

OTC 976

Revised 11-2024

State of Oklahoma
Formal Appeal
County Board of Equalization

Tax Year
2025

Mail or deliver one copy to the County Board of Equalization secretary (county clerk) and one copy to the county assessor. Appeals must be filed within 15 calendar days of the date the decision is mailed or delivery date printed on the county assessor's informal hearing notice of decision.

TAXPAYER MUST ANSWER COMPLETELY - PLEASE PRINT

Personal: Residential: Homestead Exemption:
Agricultural: Commercial: Other: If Other, explain in "For the following reason(s)" below.

Account Number: 25-633-6000

Your Name (Please Print): George Curry, II
Owner's Name (If Different): Tulela Rectum Trust

Taxpayer/Agent: self Other (Specify):

Taxpayer/Agent Address: 941 WI-35 Frontage Rd, Ste. 116#590 Edmond OK

City: Edmond State: OK Zip: 73034

Daytime Phone: 405-881-8633 Other Phone:

Email Address: gacurry2@gmail.com

Protested Property Address: 17000 N Anderson Rd. Arcadia OK 73007

LEGAL DESCRIPTION:

School
District

The County Board of Equalization will notify the protestant of the hearing date, place and time.

The undersigned protestant appeals the action of the county assessor where the county assessor responded to the petitioner's protest of valuation as a result of the informal hearing as required by 68 OS Sec. 2876.

Informal hearing was held on (date): N/A

As a result of the informal hearing decision, the assessor's stated value of \$ _____,

was OR was not (check one) adjusted.

The assessor's adjusted value is \$ 148,390 Assessed . (indicate N/A if no adjustment)

I am appealing the above stated value and believe the correct value to be \$ will present.

For the following reason(s):

Overvalued data will be presented at the hearing

Attach any supporting documentation, if needed.

 Protestant's Signature:

George Curry II

Date:

12/15/25

CITIZENS PARTICIPATION
REQUEST TO BE HEARD

MEETING DATE: TBD

NAME: George Curry, II
ADDRESS: 941 W 1-35 Frontage Rd, Ste. 116, #590
TELEPHONE NO. 405-881-8633 Edmond, OK 73151
REASON FOR APPEARING: property tax / value excessive (no notice given to correct address)

YOU WILL BE RECOGNIZED BY THE CHAIRMAN OF THE BOARD. PLEASE LIMIT YOUR COMMENTS TO **TIME INDICATED ON THE AGENDA**.

PLEASE RETURN THIS COMPLETED FORM TO THE CLERK LOCATED TO THE RIGHT OF THE COMMISSIONERS' PODIUM **PRIOR TO THE START OF THE MEETING**.

THANK YOU



Stay current with the latest News Releases from the Oklahoma County Assessor's Office

[Read more](#)

[Larry Stein](#) Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
Real Property Display - Screen Produced 12/17/2025 2:43:26 PM Try our new Mapping Site - The current version will retire December 31st, 2025				
Account: R256336000	Type: Residential		Location: 17000 N ANDERSON RD	
Building Name/Occupant:			Map	New Map
Owner Name 1:	TUTELA TECTUM TR		Parcel PIN#:	4331-25-633-6000
Owner Name 2:			1/4 section #:	4331
Owner Name 3:			Parent Acct:	
Billing Address:	941 W I 35 FRONTAGE RD, Unit 116 BOX 590		Tax District:	TXD 109
City, State, Zip	EDMOND, OK 73034		School System:	Jones #9
Country: (If noted)			Land Size:	10.0000 Acres
Personal Property		Land Value: 260,333	Treasurer:	Click to View Taxes
Sect 33-T14N-R1W Qtr SW		DEEP FORK TOWNSHIP	Block 000	Lot 000
Subdivision Sales				

Full Legal Description: DEEP FORK TOWNSHIP PT SW4 SEC 33 14N 1W N/2 S/2 N/2 W/2 SW4

Photo & Sketch (if available)	Comp Sales (ordered by relevancy)	Comp Report	
	17000 N ANDERSON RD UNINCORPORATED, OK	06/27/2024	\$1,350,000
	17166 N ANDERSON RD UNINCORPORATED, OK	10/15/2024	\$715,000
	6001 ACORN DR OKLAHOMA CITY, OK	07/02/2024	\$1,100,000
	8304 REDHAWK LN EDMOND, OK	08/29/2024	\$700,000
	2516 BOBWHITE TRL EDMOND, OK	07/23/2024	\$530,000
	8301 RIDGE CREEK RD EDMOND, OK	10/08/2024	\$785,000

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2025	1,349,000	1,349,000	148,390	0	148,390	114.89	\$17,049	\$0
2024	1,020,000	706,711	77,737	0	77,737	115.31	\$8,964	\$3,974
2023	864,500	673,059	74,035	0	74,035	112.65	\$8,340	\$2,372
2022	729,500	641,009	70,510	0	70,510	108.93	\$7,681	\$1,060
2021	632,500	610,485	67,153	0	67,153	111.24	\$7,470	\$269

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Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R256336000	2026	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
6/27/2024	Deeds	15795	1856	1,350,000	TURNEY SCOTTIE J & ROBIN M TRS	TUTELA TECTUM TR
6/9/2022	Deeds	15188	1701	0	TURNEY ROBIN M & SCOTTIE J TRS	TURNEY SCOTTIE J & ROBIN M TRS
8/3/2020	Deeds	14437	208	0	TURNEY SCOTTIE J & ROBIN M TRS	TURNEY ROBIN M & SCOTTIE J
8/3/2020	Hmstd Off &	14441	567	0	TURNEY ROBIN M & SCOTTIE J	TURNEY ROBIN M & SCOTTIE J TRS
12/14/2018	Deeds	13911	149	76,000	WYNN WYNN LLC	TURNEY SCOTTIE J & ROBIN M TRS

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Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2025	01/31/2025	1,349,000	1,349,000	148,390	0	148,390

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2024	01/22/2024	1,020,000	706,711	77,737	0	77,737
2023	01/23/2023	864,500	673,059	74,035	0	74,035
2022	02/22/2022	729,500	641,009	70,510	0	70,510
2021	02/24/2021	632,500	610,485	67,153	0	67,153
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Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
9/8/2020	BP2020-164		1	Swimming Pool	50,000	Inactive
4/25/2019	BP2019-23		1	Main Dwelling	250,000	Inactive
1/1/2003	10277372	OKLAHOMA CITY	1	Under Constr	2,003	Inactive
2/9/1999	10277373	OKLAHOMA CITY	1	Main Dwelling	22,000	Inactive
Click button on building number to access detailed information:						
	Bldg #	Vacant/Improved Land		Bldg Description	Year Built	SqFt
Click	1	Improved		Ranch 1 Story	2019	3,269
						# Stories

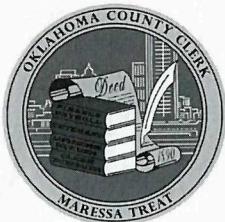
Nicholson, Michele

From: Nicholson, Michele
Sent: Wednesday, December 17, 2025 2:17 PM
To: Stout, Steve
Subject: FW: 12/15/2025 Tax Roll Agenda (George Curry 25-633-6000)
Attachments: BOE 156 Formal Appeal George Curry 25-633-6000.pdf

Hi Steve-

Please send me what you have on Mr. Curry, and I'll forward it to the members prior to the 1/26/25 BOE meeting. Please see Gretchen's email below.

Thanks,



Michele Nicholson
Special Assistant and Board Clerk
Office of Maressa Treat, Oklahoma County Clerk
Direct: (405) 713-7152 | Cell: (405) 206-3696

From: Crawford Gretchen <Gretchen.Crawford@oklahomacounty.org>

Sent: Monday, December 15, 2025 9:54 AM

To: Nicholson, Michele <michele.nicholson@oklahomacounty.org>

Subject: RE: 12/15/2025 Tax Roll Agenda

Suggestion for decisions:

#3. Denied for lack of jurisdiction.

#4. Taxpayer did not receive notice of increase in value for tax year 2025 due to clerical error by county assessor. Matter is referred to the next available BOE meeting for hearing on valuation with request that BOE send its findings to the TRC after the BOE decision.

From: Nicholson, Michele <michele.nicholson@oklahomacounty.org>

Sent: Friday, December 12, 2025 8:44 AM

To: Ades, Walter <walter.ades@oklahomacounty.org>; Boothe, Christina <Christina.Boothe@oklahomacounty.org>; Bowen, Christy <Christy.Bowen@oklahomacounty.org>; bretmtowne@gmail.com; COB Distribution <cobdistribution@oklahomacounty.org>; County Clerk - Finance <CClerkFinance@oklahomacounty.org>; Crawford Gretchen <Gretchen.Crawford@oklahomacounty.org>; Davidson, Myles <MDavidson@oklahomacounty.org>; eleanorthompson3422@gmail.com; Endres, Lisa <Lisa.Endres@oklahomacounty.org>; Foster, Paul <Paul.Foster@oklahomacounty.org>; Garcia Jennifer <Jennifer.Garcia@oklahomacounty.org>; Hudson, Kerrie <Kerrie.Hudson@oklahomacounty.org>; McConnell, Erin <Erin.McConnell@oklahomacounty.org>; Mertens, Brandi <brandi@okcounty.org>; Moore, Janie <JANMOO@oklahomacounty.org>; Morrison, Michael

Nicholson, Michele

From: Crawford Gretchen
Sent: Monday, December 15, 2025 9:54 AM
To: Nicholson, Michele
Subject: RE: 12/15/2025 Tax Roll Agenda

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From: Nicholson, Michele <michele.nicholson@oklahomacounty.org>
Sent: Friday, December 12, 2025 8:44 AM
To: Ades, Walter <walter.ades@oklahomacounty.org>; Boothe, Christina <Christina.Boothe@oklahomacounty.org>; Bowen, Christy <Christy.Bowen@oklahomacounty.org>; bretmtowne@gmail.com; COB Distribution <cobdistribution@oklahomacounty.org>; County Clerk - Finance <CClerkFinance@oklahomacounty.org>; Crawford Gretchen <Gretchen.Crawford@oklahomacounty.org>; Davidson, Myles <MDavidson@oklahomacounty.org>; eleanorthompson3422@gmail.com; Endres, Lisa <Lisa.Endres@oklahomacounty.org>; Foster, Paul <Paul.Foster@oklahomacounty.org>; Garcia Jennifer <Jennifer.Garcia@oklahomacounty.org>; Hudson, Kerrie <Kerrie.Hudson@oklahomacounty.org>; McConnell, Erin <Erin.McConnell@oklahomacounty.org>; Mertens, Brandi <brandi@okcounty.org>; Moore, Janie <JANMOO@oklahomacounty.org>; Morrison, Michael <MICMOR@oklahomacounty.org>; Nicholson, Michele <michele.nicholson@oklahomacounty.org>; Ownby, Lee <Lee.Ownby@oklahomacounty.org>; richardmize@oklahoman.com; Robinson, Natalie <Natalie.Robinson@oklahomacounty.org>; Stein, Larry <arlarste@oklahomacounty.org>; Treat, Maressa <Maressa.Treat@oklahomacounty.org>
Subject: 12/15/2025 Tax Roll Agenda

Good morning,

The agenda has been posted.

Tax Roll - Agenda



Michele Nicholson

Special Assistant and Board Clerk
Office of Maressa Treat, Oklahoma County Clerk
Main Line: (405) 713-1540
Direct: (405) 713-7152 | Cell: (405) 206-3696
320 Robert S. Kerr, Room 203
Oklahoma City, OK 73102-3430
[Website](#) | [Facebook](#) | [Instagram](#)

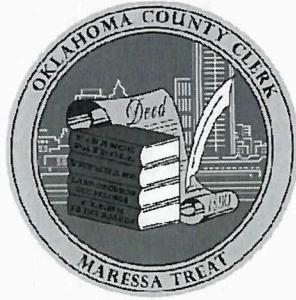
<MICMOR@oklahomacounty.org>; Nicholson, Michele <michele.nicholson@oklahomacounty.org>; Ownby, Lee <Lee.Ownby@oklahomacounty.org>; richardmize@oklahoman.com; Robinson, Natalie <Natalie.Robinson@oklahomacounty.org>; Stein, Larry <arlarste@oklahomacounty.org>; Treat, Maressa <Maressa.Treat@oklahomacounty.org>

Subject: 12/15/2025 Tax Roll Agenda

Good morning,

The agenda has been posted.

Tax Roll - Agenda



Michele Nicholson

Special Assistant and Board Clerk

Office of Maressa Treat, Oklahoma County Clerk

Main Line: (405) 713-1540

Direct: (405) 713-7152 | Cell: (405) 206-3696

320 Robert S. Kerr, Room 203

Oklahoma City, OK 73102-3430

[Website](#) | [Facebook](#) | [Instagram](#)

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MEMBERS:
ELEANOR THOMPSON
BRET TOWNE
TERESA SELLERS



MARESSA TREAT
COUNTY CLERK
Secretary to the Board

**OKLAHOMA COUNTY
BOARD OF EQUALIZATION**

NOTICE OF APPOINTMENT

December 17, 2025

George Curry, III
941 W. I-35 Frontage Road, Suite 116
#590
Edmond, Oklahoma 73034

Email: gacurry2@gmail.com

Re: 17000 N. Anderson Road, Arcadia, OK 73007

You are hereby notified of an appointment with the **Oklahoma County Board of Equalization** as set out below. The Board will hear your protest in the order of the posted agenda OR as the Board deems necessary. Individual hearing times are not possible.

Appointment Date: **January 26, 2025**

Time: **9:30a.m.**

BOE File #: **156**
Parcel ID#: **R256336000 25-633-6000**

Please check in with the Board Secretary/Receptionist at least ten minutes prior to the hearing time. If for any reason you wish to withdraw your protest, please notify the Board Secretary within **72 hours** prior to your appointment date by calling **405-713-7152**.

If you cannot attend, you may send a personal representative with an authorization letter signed by you to represent you in your absence.

In order for the Board and/or Hearing Officers to hear all filed protests, **rescheduling is not possible**. The Board of Equalization office is located at 320 Robert S. Kerr, 2nd floor of the County Office Building, Room 205, Oklahoma City, OK.

Sincerely,


**Maressa Treat, County Clerk
Deputy Clerk**

For Maressa Treat, County Clerk
Secretary to the Board of Equalization