



**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 20, 2023

Safety Training Room, 6th Floor of Stamford Government Center

The meeting for hearings began at 4:55 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: David Nash 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.

Owners of two properties joined the Zoom meeting to observe the deliberations of their appeals. Chairman George Sessa brought to their attention that they were not allowed to speak during the deliberations. However, one of the homeowners commented on the deliberation result via Zoom Chat. Chairman Sessa asked Mr. Fleischer regarding the comments, but Mr. Ginsberg reiterated that the homeowners had been advised earlier that there should be no further input on their case or other cases and suggested to remove the homeowner from the Zoom meeting. A motion was made and failed by a vote of **2-3** (Laux and Ginsberg in favor; Chairman Sessa, Leyden and Fleischer opposed). The homeowner was allowed to stay on the Zoom meeting, but his/her comments would be ignored.

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

| | | | |
|------------------------------------|--|------------------------------------|----------------------------|
| File # 22008 | Appeal Of: 200 Nichols Avenue | Lot: 2 | Parcel ID: 001-1649 |
| Original Asmt 2022 GL: | \$440,800 | Final Assessment for 10/1/2022 GL: | \$440,800 |
| Appeal Heard By: Larry Ginsberg | | 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, Larry Ginsberg, Ed Laux, Jim Fleischer | | |
| Members Opposed: | none | | |

| | | | |
|------------------------------------|--|------------------------------------|----------------------------|
| File # 22047 | Appeal Of: 32 Shagbark Road | Lot: 7 | Parcel ID: 003-3334 |
| Original Asmt 2022 GL: | \$651,570 | Final Assessment for 10/1/2022 GL: | \$651,570 |
| 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 | | |



**CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS**

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

| | | | | |
|------------------------------------|--|--|------------------------------------|----------------------------|
| File # 22051 | | Appeal Of: 37 Pepper Ridge Road Lot: 2 | | Parcel ID: 002-5781 |
| Original Asmt 2022 GL: | | \$353,480 | Final Assessment for 10/1/2022 GL: | \$335,560 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | | \$-17,920 |
| ACTION: Change | | Detailed Action: Change Depreciation Code from A to F by majority vote, recommended to 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: | | Larry Ginsberg | | |

| | | | | |
|------------------------------------|--|--|------------------------------------|----------------------------|
| File # 22059 | | Appeal Of: 44 Carrington Drive Lot: 7 | | Parcel ID: 003-7642 |
| Original Asmt 2022 GL: | | \$783,430 | Final Assessment for 10/1/2022 GL: | \$783,430 |
| Appeal Heard By: Jim Fleischer | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, external obsolescence already accounted for, 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 # 22065 | | Appeal Of: 86 Woods End Road Lot: C | | Parcel ID: 004-5715 |
| Original Asmt 2022 GL: | | \$873,710 | Final Assessment for 10/1/2022 GL: | \$857,500 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | | \$-16,210 |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value to \$1,225,000 | | |
| 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 # 22067 | | Appeal Of: 34 Davenport Drive Lot: 21 | | Parcel ID: 000-8006 |
| Original Asmt 2022 GL: | | \$755,440 | Final Assessment for 10/1/2022 GL: | \$700,000 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | | \$-55,440 |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value to \$1 million | | |
| 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 # 22074 | | Appeal Of: 30 Hunting Lane Lot: B | | Parcel ID: 000-5801 |
| Original Asmt 2022 GL: | | \$432,160 | Final Assessment for 10/1/2022 GL: | \$404,910 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | | \$-27,250 |
| ACTION: Change | | Detailed Action: Change C factor on residual land from 0.3 to 0.2 | | |
| 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 | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | |
|------------------------------------|-----------|--|-----------|----------------------------|
| File # 22088 | | Appeal Of: 56 Valley Road Lot: 127TO128 | | Parcel ID: 000-2888 |
| Original Asmt 2022 GL: | \$450,180 | Final Assessment for 10/1/2022 GL: | \$433,540 | |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | \$-16,640 | |
| ACTION: Change | | Detailed Action: Change 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 # 22111 | | Appeal Of: 91 River View Drive Lot: 20-A | | Parcel ID: 001-7275 |
| Original Asmt 2022 GL: | \$362,680 | Final Assessment for 10/1/2022 GL: | \$362,680 | |
| 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, Jim Fleischer | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer | | |
| Members Opposed: | | none | | |

| | | | | |
|------------------------------------|-----------|--|-----------|----------------------------|
| File # 22123 | | Appeal Of: 257 Erskine Road Lot: 9 | | Parcel ID: 001-1198 |
| Original Asmt 2022 GL: | \$347,660 | Final Assessment for 10/1/2022 GL: | \$347,660 | |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, C factor on prime 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 # 22134 | | Appeal Of: 34 Jamroga Lane Lot: 1-A-1 | | Parcel ID: 004-2389 |
| Original Asmt 2022 GL: | \$546,110 | Final Assessment for 10/1/2022 GL: | \$546,110 | |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | \$0 | |
| ACTION: No Change | | Detailed Action: No change, no evidence provided | | |
| 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 # 22135 | | Appeal Of: 6 Mohegan Avenue Lot: A | | Parcel ID: 002-4834 |
| Original Asmt 2022 GL: | \$526,740 | Final Assessment for 10/1/2022 GL: | \$490,000 | |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | \$-36,740 | |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value to \$700,000 | | |
| 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 | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|----------------------------|--|
| File # 22150 | | Appeal Of: 191 Weed Avenue | | Lot: A&B | | Parcel ID: 002-1623 | |
| Original Asmt 2022 GL: | | \$845,450 | | Final Assessment for 10/1/2022 GL: | | \$845,450 | |
| Appeal Heard By: Ed Laux | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comparable comps, C factor on prime 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 # 22155 | | Appeal Of: 61 Seaview Avenue Apt # 62 | | Lot: UTF-62 | | Parcel ID: 003-2072 | |
| Original Asmt 2022 GL: | | \$392,890 | | Final Assessment for 10/1/2022 GL: | | \$392,890 | |
| Appeal Heard By: R W Leyden | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no sufficient evidence for reduction | | | | | |
| 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 # 22159 | | Appeal Of: 149 Seaside Avenue | | Lot: 1 | | Parcel ID: 002-1704 | |
| Original Asmt 2022 GL: | | \$658,520 | | Final Assessment for 10/1/2022 GL: | | \$602,511 | |
| Appeal Heard By: R W Leyden | | | | ASMT ADJUSTMENT (+/-) | | -\$56,009 | |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value by \$80,000 | | | | | |
| 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, Larry Ginsberg | | | | | |

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22183 | | Appeal Of: 1 Rogers Road | | Lot: B | | Parcel ID: 003-1447 | |
| Original Asmt 2022 GL: | | \$748,310 | | Final Assessment for 10/1/2022 GL: | | \$748,310 | |
| 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 # 22184 | | Appeal Of: 0 Ocean Drive West | | Lot: A | | Parcel ID: 003-1446 | |
| Original Asmt 2022 GL: | | \$1,868,990 | | Final Assessment for 10/1/2022 GL: | | \$1,868,990 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no compelling evidence for further reduction | | | | | |
| 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 | | | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22190 | | Appeal Of: 112 Pine Hill Avenue | | Lot: 41 | | Parcel ID: 001-3633 | |
| Original Asmt 2022 GL: | | \$554,150 | | Final Assessment for 10/1/2022 GL: | | \$554,150 | |
| 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: | | R W Leyden, Ed Laux, Jim Fleischer | | | | | |
| Members Opposed: | | Recused: George Sessa, Larry Ginsberg | | | | | |

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22191 | | Appeal Of: 30 New England Drive | | Lot: 1 | | Parcel ID: 001-1271 | |
| Original Asmt 2022 GL: | | \$574,350 | | Final Assessment for 10/1/2022 GL: | | \$574,350 | |
| 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: | | R W Leyden, Ed Laux, Jim Fleischer | | | | | |
| Members Opposed: | | Recused: George Sessa, Larry Ginsberg | | | | | |

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22192 | | Appeal Of: 66 Rock Spring Road | | Lot: 135 | | Parcel ID: 000-8753 | |
| Original Asmt 2022 GL: | | \$560,250 | | Final Assessment for 10/1/2022 GL: | | \$493,110 | |
| Appeal Heard By: R W Leyden | | | | ASMT ADJUSTMENT (+/-) | | -\$67,140 | |
| 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: | | R W Leyden, Ed Laux, Jim Fleischer | | | | | |
| Members Opposed: | | Recused: George Sessa, Larry Ginsberg | | | | | |

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22202 | | Appeal Of: 17 Gray Birch Road | | Lot: B-2 | | Parcel ID: 000-5376 | |
| Original Asmt 2022 GL: | | \$586,830 | | Final Assessment for 10/1/2022 GL: | | \$586,830 | |
| 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 # 22209 | | Appeal Of: 181 Turn of River Road Unit 5 | | Lot: UT5 | | Parcel ID: 004-0694 | |
| Original Asmt 2022 GL: | | \$785,490 | | Final Assessment for 10/1/2022 GL: | | \$785,490 | |
| 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 | | | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | |
|------------------------------------|---|------------------------------------|----------------------------|
| File # 22211 | Appeal Of: 52 Hoyclo Road | Lot: 11A | Parcel ID: 001-3000 |
| Original Asmt 2022 GL: | \$1,194,220 | Final Assessment for 10/1/2022 GL: | \$1,050,000 |
| Appeal Heard By: Ed Laux | ASMT ADJUSTMENT (+/-) | | \$-144,220 |
| ACTION: Change | Detailed Action: Reduce Fair Market Value to \$1,500,000 to match Oct 2022 purchase price | | |
| 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 # 22237 | Appeal Of: 125 Turn of River Road | Lot: 9 | Parcel ID: 002-2741 |
| Original Asmt 2022 GL: | \$468,000 | Final Assessment for 10/1/2022 GL: | \$468,000 |
| Appeal Heard By: R W Leyden | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, value increase reflecting remodel in 2019 - 2020 | | |
| 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 # 22243 | Appeal Of: 31 Fairmont Avenue | Lot: 51 | Parcel ID: 001-6043 |
| Original Asmt 2022 GL: | \$457,250 | Final Assessment for 10/1/2022 GL: | \$457,250 |
| 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 # 22254 | Appeal Of: 334 Thornridge Drive | Lot: 2 | Parcel ID: 001-8567 |
| Original Asmt 2022 GL: | \$1,118,600 | Final Assessment for 10/1/2022 GL: | \$1,118,600 |
| 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, Jim Fleischer | | |
| Members in Favor: | R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer | | |
| Members Opposed: | Recused: George Sessa | | |

| | | | |
|------------------------------------|--|------------------------------------|----------------------------|
| File # 22255 | Appeal Of: 346 Thornridge Drive | Lot: 1C | Parcel ID: 004-2489 |
| Original Asmt 2022 GL: | \$364,990 | Final Assessment for 10/1/2022 GL: | \$364,990 |
| Appeal Heard By: Ed Laux | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change due to tie vote, recommended to change Grade from C- to D | | |
| Members Present for Deliberations: | George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer | | |
| Members in Favor: | R W Leyden, Ed Laux | | |
| Members Opposed: | Larry Ginsberg, Jim Fleischer Recused: George Sessa | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | |
|------------------------------------|--|--|------------------------------------|----------------------------|
| File # 22258 | | Appeal Of: 28 Hickory Way Lot: 5 | | Parcel ID: 000-7649 |
| Original Asmt 2022 GL: | | \$323,710 | Final Assessment for 10/1/2022 GL: | \$307,090 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | \$-16,620 |
| 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 # 22259 | | Appeal Of: 23 Gilford Street Lot: 32 | | Parcel ID: 000-9706 |
| Original Asmt 2022 GL: | | \$370,100 | Final Assessment for 10/1/2022 GL: | \$350,000 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | \$-20,100 |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value to \$500,000 | | |
| 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 # 22285 | | Appeal Of: 79 Rachele Avenue Lot: 66 | | Parcel ID: 001-6055 |
| Original Asmt 2022 GL: | | \$373,150 | Final Assessment for 10/1/2022 GL: | \$373,150 |
| 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 # 22291 | | Appeal Of: 49 Foxwood Road Lot: 4 | | Parcel ID: 002-4428 |
| Original Asmt 2022 GL: | | \$475,350 | Final Assessment for 10/1/2022 GL: | \$475,350 |
| Appeal Heard By: George Sessa | | 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 # 22309 | | Appeal Of: 130 Shadow Ridge Road Lot: 34 | | Parcel ID: 002-5521 |
| Original Asmt 2022 GL: | | \$365,890 | Final Assessment for 10/1/2022 GL: | \$365,890 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No change, no evidence provided | | |
| 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 | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | |
|---|--------------------------------------|------------------------------------|----------------------------|
| File # 22312 | Appeal Of: 60 Sea Beach Drive | Lot: 9 | Parcel ID: 002-4331 |
| Original Asmt 2022 GL: | \$1,190,360 | Final Assessment for 10/1/2022 GL: | \$1,148,220 |
| 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, Jim Fleischer | | | |
| Members in Favor: George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer | | | |
| Members Opposed: none | | | |

| | | | |
|---|-------------------------------------|------------------------------------|----------------------------|
| File # 22318 | Appeal Of: 18 Oaklawn Avenue | Lot: 52B | Parcel ID: 002-3931 |
| Original Asmt 2022 GL: | \$282,340 | Final Assessment for 10/1/2022 GL: | \$273,230 |
| Appeal Heard By: Larry Ginsberg | ASMT ADJUSTMENT (+/-) | | \$-9,110 |
| 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 # 22319 | Appeal Of: 211 Summer Street | Lot: 7 | Parcel ID: 000-4200 |
| Original Asmt 2022 GL: | \$787,670 | Final Assessment for 10/1/2022 GL: | \$787,670 |
| Appeal Heard By: Larry Ginsberg | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change Detailed Action: No Change, not comparable comps; evidence for income approach | | | |
| 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 # 22323 | Appeal Of: 106 Gun Club Road | Lot: 4 | Parcel ID: 003-1978 |
| Original Asmt 2022 GL: | \$689,080 | Final Assessment for 10/1/2022 GL: | \$688,200 |
| Appeal Heard By: Larry Ginsberg | ASMT ADJUSTMENT (+/-) | | \$-880 |
| ACTION: Change Detailed Action: Remove Jacuzzi | | | |
| 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 # 22325 | Appeal Of: 148 Myrtle Avenue | Lot: 14 | Parcel ID: 000-6486 |
| Original Asmt 2022 GL: | \$1,412,820 | Final Assessment for 10/1/2022 GL: | \$1,412,820 |
| Appeal Heard By: Larry Ginsberg | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | |
| 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 | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|--|----------------------------|--|
| File # 22326 | | Appeal Of: 22 Schuyler Avenue | | Lot: 13T014 | | Parcel ID: 001-3384 | |
| Original Asmt 2022 GL: | | \$449,440 | | Final Assessment for 10/1/2022 GL: | | \$449,440 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | | | |
| 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 # 22327 | | Appeal Of: 159 Grove Street | | Lot: 24 | | Parcel ID: 002-4371 | |
| Original Asmt 2022 GL: | | \$1,066,760 | | Final Assessment for 10/1/2022 GL: | | \$1,066,760 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | | | |
| 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 # 22340 | | Appeal Of: 154 Myrtle Avenue | | Lot: 15 | | Parcel ID: 000-0895 | |
| Original Asmt 2022 GL: | | \$971,470 | | Final Assessment for 10/1/2022 GL: | | \$971,470 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | | | |
| 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 # 22342 | | Appeal Of: 48 Taff Avenue | | Lot: 15 | | Parcel ID: 002-3010 | |
| Original Asmt 2022 GL: | | \$547,890 | | Final Assessment for 10/1/2022 GL: | | \$547,890 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | | | |
| 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 # 22343 | | Appeal Of: 25 Bank Street | | Lot: 3 | | Parcel ID: 002-8590 | |
| Original Asmt 2022 GL: | | \$773,280 | | Final Assessment for 10/1/2022 GL: | | \$773,280 | |
| Appeal Heard By: Larry Ginsberg | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | | | | | |
| 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 | | | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | |
|------------------------------------|-------------------------------------|--|----------------------------|
| File # 22351 | Appeal Of: 51 William Street | Lot: 9 | Parcel ID: 001-6101 |
| Original Asmt 2022 GL: | \$512,900 | Final Assessment for 10/1/2022 GL: | \$512,900 |
| Appeal Heard By: Larry Ginsberg | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no comps provided for value reduction; evidence for income approach only | |
| 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 # 22361 | Appeal Of: 88 Mountain Wood Road | Lot: 9 | Parcel ID: 000-1647 |
| Original Asmt 2022 GL: | \$554,830 | Final Assessment for 10/1/2022 GL: | \$554,830 |
| 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, Jim Fleischer | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer | |
| Members Opposed: | | none | |

| | | | |
|------------------------------------|--------------------------------|--|----------------------------|
| File # 22396 | Appeal Of: 38 Cook Road | Lot: 38 | Parcel ID: 000-0702 |
| Original Asmt 2022 GL: | \$754,110 | Final Assessment for 10/1/2022 GL: | \$754,110 |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, land value 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 # 22433 | Appeal Of: 1 Strawberry Hill Avenue Unit 3E | Lot: UNIT3E | Parcel ID: 002-7465 |
| Original Asmt 2022 GL: | \$231,320 | Final Assessment for 10/1/2022 GL: | \$231,320 |
| 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 # 22454 | Appeal Of: 66 Cascade Road | Lot: A | Parcel ID: 001-4966 |
| Original Asmt 2022 GL: | \$806,870 | Final Assessment for 10/1/2022 GL: | \$742,900 |
| Appeal Heard By: R W Leyden | ASMT ADJUSTMENT (+/-) | | \$-63,970 |
| ACTION: Change | | Detailed Action: Change Depreciation Codes of Bldg 2 and 3 from A to F, so all 3 bldgs are at "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 | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | |
|------------------------------------|-------------------------------------|--|----------------------------|
| File # 22456 | Appeal Of: 377 Mayapple Road | Lot: A | Parcel ID: 003-9341 |
| Original Asmt 2022 GL: | \$712,190 | Final Assessment for 10/1/2022 GL: | \$639,940 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | \$-72,250 |
| ACTION: Change | | Detailed Action: Change per inspector's notes: change living area to 3,530, change no. of stories to 1.75 and change fireplace to prefab | |
| 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 # 22458 | Appeal Of: 237 Strawberry Hill Ave Unit 37 | Lot: UT37 | Parcel ID: 002-9761 |
| Original Asmt 2022 GL: | \$313,670 | Final Assessment for 10/1/2022 GL: | \$313,670 |
| Appeal Heard By: Larry Ginsberg | | ASMT ADJUSTMENT (+/-) | \$0 |
| ACTION: No Change | | Detailed Action: No Change, in line with comp units | |
| 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 # 22464 | Appeal Of: 27 Mill Brook Road | Lot: A2 | Parcel ID: 002-8077 |
| Original Asmt 2022 GL: | \$1,209,820 | Final Assessment for 10/1/2022 GL: | \$1,209,820 |
| 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 # 22468 | Appeal Of: 0 Fairfield Avenue | Lot: A | Parcel ID: 000-9817 |
| Original Asmt 2022 GL: | \$348,730 | Final Assessment for 10/1/2022 GL: | \$348,730 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no comps provide | |
| 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 # 22469 | Appeal Of: 5 Alton Road | Lot: 15 | Parcel ID: 000-1560 |
| Original Asmt 2022 GL: | \$551,470 | Final Assessment for 10/1/2022 GL: | \$523,470 |
| Appeal Heard By: Ed Laux | | ASMT ADJUSTMENT (+/-) | \$-28,000 |
| 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 | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | |
|------------------------------------|--|---|-----------|----------------------------|
| File # 22707 | | Appeal Of: 317 West Avenue Lot: 8 | | Parcel ID: 000-5044 |
| Original Asmt 2022 GL: | \$944,400 | Final Assessment for 10/1/2022 GL: | \$944,400 | |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence provided for reduction | | |
| 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 # 22708 | | Appeal Of: 0 Courtland Avenue Lot: E | | Parcel ID: 003-1266 |
| Original Asmt 2022 GL: | \$774,750 | Final Assessment for 10/1/2022 GL: | \$774,750 | |
| 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 # 22709 | | Appeal Of: 46 Magee Avenue Lot: 111T0114 | | Parcel ID: 000-1805 |
| Original Asmt 2022 GL: | \$904,550 | Final Assessment for 10/1/2022 GL: | \$875,000 | |
| Appeal Heard By: Ed Laux | ASMT ADJUSTMENT (+/-) | | \$-29,550 | |
| ACTION: Change | | Detailed Action: Reduce Fair Market Value to \$1,250,000 | | |
| 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: | Larry Ginsberg | | | |

| | | | | |
|------------------------------------|--|---|-----------|----------------------------|
| File # 22718 | | Appeal Of: 93 Glenbrook Road Unit 101 Lot: UT101 | | Parcel ID: 004-0733 |
| Original Asmt 2022 GL: | \$150,390 | Final Assessment for 10/1/2022 GL: | \$150,390 | |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | |
| 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 # 22719 | | Appeal Of: 93 Glenbrook Road Unit 102 Lot: UT102 | | Parcel ID: 004-0734 |
| Original Asmt 2022 GL: | \$137,070 | Final Assessment for 10/1/2022 GL: | \$137,070 | |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | |
| 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 | | | |



**CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS**

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

| | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|----------------------------|--|
| File # 22720 | | Appeal Of: 93 Glenbrook Road Unit 103 | | Lot: UT103 | | Parcel ID: 004-0735 | |
| Original Asmt 2022 GL: | | \$124,780 | | Final Assessment for 10/1/2022 GL: | | \$124,780 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22721 | | Appeal Of: 93 Glenbrook Road Unit 104 | | Lot: UT104 | | Parcel ID: 004-0736 | |
| Original Asmt 2022 GL: | | \$128,420 | | Final Assessment for 10/1/2022 GL: | | \$128,420 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22722 | | Appeal Of: 93 Glenbrook Road Unit 105 | | Lot: UT105 | | Parcel ID: 004-0737 | |
| Original Asmt 2022 GL: | | \$125,360 | | Final Assessment for 10/1/2022 GL: | | \$125,360 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22723 | | Appeal Of: 93 Glenbrook Road Unit 106 | | Lot: UT106 | | Parcel ID: 004-0738 | |
| Original Asmt 2022 GL: | | \$196,090 | | Final Assessment for 10/1/2022 GL: | | \$196,090 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22724 | | Appeal Of: 93 Glenbrook Road Unit 107 | | Lot: UT107 | | Parcel ID: 004-0739 | |
| Original Asmt 2022 GL: | | \$195,010 | | Final Assessment for 10/1/2022 GL: | | \$195,010 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 | | | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|----------------------------|--|
| File # 22725 | | Appeal Of: 93 Glenbrook Road Unit 201 | | Lot: UT201 | | Parcel ID: 004-0740 | |
| Original Asmt 2022 GL: | | \$139,430 | | Final Assessment for 10/1/2022 GL: | | \$139,430 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22726 | | Appeal Of: 93 Glenbrook Road Unit 202 | | Lot: UT202 | | Parcel ID: 004-0741 | |
| Original Asmt 2022 GL: | | \$215,140 | | Final Assessment for 10/1/2022 GL: | | \$215,140 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22727 | | Appeal Of: 93 Glenbrook Road Unit 203 | | Lot: UT203 | | Parcel ID: 004-0742 | |
| Original Asmt 2022 GL: | | \$220,070 | | Final Assessment for 10/1/2022 GL: | | \$220,070 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22728 | | Appeal Of: 93 Glenbrook Road Unit 204 | | Lot: UT204 | | Parcel ID: 004-0743 | |
| Original Asmt 2022 GL: | | \$144,690 | | Final Assessment for 10/1/2022 GL: | | \$144,690 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22729 | | Appeal Of: 93 Glenbrook Road Unit 205 | | Lot: UT205 | | Parcel ID: 004-0744 | |
| Original Asmt 2022 GL: | | \$129,470 | | Final Assessment for 10/1/2022 GL: | | \$129,470 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 | | | | | |



**CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS**

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

| | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|----------------------------|--|
| File # 22730 | | Appeal Of: 93 Glenbrook Road Unit 206 | | Lot: UT206 | | Parcel ID: 004-0745 | |
| Original Asmt 2022 GL: | | \$125,410 | | Final Assessment for 10/1/2022 GL: | | \$125,410 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22731 | | Appeal Of: 93 Glenbrook Road Unit 207 | | Lot: UT207 | | Parcel ID: 004-0746 | |
| Original Asmt 2022 GL: | | \$162,060 | | Final Assessment for 10/1/2022 GL: | | \$162,060 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22732 | | Appeal Of: 93 Glenbrook Road Unit 208 | | Lot: UT208 | | Parcel ID: 004-0747 | |
| Original Asmt 2022 GL: | | \$152,800 | | Final Assessment for 10/1/2022 GL: | | \$152,800 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22733 | | Appeal Of: 93 Glenbrook Road Unit 209 | | Lot: UT209 | | Parcel ID: 004-0748 | |
| Original Asmt 2022 GL: | | \$127,900 | | Final Assessment for 10/1/2022 GL: | | \$127,900 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22734 | | Appeal Of: 93 Glenbrook Road Unit 210 | | Lot: UT210 | | Parcel ID: 004-0749 | |
| Original Asmt 2022 GL: | | \$128,540 | | Final Assessment for 10/1/2022 GL: | | \$128,540 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 | | | | | |



**CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS**

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

| | | | | | | | |
|------------------------------------|--|---|--|------------------------------------|--|----------------------------|--|
| File # 22735 | | Appeal Of: 93 Glenbrook Road Unit 211 | | Lot: UT211 | | Parcel ID: 004-0750 | |
| Original Asmt 2022 GL: | | \$144,980 | | Final Assessment for 10/1/2022 GL: | | \$144,980 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22736 | | Appeal Of: 93 Glenbrook Road Unit 212 | | Lot: UT212 | | Parcel ID: 004-0751 | |
| Original Asmt 2022 GL: | | \$142,110 | | Final Assessment for 10/1/2022 GL: | | \$142,110 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22737 | | Appeal Of: 93 Glenbrook Road Unit 213 | | Lot: UT213 | | Parcel ID: 004-0752 | |
| Original Asmt 2022 GL: | | \$132,760 | | Final Assessment for 10/1/2022 GL: | | \$132,760 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22738 | | Appeal Of: 93 Glenbrook Road Unit 214 | | Lot: UT214 | | Parcel ID: 004-0753 | |
| Original Asmt 2022 GL: | | \$165,000 | | Final Assessment for 10/1/2022 GL: | | \$165,000 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 # 22739 | | Appeal Of: 93 Glenbrook Road Unit 215 | | Lot: UT215 | | Parcel ID: 004-0754 | |
| Original Asmt 2022 GL: | | \$152,350 | | Final Assessment for 10/1/2022 GL: | | \$152,350 | |
| Appeal Heard By: George Sessa | | | | ASMT ADJUSTMENT (+/-) | | \$0 | |
| ACTION: No Change | | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | | | | |
| 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 | | | | | |



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS

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

| | | | |
|------------------------------------|---|------------------------------------|----------------------------|
| File # 22740 | Appeal Of: 93 Glenbrook Road Garage 2 | Lot: GAR2 | Parcel ID: 004-0755 |
| Original Asmt 2022 GL: | \$7,280 | Final Assessment for 10/1/2022 GL: | \$7,280 |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | |
| 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 # 22741 | Appeal Of: 93 Glenbrook Road Garage 3 | Lot: GAR 3 | Parcel ID: 004-0756 |
| Original Asmt 2022 GL: | \$9,700 | Final Assessment for 10/1/2022 GL: | \$9,700 |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | |
| 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 # 22742 | Appeal Of: 93 Glenbrook Road Unit 97 | Lot: UT97 | Parcel ID: 004-0757 |
| Original Asmt 2022 GL: | \$169,110 | Final Assessment for 10/1/2022 GL: | \$169,110 |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, no convincing evidence; retain right for court appeal with other property | | |
| 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 | | |

Chairman Sessa adjourned the meeting at 10:58 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk