

**BOARD OF ASSESSMENT MINUTES**  
**MARCH 22, 2023**  
**32 WEST AVENUE**

Present: Board Members Bob Lawless, Bill Olsen, and Ed Donnelly; Town Solicitor Veronica Faust, Finance Director Dawn Parks, Assessor Eric Piner, and Town Clerk Donna Schwartz.

**CALL TO ORDER**

The meeting was called to order with the Pledge of Allegiance.

**COMMISSION BUSINESS**

Ms. Faust sworn the three Board of Assessment Members in.

*A motion was made by Mr. Donnelly, seconded by Mr. Olsen to nominate Mr. Lawless as Chairperson. The motion was carried unanimously 3/0.*

**APPROVAL OF THE AGENDA**

*A motion was made by Mr. Olsen, seconded by Mr. Donnelly, to approve the agenda as presented. The motion was carried unanimously 3/0.*

There was a slight pause in the meeting waiting for the assessor Eric Piner to arrive.

**NEW BUSINESS**

Mr. Raymond Wockley of 3 Edisto Court, PIDN:400.079 in attendance to present his case against the property assessment. He was sworn-in by Ms. Faust. Mr. Wockley handed out folders and printouts to each of the Board Members and to Ms. Faust, Ms. Parks, and Ms. Schwartz. He said he objected to being at the hearing on a sunny day.

Mr. Wockley present three comparable properties in his neighborhood. He is unhappy that all the lots in Wedgefield are assessed the same at \$99,880. In his opinion, waterfront lots should be assessed for more, all properties are not equal. Mr. Wockley stated the Town should get rid of the 5-year reassessment and use the county assessment.

Ms. Faust asked Mr. Wockley the exact nature of his appeal. Mr. Wockley replied, the total assessment. He would like the value changed. He feels his assessment should be somewhere between his examples #1 and #3.

Ms. Faust noted that there was no difference in his land value of \$99,880 between 2021 and 2022. The difference is in the improved value of \$1,600 which changed his assessment to a total of \$3.80. Mr. Wockley stated that he appealed in 2021 but cancelled.

Mr. Eric Piner, of Pierson's Appraisals, was sworn in by Ms. Faust. Mr. Piner explained how he came to the amount of Mr. Wockley's appraisal figures. He said that rates are set, a deck is the same for everyone. Mr. Piner noted that waterfront property makes a difference in sales only. Ms. Faust asked if his land value was the same. Mr. Piner replied correct. Ms. Faust asked if the rate change to the assessment was for the patio Mr. Wockley added. Mr. Piner replied yes. Ms. Faust asked if that change was \$1,600. Mr. Piner replied yes.

Mr. Donnelly questioned the difference between the assessment value and the appraisal value. Mr. Piner explained the difference. Mr. Donnelly asked if the use of building permits is standardized. Mr. Piner replied yes. Mr. Lawless questioned how they get the lot value. Mr. Piner replied.

Ms. Faust read the "Powers of the Board" to the Board of Assessment members. She stated that there was no challenge to the 2021 assessment. She said the only change was for the new patio Mr. Wockley installed. They need to decide if the assessment is fair and just.

***A motion was made by Mr. Donnelly, seconded by Mr. Olsen, to deny the appeal and leave the assessment as it stands. The motion was carried unanimously 3/0.***

Mr. Donnelly explained his motion denying Mr. Wockley's appeal based on standardization of fees based on building permits. Mr. Olsen stated his decision was based on the fairness of the assessment.

### **ADJOURNMENT**

***A motion was made by Mr. Olsen, seconded by Mr. Donnelly, to adjourn the meeting at 1:56pm. The motion was carried unanimously 3/0.***

Respectfully submitted,  
Donna Schwartz, MMC