



**CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS**

888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
Telephone: (203) 977-4016

Minutes of Meeting on March 1, 2023

Safety Training Room, 6th Floor of Stamford Government Center

The meeting for hearings began at 5:00 P.M.

Members present were: Chairman, George Sessa (via Zoom), Raymond W. Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer and Prisca Lin, Clerk

Also present: Melissa Bello and Larry Kastel from Tax Assessor's office

Hearings were conducted as scheduled and ended at 7:35 P.M. After a short break, board members began deliberations on the following appeals. Action taken are as follow:

File # 22001		Appeal Of: 185 Ocean Drive East Lot: 3		Parcel ID: 000-7862
Original Asmt 2022 GL:		\$667,000	Final Assessment for 10/1/2022 GL:	\$651,500
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-15,500
ACTION: Change		Detailed Action: Change Grade from C+ to C		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		Abstained: Larry Ginsberg		

File # 22003		Appeal Of: 39 Partridge Road Lot: B		Parcel ID: 004-4301
Original Asmt 2022 GL:		\$967,130	Final Assessment for 10/1/2022 GL:	\$864,230
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-102,900
ACTION: Change		Detailed Action: Change Grade from B++ to B+		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22004		Appeal Of: 133 Bouton Street West Lot: B		Parcel ID: 004-2963
Original Asmt 2022 GL:		\$717,090	Final Assessment for 10/1/2022 GL:	\$717,090
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comparables based on lot & property sizes		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22007		Appeal Of: 123 Joffre Avenue Lot: 74		Parcel ID: 001-7832
Original Asmt 2022 GL:		\$591,500	Final Assessment for 10/1/2022 GL:	\$591,500
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comparables		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		



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File # 22009		Appeal Of: 87 Courtland Hill Street		Lot: 58	Parcel ID: 000-6563
Original Asmt 2022 GL:		\$465,370	Final Assessment for 10/1/2022 GL:		\$439,940
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-25,430
ACTION: Change		Detailed Action: Change Grade from C+ to C and Depreciation Code from VG to G			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22010		Appeal Of: 10 Megans Court		Lot: UT10	Parcel ID: 004-1463
Original Asmt 2022 GL:		\$539,660	Final Assessment for 10/1/2022 GL:		\$539,660
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no convincing evidence; in line with comps			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22011		Appeal Of: 279 West Hill Road		Lot: 7C	Parcel ID: 004-2932
Original Asmt 2022 GL:		\$1,200,210	Final Assessment for 10/1/2022 GL:		\$1,200,210
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22012		Appeal Of: 270 Strawberry Hill Avenue		Lot: A	Parcel ID: 003-7684
Original Asmt 2022 GL:		\$457,440	Final Assessment for 10/1/2022 GL:		\$457,440
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no comparable comps			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22014		Appeal Of: 8 Butternut Place		Lot: 19	Parcel ID: 002-1820
Original Asmt 2022 GL:		\$560,990	Final Assessment for 10/1/2022 GL:		\$545,380
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$-15,610
ACTION: Change		Detailed Action: Change Depreciation Code from G to A			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			



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File # 22015		Appeal Of: 0 Van Rensselaer Ave		Lot: 1	Parcel ID: 002-1858
Original Asmt 2022 GL:		\$569,780	Final Assessment for 10/1/2022 GL:		\$569,780
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence; land value already reduced			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22017		Appeal Of: 235 Willowbrook Avenue		Lot: A	Parcel ID: 000-0937
Original Asmt 2022 GL:		\$571,450	Final Assessment for 10/1/2022 GL:		\$571,450
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, in line with comp			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22018		Appeal Of: 57 Wildwood Road		Lot: 3	Parcel ID: 003-2300
Original Asmt 2022 GL:		\$637,710	Final Assessment for 10/1/2022 GL:		\$577,500
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$-60,210
ACTION: Change		Detailed Action: Change Fair Market Value to \$825,000			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22060		Appeal Of: 2346 High Ridge Road		Lot: 10	Parcel ID: 001-7184
Original Asmt 2022 GL:		\$572,210	Final Assessment for 10/1/2022 GL:		\$440,760
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$-131,450
ACTION: Change		Detailed Action: Change Grade from A to C			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22066		Appeal Of: 12 Hillview Lane		Lot: 9	Parcel ID: 002-5284
Original Asmt 2022 GL:		\$358,610	Final Assessment for 10/1/2022 GL:		\$336,450
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$-22,160
ACTION: Change		Detailed Action: Change Depreciation Code from A to F			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			



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File # 22101	Appeal Of: 2435 Bedford Street # 21V	Lot: UT21-22	Parcel ID: 004-2511
Original Asmt 2022 GL:	\$334,960	Final Assessment for 10/1/2022 GL:	\$334,960
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comparables	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	

File # 22103	Appeal Of: 22 River Oaks Drive	Lot: 41E	Parcel ID: 004-3363
Original Asmt 2022 GL:	\$993,340	Final Assessment for 10/1/2022 GL:	\$962,535
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-30,805
ACTION: Change		Detailed Action: Reduce Fair Market Value by \$44,000	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	

File # 22120	Appeal Of: 102 Belltown Road	Lot: A	Parcel ID: 003-1986
Original Asmt 2022 GL:	\$430,220	Final Assessment for 10/1/2022 GL:	\$430,220
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	

File # 22382	Appeal Of: 19 Beechwood Road	Lot: 33	Parcel ID: 002-2154
Original Asmt 2022 GL:	\$599,000	Final Assessment for 10/1/2022 GL:	\$599,000
Appeal Heard By: No Show	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Show		Detailed Action: No Show - No Action taken	
Members Present for Deliberations:			
Members in Favor:			
Members Opposed:			

The meeting concluded at 9:40 P.M.

Respectfully submitted:

A handwritten signature in cursive script that reads 'Prisca Lin'.

Prisca Lin, Clerk