

Cleveland County, OK

Cleveland County Office Building

201 South Jones
Norman, OK 73069
Suite 200

10:29:52 AM

FILED IN OFFICE
COUNTY CLERK
NORMAN, OK



Printed on 7/21/2026
Pamela Howlett,
County Clerk, Cleveland County

Pam Howlett

Equalization Board

Special Meeting Agenda

Special

Friday, July 24, 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 21, 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 Friday, July 17th, 2026.

[2026-07-17 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 Nauman, Jill E. & Michael A.
 - a. Owner's Name: NAUMAN, JILL ELIZABETH & MICHAEL ALAN
Address: 1412 CLEAR CREEK RD, MOORE, OK 73160
Legal Description: LOST CREEK SEC 1 LT 5 BLK 3
Acct. Type: Residential
Account #: 88738
3. Discussion and possible action regarding a Formal Appeal submitted by James D. Atkinson, LIV TRT-TRTEE.
 - a. Owner's Name: Atkinson, James D-LIV TRT-TRTEE
Address: 2625 72nd Ave SE, Norman, OK 73026
Legal Description: EAST OAKS 1 LOT 7 BLK 1
Acct. Type Residential
Account #: 32471

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4. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: S James Garner AVE, Norman, Ok 73069
Legal Description: LARSH'S 1st LOT 1 BLK 2
Acct. Type: Commerical
Account #: 37675
 5. Discussion and possible action regarding the Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: 430 S James Garner AVE, Norman, OK 73069
Legal Description: LARSH'S 1ST & ORIG TOWN LOT 2-4 BLK 2
Acct. Type: Commercial
Account #: 37676
 6. Discussion and possible action regarding Formal Appeal submitted by Flanagan Bilton LLC c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: 103 W Apache Street, Norman, OK 73069
Legal Description: LARSH'S 1ST LOTS 5-6 BLK 2|
Acct. Type: Commercial
Account #: 37677
 7. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: 104 W Symes St, Norman, OK 73069
Legal Description: LARSH'S ST LOTS 27-32 INC BLK 2
Acct. Type: Commercial
Account #: 37687
 8. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: 215 W Symmes St, Norman, OK 73069
Legal Description: LARSH'S 1ST LOT 8 AND E17' OF 9 BLK 8
Acct. Type: Commercial
Account #: 37747
 9. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
 - a. Owner's Name: GCP Norman LLC
Address: 217 W SYMMES ST, Norman, OK 73069
Legal Description: LARSH'S 1st W8'LOT9 ALL LOT 10 AND E7' LOT 11 BLK 8
Acct. Type: Commercial
Account #: 37748
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10. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 103 W Symmes Street, Norman, OK 73069
Legal Description: LARSH'S 1ST & ORIG TOWN LOT 7-9 BLK 69
Acct. Type: Commercial
Account #: 37775
 - b. Owner's Name: GCP Norman LLC
Address: 119 W Symmes Street, Norman, OK 73069
Legal Description: LARSH'S 1ST LOT 10-11 BLK 69
Acct. Type: Commercial
Account #: 37776
11. Discussion and possible action regarding a Formal Appeal submitted by Agent Flannagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 122 W Eufaula Street, Norman, OK 73069
Legal Description: LARSH'S 1ST LOT 22-23 BLK 69
Acct. Type: Commercial
Account #: 37782
12. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 114 W Eufaula Street, Norman, OK 73069
Legal Description: LARSH'S 1st & ORIG TOWN LOT 24-25-26 AND LOT 7 O.T. BLK 69
Acct. Type: Commercial
Account #: 37783
13. Discussion and possible action regarding a Formal Appeal submitted by Agent Flannagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 101 W Symmes Street, Norman, OK 73069
Legal Description: LARSH'S 1ST LOT 4-6 AND PRT LOT 3 BLK 69 AKA BEG SW/C LT 6 BLK 69 N 27° W92' N 62° E130' S 27° E92' SE/C LOT 6 S 62° W130' SW/C LOT 6 POB
Acct. Type: Commercial
Account #: 194001
14. Discussion and possible action regarding a Formal Appeal submitted by Agent Flanagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 201 E Boyd Street, Norman, OK 73069
Legal Description: STATE UNIVERSITY LOT 18 AND 19 BLK 3
Acct. Type: Commerical
Account #: 45585
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- 15.** Discussion and possible action regarding a Formal Appeal submitted by Agent Flannagan Bilton LLC c/o Spero Kopitas.
- a. Owner's Name: GCP Norman LLC
Address: 211 E Boyd Street, Norman, OK 73069
Legal Description: STATE UNIVERSITY LOT 22 AND 23 BLK 3
Acct. Type: Commercial
Account #: 45587

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 17, 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, Josh Edge, and John Wullich

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](#)

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

Aye: 3 - Thompson, Edge, and Wullich

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

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

Upon the recommendation of the County Assessor, a motion was made by Edge, seconded by Thompson, to lower the Fair Cash Value to \$44,000,000.00, due to all parties agreeing at Fair Cash Value. 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 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

Following a presentation by Agent Wyatt D. Swinford concerning the Icon at Norman Apartments, LP, a motion was made by Edge, seconded by Wullich, to postpone this item until July 31, 2026, for further review. (Clerk's Note: Mr. Swinford requested a teleconference call on that date.)
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 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

After hearing from Wyatt Swinford and the County Assessor's office, a motion was made by Edge, seconded by Wullich, to lower the Fair Cash Value to \$5,200,000.00, based on the net revenue after occupancy costs.
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 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

Based on the tax-assessed comparable properties, a motion was made by Edge, seconded by Wullich, to lower the Fair Cash Value to \$1,681,756.00. 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.

Adjourn

At 11:22 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