

**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 18, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:11 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 2022 property tax assessments.

Commission present: Natalia Macker, Chairwoman, Mark Barron, and Mark Newcomb were present. Luther Propst, Vice-Chairman, and Greg Epstein were absent.

Hearing Officer: Richard Stout

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

**AURELIO, RICHARD PARCEL #R0009282**

The Richard and Linda Aurelio hearing for Parcel #R0009282 located at: 560 Indian Springs Drive, Jackson, Wyoming, began at 9:13 a.m. with the Hearing Officer swearing-in the Appellants and Assessor, and giving an overview of the proceedings.

Exhibits A1-E1 from the Assessor, and exhibits 1.1-2.16 from the Appellant, were admitted with no objections.

Linda and Richard Aurelio, the Appellants, gave an opening statement and presented their argument.

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

The Board asked questions of Ms. Shinkle.

Mr. Gingery and Mr. Aurelio presented their closing arguments.

The Hearing Officer's recommendation was to affirm the Assessor's 2022 valuation as the landowner did not present enough to overturn the assessment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to affirm the Assessor's 2022 Assessment of property located at 460 S. Indian Springs Ranch and owned by Richard and Linda Aurelio, Trustees, in the amount of \$8,412,087.00 based upon the findings of fact and conclusions of applicable law. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 10:07 a.m. and reconvened at 10:28 a.m.

**SANFORD TRUSTEES JOSEPH W & ELLEN K PARCEL #R0003341**

The Joseph W. and Ellen K. Sanford hearing for Parcel #R0003341 located at: 2790 S. Silver Fox Lane, Jackson, Wyoming, began at 10:28 a.m. with the Hearing Officer giving an overview of the proceedings and swearing-in the Appellant and Assessor.

Exhibits A1-F1 and exhibits G-H from the Assessor, and exhibits 1.1-10.1 from the Appellant, were admitted with no objections. The Appellant presented additional evidence in exhibits 11.1-15.3, which were admitted with no objection.

The meeting recessed at 10:40 a.m. and reconvened at 10:51 a.m.

Joseph Sanford, the Appellant, gave an opening statement and presented his argument.

Mr. Gingery asked questions of Kristin Williamson, Chief Deputy Assessor.

Mr. Sanford asked questions of Ms. Williamson.

Mr. Gingery and Mr. Sanford presented closing arguments.

The Hearing Officer made no recommendation due to a conflict of interest between the Hearing Officer's firm and the construction company named in the Appellant's evidence.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to affirm the Assessor's 2022 Assessment of Property located at 2790 S. Silver Fox Lane., Jackson, WY and owned by Joseph W. & Ellen K., Trustees, in the amount of \$5,831,026.00 based upon the findings of fact and conclusions of applicable law. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

**ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried 4-0. The meeting adjourned at 11:58 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk