



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 8, 2023

Tax Assessor's Office, 6th Floor of Stamford Government Center

The meeting was called to order at 5:23 P.M. by Chairman George Sessa.

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 from Tax Assessor's office

Deliberations were conducted on the following appeals. Action taken are as follow:

File # 22006	Appeal Of: 70 Hubbard Avenue	Lot: 19	Parcel ID: 000-8589
Original Asmt 2022 GL:	\$555,530	Final Assessment for 10/1/2022 GL:	\$555,530
Appeal Heard By: Larry Ginsberg	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 # 22021	Appeal Of: 42 Indian Hill Road	Lot: 7	Parcel ID: 000-8783
Original Asmt 2022 GL:	\$952,840	Final Assessment for 10/1/2022 GL:	\$952,840
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, no convincing 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 # 22023	Appeal Of: 10 Drum Hill Lane	Lot: 10	Parcel ID: 001-5224
Original Asmt 2022 GL:	\$698,060	Final Assessment for 10/1/2022 GL:	\$698,060
Appeal Heard By: Ed Laux	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 # 22024	Appeal Of: 59 Meadowpark Avenue West	Lot: 37	Parcel ID: 001-5495
Original Asmt 2022 GL:	\$380,560	Final Assessment for 10/1/2022 GL:	\$359,470
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$-21,090
ACTION: Change	Detailed Action: Change C factor on Residual Land to 0.01		
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 # 22029	Appeal Of: 133 Parry Road	Lot: 57	Parcel ID: 002-3351
Original Asmt 2022 GL:	\$1,160,290	Final Assessment for 10/1/2022 GL:	\$1,160,290
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 # 22034	Appeal Of: 96 Harvest Hill Lane	Lot: 17	Parcel ID: 002-4135
Original Asmt 2022 GL:	\$473,170	Final Assessment for 10/1/2022 GL:	\$459,660
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-13,510
ACTION: Change	Detailed Action: Changes per inspector's note; and also 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		

File # 22035	Appeal Of: 71 Wyndover Lane	Lot: 6	Parcel ID: 002-1850
Original Asmt 2022 GL:	\$1,432,770	Final Assessment for 10/1/2022 GL:	\$1,432,770
Appeal Heard By: Larry Ginsberg	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 # 22036	Appeal Of: 11 Ocean View Drive	Lot: 11	Parcel ID: 003-6564
Original Asmt 2022 GL:	\$2,081,320	Final Assessment for 10/1/2022 GL:	\$2,006,670
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-74,650
ACTION: Change	Detailed Action: Reduce C factor on prime land from 1.0 to 0.95		
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 # 22042	Appeal Of: 1991 High Ridge Road	Lot: 0	Parcel ID: 002-4716
Original Asmt 2022 GL:	\$559,850	Final Assessment for 10/1/2022 GL:	\$406,200
Appeal Heard By: Jim Fleischer	ASMT ADJUSTMENT (+/-)		\$-153,650
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:	R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:	George Sessa; Recused: Larry Ginsberg		



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File # 22043		Appeal Of: 41 Ridgecrest Road		Lot: 0		Parcel ID: 000-1408	
Original Asmt 2022 GL:		\$643,130		Final Assessment for 10/1/2022 GL:		\$643,130	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no convincing evidence to warrant further changes after reduction from informal hearing					
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 # 22045		Appeal Of: 43 Strawberry Patch Lane		Lot: 16		Parcel ID: 003-2913	
Original Asmt 2022 GL:		\$488,820		Final Assessment for 10/1/2022 GL:		\$488,820	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, C factor on land already accounted for					
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 # 22046		Appeal Of: 11 Elm Court		Lot: 0		Parcel ID: 000-4099	
Original Asmt 2022 GL:		\$590,800		Final Assessment for 10/1/2022 GL:		\$590,800	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no convincing evidence to warrant further changes after reduction from informal hearing					
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 # 22048		Appeal Of: 39 Colony Court		Lot: 7		Parcel ID: 000-2895	
Original Asmt 2022 GL:		\$452,420		Final Assessment for 10/1/2022 GL:		\$452,420	
Appeal Heard By: Jim Fleischer				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 # 22056		Appeal Of: 123 Harbor Drive Unit 607		Lot: 0		Parcel ID: 003-7402	
Original Asmt 2022 GL:		\$398,180		Final Assessment for 10/1/2022 GL:		\$398,180	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, in line with unit in neighborhood					
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 # 22058		Appeal Of: 0 Taconic Road Lot: 8		Parcel ID: 002-5720
Original Asmt 2022 GL:		\$2,020	Final Assessment for 10/1/2022 GL:	\$1,750
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$-270
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$2,500		
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 # 22061		Appeal Of: 32 Weed Hill Ave Apt 22 Lot: 0		Parcel ID: 000-1572
Original Asmt 2022 GL:		\$250,560	Final Assessment for 10/1/2022 GL:	\$250,560
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with other units in complex		
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 # 22062		Appeal Of: 88 Heming Way Lot: 6		Parcel ID: 004-0380
Original Asmt 2022 GL:		\$943,950	Final Assessment for 10/1/2022 GL:	\$943,950
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22063		Appeal Of: 30 Lu Manor Drive Lot: 0		Parcel ID: 000-1480
Original Asmt 2022 GL:		\$556,680	Final Assessment for 10/1/2022 GL:	\$556,680
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no convincing 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 # 22064		Appeal Of: 0 Glenbrook Road Lot: 19		Parcel ID: 002-8756
Original Asmt 2022 GL:		\$9,040	Final Assessment for 10/1/2022 GL:	\$9,040
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, percentage increase of value in line within the area		
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 # 22068		Appeal Of: 99 Prospect Street Apt 2L Lot: 0		Parcel ID: 003-5653
Original Asmt 2022 GL:		\$97,810	Final Assessment for 10/1/2022 GL:	\$97,810
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: George Sessa		

File # 22070		Appeal Of: 10 Ponus Avenue Lot: 0		Parcel ID: 001-0023
Original Asmt 2022 GL:		\$369,690	Final Assessment for 10/1/2022 GL:	\$369,690
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 # 22071		Appeal Of: 2007 Honda Odyssey Lot: 0		Parcel ID: PPF02024
Original Asmt 2019 GL:		\$5,924	Final Assessment for 10/1/2022 GL:	\$0
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-5,924
ACTION: Change		Detailed Action: Remove from tax roll		
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 # 22072		Appeal Of: 2007 Honda Odyssey Lot: 0		Parcel ID: PPF02024
Original Asmt 2020 GL:		\$5,163	Final Assessment for 10/1/2022 GL:	\$0
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-5,163
ACTION: Change		Detailed Action: Remove from tax roll		
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 # 22073		Appeal Of: 2007 Honda Odyssey Lot: 0		Parcel ID: PPF02024
Original Asmt 2021 GL:		\$4,611	Final Assessment for 10/1/2022 GL:	\$0
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-4,611
ACTION: Change		Detailed Action: Remove from tax roll		
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 # 22081		Appeal Of: 85 Unity Road Lot: 14		Parcel ID: 000-9296
Original Asmt 2022 GL:		\$365,570	Final Assessment for 10/1/2022 GL:	\$365,570
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 # 22082		Appeal Of: 10 Mayapple Road Lot: 18		Parcel ID: 001-6785
Original Asmt 2022 GL:		\$444,740	Final Assessment for 10/1/2022 GL:	\$444,740
Appeal Heard By: Ed Laux		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 # 22083		Appeal Of: 230 Halliwell Drive Lot: 12		Parcel ID: 001-1101
Original Asmt 2022 GL:		\$748,810	Final Assessment for 10/1/2022 GL:	\$748,810
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps, 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 # 22084		Appeal Of: 49 Bouton Street Lot: 72		Parcel ID: 001-7381
Original Asmt 2022 GL:		\$358,430	Final Assessment for 10/1/2022 GL:	\$358,430
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22085		Appeal Of: 2440 High Ridge Road Lot: 0		Parcel ID: 000-8251
Original Asmt 2022 GL:		\$623,000	Final Assessment for 10/1/2022 GL:	\$623,000
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, percentage increase of value 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		



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File # 22089		Appeal Of: 74 Fairview Avenue Lot: 8		Parcel ID: 001-6894
Original Asmt 2022 GL:		\$657,010	Final Assessment for 10/1/2022 GL:	\$657,010
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 # 22091		Appeal Of: 0 Standish Road Unit 11C1 Lot: 0		Parcel ID: 002-8432
Original Asmt 2022 GL:		\$132,500	Final Assessment for 10/1/2022 GL:	\$132,500
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 # 22092		Appeal Of: 512 Pepper Ridge Road Lot: 47		Parcel ID: 001-9435
Original Asmt 2022 GL:		\$455,480	Final Assessment for 10/1/2022 GL:	\$455,480
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: R W Leyden		

File # 22093		Appeal Of: 48 Woodbrook Drive Lot: 26		Parcel ID: 002-2791
Original Asmt 2022 GL:		\$426,160	Final Assessment for 10/1/2022 GL:	\$426,160
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: Larry Ginsberg		

File # 22097		Appeal Of: 392 Strawberry Hill Avenue Lot: 7		Parcel ID: 003-8529
Original Asmt 2022 GL:		\$623,570	Final Assessment for 10/1/2022 GL:	\$623,570
Appeal Heard By: Ed Laux		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		



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File # 22099		Appeal Of: 38 East Lane Lot: 17		Parcel ID: 001-5208
Original Asmt 2022 GL:		\$687,270	Final Assessment for 10/1/2022 GL:	\$687,270
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps on building value		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: Larry Ginsberg & R W Leyden		

File # 22100		Appeal Of: 124 Ocean Drive East Lot: 0		Parcel ID: 002-5336
Original Asmt 2022 GL:		\$845,500	Final Assessment for 10/1/2022 GL:	\$845,500
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, not 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 # 22102		Appeal Of: 157 Fifth Street Lot: 11		Parcel ID: 003-2901
Original Asmt 2022 GL:		\$468,630	Final Assessment for 10/1/2022 GL:	\$445,382
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$-23,248
ACTION: Change		Detailed Action: Change Fair Market Value to \$636,260		
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:		Larry Ginsberg		

File # 22104		Appeal Of: 611 Hope Street Unit 619 Lot: 0		Parcel ID: 004-2733
Original Asmt 2022 GL:		\$342,030	Final Assessment for 10/1/2022 GL:	\$342,030
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with sales price in July 2022		
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 # 22105		Appeal Of: 0 Shippan Avenue Lot: 0		Parcel ID: 004-4539
Original Asmt 2022 GL:		\$897,680	Final Assessment for 10/1/2022 GL:	\$897,680
Appeal Heard By: Jim Fleischer		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 # 22106		Appeal Of: 0 Red Fox Road Lot: 0		Parcel ID: 001-8820
Original Asmt 2022 GL:		\$598,860	Final Assessment for 10/1/2022 GL:	\$598,860
Appeal Heard By: Jim Fleischer		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 # 22107		Appeal Of: 111 Four Brooks Road Lot: 0		Parcel ID: 001-5216
Original Asmt 2022 GL:		\$657,460	Final Assessment for 10/1/2022 GL:	\$657,460
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 # 22108		Appeal Of: 14 Revonah Circle South Lot: 4		Parcel ID: 003-9285
Original Asmt 2022 GL:		\$716,300	Final Assessment for 10/1/2022 GL:	\$716,300
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22117		Appeal Of: 27 Nathan Hale Drive Lot: 0		Parcel ID: 004-4103
Original Asmt 2022 GL:		\$1,499,010	Final Assessment for 10/1/2022 GL:	\$1,499,010
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22121		Appeal Of: 2853 High Ridge Road Lot: 8		Parcel ID: 004-0245
Original Asmt 2022 GL:		\$1,211,690	Final Assessment for 10/1/2022 GL:	\$1,211,690
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, not 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		



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File # 22128		Appeal Of: 245 Erskine Road Lot: 8		Parcel ID: 001-6919
Original Asmt 2022 GL:		\$349,880	Final Assessment for 10/1/2022 GL:	\$338,930
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$-10,950
ACTION: Change		Detailed Action: Change C factor on prime land from 0.85 to 0.8		
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 # 22133		Appeal Of: 89 Flint Rock Road East Lot: 1		Parcel ID: 003-3225
Original Asmt 2022 GL:		\$743,220	Final Assessment for 10/1/2022 GL:	\$693,120
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$-50,100
ACTION: Change		Detailed Action: Change grade from A 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 # 22136		Appeal Of: 30 Ridge Brook Lane Lot: 15		Parcel ID: 003-5978
Original Asmt 2022 GL:		\$582,770	Final Assessment for 10/1/2022 GL:	\$560,000
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-22,770
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$800,000		
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 # 22138		Appeal Of: 0 Summer Street Lot: 0		Parcel ID: 000-1393
Original Asmt 2022 GL:		\$410,250	Final Assessment for 10/1/2022 GL:	\$410,250
Appeal Heard By: Jim Fleischer		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 # 22148		Appeal Of: 127 Slice Drive Lot: 1		Parcel ID: 002-1414
Original Asmt 2022 GL:		\$611,800	Final Assessment for 10/1/2022 GL:	\$611,800
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no convincing evidence		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: George Sessa		



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File # 22149		Appeal Of: 47 Cascade Court Lot: 2		Parcel ID: 000-9613
Original Asmt 2022 GL:		\$497,270	Final Assessment for 10/1/2022 GL:	\$497,270
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comp sales		
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		
Members Opposed:		Recused: Jim Fleischer		

File # 22152		Appeal Of: 268 Stamford Avenue Lot: 12		Parcel ID: 002-9185
Original Asmt 2022 GL:		\$664,740	Final Assessment for 10/1/2022 GL:	\$664,740
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22153		Appeal Of: 43 Mitchell Street Lot: 0		Parcel ID: 000-6709
Original Asmt 2022 GL:		\$441,670	Final Assessment for 10/1/2022 GL:	\$441,670
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change by majority vote, recommended to reduce Fair Market Value to \$600,000		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		R W Leyden, Larry Ginsberg, Jim Fleischer		
Members Opposed:		George Sessa, Ed Laux		

File # 22156		Appeal Of: 101 Russet Road Lot: 6		Parcel ID: 000-6642
Original Asmt 2022 GL:		\$632,990	Final Assessment for 10/1/2022 GL:	\$620,720
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$-12,270
ACTION: Change		Detailed Action: Change Bath Style and Kitchen Style to Average		
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:		Recused: Larry Ginsberg		

File # 22157		Appeal Of: 50 Glenbrook Road Apt 6D Lot: 0		Parcel ID: 003-3123
Original Asmt 2022 GL:		\$243,590	Final Assessment for 10/1/2022 GL:	\$243,590
Appeal Heard By: R W Leyden		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		



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File # 22160		Appeal Of: 86 Crystal Lake Road		Lot: 39	Parcel ID: 002-0546
Original Asmt 2022 GL:		\$314,330	Final Assessment for 10/1/2022 GL:		\$314,330
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22164		Appeal Of: 24 Woodside Street		Lot: 0	Parcel ID: 002-2413
Original Asmt 2022 GL:		\$71,840	Final Assessment for 10/1/2022 GL:		\$51,320
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-20,520
ACTION: Change		Detailed Action: Reduce C factor on residual land from 0.42 to 0.3			
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 # 22169		Appeal Of: 809 Stillwater Road		Lot: 0	Parcel ID: 004-3736
Original Asmt 2022 GL:		\$824,150	Final Assessment for 10/1/2022 GL:		\$768,680
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-55,470
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 # 22170		Appeal Of: 17 Hanover Street		Lot: 0	Parcel ID: 001-6266
Original Asmt 2022 GL:		\$365,750	Final Assessment for 10/1/2022 GL:		\$327,960
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-37,790
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			

File # 22171		Appeal Of: 287 Webbs Hill Road		Lot: 4	Parcel ID: 001-3118
Original Asmt 2022 GL:		\$792,850	Final Assessment for 10/1/2022 GL:		\$776,030
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$-16,820
ACTION: Change		Detailed Action: Change Garage Cond. Code to P			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		George Sessa			



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File # 22172		Appeal Of: 52 Briarwood Lane		Lot: 0	Parcel ID: 002-7730
Original Asmt 2022 GL:		\$1,020,800	Final Assessment for 10/1/2022 GL:		\$1,020,800
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, 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 # 22181		Appeal Of: 14 Crestwood Drive		Lot: 0	Parcel ID: 001-8805
Original Asmt 2022 GL:		\$544,910	Final Assessment for 10/1/2022 GL:		\$521,710
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)			\$-23,200
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, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22185		Appeal Of: 2217 Long Ridge Road		Lot: 0	Parcel ID: 001-8099
Original Asmt 2022 GL:		\$471,510	Final Assessment for 10/1/2022 GL:		\$471,510
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, percentage increase of value 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 # 22196		Appeal Of: 35 Terrace Avenue		Lot: 0	Parcel ID: 001-8751
Original Asmt 2022 GL:		\$503,200	Final Assessment for 10/1/2022 GL:		\$488,400
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)			\$-14,800
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, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22265		Appeal Of: 1 Mill Road		Lot: 0	Parcel ID: 001-1555
Original Asmt 2022 GL:		\$857,980	Final Assessment for 10/1/2022 GL:		\$700,000
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$-157,980
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$1,000,000			
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			



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File # 22268		Appeal Of: 108 North Lake Drive Lot: 3		Parcel ID: 002-2889
Original Asmt 2022 GL:		\$1,468,090	Final Assessment for 10/1/2022 GL:	\$1,433,082
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-35,008
ACTION: Change		Detailed Action: Reduce Fair Market Value by \$50,000		
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		
Members Opposed:		Larry Ginsberg, Jim Fleischer		

File # 22290		Appeal Of: 67 Hastings Lane Lot: 9		Parcel ID: 004-1406
Original Asmt 2022 GL:		\$619,400	Final Assessment for 10/1/2022 GL:	\$567,110
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-52,290
ACTION: Change		Detailed Action: Change C factor on residual land from 0.3 to 0.1		
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 # 22374		Appeal Of: 700 East Main Street Lot: 0		Parcel ID: 003-5032
Original Asmt 2022 GL:		\$728,370	Final Assessment for 10/1/2022 GL:	\$350,000
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$-378,370
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$500,000 per 2022 court stipulation		
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 # 22377		Appeal Of: 15 Ralsey Road South Lot: 0		Parcel ID: 000-9956
Original Asmt 2022 GL:		\$1,400,370	Final Assessment for 10/1/2022 GL:	\$1,322,620
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-77,750
ACTION: Change		Detailed Action: Change Depreciate 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,		
Members Opposed:		Recused: Ed Laux, Jim Fleischer		

File # 22383		Appeal Of: 12 Tyler Drive Lot: 2		Parcel ID: 000-2034
Original Asmt 2022 GL:		\$874,290	Final Assessment for 10/1/2022 GL:	\$840,693
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-33,597
ACTION: Change		Detailed Action: Reduce Fair Market Value by \$48,000		
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:		Recused: Larry Ginsberg		



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File # 22392	Appeal Of: 44 Powell Place	Lot: 13	Parcel ID: 001-5205
Original Asmt 2022 GL:	\$421,580	Final Assessment for 10/1/2022 GL:	\$421,580
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, no compelling evidence presented		
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 # 22406	Appeal Of: 0 Red Fox Road	Lot: 0	Parcel ID: 000-7465
Original Asmt 2022 GL:	\$532,730	Final Assessment for 10/1/2022 GL:	\$520,680
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-12,050
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		

File # 22459	Appeal Of: 2012 Volvo S60	Lot: 0	Parcel ID: PMV2158
Original Asmt 2022 GL:	\$7,840	Final Assessment for 10/1/2022 GL:	\$0
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$-7,840
ACTION: Change	Detailed Action: Remove from 2022 tax roll		
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		

The meeting concluded at 10:55 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk