

AGENDA REQUEST FORM

Agenda Item: Cleveland County Common Area Nuisance Declaration Request

Name of Person Submitting Request: TAMMY RICHARDS

Department: TREASURER'S OFFICE

Phone: 405-366-0693

Agenda Date: June 22, 2026

Description of Agenda Item Including purpose for consideration by Board of County Commissioners (include type of Motion requested).

Discussion, consideration and/or action:

To declare Acct # 151222, Parcel ID # MC2 NRDGA A 001, AKA: NORTHRIDGE ADDN BLOCK A
(retention / detention pond) a nuisance. Taxes being unpaid for Four years and being placed to auction June 9th 2026.

To declare Acct # 152905, Parcel ID # NC29COBW2 C 001, AKA: COBBLESTONE WEST SEC II BLOCK C
PRIVATE PARK AND D/E (retention / detention pond) a nuisance. Taxes being unpaid for Four years and being placed
to auction June 9th 2026.

We wish for these properties to remain under current ownership as no bid was received at auction June 9th, 2026.

The property was deemed unmarketable and shall remain on tax rolls in owners name.

Internal Use Only

Received By:	<u></u>	
Acknowledge:	<u></u>	Date Assigned: <u></u>
	<u></u>	Applicant Notified: <u></u>
	<u></u>	Routine (Consent) Item: <u></u>
	<u></u>	

Other Parties Notified: Pam Howlett - County Clerk

**TAMMY RICHARDS
CLEVELAND COUNTY TREASURER
201 SOUTH JONES SUITE 100
NORMAN, OK 73069
(405) 366-0217**

Upon consideration of the statutory factors outlined in 68 O.S. § 3129, I have determined that the following property constitutes common area nuisance property as defined by that section and respectfully request that the Board of County Commissioners approve this determination. No minimum bid was placed through the June 2026 resale, the property will:

 X Remain under its current ownership Be bid off in the name of the city/town for the amount of municipal liens due

Acct #: 151222 Parcel ID #: MC2 NRDGA A 001

Also Known As: NORTHBRIDGE ADDN BLOCK A FMV: \$ 100.00

Applicable Statutory Factors:

Unmarketable or unusable due to:

 Liens in excess of the property's fair market value as shown by the County Assessor's Office

Liens Amount: \$

 Environmental problems or conditions that exist on the property that would cost more to remedy than the fair market value of the property as shown by the County's Assessor's Office

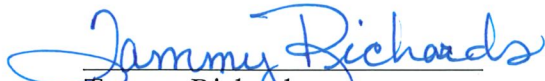
Transference of ownership to either the County or a third party would cause a hardship to the neighborhood or subdivision this area was meant to serve or to the County or third party:

 Green belt Common area Easement X Retention pond X Detention pond Unmarketable

The above-referenced property is hereby deemed a common area nuisance property as defined by 68 O.S. § 3129:

Cleveland County Treasurer

Cleveland County Board of County Commissioners



Tammy Richards

Chairman

 6-11-2026

Date

Vice Chairman

Attest:

Member

Pam Howlett, County Clerk

Date

Deputy _____



Cleveland County Oklahoma Assessor's Office

Cleveland County Oklahoma Assessor's Office

Account #: 151222 / Parcel ID: MC2 NRDGA A
001

1 UNKNOWN

CURRENT SYED, NAWAZ KHAJA
1430 NE 12th ST
Moore OK 73160-6834

Current Market Value
\$100

KEY INFORMATION

Tax Year	2026		
Land Size	1.21000	Land Units	AC
Class	Urban Reside	School District	MOORE CITY C-2
Section	1	Township	10
Range	3W	Account Type	Residential
Legal Description	NORTHRIDGE ADDN BLOCK A		
Mailing Address	SYED, NAWAZ KHAJA, 1430 NE 12th ST, Moore, 73160-6834, 73160-6834		

ASSESSMENT DETAILS

Land Value	\$100
Improvement Value	\$0
Market Value	\$100
Taxable Value	\$100
Gross Assessed Value	\$12
Exemptions	\$0
Net Assessed Value	\$12
View Taxes for R0151222	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

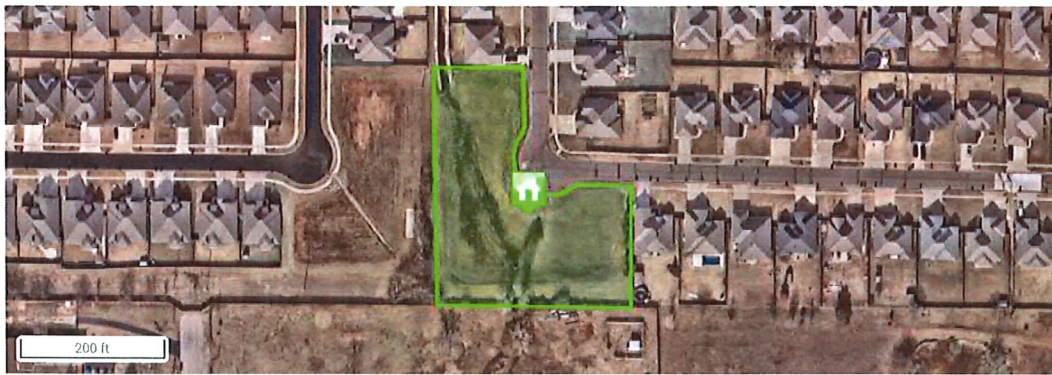
Type		Description	-	Quality	
Stories	-	Condition	Average	Year Built	
Interior	-	Exterior Walls		Full Baths	0
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	0.00	Roof Type	-	Bedrooms	-
Roof Cover		Foundation	-	Floor Cover	-
Cooling		Total Finished Area	-		

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
06/14/2019	-	5932	187	PURCHASERS INVESTMENTS, INC	SYED, NAWAZ KHAJA	TRD

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
S	Site	Use Code NOT MAPPED	1.00000	\$100



Data last updated: 06/11/2026

**TAMMY RICHARDS
CLEVELAND COUNTY TREASURER
201 SOUTH JONES SUITE 100
NORMAN, OK 73069
(405) 366-0217**

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 X Remain under its current ownership Be bid off in the name of the city/town for the amount of municipal liens due

Acct #: 152905 Parcel ID #: NC29COBW2 C 001
Also Known As: COBBLESTONE WEST SEC II BLOCK C PRIVATE PARK AND D/E FMV: \$ 1,000.00

Applicable Statutory Factors:
Unmarketable or unusable due to:

 Liens in excess of the property's fair market value as shown by the County Assessor's Office

Liens Amount: \$

 Environmental problems or conditions that exist on the property that would cost more to remedy than the fair market value of the property as shown by the County's Assessor's Office

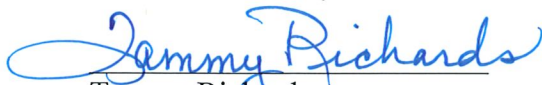
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Cleveland County Treasurer

Cleveland County Board of County Commissioners



Tammy Richards

Chairman

 6-11-2026

Date

Vice Chairman

Attest:

Member

Pam Howlett, County Clerk

Date



Cleveland County Oklahoma Assessor's Office

Cleveland County Oklahoma Assessor's Office

Account #: 152905 / Parcel ID: NC29COBW2 C
001
1 UNKNOWN

CURRENT FORD, TISHA
617 NE 23RD ST
MOORE OK 73160-8920

Current Market Value
\$1,000

KEY INFORMATION

Tax Year	2026		
Land Size	1.42000	Land Units	AC
Class	Urban Reside	School District	NORMAN CITY 29
Section	17	Township	8
Range	2W	Account Type	Residential
Legal Description	COBBLESTONE WEST SEC II BLOCK C PRIVATE PARK AND D/E		
Mailing Address	FORD, TISHA, 617 NE 23RD ST, MOORE, 73160-8920, 73160-8920		

ASSESSMENT DETAILS

Land Value	\$1,000
Improvement Value	\$0
Market Value	\$1,000
Taxable Value	\$1,000
Gross Assessed Value	\$120
Exemptions	\$0
Net Assessed Value	\$120
View Taxes for R0152905	

RESIDENTIAL

RESIDENTIAL BUILDING (1)

Type		Description	-	Quality	
Stories	-	Condition	Average	Year Built	
Interior	-	Exterior Walls		Full Baths	0
Additional Full Bath	0	Half Baths	0	Three Quarter Baths	0
Total Bathrooms	0.00	Roof Type	-	Bedrooms	-
Roof Cover		Foundation	-	Floor Cover	-
Cooling		Total Finished Area	-		

SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	GRANTOR	GRANTEE	DEED TYPE
08/31/2020	-	6113	1091	BOARD OF COUNTY COMMISSIONERS	FORD, TISHA	TRD
06/13/2016	\$0	5560	1854	COBBLESTONE CREEK DEVELOPMENT, LLC	BOARD OF COUNTY COMMISSIONERS	TRD
05/12/2009	\$0	4615	648	VEAL, WAYNE & TRACEY MOORE, THAD & ANNA	COBBLESTONE CREEK DEVELOPMENT, LLC	QCDF

LAND

UNIT CODE	DESCRIPTION	USE CODE	ACRES / LOTS	USE VALUE
S	Site	Residential	1.00000	\$1,000



Data last updated: 06/11/2026