

1 STATE OF OKLAHOMA

2 2nd Session of the 60th Legislature (2026)

3 COMMITTEE SUBSTITUTE  
4 FOR

5 SENATE BILL NO. 1212

6 By: Sacchieri

7 COMMITTEE SUBSTITUTE

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

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

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

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

22 B. The equalization ratio study shall be conducted in a manner  
23 that ensures:  
24

1        1. ~~the~~ The ratio of assessed value to the fair cash value of  
2 properties in a sample extracted from a county is expressed as a  
3 median of the ratios determined for all properties included in the  
4 sample;

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

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

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

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

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

21        C. Upon completion of the study required by this section,  
22 counties found to have a median assessment level within the  
23 International Association of Assessing Officers (IAAO) standard  
24 range of ninety hundredths (0.9) to one and ten hundredths (1.10) of

1 the assessment percentage of the county, as authorized pursuant to  
2 Section 8 of Article X of the Oklahoma Constitution, for each  
3 property classification, and to have median assessed ratios within a  
4 deviation range of one and fifty hundredths percent (1.50%) between  
5 each property classification, shall be certified to the State Board  
6 of Equalization as being in compliance with the equalization ratio  
7 study requirements.

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

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

20

21       60-2-3586       QD       2/20/2026 4:44:58 PM

22

23

24