

**OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF  
COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in a special meeting on **August 8, 2023** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 10:36 a.m.

Pursuant to Wyoming State Statute §39-13-102 and §39-13-109(b), the purpose of the meeting was to meet as the Teton County Board of Equalization to hear appeals that had been filed on 2023 property tax assessments.

Commission present: Natalia Macker, Vice-Chair, Mark Newcomb, and Wes Gardner were present. Luther Propst, Chair, joined the meeting for the second appeal at 2:09 p.m., and Greg Epstein was absent.

Hearing Officer: Richard Stout

Staff present: County Assessor Melissa Shinkle, Chief Deputy County Attorney Keith Gingery, Chief Deputy Assessor Kedric Putnam, County Clerk Maureen Murphy, and Deputy County Clerk Chalice Weichman.

**WARZINIACK, JOSEPH F. & CAROLYN J.                      PARCEL R0008885**

The Joseph F. and Carolyn J. Warziniack hearing for Parcel #R0008885 located at: 3215 W Mallard Road, Jackson, Wyoming, began at 10:37 a.m. with the Hearing Officer giving an overview of the proceedings and swearing-in the witnesses.

Joseph (Francis) Warziniack, the Appellant, gave an opening statement.

Exhibits A1-H3 from the Assessor were admitted with no objections, and no exhibits from the Appellant were admitted, however Exhibits G and H included within the Assessor's exhibits were provided by the Appellant.

Keith Gingery, Chief Deputy County Attorney representing the Assessor, asked questions of Melissa Shinkle, the Assessor.

Mr. Warziniack asked questions of Ms. Shinkle, then the Board and Hearing Officer asked questions of Ms. Shinkle.

Mr. Gingery and Mr. Warziniack presented closing statements.

The Hearing Officer's recommendation was to affirm the Assessor's 2023 valuation as the landowner did not present sufficient evidence to overturn the assessment.

A motion was made by Commissioner Macker and seconded by Commissioner Newcomb to affirm the Assessor's 2023 Assessment of property located at 3215 W Mallard Road, Jackson, Wyoming, and owned by Joseph F. and Carolyn J Warziniack in the amount of \$1,835,843.00 based upon the findings of fact and conclusions of applicable law. Hearing Officer Stout called for a vote. The vote showed three in favor and the motion carried 3-0.

The meeting was recessed at 11:24 a.m. and reconvened at 2:09 p.m.

Commissioner Propst, Chair, joined the meeting at 2:09 p.m.

**HOOVER, JOHN T & JENNIFER, & HOOVER, ANDREW                      PARCEL R0002572**

The John T. Hoover hearing for Parcel #R0002572 located at: 4315 Melody Ranch Drive, Jackson, Wyoming, began at 2:10 p.m. with the Hearing Officer giving an overview of the proceedings.

Exhibits A1-G45 from the Assessor, and Exhibits 1.1-5.37 from the Appellant, were admitted with no objections.

The meeting recessed at 2:14 p.m. and reconvened at 2:18 p.m. to review exhibit 6; a new piece of evidence from the Appellant.

Assessor objected to the admittance of Exhibit 6. The objection was sustained and Exhibit 6 was not admitted. But the Appellant was allowed to read from exhibit 6.

John Hoover, Appellant, presented his argument.

Mr. Gingery and Mr. Hoover asked questions of Ms. Shinkle.

A motion was made by Commissioner Macker and seconded by Commissioner Propst to remand Account number R0002572, location 4315 Melody Ranch Drive, property owners John T and Jennifer Hoover, to the Assessor to review the neighborhood and market adjustment. Hearing Officer Stout called for a vote. The vote showed four in favor and the motion carried 4-0.

**ADJOURN**

A motion was made by Commissioner Macker and seconded by Commissioner Gardner to adjourn. Hearing Officer called for a vote. The vote showed four in favor and the motion carried 4-0. The meeting adjourned at 2:58 p.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Luther Propst, Chair

ATTEST:

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Maureen E. Murphy, County Clerk