

## AGENDA

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, May 20, 2026 at 5:30 PM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

If special assistance is needed for this meeting by any person wishing to attend, please contact the City Clerk's office no later than 48 hours prior to the meeting, and such assistance will be provided.

Official action may be taken by the Board of Adjustment only on items that appear on this Agenda. The Board of Adjustment may dispose of the business set out on this Agenda by accepting, approving, adopting, rejecting, amending, or postponing action as to each item, as determined by the Board of Adjustment.

1. Call to Order
2. Roll Call
3. Minutes
  - a. April 15, 2026 Minutes
4. Public Hearings

Consideration of adoption, approval, acceptance, rejection, amendment, and/or postponement of the following:

- a. PUBLIC HEARING: Case No. BOA-2026-04, for which the applicants at 1416 Sherwood Lane are seeking a 15'0" front yard setback variance.

BOA-2026-04 1416 Sherwood Lane

The property is zoned R-1-60.

The applicants desire to construct a new dwelling on a vacant lot. For the proposed dwelling, the applicant is seeking a 15'0" front yard setback, leaving a 35'0" front yard setback.

5. Adjournment

A handwritten signature in blue ink that reads "Amanda Copeland". The signature is written in a cursive style.

City Clerk  
City of Nichols Hills, Oklahoma

## MINUTES

Regular Meeting of the  
Nichols Hills Board of Adjustment  
Wednesday, April 15, 2026 at 5:30 PM  
City Hall, 6407 Avondale Drive  
Nichols Hills, OK 73116

1. Call to Order
  
2. Roll Call

Attendees Present	Arrived
Chairman Robert Slater	5:30
Vice-Chairman Edward Clements	5:30
Member Kathy Lippert	5:30
Member John Covington	5:30
Member Phil Fitzgerald	5:30

3. Minutes

- a. February 18, 2026 Minutes

**MOTION:** Phil Fitzgerald moved to approve the February 18, 2026 minutes as presented. John Covington seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** Phil Fitzgerald  
**SECONDER:** John Covington  
**AYES:** Robert Slater, Edward Clements, Kathy Lippert,  
John Covington, Phil Fitzgerald

#### 4. Public Hearings

- a. PUBLIC HEARING: Case No. BOA-2026-03 1621 Bedford Drive

The property is zoned E-2.

The applicants desire to construct a water well. For the proposed water well, the applicants are seeking a 32'2" variance from the distance to the building foundation. The water well would be 17'10" from the building foundation.

Mr. Jeff Blake, with Gumerson Blake, presented the application to the Board of Adjustment.

Following discussion among Board of Adjustment members and staff, Chairman Slater opened the public hearing.

Mr. Ford Austin spoke in favor of the application.

Seeing no others expressing a desire to be heard, the public hearing was closed.

**MOTION:** Phil Fitzgerald moved that application BOA-2026-03 be denied. Kathy Lippert seconded the motion.

<b>RESULT:</b>	<b>(UNANIMOUS)</b>
<b>MOVER:</b>	Phil Fitzgerald
<b>SECONDER:</b>	Kathy Lippert
<b>AYES:</b>	Robert Slater, Edward Clements, Kathy Lippert, John Covington, Phil Fitzgerald

#### 5. Adjournment

**MOTION:** There being no further business, John Covington moved to adjourn the meeting. Phil Fitzgerald seconded the motion.

**RESULT:** (UNANIMOUS)  
**MOVER:** John Covington  
**SECONDER:** Phil Fitzgerald  
**AYES:** Robert Slater, Edward Clements, Kathy Lippert,  
John Covington, Phil Fitzgerald

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Chairman  
City of Nichols Hills, Oklahoma

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City Manager  
City of Nichols Hills, Oklahoma

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City Clerk  
City of Nichols Hills, Oklahoma

**CITY OF NICHOLS HILLS**

**NOTICE OF PUBLIC HEARING  
CASE NO. BOA 2026-04**

**NOTICE IS HEREBY GIVEN** that an application has been filed seeking a variance from the Nichols Hills City Code on the following described property:

Lot Twenty-four (24), in Block Forty-eight (48), of Mayfair Park Section of Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.

The property is also known as **1416 Sherwood Lane**. Current zoning is **R-1-60**.

The applicants desire to construct a new dwelling on a vacant lot. For the proposed dwelling, the applicant is seeking a 15'0" front yard setback, leaving a 35'0" front yard setback.

**A PUBLIC HEARING WILL BE HELD** on said application by the Nichols Hills Board of Adjustment in the Council Chambers, City Hall 6407 Avondale Drive, Nichols Hills, Oklahoma 73116 on the 20<sup>th</sup> day of May, 2026 at 5:30 p.m.

**ALL PERSONS, OWNERS, OR RESIDENTS** within the above-described area are hereby given notice that they may appear at said hearing or file a petition within the Board of Adjustment and offer arguments and evidence for or against the granting of said application as they deem proper in the premises.

Dated this 4th day of May 2026.

Amanda Copeland  
City Clerk  
City of Nichols Hills, Oklahoma



**CITY OF NICHOLS HILLS, OKLAHOMA**  
**Application for Nichols Hills Board of Adjustment**  
**Hearing and Action**

Staff use only  
Case # \_\_\_\_\_  
Date filed \_\_\_\_\_  
Fee receipt # \_\_\_\_\_

Completed applications should be submitted to the Nichols Hills Public Works Department via email at [buildinginspections@nicholshills.net](mailto:buildinginspections@nicholshills.net).

Required fee should be submitted to the Nichols Hills City Clerk, 6407 Avondale Drive, Nichols Hills, Oklahoma 73116.

Applicant is encouraged to consult the applicable provisions of the Nichols Hills City Code (“the Code”) regarding the Nichols Hills Board of Adjustment when completing this Application.

Attach a separate sheet to provide complete answers if necessary.

Address and legal description of subject property: 1416 SHERWOOD LANE, LOT 24 IN BLK 48 MAYFAIR PARK ADD.

Current zoning classification: R-1-60

Present use of the property: VACANT

This is an application for:  Variance  Appeal from administrative official decision

The following must be attached to this Application:

1. **Proof of authority.** Proof of applicant’s authority to make this Application by attaching a copy of the applicable deed evidencing applicant’s ownership or an affidavit regarding ownership (a form for which is attached to this Application).
2. **Ownership list.** Report certified by a bonded abstractor stating the names and mailing addresses for the owner(s) of record whose property is within a 300-foot radius of the exterior boundary of the subject property.
3. **Supporting Information.**
  - (a) For Applications that relate to a denied Application for Building Permit (or other Application related to Chapter 50 of the Code): a copy of the denied Application and originals of all supporting information that was required for it pursuant to the Code (specifically Sec. 50-500) for Applications for Building Permits).
  - (b) For Applications for a variance prior to submission of an Application for Building Permit: photos of the subject building or building site; a conceptual site plan drawn to scale showing the exact size and location of lots or land, the size and location of buildings and floor plans, and measurements showing distance from the outside line of buildings (existing and proposed) to the outside property lines; renderings of the proposed changes to the site; and a survey meeting the requirements of Sec. 50-500 of the Code.
4. **Explanatory Statements.** Provide responses applicable to this Application. Attach additional pages as necessary to provide complete answers.

(a) **Variance requests.** See Sec. 50-442 of the Code.

i. State the details of the variance you are seeking.

Maintain the existing platted frontyard setback vs. matching the setback on houses east of this address.

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If the variance sought relates to a development regulation applicable for the District in which the property is located (setback, lot coverage, floor area ratio, height, no build envelope), complete the worksheet that follows on page 4.

ii. Code Section(s) from which a variance is requested:

50-63(e)(2)(a)

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iii. State why you believe application of such Code Section(s) to the particular piece of property creates an unnecessary hardship.

Applying a 50'-0" setback (average of 60% of the block) to this property leaves very little buildable area.

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iv. State why you believe such conditions are peculiar to the particular piece of property involved.

The existing platted 35' front setback is adjacent to a 30'-0" setback to the east and a 40'-0" setback to the west consistent with the house fronts on this portion of the street.

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v. State whether you believe the relief, if granted, would cause a detriment to the public good and why.

If the variance was granted, it would not cause a detriment to the public good in any way.

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vi. State whether you believe the relief, if granted, would impair the purposes and intent of the City's zoning ordinances and why.

It would not impair the purposes and intent of the City's zoning ordinances. The platted setback of 35'-0" creates a consistent set back between adjacent houses rather than an abrupt change to a 50'-0" which creates incongruous setbacks in the line of houses.

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vii. State how the variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

Matching the platted setback will not be inconsistent with the adjacent property's setbacks. Furthermore, the buildable area will allow a house footprint to align with adjacent properties.

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(b) **Appeals.** See Sec. 50-606 of the Code.

i. State the details of the relief you are seeking.

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ii. Date and nature of the order, requirement, decision or determination appealed:

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iii. Name and title of the City officer who made the order, requirement, decision or determination appealed:

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iv. Details of the alleged error in the order, requirement, decision or determination appealed:


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The applicant must also provide the Cover Sheet to this Application to provide the applicant's contact information. **Note that this application and the attachments to it will be posted on the City's website. Please ensure that the application and attachments do not contain your personal information such as mailing addresses, phone numbers or email addresses. That information is to be provided only on the Cover Sheet.**

This Application will be considered officially submitted and filed only after it is examined by the City Clerk and found to have met the applicable requirements of Chapter 50 of the Code and those set out in this Application and after the fee of \$750 as required by the Code has been paid. At that time, the City Clerk will set the Application for hearing before the Nichols Hills Board of Adjustment. Applicant will be advised of the date and time for that hearing. It is highly recommended that applicant attend (or have a representative attend) the hearing and be prepared to answer questions.

The above statements in this Application and all attachments to it are true and correct.

Submitted and agreed to this 20 day of APRIL, 2026.

Signature: 

Print applicant's full legal name: SAM GRESHAM

Print signatory party's title if applicant is a legal entity: \_\_\_\_\_

## Board Of Adjustment

Address	1416 Sherwood Lane		
Lot And Block	Lot 24	Block 48	
Zone	R-1-60	Mayfair Park	
City	Nichols Hills		
County	Oklahoma County		
State	Oklahoma		
Zip Code	73116		
<b>Type of Building or Fence</b>			
	Check box below	New	Addition
Main Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Accessory Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Type Of adjustment</b>			
	<b>Allowed</b>	<b>Proposed</b>	<b>Amount over allowed</b>
1. Front Setback	50'	35' (Platted)	15'
2. Rear Setback			
3. Side Setback East			
4. Side Setback West			
5 Building Lot Coverage			
6 Floor area Ratio			
7. Height			
8. Building envelope			
9. Other	<b>Explanation</b>		
NOTE	<b>Sec 50-63(e) (2)(a)</b>		

**Application for Variance – Development Regulation  
Worksheet**

Property Address: 1416 SHERWOOD LANE, LOT 24 IN BLK 48 MAYFAIR PARK  
ADD.

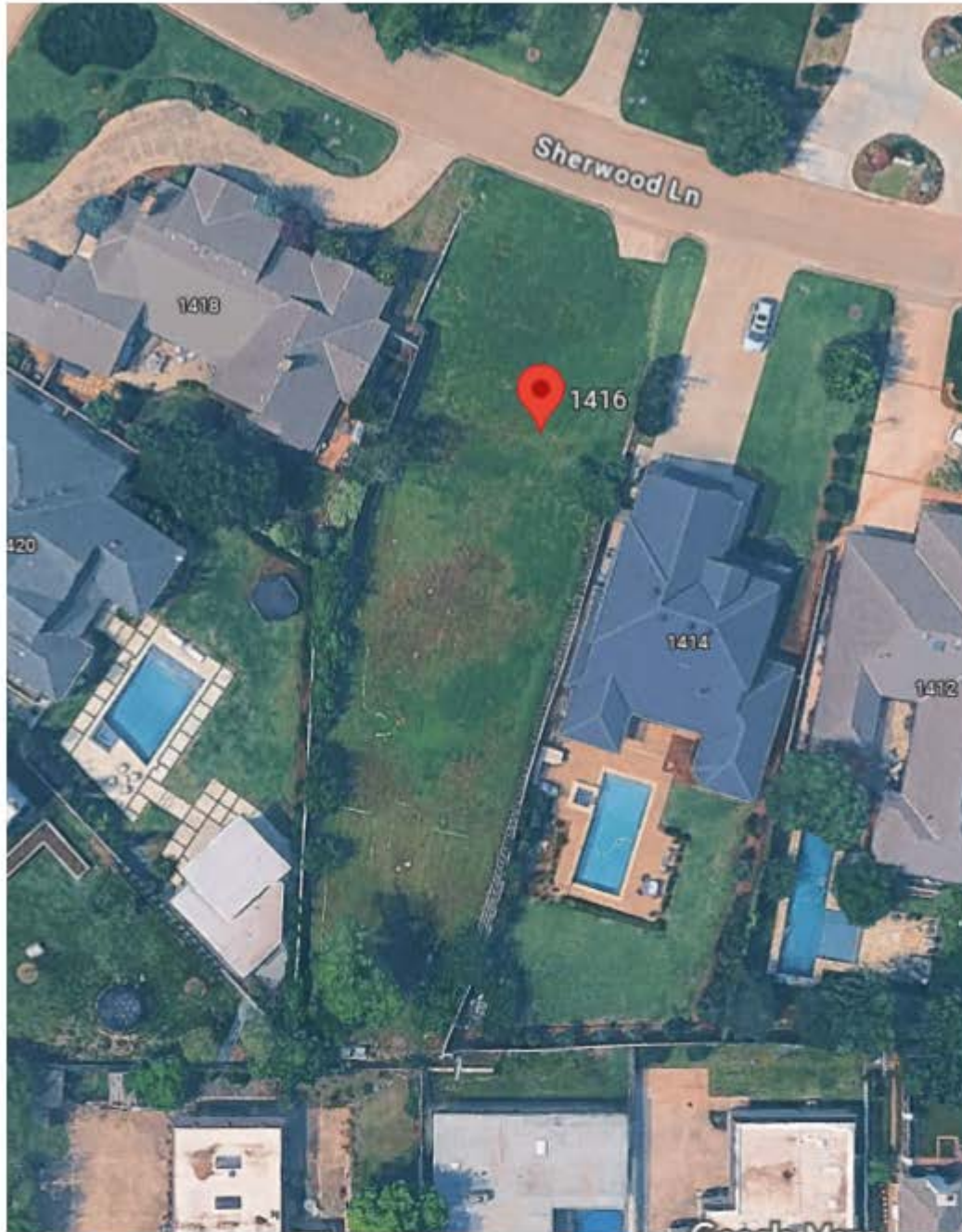
**Applicable Structure:** (Check as applicable)

<input checked="" type="checkbox"/> Main Building	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Addition
<input type="checkbox"/> Accessory Building	<input type="checkbox"/> New	<input type="checkbox"/> Addition
<input type="checkbox"/> Fence	<input type="checkbox"/> New	<input type="checkbox"/> Addition

**Type of Adjustment Sought:** Provide information in inches and feet. Do not use decimals.

	<b>Allowed by City Code</b>	<b>Proposed Variance</b>	<b>Amount over Allowed</b>
<b>Front Yard Setback</b>	50'-0"	35'-0"	15'-0"
<b>Rear Yard Setback</b>	10'-0"		
<b>Side Yard Setback (specify north, south, east or west side)</b>	6'-6"		
<b>Building Lot Coverage</b>	6861 SQFT		
<b>Floor Area Ratio</b>	6334 SQFT		
<b>Height</b>	28'-8"		
<b>No Build Envelope</b>			
<b>Other</b>	Explanation:		

**Form of affidavit regarding ownership**





Sincerely,  
Dillion Thompson  
1009 NW 75<sup>th</sup> St Nichols Hills, OK 73116  
Office: (405) 810-7158  
<https://www.nicholshills-ok.gov/165/Building-Inspections-Code-Enforcement>  
<https://www.nicholshills-ok.gov/159/Building-Commission>  
<https://www.nicholshills-ok.gov/169/Planning-Zoning>

**From:** Dillion Thompson [REDACTED]  
**Sent:** Thursday, April 9, 2026 9:55 AM  
**To:** 'Sam Gresham' [REDACTED]  
[REDACTED]  
**Subject:** 1416 Sherwood-New Build Proposal Review

Sam,

After reviewing the submitted proposal, it has been determined that the current design does not comply with the applicable city zoning regulations, specifically section 50-62 (e) (2)(a).

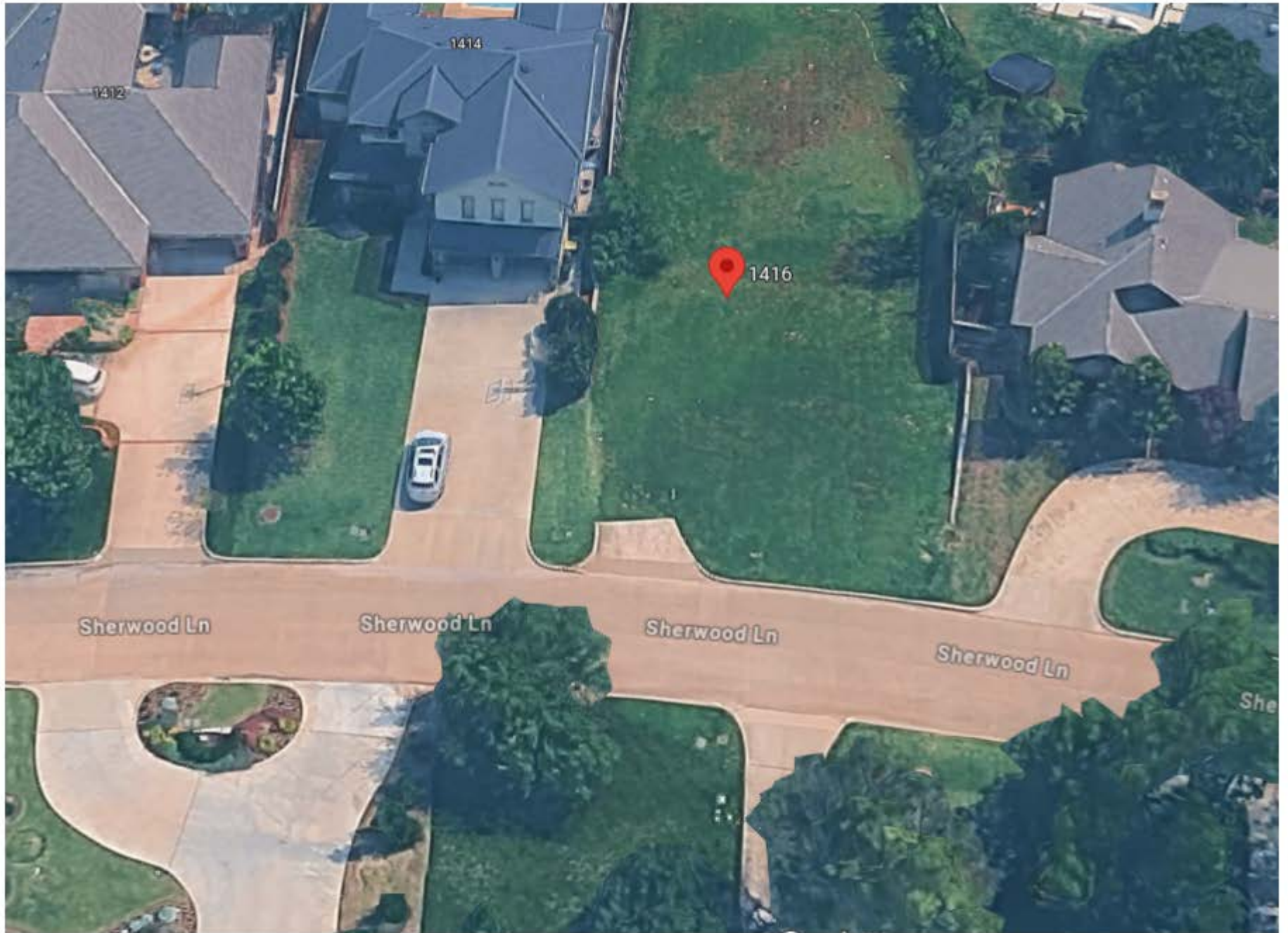
To move forward, the proposal will need to be revised and resubmitted for staff review. Alternately, you may seek approval from the Board of Adjustment prior to consideration by the building commission.

Please note that the platted setback currently being enforced is 50 feet, consistent with the majority of homes on that side of the block, as reflected in the recorded plat (see attached).



Sincerely,  
Dillion Thompson  
1009 NW 75<sup>th</sup> St Nichols Hills, OK 73116  
Office: (405) 810-7158  
<https://www.nicholshills-ok.gov/165/Building-Inspections-Code-Enforcement>  
<https://www.nicholshills-ok.gov/159/Building-Commission>  
<https://www.nicholshills-ok.gov/169/Planning-Zoning>

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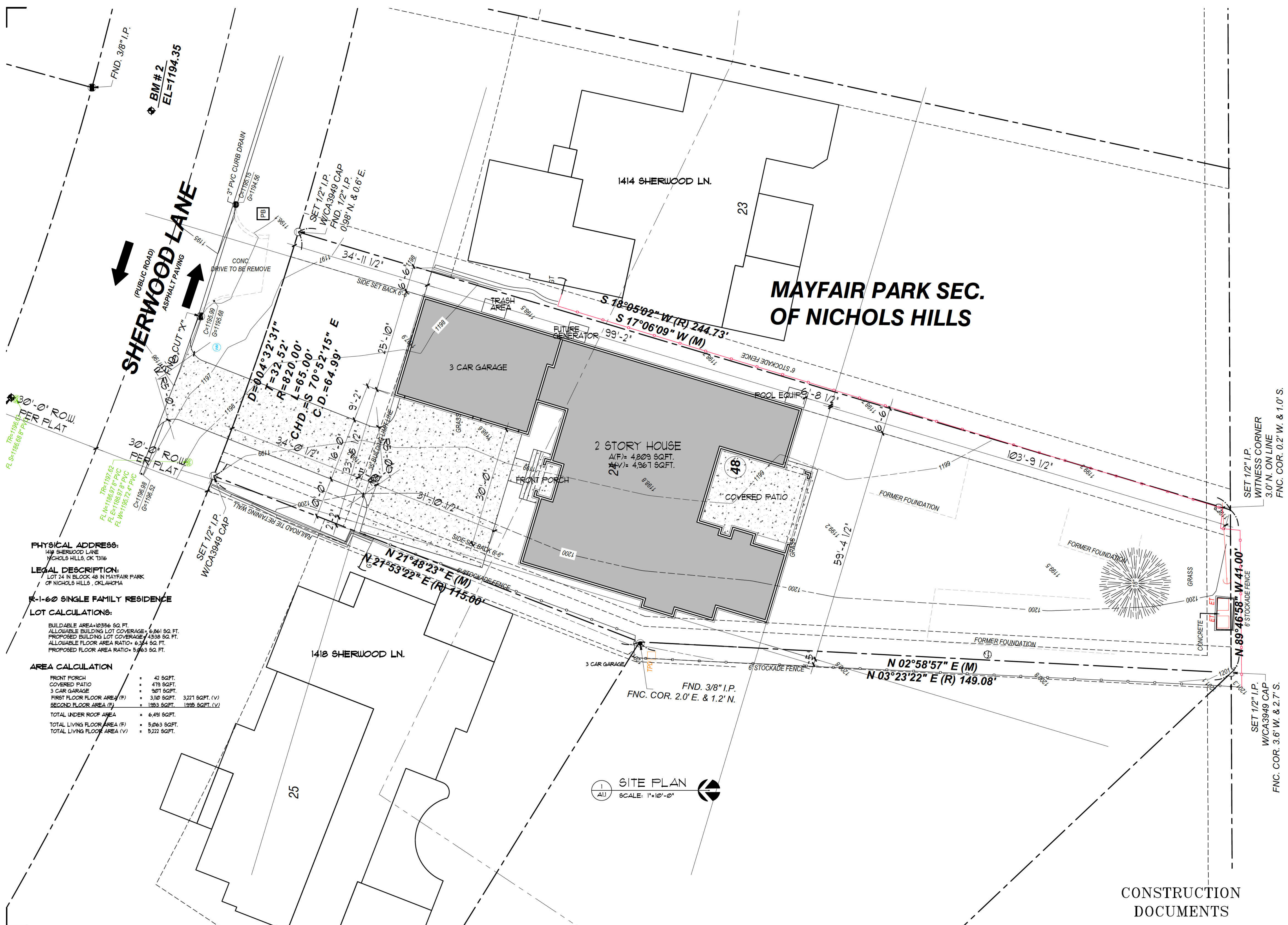


SITE PLAN

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PROJECT #: 260011  
DATE: 04.07.26  
DRAWING NO.

A1.1



MAYFAIR PARK SEC.  
OF NICHOLS HILLS

1414 SHERWOOD LN.  
23

1418 SHERWOOD LN.  
25

1 SITE PLAN  
SCALE: 1"=10'-0"

CONSTRUCTION  
DOCUMENTS

**PHYSICAL ADDRESS:**  
1416 SHERWOOD LANE  
NICHOLS HILLS, OK 73116

**LEGAL DESCRIPTION:**  
LOT 24 IN BLOCK 48 IN MAYFAIR PARK  
OF NICHOLS HILLS, OKLAHOMA

**R-1-60 SINGLE FAMILY RESIDENCE**

**LOT CALCULATIONS:**  
BUILDABLE AREA=10,956 SQ. FT.  
ALLOWABLE BUILDING LOT COVERAGE= 5,861 SQ. FT.  
PROPOSED BUILDING LOT COVERAGE= 4,938 SQ. FT.  
ALLOWABLE FLOOR AREA RATIO= 6.344 SQ. FT.  
PROPOSED FLOOR AREA RATIO= 5.063 SQ. FT.

**AREA CALCULATION**

FRONT PORCH	=	47	SQFT.
COVERED PATIO	=	475	SQFT.
3 CAR GARAGE	=	907	SQFT.
FIRST FLOOR FLOOR AREA (F)	=	3,110	SQFT. 3,221 SQFT. (V)
SECOND FLOOR AREA (F)	=	1,953	SQFT. 1,995 SQFT. (V)
TOTAL UNDER ROOF AREA	=	6,491	SQFT.
TOTAL LIVING FLOOR AREA (F)	=	5,063	SQFT.
TOTAL LIVING FLOOR AREA (V)	=	5,222	SQFT.

SET 1/2" I.P.  
WITNESS CORNER  
3.0' N. ON LINE  
FNC. COR. 0.2' W. & 1.0' S.

SET 1/2" I.P.  
W/CA3949 CAP  
FNC. COR. 3.6' W. & 2.7' S.

N 02°58'57" E (M)  
N 03°23'22" E (R) 149.08'

FND. 3/8" I.P.  
FNC. COR. 2.0' E. & 1.2' N.

N 21°48'23" E (M)  
N 21°53'22" E (R) 115.00'

SET 1/2" I.P.  
W/CA3949 CAP

30'-0" ROW  
TYPICAL

TR=1198.62  
FL S=1188.89 8" PVC  
FL E=1188.97 8" PVC  
FL W=1185.72 4" PVC  
C=1198.98  
G=1198.82

FND. 3/8" I.P.  
BM #2  
EL=1194.35

SHERWOOD LANE  
(PUBLIC ROAD)  
ASPHALT PAVING  
0'-5" FNC. CUT "X"

3" PVC CURB DRAIN  
C=1195.15  
G=1194.56  
CONC.  
DRIVE TO BE REMOVE

SET 1/2" I.P.  
W/CA3949 CAP  
FND. 1/2" I.P.  
0.98' N. & 0.6' E.

D=004°32'31"  
T=32°52'  
R=820.00'  
L=65.00'  
C.H.D. S 70°52'15" E  
C.D.=64.99'

S 18°05'02" W (R) 244.73'  
S 17°06'09" W (M)  
199'-2"

3 CAR GARAGE

2 STORY HOUSE  
A(F)= 4,803 SQFT.  
V)= 4,967 SQFT.

COVERED PATIO  
48

POOL EQUIP. 8'-8 1/2"

59'-4 1/2"

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE

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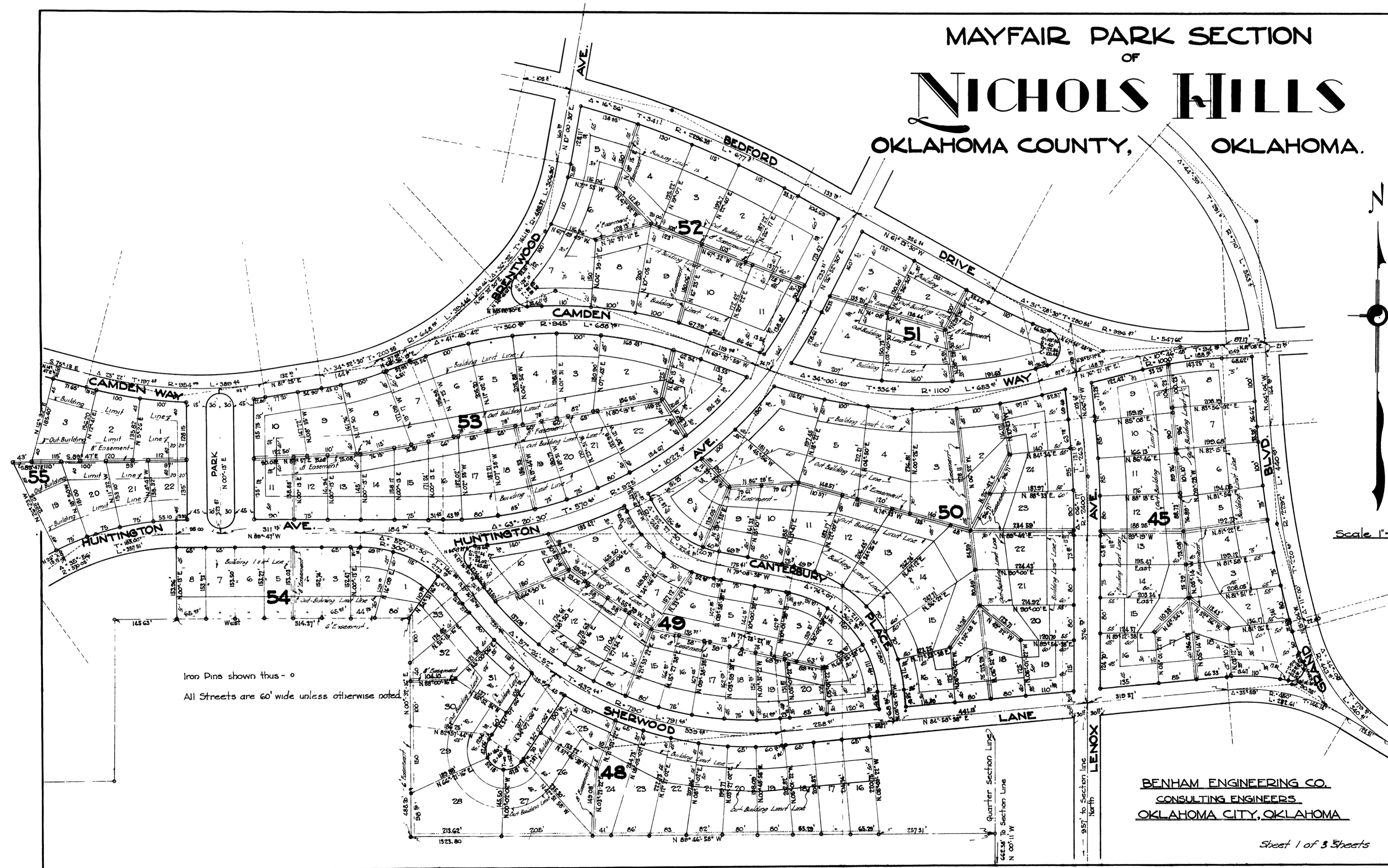
6" STOCKADE FENCE

6" STOCKADE FENCE

6" STOCKADE FENCE



MAYFAIR PARK SECTION  
 OF  
**NICHOLS HILLS**  
 OKLAHOMA COUNTY, OKLAHOMA.



Iron Pins shown thus - o  
 All Streets are 60' wide unless otherwise noted.

**BENHAM ENGINEERING CO.**  
 CONSULTING ENGINEERS  
 OKLAHOMA CITY, OKLAHOMA

Sheet 1 of 3 Sheets

Letter of Authorization

To: Board of Adjustment, City of Nichols Hills, Oklahoma

RE: 1416 Sherwood Lane

Legal Description: LOT 24 IN BLOCK 48 IN MAYFAIR PARK ADD.

I, Ashley Harroz, am the owner of the above referenced property.

I hereby authorize Sam Gresham to act as my representative in all matters pertaining to the Board of Adjustment hearings and applications regarding the property, including the authority to sign applications and present testimony.

Dated this 20<sup>th</sup> Day of April, 2026

Signed: Ashley Harroz

Ashley Harroz

[REDACTED]  
Nichols Hills, OK 73116

[REDACTED]



STATE OF OKLAHOMA }  
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting  
County Assessor, in and for the County  
and State aforesaid, do hereby certify that  
the within and foregoing is a full, true and  
complete copy of 300ft radius report  
filed in the office of the County Assessor  
on the 8th day of April, 2026  
Given under my hand and official seal this  
8th day of April, 2026

County Assessor  
Anthony Deputy

Oklahoma County Assessor's  
300ft Radius Report  
4/8/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R169575550	COGAR BRYAN D & ASHLEY C TRS	COGAR FAMILY TRUST		1420 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	48	26	NICHOLS HILLS ADD 048 026	1420 SHERWOOD LN NICHOLS HILLS
R169575520	SQUARE ROCK TRUST			1414 SHERWOOD LN	OKLAHOMA CITY	OK	73116	NICHOLS HILLS ADD	48	23	NICHOLS HILLS ADD 048 023	1414 SHERWOOD LN NICHOLS HILLS
R169575530	STIRING WENDEL			6804 AVONDATE DR	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	48	24	NICHOLS HILLS ADD 048 024	1416 SHERWOOD LN NICHOLS HILLS
R169575540	KELLEY GARY & KENDRA			1418 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	48	25	NICHOLS HILLS ADD 048 025	1418 SHERWOOD LN NICHOLS HILLS
R169881150	MEHTA KAUTILYA A & SUJABHA K CO TRS	MEHTA SULABHA K REV TRUST		1503 GLENBROOK TER	NICHOLS HILLS	OK	73116-5619	JOHN C MORAN 1ST MORAN 1ST	1	0	JOHN C MORAN 1ST 001 000 W56.2FT LOT 4 ALL OF LOT 5	1503 GLENBROOK TER NICHOLS HILLS
R169881100	RUTLEDGE ROBERT			1501 GLENBROOK TER	NICHOLS HILLS	OK	73116-5619	JOHN C MORAN 1ST MORAN 1ST	1	0	JOHN C MORAN 1ST 001 000 W56FT LOT 3 & E10FT LOT 4	1501 GLENBROOK TER NICHOLS HILLS
R169575560	MULLEN LISA L & GREGORY LF EST	LOESCH TRUST	PATOOK TRUST	1422 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	48	27	NICHOLS HILLS ADD 048 027	1422 SHERWOOD LN NICHOLS HILLS
R169575700	HODGSON JOHN S TRS ETAL	BURTON SRARH G TRS	THODGSON JOHN S TRUST	1411 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	15	NICHOLS HILLS ADD 049 015	1411 SHERWOOD LN NICHOLS HILLS
R169575690	NIX DOUGLAS			1413 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	14	NICHOLS HILLS ADD 049 014	1413 SHERWOOD LN NICHOLS HILLS
R169575515	BROWNE WILLIAM E & KRISTINE P CO TRS	BROWNE WILLIAM E TRUST		1412 SHERWOOD LN	NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	48	22	NICHOLS HILLS ADD 048 022	1412 SHERWOOD LN NICHOLS HILLS
R169575710	KHAN AGHA KHURSHID TRS	JONES AMANDA LOU TRS	ABA TRUST	1409 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	16	NICHOLS HILLS ADD 049 016	1409 SHERWOOD LN NICHOLS HILLS
R169881050	BARRICK JAN			1421 GLENBROOK TER	NICHOLS HILLS	OK	73116-5617	JOHN C MORAN 1ST MORAN 1ST	1	0	JOHN C MORAN 1ST 001 000 W61FT LOT 2 & E10FT LOT 3	1421 GLENBROOK TER NICHOLS HILLS
R211701000	MULLEN LISA LOOSEN & GREGORY TRS	MULLEN LISA LIVING TRUST		1422 SHERWOOD LN	OKLAHOMA CITY	OK	73116	AMENDED GLENBROOK PARK IN NICHOLS HILLS	1	1	AMENDED GLENBROOK PARK IN NICHOLS HILLS 001 001	1507 GLENBROOK TER NICHOLS HILLS
R169575689	TAYLOR MATTHEW RICHARDSON RONALD L 2008 REV TRUST	TAYLOR WENDY		1415 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	13	NICHOLS HILLS ADD BLK 049 LOT 000 LOT 13 EX BEG NE/C LT 13 TH SW4.75FT NW10.15FT NW47.85FT SW2.49FT NW2.68FT NE1.76FT 13 SE58FT TO BEG	1415 SHERWOOD LN NICHOLS HILLS
R169575720	PAREKH NINA & MUKESH TRS	PAREKH NINA LIV TRUST		1407 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	17	NICHOLS HILLS ADD 049 017	1407 SHERWOOD LN NICHOLS HILLS
R169575510	HAMMONS MARY K			1419 GLENBROOK TER	NICHOLS HILLS	OK	73116	JOHN C MORAN 1ST MORAN 1ST	1	0	JOHN C MORAN 1ST 001 000 ALL LOT 0 1 & E5FT LOT 2	1419 GLENBROOK TER NICHOLS HILLS

Oklahoma County Assessor's  
300ft Radius Report  
4/8/2026

R211701010	MASON KYM F MILLENNIAL CAPITAL GROUP LLC			1509 GLENBROOK TER	OKLAHOMA CITY OK	73116	AMENDED GLENBROOK PARK IN NICHOLS HILLS	1	2	AMENDED GLENBROOK PARK IN NICHOLS HILLS 001 002	1509 GLENBROOK TER NICHOLS HILLS
R169575687	HUFFMAN ROBERT A			11217 N MAY AVE	OKLAHOMA CITY OK	73120	NICHOLS HILLS ADD	49	12	NICHOLS HILLS ADD 049 012	1417 SHERWOOD LN NICHOLS HILLS
R169575730	PAREKH NINA & MUKESH TRS			1405 SHERWOOD LN	NICHOLS HILLS OK	73116	NICHOLS HILLS ADD	49	18	NICHOLS HILLS ADD 049 018	1405 SHERWOOD LN NICHOLS HILLS
R169575508	SAMARA ESBER NABEEH S & ALIX L			1410 SHERWOOD LN	NICHOLS HILLS OK	73116-5634	NICHOLS HILLS ADD	48	20	NICHOLS HILLS ADD 048 020	1408 SHERWOOD LN NICHOLS HILLS
R169591085	SULLIVAN HELEN M REV TRUST			1413 GLENBROOK TER	NICHOLS HILLS OK	73116-5617	SIXTY THIRD ST ADD	1	9	SIXTY THIRD ST ADD 001 009	1413 GLENBROOK TER NICHOLS HILLS
R169575570	REUTER FREDERICK TRS & REV TRUST			1424 SHERWOOD LN	NICHOLS HILLS OK	73116-5634	NICHOLS HILLS ADD	48	28	NICHOLS HILLS ADD 048 028	1424 SHERWOOD LN NICHOLS HILLS
R169881550	AMIN ADEET REUTER MELANIE M TRS & REV TRUST			6421 CENTENNIAL CT	NICHOLS HILLS OK	73116-5613	JOHN C MORAN 1ST	3	1	JOHN C MORAN 1ST 003 001	6421 CENTENNIAL CT NICHOLS HILLS
R169575660	REUTER FREDERICK TRS & REV TRUST			1410 CANTERBURY PL	NICHOLS HILLS OK	73116-5537	NICHOLS HILLS ADD	49	6	NICHOLS HILLS ADD 049 006	1410 CANTERBURY PL NICHOLS HILLS
R169575670	BAJAJ ANUREET K TRS	BAJAJ ANUREET K REV TRUST		1412 CANTERBURY PL	NICHOLS HILLS OK	73116-5537	NICHOLS HILLS ADD	49	7	NICHOLS HILLS ADD BLK 049 LOT 000 LOT 7 & PT OF LOT 13 DESCRIBED AS BEG NW/4 LT 7 TH SE ALONG A CURVE 70.14FT TO NE/C LT 7 SWLY 157.18FT TO SE/C LT 7 NW64.67FT TO NE/C LT 13 SW4.75FT NW9.42FT NELY 149.89FT TO BEG 7 CONT .248ACRS MORE OR LESS	1412 CANTERBURY PL NICHOLS HILLS
R169881250	JEL REAL ESTATE HOLDINGS LLC			1422 GLENBROOK TER	NICHOLS HILLS OK	73116-5601	JOHN C MORAN 1ST	2	1	JOHN C MORAN 1ST 002 001	1422 GLENBROOK TER NICHOLS HILLS
R211701060	CLARK ROLAND L & LEIGH ANN TRS	CLARK ROLAND L & LEIGH ANN REV LIV TRUST		1708 RANDEL RD	NICHOLS HILLS OK	73116	AMENDED GLENBROOK PARK IN NICHOLS HILLS	1	7	AMENDED GLENBROOK PARK IN NICHOLS HILLS 001 007	1506 GLENBROOK TER NICHOLS HILLS
R169575600	VAWTER ANDREW B & AMBER K REV TRUST			1430 SHERWOOD LN	NICHOLS HILLS OK	73116-5634	NICHOLS HILLS ADD	48	31	NICHOLS HILLS ADD 048 031	1430 SHERWOOD LN NICHOLS HILLS

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R169575680	VICK ROBERT ROLF 2007 TRUST	VICK HEATHER TURNER 2007 TRUST	1414 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	49	8	NICHOLS HILLS ADD BLK 049 LOT 000 PT OF LOTS 8 & 13 BEG AT NE/C/LT 8 TH SWLY 149.89FT NW 73FT NW 47.85FT SW 2.49FT NW 2.68FT NE 1.76FT NW 50FT NELY 163.17FT SE ON A CURVE 69.65FT TO BEG CONT .30ACRS OR 13069SQ FT MORE OR LESS	1414 CANTERBURY PL NICHOLS HILLS
R211701020	HYDE JAMES A & LAURIE MCCANN	REVOCABLE TRUST	1511 GLENBROOK TER	NICHOLS HILLS	OK	73120-1003	AMENDED GLENBROOK PARK IN NICHOLS HILLS	1	3	AMENDED GLENBROOK PARK IN NICHOLS HILLS 001 003	1511 GLENBROOK TER NICHOLS HILLS
R169575655	COTTRELL W DAVID & AMELIA G		1408 CANTERBURY PL	NICHOLS HILLS	OK	73116-5537	NICHOLS HILLS ADD	49	5	NICHOLS HILLS ADD 049 005	1408 CANTERBURY PL NICHOLS HILLS
R169575590	STOVER PAULA L & CARL N JR TRS	STOVER PAULA L LIV TRUST	1428 SHERWOOD LN	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	48	30	NICHOLS HILLS ADD 048 030	1428 SHERWOOD LN NICHOLS HILLS
R211701050	GAUTHIER STEPHEN C & KILEY J		1508 GLENBROOK TER	NICHOLS HILLS	OK	73116	AMENDED GLENBROOK PARK IN NICHOLS HILLS	1	6	AMENDED GLENBROOK PARK IN NICHOLS HILLS 001 006	1508 GLENBROOK TER NICHOLS HILLS
R169575685	HOPPS HOWARD B III REV LIV TRUST		1419 SHERWOOD LN	NICHOLS HILLS	OK	73116-5633	NICHOLS HILLS ADD	49	11	NICHOLS HILLS ADD 049 011	1419 SHERWOOD LN NICHOLS HILLS
R169575580	BLANKENSHIP MICHAEL D TRS	ATASCOSA BLACKRIVER TRUST	1426 SHERWOOD LN	NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	48	29	NICHOLS HILLS ADD 048 029	1426 SHERWOOD LN NICHOLS HILLS
R169575733	DUNNINGTON LUCAS A & URVI P TRS	DUNNINGTON FAMILY TRUST	1203 UPPER HAPPY VALLEY RD	LAFAYETTE	CA	94549-2724	NICHOLS HILLS ADD	49	19	NICHOLS HILLS ADD 049 019	1403 SHERWOOD LN NICHOLS HILLS
R169575506	TIDHOLM JOHN E & MARY J		1406 SHERWOOD LN	NICHOLS HILLS	OK	73116-5634	NICHOLS HILLS ADD	48	19	NICHOLS HILLS ADD 048 019	1406 SHERWOOD LN NICHOLS HILLS
R169591065	SHINERS LLC		8614 GLENWOOD AVE	OKLAHOMA CITY	OK	73114-1223	SIXTY THIRD ST ADD	1	0	SIXTY THIRD ST ADD 001 000 W20FT LOT 7 & ALL LOT 8	1409 GLENBROOK TER NICHOLS HILLS
R169881600	HURST STEPHEN T TRS	HURST STEPHEN T REV TRUST	6417 CENTENNIAL CT	NICHOLS HILLS	OK	73116-5613	JOHN C MORAN 1ST	3	2	JOHN C MORAN 1ST 003 002	6417 CENTENNIAL CT NICHOLS HILLS
R169575650	CANTERBURY ONE SIX LLC		1512 GLENBROOK TER	NICHOLS HILLS	OK	73116	NICHOLS HILLS ADD	49	4	NICHOLS HILLS ADD 049 004	1406 CANTERBURY PL NICHOLS HILLS
R211701140	GLENBROOK PARK IN NICHOLS HILLS LLC		PO BOX 705	OKLAHOMA CITY	OK	73101	AMENDED GLENBROOK PARK IN NICHOLS HILLS	0	0	AMENDED GLENBROOK PARK IN NICHOLS HILLS 000 000 COMMON AREA A	0 UNKNOWN NICHOLS HILLS
R169881300	STOUGH PHYLLIS J TRS	STOUGH PHYLLIS J REV TRUST	6416 CENTENNIAL CT	NICHOLS HILLS	OK	73116-5614	JOHN C MORAN 1ST	2	2	JOHN C MORAN 1ST 002 002	6416 CENTENNIAL CT NICHOLS HILLS

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R169591275	GUSTAFSON BENITH KAY TRS	GUSTAFSON BENITH K 2003 REV TRUST		6409 AVALON LN	NICHOLS HILLS	OK	73116-5609	SIXTY THIRD ST ADD	4	1 SIXTY THIRD ST ADD 004 001	6409 AVALON LN NICHOLS HILLS
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