



Property Taxation 102

Tulsa County Public Service Net Values



Source: Assessor's Report to the Excise Board (Net Assessment)

CITIES & TOWNS	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	5 Yr Chg
BIXBY	6,863,329	7,605,673	7,899,487	7,079,545	7,661,440	8,057,090	17.39%
BROKEN ARROW	20,209,653	21,495,799	22,891,959	21,846,626	22,828,256	24,282,029	20.15%
COLLINSVILLE	643,866	681,476	705,437	639,396	674,806	692,694	7.58%
GLENPOOL	5,945,917	6,228,563	6,860,820	8,822,574	9,042,226	10,072,111	69.40%
JENKS	26,068,255	28,785,391	29,611,877	29,861,237	30,964,259	34,375,819	31.87%
LIBERTY	252,635	206,410	229,102	103,986	151,756	160,840	-36.34
MANNFORD	0	0	2,148	2,126	2,357	2,540	100.00%
OWASSO	5,024,263	5,893,870	6,111,040	5,828,233	5,967,657	6,454,828	28.47%
SAND SPRINGS	7,114,893	8,011,509	9,944,760	10,500,369	10,977,233	11,328,031	59.22%
SAPULPA	167,040	206,439	213,794	219,414	225,521	257,589	54.21%
SKIATOOK	603,448	606,537	575,426	546,463	508,095	512,956	-15.00%
SPERRY	1,732,953	332,209	341,823	349,145	370,462	395,802	-77.16%
TULSA	157,400,357	168,834,087	173,449,547	178,423,318	186,664,931	200,938,090	27.66%
SUBTOTAL	232,026,609	248,887,963	258,837,220	264,222,432	276,038,999	297,530,419	28.23%
UNINCORPORATED AREAS	67,727,952	75,505,816	80,555,793	82,351,153	86,399,169	91,740,432	35.45%
TOTAL:	299,754,561	324,393,779	339,393,013	346,573,585	362,438,168	389,270,851	29.86%
		+8.22%	+4.62%	+2.12%	+4.58%	+7.40%	



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Tulsa County Public Service Net Values



Source: Assessor's Report to Excise Board (Net Assessment)

SCHOOL DISTRICTS	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	5 Yr Chg
#01-TULSA	149,710,062	159,371,820	162,466,899	171,164,435	181,286,230	194,422,742	29.87%
#02-SAND SPRINGS	9,899,311	11,227,127	13,782,294	14,480,924	15,228,341	15,670,663	58.30%
#03-BROKEN ARROW	21,760,460	23,403,787	25,277,716	23,670,097	24,306,059	25,639,597	17.83%
#04-BIXBY	10,634,896	11,863,104	12,440,550	12,751,706	13,761,155	14,677,031	38.01%
#05-JENKS	38,485,274	42,853,999	44,250,968	44,601,008	45,101,507	49,290,974	28.08%
#06-COLLINSVILLE	1,914,809	2,206,411	2,431,266	2,350,812	2,387,393	2,608,517	36.23%
#07-SKIATOOK	917,693	1,048,377	1,081,735	994,562	963,697	1,143,187	24.57%
#08-SPERRY	3,204,157	3,524,349	3,628,589	3,840,761	4,096,984	4,229,539	32.00%
#09-UNION	16,129,088	22,570,959	24,114,249	24,676,051	27,671,521	30,392,424	45.80%
#10-BERRYHILL	15,674,685	18,347,982	20,944,737	19,669,669	18,698,590	19,640,034	21.77%
#11-OWASSO	16,402,783	17,582,073	17,797,755	17,227,586	17,409,309	18,558,806	13.14%
#13-GLENPOOL	8,285,314	8,808,172	9,516,085	9,453,705	9,637,756	10,753,000	29.78%
#14-LIBERTY	681,175	651,446	680,335	672,366	714,242	746,146	9.54%
#15-KEYSTONE	884,377	934,173	979,835	1,019,903	1,175,384	1,498,191	69.41%
TOTAL:	299,754,561	324,393,779	339,393,013	346,573,585	362,438,168	389,270,851	29.86%
		+8.22%	+4.62%	+2.12%	+4.58%	+7.40%	



Tax Increment Financing

Source: County Treasurer's Office and City Governments



Provided for by the Local Development Act, 62 O.S. §850

- 1. **Brady Village – Tulsa District No. 1** **Performance level 153.4%**
 - Designed to become an Arts & Entertainment District in conjunction with the Brady Theatre and the Cain's Ballroom
 - The projected tax over the life of TIF: **\$4,533,702 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$5,683,0009** sales tax **\$1,270,178**
Term: 1993-2017 (Paid off Jun. 2017) **(Closed Jul. 18, 2017)**

- 2. **Central Park – Tulsa District No. 2** **Performance level 123.4%**
 - Partnering with the Home Depot Downtown to improve the district with streetscaping (lighting, sidewalks, benches, signage, etc.) and utility improvements
 - The projected tax over the life of TIF: **\$7,446,924 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$961,437** sales tax **\$8,231,183**
Term: 1994-2009 (Paid off Jun 2009) **(Closed Feb. 11, 2010)**

- 3. **Tulsa Technology – Tulsa District No. 3** **Performance level 28.8%**
 - Created to provide public infrastructure for high-tech corporate headquarters in downtown to support business expansion.
 - The projected tax over the life of TIF: **\$26,296,401 (ad valorem)**
 - Actual collections: ad valorem tax **\$7,247,093** sales tax **\$339,216**
 - Sales Tax was collected for one year only
Term: 1999-2014 (Paid off Dec. 2014) **(Closed Jan. 15, 2015)**

- 4. **Cimarron Center – Sand Springs District No. 1** **Performance level 16.1%**
 - For development and redevelopment of the Cimarron Center site to attract businesses and revitalize the area.
 - The projected tax over the life of TIF: **\$13,857,705 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$624,922** sales tax **\$1,602,181**
Term: 2001-2011 (Paid off Oct. 2006) **(Closed Feb. 7, 2007)**

- 5. **North Peoria – Tulsa District No. 4** **Performance level 73.9%**
 - Revitalize an underserved area of Tulsa with public improvements
 - The projected tax over the life of TIF: **\$7,860,978 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$4,262,220** sales tax **\$1,545,431**
Term: 2002-2017 (Paid off Jun. 2017) **(Closed Jan. 10, 2018)**

- 6. **Blue Dome – Tulsa District No. 5** **Performance level 240.2%**
 - Planned public improvements for streetscaping (lighting, sidewalks, benches, signage, etc.) and fire suppression assistance grants
 - The projected tax over the life of TIF: **\$1,501,911 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$1,118,504** sales tax: **\$2,489,282**
Term: 2003-2017 (Paid Off Mar. 2016) **(Closed Apr. 1, 2016)**

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**



Tax Increment Financing

Source: County Treasurer's Office and City Governments

Provided for by the Local Development Act, 62 O.S. §850

- | | | Performance level | N/A |
|-----|--|--------------------------|---------------|
| 7. | Tulsa Hills – Tulsa District No. 6 | Performance level | 16.3% |
| | <ul style="list-style-type: none"> • Construction of a storm water drainage facilities, facilities, earthwork, and other public improvements for the 695,000 sq. ft. retail center at HWY 75 and 71st Street • The projected tax over the life of TIF: \$170,446,000 (sales & ad valorem) • Actual collections: ad valorem tax \$12,356,492 sales tax \$15,464,356
Term: 2006-2017 (Ad Valorem Terminated in 2015)
(Sales Tax Ended Jul. 1, 2017) | | |
| 8. | Jenks One | Performance level | 450.0% |
| | <ul style="list-style-type: none"> • Development of roadways, sewer and other public improvements to increase marketability for development • The projected tax over the life of TIF: \$2,376,166 (sales & ad valorem) • Actual collections: ad valorem tax \$10,344,395 sales tax \$348,635
Term: 2006-2017 (Extended for another 13 years) | | |
| 9. | Jenks Two | Performance level | 0.2% |
| | <ul style="list-style-type: none"> • Provides area with stability and market potential for further development • The projected tax over TIF life: \$294,469,879 (sales & ad valorem) • Actual collections: ad valorem tax \$523,498 sales tax \$0
Term: 2008-2023 (Closed Mar. 21, 2023) | | |
| 10. | Broken Arrow Flightsafety & Downtown Economic Development One | Performance level | N/A |
| | <ul style="list-style-type: none"> • Promote economic development and job creation, including the retention and relocation of FlightSafety, and the acquisition of redevelopment sites and implementation of public improvements in the downtown area • The projected tax over TIF life: \$ (sales & ad valorem) • Actual collections: ad valorem tax \$11,580,306 sales tax \$5,391,688
Term: 2010-2036 | | |
| 11. | Sand Springs Webco Industries Economic Development Two | Performance level | 56.3% |
| | <ul style="list-style-type: none"> • Promote economic development and job creation, including the construction of a new facility for Webco Industries, and the acquisition of redevelopment sites and implementation of public improvements in the Star Center industrial area • The projected tax over TIF life: \$11,511,000 (ad valorem) • Actual collections: ad valorem tax \$6,296,210 sales tax \$187,290 • Sales Tax was collected for one year only
Term: 2011-2036 | | |
| 12. | Jenks Three | Performance level | 17.0% |
| | <ul style="list-style-type: none"> • Provide the funding necessary to upgrade and extend water, sewer, storm drainage, roadways, environmental resolutions/mitigations, make necessary floodplain modifications and other improvements to serve as a catalyst for retaining or expanding employment, to reverse economic stagnation or decline, to attract major investment in the area and to preserve or enhance the tax base in the area of the district • The projected tax over the life of TIF: \$26,194,540 (sales & ad valorem) • Actual collections: ad valorem tax \$3,956,896 sales tax \$486,342
Term: 2014-2029 | | |

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**



Tax Increment Financing

Source: County Treasurer's Office and City Governments

Provided for by the Local Development Act, 62 O.S. §850

- 13. Jenks Four** **Performance level 2.6%**

 - Provide the funding necessary to upgrade and extend water, sewer, storm drainage, roadways, environmental resolutions/mitigations, pipeline removal and/or relocations and other improvements to serve as a catalyst for retaining or expanding employment, to reverse economic stagnation or decline, to attract major investment in the area and to preserve or enhance the tax base in the area of the district
 - The projected tax over the life of TIF: **\$76,662,134 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$1,494,626** sales tax **\$520,684**
Term: 2014-2030

- 14. Sapulpa Four** **Performance level 101.6%**

 - Extend public infrastructure improvements including water, sewer and roadways, in the area commonly know as Polson Industrial Park to spur its further development
 - The projected tax over the life of TIF: **\$5,670,000 (ad valorem)**
 - Actual collections: ad valorem tax **\$5,763,085** sales tax N/A
Term: 2015-2030

- 15. Santa Fe Square* - Tulsa District No. 8** **Performance level 4.9%**

 - Develop a mixed use project including a substantial retail component, apartments, Class A office space, a full-service boutique hotel, and over 1,100 structured parking spaces
 - The projected tax over the life of TIF: **\$64,000,000 (sales & ad valorem)**
 - Actual collections: ad valorem tax **\$2,483,244** sales tax **\$682,704**
Term: 2016-2040

- 16. Tulsa Airport D – Tulsa District No. 9**** **Performance level 9.7%**

 - Support the area's aerospace economy and generate additional, related private investment in the area through new public infrastructure—taxilanes, hangars, storage facilities, water and sewer lines, access roads, and building pads
 - The projected tax over the life of TIF: **\$14,000,000 (sales, hotel & ad valorem)**
 - Actual collections: ad valorem tax **714,338** sales tax **\$643,114** hotel tax **\$4,232**
Term: 2017-2041

- 17. Owasso Redbud – Owasso District No. 1** **Performance level 10.5%**

 - Develop the area surrounding Main Street, achieve the City's development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base
 - The projected tax over the life of TIF: **\$21,500,000 (sale & ad valorem)**
 - Actual collections: ad valorem tax **\$1,33,227** sales tax **\$931,905**
Term: 2017-2041

- 18. Arts District A – Tulsa District No. 10** **Performance level 75.9%**

 - Eliminate gaps in improved properties and mitigate blight and neglected, leftover properties on the north side of downtown
 - The projected tax over the life of TIF: **\$5,000,000 (sale & ad valorem)**
 - Actual collections: ad valorem tax **\$2,926,486** sales tax **\$869,558**
Term: 2018-2042

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**

*Admiral Place – Tulsa District No. 7 TIF (not shown above) is for the collection of sales taxes only. Created by the City of Tulsa. (Term: 2016-2040)

**Starting 2024, Tulsa Airport D will show hotel tax



Tax Increment Financing

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Provided for by the Local Development Act, 62 O.S. §850

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| <p>19. Ball Park District G – Tulsa District No. 11 Performance level 14.5%</p> <ul style="list-style-type: none"> • Repurpose a vacant surface parking lot for a larger mixed-use development • The projected tax over the life of TIF: \$28,000,000 (sales & ad valorem) • Actual collections: ad valorem tax \$3,349,655 sales tax \$716,029
Term: 2018-2042 | <p style="text-align: right;">Performance level 14.9%</p> <p>22. 11th and Lewis Increment A – Tulsa District No. 14</p> <ul style="list-style-type: none"> • Create an active higher-density and quality mixed-use development at a key intersection of Route 66 • The projected tax over the life of TIF: \$8,350,000 (sales & ad valorem) • Actual collections: ad valorem tax \$658,616 sales tax \$584,688
Term: 2019-2043 |
| <p>20. Greenwood District H – Tulsa District No. 12 Performance level 10.8%</p> <ul style="list-style-type: none"> • Improve connections from the historic Greenwood/Black Wall Street area into adjacent neighborhoods and districts • The projected tax over the life of TIF: \$5,000,000 (ad valorem) • Actual collections: ad valorem tax \$539,147 sales tax N/A
Term: 2018-2042 | <p style="text-align: right;">Performance level 9.3%</p> <p>23. Glenpool One</p> <ul style="list-style-type: none"> • Facilitate the developer's proposal to develop, construct, and operate a Business Park, to be located along U.S. Highway 75 in the City of Glenpool • The projected tax over the life of TIF: \$8,738,896 (sale & ad valorem) • Actual collections: ad valorem tax \$628,915 sales tax \$182,556
Term: 2019-2028 |
| <p>21. East End District C – Tulsa District No. 13 Performance level 4.8%</p> <ul style="list-style-type: none"> • Introduce new development mixing new structures with renovated properties • The projected tax over the life of TIF: \$90,000,000 (ad valorem) • Actual collections: ad valorem tax \$4,326,236 sales tax N/A
Term: 2019-2043 | <p style="text-align: right;">Performance level 2.9%</p> <p>24. Glenpool Two</p> <ul style="list-style-type: none"> • Facilitate the reimbursement of eligible project costs for the proposed Brookover Corner development, consisting of commercially developing approximately 25 acres of land on the northeast corner of US Route 75 and 151st Street South • The projected tax over the life of TIF: \$26,541,020 (sale & ad valorem) • Actual collections: ad valorem tax \$260,311 sales tax \$510,357
Term: 2019-2028 |

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**



Tax Increment Financing

Source: County Treasurer's Office and City Governments



Provided for by the Local Development Act, 62 O.S. §850

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| <p>25. WPX District I – Tulsa District No. 15 Performance level 1.4%</p> <ul style="list-style-type: none"> Transform a block on the edges of the Arts District and the historic Greenwood area into a corporate headquarters complex The projected tax over the life of TIF: \$45,000,000 (ad valorem) Actual collections: ad valorem tax \$652,000 sales tax N/A <p style="text-align: right;">Term: 2020-2044</p> | <p>28. 11th and Lewis Increment B – Tulsa District No. 16 Performance level 0.2%</p> <ul style="list-style-type: none"> Create an active higher-density and quality mixed-use development at a key intersection of Route 66 The projected tax over the life of TIF: \$15,325,000 (sales & ad valorem) Actual collections: ad valorem tax \$26,488 sales tax \$0 <p style="text-align: right;">Term: 2021-2045</p> |
| <p>26. Bixby Two Performance level 0.0%</p> <ul style="list-style-type: none"> Construct retail establishments, office facilities, multi-family mixed-uses, single family residential, recreation and aesthetic features The projected tax over the life of TIF: \$52,565,635 (ad valorem) Actual collections: ad valorem tax \$0 sales tax N/A <p style="text-align: right;">Term: 2020-2044</p> | <p>29. Peoria-Mohawk Increment A – Tulsa District No. 17 Performance level 2.0%</p> <ul style="list-style-type: none"> Bring manufacturers to North Tulsa to provide economic opportunity by creating skilled, sustainable living-wage jobs and increase the supply of suitable housing for workers in the area The projected tax over the life of TIF: \$12,628,857 (ad valorem) Actual collections: ad valorem tax \$258,287 sales tax N/A <p style="text-align: right;">Term: 2021-2045</p> |
| <p>27. Webco Industries (Radar Center) Economic Development – Sand Springs District No. 3 Performance level 3.6%</p> <ul style="list-style-type: none"> Construct a new campus, including creation of the F. William Weber Technology Center, corporate offices, and training facilities The projected tax over the life of TIF: \$4,460,000 (sales & ad valorem) Actual collections: ad valorem tax \$158,632 sales tax \$0 <p style="text-align: right;">Term: 2021-2045</p> | <p>30. South Broken Arrow Economic Development Three Performance level 0.1%</p> <ul style="list-style-type: none"> Construct retail and residential improvements consisting of Reasor's grocery store, apartment complex, and retail or commercial space The projected tax over the life of TIF: \$188,400,000 (sale & ad valorem) Actual collections: ad valorem tax \$217,218 sales tax \$47,097 <p style="text-align: right;">Term: 2022-2046</p> |

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**



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|---|---|
| <p>31. Airport District B – Tulsa District No. 19 Performance level 4.7%</p> <ul style="list-style-type: none"> • Support the area's aerospace economy and generate additional, related private investment in the area • The projected tax over the life of TIF: \$24,000,000 (ad valorem) • Actual collections: ad valorem tax \$1,120,369 sales tax N/A <p style="text-align: right;">Term: 2022-2046</p> | <p>34. Bixby Three Performance level 0.0%</p> <ul style="list-style-type: none"> • Provide parking facilities and transition of the Bixby Public School's Administrative Complex to a mixed-use development and other improvements in the Downtown Core area • The projected tax over the life of TIF: \$75,000,000 (ad valorem) • Actual collections: ad valorem tax \$30,065 sales tax N/A <p style="text-align: right;">Term: 2022-2046</p> |
| <p>32. Airport District C – Tulsa District No. 20* Performance level 2.7%</p> <ul style="list-style-type: none"> • Support the area's aerospace economy and generate additional, related private investment in the area • The projected tax over the life of TIF: \$6,000,000 (ad valorem) • Actual collections: ad valorem tax \$162,868 sales tax N/A <p style="text-align: right;">Term: 2022-2046</p> | <p>35. Bixby Four Performance level 0.0%</p> <ul style="list-style-type: none"> • Upgrade and extend water, sewer, storm drainage, roadways, and environmental resolutions/mitigations and make necessary floodplain modifications and other improvements in an industrial setting • The projected tax over the life of TIF: \$27,500,000 (ad valorem) • Actual collections: ad valorem tax \$0 sales tax N/A <p style="text-align: right;">Term: 2022-2046</p> |
| <p>33. PAC District B – Tulsa District No. 18 Performance level 0.0%</p> <ul style="list-style-type: none"> • Transform a vacant surface parking lot into a vibrant, mixed-use development that connects the core of the CBD with the Blue Dome District • The projected tax over the life of TIF: 39,000,000 (sales & ad valorem) • Actual collections: ad valorem tax \$0 sales tax \$14,922 <p style="text-align: right;">Term: 2022-2046</p> | <p>36. Western Supply District F – Tulsa District No. 22 Performance level 0.0%</p> <ul style="list-style-type: none"> • Develop an urban corporate campus in addition to a residential community with integrated services and cultural opportunities on the north side of Inner Dispersal Loop • The projected tax over the life of TIF: \$28,000,000 (sales & ad valorem) • Actual collections: ad valorem tax \$0 sales tax \$0 <p style="text-align: right;">Term: 2024-2048</p> |

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**

*Woodland Hills – Tulsa District No. 21 TIF (not shown above) is for the collection of sales taxes only. Created by the City of Tulsa. (Term: 2023-2037)



Tax Increment Financing

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37. Jenks Five

Performance level 0.0%

- Construct a mixed-use development comprised of retail and service industry, food service, and multi-family residential projects
- The projected tax over the life of TIF: **\$190,560,00 (sales, hotel & ad valorem)**
- Actual collections: ad valorem tax **\$0** sales tax **\$0** hotel tax **\$0**

Term: 2024-2048

Note: All collections from inception thru December 2024.

Countywide collections total \$135,164,564 and Countywide projections total \$1,628,336,748 for an overall **Performance level 8.3%**



Incentive Districts

Source: County and City Government



The Local Development Act, 62 O.S. §850, provides for the granting of incentives and exemptions from taxation within certain areas where investment, development, and economic growth is difficult.

	<u>Duration</u>	<u>Status</u>	<u>Market Value Exempted</u>	<u>2024 Taxable</u>
1. Pioneer Village-City of Jenks	1997-2001	Ended	\$7,479,500	\$640,927
2. Ambassador Hotel-City of Tulsa	1999-2003	Ended	\$14,596,000	\$15,535,600
3. 1307 South Boulder*-City of Tulsa	1999-2003	Ended	\$13,048,100	\$4,895,000
4. Tulsa Uptown-City of Tulsa	1999-2004	Ended	\$39,004,200	\$28,761,500
5. Cardinal Heights-City of Collinsville	2001-2005	Ended	\$9,507,500	\$867,144
6. Autumn Park-City of Bixby	2002-2006	Ended	\$9,564,500	\$1,233,592
7. Redbud Village-City of Glenpool	2009-2013	Ended	\$11,655,000	\$765,486
8. DXC Technology*-Tulsa County	2009-2013	Ended	\$613,708,300	\$124,000,000
9. Mayo Hotel and Lofts LP-City of Tulsa	2010-2015	Ended	\$180,927,600	\$30,009,300
10. Mayo 420-City of Tulsa	2011-2016	Ended	\$42,120,000	\$20,879,557
11. Atlas Life-City of Tulsa	2011-2016	Ended	\$50,256,600	\$14,409,900
12. Greenarch LLC-City of Tulsa	2014-2019	Ended	\$39,157,400	\$9,239,800
13. Macy's Logistics LLC*-Outside Owasso	2016-2020	Ended	\$845,677,200	\$110,000,000
14. LJJ Investments LLC*-City of Tulsa	2016-2021	Ended	\$7,739,000	\$3,000,500
15. Art Deco Lofts & Apts LLC-City of Tulsa	2017-2022	Ended	\$15,719,500	\$7,170,000

*Updated name to current owner's name



Incentive Districts

Source: County and City Government



The Local Development Act, 62 O.S. §850, provides for the granting of incentives and exemptions from taxation within certain areas where investment, development, and economic growth is difficult.

	<u>Duration</u>	<u>Status</u>	<u>Market Value Exempted</u>	<u>2024 Taxable</u>
16. Palace Bldg LLC (Newsprint Bldg 766)-City of Tulsa	2017-2022	Ended	\$11,450,100	
18. Palace Building 766B-City of Tulsa	2018-2023	Ended	<u>\$27,213,000</u>	
Note: One account had two incentive districts; the account total is shown.			\$38,663,100	\$9,077,400
17. East End Village LLC-City of Tulsa	2017-2022	Ended	\$39,808,800	\$13,738,800
19. The Meridia LLC-City of Tulsa	2018-2023	Ended	\$59,046,900	\$18,450,000
20. Hartford-City of Tulsa	2018-2023	Ended	\$122,077,100	\$31,904,100
21. One Place Investments LLC-City of Tulsa	2018-2023	Ended	<u>\$52,468,100</u>	<u>\$2,557,000</u>
Totals for Ended Districts			\$2,212,224,400	\$447,135,606



Incentive Districts

Source: County and City Government



The Local Development Act, 62 O.S. §850, provides for the granting of incentives and exemptions from taxation within certain areas where investment, development, and economic growth is difficult.

	<u>Duration</u>	<u>Status</u>	<u>Market Value Exempted</u>	<u>2024 Taxable</u>
22. TCB Landlord LLC-City of Tulsa	2020-2025	Active	\$72,088,400	N/A
23. First Place LLC-City of Tulsa	2020-2025	Active	<u>\$37,732,200</u>	<u>N/A</u>
Totals for Active District			\$109,820,600	N/A

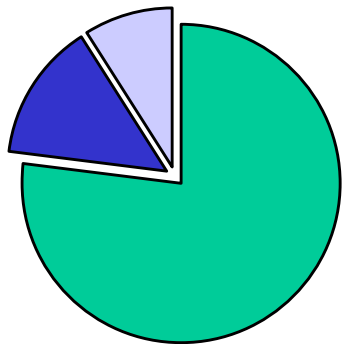


Tulsa County Ad Valorem By Type



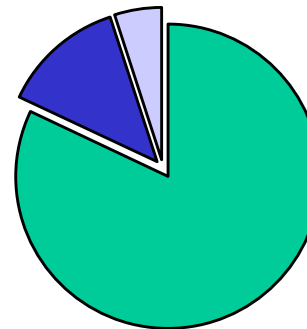
Source: County Assessor's Abstract of Tax Rolls

FY 2004-05



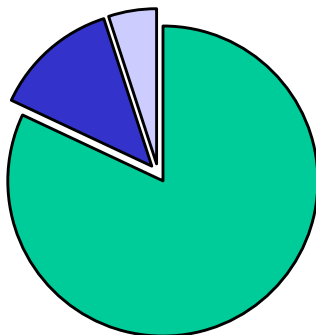
Real (77%)	\$343,745,245
Personal (14%)	\$63,191,742
Central (9%)	\$41,601,093
Total Taxes	\$448,538,080

FY 2014-15



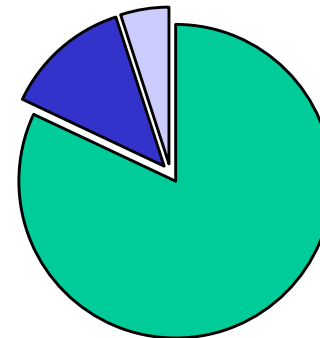
Real (82%)	\$559,167,062
Personal (13%)	\$90,801,663
Central (5%)	\$32,687,569
Total Taxes	\$682,656,294

FY 2019-20



Real (82%)	\$688,937,062
Personal (13%)	\$109,344,364
Central (5%)	\$38,784,883
Total Taxes	\$837,066,309

FY 2024-25



Real (82%)	\$867,703,784
Personal (13%)	\$137,400,565
Central (5%)	\$48,636,170
Total Taxes	\$1,053,740,519

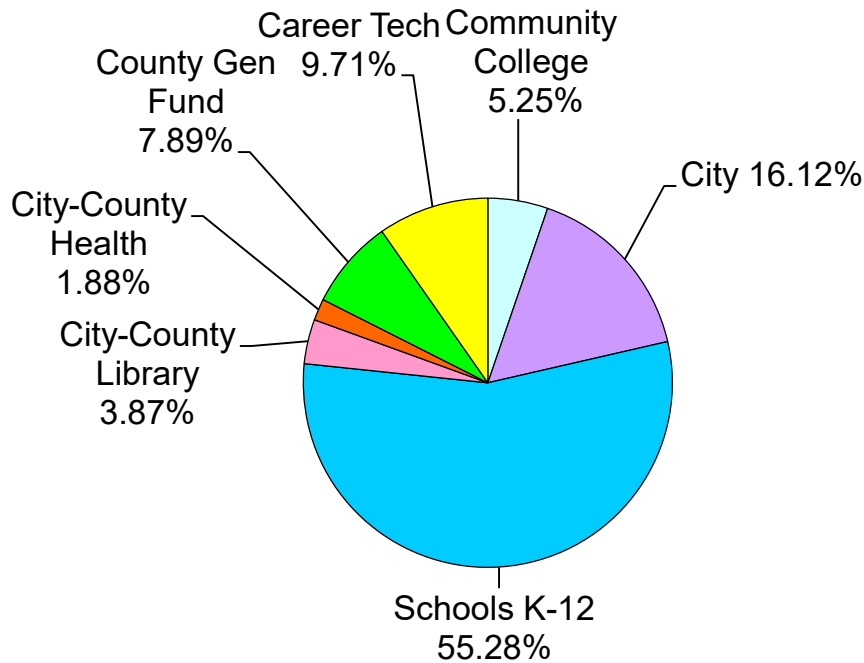


Tulsa County Ad Valorem Tax By User

Source: County Fiscal Office and County Treasurer's Office

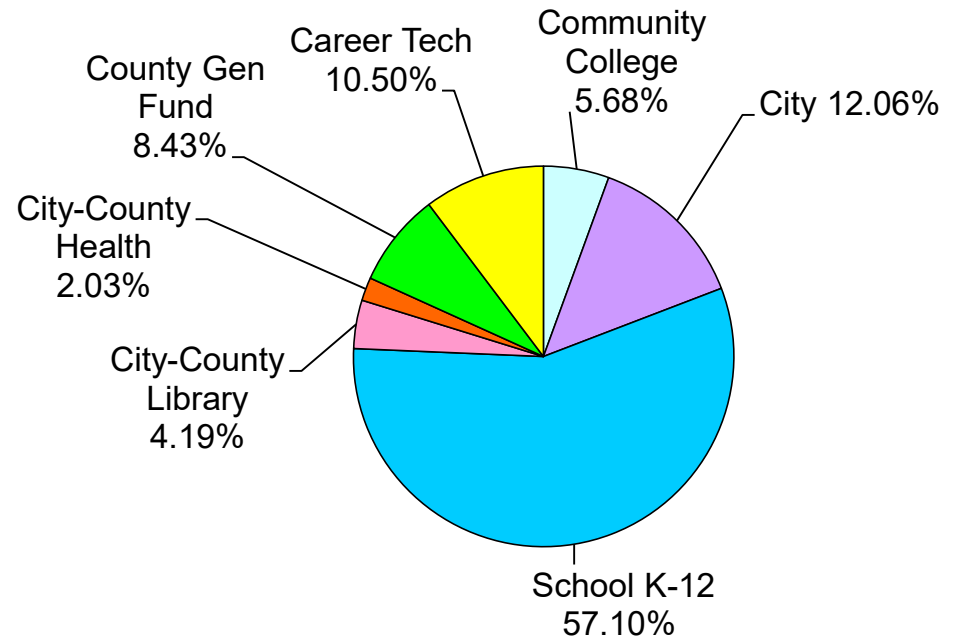


FY 2019-2020



Total Property Taxes Collected \$841,368,081

FY 2024-2025



Total Property Taxes Estimated \$1,053,740,519

Note: Largest growth has been Schools (56.47% - 55.25% = 1.23%) as a portion of countywide property taxes.
Largest decrease has been City (13.61% - 16.14% = -2.53%).



Mills (Tax Levy) & Demand for Taxes

Source: Assessor's Office



What is a mill?

- One mill = 1/1,000 of a dollar
- One mill generates \$1 in revenue for every \$1,000 in “Net” Assessed Taxable Valuation
- Net Assessed Taxable Valuation is: Taxable Value x Assessment Ratio less any Exemptions

Example: Fair Market Value	\$100,000	Taxable Value	\$90,000
		Assessment Ratio x 11%	9,000
		Less Homestead Exemption	<u>1,000</u>
		Net Assessed Taxable Value	\$8,000

Net Assessed Taxable Valuation x Millage Rate (fixed and variable) = Taxes Collected

Ex. \$8,000 (net assessed taxable valuation) x mills (tax levy) = \$ (tax to be collected)
 In other words, taxes to be collected are: \$8,000 x .135 = \$1,080 in this example, if the tax levy is 135 mills.

Tax Levies are two types: “fixed mills” voted by citizens; and mills “calculated” each year to retire bonds and other legal judgments (these vary each year to ensure collection of “fixed dollar” amounts!)

Demand for Money ÷ Net Assessed Taxable Valuation = Millage Rate (fixed and variable)

Ex. \$1,053,740,519 (Approved by Excise Bd for 2024) ÷ \$8,265,978,832 (County Total Valuation) = 127.48 Weighted Average Mill levy for Tulsa County)

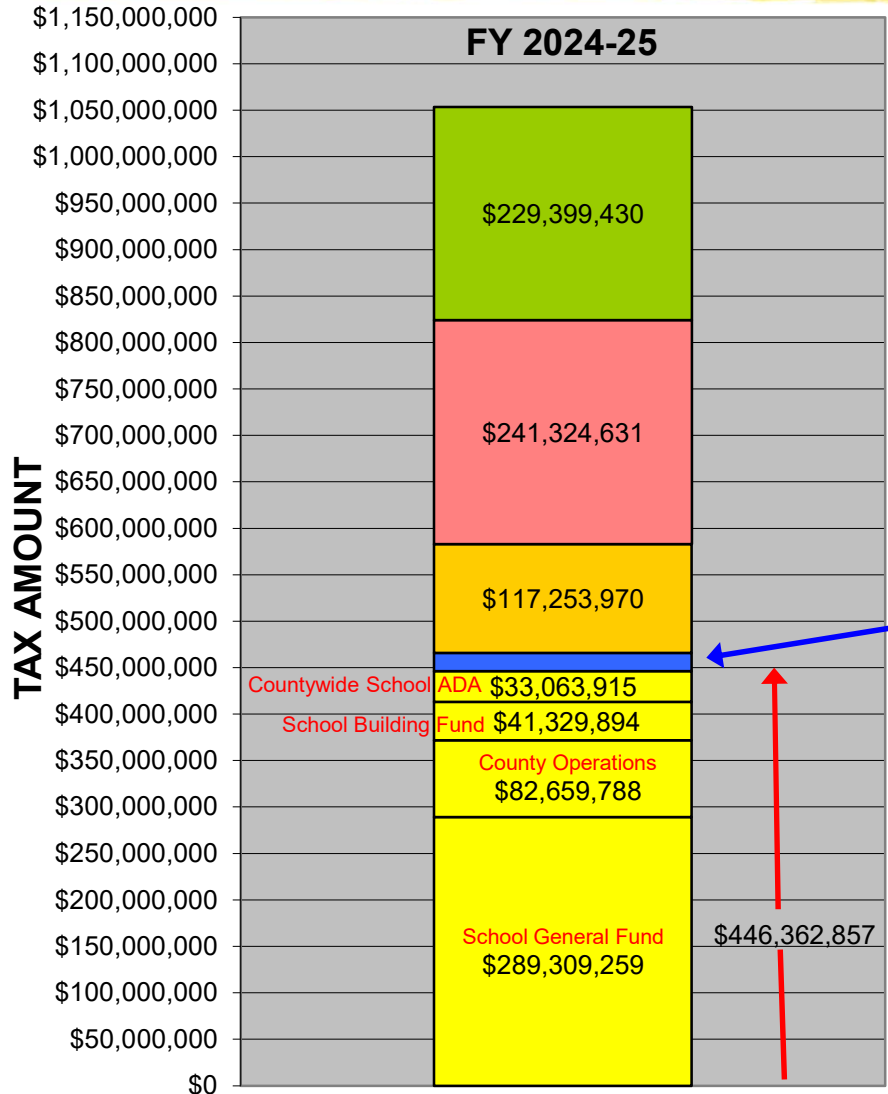
The Excise Board annually receives and approves the demand for taxes from every school, city, and other countywide entities, i.e. county general fund, the library, health, community college, and technology center.



Tulsa County Ad Valorem Tax By Levies



Source: County Assessor's Abstract of Tax Rolls



LOCAL "FIXED" MILLAGE (Permanent) -----	22%
City-County Health (2.50)	\$20,664,947
City-County Library (5.20)	\$42,983,090
Tulsa Community College (7.00)	\$57,861,852
Career Tech(General & Bldg) (13.00)	\$107,457,725
Glenpool EMS (3.00)	\$431,816
LOCAL PROJECTS (Varies Annually) -----	23%
School Sinking Fund (K-12) (7.24 to 33.78)	\$241,324,631
CITY SINKING FUNDS (Varies Annually) -----	11%
ANNUAL OBLIGATIONS & COURT JUDGEMENTS (NOT VOTED)	
Collinsville (0.00) \$0	Sand Springs (14.14) \$2,666,518
Glenpool (0.00) \$0	Broken Arrow (16.26) \$17,703,912
Skiatook (0.00) \$0	Sapulpa (17.10) \$493,937
Sperry (0.00) \$0	Tulsa (17.63) \$84,300,716
Owasso (0.00) \$0	Bixby (21.04) \$8,423,149
Jenks (8.42) \$3,665,738	
HOUSEHOLD PERSONAL PROPERTY (Revenue Neutral in 1994) ----	2%
School District Building Fund (0.15 to 0.30)	\$2,332 to \$492,378
School District General Fund (1.05 to 2.10)	\$16,327 to \$3,446,645
Health, Library, TCC, TTC & Glenpool EMS (0.08 to 0.33)	\$12,954 to \$2,727,773
County Government (0.30)	<u>\$2,479,794</u>
	\$19,400,838
STATEWIDE MILLAGE (Permanent) -----	42%
Countywide (K-12) School ADA Levy	(4.00)
School (K-12) District Building Fund	(5.00)
County (Assessor, BOCC, County Clerk, Court Clerk, Sheriff, & Treasurer)	(10.00)

Demand for Property Taxes \$1,053,740,519

County "Weighted" Average

\$127.48 mills

(Based on Excise Board Approved Tax Levies)



Property Taxation 102

Tulsa County Tax Apportionment

Source: County Treasurer's Office



Entity	2013-2014	2021-2022	2022-2023	2023-2024	10 year Change
City of Glenpool	\$1,413	\$128,212	\$175,621	\$222,344	15633.8%
City of Sapulpa	\$44,526	\$294,740	\$1,963,975	\$1,599,085	3491.3%
City of Sand Springs	\$817,745	\$2,431,521	\$2,493,898	\$2,787,270	240.8%
City of Bixby	\$2,830,133	\$4,026,076	\$7,137,530	\$8,052,431	184.5%
Berryhill Fire District	\$633,320	\$1,369,788	\$1,611,689	\$1,703,315	169.0%
City of Owasso	\$121,531	\$263,902	\$351,702	\$306,702	152.4%
City of Jenks	\$2,664,754	\$5,505,052	\$6,104,035	\$6,278,787	135.6%
Collinsville School District	\$3,695,272	\$6,875,430	\$7,555,887	\$8,487,001	129.7%
Bixby School District	\$22,476,973	\$38,696,061	\$46,224,616	\$48,910,305	117.6%
Glenpool School District	\$4,509,091	\$7,504,950	\$8,004,185	\$9,138,936	102.7%
Sperry School District	\$706,605	\$1,134,645	\$1,321,540	\$1,376,996	94.9%
Berryhill School District	\$2,426,145	\$3,831,204	\$4,109,463	\$4,551,300	87.6%
Glenpool Emergency Medical Service	\$214,324	\$330,582	\$361,106	\$398,328	85.9%
Liberty School District	\$573,309	\$827,360	\$883,663	\$1,037,342	80.9%
Countywide School 4-Mill & Common Schools	\$24,239,863	\$34,477,290	\$34,439,047	\$41,952,660	73.1%
Owasso School District	\$19,989,216	\$27,616,110	\$34,904,845	\$33,251,876	66.3%
Keystone School District	\$428,150	\$640,572	\$682,251	\$711,517	66.2%
Broken Arrow School District	\$34,551,750	\$50,187,751	\$52,774,922	\$57,123,015	65.3%
Skiatook School District	\$801,730	\$1,120,642	\$1,181,890	\$1,323,924	65.1%
County of Tulsa	\$52,100,917	\$76,029,449	\$80,556,653	\$83,216,401	59.7%
Collinsville Fire District	\$270,371	\$374,587	\$399,329	\$425,348	57.3%
City of Broken Arrow	\$11,848,294	\$15,293,657	\$16,665,447	\$18,326,365	54.7%
Health Department	\$13,011,777	\$17,304,649	\$18,446,732	\$19,976,710	53.5%
Tulsa Technology Center	\$67,227,516	\$89,271,727	\$95,259,999	\$103,063,366	53.3%
City County Library	\$26,830,487	\$35,628,327	\$38,018,244	\$41,132,564	53.3%
Tulsa Community College	\$36,362,414	\$48,285,758	\$51,524,725	\$55,745,447	53.3%
Tulsa School District	\$140,311,024	\$180,257,237	\$207,207,795	\$210,497,032	50.0%
Jenks School District	\$51,847,571	\$66,637,835	\$69,363,642	\$74,314,288	43.3%
Union School District	\$51,200,004	\$63,611,942	\$66,452,519	\$71,126,843	38.9%
Sand Springs School District	\$10,728,038	\$12,413,132	\$13,114,777	\$14,634,645	36.4%
Drainage District 12 -- Sand Springs	\$896,335	\$973,328	\$995,306	\$1,092,422	21.9%
City of Tulsa	\$66,676,798	\$83,103,896	\$86,245,123	\$74,359,234	11.5%
City of Collinsville	\$0	\$0	\$0	\$0	N/A
Drainage District 13 -- Jenks	\$0	\$0	\$0	\$0	N/A
Sewer District 6	\$0	\$0	\$0	\$0	N/A
Total: Ad Valorem	\$649,237,368	\$873,729,707	\$953,525,833	\$993,902,716	53.1%
Total: Others (Fire, Drainage, and Sewer)	\$1,800,026	\$2,717,703	\$3,006,324	\$3,221,085	78.9%
Grand Total	\$651,037,394	\$876,447,410	\$956,532,157	\$997,123,801	53.2%



Property Tax Collections Per Capita

Source: U.S. Census Bureau, Tax Foundation FY 2021 Data

D.C.	\$4,489
New Jersey	\$3,539
New York	\$3,359
New Hampshire	\$3,294
Connecticut	\$3,292
Vermont	\$2,991
Maine	\$2,821
Massachusetts	\$2,801
Illinois	\$2,473
Rhode Island	\$2,465
Alaska	\$2,326
* Texas	\$2,200
Nebraska	\$2,169
Wyoming	\$2,156
California	\$2,100
* Colorado	\$2,066
Iowa	\$1,936
Virginia	\$1,911

Washington	\$1,895
U.S. Total	\$1,894
Minnesota	\$1,868
Montana	\$1,827
Maryland	\$1,816
Oregon	\$1,816
* Kansas	\$1,791
Wisconsin	\$1,782
Jenks	\$1,731
Pennsylvania	\$1,681
Michigan	\$1,662
South Dakota	\$1,648
Florida	\$1,608
Hawaii	\$1,608
North Dakota	\$1,567
Ohio	\$1,552
Georgia	\$1,390
South Carolina	\$1,368

* Missouri	\$1,333
→ Tulsa County ←	\$1,318
Arizona	\$1,244
Utah	\$1,221
Nevada	\$1,209
Indiana	\$1,208
Mississippi	\$1,208
North Carolina	\$1,116
Delaware	\$1,097
Idaho	\$1,097
West Virginia	\$1,080
Louisiana	\$996
Kentucky	\$968
* New Mexico	\$936
Tennessee	\$921
Oklahoma	\$914
* Arkansas	\$831
Alabama	\$658



Median Property Taxes Paid on Homes



Source: Tax Foundation and U.S. Census Bureau

2018-2022 Average Ranking

Nationwide Highest Taxes Ranking

State	Counties	Median Tax	Ranking
New Jersey	Bergen, Essex, Hunterdon, Morris, Passaic & Union Counties and	\$10,000+	1
New York	Nassau, New York, Putnam, Rockland, Suffolk & Westchester Counties and		
Virginia	Falls Church and		
California	Marin, San Francisco & Santa Clara Counties		
New Jersey	Monmouth County	\$9,887	2
California	San Mateo County	\$9,885	3
New Jersey	Middlesex County	\$9,528	4
New Jersey	Hudson County	\$9,421	5
Connecticut	Western Connecticut Planning Region	\$9,179	6

Nationwide Lowest Taxes Ranking

State	Counties	Median Tax	Ranking
Louisiana	Avoyelles Parish	\$320	2326
Louisiana	Catahoula Parish	\$296	2327
Alabama	Choctaw County	\$290	2328
Texas	Glasscock County	\$270	2329
Louisiana	West Carroll Parish	\$267	2330
Alaska	Copper River & Kusilvak Census Areas and Northwest Arctic Borough	\$200-	2331

Regional Highest Taxes by State Ranking

State	County	Median Tax	Ranking
Texas	Collin County	\$7,575	19
Kansas	Johnson County	\$4,006	208
Colorado	Broomfield County	\$3,693	257
Missouri	St. Charles County	\$3,224	362
New Mexico	Los Alamos County	\$2,522	626
Oklahoma	Cleveland County	\$2,307	732

Oklahoma Highest Taxes Ranking

County	Median Tax	Ranking
Oklahoma Cleveland County	\$2,307	732
Oklahoma Canadian County	\$2,267	758
Oklahoma McClain County	\$2,228	785
Oklahoma Tulsa County	\$2,201	800
Oklahoma Oklahoma County	\$2,162	825
Oklahoma Logan County	\$2,151	832

Oklahoma Lowest Taxes Ranking

County	Median Tax	Ranking
Oklahoma Grant County	\$647	2209
Oklahoma Tillman County	\$620	2223
Oklahoma Okfuskee County	\$605	2230
Oklahoma Harper County	\$552	2259
Oklahoma Pushmataha County	\$545	2265
Oklahoma Cimarron County	\$388	2315