

**ALLEGHENY COUNTY BOARD OF PROPERTY ASSESSMENT  
APPEALS & REVIEW**

**MINUTES OF THE REGULAR MEETING HELD  
TUESDAY, JULY 2, 2024**

**PRESENT:**

WAYDE FARGOTSTEIN, BOARD CHAIR  
RICHARD SNIPE, VICE CHAIR  
MICHELLE PAYANZO, SECRETARY  
MICHAEL SULEY, MEMBER  
SUSAN THORNTON LARA, MEMBER

**ALSO PRESENT:**

AMY SCHREMPF, BOARD SOLICITOR  
BARBARA BALDWIN, BOARD ADMINISTRATOR

**ABSENT:**

LESANS MONTGOMERY, MEMBER

**Call to Order, Roll Call**

Mr. Fargotstein called the meeting to order at 8:01 a.m. Ms. Payanzo called the roll and determined that all were present except for Ms. LeSans Montgomery, and a Quorum was present.

**Approval of the Minutes of the Prior Regular Meeting of June 20, 2024**

A Motion was made and seconded to approve the minutes of the prior regular meeting of June 20, 2024. All in favor. MOTION CARRIED.

**Public Comment Period**

Ms. Aleta Barnett – property owner, present before the BPAAR to request a reissue of the notice of disposition with a current date.

A Motion was made and seconded to reissue a disposition with a current date. All in favor. MOTION CARRIED.

Mr. John Silvestri, Esq., present before the Board to discuss a recent tax assessment appeal hearing for Parcel ID# 660-J-207. The Hearing Officer conducting the hearing was aware of the common law theory. Mr. Silvestri's overall interests is that the Board formulate a process to consider evidence presented on the common level ratio. This may involve engaging Hearing Officer's background and knowledge of the common level ratio, appraisal expertise, and neighborhood ratios. Conduct equalization under the statute and guidance from Judge Hertzberg's recent court order.

Dustin Tindall, Parcel ID# 2011-M-100 (not on the agenda). Mr. Tindall was recently subject to a School District tax assessment appeal. Mr. Tindall is present before the Board to get clarification of the guidelines for which a School District may appeal an owner's property, and base year versus current market. Ms. Schrempf, Board Solicitor, responds.

**Solicitor's Report (Ms. Schrempf)**

No report. Ms. Schrempf provided a brief appeals status and notes that BPAAR has dispositioned over fifty percent of its appeals.

**Appeals Department Report (Ms. Brown)**

Ms. Brown presents the Appeals department status report as submitted. Continuing to schedule hearings in July. 914 appeals scheduled that include first time hearings and postponements. Hearings scheduled in August will primarily be Commercial.

**Items from OPA Department (Ms. Brooks)**

2025 Appeal forms will need to be approved.

**Items from the Board Administrator (Ms. Baldwin)**

Ms. Aleta Barnett – covered under public comments.

Rescind and rehear – The Board received a spreadsheet with a list of parcels that were administratively postponed but will require the Board's approval to rescind and rehear.

A Motion was made and seconded to rescind and rehear the parcels as submitted. MOTION CARRIED.

Anissa Zappala – extend Residential Hearing Officer contract.

A Motion was made and seconded to extend a Residential Hearing Officer contract to Ms. Anissa Zappala. MOTION CARRIED.

Review of 2025 Appeal forms. Ms. Baldwin to circulate appeal forms to Board members for review.

**Board Approval List**

- Interim Tax Year, 2021, Parcel ID# 325-A-49
- Interim Tax Year, 2022, Parcel ID# 326-N-39
- Interim Tax Year, 2023, Parcel ID# 1074-C-276
- Tax Year 2024, First Parcel ID# 1-G-224
- Tax Year 2023, First Parcel ID# 305-P-137
- Tax Year 2022 (Y), First Parcel ID# 21-D-28

No pulls or recusals.

A Motion was made and seconded to approve the Board approval list as submitted. All in favor. MOTION CARRIED.

**Old Business.**

Mr. Suley and Ms. Schrämpf discussed the status of the Board's 2024 Rules and Regulations and the base year legal opinion.

The sales comparable approach in appeal hearings to be discussed in an executive session.

**New Business.**

None proffered.

**Adjournment**

Meeting adjourned at 8:35 a.m.

Executive session.



Michelle Payanzo, Board Secretary