

Cleveland County, OK

Cleveland County Office Building

201 South Jones
Norman, OK 73069
Suite 200

8:04:28 AM

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COUNTY CLERK
NORMAN, OK

Printed on 7/7/2026
Pamela Howlett,
County Clerk, Cleveland County



Pam Howlett

Equalization Board

Special Meeting Agenda

Friday, July 10, 2026
10:00 AM

Chuck R. Thompson - Chairman
Josh Edge - Vice-Chairman
John Wullich - Member

<https://www.clevelandcountyyok.com/>

Pam Howlett, County Clerk

Meeting Called to Order**Roll Call**

Notice of the meeting was properly posted on July 2, 2026.

For purposes of this agenda "Action" means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Approval of Minutes

1. Discussion and possible action to approve the minutes of the Equalization Board meeting held on June 18, 2026.

[2026-06-18 Minutes BOE](#)

Public Comment: Comments from the public will be allowed on any item listed on the agenda. Public comments will be accepted on a first come, first serve basis and are limited to two (2) minutes per person, for a total of ten (10) minutes. Individuals who wish to participate in the public comment portion of the meeting should complete a "Request to Speak" form at the beginning of the meeting and specify the agenda item they want to discuss.

Items of Business

2. Discussion and possible action regarding the following Formal Appeal Submitted by Agent Jay W. Dobson and Brittany N. Dowd:
 - a. Owner's Name: Ulan Family Limited Partnership LLP et al
Protested Property Address: 100 12th AVE NE, Norman, OK 73071
Legal Description: EASTPARK CROSSING 1 LT 1 BLK 1
Acct. Type: Commercial
Account # 96402
3. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson and Brittany N. Dowd.
 - a. Owners name: Ben Elyakim 613 LLC
Address: 615 W Main Street, Norman, OK 73069
Legal Description: BIRCHUM ADD PRT LOTS 1 24 BLK 6
AND PRT SW/3 30 9 2W DES
AS BEG 790' W SE/C N246' W75.26' S246'
E75.26' POB AND LESS BEG
Acct. Type: Commercial
Account #25535

4. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson:
 - a. Owner's Name: 2529 W Main, LLC
Address: 2539 W Main Street, Norman, OK 73069
Legal Description: 26-9-3W 1.231 AC PRT SE/4
BEG 81.26' W 90' N SE/C W/2 SE/4 NWLY C/L
(R=92') 28.79' NLY 139.87' E65.03' N117.80'
E150' S285' W208.26' POB
Acct. Type: Commercial
Account #23500
5. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson.
 - a. Owner's Name: SLR Norman Tecumseh, LLC
Address: 2576 W. Tecumseh Road, Norman, OK 73069
Legal Description: SHOPS AT TECUMSEH LT 2 BLK 1
Acct. Type: Commercial
Account #176228
6. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson.
 - a. Owner's Name: WAL-MART REAL ESTATE BUSINESS TRUST
Address: 2900 SW 134TH ST, Oklahoma City, OK 73170
Legal Description: 24-10-4W 6.28 AC PRT NE/4 BEG 660.79'
W & 50' S NE/C NE/4 E49.79' S220' E160' N220' E375.93'
S 45D E35.33' S485' W610' N509.14' POB
Acct. Type: Commercial
Account #185712
7. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson.
 - a. Owner's Name: WAL-MART REAL ESTATE BUSINESS TRUST
Address: 13503 S SANTA FE AVE, Oklahoma City, OK 73139
Legal Description: 21-10-3W 7.30 AC PRT NE/4 BEG 94.99' S
NE/C NE/4 S626.20' W454.19' N143.10' W18.09'
N344.21' W59.56' N177.29' EASTERLY (R=21435.92')
CB N 88D E465.16' S 37D E56.17' E33' POB
Acct. Type: Commercial
Account #: 185962

Board Member Statements and Announcements

Unfinished Business

8. Discussion and possible action on the following Letter of Protest:
Agent: Daniel Rachiele, Wayfinder Tax Relief, LLC
Owner's Name: OK Villas At Countryside LLC
Address: 9501 S I35 Service Road
Legal Description: 3-10-3W 18.5614AC PRT S/2 SE/4 BEG 382.5' E & 354.99' N
SW/C N395.24' E2004.15' S291.35' S 03D E36.49' S45D W32.96'
E25.01' S03D E39.85' S20.26' W495.46' C/R (R=826.61') CB N 84D W154.96')
C/L (R=766.61')CB N 84D W143.93' W150.31' C/L (R=355.45')CB
S 79D W136.62' C/R (R=415.45') CB S 79D W159.68' W129.86' C/R
(R=798.63')CB N 84D W155.36' C/L (R=738.63') CB N 84D W143.69' W351.86' POB
Acct. Type: Commercial
Account #: 53912
9. Discussion and possible action on the following Letter of Protest:
Keith Harrison
Owners Name: James K & Marva L Harrison
Address: 4004 Kent Street, Norman OK
Legal Description: Berkeley Addition 3 Lot 8 Blk 6
Acct. Type: Residential
Account #25209

Adjourn

Cleveland County, OK

Cleveland County Office Building

*201 South Jones
Norman, OK 73069
Suite 200*



Equalization Board

Meeting Minutes

**Thursday, June 18, 2026
10:00 AM**

*Chuck R. Thompson - Chairman
Josh Edge - Vice-Chairman
John Wullich - Member*

<https://www.clevelandcount yok.com/>

Meeting Called to Order**Roll Call**

Present	Chuck Thompson, and Josh Edge
Absent	John Wullich

Notice of the meeting was properly posted on June 15, 2026.

For purposes of this agenda “Action” means any of the following: amending, approving, approving as amended, deferring, denying, giving instructions to staff, making a recommendation to another public body, receiving documents or presentations, referring to committee, reconsidering, re-opening, returning, striking or postponing the item.

Approval of Minutes

1. Discussion and Possible Action regarding the minutes of the special meeting held on June 11, 2026.

[2026-06-11 Minutes BOE](#)

A motion was made by Edge, seconded by Thompson, to approve the minutes. The motion carried by the following vote:

Aye: 2 - Thompson, and Edge

Public Comment: No comments were made from the public during this meeting.

Items of Business

2. Discussion and Possible action on the following Letters of Protests:
 - a. Owner's Name: Aaron Llewelyn - Teleconference Call
Address: 12616 Beryl Lane
Legal Description: Rockport 3 Lot 17 Block 11
Account Type: Residential
Account #: 172555
A motion was made by Edge, seconded by Thompson, to retain the current assessed value.
The motion carried by the following vote:
Aye: 2 - Thompson, and Edge
 - b. Owner's Name: Cheng Lu
Address: 3813 Elie Street, Norman, OK 73072
Legal Description: Cascade Estates Sec 5 Lot 11 Block 3
Account Type: Residential
Account #: 115910

A motion was made by Edge, seconded by Thompson, to retain the current assessed value. The motion carried by the following vote:

Aye: 2 - Thompson, and Edge

Unfinished Business:

3. Discussion was had on the following Letters of Protests:

Owner's Name: OK Villas At Countryside LLC

Address: : 9501 S I35 Service Road

Legal Description: 3-10-3W 18.5614AC PRT S/2 SE/4 BEG 382.5' E & 354.99' N SW/C N395.24' E2004.15' S291.35' S 03D E36.49' S45D W32.96' E25.01' S03D E39.85' S20.26' W495.46' C/R (R=826.61') CB N 84D W154.96') C/L (R=766.61') CB N 84D W143.93' W150.31' C/L (R=355.45') CB S 79D W136.62' C/R (R=415.45') CB S 79D W159.68' W129.86' C/R (R=798.63') CB N 84D W155.36' C/L (R=738.63') CB N 84D W143.69' W351.86' POB

Acct. Type: Commercial

Account #: 53912

Agent: Daniel Rachiele, Wayfinder Tax Relief, LLC

A motion was made by Edge, seconded by Thompson, that this item be postponed for further review. The motion carried by the following vote:

Aye: 2 - Thompson, and Edge

4. Discussion was had on the following Letter of Protests:

Owners Name: James K & Marva L Harrison

Address: 4004 Kent Street, Norman OK

Legal Description: Berkeley Addition 3 Lot 8 Blk 6

Acct. Type: Residential

Account #25209

Keith Harrison

A motion was made by Edge, seconded by Thompson, that this item be postponed for further review. The motion carried by the following vote:

Aye: 2 - Thompson, and Edge

No statements or announcements were made by the Board.

Adjourn

A motion was made by Edge, seconded by Thompson, to adjourn the meeting. The motion carried by the following vote:

Aye: 2 - Thompson, and Edge

**Equalization Board
CLEVELAND COUNTY, OKLAHOMA**

Chairman

ATTEST:

Pam Howlett, County Clerk

Minutes Prepared by:

Deputy County Clerk