OTC 926
Tax Year 2027
Revised 11-2026

State of Oklahoma

# County Assessor Notice of Increase in Valuation of Real Property

Account #:

Phone Number: Email Address:

Owner/DBA:

Mailing Address:

City, State, ZIP:

## This is NOT a tax bill.

**The County Treasurer will mail a tax statement later in this calendar year.**

**Notice:** The mailing date of this notice will extend the filing period for Homestead Exemption, Additional Homestead Exemption and Senior Valuation Limitation for 30 days. Refer to the back of this form for additional information about valuation caps and exemptions.

| Date Mailed | Property Account Number | Physical Address | SCH DIST |
|---|---|---|---|
| | | | |

| Categories | Current Year | Explanation of Values |
|---|---|---|
| **Fair Cash Value (Market)** | | **Fair Cash Value (Market):** The value or price at which a willing buyer would purchase property and a willing seller would sell property if both parties are knowledgeable about the property. [68 OS Sec. 2802(19)]. |

| Categories | Preceding Year | Current Year | Explanation of Values |
|---|---|---|---|
| **Taxable Fair Cash Value (Capped)** | | | **Taxable Fair Cash Value (Capped):** The annual increase in taxable fair cash value is limited to 3% on homestead property and agricultural land, and 5% on all other real property unless the property is transferred, changed, or conveyed during the preceding calendar year, or improvements were made to the property. [Oklahoma Constitution Article 10 Section 8B & 68 OS Sec. 2802(29)]. |
| **Assessment Percentage** | | | **Assessment Percentage:** Means the percentage applied to personal property and real property pursuant to Section 8 of Article X of the Oklahoma Constitution. [68 OS Sec.2802(6)]. |
| **Assessed Value** | | | **Assessed Value:** Means the percentage of the fair cash value of personal property, or the percentage of the taxable fair cash value of real property, pursuant to the provisions of Sections 8 and 8B of Article X of the Oklahoma Constitution, either of individual items of personal property, parcels of real property or the aggregate total of such individual taxable items or parcels within a jurisdiction. [68 OS Sec 2802(5)]. |

**LEGAL DESCRIPTION:** **LOT** **BLOCK**

# Taxpayer Protest Schedule
# 68 Oklahoma Statutes Section 2876

**As an Oklahoma Taxpayer:**

1. You have the right to equal and uniform taxation;

2. You have the right to ensure that your property is appraised uniformly with similar property in this state;

3. You have the right to have your property appraised according to the rules and standards set pursuant to state law and the Oklahoma Constitution for the purpose of providing for the equitable use valuation of property in this state;

4. You have the right to receive exemptions provided pursuant to the Oklahoma Constitution or other tax relief for which you qualify and apply for in a timely manner;

5. You have the right to be provided notice of property value increases, which shall include the fair cash value of the property for the current year, the taxable fair cash value for the preceding and current year, the assessed value for the preceding and current year, and the assessment percentage for the preceding and current year;

6. You have the right to examine the budgets and levies on file with your county clerk and the State Auditor and Inspector;

7. You have the right to request lists of properties and their descriptions and valuations from your county assessor;

8. You have the right to file a protest against the valuation of your property and request an informal hearing to dispute the valuation;

9. You have the right to appeal to the county board of equalization a decision made pursuant to a requested informal hearing and be granted a hearing with such board;

10. Upon a decision made pursuant to the hearing with the county board of equalization, you have the right to appeal such decision to the district court and, subsequently, to the Oklahoma Supreme Court; and

11. You have the right to petition certain local taxing jurisdictions for the repeal or reduction of certain property tax levies.

**Protests**

- Upon receipt of a Notice of Increase in Valuation of Real or Personal Property (OTC 926 & OTC 926-P), a taxpayer has 30 calendar days from the date the notice was mailed to file a written protest with the county assessor. If the taxpayer fails to file a written protest within the time period provided, the values proposed by the assessor shall become final and no other opportunities will be available to taxpayer to contest the values for the tax year at issue.
  - The protest must state all relevant facts and outline the specific objections to the proposed values in a concise manner and using ordinary language.
  - The protest must be submitted on the current version of the County Assessor Informal Protest Form 974 available from the Oklahoma Tax Commission website at **tax.ok.gov**.
- If property values have not been adjusted by the county assessor from the previous tax year, a taxpayer may object to current property values by filing a protest on or before the first Monday in April.
- NOTE: Regarding inadvertent or other admitted errors by the county assessor, the assessor is authorized to make corrections to a valuation at any time regardless of the 30 day period referenced above.

**Protest Hearing**

- The county assessor must schedule an informal hearing with the taxpayer to hear the protest as to the contested property values.
  - The informal hearing may be held in person or by phone, if requested by the taxpayer.
  - A taxpayer that is unable to participate in a scheduled informal hearing, either in person or by phone, must be given at least two additional opportunities to participate. Each additional opportunity will offer two alternative dates each on a different day of the week, with the county assessor or an authorized representative of the county assessor.

**Decision of County Assessor**

- The assessor must issue a written decision within seven calendar days of the date of the informal hearing and must provide a copy of the decision to the taxpayer by regular or electronic mail.
- The decision must be clearly marked with the date it was mailed.

**Appeal-Decision of County Assessor**

- The taxpayer may contest the decision of the county assessor by filing an appeal with the county board of equalization within 15 calendar days of the date the decision is mailed. If the taxpayer fails to file an appeal within the time period provided, the property values determined by the county assessor shall become final and no other opportunities to contest the values will be available to taxpayer for the tax year at issue.
  - The appeal must be made on the current Formal Appeal County Board of Equalization Form 976 available from the Oklahoma Tax Commission website at **tax.ok.gov**.
  - One copy of the form must be mailed or delivered to the county assessor and one copy must be mailed or delivered to the county board of equalization.

**Valuation Caps and Exemptions**

For detailed eligibility, and to apply, contact your local County Assessor's office.

- **Homestead Exemption –** The taxpayer must own and occupy the property as their primary residence prior to January 1, and the deed must be filed before February 1.
- **Additional (Double) Homestead Exemption –** The taxpayer must be eligible for the Homestead Exemption and meet income requirements.
- **Senior Valuation Limitation (Freeze) –** The taxpayer must be eligible for Homestead Exemption, be 65 years of age or older, and meet county-specific income requirements.
- **100% Disabled or Deceased Veteran Exemption –** The homeowner must be an honorably discharged veteran or the surviving spouse of an honorably discharged 100% Disabled Veteran or the unremarried surviving spouse of a service member who died while on duty (as determined by the United States Department of Defense). The applicant must be the head of household and meet Homestead Exemption eligibility requirements.