

2012



*"I will not be moved  
from my duty, from  
my love of Oklahoma  
and all of its people  
- people who have  
come from far and  
near, people who  
have withstood  
adversities and  
hardships, and still  
stand strong and  
proud."*

*The Guardian by  
Enoch Kelly Haney  
Image courtesy of the  
Oklahoma Arts Council*

## Oklahoma Real Property Asset Report

The Office of Management and Enterprise Services

2012

# REAL PROPERTY ASSET REPORT



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**EXECUTIVE SUMMARY**

In compliance with Title 74 O.S. 61.7, the Oklahoma State Government Asset Reduction and Cost Savings Program, it is our pleasure to provide the citizens of the State of Oklahoma with the first annual comprehensive Oklahoma Real Property Asset Report. As stewards of the state's real property assets, our primary responsibility to the citizens is to collect and analyze the information obtained in this report to make strategic recommendations and decisions regarding capital planning.

Developed this year, the Real Property Asset Report is a result of legislative actions requiring a centralized data listing of the state's holdings in buildings, land and other assets. The Office of Management and Enterprise Services (OMES) recognizes the importance of a comprehensive report detailing all properties owned by the state to facilitate data analysis. The Real Property Asset Report has been integrated into an interactive inventory database, giving open access to this information to the state and all of its citizens. Our progress toward gathering information was accomplished through the cooperation of the agencies, boards, commissions, and public trusts with the State of Oklahoma as a beneficiary (ABCs) who provided their data in the requested format and in a timely fashion. This first annual report is the foundation for future reports which will contain increasingly rich and descriptive information on all real property owned by the State of Oklahoma.

The legislative action compelled all ABCs to report to the OMES with a comprehensive listing of all real properties owned by their organization, including data indicating the level of utilization of each reported property. The OMES is responsible for updating and publishing this comprehensive report detailing state-owned properties, including office buildings, ancillary buildings, land, campuses, and miscellaneous structures. The Real Property Asset Report also includes personal property and vehicles owned by the State of Oklahoma and real property leased by the State of Oklahoma. Any real property owned by the state that was reported as 50% or less utilized is included in the underutilized property data. The legislative requirement of determining the 5% most underutilized was met by applying a standard methodology and filtering the properties by the ability of the State of Oklahoma to divest itself of the individual real property asset.

Historically, the ABCs have made determinations regarding real property, including purchase, sale, management, and deferred maintenance, based on the individual agency requirements and mission, without the benefit of strategic facility and property planning. The integrated report provides an opportunity to view the big picture and centralize real property management decisions to effectively manage the State of Oklahoma's real property portfolio and to ensure decisions regarding real property are in the best interest of the State of Oklahoma.

**2012**

## **REAL PROPERTY ASSET REPORT**

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The Oklahoma Office of Management and Enterprise Services will continually improve the information found in the annual Real Property Asset Report so it can be used by our state to make informed and progressive decisions regarding state properties.

If you have any questions or suggestions regarding the information in this report, please feel free to contact me.

Preston L. Doerflinger  
Secretary of Finance and Revenue  
Director Office of Management and Enterprise Services  
2300 N. Lincoln Blvd, Room 122  
Oklahoma City, OK 73105  
(405) 521-2141

## INTRODUCTION

The State of Oklahoma owns a diverse real property inventory from newly constructed buildings to historical buildings dating back to 1824. This report captures information on these diverse properties into a single data listing.

All data contained in this report was self-reported by each state agency, board, or commission. The accuracy, authenticity, and integrity of the information reported to Oklahoma Office of Management and Enterprise Services (OMES) is the responsibility of the reporting state agency, board, or commission. The objective of OMES is limited to compiling the information into a comprehensive listing, providing public access to the reported information and updating the comprehensive listing in a timely manner when changes are received from state agencies. The information provided by agencies, boards, and commissions is as reported. All properties have not been verified by this Office.

This report contains information on owned and leased properties. When a state agency owns a property, and the property is leased to another state agency the property will appear twice in the report. When an agency reported no property, either owned or leased, a blank will appear in the report. Square footages and building or structure types are listed as reported. Methods for classifying structures and calculating square footage vary. Discrepancies in the totals on the agency profiles and county profiles were created due to the empty fields in the raw data submitted by the ABCs. For example, if any agency listed a property without including the full location information, the property will appear in the agency profile but will not appear in the county profile. Highway rights-of-way are excluded in current data.

The electronic version of the Real Property Inventory List can be found at: [http://www.ok.gov/DCS/Real Estate & Leasing Services/State of Oklahoma Real Property Assets.html](http://www.ok.gov/DCS/RealEstate&LeasingServices/StateofOklahomaRealPropertyAssets.html).



*Fort Towson*

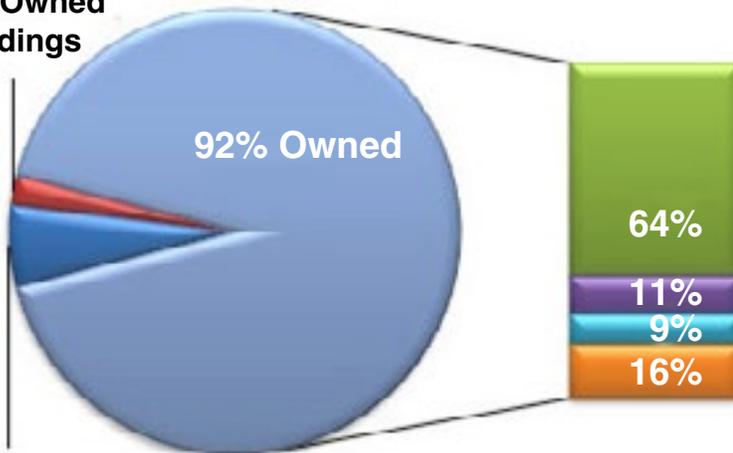


*Capitol Complex at Dusk*

**NUMBERS AT-A-GLANCE**

Owned vs Leased Space in Buildings and Structures

**2% Leased in State Owned Buildings**

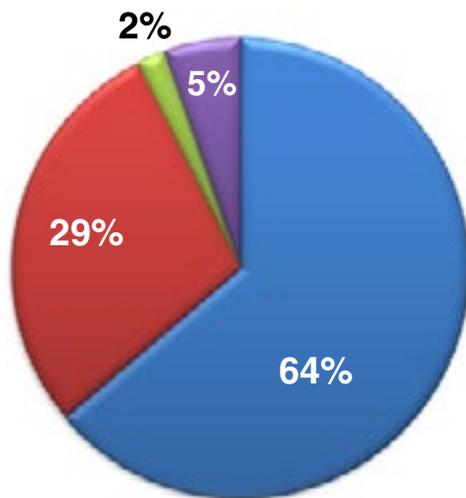


- Leased from Private Sector
- Leased Space in State Owned Buildings\*
- Colleges & Universities
- Office
- Correctional Facilities
- All Other Properties

**6% Leased from Private Sector**

\*Leased Properties includes leased space in State Owned Buildings that is leased to other State Agencies. As a result, the square footage will appear twice in the data, once under owned and once under leased.

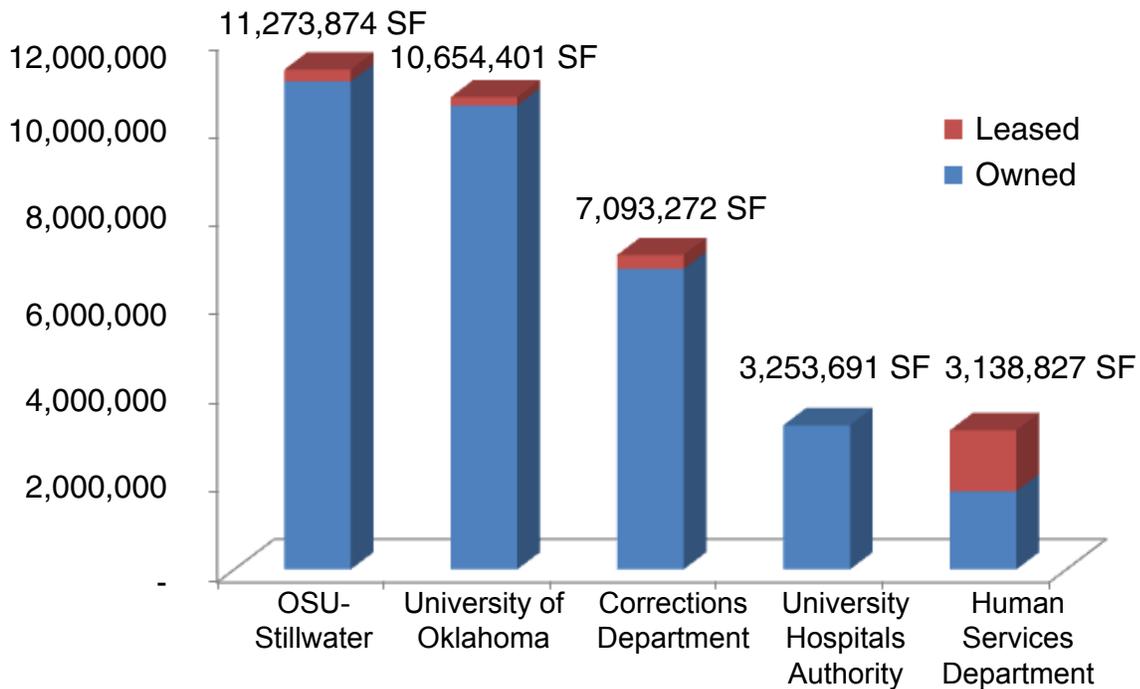
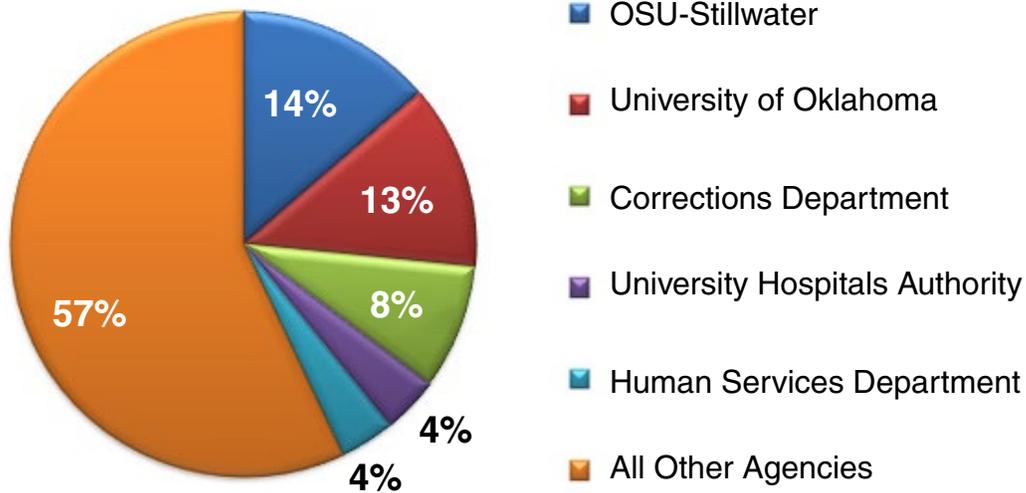
Owned Undeveloped Land



- Commissioners of the Land Department
- Wildlife Conservation Department
- Tourism and Recreation
- All Other Agencies\*

\*All Other Agency Land Owners includes but is not limited to: Agriculture, Food & Forestry, Corrections Department, Military Department, Public Safety Department, Historical Society, and Colleges and Universities.

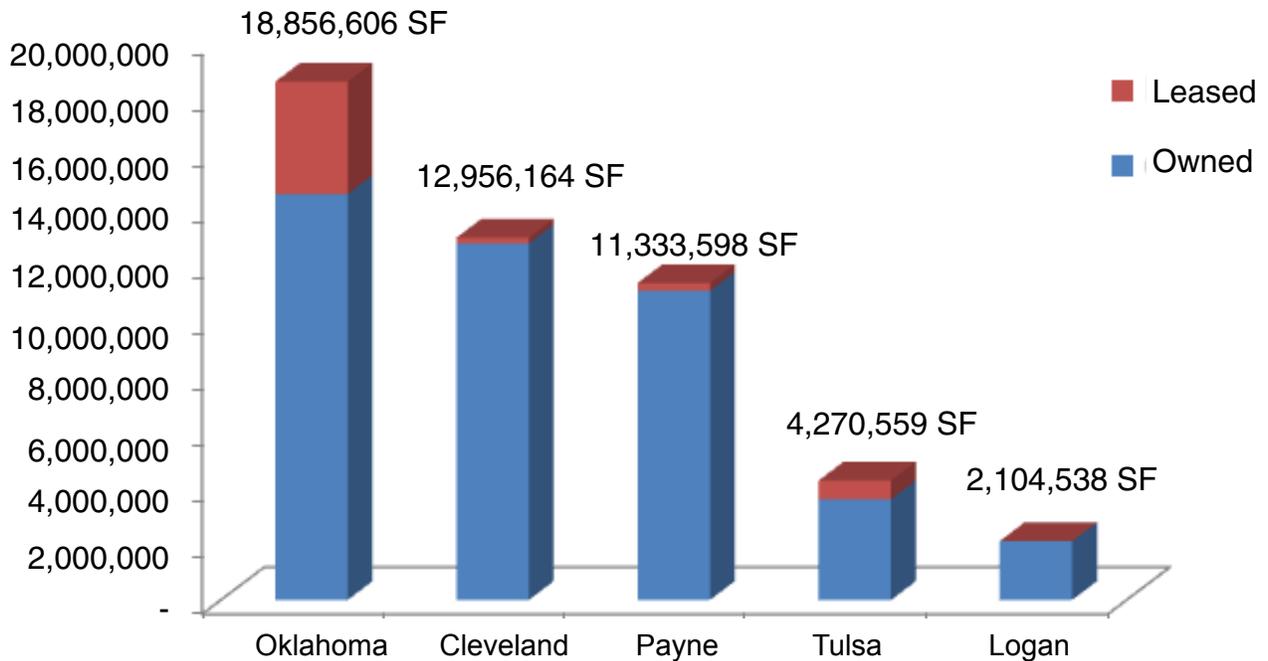
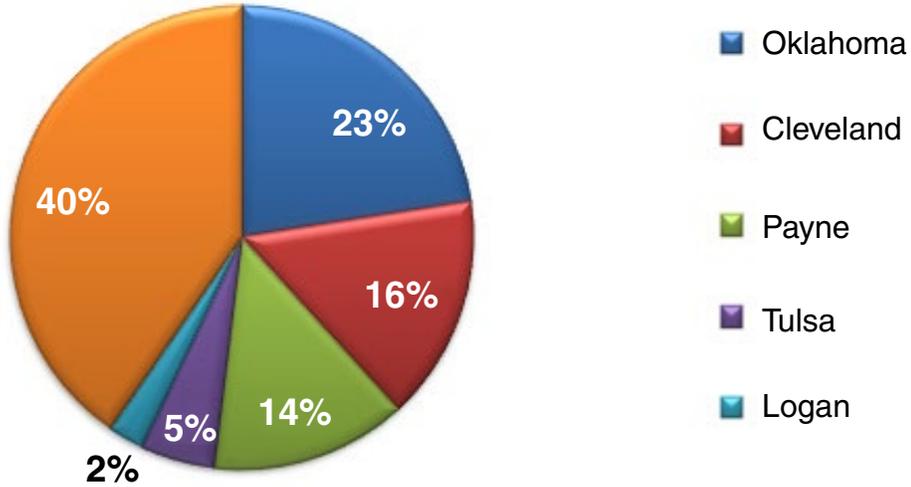
Top 5 Agencies With The Most Owned And Leased Properties



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# REAL PROPERTY ASSET REPORT

Top 5 Counties With The Most Owned And Leased Properties

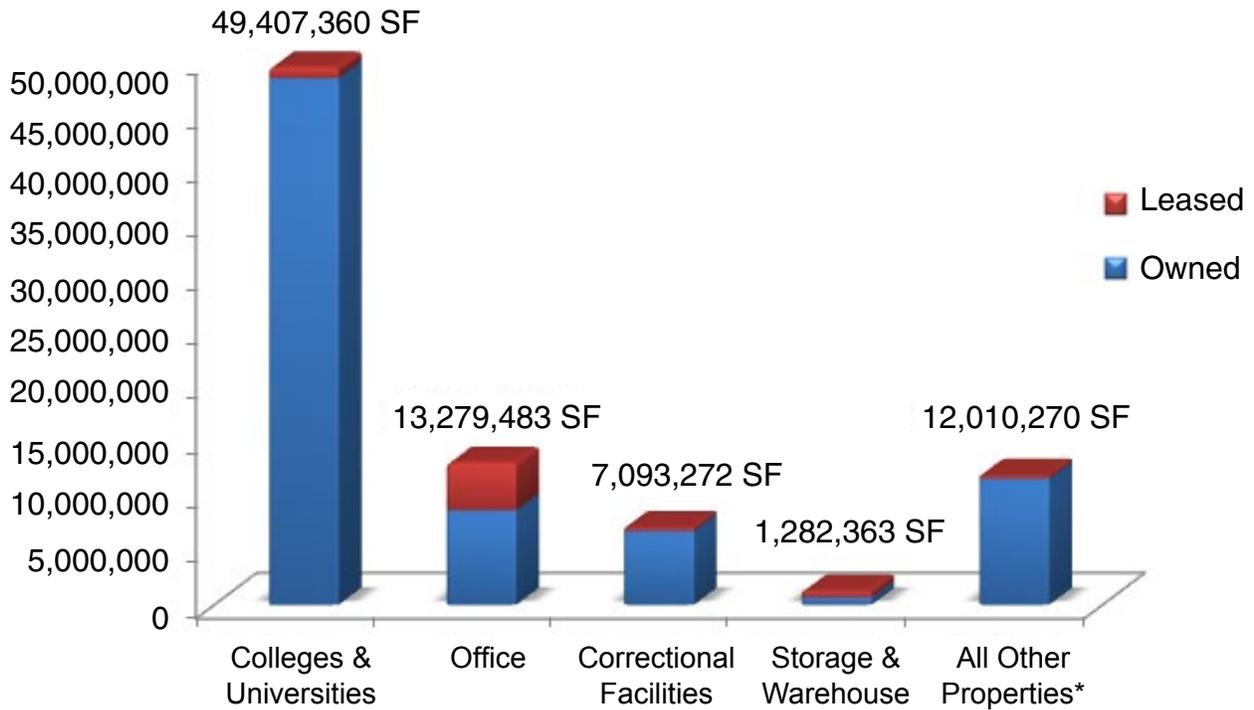
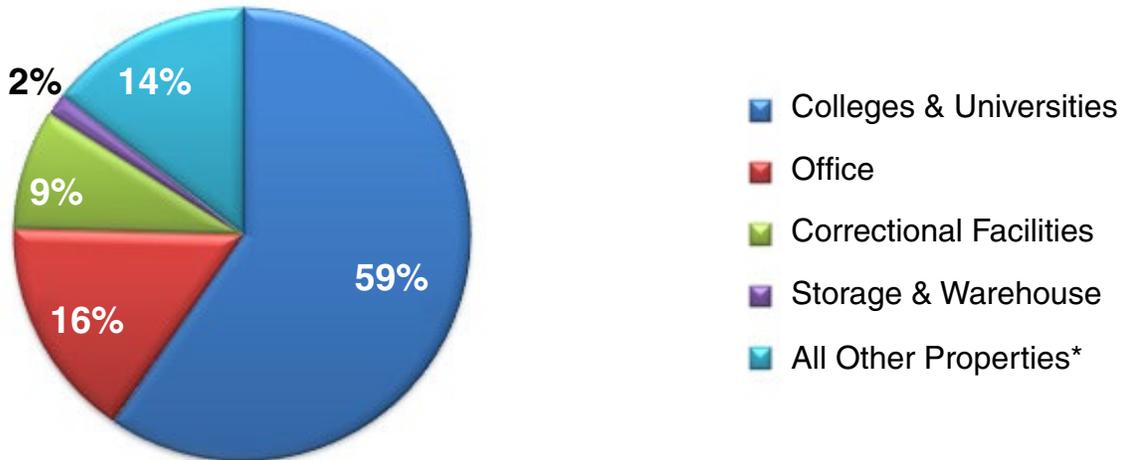


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# REAL PROPERTY ASSET REPORT

## Predominate Use of Buildings and Structures

### Owned and Leased Properties



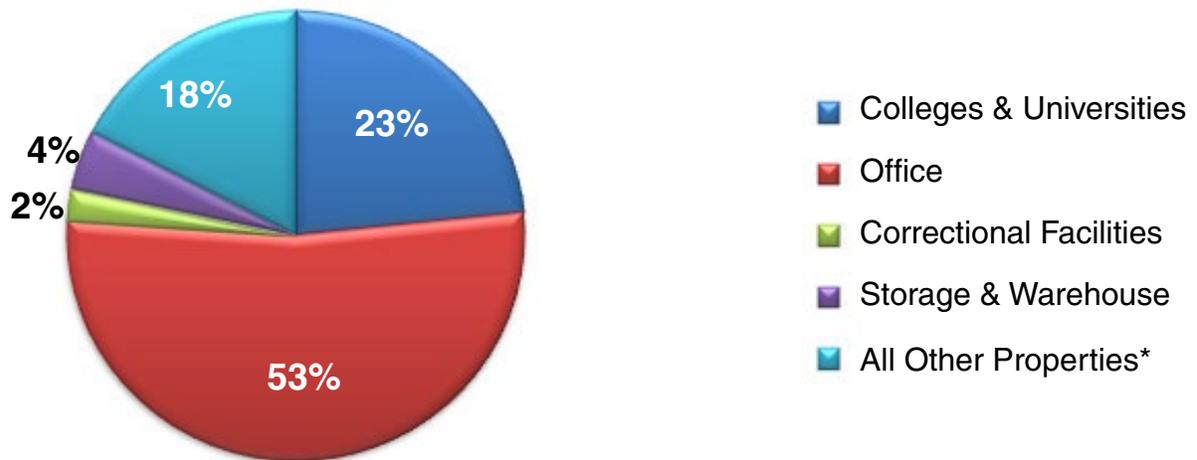
\*All Other Properties includes but is not limited to: Ancillary Buildings, Hospitals, Clinics, Libraries, Concessions, Hangars, Museums, Military, etc.

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## REAL PROPERTY ASSET REPORT

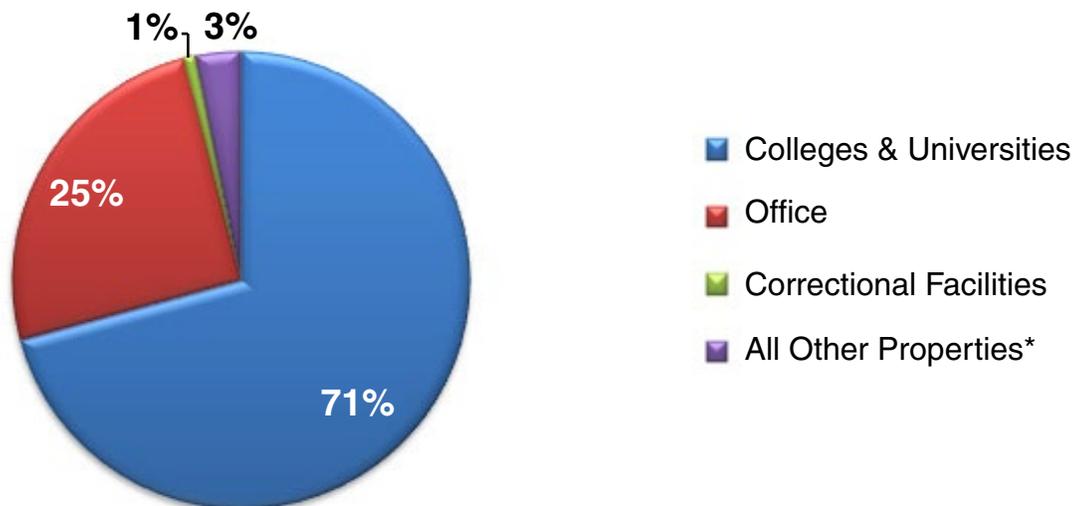
Predominate Use of Buildings and Structures: Oklahoma City

Owned and Leased Properties



Predominate Use of Buildings and Structures: Tulsa

Owned and Leased Properties



\*All Other Properties includes but is not limited to: Ancillary Buildings, Hospitals, Clinics, Libraries, Concessions, Hangars, Museums, Military, etc.

## AGENCY PROFILES

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Abstractors Board			948	1	948	1
Accountancy Board			4,304	2	4,304	2
Accrediting Agency			1,151	1	1,151	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food & Forestry	29,403	7	121,443	42	150,846	49
Agriculture Mediation Board			1,467	1	1,467	1
Alcoholic Beverage Licensing and Law Enforcement			15,900	4	15,900	4
Architects Board			1,014	1	1,014	1
Arts Council			14,823	3	14,823	3
Attorney General			79,648	2	79,648	2
Auditor & Inspector			28,931	5	28,931	5
Banking Department			10,037	2	10,037	2
Boll Weevil Eradication			1,928	2	1,928	2
Bond Advisor			718	1	718	1
Bureau of Investigation	182,421	8	20,868	23	203,289	31

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Cameron University	1,152,964	47			1,152,964	47
Career and Technology Education Department			353	1	353	1
Carl Albert State College	373,748	27			373,748	27
Center for Advancement of Science and Technology			5,365	2	5,365	2
Children and Youth Commission			8,252	1	8,252	1
Chiropractic Examiners Board			962	1	962	1
Commerce Department	39,750	1	6,195	2	45,945	3
Commissioners of the Land Office			20,513	1	20,513	1
CompSource	196,000	2			196,000	2
Connors State College	946,413	41	10,400	1	956,813	42
Conservation Commission			12,789	3	12,789	3
Construction Industries Board			9,727	1	9,727	1
Consumer Credit			5,120	1	5,120	1

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Corporation Commission	3,492	2	122,351	6	125,843	8
Corrections Department	6,775,973	1,071	317,299	99	7,093,272	1,170
Cosmetology Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			14,048	1	14,048	1
Dentistry Board			1,416	1	1,416	1
Disability Concerns			2,619	1	2,619	1
District Attorneys Council			10,001	2	10,001	2
East Central University	977,367	40			977,367	40
Eastern Oklahoma State College	446,305	26			446,305	26
Education Department			110,294	2	110,294	2
Election Board			11,381	2	11,381	2
Emergency Management			29,112	5	29,112	5
Employment Security Commission			271,438	45	271,438	45

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Environmental Quality Department	473,405	2	16,525	25	489,930	27
Ethics Commission			2,617	1	2,617	1
Fire Marshal			3,253	1	3,253	1
Firefighter Training Council			800	1	800	1
Firefighter Pension & Retirement			3,194	1	3,194	1
Funeral Board			867	1	867	1
*Governor's Office			35,438	3	35,438	3
Grand River Dam Authority	1,610,552	18			1,610,552	18
Health Care Authority			174,051	3	174,051	3
Health Department	626,757	5	195,180	6	821,937	11
Historical Society	311,021	133	4,946	1	315,967	134
Horse Racing Commission			7,733	5	7,733	5
House of Representatives			131,104	1	131,104	1
Housing Finance Agency	41,061	2			41,061	2

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## REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Human Services Department	1,763,941	108	1,374,886	114	3,138,827	222
Indigent Defense			34,383	8	34,383	8
Industrial Finance Authority	17,800	1	3,440	1	21,240	2
Insurance Department			36,225	3	36,225	3
Interstate Oil Compact Commission			1,781	1	1,781	1
J D McCarty Center	110,663	10			110,663	10
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			850	1	850	1
Juvenile Affairs	216,014	3	125,706	71	341,720	74
Labor Department			22,230	2	22,230	2
Langston University	2,082,691	52			2,082,691	52
Law Enforcement Education And Training Council	295,038	4			295,038	4
Law Enforcement Retirement System	76,704	1			76,704	1

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**REAL PROPERTY ASSET REPORT**

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Legislative Service Bureau			8,494	1	8,494	1
Libraries Department	22,000	1	134,939	3	156,939	4
Licensed Social Workers Board			871	1	871	1
Lieutenant Governor's Office			5,449	1	5,449	1
Liquefied Petroleum Gas Board			1,993	1	1,993	1
Long Term Care Administrators Board of Examiners			1,977	1	1,977	1
Lottery Commission			17,674	2	17,674	2
Marginal Well Commission			1,845	1	1,845	1
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	27,850	2			27,850	2

**2012****REAL PROPERTY ASSET REPORT**

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
<b>Mental Health And Substance Abuse Services Department</b>	1,606,307	85	134,580	23	1,740,887	108
<b>Merit Protection Commission</b>			3,039	2	3,039	2
<b>Midwestern Oklahoma Development Authority</b>	441	204			441	204
<b>Military Department</b>	395,432	42			395,432	42
<b>Mines Department</b>			9,242	4	9,242	4
<b>Motor Vehicle Commission</b>			1,203	1	1,203	1
<b>Multiple Injury Trust Fund</b>			2,448	1	2,448	1
<b>Murray State College</b>	424,638	47			424,638	47
<b>Narcotics and Dangerous Drugs Control Bureau</b>	20,000	2	32,279	7	52,279	9

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## REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Native American Cultural and Educational Authority	147,996	5	2,365	1	150,361	6
Northeastern Oklahoma A&M College	608,295	48			608,295	48
Northeastern State University	1,923,188	72	5,498	3	1,928,686	75
Northern Oklahoma College	958,182	96			958,182	96
Northwestern Oklahoma State University	763,722	38	20,900	1	784,622	39
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	955,092	19			955,092	19
Oklahoma Educational Television Authority	43,937	6	257	1	44,194	7
Oklahoma Panhandle State University	1,002,143	55			1,002,143	55
OMES	1,258,472	28	231,512	16	1,489,984	44
OMES/OCIA	1,172,053	11			1,172,053	11
Optometry Board			501	1	501	1

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Osteopathic Examiners Board			1,492	2	1,492	2
OSU-Agriculture Research Station	204,899	116			204,899	116
OSU-Center For Health Sciences	108,969	9	19,518	3	128,487	12
OSU-Institute Of Technology Okmulgee	997,731	46			997,731	46
OSU-OKC	419,733	22			419,733	22
OSU-Stillwater	11,006,584	516	267,290	19	11,273,874	535
OSU-Tulsa	363,379	5	181,302	2	544,681	7
Pardon and Parole Board			5,209	1	5,209	1
Peanut Commission			675	1	675	1
Pharmacy Board			2,278	1	2,278	1
Physician Manpower Training Commission			1,768	1	1,768	1
Police Pension and Retirement System	36,557	1			36,557	1
Private Vocational Schools Board			1,220	3	1,220	3

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			450	1	450	1
Public Employees Retirement System			16,082	3	16,082	3
Public Safety Department	233,513	46	185,359	158	418,872	204
Quartz Mountain Arts and Conference Center and Nature Park	161,879	59			161,879	59
Real Estate Commission			8,271	1	8,271	1
Redlands Community College	688,595	88			688,595	88
Regents for Higher Education			88,724	3	88,724	3
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	223,174	46	725,038	68
Rogers State University	955,297	43			955,297	43

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Rose State College	614,386	25			614,386	25
Scenic Rivers Commission	1,548	1			1,548	1
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			13,325	2	13,325	2
Securities Commission			12,098	2	12,098	2
Seminole State College	358,248	17	14,024	2	372,272	19
Senate			106,531	2	106,531	2
Southeastern Oklahoma State University	1,002,502	57			1,002,502	57
Southwestern Oklahoma State University	1,245,497	78			1,245,497	78
Space Industry Development Authority	302,407	49			302,407	49
Speech-Language Pathology & Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1

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REAL PROPERTY ASSET REPORT

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Supreme Court (Oklahoma Judicial Branch)	145,950	1	41,951	4	187,901	5
Tax Commission			250,057	8	250,057	8
Teacher Preparation Commission			2,995	1	2,995	1
Teachers Retirement System			18,412	1	18,412	1
Tobacco Settlement Trust			4,699	1	4,699	1
Tourism and Recreation Department	1,636,227	1,572	51,169	3	1,687,396	1,575
Transportation Department	1,694,554	713	305,566	54	2,000,120	767
Treasurer's Office			16,390	3	16,390	3
Tulsa Community College	1,565,886	31	45,380	4	1,611,266	35
Turnpike Authority	551,487	302	15,564	3	567,051	305
University Center at Ponca City			32,000	1	32,000	1
University Center of Southern Oklahoma			32,000	2	32,000	2

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Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
University Hospitals Authority	3,253,691	16			3,253,691	16
University of Central Oklahoma	1,900,663	57	242,184	9	2,142,847	66
University of Oklahoma	10,466,080	246	188,321	34	10,654,401	280
University of Oklahoma Health Sciences Center	2,950,918	56			2,950,918	56
University of Oklahoma- Law Center	12,735	1			12,735	1
University of Science And Arts	590,329	25			590,329	25
Used Motor Vehicle and Parts Commission			2,947	1	2,947	1
Veterans Affairs	1,283,627	51			1,283,627	51
Veterinary Medical Examiners Board			1,406	1	1,406	1
Water Resources Board			44,534	6	44,534	6
Western Oklahoma State College	345,364	28			345,364	28

**2012****REAL PROPERTY ASSET REPORT**

Agency Name	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Wheat Commission			1,890	2	1,890	2
Wildlife Conservation Department	451,693	223			451,693	223
Will Rogers Memorial Commission	41,773	9			41,773	9
Workers Compensation Court (Oklahoma Judicial Branch)			66,165	2	66,165	2
<b>Totals</b>	<b>76,438,514</b>	<b>6,910</b>	<b>6,634,234</b>	<b>993</b>	<b>83,072,748</b>	<b>7,903</b>

\*Governor's Office includes offices in Tulsa, Oklahoma City, and the Governor's residence.



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## REAL PROPERTY ASSET REPORT

### COUNTY PROFILES

County	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Adair	8,636	9	12,641	4	21,277	13
Alfalfa**	334,442	104	3,570	3	338,012	107
Atoka**	565,850	156	8,385	6	574,235	162
Beaver	24,335	21	10,334	8	34,669	29
Beckham*,**	123,281	40	29,246	8	152,527	48
Blaine***	89,428	73	727	5	90,155	78
Bryan*	1,087,587	93	26,016	9	1,113,603	102
Caddo***	137,822	90	24,296	6	162,118	96
Canadian*,**	801,562	127	22,183	12	823,745	139
Carter***	376,199	222	80,622	19	456,821	241
Cherokee*,***	1,719,268	183	19,747	12	1,739,015	195
Choctaw	43,786	29	4,603	6	48,389	35
Cimarron	33,605	30	903	3	34,508	33
Cleveland*,**,***	12,752,699	474	203,465	38	12,956,164	512
Coal	9,660	5	4,482	3	14,142	8
Comanche*,**	1,456,658	90	69,494	20	1,526,152	110
Cotton	40,088	18	9,854	4	49,942	22
Craig**	964,404	108	11,426	9	975,830	117
Creek	62,163	57	13,007	9	75,170	66
Custer*	1,522,647	132	29,046	14	1,551,693	146
Delaware	84,918	62	10,153	11	95,071	73
Dewey	12,176	12	3,688	1	15,864	13
Ellis	20,794	16	1,054	2	21,848	18
Garfield*	1,057,793	85	28,224	12	1,086,017	97
Garvin	402,959	41	34,236	6	437,195	47
Grady*	668,150	60	29,885	9	698,035	69
Grant	8,372	9	912	2	9,284	11

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County	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Greer**	572,033	159	17,808	6	589,841	165
Harmon	7,960	7	4,568	2	12,528	9
Harper	96,240	13	900	1	97,140	14
Haskell	9,576	6	12,084	5	21,660	11
Hughes	28,054	18	20,043	7	48,097	25
Jackson*	431,937	58	18,970	7	450,907	65
Jefferson	17,646	7	9,300	2	26,946	9
Johnston*	434,406	62	9,613	5	444,019	67
Kay*	631,096	101	64,354	12	695,450	113
Kingfisher	28,678	15	7,361	7	36,039	22
Kiowa	32,777	38	30,822	7	63,599	45
Latimer*,***	679,601	159	22,856	7	702,457	166
Le Flore*,**,***	674,717	196	36,434	14	711,151	210
Lincoln	81,277	31	1,907	6	83,184	37
Logan*	2,102,053	71	2,485	5	2,104,538	76
Love	60,590	57	3,006	4	63,596	61
Major	17,307	8	4,906	3	22,213	11
Marshall***	135,472	57	11,015	8	146,487	65
Mayer	1,556,293	51	6,354	5	1,562,647	56
McClain	36,974	29	23,400	11	60,374	40
McCurtain*,***	300,019	149	39,453	25	339,472	174
McIntosh***	94,231	71	8,544	5	102,775	76
Murray	407,987	38	6,959	7	414,946	45
Muskogee*,**,***	1,930,545	261	64,088	12	1,994,633	273
Noble	121,016	31	7,469	8	128,485	39

# 2012

## REAL PROPERTY ASSET REPORT

County	Owned Building and Structures		Leased Building and Structures		Total Building and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Nowata	10,578	8	5,603	3	16,181	11
Okfuskee**	443,424	55	9,961	5	453,385	60
Oklahoma*,**	14,841,686	423	4,014,920	272	18,856,606	695
Okmulgee	1,108,860	104	26,559	10	1,135,419	114
Osage**,***	455,245	128	25,542	11	480,787	139
Ottawa*	676,147	97	9,750	8	685,897	105
Pawnee	61,686	25	1,173	5	62,859	30
Payne*	11,052,879	558	280,719	29	11,333,598	587
Pittsburg*,**,***	1,912,039	199	85,598	17	1,997,637	216
Pontotoc*	1,359,138	56	20,860	13	1,379,998	69
Pottawatomie**	389,629	32	44,308	9	433,937	41
Pushmataha	139,754	53	13,633	8	153,387	61
Roger Mills	9,292	8	1,131	2	10,423	10
Rogers*	1,069,824	72	42,626	10	1,112,450	82
Seminole*	412,342	32	17,254	5	429,596	37
Sequoyah*,***	163,207	105	23,416	9	186,623	114
Stephens	120,451	15	30,363	11	150,814	26
Texas*	1,041,314	75	18,433	10	1,059,747	85
Tillman	83,950	15	35,290	8	119,240	23
Tulsa*	3,606,513	154	664,046	56	4,270,559	210
Wagoner*	498,958	81	3,487	5	502,444	86
Washington*	219,776	21	8,267	7	228,043	28
Washita	327,474	274	23,786	5	351,260	279
Woods*,**	800,139	87	12,244	11	812,383	98
Woodward**,***	665,337	178	67,874	16	733,211	194
<b>Totals</b>	<b>76,367,409</b>	<b>6,894</b>	<b>6,613,741</b>	<b>967</b>	<b>82,891,150</b>	<b>7,861</b>

Counties that contain College Campuses, Correctional Facilities, and State Parks with 40,000 square feet or more are designated by asterisks below.

\* COLLEGE OR UNIVERSITY CAMPUS

\*\* CORRECTIONAL FACILITY

\*\*\* STATE PARK

## REPORT OF UNDERUTILIZED PROPERTIES

The underutilized reports were created using the methodology established by Real Estate and Leasing Services. The methodology is detailed in Appendix B. The Tier 1 Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to the Office of Management and Enterprise Services. Underutilized properties are defined as buildings, facilities, and land that were reported as being utilized at 50% or less of capacity.

A brief survey was sent to the reporting agency for each property identified on the Tier 1 Underutilized Property Report. Properties were then classified according to the responses, with consideration of viable plans for future utilization, income generated from the property, support of agency core mission, environmental liabilities, location within a campus and complex title issues. Properties were eliminated as candidates for the 5% most underutilized properties when appropriate based upon classifications assigned as a result of the analysis. The properties that were not eliminated by the Tier 2 methodology appear on the Tier 2 Underutilized Property Report.

Tier 2 properties were given an estimated monetary value based upon the assessed value of the property. Formal appraisals were not obtained but were considered if the reporting agency had one on file. Obtaining appraisals on all underutilized properties was determined to be cost prohibitive. Appraisals will be obtained as appropriate should it be determined to be in the best interest in the State of Oklahoma to divest itself of the underutilized property.

Properties that cannot be sold or repurposed due to reversion clauses or deed restrictions were eliminated for consideration as part of the 5% most underutilized. The 5% most underutilized properties were then determined based upon assessed value. The divestible properties with the highest assessed value appear on the Tier 3 Report of 5% Most Underutilized Properties.

***[Report of Underutilized Properties-Tier 1](#)***

***[Print Version](#)***

***[Report of Underutilized Properties –Tier 2](#)***

***[Print Version](#)***

**TIER 3 REPORT OF 5% MOST UNDERUTILIZED PROPERTIES**

The Tier 3 Report of 5% Most Underutilized Properties contains the properties that were determined to be the “most underutilized” of all state properties reported. Determinations on level of utilization were based solely on information provided by the ABCs. After considering viable plans for future utilization, income generated from the property, support of agency core mission, environmental issues and liabilities, location within a campus and complex title issues, the list of properties was further narrowed by eliminating properties with reversion clauses and deed restrictions that prohibited sale or repurposing of the property. The remaining properties are listed on the Tier 3 Report of 5% Most Underutilized Properties. A report of the 5% most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

*[Report of 5% Most Underutilized Properties- Tier 3](#)*

*[Print Version](#)*

## REAL PROPERTY INVENTORY LIST

The Real Property Inventory List is a comprehensive listing of all properties owned by the State of Oklahoma. The Real Property Inventory List is one interactive listing. Due to the amount of data contained in the Real Property Inventory List, it has been divided into four sections for ease in printing. One section contains owned and leased property, and three sections contain the personal property owned by the State of Oklahoma.

***[State of Oklahoma Real Property Inventory Interactive Listing Hyperlink](#)***

The Owned and Leased Property Report contains all real property owned or leased by the State of Oklahoma as reported to the Office of Management and Enterprise Services. A definition of real property is provided in Appendix A. The properties listed are sorted by agency, whether the property is owned or leased, and location.

***[Real Property Inventory Print Version \(597 pp.\)](#)***

Personal Property Report Parts 1, 2 & 3 contain information on all personal property owned by the State of Oklahoma as reported to the Office of Management and Enterprise Services. Personal property is defined in Appendix A.

***[Personal Property Part 1 \(1,841 pp.\)](#)***

***[Personal Property Part 2 \( 2,783 pp.\)](#)***

***[Personal Property Part 3 \(2,036 pp.\)](#)***

## APPENDIX A

### DEFINITIONS

**Agency:** any state agency, board, commission or public trust having the State of Oklahoma as a beneficiary.

**Data.ok.gov website:** Oklahoma's official website that allows users to download state files for analysis.

**Real Property:** land, and generally whatever is erected growing upon or affixed to land; also rights issuing out of, annexed to, an exercising in or about land.

**Highest and best use:** the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

**Real Property Inventory:** a comprehensive list of property submitted by the state agencies, boards, commissions, and public trusts listing all real property owned, the value of the property and any underutilized property.

**State-owned properties:** all property lawfully appropriated by the state to its own use; all property dedicated to the state and all property which there is no other owner.

**Underutilized property:** an entire property or portion thereof, with or without improvements, which is used only at irregular periods or intermittently by the accountable landholding agency for current program purposes of that agency, or which is used for current program purposes that can be satisfied with only a portion of the property. Underutilized property may include: Undeveloped land; office buildings; warehouses; commercial and industrial facilities; military holdings; and residences.

**Personal property:** The current inventory of tangible assets owned by state boards commissions, institutions, agencies, and the institutions comprising Oklahoma state system of higher education and the universities hospitals authority including machinery, implements, tools, furniture, livestock, that may be used repeatedly without material impairment of its physical condition and have a calculable period of service and value exceeding the reporting thresholds for the entity.

**DEFINITIONS OF BUILDING TYPES**

**Office:** any place for the regular transaction of business or performance of a particular service.

**Campus:** the grounds and buildings of a university, college, school, hospital or other institution.

**Correctional Facility:** prisons, jails, reformatories and other places of correction or detention.

**School:** an institution or place for instruction or education.

**Warehouse:** a large building where materials or goods may be stored prior to their distribution.

**Storage:** a structure in which things are stored.

**Museum:** a building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

**Ancillary Building:** a subordinate building or structure that provides support to essential services or for a central function.

**Laboratory:** part of a building, or other place, equipped to conduct scientific experiments, tests, investigations etc.

**NOTE:** Many structure types found in the report are not included in the definitions. Structure types are listed as reported by the ABC having custody or control of the structure.

## APPENDIX B

### UNDERUTILIZED METHODOLOGY

This is the State's first effort to collect information on property and compile a complete listing. For initial evaluation, underutilized properties were identified as described below. More effective and sophisticated methods of collecting the information and evaluating the properties will be developed as the process is fine tuned. The current process is for Real Estate and Leasing Services to determine the underutilized properties by the questions listed in a survey. The criteria for determining utilization includes:

#### Tier 1

This filter captures a targeted subset of all properties for further data analysis. This subset includes:

- a. Utilization of buildings and facilities. Facilities self-reported as being utilized at 50 percent or less of capacity.
- b. Utilization of land. Land (without occupied structures) being utilized at 50% or less of capacity.

The resultant data subset, known as the Underutilized Property List will continue through the evaluation filters. In future iterations of this process, a methodology of analyzing the property will be developed versus relying on self-reporting by the occupants.

#### Tier 2

A brief online survey was sent to each agency identified on the Underutilized Property List to evaluate the property in more detail. The survey included the following series of questions:

- a. What is the designed use of the property? Describe the immediate or short term use and any long term plan to more fully utilize the property.
- b. Describe the current condition of the property. Include information about structures, land, location, and usability?
- c. Are there any known environmental issues? If so, please explain.
- d. What are the annual expenses to operate or maintain the property?
- e. Does this property generate income? If so, how much?
- f. Are there any deed restrictions, such as a reversionary ownership clause, associated with this property? If yes, please describe.

The survey responses will be categorized as follows:

- a. Properties not utilized, without viable plans for future utilization.
- b. When appropriate, properties not generating a positive income source for the state or a cost effective environment to serve the agencies' core missions.
- c. Properties without environmental liabilities.
- d. Properties with complex title issues. (In future iterations of this process, properties with more complex issues will be evaluated.)
- e. Properties held within a Trust.
- f. Properties located within a campus.

### **Tier 3**

The following will be identified either by the owner of the property or estimated by Real Estate Services:

- a. Monetary value of the property
- b. Highest and best use (real estate appraisal term meaning the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.) Real Estate Services will estimate the value of the property if it is unknown by the agency, determine its highest and best use, and estimate the local tax revenue for the property.

The 5% most underutilized will be determined by the estimated revenue that could be generated by sale of unused or underutilized properties. Any properties in excess of 5% of the total properties will also be reported as there may be cases where it would clearly be in the state's best interest to divest these properties as well.