**Some Items of Evidence a Property Might Want to Bring to an Informal Protest**

**Items of evidence which you should bring to support your protest:**

* Comparable values or sales of similar property in your area. You may contact a real estate agent for recent sales or look up sales on the County Assessor website.
* A real estate purchase contract, settlement statement, or closing statement if the property was purchased recently (typically within one year). This document should address any personal property included in this transaction.
* A real estate appraisal, completed for the purpose of determining fair cash value (not refinancing appraisals).
* Current photographs of the property under protest. Photos of comparable properties.
* Broker analysis.
* Real estate agent letter or opinion of listing value.
* If rental property is under protest, lease agreement(s), income statement.

***Please be advised that a decision on valuation will not be limited to the above items and will be based on a combination of items, material, and evidence. By Oklahoma Law, the County Assessor must appraise property at Fair Cash Value.***