

1 **SENATE FLOOR VERSION**

2 February 23, 2026

3 COMMITTEE SUBSTITUTE
4 FOR

5 SENATE BILL NO. 1212

By: Sacchieri

6
7 An Act relating to the Ad Valorem Tax Code; amending
8 68 O.S. 2021, Section 2866, which relates to the
9 equalization ratio study; prescribing compliance
10 requirements for counties; updating statutory
11 language; and providing an effective date.

12 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

13 SECTION 1. AMENDATORY 68 O.S. 2021, Section 2866, is
14 amended to read as follows:

15 Section 2866. A. For purposes of reporting to the State Board
16 of Equalization the ratio derived from comparing the assessed value
17 of the real property of each county to the full or fair cash value
18 of such real property, the Oklahoma Tax Commission shall conduct and
19 publish an equalization ratio study for each county annually in
20 accordance with the requirements of this section.

21 B. The equalization ratio study shall be conducted in a manner
22 that ensures:

23 1. ~~the~~ The ratio of assessed value to the fair cash value of
24 properties in a sample extracted from a county is expressed as a

1 median of the ratios determined for all properties included in the
2 sample;

3 2. ~~sample~~ Sample data gathered for purposes of establishing the
4 fair cash value of properties within the sample relates to the
5 applicable assessment date of the study in a manner that produces
6 reliable ratio study results;

7 3. ~~sample~~ Sample sizes of sufficient numbers to produce an
8 estimated ratio for a use category within a county or a ratio for an
9 entire county at a ratio that accurately estimates the true, but
10 unknown, assessment level;

11 4. ~~appraisals~~ Appraisals selected for inclusion in the ratio
12 study are representative of the use category or stratum of
13 properties included in the sample;

14 5. ~~sales~~ Sales files containing adequate information are
15 developed and maintained for purposes of appraisals; and

16 6. ~~uniformity~~ Uniformity of assessments within a use category
17 or stratum for a county do not exceed a coefficient of dispersion
18 value of twenty percent (20%).

19 C. Upon completion of the study required by this section,
20 counties found to have a median assessment level within the
21 International Association of Assessing Officers (IAAO) standard
22 range of ninety hundredths (0.9) to one and ten hundredths (1.10) of
23 the assessment percentage of the county, as authorized pursuant to
24 Section 8 of Article X of the Oklahoma Constitution, for each

1 property classification, and to have median assessed ratios within a
2 deviation range of one and fifty hundredths percent (1.50%) between
3 each property classification, shall be certified to the State Board
4 of Equalization as being in compliance with the equalization ratio
5 study requirements.

6 D. The Oklahoma Tax Commission shall provide for a computer
7 system that permits the equalization ratio study to be conducted
8 pursuant to the requirements of this section. Such computer system
9 shall be designed to permit monitoring and analysis of assessment
10 performance in the several counties and to detect noncompliance with
11 legal standards for valuation of taxable property in order to
12 fulfill the duties imposed by Section 2830 of this title. The
13 provisions of this subsection shall not be construed to authorize
14 the Oklahoma Tax Commission to install a mainframe computer capable
15 of remote monitoring of or making inputs into computers in the
16 offices of the various county assessors.

17 SECTION 2. This act shall become effective November 1, 2026.

18 COMMITTEE REPORT BY: COMMITTEE ON REVENUE AND TAXATION
19 February 23, 2026 - DO PASS AS AMENDED BY CS
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