

Cleveland County, OK

Cleveland County Office Building

*201 South Jones
Norman, OK 73069
Suite 200*



Equalization Board

Meeting Minutes

**Friday, July 10, 2026
10:00 AM**

*Chuck R. Thompson - Chairman
Josh Edge - Vice-Chairman
John Wullich - Member
Pam Howlett, County Clerk*

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

Called to Order: Roll Call - Chairman Chuck Thompson,

Vice-Chairman Josh Edge, and Member John Wullich

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](#)

A motion was made by Edge, seconded by Wullich, to approve the minutes of June 18, 2026.. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

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

After hearing presentations from Alexandra Jury, Tax Agent, and from the County Assessor's office, a motion was made by Edge, seconded by Wullich, to lower the assessed value from \$3,000,000 to \$2,600,000, to adjust to comparable values of like kind properties of similar locations. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

After a brief review, a motion was made by Edge, seconded by Wullich, to retain the current fair cash value of \$3,500,000.00. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

4. Discussion and possible action regarding the following Formal Appeal submitted by Agent Jay W. Dobson:
- a. Owner's Name: 2539 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

Following a review by Tax Agent Brittany Dowd and an informative presentation from the County Assessor's Office, Edge moved, with Wullich seconding, to retain the current fair cash value of \$2,000,194.00. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

After hearing from both sides, the tax agent and the county assessor's office, a motion was made by Thompson, with Edge seconding, to retain the current fair cash value of \$4,027,601.00. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

After hearing presentations from both the tax agent and the County Assessor's Office, Edge moved, with Thompson seconding, to adjust the comparable property valuation to \$112 per square foot, reducing the fair cash value from \$5,052,000.00 to \$4,799,872.00. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

After hearing presentations from both the tax agent and the County Assessor's Office, Edge moved, with Wullich, seconding, to adjust the comparable property valuation to \$112 per square foot, reducing the fair cash value from \$5,027,880.00 to \$4,798,928.00. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

No statements or announcements were made by the Board during this meeting.

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

After further review, Edge moved, with Wullich seconding, to reduce the current fair cash value from \$44,674,413.00 to \$42,500,000.00, in accordance with the County Assessor's recommendation. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

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

Upon the County Assessor's recommendation, Edge moved, with Wullich seconding, to reduce the current fair cash value from \$246,768.00 to \$234,703.00. The motion carried by the following vote:

Aye: 3 - Thompson, Wullich, and Edge

Adjourn

At 11:24 a.m., a motion was made by Edge, seconded by Wullich, to adjourn the meeting. The motion carried by the following vote:

Aye: 3 - Thompson, Edge, and Wullich

**Equalization Board
CLEVELAND COUNTY, OKLAHOMA**

Chairman

ATTEST:

Pam Howlett, County Clerk

Minutes Prepared by:

Deputy County Clerk