
4	23,250.	2,400.	129.60	8,765.	473.31	.274
5	17,750.	1,855.	100.17	6,692.	361.37	.277
6	15,750.	1,880.	101.52	5,938.	320.65	.317
7	19,750.	2,470.	133.38	7,446.	412.08	.324
8	12,750.	1,650.	89.10	4,807.	259.58	.343
9	14,250.	1,890.	102.06	5,372.	290.09	.352
10	14,750.	2,070.	111.78	5,568.	300.62	.372
11	11,750.	1,695.	91.53	4,430.	239.22	.383
12	8,250.	1,245.	67.23	3,110.	167.94	.400
13	6,750.	1,030.	55.62	2,545.	137.43	.405
14	6,750.	1,045.	56.43	2,545.	137.43	.411
15	6,750.	1,100.	59.40	2,545.	137.43	.432
16	7,750.	1,330.	71.82	2,922.	157.79	.455
17	11,750.	2,140.	115.56	4,430.	239.22	.483
18	16,750.	3,065.	165.51	6,315.	341.01	.485
19	16,250.	2,985.	161.19	6,126.	330.80	.487
20	9,250.	1,715.	92.61	3,487.	188.30	.492
21	29,750.	5,650.	305.10	11,216.	605.66	.504
22	5,750.	1,100.	59.40	2,168.	117.07	.507
23	16,750.	3,250.	175.50	6,315.	341.01	.515
24	8,750.	1,740.	93.96	3,299.	178.15	.527

TABLE IX (Continued)

(1) FIGURE	(2) COMPUTED VALUE	(3) ACTUAL ASSESSMENT	(4) TAX	(5) ASSESSED AT 37.7%	(6) TAX	(7) RATIO OF (4) TO (6)
25	\$21,250.	\$4,295.	\$231.93	\$8,911.	\$432.59	.536
26	17,750.	3,705.	200.07	6,692.	361.37	.554
27	17,250.	3,715.	200.61	6,503.	351.16	.571
28	5,750.	1,260.	68.04	2,168.	117.07	.581
29	21,750.	4,790.	258.66	8,800.	442.80	.584
30	9,750.	2,275.	122.85	3,676.	198.50	.619
31	23,750.	5,750.	300.78	8,954.	483.52	.622
32	4,250.	1,010.	54.54	1,602.	86.51	.630
33	17,250.	4,110.	221.94	6,503.	351.16	.632
34	13,750.	3,305.	178.47	5,184.	279.94	.638
35	19,750.	4,800.	259.20	7,446.	402.08	.645
36	6,250.	1,520.	82.02	2,356.	127.22	.645
37	13,250.	3,235.	174.69	4,995.	269.73	.648
38	15,250.	3,760.	203.04	5,749.	310.45	.654
39	10,250.	2,565.	138.51	3,864.	208.66	.664
40	15,750.	3,940.	212.76	5,938.	320.65	.664
41	13,750.	3,570.	192.78	5,184.	279.94	.689
42	9,750.	2,560.	138.24	3,676.	198.50	.696
43	9,250.	2,440.	131.76	3,487.	188.30	.700
44	3,750.	1,000.	54.00	1,414.	76.36	.707
45	13,750.	3,670.	198.18	5,184.	279.94	.708
46	13,250.	3,550.	191.70	4,995.	269.73	.711
47	9,750.	2,635.	142.29	3,676.	198.50	.712
48	13,750.	3,800.	205.20	5,184.	279.94	.733
49	14,750.	4,210.	227.34	5,561.	300.29	.757
50	12,750.	3,665.	197.91	4,807.	259.58	.763
51	10,750.	3,210.	173.34	4,053.	218.86	.792
52	9,750.	3,020.	163.08	3,676.	198.50	.822

TABLE IX (Continued)

(1) FIGURE	(2) COMPUTED VALUE	(3) ACTUAL ASSESSMENT	(4) TAX	(5) ASSESSED AT 37.7%	(6) TAX	(7) RATIO OF (4) TO (6)
53	\$ 8,750.	\$2,785.	\$150.39	\$3,299.	\$178.15	.844
54	3,250.	1,128.	60.91	1,225.	66.15	.921
55	13,750.	5,185.	279.99	5,185.	279.99	1.000

¹²Equitable assessment necessitates a uniform assessment ratio. The highest assessment ratio for the properties studied was 37.7 per cent. This table compares the taxes which would be collected at the actual assessment to the taxes which would be collected if all properties studied were assessed at 37.7 per cent of the computed value. The applicable rates in Stillwater for 1955 and 1956 were 53.70 mills and 54.54 mills. The rate was rounded to 54 mills to simplify the computations for this table. Homestead exemptions are not considered in this table.

CHAPTER III

SUMMARY AND CONCLUSIONS

This study revealed that there is inequality of property assessment in Stillwater. The forty-eight residential properties studied had assessment ratios ranging from 8.9 per cent to 34.7 per cent. The seven business properties studied had assessment ratios ranging from 6.7 per cent to 37.7 per cent. The thirty-five vacant lots studied had assessment ratios ranging from 2.7 per cent to 33.3 per cent. This wide range of assessment ratios results in an inequitable distribution of the tax burden.

Most studies of this type reveal some generally valid details concerning inequality of assessment. They reveal that business properties are usually assessed at a lower ratio than residential properties; inexpensive properties are generally assessed at a higher ratio than more expensive properties; and newer properties are assessed at a higher ratio than older properties. These details are interesting in recording the inequality caused by improper assessment; however, they are only part of the larger problem--inequality of assessment. If equitable assessment could be implemented, these smaller problems

would also be solved.

The findings of this study do not correspond closely to the details discussed previously. This may be because of the size of the samples studied, or these details might not be valid for property assessment in Stillwater.

The two lowest assessment ratios for businesses and residences studied were two business properties; however, a business property also had the highest assessment ratio. The size of the sample of business properties studied prevents any inference from being made concerning the general relationship of the assessment ratios of business properties to residential properties. This study failed adequately to support the hypothesis that business properties are assessed at a lower ratio than residential properties. One of the interesting facts revealed by this study was the property which is at least partially used for business which had claimed a \$1,000 homestead exemption. This listing error was corrected by the County Assessor.

This study supports the hypothesis that inexpensive properties are generally assessed higher than more expensive properties. The least expensive residence studied had a computed value of \$3,250. and was assessed at \$1,128. This assessment ratio would be 34.7 per cent and is the highest assessment ratio for the residential cases studied. The lowest assessment ratio for residential property with a computed value of less than \$10,000 was 15.1 per cent. Eleven residential properties with a com-

puted value of more than \$10,000 were assessed at less than 15.1 per cent. There were exceptions to this hypothesis in the study, and again it should be remembered that the size of the sample prevents any far reaching conclusions from being made.

Sections one, two, three, seven, and eight are newer sections of Stillwater. In general, the assessment ratios in these sections were higher than the assessment ratios in sections four, five, and six. This supports the hypothesis that newer properties are generally assessed higher than older properties.

Lots in the newer sections of the City are assessed lower than in the older sections. The older sections of the City were originally the most desirable; but as the City grew, these older sections have become less desirable. Lots in the older sections that have been on the tax roll since the City was young are still carried at a relatively high assessment. Lots in new sections are placed on the tax roll at a low assessment when they are relatively undesirable, and this assessment changes slowly. There is a time lag in changing the assessments of lots as they become less desirable or more desirable.

Table IX is a comparison of taxes which would be collected at actual assessment and taxes which would be collected if all properties studied were assessed at 37.7 per cent of computed value. This comparison is evidence of an inequitable distribution of the tax burden.

The property with an assessment ratio of 6.7 per cent pays .178 as much in taxes as it would if it were assessed at 37.7 per cent of computed value. The property which is assessed at 37.7 per cent is relatively over-assessed in comparison to all other properties studied. This property which is assessed at 37.7 per cent pays over five times as much in taxes relative to its computed value as the property which is assessed at 6.7 per cent pays in taxes relative to its computed value.

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