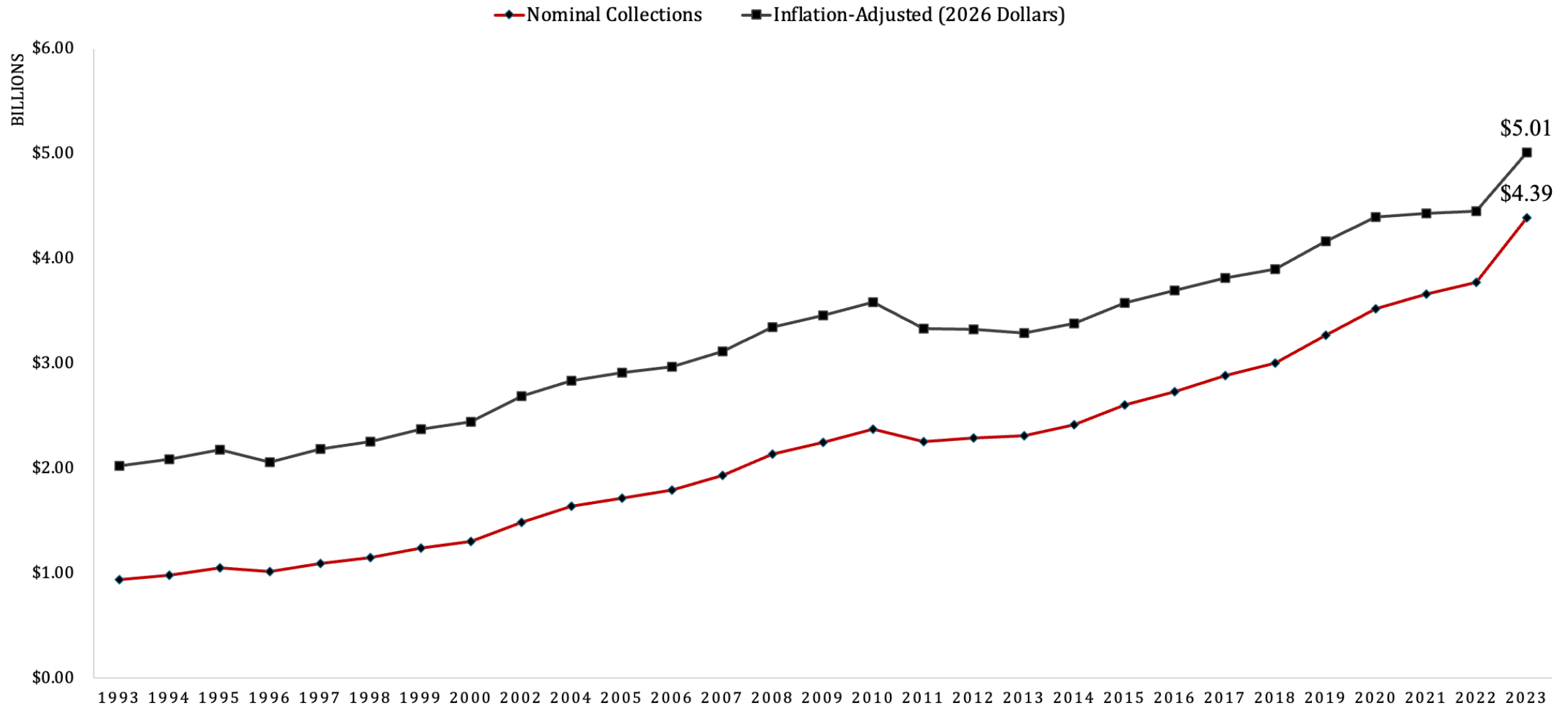


The Property Tax Climb: Growth, Bonds & the Cost to Oklahoma Taxpayers

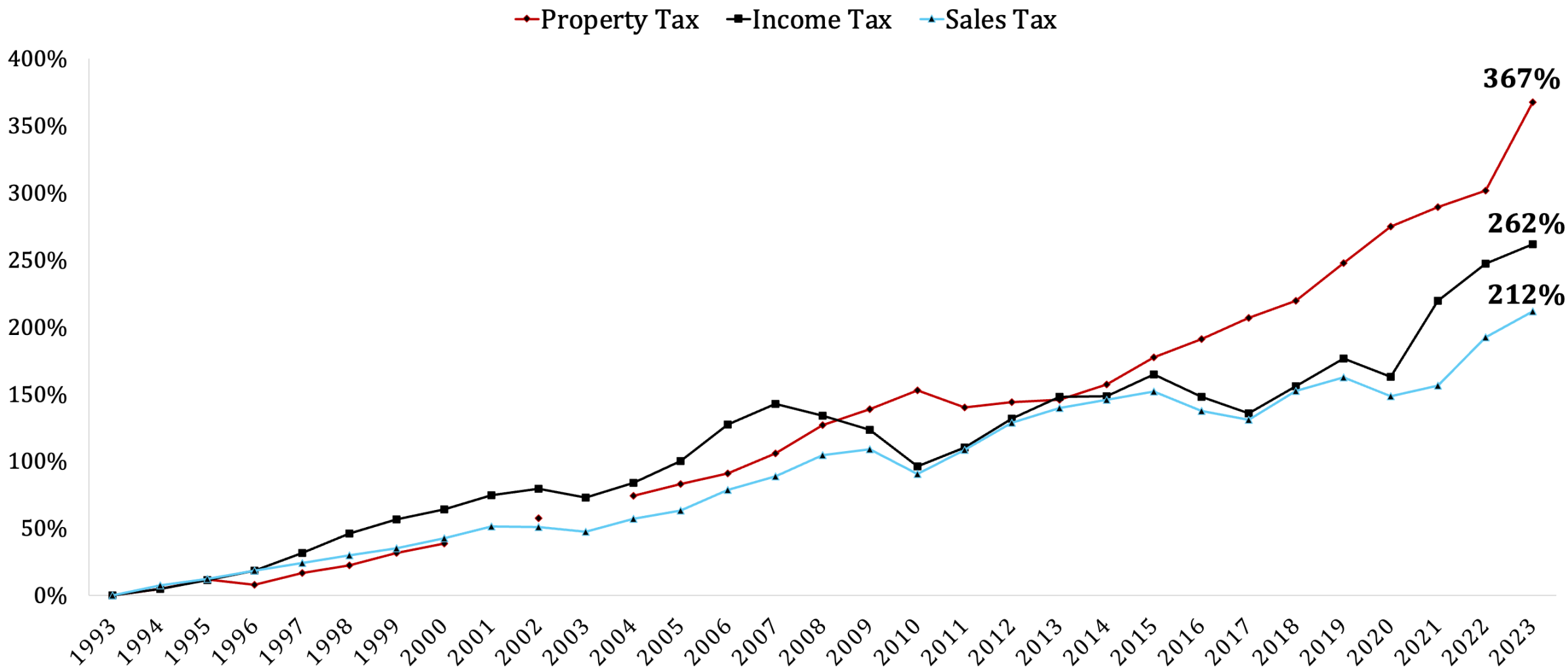


Prepared by Bradley Ward, Ph.D. • August 2026

Annual Oklahoma Property Tax Collections

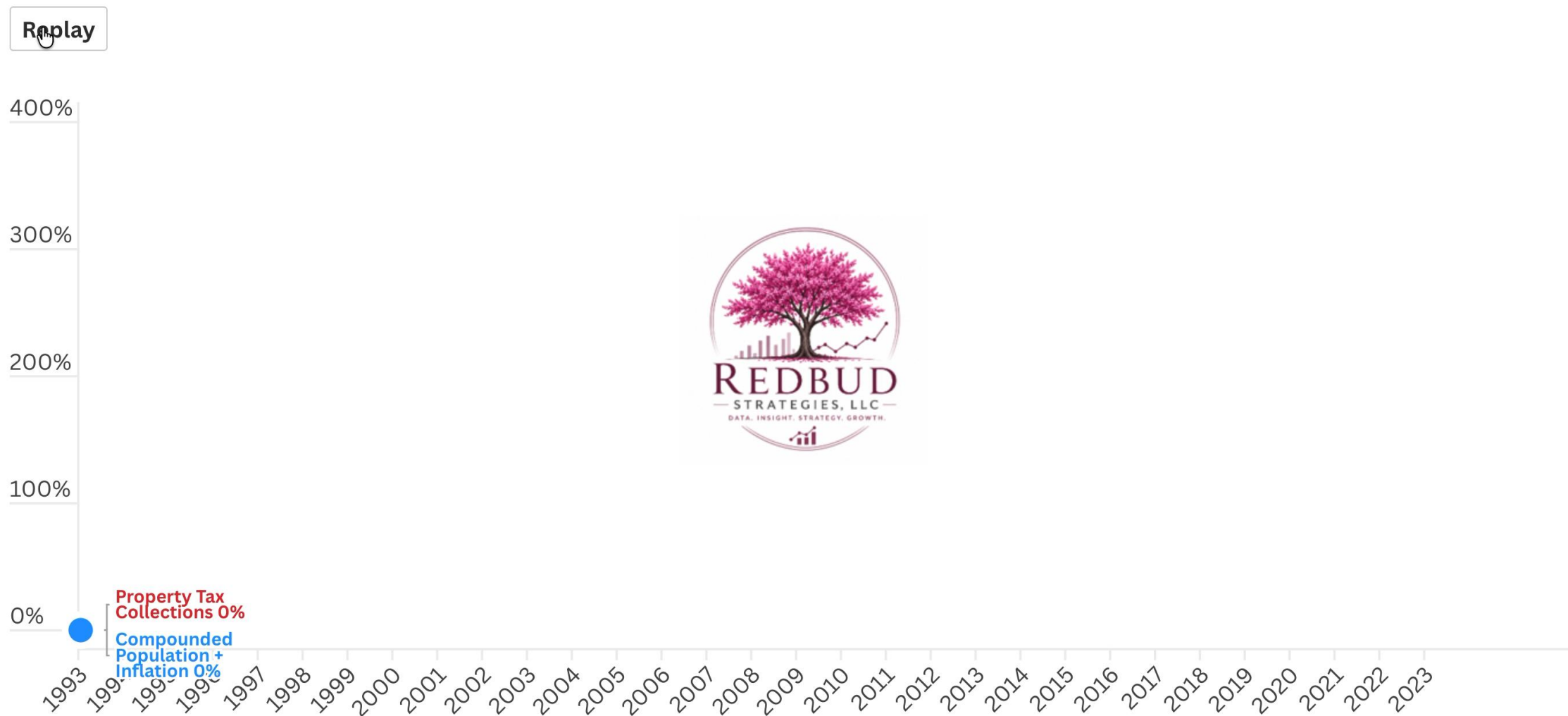


Oklahoma Revenue Source Comparison



Oklahoma's Property Taxes are Growing 2x Faster than Population and Prices Combined

Source: Redbud Strategies, LLC

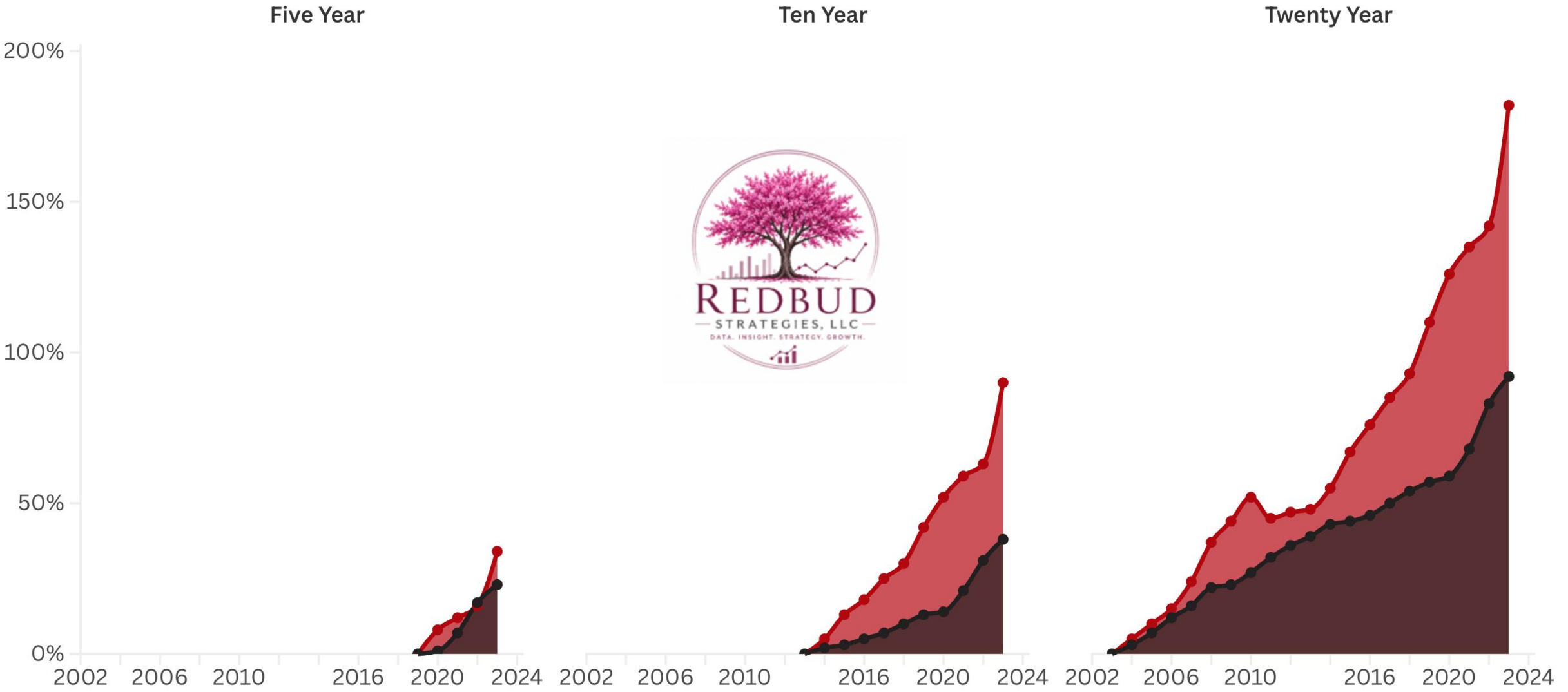


Source: Author's calculations based on data from the Oklahoma Tax Commission and U.S. Census Bureau

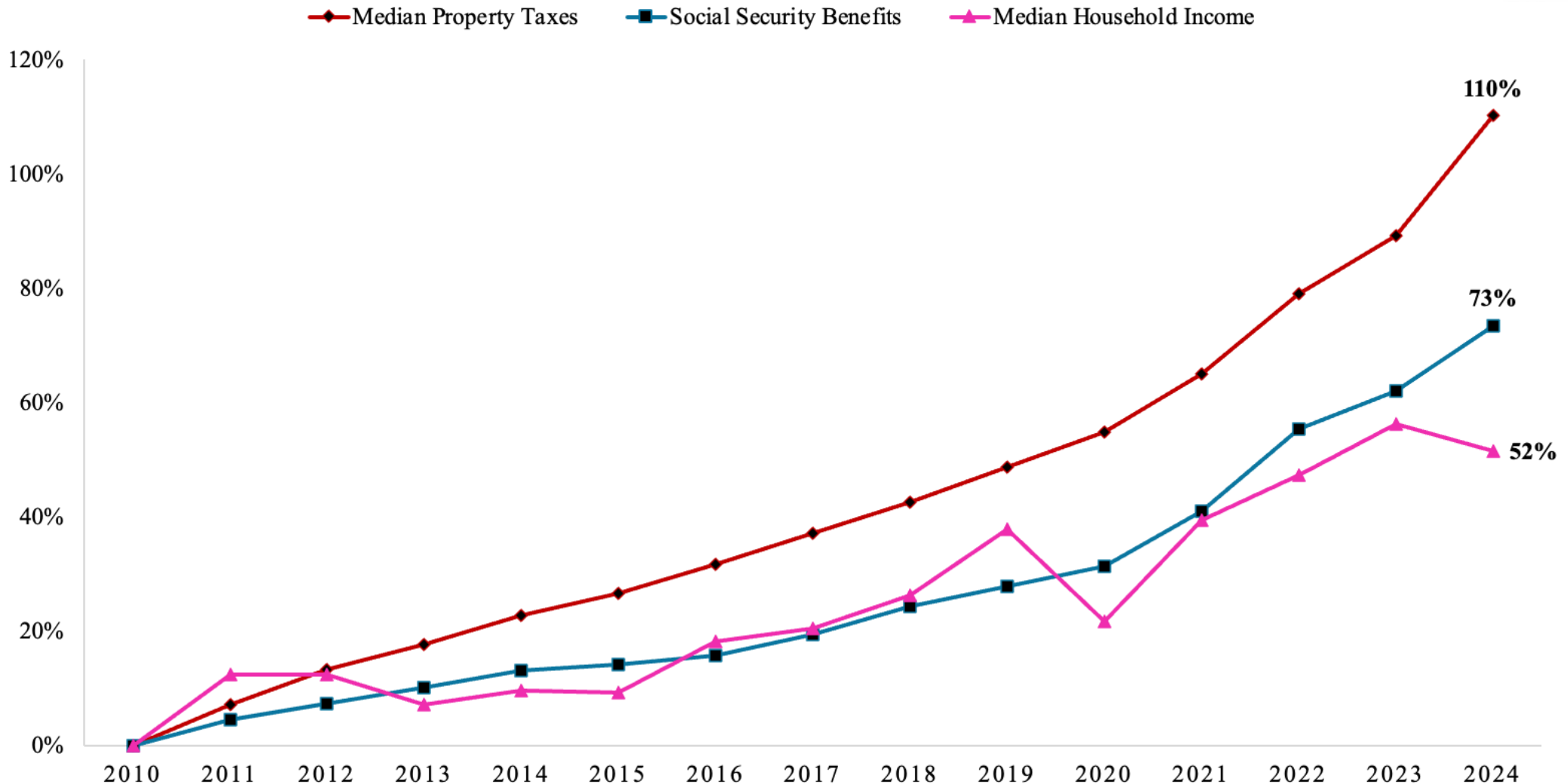
Oklahoma Property Tax Growth Outpaces Population + Inflation

Source: Redbud Strategies, LLC

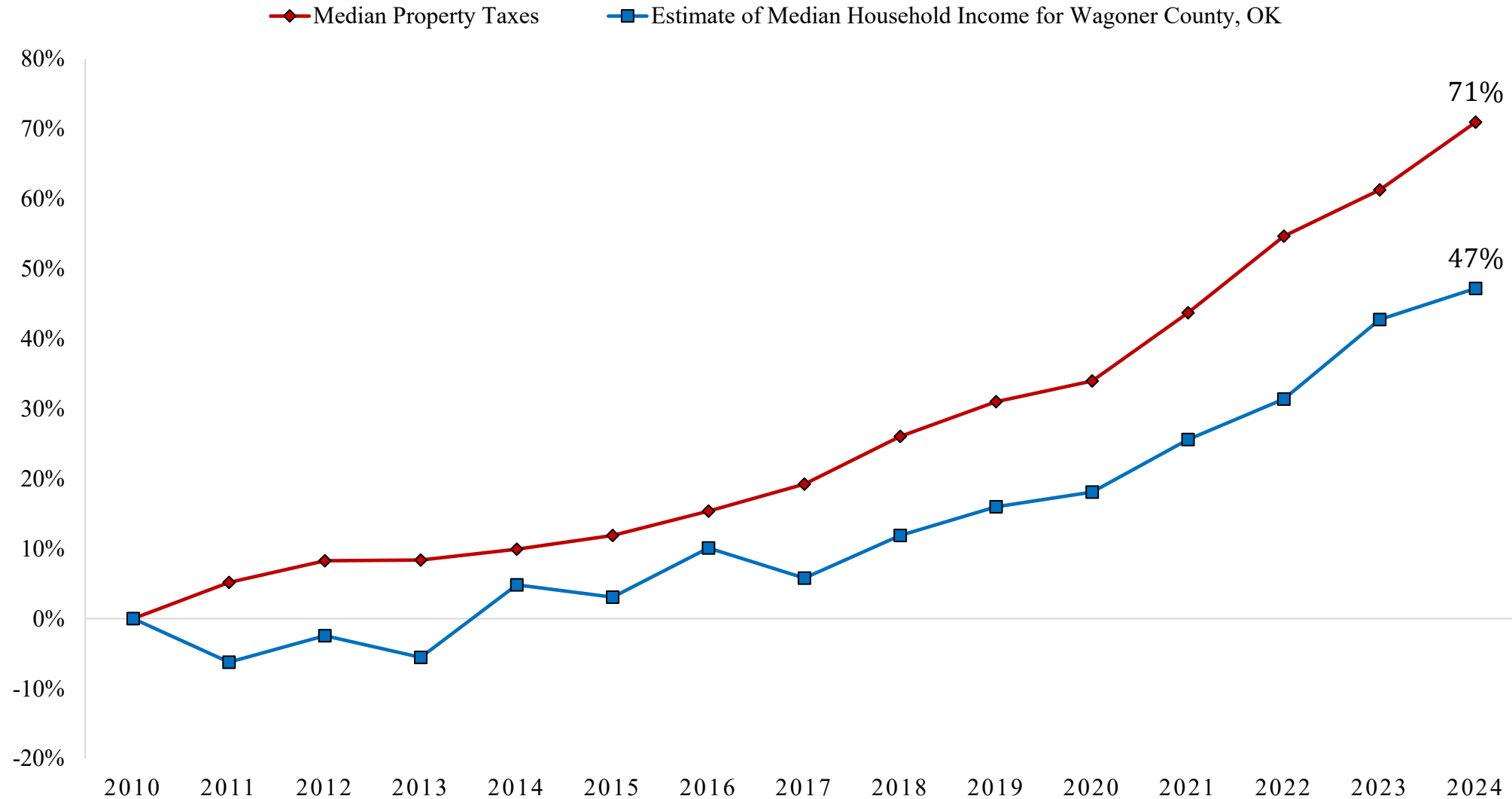
■ Property Taxes ■ Population + Inflation



Oklahoma Property Tax Growth Outpaces Wages and Benefits



County Example – Wagoner County



Regional Property Tax Comparison



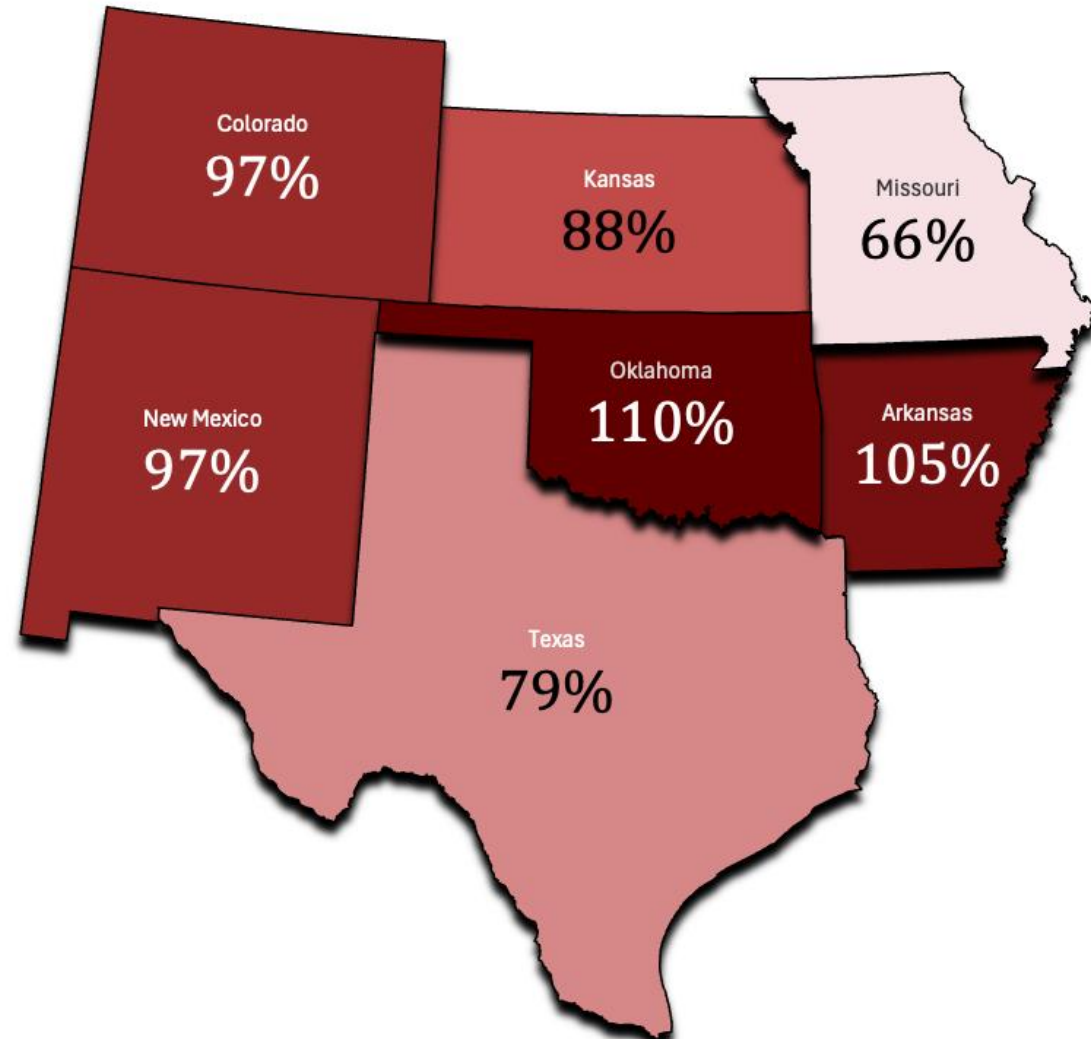
Regional Comparison: Property Tax Rates (2024)			
State	Median Home Value	Property Taxes Paid as a Percentage of Owner-Occupied Housing Value	Median Property Tax Rates
Arkansas	\$215,600	0.56%	\$1,308
Coloardo	\$574,600	0.50%	\$2,928
Kansas	\$238,700	1.21%	\$3,329
Missouri	\$254,400	0.89%	\$2,255
New Mexico	\$279,900	0.63%	\$2,153
Oklahoma	\$222,100	0.79%	\$2,068
Texas	\$313,200	1.40%	\$5,273

Source: Bradley Ward, Ph.D.'s analysis based on data from the Tax Foundation and U.S. Census Bureau

Regional Property Tax Comparison (2010 – 2024)



Oklahoma may have lower property taxes than Texas today—but nowhere in the region have property taxes grown faster.



Oklahoma School Bond Issuances

Replay

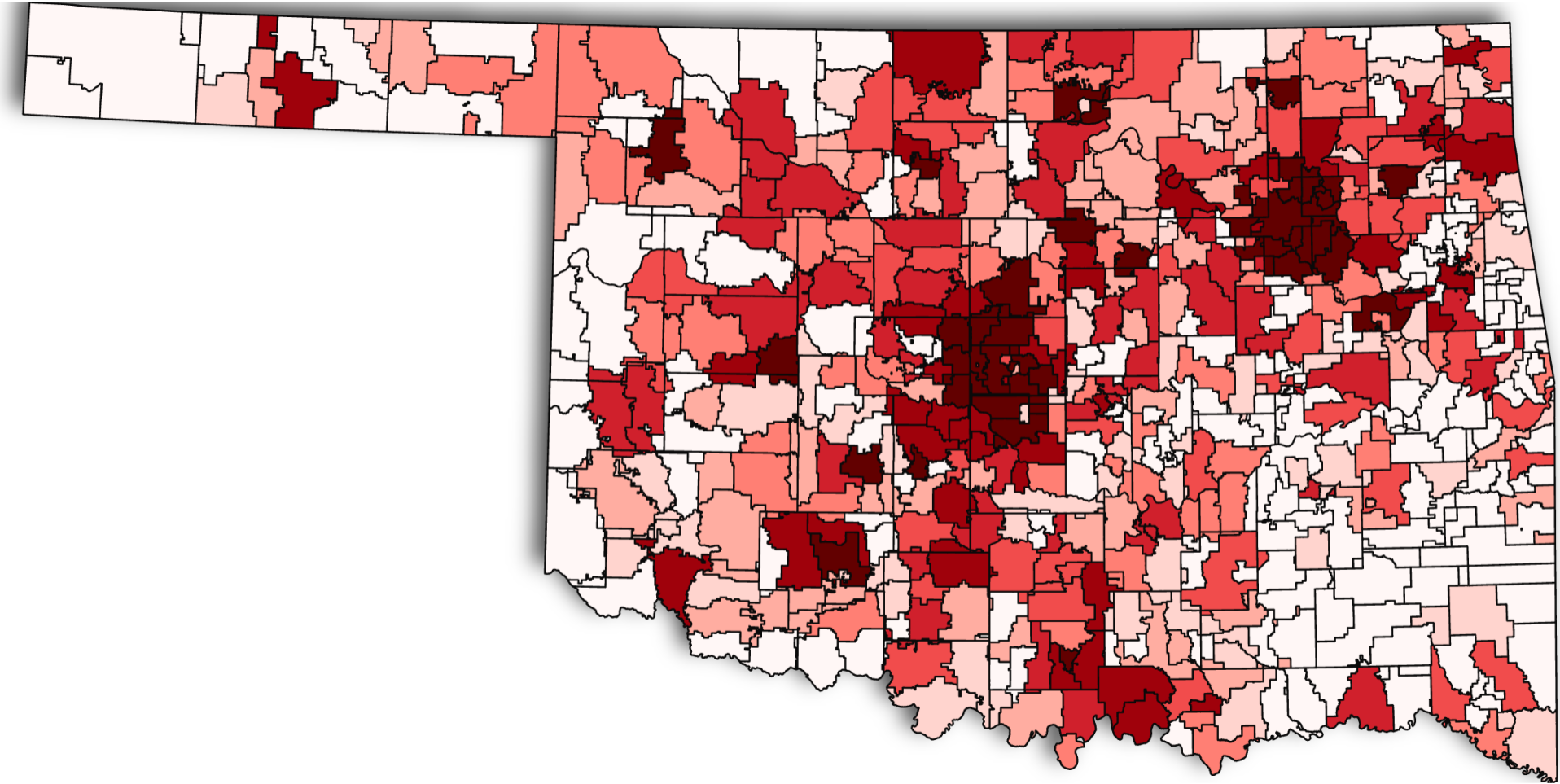


School Bond Debt by Oklahoma School District 2026

Source: Redbud Strategies, LLC



School Bond Debt: 
\$50,000 \$298,640,000

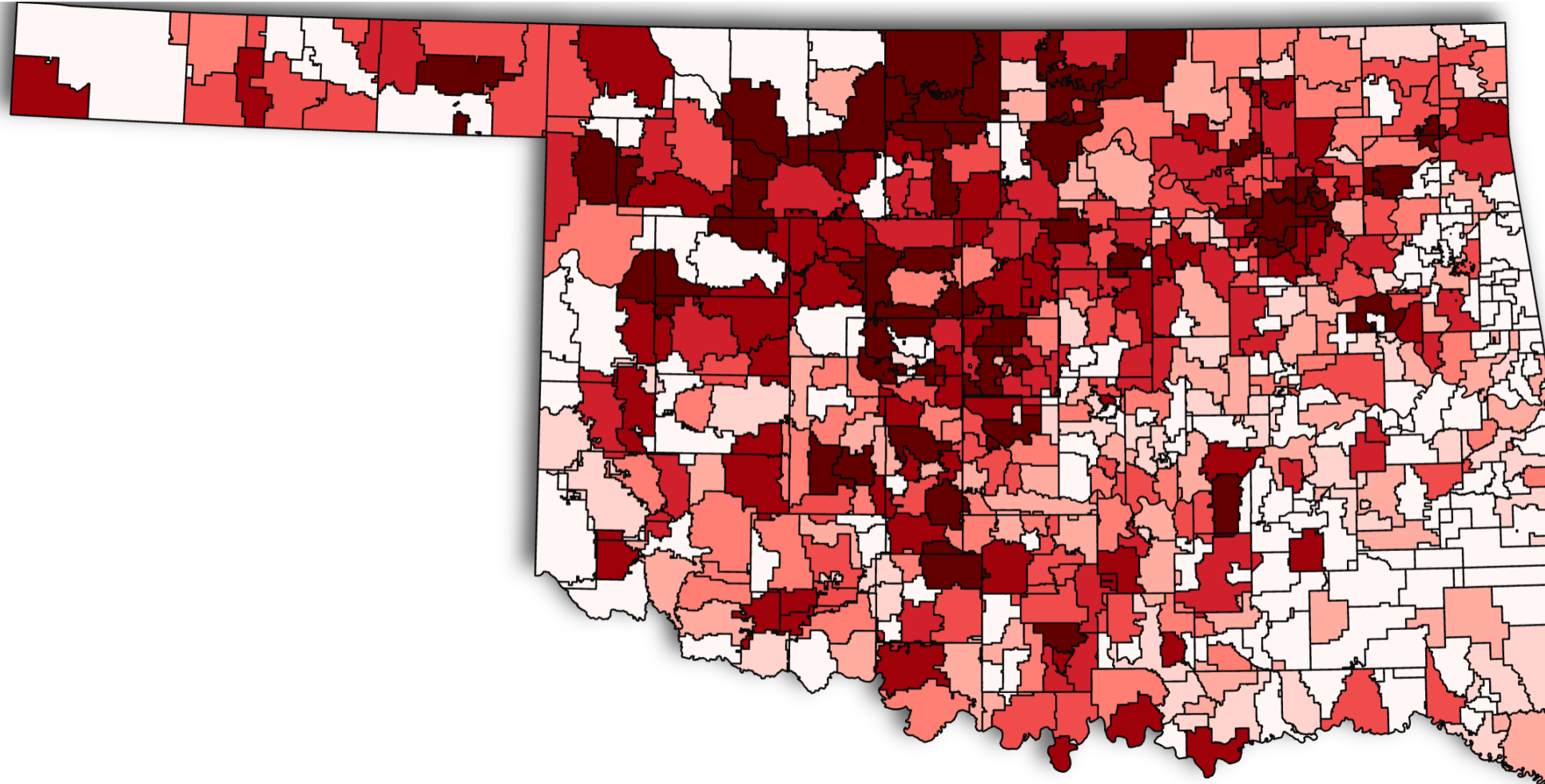


Oklahoma School District Bond Debt per Pupil 2026

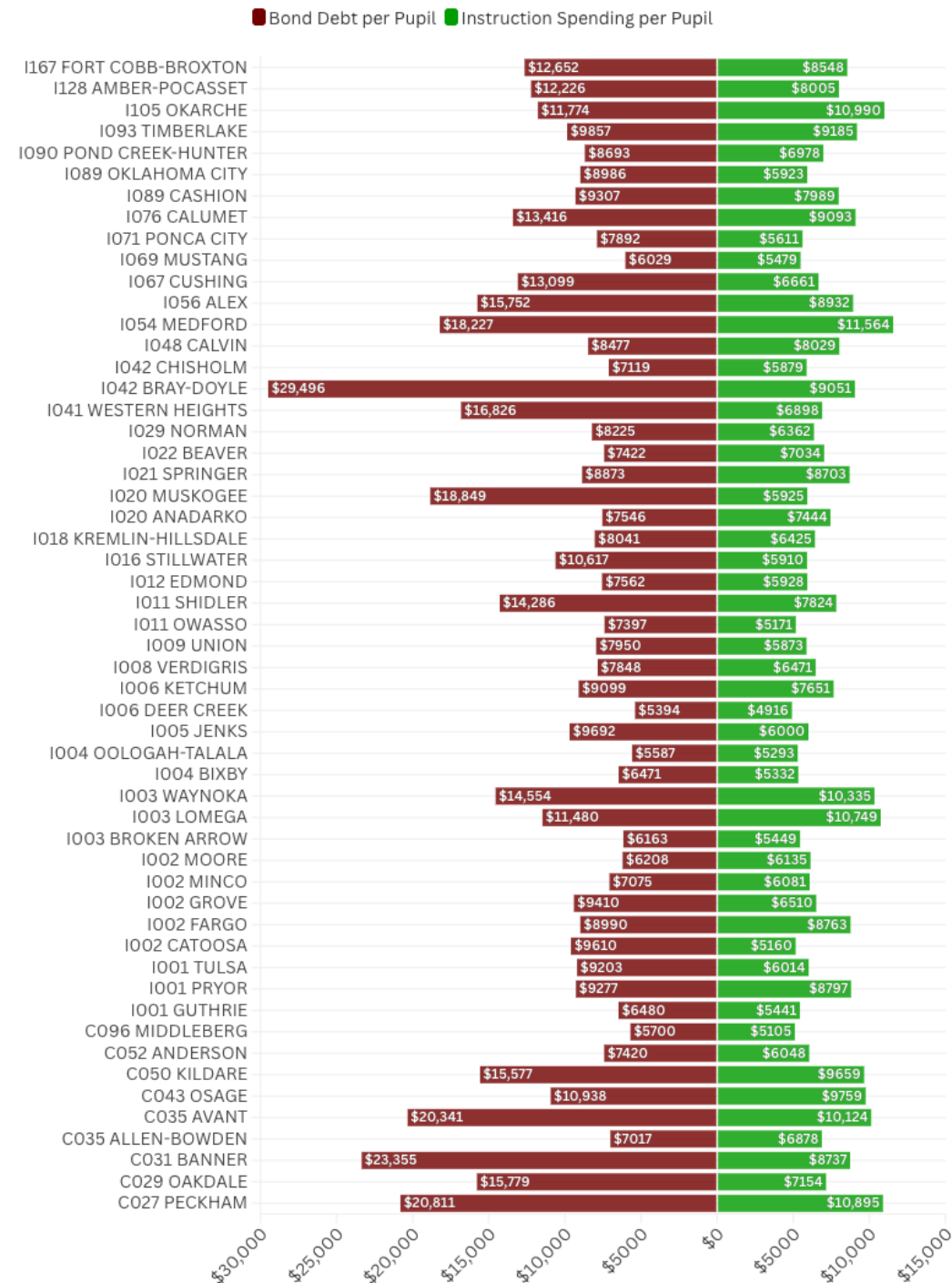
Source: Redbud Strategies, LLC



School Bond Debt:



54 Oklahoma School Districts Pay More in Bond Debt Than Student Instruction





Key Issues

- Legal disclosure vs taxpayer transparency
- Language never says, “property tax increase.”
- Provides no estimate of the financial impact on homeowners.
- The ballot emphasizes what the money will buy, not what taxpayers will pay.

SAMPLE BALLOT

OFFICIAL BALLOT
August 25, 2026
CLEVELAND COUNTY, OKLAHOMA

PRECINCT 140403-I07014
LITTLE AXE PUBLIC SCHOOLS
INDEPENDENT SCHOOL DISTRICT
No. 070

Page 1 / 1

SAMPLE

TO VOTE:

FILL IN THE BOX NEXT TO YOUR
CHOICE(S) LIKE THIS:



PROPOSITIONS

PROPOSITION NO. 1

Shall Independent School District Number 70 of Cleveland County, Oklahoma, incur an indebtedness by issuing its bonds in the sum of Two Million Dollars (\$2,000,000) to be issued in one or more series to provide funds for the purpose of constructing, equipping, repairing and remodeling school buildings, acquiring school furniture, fixtures and equipment and acquiring and improving school sites, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in such District sufficient to pay the interest on such bonds as it falls due and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest not to exceed the rate of ten (10%) percentum per annum, payable semi-annually and to become due serially within five (5) years from their date?

☐ FOR THE
PROPOSITION - YES
☐ AGAINST THE
PROPOSITION - NO

PROPOSITION NO. 2

Shall Independent School District Number 70 of Cleveland County, Oklahoma, incur an indebtedness by issuing its bonds in the sum of One Million Seven Hundred Thousand Dollars (\$1,700,000) to be issued in one or more series to provide funds for the purpose of purchasing transportation equipment, and levy and collect an annual tax, in addition to all other taxes, upon all the taxable property in such District sufficient to pay the interest on such bonds as it falls due and also to constitute a sinking fund for the payment of the principal thereof when due, said bonds to bear interest not to exceed the rate of ten (10%) percentum per annum, payable semi-annually and to become due serially within five (5) years from their date?

☐ FOR THE
PROPOSITION - YES
☐ AGAINST THE
PROPOSITION - NO

SAMPLE



School Bond Ballot Transparency Example

Weatherford ISD, Parker County, Texas November 2025

PROPOSITION A:

"Weatherford Independent School District Proposition A: THIS IS A PROPERTY TAX INCREASE "The issuance of \$68,677,483 of bonds by the Weatherford Independent School District for constructing, renovating, acquiring and equipping school facilities, including the renovation of the ninth grade center and the construction and equipment of a career and technology education center therefor and the imposition of a tax sufficient to pay the principal of and interest on the bonds."

PROPOSITION B:

"Weatherford Independent School District Proposition B: THIS IS A PROPERTY TAX INCREASE "The issuance of \$79,176,007 of bonds by the Weatherford Independent School District for constructing, renovating, acquiring and equipping existing school facilities, including safety and security, HVAC, roofing, electrical, plumbing, and other life cycle system replacements and infrastructure improvements and the imposition of a tax sufficient to pay the principal of and interest on the bonds."

PROPOSITION C:

"Weatherford Independent School District Proposition B: THIS IS A PROPERTY TAX INCREASE "The issuance of \$41,472,121 of bonds by the Weatherford Independent School District for constructing, renovating, acquiring and equipping school facilities, including the renovation of Crockett Elementary School and the addition of an employee childcare center and the renovation and expansion of the agricultural barn at the high school and the imposition of a tax sufficient to pay the principal of and interest on the bonds."

School Bond Ballot Measures: Taxpayer Transparency Comparison



Oklahoma relies on technical bond language. Other states require voters to see the tax impact more directly.

OKLAHOMA

“levy and collect an annual tax, in addition to all other taxes”

No plain-language “property tax increase” statement

No estimated homeowner cost on the ballot

Little Axe ballot • Aug. 25, 2026

TEXAS

“THIS IS A PROPERTY TAX INCREASE.”

Texas Education Code §45.003

Explicitly labels the bond as a property-tax increase.

OHIO

Estimated mills + \$ per \$100,000

Ohio Rev. Code §5705.218(D)

Ballot must state the estimated average annual property-tax rate and dollar impact.

UTAH

“PROPERTY TAX COST OF BONDS”

Utah Code §11-14-206(2)(a)

If the increase is $\geq$ \$15/year, the ballot provides estimated annual cost on a residence and business property.

MICHIGAN

Estimated first-year + average millage

MCL 211.24f(3)(d)

Bond ballots disclose estimated first-year millage and estimated simple average annual millage.

BOTTOM LINE: Oklahoma currently relies on legal terminology rather than direct taxpayer disclosure.

Percent of Registered Voters Voting in 2026 School Bond Elections

Source: Redbud Strategies, LLC





QUESTIONS & DISCUSSION

Data. Insight. Strategy. Growth.