



**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**

The Board of Assessment Appeals Organizational Meeting was held on February 11, 2019 in the Assessor's Office Lobby on 6<sup>th</sup> floor of the Government Center.

Members present were: Chairman, George Sessa, Raymond W. Leyden, Ralph Loglisci, Larry Ginsberg and Prisca Lin, Clerk. Absent: Richard Agatstein.

Also present: Bill Jessa, Deputy Assessor

Meeting called to order at 5:03 p.m. by Chairman, George Sessa.

**Discussion with Stamford Tax Assessor**

Bill Jessa advised that only a handful of cases were brought to Superior Court after appealing to the Board of Assessment Appeals (BAA) last year, which was less than normal. However, he expects the number of appeals to the BAA will remain high this year as homeowners received recent tax bills that reflected the new assessment amounts.

Mr. Jessa confirmed that an inspector from the Assessor's Office will be assigned on each hearing date to provide assistance to the Board with any questions that may arise during the meetings.

Mr. Jessa also asked if the BAA would accept applications postmarked by March 20<sup>th</sup>. Prisca Lin, Clerk of the Board, researched this and according to the BAA handbook, applications must be hand-delivered or received in the Assessor's office via mail, fax or email before the close of business which is 4:30 p.m. on March 20<sup>th</sup>. All board members were in agreement.

Mr. Jessa left the meeting at 5:15 p.m.

**Board Membership Update**

Raymond W. Leyden and Ralph Loglisci are serving on expired terms.

**Procedures for Hearings**

George Sessa reminded all board members that the appellants, except for the attorneys, must swear in or affirm before the hearings begin.

Prisca Lin advised that she received an inquiry about whether the daughter of the deceased homeowner who currently lives at the property can file an appeal. The Board confirmed that only the executor or administrator of the estate has the right to appeal. If the fiduciary of the estate has given authorization to the daughter as a designated representative, she may attend an appeal on their behalf.



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After a brief discussion, all the Board members agreed upon the following hearing schedule:

- Hearings will be conducted on: April 1 to April 3, April 8 to 10 and April 15 to 16 (April 17 will be added if necessary)
- Deliberation dates were set for April 4, April 11 and April 18.
- Hearings will begin at 5:00 p.m. and will continue as needed based on workload.
- Hearings will only be scheduled during the designated dates and times.

George Sessa advised that he will not be available on April 16, 2019 for the hearings. Other Board members will notify Prisca Lin of their availability by February 28.

**Commercial Parcels with over One Million dollars assessment**

Per C.G.S. §12-111, the Board may elect to not hold hearings for Commercial Parcels with assessed values greater than 1 million dollars. Raymond Leyden brought forth a motion to not hear. The motion was seconded and approved unanimously by all Board members present.

**Conflict of Interest**

George Sessa reminded the Board members to avoid hearing the cases if they know the appellants or the party appealing.

**Documentation Requirements**

George Sessa stated that if multiple homeowners from the same community are appealing, they should all be heard, if possible, by one Board member so that a complete picture of the situation can be obtained. Larry Ginsberg asked whether an appellant who made an appeal last year can be heard again this year. Mr. Sessa answered that unless it is for a different reason, the appeal cannot be heard again. He also reiterated that all the appellants must present their own evidence. For example, data of comparable/similar properties in the neighborhood, pictures or appraisals, at the time of hearing in support of the appeal. If comparable/similar properties are used as evidence, a field card for the other properties should be obtained from the Assessor.

The meeting was adjourned at 5:50 p.m.

Respectfully submitted:

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

Prisca Lin, Clerk