

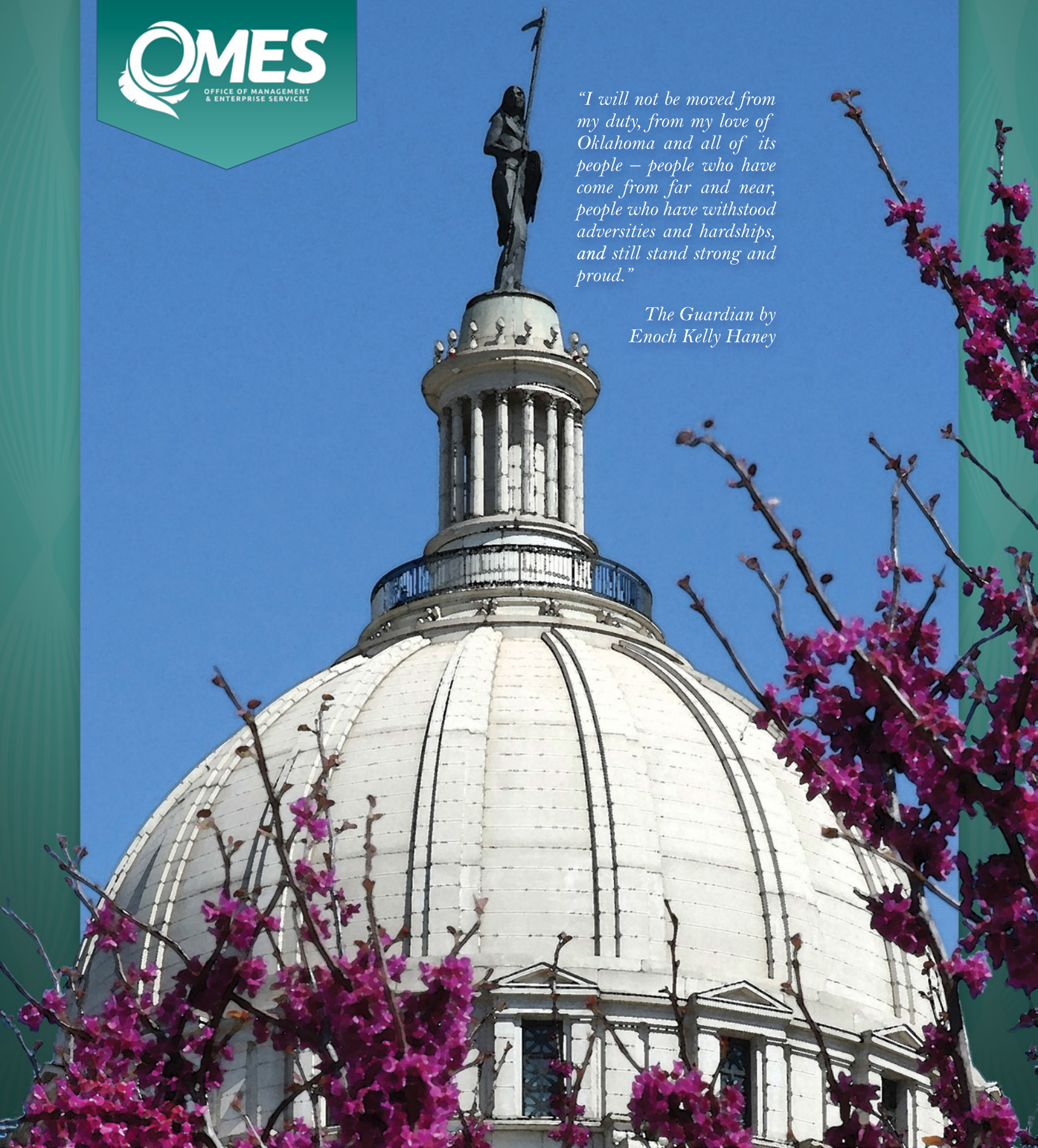
2016

OKLAHOMA REAL PROPERTY ASSET REPORT



"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*



CONTENTS

INTRODUCTION	3
METHOD OF COLLECTING AND COMPILING DATA	4
NUMBERS AT-A-GLANCE	5
HIGHLIGHTED PROPERTIES	10
AGENCY PROFILES	17
COUNTY PROFILES	30
REPORT OF UNDERUTILIZED PROPERTIES	33
REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES	34
INVENTORY LISTS	35
APPENDIX A	37
APPENDIX B	40



This publication is issued by the Office of Management and Enterprise Services as authorized by Title 62, Section 34. Copies have not been printed but are available through the agency website. This work is licensed under a creative Attribution-NonCommercial-NoDerivs 3.0 Unported License.

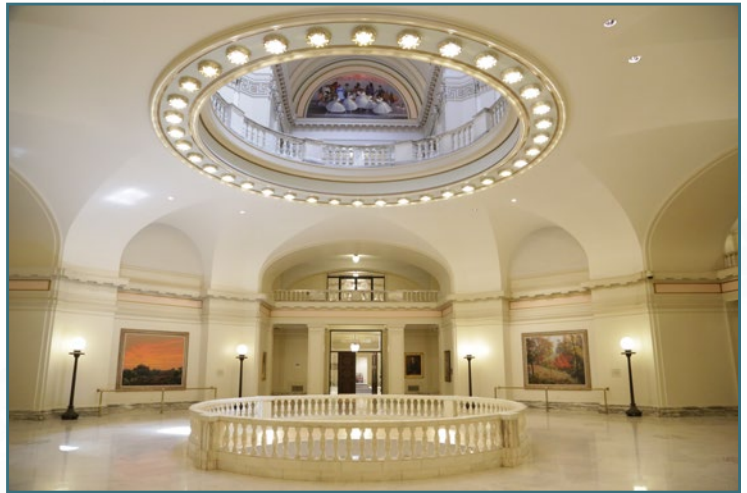
INTRODUCTION

The Office of Management and Enterprise Services (OMES) is responsible for annually collecting data and compiling a report of all property owned or leased by the State of Oklahoma. The 2016 Real Property Asset Report provides an at-a-glance view of the information collected in this process and an overview of the state's real property portfolio, which includes a diverse and widely distributed array of properties.

State-owned properties are found in all 77 counties, with some of the greatest concentration occurring in areas that are centers of learning around our state's public colleges and universities.

When state-owned facilities are not available to carry out the mission of a state agency, board, commission or public trust, space is leased in the required service area to allow the entities to serve Oklahomans in every county.

State properties include campuses and universities, prisons and reformatories, hospitals and crisis centers, wildlife refuges, state parks and lodges, historical buildings and many other types of properties. To better inform Oklahomans of the diverse types of value and contrasting purposes of the properties owned and leased by the state, the Office of Management and Enterprise Services has included brief highlights on a few representative properties in the 2016 Real Property Asset Report.



Oklahoma State Capitol



METHOD OF COLLECTING AND COMPILING DATA

To capture the data for the 2016 Real Property Asset Report, OMES surveyed all state agencies, boards, commissions and public trusts having the State of Oklahoma as a beneficiary. The 2016 report captures all noted changes in the property owned or leased by the State of Oklahoma, all recorded changes in the number of full-time employees (FTE) at a location and the level of utilization of a property.

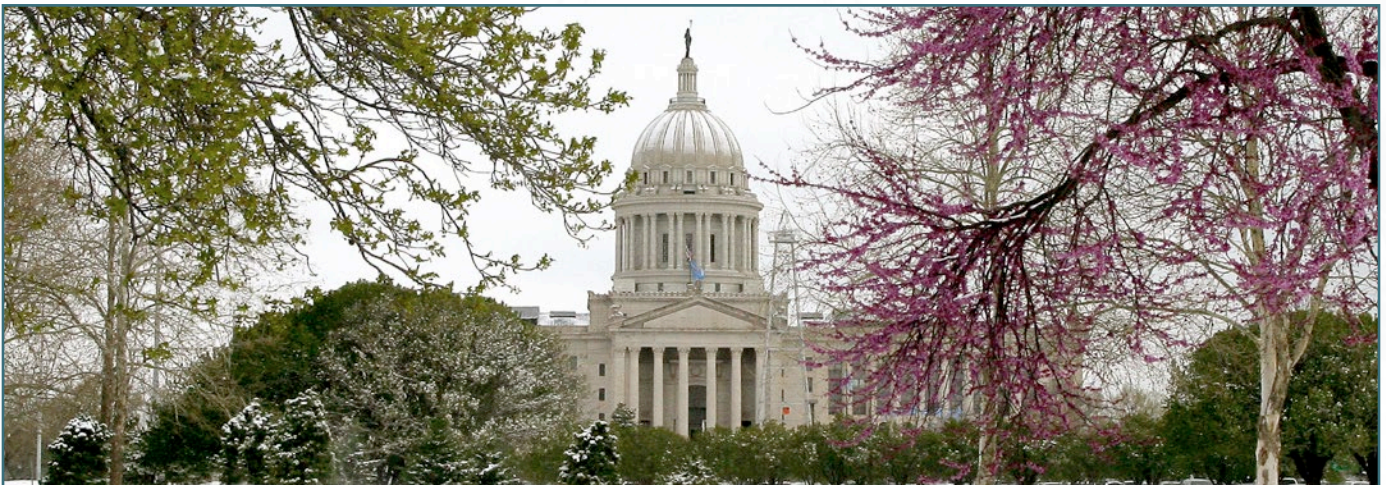
All data contained in this report was self-reported by each state agency, board or commission (ABC). The accuracy, authenticity and integrity of the information reported to OMES are the responsibility of the reporting state agency, board and commission. The objective of OMES is limited to compiling the 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. Except for minor corrections by OMES with information available, the information provided by agencies, boards and commissions is listed as reported.* All properties have not been verified by OMES.

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 an 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.

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/Real_Estate_&_Leasing_Services/State_of_Oklahoma_Real_Property_Assets.html)

* Grand River Dam Authority data was compiled by OMES from County Assessor Data and is not verified by the Grand River Dam Authority.



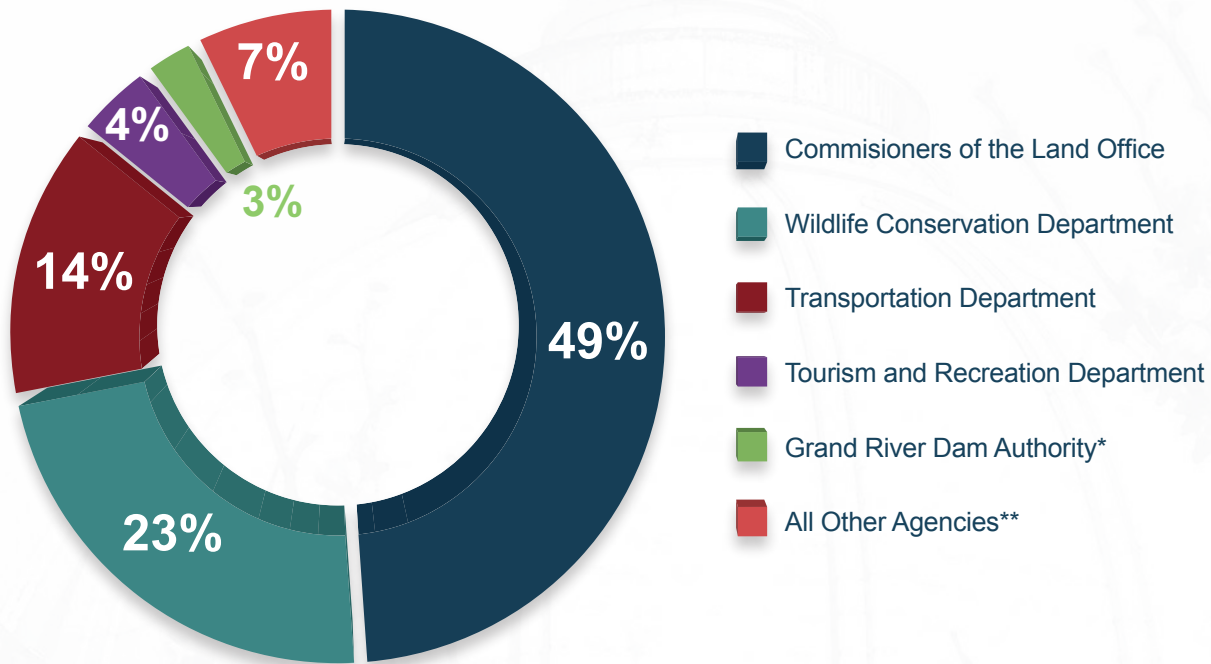
NUMBERS AT-A-GLANCE

OWNED AND LEASED SPACE IN BUILDINGS AND STRUCTURES

Property Classification	Square Feet
State-Owned Space	82,510,014.06
Leased Space from Private Sector	4,069,027.62
Leased Space in State-Owned Buildings*	2,368,078.00

* Space ABCs subleases from other ABCs has been removed from this data to avoid duplication.

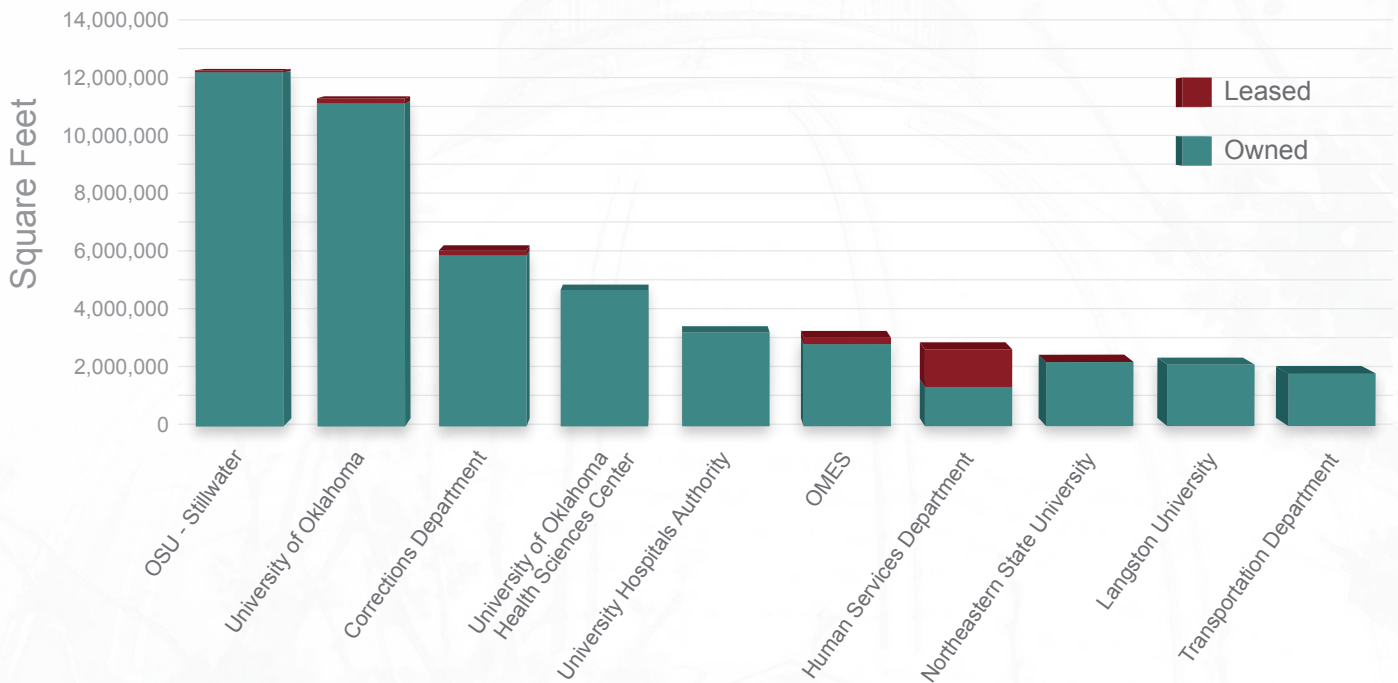
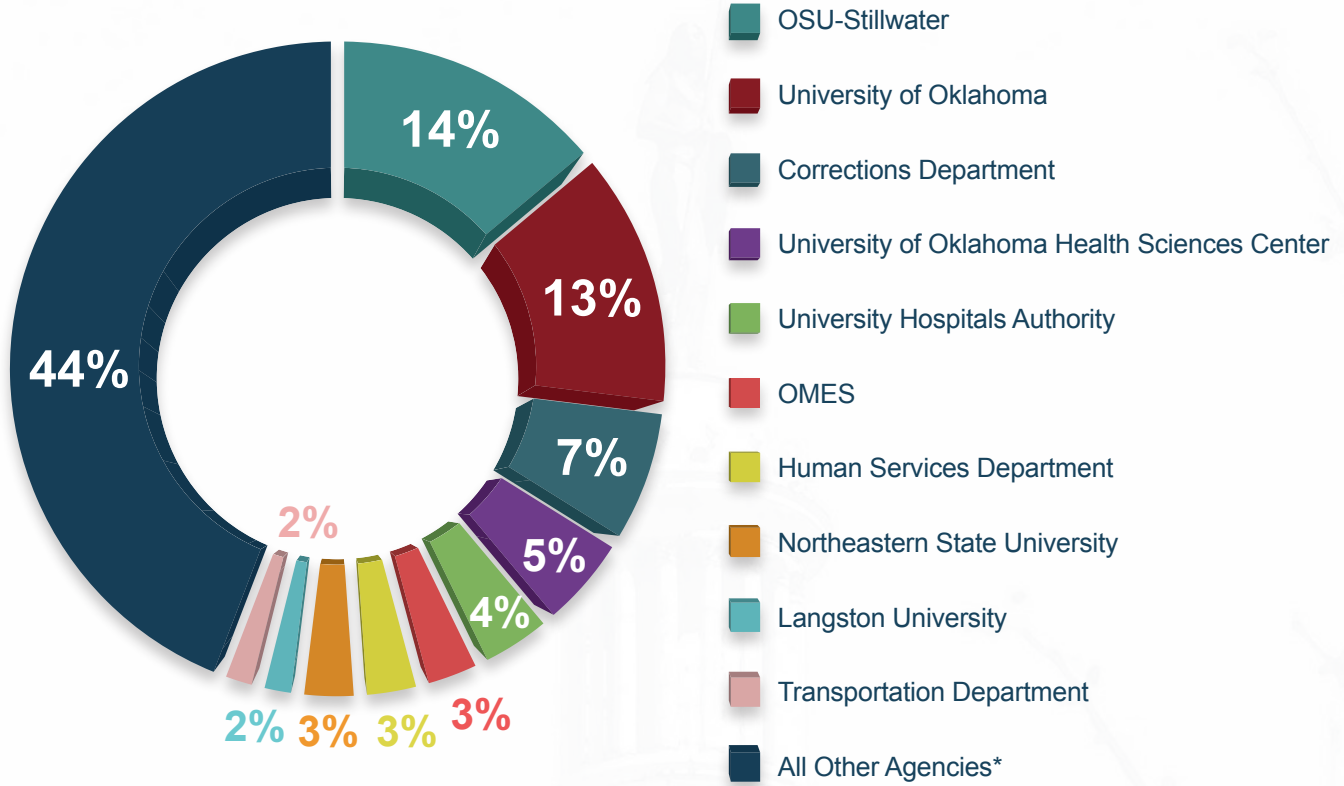
OWNED LAND



* Grand River Dam Authority data was compiled by OMES from County Assessor Data and is not verified by the Grand River Dam Authority.

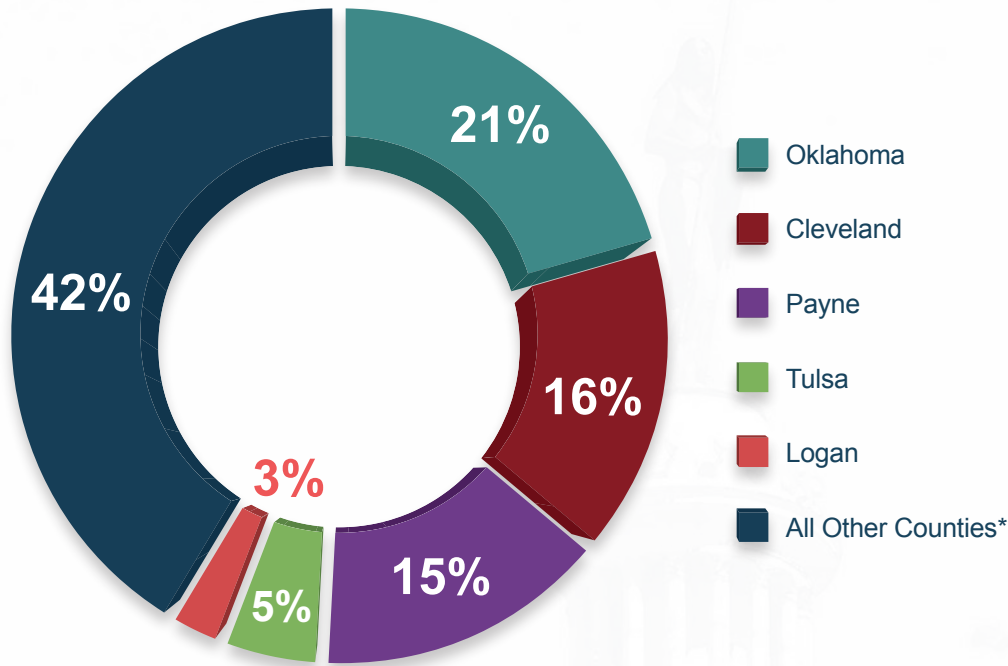
** All Other Agencies landowners are listed in the Inventory List section contained within this report.

TOP 10 AGENCIES WITH THE MOST OWNED AND LEASED PROPERTIES



* All Other Agencies landowners are listed in the Inventory List section contained within this report.

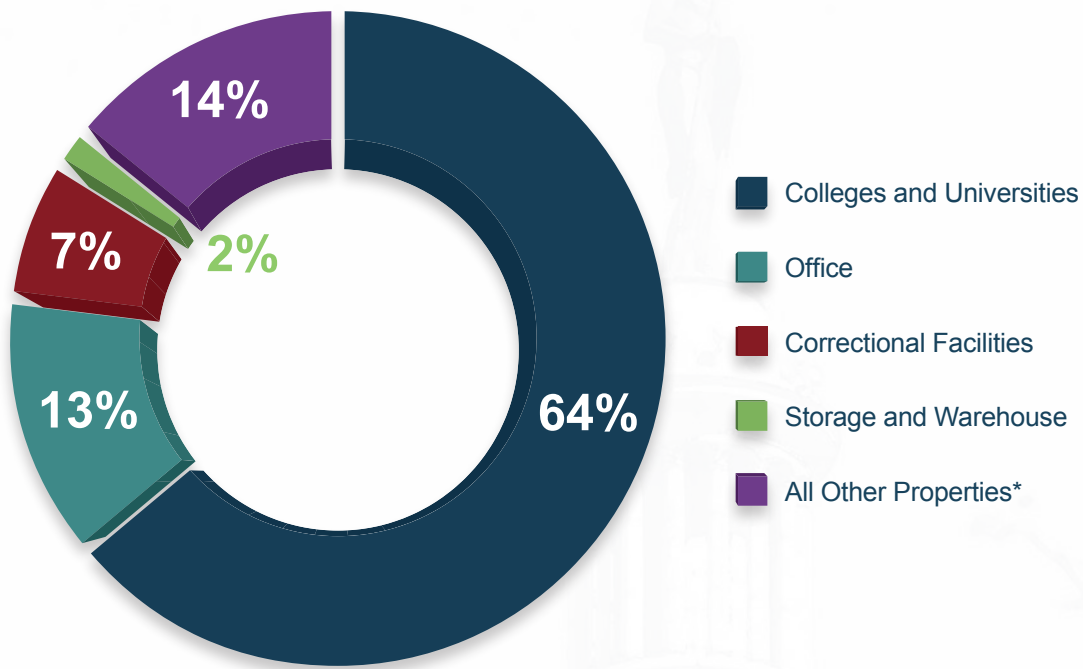
TOP 5 COUNTIES WITH THE MOST OWNED PROPERTIES



Counties	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Oklahoma	17,613,091.00	1,834,957.51	1,989,732.00
Cleveland	13,599,165.00	201,306.36	2,600.00
Payne	12,302,359.00	136,050.00	
Tulsa	3,961,546.00	190,063.00	263,382.00
Logan	2,156,881.00	2,485.00	

* All Other Counties are listed in the County Profile section contained within this report.

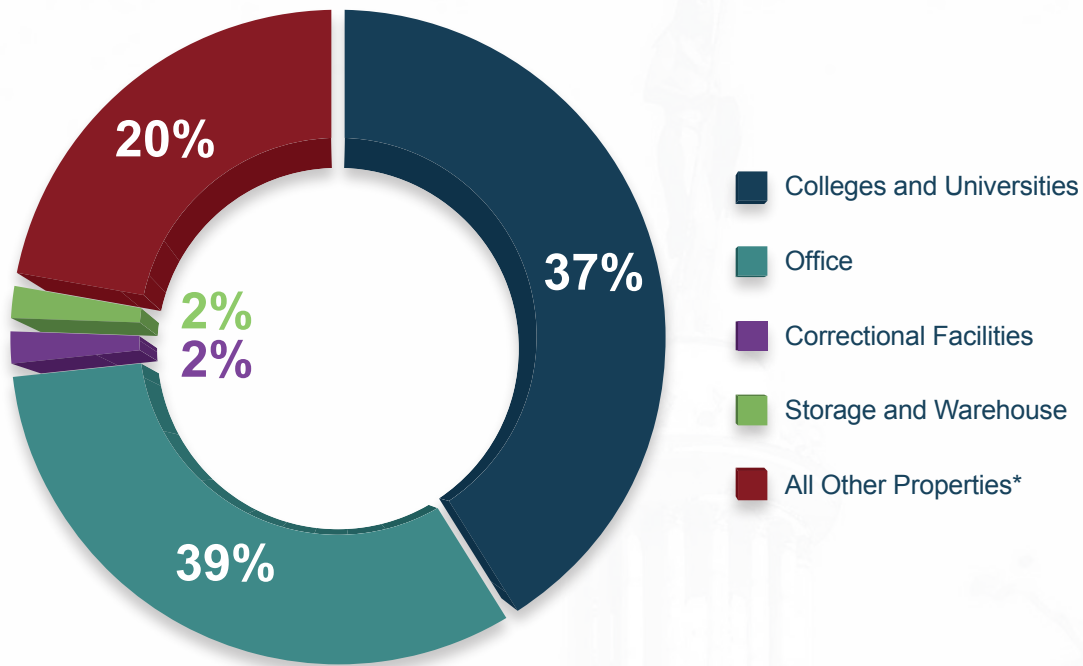
PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES



Predominant Use	Building and Structures Owned Square Footage	Building and Structures Leased from Private Sector Square Footage	Building and Structures Leased in State-Owned Buildings Square Footage
Colleges & Universities	52,891,495.17	878,229.00	
Office	11,051,970.97	2,117,643.87	1,858,694.00
Correctional Facilities	5,927,735.00	141,646.75	32,012.00
Storage & Warehouse	1,155,501.80	684,466.00	111,557.00

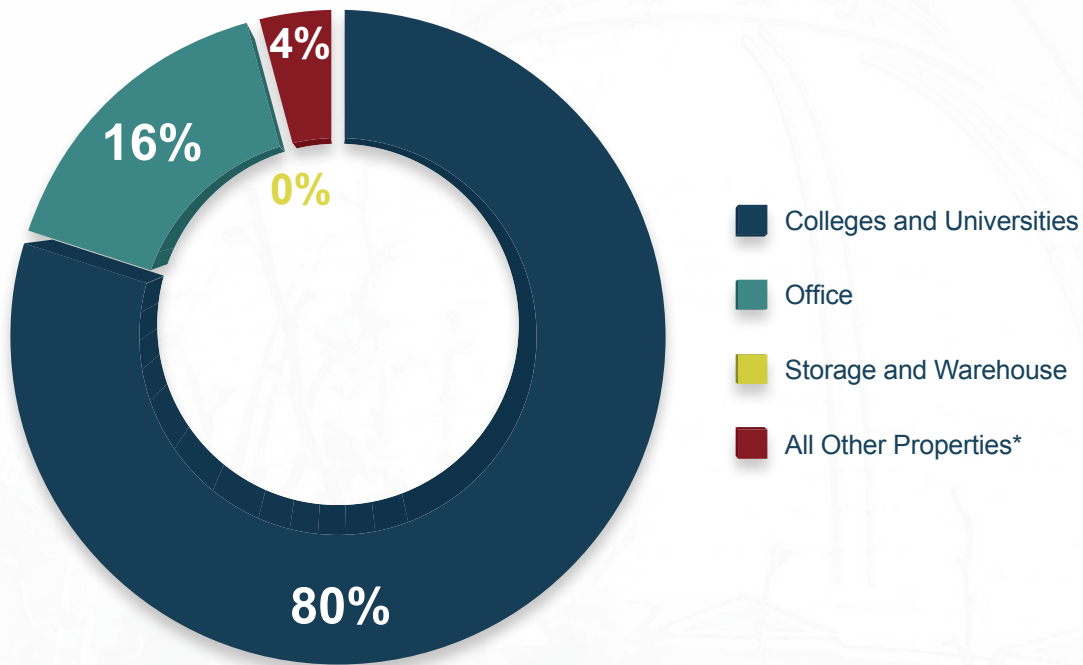
* All Other Properties includes, but is not limited to, building types defined in Appendix A.

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – OKLAHOMA CITY



* All Other Properties includes, but is not limited to, building types defined in Appendix A.

PREDOMINANT USE OF BUILDINGS AND STRUCTURES OWNED PROPERTIES – TULSA



* All Other Properties includes, but is not limited to, building types defined in Appendix A.

HIGHLIGHTED PROPERTIES

To provide a glimpse of the unique and diverse properties owned by the State of Oklahoma, OMES has selected five properties from the 2016 Real Property Inventory List to highlight in the 2016 Annual Real Property Asset Report. The selected properties are not representative of the entire property inventory owned by the state. Instead, they were selected as examples of buildings used by the state, demonstrating diversity and historical value.

These properties illustrate the challenges facing the state in making asset management determinations. Historical value must be balanced with economic concerns. ABCs have faced many challenges in maintaining properties they own. Budgetary constraints have at times forced ABCs to decide between investing money in maintenance of owned structures and allocating the funds to support the ABCs missions. The properties highlighted in this year's report demonstrate the excellence some agencies have achieved in meeting these challenges through diligence and a strategic and integrated approach to capital asset management.



Oklahoma State Governor's Mansion

CARNEGIE LIBRARY



The Carnegie Library, located at 402 E. Oklahoma Ave. in Guthrie, OK, was constructed in 1901-1903 and consists of approximately 5,000 sq. ft. Guthrie's Carnegie Library was the second Carnegie Library built in Oklahoma, and it is the oldest still standing.

Until 1907, Guthrie was the capital of Oklahoma Territory, and then served as state capital from 1907-1910. The Guthrie Carnegie Library came about as a result of the work of the Federated Women's Club of Guthrie, who approached Andrew Carnegie for a grant to fund the construction of the library.

Andrew Carnegie was a wealthy steel manufacturer in the late 1890s. He donated over \$56,000,000 to build 2,811 libraries worldwide, 25 in Oklahoma. The building's style is Second Renaissance Revival, and the total construction cost was approximately \$25,000. Carnegie did not like many of the library's features, such as the dome, fireplace and the meeting room for community civic groups. He believed that the space and money used for such extras would be better spent for books and shelves.

Charles N. Haskell, the first state governor, took the oath of office on the steps of the Carnegie Library on Nov. 16, 1907. Today the library is part of the Oklahoma Historical Society's Oklahoma Territorial Museum.

(Information provided by the Oklahoma Historical Society.)



J.D. McCARTY CENTER



The J.D. McCarty Center for Children with Developmental Disabilities was created to provide treatment, training, habilitation, rehabilitation and care to children afflicted with cerebral palsy. The J.D. McCarty Center was founded in 1946 by a veterans group called the 40 et 8 of Oklahoma, an honor society within the American Legion. J.D. McCarty, a member of the 40 et 8 and a member of the Oklahoma House of Representatives, used his influence to pass a bill to create a state agency.

Today, the J.D. McCarty Center is a children's rehabilitation hospital that treats children (from birth to 21) with developmental disabilities. Doctors and specialists focus on getting a child to his/her highest level of functionality and independence. In October 2004, the J.D. McCarty Center moved into a new, \$15 million, custom-built, state-of-the-art pediatric rehabilitation hospital facility. Located on an 80-acre campus on the east side of Norman at 2002 E. Robinson St., the center provides approximately 36 beds. The J.D. McCarty Center campus is comprised of an office building, a clinic, a 250-seat amphitheater, six group homes, a school building, a security building, a storage building, two camp cabins, a rehabilitation pool and a camp activity building. The structures on the property total 115,217 sq. ft.

(Information provided by the J.D. McCarty Center.)



OKLAHOMA SCHOOL FOR THE DEAF

The Oklahoma School for the Deaf, located in Sulphur, OK, provides residential, early intervention and outreach services at no charge to students who are deaf and hard of hearing. The school consists of 11 buildings and 60 acres. The first classes were held at the school in 1908, and building construction in the present location began in 1912.

The Sulphur Oklahoma School for the Deaf is a special state-supported school established by Article 13, Section 2 of the Oklahoma State Constitution to provide specialized and intensive services that focus on the unique learning needs of students who are deaf and hard of hearing. The school serves children ages 2-18, and its mission is to ensure that every student is equipped for life-long learning, responsible citizenship and productive employment in an ever-changing society.



(Information provided by the Department of Rehabilitation Services.)



TUCKER TOWER AT LAKE MURRAY

Tucker Tower, owned by the Department of Tourism and Recreation, is a beautiful tourist attraction situated off Lake Murray at the Lake Murray State Park. Tucker Tower is the most identifiable structure within any of Oklahoma’s state parks. The tower provides a view from 65 feet above the surface of Lake Murray.

Tucker Tower was designed and primarily built by the Works Progress Administration (WPA) during the 1930’s. It was completed in 1935. The structure was remodeled in 2013 using proceeds raised by the state park’s oil and gas trust fund, and it now includes a 4,000 sq. ft. addition of a nature center that sits at the base of the steps providing access to Tucker Tower.



It is believed that the initial plan was for Tucker Tower to serve as a retreat for Oklahoma governors. However, it never served that purpose and instead has been a geological museum and most recently a nature center for Lake Murray State Park. Tucker Tower is named for WWI vet Fred Tucker, who was a state senator during the time that Lake Murray was being constructed.



(Information provided by the Oklahoma Tourism & Recreation Department.)

Photo credits

Top picture: James Pratt, Oklahoma Tourism and Recreation Department.

Bottom picture: Oklahoma Tourism & Recreation Department.

UNIVERSITY OF CENTRAL OKLAHOMA – OLD NORTH



Old North at the University of Central Oklahoma is one of the oldest structures in the state. Old North contains approximately 18,000 sq. ft. of space. Plans for its construction began soon after the University of Central Oklahoma, as we know it today, was created by an act of the Oklahoma Territorial Legislature on Dec. 24, 1890. Originally named the Territorial Normal School, the university was created as one of the four institutions of higher education that was to be “immediately established as accepted by and funded through” host communities and the Territorial Legislature. Construction on Old North began in 1891, and was occupied on Dec. 24, 1892. Classes began on Jan. 2, 1893, in what was the first building constructed for the sole purpose of higher education in the Oklahoma Territory. Since then, Old North has stood as a symbol for the continuing desire of the State of Oklahoma to provide educational opportunities to its citizens. Old North was constructed as two buildings with a rectangular brick hip roof structure made of locally fabricated brick. Almost immediately, it grew and became a larger building with two wings and a clock tower that surrounded the existing occupied building. The new elements were covered with local sandstone from the farm of LB Potts in a manner similar to downtown Guthrie. All wood and materials were likely delivered by train as it made its way south from Kansas, stopping at the Edmond Water Tower to refill the stream locomotive engines. Upon opening, Old North contained classrooms and the president’s office. Early in its life, it served as the university’s first indoor recreation area, the first library, and, in 1918, spaces were converted for use as a dormitory for the Military Cadet Training program. As the university grew, teaching and clinical labs were added, as well as pre-school programs and

speech, hearing and audiology testing rooms. In 1971, Old North was recognized and placed on the National Register of Historic Places, not so much as a sacred and well-designed building, but as an integral part of the history of higher education in both the Oklahoma Territory and later within the State of Oklahoma.

Old North closed in 2001 due to structural issues and has been awaiting its reawakening ever since. After years of fundraising and renovations, Old North will finally reopen in January 2017 in the year of its 125th birthday. It will once again contain classrooms, the president's office, numerous faculty offices, and teaching and clinical labs for the Department of Psychology. In addition, a new entry for the west side of campus was completed in Fall 2016. When finished, Old North will once again welcome those seeking to transform their lives through education.

(Information provided by the University of Central Oklahoma.)



AGENCY PROFILES

The Agency Profiles table contains information on all of the buildings and structures owned or leased by the State of Oklahoma. The agencies are listed in alphabetical order; the buildings and structures are sorted to indicate if they are owned or leased. Square footage is given when it was provided by the reporting ABC. Additionally, totals are provided for each agency. More detailed information can be found in the 2016 Real Property Inventory List.

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Abstractors Board			928	1	928	1
Accountancy Board			4,316	2	4,316	2
Accrediting Agency			1,464	1	1,464	1
Aeronautics Commission			3,287	2	3,287	2
Agriculture, Food and Forestry	63,084	8	172,767	42	235,851	50
Agriculture Mediation Board			1,500	1	1,500	1
Alcoholic Beverage Licensing and Law Enforcement			15,900	4	15,900	4
Architects Board			1,230	1	1,230	1
Arts Council			14,787	3	14,787	3
Attorney General			93,317	4	93,317	4
Auditor and Inspector			26,475	6	26,475	6

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Banking Department			10,037	2	10,037	2
Boll Weevil Eradication				1		1
Bond Advisor			718	1	718	1
Bureau of Investigation	163,421	7	19,132.36	32	182,553.36	39
Cameron University	1,286,685	53		1	1,286,685	54
Career and Technology Education Department	51,000	1	473.51	2	51,473.51	3
Carl Albert State College	379,838	27	14,712	3	394,550	30
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			875	1	875	1
Commerce Department	39,750	2	2,923	3	42,673	5
Commissioners of the Land Office	321,307	7			321,307	7
CompSource	196,000	2			196,000	2
Connors State College	335,161	44	10,400	1	345,561	45
Conservation Commission			12,929	3	12,929	3

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Construction Industries Board			9,272	1	9,272	1
Consumer Credit			5,799	1	5,799	1
Corporation Commission	3,492	2	128,179	6	131,671	8
Corrections Department	5,927,735	1,013	173,658.75	65	6,101,393.75	1,078
Cosmetology Board			3,448	1	3,448	1
Court of Appeals (Oklahoma Judicial Branch)			14,048	1	14,048	1
Dentistry Board			1,384	2	1,384	2
Disability Concerns			1,379	1	1,379	1
District Attorneys Council			10,001	2	10,001	2
East Central University	1,039,078	39			1,039,078	39
Eastern Oklahoma State College	410,833	26			410,833	26
Education Department			101,171	1	101,171	1
Educational Quality and Accountability			2,792	1	2,792	1
Election Board			11,764	2	11,764	2
Emergency Management			31,459	5	31,459	5

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Employment Security Commission			294,152	45	294,152	45
Environmental Quality Department	473,405	2	14,593	22	487,998	24
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 and Retirement			2,829	1	2,829	1
Funeral Board			950	1	950	1
*Governor's Office			33,951	2	33,951	2
**Grand River Dam Authority	1,618,612	101	2,316	1	1,620,928	102
Health Care Authority			154,085	1	154,085	1
Health Department	602,823	3	154,224	5	757,047	8
Historical Society	636,754	184	4,946	1	641,700	185
Horse Racing Commission			7,283	7	7,283	7
House of Representatives			164,445	1	164,445	1
Housing Finance Agency	41,061	2			41,061	2

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Human Services Department	1,362,561.20	70	1,303,869	98	2,666,430.20	168
Indigent Defense			34,389	8	34,389	8
Industrial Finance Authority	17,800	1	2,000	1	19,800	2
Insurance Department			34,725	2	34,725	2
Interstate Oil Compact Commission			2,209	1	2,209	1
J.D. McCarty Center	115,217	13			115,217	13
J.M. Davis Memorial Commission	40,000	1			40,000	1
Judicial Complaints Council			900	2	900	2
Juvenile Affairs	216,969	3	117,909	68	334,878	71
Labor Department			16,038	1	16,038	1
Langston University	2,137,373	54			2,137,373	54
Law Enforcement Education And Training Council	295,038	4			295,038	4
Law Enforcement Retirement System	76,704	1			76,704	1
Legislative Service Bureau			8,494	1	8,494	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Libraries Department	22,000	1	110,750	2	132,750	3
Licensed Social Workers Board			725	1	725	1
Lieutenant Governor's Office			5,446	1	5,446	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
Medical Licensure and Supervision Board			12,176	2	12,176	2
Medicolegal Investigations Board	27,850	2			27,850	2
Mental Health and Substance Abuse Services Department	1,683,758	83	129,357	22	1,813,115	105
Merit Protection Commission			3,039	2	3,039	2
Midwestern Oklahoma Development Authority	232,077	209			232,077	209
Military Department	1,577,986.69	43	88,633	4	1,666,619.69	47
Mines Department			8,362	2	8,362	2

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Motor Vehicle Commission			1,203	1	1,203	1
Multiple Injury Trust Fund			2,448	1	2,448	1
Murray State College	451,890	53			451,890	53
Narcotics and Dangerous Drugs Control Bureau	31,134	2	24,375	7	55,509	9
Native American Cultural and Educational Authority	147,996	5			147,996	5
Northeastern Oklahoma A&M College	658,416	50			658,416	50
Northeastern State University	2,222,762	81	5,498	3	2,228,260	84
Northern Oklahoma College	864,423	87	41,999	3	906,422	90
Northwestern Oklahoma State University	813,688	38	36,127	6	849,815	44
Nursing Board			9,603	1	9,603	1
Oklahoma City Community College	955,092	19	31,566	2	986,658	21
Oklahoma Educational Television Authority	37,437	8	257	1	37,694	9
Oklahoma Municipal Power Authority	21,500	19	51,650	8	73,150	27

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Oklahoma Panhandle State University	1,002,195	57			1,002,195	57
OMES	2,848,470	95	222,168	15	3,070,638	110
Optometry Board			501	1	501	1
Osteopathic Examiners Board			1,498	2	1,498	2
OSU-Agriculture Research Station	357,771	172			357,771	172
OSU-Center for Health Sciences	325,608	11	30,268	11	355,876	22
OSU-County Extension Division				85		85
OSU-Institute of Technology Okmulgee	1,062,153	67	23,748	1	1,085,901	68
OSU-OKC	595,075	24			595,075	24
OSU-Stillwater	12,254,168.17	690	67,191	14	12,321,359.17	704
OSU-Tulsa	354,618	4	190,063	3	544,681	7
Pardon and Parole Board			2,375	1	2,375	1
Pharmacy Board			8,440	1	8,440	1
Physician Manpower Training Commission			1,768	1	1,768	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Police Pension and Retirement System	36,557	1			36,557	1
Private Vocational Schools Board			1,325	4	1,325	4
Professional Engineers and Land Surveyors	9,060	1			9,060	1
Psychologists Examiners			501	1	501	1
Public Employees Retirement System			14,399	1	14,399	1
Public Safety Department	230,721	46	210,105	150	440,826	196
Quartz Mountain Arts and Conference Center and Nature Park	161,333	58			161,333	58
Real Estate Commission			8,239	1	8,239	1
Redlands Community College	699,965	89			699,965	89
Regents for Higher Education			68,463	2	68,463	2
Regional University System			3,078	2	3,078	2
Rehabilitation Services	501,864	22	228,964	42	730,828	64
Rogers State University	1,028,582	39			1,028,582	39
Rose State College	614,386	26	92,811	7	707,197	33

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Scenic Rivers Commission	1,548	1			1,548	1
School of Science and Mathematics	215,658	5			215,658	5
Secretary of State			14,448	2	14,448	2
Securities Commission			12,098	2	12,098	2
Seminole State College	369,640	18	14,024	2	383,664	20
Senate			135,941	2	135,941	2
Southeastern Oklahoma State University	1,008,256	60			1,008,256	60
Southwestern Oklahoma State University	1,318,865	72			1,318,865	72
Space Industry Development Authority	332,517	51			332,517	51
Speech-Language Pathology and Audiology			460	1	460	1
Student Loan Authority			24,672	1	24,672	1
Supreme Court (Oklahoma Judicial Branch)	145,950	1	55,932	5	201,882	6
Tax Commission			250,554	7	250,554	7
Teachers Retirement System			18,412	1	18,412	1

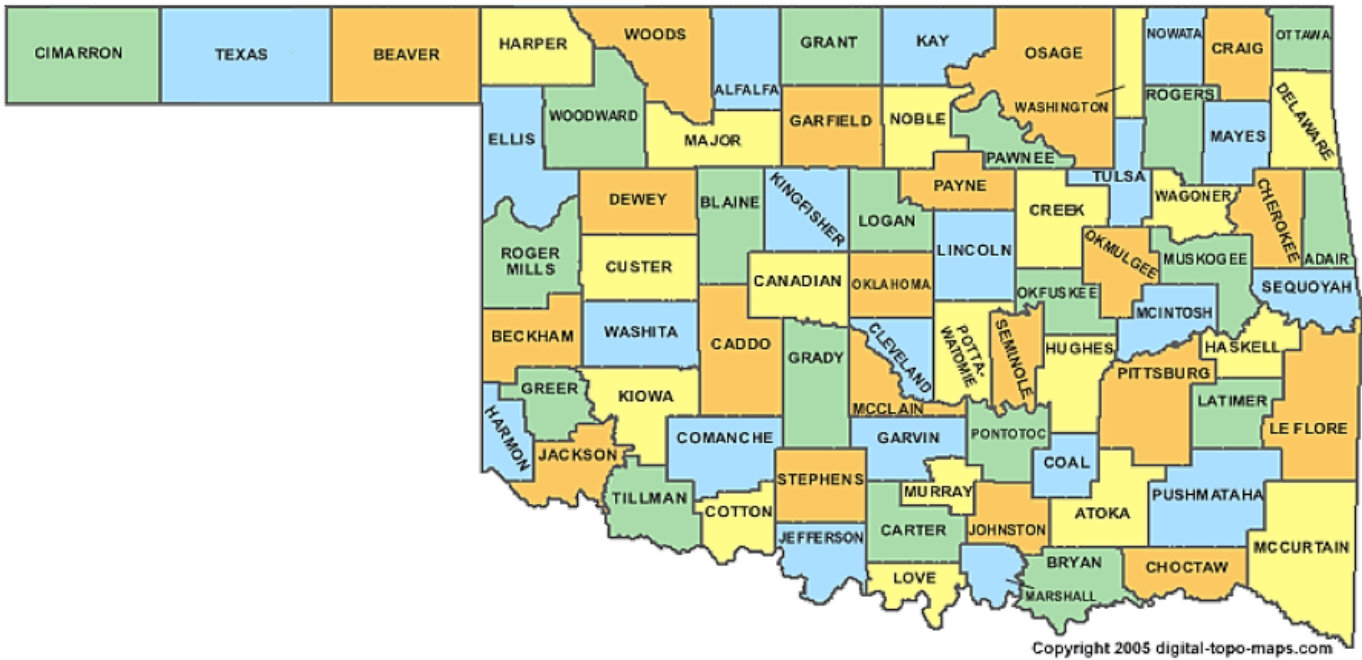
Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Tobacco Settlement Trust			6,099	1	6,099	1
Tourism and Recreation Department	1,567,207	1,832	40,869	4	1,608,076	1,836
Transportation Department	1,822,492	718	311,294	46	2,133,786	764
Treasurer's Office			12,840	2	12,840	2
Tulsa Community College	1,567,786	33	19,424	2	1,587,210	35
Turnpike Authority	640,426	315	15,564	2	655,990	317
Uniform Building Code Commission			627	1	627	1
University Center at Ponca City				1		1
University Center of Southern Oklahoma			43,500	3	43,500	3
University Hospitals Authority	3,253,691	16			3,253,691	16
University of Central Oklahoma	1,895,247	65	121,767	10	2,017,014	75
University of Oklahoma	11,184,377	321	172,910	45	11,357,287	366
University of Oklahoma Health Sciences Center	4,725,481	73			4,725,481	73
University of Oklahoma-Law Center	12,735	1			12,735	1

Agency Name	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
University of Science and Arts	595,459	28			595,459	28
Used Motor Vehicle and Parts Commission			2,947	1	2,947	1
Veterans Affairs	1,287,227	51			1,287,227	51
Veterinary Medical Examiners Board			1194	1	1194	1
Water Resources Board			42,621	4	42,621	4
Western Oklahoma State College	363,889	27	5,721	2	369,610	29
Wheat Commission	3,500	1			3,500	1
Wildlife Conservation Department	474,053	230	3,000	1	477,053	231
Will Rogers Memorial Commission	41,773	9			41,773	9
Workers Compensation Commission			29,068	4	29,068	4
Workers Compensation Court (Oklahoma Judicial Branch)			43,237	2	43,237	2
Totals	82,510,014.06	7,700	6,437,105.62	1,054	88,947,119.68	8,754

* Governor's Office includes offices in Oklahoma City and the governor's residence.

** Grand River Dam Authority data was compiled by OMES from County Assessor Data and is not verified by the Grand River Dam Authority.

OKLAHOMA COUNTIES



The link below opens the ok.gov website which allows the user to view an interactive map and or details for each property.

http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/State_of_Oklahoma_Real_Property_Assets.html

COUNTY PROFILES

The County Profiles table provides a view of all of the buildings and structures owned or leased by the State of Oklahoma sorted alphabetically by county. Because insufficient location data was provided on some property locations, buildings or structures may appear in the Agency Profiles that do not appear in the County Profiles.

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Adair	6,268	7	12,222	4	18,490	11
Alfalfa**	339,432	115	3,650	3	343,082	118
Atoka**	628,478	171	9,554	6	638,032	177
Beaver	23,275	10	3,204	7	26,479	17
Beckham*, **	99,594	31	13,195	7	112,789	38
Blaine***	85,588.8	83	727	6	86,315.8	89
Bryan*	1,106,551.35	94	26,694	10	1,133,245.35	104
Caddo***	150,182	120	27,351	8	177,533	128
Canadian*, **	1,002,574.7	137	13,023	11	1,015,597.7	148
Carter***	445,630	248	93,584	18	539,214	266
Cherokee*, ***	2,028,932.6	219	22,607	17	2,051,539.6	236
Choctaw	50,386	35	4,603	7	54,989	42
Cimarron	33,605	32	903	4	34,508	36
Cleveland*, **, ***	13,599,165	557	219,452.36	45	13,818,617.36	602
Coal	5,660	4	4,180	3	9,840	7
Comanche*, **	1,606,995	100	71,430	21	1,678,425	121
Cotton	42,668.7	18	174	3	42,842.7	21
Craig**	973,876	112	12,169	10	986,045	122
Creek	61,654.7	32	12,568	11	74,222.7	43
Custer*	1,591,652	151	27,398	15	1,619,050	166
Delaware	92,218.1	86	7,415	11	99,633.1	97
Dewey	12,176	11	3,688	2	15,864	13
Ellis	33,080	18	1,134	3	34,214	21
Garfield*	974,639.4	86	30,970	18	1,005,609.4	104
Garvin	389,346.6	41	25,704	5	415,050.6	46
Grady*	677,172	70	29,885	10	707,057	80
Grant	8,292	8	912	3	9,204	11

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Greer**	572,033.2	159	3,148	5	575,181.2	164
Harmon	7,960	6	0	1	7,960	7
Harper	96,400	15		1	96,400	16
Haskell	9,576	7	9,911	5	19,487	12
Hughes	44,347.77	16	11,967	6	56,314.77	22
Jackson*	501,108.7	58	8,970	8	510,078.7	66
Jefferson	17,706	7		2	17,706	9
Johnston*	450,666	68	9,513	5	460,179	73
Kay*	592,061	88	84,781	15	676,842	103
Kingfisher	44,302	21	8,548	9	52,850	30
Kiowa	32,151	47	30,407	6	62,558	53
Latimer*,***	647,729	176	22,856	8	670,585	184
Le Flore*,**,***	683,347	206	50,886	19	734,233	225
Lincoln	108,956	35	1,907.25	8	110,863.25	43
Logan*	2,156,881	73	2,485	6	2,159,366	79
Love	63,050	64	1,440	4	64,490	68
Major	14,895	10	4,906	5	19,801	15
Marshall***	125,175	63	10,535	7	135,710	70
Mayes	1,750,340.6	83	35,927	8	1,786,267.6	91
McClain	37,094	31	23,654	14	60,748	45
McCurtain*,***	334,479	191	97,920	25	432,399	216
McIntosh***	126,771	88	10,240	8	137,011	96
Murray	408,047	39	7,059	7	415,106	46
Muskogee*,**,***	1,373,770.56	278	93,359	16	1,467,129.56	294
Noble	128,930	40	5,545	5	134,475	45
Nowata	10,738	10	5,338	3	16,076	13
Okfuskee**	439,529	57	7,588	5	447,117	62
Oklahoma*,**	17,613,090.8	452	3,824,689.51	263	21,437,780.31	715
Okmulgee	1,104,938	81	25,552	14	1,130,490	95
Osage**,***	461,040	126	4,235	8	465,275	134
Ottawa*	734,248	114	5,989	8	740,237	122
Pawnee	68,544	34	1,023	5	69,567	39
Payne*	12,302,359.17	730	136,050	26	12,438,409.17	756
Pittsburg*,**,***	1,256,295	202	85,040	18	1,341,335	220

County	Owned Buildings and Structures		Leased Buildings and Structures		Total Buildings and Structures	
	Total Square Footage	Number of Buildings	Total Square Footage	Number of Buildings	Square Footage	Number of Buildings
Pontotoc*	1,455,433	56	19,933	14	1,475,366	70
Pottawatomie**	407,654	35	45,875	11	453,529	46
Pushmataha	139,497	51	18,651	10	158,148	61
Roger Mills	27,330	13	100	3	27,430	16
Rogers*	1,160,215	71	42,572.5	11	1,202,787.5	82
Seminole*	423,734.1	33	17,254	6	440,988.1	39
Sequoyah*,***	157,037	117	27,563	10	184,600	127
Stephens	120,571	17	29,903	15	150,474	32
Texas*	1,042,946	78	15,495	10	1,058,441	88
Tillman	89,020	13	5,290	6	94,310	19
Tulsa*	3,961,546.3	193	757,135	63	4,718,681.3	256
Wagoner*	745,979.91	96	3,487	7	749,466.91	103
Washington*	249,921	23	9,074	7	258,995	30
Washita	583,540	278	23,786	6	607,326	284
Woods*,**	852,505	93	35,565	15	888,070	108
Woodward**,***	642,911	191	71,406	19	714,317	210
Totals	82,447,492.06	7,629	6,432,954.62	1,034	88,880,446.68	8,663

Counties that contain college campuses, correctional facilities and state parks with 40,000 square feet or more are designated as shown 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 Underutilized Property Report includes all underutilized properties owned by the State of Oklahoma as reported to OMES. Underutilized properties are defined as buildings, facilities and land that were reported as being utilized at 50 percent or less of capacity.

The underutilized properties were given an estimated monetary value based upon the appraised or 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 of the State of Oklahoma to divest itself of the underutilized property.

The 5 percent most underutilized properties were then determined based upon estimated value. The 5 percent of the properties with the lowest level of utilization and the highest estimated value appear on the Report of 5 Percent Most Underutilized Properties.

[Report of Underutilized Properties](#)

[Print Version \(21 pp.\)](#)

REPORT OF 5 PERCENT MOST UNDERUTILIZED PROPERTIES

The Report of 5 Percent Most Underutilized Properties contains the properties that were determined to be the “most underutilized” of all reported underutilized state properties. Determinations on level of utilization were based solely on information provided by the ABCs. An estimated value was assigned to each property, and the 5 percent of the properties with the lowest level of utilization and the highest value were designated as the 5 percent most underutilized properties. These properties are listed on the Report of 5 Percent Most Underutilized Properties. A report of the 5 percent most underutilized properties was part of the legislative mandate that enabled creation of the comprehensive property listing.

[Report of 5 Percent Most Underutilized Properties](#)

[Print Version \(1 pp.\)](#)

INVENTORY LISTS

REAL PROPERTY

The Real Property Inventory List is a comprehensive listing of all properties owned by the State of Oklahoma as reported to OMES. 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.

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

[Print Version \(820 pp.\)](#)

RIGHTS-OF-WAY

The Rights-of-Way Lists contain information on rights-of-way from the Department of Transportation and Turnpike Authority. Right-of-way is defined in Appendix A.

Department of Transportation

The Oklahoma Department of Transportation maintains approximately 12,260 miles of state and interstate highways. The widths of highway rights-of-way vary depending on the highway's functional classification and other factors. Variation of right-of-way widths is dependent upon several characteristics such as drainage, topography, geometrics and utilities. Correspondingly, right-of-way widths vary anywhere from approximately 80 feet to 300 plus feet based on the necessity at any given location.

[Department of Transportation Rights-of-Way Inventory List](#)

[Print Version \(333 pp.\)](#)

Turnpike Authority

The Turnpike Authority is authorized to construct, maintain, repair and operate turnpike projects at locations authorized by the Legislature of the State of Oklahoma and approved by the Department of Transportation. The Turnpike Authority has provided the following Rights-of-Way and Easement data for all 10 Oklahoma turnpikes.

[Turnpike Authority Rights-of-Way Inventory List](#)

[Print Version \(56 pp.\)](#)

MINERAL INTERESTS

The Mineral Interest List is a historical listing of oil and gas leases under the authority of the Office of Management and Enterprise Services. Mineral interest is defined in Appendix A.

[OMES Mineral Interest Inventory List](#)

[Print Version \(37 pp.\)](#)

PERSONAL PROPERTY

The Personal Property List contains information on all personal property owned by the State of Oklahoma as reported to OMES. Personal property is defined in Appendix A.

[State of Oklahoma Personal Property Inventory List](#)

[Print Version Part 1 \(1,087 pp.\)](#)

[Print Version Part 2 \(1,088 pp.\)](#)

[Print Version Part 3 \(1,088 pp.\)](#)

[Print Version Part 4 \(1,256 pp.\)](#)

DEFINITIONS

ABC: any state agency, board, commission or public trust having the State of Oklahoma as a beneficiary (ABC).

Appraisal: the practice of developing and reporting an opinion of the value of real property in conformance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of Appraisal Foundation.

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

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.

Historic property: property with sufficient age and significance to be considered historic. Significance can be achieved by direct association with individuals, events or activities, by embodying distinctive architectural styles or characteristics, or by having the potential to yield information.

Lot: a small tract or parcel of land or real estate that has an owner or is divided by a public entity for the purpose of sale; historically used for smaller portions of land.

Mineral interest: the ownership of any minerals, mines, quarries, mineral springs, or overriding royalty interest, and productions payments with respect to oil and gas leases.

National Register of Historic Places: official list of the nation's historic places worthy of preservation. The list is a catalogue of the buildings, sites, structures, districts and objects with historic significance.

National Trust for Historic Preservation: a privately funded nonprofit organization that works to save America's historic places.

Parcel: a defined piece of real estate, usually resulting from the division of a large area of land; any area of land contained within a single description.

Personal property: the current inventory of tangible assets owned by state boards, commissions, institutions, agencies, and the institutions comprising the Oklahoma state system of higher education and the University Hospitals Authority including machinery, implements, tools, furniture and 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.

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

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.

Rights-of-way: lands for use for railway or highway; rights-of-way can be comprised of fee ownership, perpetual easements, utility easements, channel easements, drainage easements, dedication deeds and, in some cases, limited term easements.

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

Tract: a defined area of land; a specific area of land.

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.

DEFINITIONS OF BUILDING TYPES

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

Boat Storage: a boat slip or dry dock storage.

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.

Hangar: a structure used for housing aircraft.

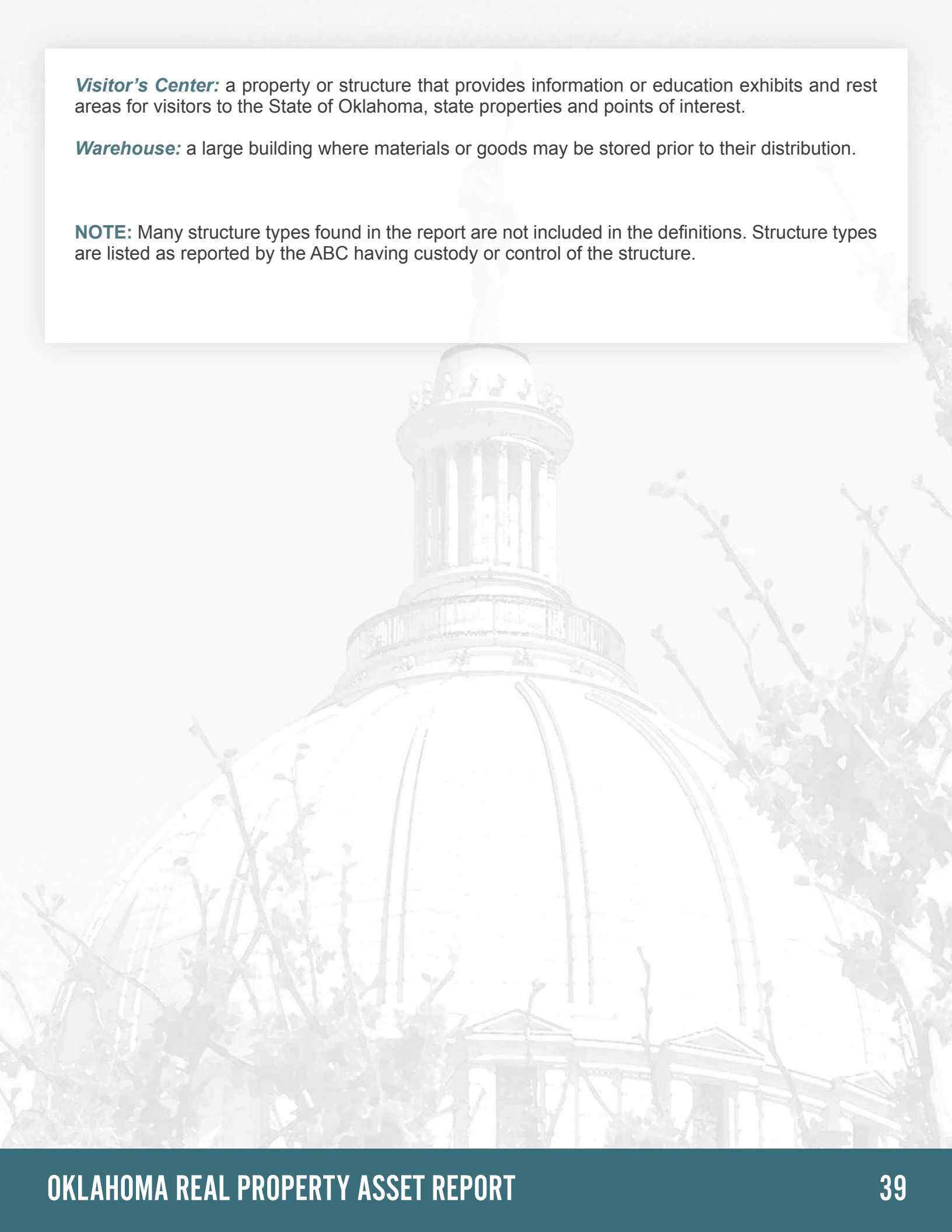
Laboratory: part of a building, or other place, equipped to conduct scientific experiments, tests, investigations, etc.

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

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

School: an institution or place for instruction or education.

Storage: a structure in which things are stored.



Visitor's Center: a property or structure that provides information or education exhibits and rest areas for visitors to the State of Oklahoma, state properties and points of interest.

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

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.

UNDERUTILIZED METHODOLOGY

In order to give full consideration to all underutilized properties, regardless of the ability of the State of Oklahoma to quickly divest itself of the property, OMES has altered the method of identifying the 5 percent most underutilized properties.

Report of Underutilized Property

The Underutilized Property Report contains all properties and land self-reported by agencies as being utilized at 50 percent or less of capacity.

Report of 5 Percent Most Underutilized Properties

To achieve the 5 percent most underutilized property, OMES sorts all of the underutilized properties by level utilization, with the lowest level of utilization first. OMES estimates the fair market value and the local tax revenue for each property. The properties with the lowest level of utilization are sorted by the estimated value, with the highest value first. OMES determines the 5 percent most underutilized properties by identifying the 5 percent of the underutilized properties with the lowest utilization and the greatest value.