

Farm Status Exemption:

New applicants:

- Must have SS#, list of farm equipment, list of principal products what's being grown, number of acres, and a valid phone number.

Re-applying:

- Must have SS#, list of farm equipment if any, list of principal products, number of acres, and a valid phone number.

Eligibility for farm status requires compliance with the Oklahoma Tax Commission and all forms must be filed at the Assessor's Office.

Mobile Homes:

Mobile Homes of Personal Property –

Mobile Homes located on land not owned by the land owner shall be assessed to the owner of the mobile home on the Personal Property Books.

Mobile Home as Real Property – Normally, if the owner of a mobile home, who also owns the land on which it sets, places it on a constructed foundation and builds steps, patio, etc., the mobile home is in a permanent location and assessed as a real property.

Mobile Home Title Changes – All Mobile Home title changes must be done through the Assessor's Office. All previous taxes must be paid if due to the Treasurer's Office and a 936 form has to be filed. Those forms will require the new address if applicable and new home owner information.

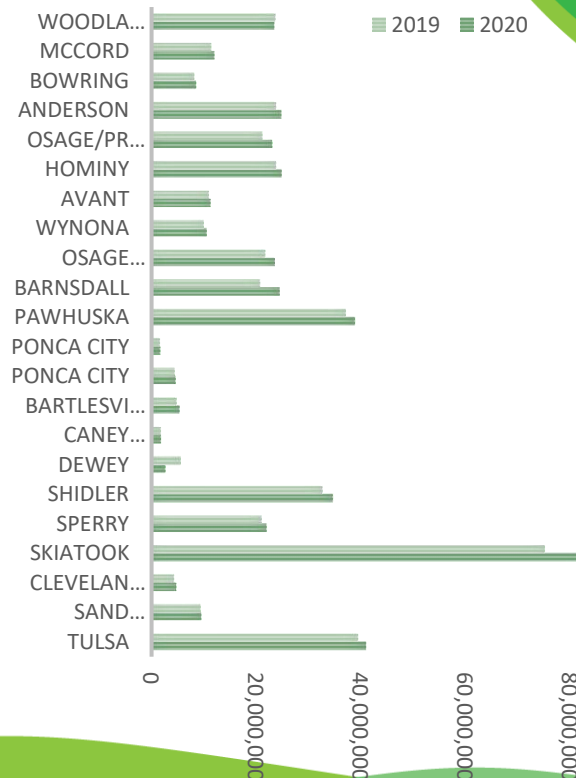
Notice of Building or Real Property Improvement:

All individuals, contractors or any person who erects, adds, enlarges, moves, alters, converts, remodels or builds whereby the value increases by more than \$1,000.00 must notify the Assessor within 60 day from the date the work has commenced. If a municipality permit has been obtained this will be enough notice.

Property Taxation Required by Law!

Property values are not stationary. They change dramatically with depreciation, inflation and in market changes due to desirability or lack of appeal of the property. State law requires county assessors to analyze and update property records on an annual basis. This means that your value may go up or down slightly in any given year. If your value increases and you will receive a notice from the Assessor's Office. If you disagree with the value, you should contact the Assessor's Office and please provide evidence to support your position. If we cannot reach an agreement you may appeal to the Equalization Board which meets during the protest season conducted by the County Clerk.

OSAGE COUNTY ASSESSOR'S OFFICE
SCHOOL NET VALUATION



Where Your Property Tax Dollars Go!

On average over 80% of property tax dollars go to the schools and education. The remaining percentage goes to county government which is used to support the Courthouse and various services such as:

- | | |
|-------------------------|---------------------|
| *Community Development | *Health Departments |
| *County Law Enforcement | *Water & Sewage |
| *Parks & Recreation | *Libraries |
| *Social Services | *Emergency Services |
| *Senior Citizens | |

The breakdown of your tax dollars goes to the following areas:

- | | | |
|------------|--------|--------------------------|
| *Education | *State | *County & Municipalities |
|------------|--------|--------------------------|



IMPORTANT DATES TO REMEMBER:

January 1ST – March 15TH

*Homestead Exemptions

*Senior Valuation Freeze (65 + only)

*Exempt Manufacturing Homes

Taxable Real & Personal Property Appraised & Assessed
in the County

(After March 15th 10% penalty)

(After April 15th 20% penalty)

Personal Property

May 1st – May 31st

During this time all taxpayer may file a complaint if the property valuation has not increased or decreased from the previous year if the complaint is filed on or before the first Monday of May. (unless otherwise noted)

October /November

Ownership and address changes for the current tax roll will be cut off immediately upon receipt of new millage rates. If you have moved or changed your mailing address please notify our office in order to receive proper notification of tax statements and change of value notice.

December 31st

New Subdivision Plats must be filed with the County Clerk.

The Osage County Assessor's Office is striving to make sure all county schools receive the annual Excise Board Totals every year around the month of September.

School Superintendents please feel free to go to our website at osagecountyassessor.com and provide us with an informative email.

FACTS TO REMEMBER:

If you change your deed for any reason, then you must renew your homestead exemption between January 1st and March 15th.

Before you purchase any land or real estate, always check to see if there are any delinquent taxes.

Before you purchase any land, real estate or business, you should make arrangements with the seller on the disposition of the taxes for the year of purchases.


Taxes are not pro-rated by the county.


Additional homestead exemptions must be renewed every year between January 1st and March 15th unless you are age 65 or older.

Hours of Operation:

8:30 am - 5:00 pm Monday - Friday
(Closed on all major Holidays)

Osage County Courthouse
600 Grandview Rm 101
Pawhuska, OK. 74056
Phone: (918) 287-3448
(918) 287-3220
Fax: (918) 287-4930

Website: osagecountyassessor.com
 Osage County Assessor's Office



ED QUINTON JR. OSAGE COUNTY ASSESSOR

A COMPLETE GUIDE
TO THE PROPERTY
APPRAISAL PROCESS
osagecountyassessor.com