

Frequently Asked Questions

◆ **Timeframe being billed**

January 1st through December 31st of the current year.

◆ **Payment Schedule & Due Dates**

Homeowners:

First half (½) or full amount is due on or before December 31st

Second half (½) is due on or before April 1st

If the first half (½) is not postmarked on or before December 31st, the full amount then becomes due beginning, January 1st and half payment is **no** longer an option.

Failure of any taxpayer to receive such statement, shall not in any way extend the date by which such taxes shall be due and payable nor relieve the taxpayer of the duty and responsibility of paying same as provided by law.

Tax Statements \$25.00 or less must be paid in full.

Mortgage Companies:

Full payment is due on or before December 31st

The County Treasurer's Office does **not** charge a duplicate bill fee and we **do** honor postmark.

◆ **Interest**

Interest accrues at a rate of 1.5% each month on the 16th day of the month beginning January 1st.

◆ **New Ownership**

If you are a new owner of property, you should contact the County Assessor's Office at (405) 295-6331, with the correct address to send the statement to before September 30th, as they will certify the taxes soon after that date.

◆ **Taxes paid by Mortgage Company/Escrow**

If a mortgage company is responsible for payment of your real estate taxes, as soon as we receive payment and post your account, it will immediately reflect paid on our website. Most mortgage companies use a third-party tax service company (ex. Corelogic, Lereta, Covius). This means your mortgage company remits payment to the tax service company who in turn submits payment to us for all mortgage companies they service. If your tax does not show paid and your mortgage company states they remitted payment for your taxes most likely the payment went to a tax service and they tend to wait until the last week of December to send payment to us.

◆ **Exemptions**

Homestead Exemption, 100% Disabled Veteran Exemption, Double Homestead Exemption & the Senior Freeze are all taken care of in the County Assessor's Office, please contact their office at: (405) 295-6331.

◆ **Assessment Values**

The County Assessor's Office determines property values and provides notifications of valuations. If you have questions concerning your assessment, please contact the County Assessor's Office at (405) 295-6331.

◆ Fees

Below is a list of fees that might be added to delinquent tax accounts.

- \$5.00 lien fee
- \$10.00-\$25.00 publication fee
- \$.50 (or current postage rate) mail fee
- \$35.00 Returned Check fee (NSF/ per. Transaction)
- Certified Mail fee
- \$10.00 Treasurer's Tax Warrant fee (personal property only)
- \$50.00 Sheriff's Tax Warrant fee (personal property only)
- Title Search fee (real property accounts on resale only)

◆ Special Assessments

Special Assessments are brought to the County Treasurer's Office to collect when the City in which the work was done tried to collect the amount due for a period of 30 days to no avail. The County Treasurer's Office then attaches the Special Assessment to the current year taxes to collect the amount due plus interest and \$5.00 lien fee for the city. Type of work that is normally done by the city include but not limited to, mowing, debris cleanup & demolition. If you have any questions regarding the work that was done, you will need to contact the city in which the work was done. Special Assessments **must** be paid by certified funds.

◆ 936 Form for Mobile Homes

A 936 form is what is needed to sell a mobile home, change a name on the title or to move a mobile home. The County Assessor's Office handles filling out the 936 form, then it is given to the County Treasurer's Office where the taxes must be pre-paid. Pre-paid mobile home tax **must** be paid by certified funds.

◆ Tax Warrants

A tax warrant can be issued on a personal property tax, after publication of delinquent personal property tax and the personal property lien docket is printed, usually starting July 1st. Tax warrants should be paid as soon as possible before the interest good through date printed on the tax warrant. If the tax warrant is not paid by the good through date an Alias tax warrant will then be issued with more interest and fees.

◆ Resale

County Tax Sale is held the second Monday in June each year in each county in the State of Oklahoma, where taxes are a lien upon real property and have been unpaid for a period of three (3) years or more.