

Property Tax Guidelines Oklahoma

Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	November 1st or January 1st and April 1st if made in split payments
<i>Assessment Cycle</i>	Every four years
<i>Valuation Notice</i>	February, March or April
<i>Appeal Deadline</i>	1st Monday in May or 30 days from the mailing of increased assessment notice



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At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

Who is assessing?

County Assessor

How is the assessed value determined?

In Oklahoma, commercial real estate is assessed at no less than 11% of market value nor more than 13.5%, as established by the County Assessor. The assessed market value should be determined through the income approach, the sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

What are the levels of appeal?

County Assessor
County Board of Equalization
County District Court

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