

Cleveland County, OK
Cleveland County Office Building

201 South Jones
Norman, OK 73069
Suite 200



9:30:28 AM

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK

Printed on 7/14/2026
Pamela Howlett,
County Clerk, Cleveland County

Pam Howlett

Equalization Board
Special Meeting Agenda
Special

Friday, July 17, 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 14, 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 July 10, 2026.

2026-07-10 Minutes

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 Todd Barron, Barron Corporate Tax Solutions.
 - a. Owner's Name: JC RESIDENTIAL & LIGHT COMMERCIAL LLC
Address: 5005 YORK DR, NORMAN, OK
Legal Description: WESTINGHOUSE ELEC ADD LESS TR 1 2 & 3
Acct. Type: Commercial
Account #: 158596
3. Discussion and possible action regarding the following Formal Appeal submitted by Agent Wyatt D. Swinford/Brady R. Lippoldt/Brittany N. Dowd.
 - a. Owner's Name: THE ICON AT NORMAN APARTMENTS, LP
Address: 6475 36TH AVE NW, NORMAN, OK 73072
Legal Description: COMMERCE PARKWAY 3 LOT 1 BLOCK 1
Acct. Type: Commercial
Account #: 166081

4. Discussion and possible action regarding the following Formal Appeal submitted by Agent Wyatt D. Swinford/Rady R. Lippoldt.
 - a. Owner's Name: LYONS ESTATES 669 LLC
Address: 215 N EASTERN AVE, MOORE, OK 73160
Legal Description: SUMMIT POINTE-PUD BLOCK 1
Acct. Type: Commercial
Account #: 145616
5. Discussion and possible action regarding the following Formal Appeal submitted by Agent Wyatt D. Swinford/Brady R. Lippoldt.
 - a. Owner's Name: AG AIM OK RE HOLDINGS, LLC
Address: 146 SW 134TH ST, OKLAHOMA CITY, OK 73170
Legal Description: 21-10-3W PRT NE/4 SANTA FE
OFFICE PARK UNIT OWNERSHIP EST UNIT C 25% INT C/E
Acct. Type: Commercial
Account #: 191484

Board Member Statements and Announcements**Adjourn**

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