



**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 16, 2023

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

The meeting began at 5:14 P.M.

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

Also present: Rob Rende from Tax Assessor's office

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

File # 22002		Appeal Of: 585 Westover Road Lot: 2		Parcel ID: 003-8023
Original Asmt 2022 GL:		\$761,360	Final Assessment for 10/1/2022 GL:	\$761,360
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, evidence irrelevant to Oct 2022 revaluation, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22077		Appeal Of: 68 Ledge Lane Lot: 29		Parcel ID: 000-7347
Original Asmt 2022 GL:		\$414,810	Final Assessment for 10/1/2022 GL:	\$414,810
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, C factors on land already accounted for		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22110		Appeal Of: 34 Crab Apple Place Lot: 91		Parcel ID: 001-7652
Original Asmt 2022 GL:		\$466,350	Final Assessment for 10/1/2022 GL:	\$455,500
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-10,850
ACTION: Change		Detailed Action: Change Depreciation Code from G to A		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		Recused: George Sessa		

File # 22154		Appeal Of: 69 Lantern Circle Lot: 21		Parcel ID: 003-6727
Original Asmt 2022 GL:		\$528,960	Final Assessment for 10/1/2022 GL:	\$528,960
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, C factor on residual land already accounted for; in line with comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22161		Appeal Of: 0 Maher Road Lot: A		Parcel ID: 000-9773
Original Asmt 2022 GL:		\$248,430	Final Assessment for 10/1/2022 GL:	\$248,430
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22165		Appeal Of: 6 Calder Bridge Drive Lot: 7		Parcel ID: 004-4696
Original Asmt 2022 GL:		\$1,216,360	Final Assessment for 10/1/2022 GL:	\$1,205,160
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-11,200
ACTION: Change		Detailed Action: Change per inspector's notes: correct square footage of covered porch & patio		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22166		Appeal Of: 1778 Newfield Avenue Lot: 1		Parcel ID: 002-2661
Original Asmt 2022 GL:		\$390,320	Final Assessment for 10/1/2022 GL:	\$391,120
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		+\$800
ACTION: Change		Detailed Action: Change per inspector's notes: correct sketch, change Bath & Kitchen style to Old, change Patio from 75% to 55% Gd		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		George Sessa		

File # 22168		Appeal Of: 38 Dads Lane Lot: D		Parcel ID: 002-7710
Original Asmt 2022 GL:		\$532,860	Final Assessment for 10/1/2022 GL:	\$532,860
Appeal Heard By: Ed Laux		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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22174		Appeal Of: 46 Ocean Drive North Lot: 30		Parcel ID: 000-2744
Original Asmt 2022 GL:		\$1,382,210	Final Assessment for 10/1/2022 GL:	\$1,382,210
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps from appraisal		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22177		Appeal Of: 132 Davenport Ridge Lane		Lot: 12		Parcel ID: 000-9448	
Original Asmt 2022 GL:		\$641,840		Final Assessment for 10/1/2022 GL:		\$641,840	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, C factor on land already reduced by court order, no compelling evidence for further reduction					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Ed Laux					
Members Opposed:		Recused: Larry Ginsberg					

File # 22187		Appeal Of: 92 Knickerbocker Avenue		Lot: 21		Parcel ID: 001-7635	
Original Asmt 2022 GL:		\$394,950		Final Assessment for 10/1/2022 GL:		\$394,950	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22194		Appeal Of: 16 Orlando Avenue		Lot: 7T0008		Parcel ID: 001-5972	
Original Asmt 2022 GL:		\$444,760		Final Assessment for 10/1/2022 GL:		\$444,760	
Appeal Heard By: Larry Ginsberg				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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22195		Appeal Of: 5 Nash Place		Lot: 60		Parcel ID: 001-3991	
Original Asmt 2022 GL:		\$419,850		Final Assessment for 10/1/2022 GL:		\$419,850	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22198		Appeal Of: 732 Den Road		Lot: A		Parcel ID: 003-6994	
Original Asmt 2022 GL:		\$636,510		Final Assessment for 10/1/2022 GL:		\$636,510	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					



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File # 22200		Appeal Of: 51 Clover Hill Drive		Lot: 102		Parcel ID: 000-4265	
Original Asmt 2022 GL:		\$407,540		Final Assessment for 10/1/2022 GL:		\$407,540	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22201		Appeal Of: 23 Ralsey Road South		Lot: 55-57		Parcel ID: 002-4751	
Original Asmt 2022 GL:		\$1,735,390		Final Assessment for 10/1/2022 GL:		\$1,683,730	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		-\$51,660	
ACTION: Change		Detailed Action: Change C factor on prime land from 1.00 to 0.95					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22203		Appeal Of: 71 Wascussee Lane		Lot: 49		Parcel ID: 002-0245	
Original Asmt 2022 GL:		\$392,040		Final Assessment for 10/1/2022 GL:		\$354,220	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		-\$37,820	
ACTION: Change		Detailed Action: Change Grade from C to C-					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22204		Appeal Of: 1515 Summer street # 704		Lot: UT704		Parcel ID: 004-4486	
Original Asmt 2022 GL:		\$348,450		Final Assessment for 10/1/2022 GL:		\$348,450	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22207		Appeal Of: 130 Columbus Place		Lot: 169		Parcel ID: 000-6615	
Original Asmt 2022 GL:		\$483,830		Final Assessment for 10/1/2022 GL:		\$483,830	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, comps in appraisal not comparable					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					



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File # 22208		Appeal Of: 158 Columbus Place		Lot: A	Parcel ID: 001-0742
Original Asmt 2022 GL:		\$516,720	Final Assessment for 10/1/2022 GL:		\$516,720
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, comps in appraisal not comparable			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members Opposed:		none			

File # 22212		Appeal Of: 153 Lawn Avenue		Lot: 6	Parcel ID: 000-0378
Original Asmt 2022 GL:		\$413,640	Final Assessment for 10/1/2022 GL:		\$413,640
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			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members Opposed:		none			

File # 22219		Appeal Of: 0 Manor Street		Lot: A	Parcel ID: 000-6440
Original Asmt 2022 GL:		\$232,160	Final Assessment for 10/1/2022 GL:		\$232,160
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members Opposed:		none			

File # 22220		Appeal Of: 2228 Summer Street		Lot: 1T0002	Parcel ID: 000-9427
Original Asmt 2022 GL:		\$860,100	Final Assessment for 10/1/2022 GL:		\$860,100
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members Opposed:		none			

File # 22221		Appeal Of: 465 West Main Street		Lot: 9&010	Parcel ID: 001-3793
Original Asmt 2022 GL:		\$848,660	Final Assessment for 10/1/2022 GL:		\$848,660
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux			
Members Opposed:		none			



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File # 22222		Appeal Of: 89 Myrtle Avenue Lot: A		Parcel ID: 003-6665
Original Asmt 2022 GL:		\$968,390	Final Assessment for 10/1/2022 GL:	\$968,390
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22223		Appeal Of: 913 High Ridge Road Lot: 17-18		Parcel ID: 000-7152
Original Asmt 2022 GL:		\$270,410	Final Assessment for 10/1/2022 GL:	\$270,410
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22224		Appeal Of: 0 Myano Lane Lot: 90		Parcel ID: 000-8316
Original Asmt 2022 GL:		\$867,490	Final Assessment for 10/1/2022 GL:	\$867,490
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22225		Appeal Of: 59 Franklin Street Lot: 11		Parcel ID: 001-9960
Original Asmt 2022 GL:		\$233,650	Final Assessment for 10/1/2022 GL:	\$233,650
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22226		Appeal Of: 49 Franklin Street Lot: B		Parcel ID: 001-0890
Original Asmt 2022 GL:		\$303,020	Final Assessment for 10/1/2022 GL:	\$303,020
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22227		Appeal Of: 850 East Main Street # C4		Lot: C4		Parcel ID: 004-4685	
Original Asmt 2022 GL:		\$624,880		Final Assessment for 10/1/2022 GL:		\$624,880	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22228		Appeal Of: 850 East Main Street # C3		Lot: C3		Parcel ID: 004-4684	
Original Asmt 2022 GL:		\$646,530		Final Assessment for 10/1/2022 GL:		\$646,530	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22229		Appeal Of: 850 East Main Street # C2		Lot: C2		Parcel ID: 004-4683	
Original Asmt 2022 GL:		\$666,880		Final Assessment for 10/1/2022 GL:		\$666,880	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22230		Appeal Of: 543 Hope Street		Lot: 8		Parcel ID: 000-3470	
Original Asmt 2022 GL:		\$915,110		Final Assessment for 10/1/2022 GL:		\$915,110	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22231		Appeal Of: 112 Prospect Street		Lot: UTA		Parcel ID: 004-0574	
Original Asmt 2022 GL:		\$491,320		Final Assessment for 10/1/2022 GL:		\$491,320	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					



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File # 22232	Appeal Of: 110 Prospect Street	Lot: 23	Parcel ID: 001-9761
Original Asmt 2022 GL:	\$766,190	Final Assessment for 10/1/2022 GL:	\$766,190
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22233	Appeal Of: 324 Hope Street	Lot: 2 & 3	Parcel ID: 000-9284
Original Asmt 2022 GL:	\$887,700	Final Assessment for 10/1/2022 GL:	\$887,700
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22234	Appeal Of: 0 Fairfield Avenue	Lot: 14	Parcel ID: 000-2657
Original Asmt 2022 GL:	\$322,070	Final Assessment for 10/1/2022 GL:	\$322,070
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22235	Appeal Of: 0 Selleck Street	Lot: 15	Parcel ID: 000-2659
Original Asmt 2022 GL:	\$596,590	Final Assessment for 10/1/2022 GL:	\$596,590
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, retain right for court hearing	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22236	Appeal Of: 9 Hobbie Street	Lot: 2	Parcel ID: 001-7485
Original Asmt 2022 GL:	\$734,940	Final Assessment for 10/1/2022 GL:	\$734,940
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	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	



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File # 22244		Appeal Of: 75 Huckleberry Hollow Lot: 6		Parcel ID: 003-2734
Original Asmt 2022 GL:		\$648,770	Final Assessment for 10/1/2022 GL:	\$648,770
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, percentage increase of value in line with comp		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22249		Appeal Of: 1225 Westover Road Lot: 3		Parcel ID: 002-9838
Original Asmt 2022 GL:		\$751,090	Final Assessment for 10/1/2022 GL:	\$751,090
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		
Members in Favor:		George Sessa, R W Leyden, Ed Laux		
Members Opposed:		Recused: Larry		

File # 22256		Appeal Of: 1 Calder Bridge Drive Lot: 1		Parcel ID: 004-4690
Original Asmt 2022 GL:		\$961,150	Final Assessment for 10/1/2022 GL:	\$910,280
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-50,870
ACTION: Change		Detailed Action: Change Grade from A to B++		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22261		Appeal Of: 32 West Lane Lot: 25		Parcel ID: 002-3746
Original Asmt 2022 GL:		\$864,200	Final Assessment for 10/1/2022 GL:	\$864,200
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change by majority vote, C factor on prime land already accounted for; recommended to reduce Fair Market Value to \$1,150,000		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:		Ed Laux		

File # 22262		Appeal Of: 11 Saddle Hill Lane Lot: 4A		Parcel ID: 002-5239
Original Asmt 2022 GL:		\$840,600	Final Assessment for 10/1/2022 GL:	\$827,820
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-12,780
ACTION: Change		Detailed Action: Change C factor on prime land from 0.95 to 0.90		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22276		Appeal Of: 37 Brookhollow Lane		Lot: 21		Parcel ID: 001-2212	
Original Asmt 2022 GL:		\$670,990		Final Assessment for 10/1/2022 GL:		\$664,520	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		-\$6,470	
ACTION: Change		Detailed Action: Change Condition Codes of two decks (Units 300 and 384) from A to P					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22278		Appeal Of: 46 Woodbine Road		Lot: A		Parcel ID: 003-7716	
Original Asmt 2022 GL:		\$398,610		Final Assessment for 10/1/2022 GL:		\$398,610	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence, not comparable comps					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22281		Appeal Of: 18 Hazel Street		Lot: 8		Parcel ID: 001-9400	
Original Asmt 2022 GL:		\$799,390		Final Assessment for 10/1/2022 GL:		\$799,390	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, retain right for court hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22283		Appeal Of: 171 Woodchuck Road		Lot: R9TOR9A		Parcel ID: 002-5093	
Original Asmt 2022 GL:		\$578,440		Final Assessment for 10/1/2022 GL:		\$578,440	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, not comparable comp					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22306		Appeal Of: 90 East Hunting Ridge Road		Lot: 10B		Parcel ID: 002-6813	
Original Asmt 2022 GL:		\$366,270		Final Assessment for 10/1/2022 GL:		\$351,800	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		-\$14,470	
ACTION: Change		Detailed Action: Change Depreciation Code from F to P					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					



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File # 22310		Appeal Of: 75 Saddle Rock Road		Lot: B		Parcel ID: 003-0144	
Original Asmt 2022 GL:		\$999,960		Final Assessment for 10/1/2022 GL:		\$992,340	
Appeal Heard By: George Sessa				ASMT ADJUSTMENT (+/-)		\$-7,620	
ACTION: Change		Detailed Action: Change per inspector: Number of bedrooms from 5 to 4; no further reduction as C factor on prime land already accounted for					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22313		Appeal Of: 67 Pershing Avenue		Lot: A		Parcel ID: 001-5976	
Original Asmt 2022 GL:		\$629,470		Final Assessment for 10/1/2022 GL:		\$613,470	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$-16,000	
ACTION: Change		Detailed Action: Change Grade from C++ to C+					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Ed Laux					
Members Opposed:		Larry Ginsberg					

File # 22314		Appeal Of: 321 Stamford Avenue		Lot: A		Parcel ID: 001-5107	
Original Asmt 2022 GL:		\$919,430		Final Assessment for 10/1/2022 GL:		\$916,100	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$-3,330	
ACTION: Change		Detailed Action: Change Grade of Att Garage from B to C					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Ed Laux					
Members Opposed:		Larry Ginsberg					

File # 22315		Appeal Of: 0 Atlantic Street		Lot: 8		Parcel ID: 003-0749	
Original Asmt 2022 GL:		\$168,650		Final Assessment for 10/1/2022 GL:		\$168,650	
Appeal Heard By: R W Leyden				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					
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		Recused: George Sessa					

File # 22322		Appeal Of: 49 Fieldstone Terrace		Lot: 55		Parcel ID: 003-8610	
Original Asmt 2022 GL:		\$626,790		Final Assessment for 10/1/2022 GL:		\$624,880	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$-1,910	
ACTION: Change		Detailed Action: Change Condition Codes: Both wood decks from A to F and Wood Shed from A to P					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Ed Laux					
Members Opposed:		Recused: Larry Ginsberg					



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File # 22328		Appeal Of: 135 Downs Avenue Lot: 30		Parcel ID: 000-4746
Original Asmt 2022 GL:		\$1,205,520	Final Assessment for 10/1/2022 GL:	\$1,205,520
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, appraised values of Lot 30 (reduced at informal hearing) and Lot X in line with comp		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22329		Appeal Of: 135 Downs Avenue Lot: X		Parcel ID: 001-3697
Original Asmt 2022 GL:		\$21,110	Final Assessment for 10/1/2022 GL:	\$21,110
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, appraised values of Lot 30 (reduced at informal hearing) and Lot X in line with comp		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22338		Appeal Of: 2 Finney Lane Unit 32 Lot: UT32		Parcel ID: 004-4745
Original Asmt 2022 GL:		\$228,480	Final Assessment for 10/1/2022 GL:	\$203,778
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-24,702
ACTION: Change		Detailed Action: Property established as below market rate unit per Affordability Plan, reduce Fair Market Value to \$291,111		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22339		Appeal Of: 4 Finney Lane Unit 50 Lot: UT50		Parcel ID: 004-5696
Original Asmt 2022 GL:		\$225,070	Final Assessment for 10/1/2022 GL:	\$203,778
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-21,292
ACTION: Change		Detailed Action: Property established as below market rate unit per Affordability Plan, reduce Fair Market Value to \$291,111		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22341		Appeal Of: 33 Stone Wall Drive Lot: 10		Parcel ID: 000-8183
Original Asmt 2022 GL:		\$790,090	Final Assessment for 10/1/2022 GL:	\$790,090
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22344		Appeal Of: 29 Bank Street Lot: 1		Parcel ID: 002-8588
Original Asmt 2022 GL:		\$802,590	Final Assessment for 10/1/2022 GL:	\$802,590
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence for value change; refer to Assessor for consolidating Lot 1 & 2		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22345		Appeal Of: 29 Bank Street Lot: 2		Parcel ID: 001-9664
Original Asmt 2022 GL:		\$772,590	Final Assessment for 10/1/2022 GL:	\$772,590
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence for value change; refer to Assessor for consolidating Lot 1 & 2		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22350		Appeal Of: 50 Myano Lane Lot: 75		Parcel ID: 004-2182
Original Asmt 2022 GL:		\$491,120	Final Assessment for 10/1/2022 GL:	\$491,120
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22353		Appeal Of: 108 Fieldstone Terrace Lot: 70R		Parcel ID: 003-8602
Original Asmt 2022 GL:		\$622,320	Final Assessment for 10/1/2022 GL:	\$595,320
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-27,000
ACTION: Change		Detailed Action: Per inspector's review of photos, change finished half story to unfinished half story		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22356		Appeal Of: 39 Joan Road Lot: 8		Parcel ID: 000-5989
Original Asmt 2022 GL:		\$608,990	Final Assessment for 10/1/2022 GL:	\$608,990
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22357		Appeal Of: 98 Soundview Drive Lot: 2		Parcel ID: 000-1658
Original Asmt 2022 GL:	\$610,290	Final Assessment for 10/1/2022 GL:	\$610,290	
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22364		Appeal Of: 25 Forest Street Unit 16D Lot: UT 16D		Parcel ID: 004-3966
Original Asmt 2022 GL:	\$601,200	Final Assessment for 10/1/2022 GL:	\$601,200	
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, in line with other units of the same development		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22369		Appeal Of: 144 Emery Drive East Lot: 28		Parcel ID: 002-2425
Original Asmt 2022 GL:	\$714,710	Final Assessment for 10/1/2022 GL:	\$714,710	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no convincing evidence provided		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22372		Appeal Of: 54 Kenilworth Drive West Lot: 40		Parcel ID: 000-8878
Original Asmt 2022 GL:	\$746,450	Final Assessment for 10/1/2022 GL:	\$746,450	
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22373		Appeal Of: 88 Sea Beach Drive Lot: 14		Parcel ID: 000-4784
Original Asmt 2022 GL:	\$1,436,090	Final Assessment for 10/1/2022 GL:	\$1,393,950	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-42,140	
ACTION: Change		Detailed Action: Change C factor on prime land from 0.95 to 0.90		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		George Sessa		



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File # 22375		Appeal Of: 27 Terrace Place Unit 4		Lot: UT4		Parcel ID: 004-6036	
Original Asmt 2022 GL:		\$459,390		Final Assessment for 10/1/2022 GL:		\$459,390	
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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22380		Appeal Of: 236 Stamford Avenue		Lot: 3		Parcel ID: 000-1073	
Original Asmt 2022 GL:		\$958,580		Final Assessment for 10/1/2022 GL:		\$958,580	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence to warrant further changes after reduction from informal hearing					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22385		Appeal Of: 111 Farms Road		Lot: 1B		Parcel ID: 000-9862	
Original Asmt 2022 GL:		\$1,221,890		Final Assessment for 10/1/2022 GL:		\$1,221,890	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence, no comparable comp					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22386		Appeal Of: 53 Highland Road		Lot: UT53		Parcel ID: 003-4278	
Original Asmt 2022 GL:		\$325,970		Final Assessment for 10/1/2022 GL:		\$325,970	
Appeal Heard By: George Sessa				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					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					

File # 22387		Appeal Of: 160 South Lake Drive		Lot: 37		Parcel ID: 003-7988	
Original Asmt 2022 GL:		\$1,220,080		Final Assessment for 10/1/2022 GL:		\$1,220,080	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, C factor on land already accounted for; in line with comps					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux					
Members Opposed:		none					



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File # 22390		Appeal Of: 83 Holcomb Avenue Lot: 183TO184		Parcel ID: 001-2648
Original Asmt 2022 GL:		\$292,370	Final Assessment for 10/1/2022 GL:	\$292,070
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-300
ACTION: Change		Detailed Action: Change Condition Codes: Covered porch from A to F and flagstone patio from F to P		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22397		Appeal Of: 1 Ralsey Road South Lot: 60		Parcel ID: 001-9521
Original Asmt 2022 GL:		\$1,216,470	Final Assessment for 10/1/2022 GL:	\$1,164,810
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-51,660
ACTION: Change		Detailed Action: Change C factor on prime land from 0.95 to 0.90		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22399		Appeal Of: 509 Old Long Ridge Road Lot: C		Parcel ID: 002-2390
Original Asmt 2022 GL:		\$581,620	Final Assessment for 10/1/2022 GL:	\$581,620
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, value increase reflecting major remodel in 2019		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22401		Appeal Of: 32 Round Lake Road Lot: 1		Parcel ID: 000-3974
Original Asmt 2022 GL:		\$593,560	Final Assessment for 10/1/2022 GL:	\$593,560
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in consistence with comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22412		Appeal Of: 86 Black Rock Road Lot: 3		Parcel ID: 003-8228
Original Asmt 2022 GL:		\$603,000	Final Assessment for 10/1/2022 GL:	\$603,000
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, C factors on land already accounted for; in line with comp		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22414	Appeal Of: 185 Clay Hill Road	Lot: 62	Parcel ID: 000-1280
Original Asmt 2022 GL:	\$363,890	Final Assessment for 10/1/2022 GL:	\$345,930
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-17,960
ACTION: Change	Detailed Action: Change Grade from C to C-		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22417	Appeal Of: 106 Rockledge Drive	Lot: A	Parcel ID: 003-0558
Original Asmt 2022 GL:	\$619,820	Final Assessment for 10/1/2022 GL:	\$618,970
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-850
ACTION: Change	Detailed Action: Remove Wood Shed		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22422	Appeal Of: 213 Haig Avenue	Lot: 28	Parcel ID: 000-4392
Original Asmt 2022 GL:	\$477,620	Final Assessment for 10/1/2022 GL:	\$477,620
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change by majority vote, recommended to change C factor on prime land from 0.95 to 0.85		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	Larry Ginsberg		
Members Opposed:	George Sessa, R W Leyden, Ed Laux		

File # 22426	Appeal Of: 0 Wire Mill Road	Lot: 3	Parcel ID: 001-6090
Original Asmt 2022 GL:	\$247,750	Final Assessment for 10/1/2022 GL:	\$247,750
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, vacant land to be donated to land trust		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22427	Appeal Of: 0 Wire Mill Road	Lot: 2	Parcel ID: 001-6089
Original Asmt 2022 GL:	\$240,350	Final Assessment for 10/1/2022 GL:	\$240,350
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, vacant land to be donated to land trust		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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File # 22428		Appeal Of: 0 Studio Road Lot: 3		Parcel ID: 003-4842
Original Asmt 2022 GL:		\$393,100	Final Assessment for 10/1/2022 GL:	\$393,100
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, vacant land to be donated to land trust		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22440		Appeal Of: 46 Valley Road Lot: 126		Parcel ID: 001-3306
Original Asmt 2022 GL:		\$374,220	Final Assessment for 10/1/2022 GL:	\$344,950
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-29,270
ACTION: Change		Detailed Action: Change Grade from C to C-		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22445		Appeal Of: 106 Pond Road Lot: C		Parcel ID: 004-4306
Original Asmt 2022 GL:		\$1,027,440	Final Assessment for 10/1/2022 GL:	\$1,027,440
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, city's appraised value lower than Oct 2022 purchase price		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22450		Appeal Of: 52 Wilder Road South Lot: 10		Parcel ID: 002-1422
Original Asmt 2022 GL:		\$418,950	Final Assessment for 10/1/2022 GL:	\$418,950
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		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22453		Appeal Of: 36 Cook Road Lot: 8		Parcel ID: 003-5177
Original Asmt 2022 GL:		\$362,660	Final Assessment for 10/1/2022 GL:	\$362,660
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change due to tie vote, recommended to reduce C factor on prime land from 0.80 to 0.75		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		R W Leyden, Ed Laux		
Members Opposed:		George Sessa, Larry Ginsberg		



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File # 22462	Appeal Of: 69 Southfield Avenue	Lot: N/A	Parcel ID: 7180392
Original Asmt 2022 GL:	\$431,520	Final Assessment for 10/1/2022 GL:	\$431,520
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, currently in negotiation with City of Stamford		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22710	Appeal Of: 101 Broad Street	Lot: N/A	Parcel ID: 7180228
Original Asmt 2022 GL:	\$381,980	Final Assessment for 10/1/2022 GL:	\$381,980
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, refer to Assessor's Office for arrangement and resolution		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22712	Appeal Of: 61 Seaview Avenue Unit 72	Lot: UTG-72	Parcel ID: 003-2082
Original Asmt 2022 GL:	\$394,850	Final Assessment for 10/1/2022 GL:	\$394,850
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, City's appraised value already below opinion of fair market value		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

The meeting concluded at 10:10 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk