



Larry Stein
Assessor

Enter the keywords...



Oklahoma County Annex Building

320 Robert S. Kerr Avenue, #313
Oklahoma City, OK 73102

405-713-1200

ASSESSOR, Larry Stein

Quick Links

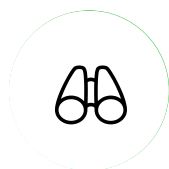
- [IAAO](#)
- [News & Updates](#)

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[Save on Property Taxes](#) | [Forms](#) | [Lookup](#) | [Meet the Assessor](#) | [News](#) | [Calendar](#)

Welcome to the webpage of Oklahoma County Assessor Larry Stein. More than 25 million individual visitors searched the website this year for information about the nearly 335,000 accounts in the 720 square miles that make up the county with a total market value of more than \$92 Billion. More than 22% of the ad valorem value in the entire state of Oklahoma! Oklahoma County's webpage has earned international awards and is one of the most popular with Oklahomans interested in the official Assessor records. Realtors and citizens rely on the website for accurate ownership, assessment of value and other records available without charge-24 hours a day-7 days a week-365 days a year.



Search Property

View land & property records by searching the **Parcel Database**.



OK County Map (GIS)

Research land using our Geographical Information System (GIS).



Statewide Maps

site provided by the State.



Videos

Helpful videos about the Assessor's Office & Online Filing



Contact

Property Value

Save on Property Taxes



Larry Stein
State Tax Refund Program
Assessor



Business Personal Tax Exemptions



Figuring Taxes



Homestead Exemption
Oklahoma County Annex



Building

HOMESTEAD EXEMPTION

320 Robert S Kerr, Room 315
Oklahoma City, OK 73102

[Additional Exemption](#) | [Disabled Veterans](#) | [FAQ's](#) | [Manufactured Home Homestead](#) | [Senior Valuation Freeze](#)

405-713-1200

Homestead Exemption is an exemption of \$1,000 of the assessed valuation. This can be a savings of \$87 to \$134 depending on which area of the county you are located.

To Qualify

You must be the homeowner who resides in the property on January 1. The deed must be executed on or before January 1 and filed with the County Clerks Office on or before February 1. You must be a resident of Oklahoma.

• [IAAO](#)

To Apply

You may apply for Homestead Exemption with the Oklahoma County Assessors Office between 8 a.m. and 4:45 p.m. Monday through Friday. Our office is located at 320 Robert S Kerr, Room 315, Oklahoma City, Oklahoma, 73102. Applications for homestead exemption are now available for downloading.

Connect [download forms here](#)

Renewal

If you have been granted a homestead exemption and continue to occupy the homestead property you shall not be required to re-apply for homestead exemption. However, if you change your deed or move you will need to re-file.

Manufactured Home Homestead

Do you live in a manufactured home residing on land owned by someone else? If so, view *Manufactured Home Homestead Exemption* section for details. Please call [405-713-1260](#) OR [EMAIL](#) if you have any questions or comments.

Additional Homestead Exemption

If you are head of household and qualify for homestead exemption, you may also qualify for additional homestead. You may receive an additional \$1,000 assessment exemption if the gross household income from all sources did not exceed \$25,000 for the past calendar year.

Qualifications

You may file for additional homestead between January 1 and March 15 or within thirty (30) days from and after receipt by the taxpayer of notice of

valuation increase, whichever is later. There is a simple form on income that you will fill out as part of your application. If you are 65 or older as of March 15 of the filing period and presently qualify for additional homestead, you will not have to renew the additional homestead annually. However, it will be the responsibility of the taxpayer to notify the Assessor's office if your income exceeds \$25,000.

Gross Household Income



in 68 O.S. Section 2890 as used in this section means "the gross amount of income of every type, regardless of the source, received by ALL PERSONS occupying the same household, whether such income was taxable or nontaxable for Federal or State income tax purposes, including pensions, annuities, federal social security, unemployment payments, public assistance payments, alimony, support money, workers' compensation, loss of time insurance payments, capital gains and any other type of income received; excluding gifts. The applicant may be required to provide sufficient proof to substantiate the validity of the income statement. The term "gross household income" shall not include any veterans' disability compensation payments.

Head

"Head-of-household" is defined in 68 O.S. Section 2890 as "a person who as owner or joint owner maintains a home and furnishes support for said home and other material necessities."

Please call [405-713-1235](tel:405-713-1235) or [EMAIL](mailto:assessor@iaao.org) if you have any questions or comments.

Senior Valuation Freeze

Larry Stein
Assessor

Qualifications

1. Head-of-household (as defined below) must be age 65 or older as of January 1.
2. Head-of-household must be an owner of and occupy the Homestead property on January 1.
3. Gross household income (as defined below) **cannot exceed H.U.D. median income** for the preceding calendar year. This amount is determined by the *United States Department of Housing and Urban Development* (H.U.D.) as the qualification income for your individual county of residence. The qualification income levels may be different for each county and are subject to change each year. Contact your county assessor for the exact qualification income.

Oklahoma County Annex

4. An application for Senior Valuation Freeze **must be filed between January 1 and March 15th, or within thirty (30) days from and after receipt by the taxpayer of notice of valuation increase, which ever is later.** The freeze will take affect for the taxable year in which the application is made and approved. No annual application is required.
5. The application must be completed in its entirety regarding income, date of birth, ownership, and other information for the freeze to be valid.

*Note: The property value will be frozen at the taxable value after all increases and adjustments have been made the year application is made, not at the previous years taxable value.

Gross Household Income

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Quick Links

- [IAAO](#)
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Head-of-Household

Connect

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Please call [405-713-1235](tel:405-713-1235) or [EMAIL](mailto:assessor@iaao.org) if you have any questions or comments.

Disabled Veterans Exemption

You may qualify for a property tax exemption if you are either a totally disabled veteran or the surviving spouse of a totally disabled veteran. This exemption from property tax is available for 100% disabled veterans. The exemption would apply to certain injured veterans and their surviving spouses. The exemption would be for the full fair cash value of the homestead. To qualify for the exemption an injured veteran would have to meet several requirements.

1. The veteran must have been honorably discharged from a branch of the Armed Forces or the Oklahoma National Guard.
2. The veteran would have to be a State resident.
3. The veteran would have to have a 100% permanent disability.
4. The disability would have to have been sustained through military action or accident, or resulting from a disease contracted while in active service.
5. The disability would have to be certified by U. S. Department of Veterans Affairs.

6. The veteran would have to be qualified for homestead exemption.

Qualifying Letter



The Oklahoma Department of Veterans Affairs (ODVA) has sent a letter to every veteran qualified for this property tax break. The applicant **must** provide S.D.V.A. benefits award letter issued for qualification specific to *this exemption* that certifies the 100% service related pt of compensation at the 100% rate. If a 100% disabled veteran does not have the award letter, they can contact **fair's** toll free number of **800-827-1000**. If you need to contact the ODVA in Muskogee call toll free at **888-655-2838**. ption or a disabled veteran's exemption, you do not have to reapply unless your status changes. If you move to a new homestead and DAV application.

[form here.](#)

If you have any questions or comments.

Exemption?

resides in the property on January 1. The deed must be executed on or before January 1 and filed with the County 1. You must be a resident of Oklahoma.

Homestead Exemption is an exemption of \$1,000 of the assessed valuation.

Assessor: This can be a savings of \$87 to \$134 depending on which area of the county you are located .

2. Do you qualify for the additional homestead exemption?

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405-713-1200 Limitations

✓ [Manufactured Home Exemption](#)

★ State Property Tax Rankings

- [IAAO](#)
- [% Tax Calculator](#)
- [News & Updates](#)

✓ [Tax Exempt Entities & Corrections](#)

Connect

[Tax Rates](#)



Upcoming Events

View the [Assessor's Calendar](#) for ALL important dates and events. You may also find related events on the County's [Holiday & Special Events Calendar](#).



01⁰¹
Oct

Tax roll delivered to County Treasurer

⌚ Oct 01, 2023 – Oct 01, 2023 (UTC-06:00) Central Time (US & Canada)

31⁰¹
Oct

Halloween

⌚ Oct 31, 2023 – Nov 01, 2023 (UTC-06:00) Central Time (US & Canada)

[View full Calendar](#)



(ACOG) on August 3rd and 14th.
Larry Stein
Assessor

mitigation
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ments

Wildfire damage on March 31st is determined to be \$727,220 to the two properties impacted in Oklahoma County

Assessor

FOR IMMEDIATE RELEASE FOR MORE INFORMATION
April 6, 2023 Larry Stein(405) 713-1201 cell (405) 361-9307
More than \$727,000 Damage
From March 31, WILDFIRES “The Wildfire damag...

District 2 and District 3 are seeking input on the use of ARPA funds

District 2, District 3, ALERT, OKLAHOMA COUNTY, Events, ARPA

Join your district at the community forum on Feb 15th (District 2) and Feb 16th (District 3).
Click the article for more details.

[Read More News](#)

Oklahoma County Annex Building

320 Robert S. Kerr Avenue, #313
Oklahoma City, OK 73102

Forms

405-713-1200
Online forms are here!

Address Change Forms

Quick Links

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) Permanent Address Change Forms for Real & Personal Property

- [IAAO](#)
- [News & Updates](#)

Homestead, Additional Homestead, Senior Freeze, & 100% DAV

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) Homestead exemption form with Instructions OTC form #921
Additional Homestead Exemption/Senior Valuation Freeze OTC form #994 (available only Jan 1-Mar 15)

Connect

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) 100% Disabled Veterans Property Tax Exemption OTC form #998
[▶ DOWNLOAD](#) 100% Disabled Veterans Property Tax Exemption Acquired Homestead OTC form #998-B

Business Personal 901 Form, Freeport Exemption, 5yr. Mfg. Exemption

- [▶ DOWNLOAD](#) Business Personal Instruction Sheet
- [▶ DOWNLOAD](#) [▶ FILE ONLINE](#) Business Personal Form OTC form #901 (Blank Form)
- [▶ DOWNLOAD](#) Business Personal Form OTC form #901 (Data Input)
- [▶ DOWNLOAD](#) [▶ FILE ONLINE](#) Freeport Exemption Form OTC form #901-F
- [▶ DOWNLOAD](#) Five (5) Yr. Manufacturing Exemption OTC form #900XM-R
- [▶ DOWNLOAD](#) Multipliers used in calculating Market Value
- [▶ DOWNLOAD](#) Business Personal Assessment Notice (N.O.V.) OTC form #926-P
- [▶ DOWNLOAD](#) Calculate the Market Value of your business (MS Excel req)

Manufactured Home Forms & Assessment Notice

Address Change Forms

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) Manufactured Home Form with Homestead OTC Form #935-MH & OTC #952

[▶ DOWNLOAD](#) MFG Home/Farm Personal Assessment Notice (N.O.V.) OTC form #926-P

Manufactured Home Certificate OTC 936 (must be produced in person)



Forms

Personal rendition form OTC #924 & OTC form #930

Assessment Notice

State Assessment Notice Example (N.O.V.) OTC Form #926

Commission (OTC) Informal Protest Form

County Assessor Informal Protest form #974

Oklahoma Tax Commission (OTC) Exemption Forms

Larry Stein

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) OTC form #987 - Religious Entities

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) OTC form #988-A - Charitable Residential Rental Accommodations

[▶ DOWNLOAD](#) [▶ FILE ONLINE](#) OTC form #988 - Charitable & Non Profit Entities

[▶ DOWNLOAD](#) OTC form #988-S - Schools & Colleges

The Oklahoma County Assessor's Office has embraced technology and works hard to make access to public records and information a priority. While we are **high-tech**, we are also **personal** where you will find a real

Oklahoma County property related questions during normal business hours.

Building

Background

320 Robert S. Kerr Avenue, #313

Oklahoma City, OK 73102

Larry grew up in Midwest City in a military family. He attended Midwest City public schools and graduated from Rose State College and the University of Oklahoma where he earned an Athletic Letter for his performance on the University of Oklahoma Fencing Team. He was the Capitol News Bureau Chief for KTOK RADIO and the Oklahoma News Network and hosted a statewide broadcast on the Oklahoma Educational Television Authority about each week's events at the legislature called, "Capitol Press Report". Larry started his own business which he continues to operate today. His private communications business led to hosting his own radio talk show and producing

Quick Links

- [IAAQ](#) The success of these efforts have saved Oklahomans billions of dollars in reduced property taxes. Larry lives in
- [News & Updates](#) Edmond where he is active in groups promoting good neighborhoods, he has three adult children and three grandchildren.

Experience

Contact

Larry Stein began his career in journalism in high school and earned national and regional awards for his work. Those awards include the prestigious National Press Club Award for Consumer Journalism and two ADDY awards for photography and advertising. Hired by former Assessor Mike Means, Larry has been part of the team helping implement and promote the assessor's office conversion from paper to computerized records. For more than 17 years Larry has been the Chief Deputy working on all aspects of the office and budgeting for all the offices and services funded in Oklahoma County. His experience includes balancing 17 budgets, technology purchases and interfacing with vendors, being involved with legal issues, the District Attorney's Office, being a liaison with the other elected and appointed officers, hiring and personnel issues.

In order to be certified and accredited to determine values of property, a member of the assessor's staff must pass seven, week long classes. The classes include assessing the value of all different types of property and using the best way to determine the value based on cost, sales or income. During his time at the assessor's office Larry has dealt with hundreds of property owners and dozens of groups answering questions about their property and has met with lawyers representing large and small companies to help resolve issues regarding evaluation and value of property. During his tenure, Larry has worked with the legislature to pass Resolutions overwhelmingly

passed by voters to reduce assessments and property taxes for senior citizens and completely eliminate property taxes for 100% disabled veterans. During the last legislative session Larry was responsible for helping pass uniform language for all 77 assessors in Oklahoma, a project that took more than six years to accomplish at the legislature. Larry has written articles about property valuation and assessment issues for local, state and



communications presentations to local, state and international businesses and people to communicate effectively with the public and the media.

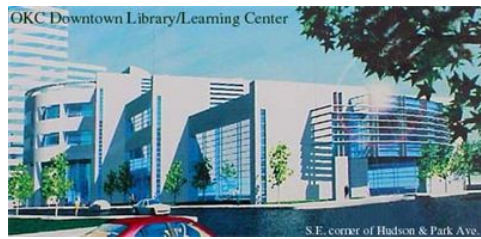
assessor's website, the office has earned international awards for providing Environmental Systems Research Institute (ESRI). In addition Oklahoma for a video showing how the 1800's Raster Maps could be overlaid on today's and lost tracks of the Chisholm Trail in Oklahoma County. Larry has also made hundred groups explaining how the assessor's website can be used and additional information about tools on the site to perform their real estate be able to create a neighborhood watch to fight crime and promote stable

Larry Stein Assessor Photo Gallery

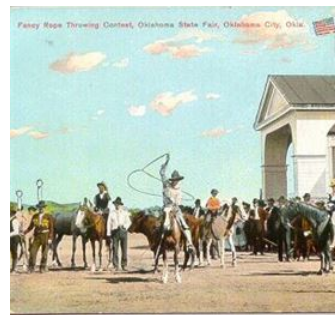
- All
- Around the City
- Downtown**
- Historical



Downtown Oklahoma City
405-715-1200



Metropolitan Library



Around the City

Quick Links

- [IAAO](#)
- [News & Updates](#)

Connect



Search Methods

- Parcel Database
- County Maps (GIS)
- OK State Maps

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