

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

The Teton County Board of Commissioners met in a special meeting on **September 12, 2023** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 10:03 a.m.

Pursuant to Wyoming State Statute §39-13-102 and §39-13-109(b), and Chapter 7 of the State Board of Equalization Rules, 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, Wes Gardner and Greg Epstein were present. Luther Propst, Chair, and Mark Newcomb were absent.

Hearing Officer: Richard Stout

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

**COAL CREEK HOLDINGS LLC            PARCEL ACCOUNT #R0003828**

The Coal Creek Holdings, LLC hearing for Parcel #R0003828 located at 1800 W Bohnetts Rd., Jackson, Wyoming, began at 10:07 a.m. with the Hearing Officer giving an overview of the proceedings.

Exhibits A1-H2 from the Assessor, and no exhibits from the Appellant, were admitted with no objections.

Patrick Dowd, the Appellant, presented his argument.

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

Mr. Dowd asked questions of Ms. Shinkle, then the Board asked questions of Ms. Shinkle.

Mr. Gingery and Mr. Dowd gave closing arguments.

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 Epstein affirm the Assessor's 2023 Assessment of account number R0003828 for the property located at 1800 W. Bohnetts Rd. and owned by Coal Creek Holdings LLC based upon the findings of fact and conclusions of applicable law. Hearing Officer Stout called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 10:45 a.m. and reconvened at 11:35 a.m.

**HAMMETT FERAZZI REVOCABLE TRUST            PARCEL ACCOUNT #R0008777**

The Hammett/Ferazzi Revocable Trust hearing for Parcel #R0008777 located at 4625 River Hollow Dr., Wilson, Wyoming, was scheduled to begin at 11:30 a.m. and the Appellant did not appear.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein dismiss the appeal of account number R0008777 for the property located at 4625 River Hollow Drive, owned by Hammett/Ferazzi revocable Trust, based on the Appellant's failure to appear. Hearing Officer Stout called for a vote. The vote showed all in favor and the motion carried.

**ADJOURN**

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to adjourn. Hearing Officer Stout called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:37 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Luther Propst, Chair

ATTEST:

\_\_\_\_\_  
Maureen E. Murphy, County Clerk