

STATE OF OKLAHOMA

2nd Session of the 60th Legislature (2026)

SENATE BILL 1212

By: Sacchieri

AS INTRODUCED

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

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

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

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

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

1. ~~the~~ The ratio of assessed value to the fair cash value of 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 median assessed ratios within a deviation
21 range of seventy-five hundredths of one percent (0.75%) of the
22 assessment percentage of the county, as authorized pursuant to
23 Section 8 of Article X of the Oklahoma Constitution, for each
24 property classification, and to have median assessed ratios within a

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

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

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

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