



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
Telephone: (203) 977-4874

Minutes of Meeting

The Board of Assessment Appeals Organizational Meeting was held on February 27, 2018 in the Assessor's Office Lobby on 6th floor of the Government Center.

The meeting began at 5:00 P.M.

Members present at start of meeting were:

Chairman, George Sessa, Raymond W. Leyden, Larry Ginsberg, Richard Agatstein, Sue Greene, Clerk and Prisca Lin, Assistant Clerk. Mr. Ralph Loglisci arrived at 5:12pm.

Also present:

Chris Kerin, representative of Municipal Valuation Services LLC and Assessor, Gregory Stackpole

Discussion With Municipal Valuation Services LLC

The meeting started with Mr. Kerin's brief introduction of himself and the background of the valuation company he represents. He then went over how they collect data and the generally accepted methods they use to determine market values of the properties during the revaluation process. Mr. Kerin added that other factors such as condition of the property could affect the value of the property. He also stated the topographic changes made previously would stay with the assessment but other overrides were removed during revaluation.

Mr. Kerin left the meeting at 5:30 P.M.

Discussion With Stamford Tax Assessor

Mr. Stackpole first went over data and statistics of the properties in Stamford. He then reviewed and provided additional details of the revaluation process. Mr. Stackpole also went over the Sales Books which Board Members can use to support Assessor's values during the hearings. He then passed around a field card for the Board Members to look at and pointed out some sections of the field card that Board Members should pay attention to. Mr. Stackpole confirmed that inspectors will be available on hearings and deliberation dates to assist with any questions that may arise.

Mr. Stackpole left the meeting at 5:45 P.M.



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Board Members Update

Mr. Sessa gave an update on all the board members' terms as follow:

- Ralph Loglisci – expired as of December 2017 and has not yet been re-appointed. Per the City of Stamford Charter, he was allowed to serve for an additional six months.
- R.W. Leyden – term expires at the end of 2018
- Larry Ginsberg and Richard Agatstein – terms will expire at the end of 2019
- George Sessa – term will expire at the end of 2020

George Sessa was voted unanimously to remain as Chairman. Sue Greene will remain as Clerk of the Board through March 31, 2018. The Board Members by unanimous vote appointed Prisca Lin as Clerk of the Board starting April 1, 2018.

Procedures For Hearings

All board members were advised that appellants, except for the attorneys, must be sworn in or affirmed before the hearings begin.

The hearings will be conducted on March 5 to March 7, 2018 and March 12 to 14, 2018. Deliberation dates were set for March 8 and March 15. Tuesday, March 20 and Wednesday, March 21 will be added if the Board deems it necessary.

Mr. Ralph Loglisci advised that he will not be available on March 6, 2018 for the hearings. Mr. R. W. Leyden advised that he will leave early at 7 P.M. on March 14, 2018.

Documentation Requirements

Since Mr. Agatstein is new to the Board, the rest of the Board Members reviewed the documents that may be supplied by the appellants at the hearings. Mr. Sessa advised that if sales data in the neighborhood are presented, Board Members need to make sure they are comparable in terms of style, size, grade, etc. He also reiterated that it was the appellants' responsibilities to present evidence to support their appeals during the hearings, not the Board Members to prove for them.

Mr. Sessa suggested Mr. Agatstein meet with one of the inspectors to go over the information on the field card. A meeting has been scheduled for March 1, 2018 at 11 A.M.

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. Motion was made by George Sessa to not hear, seconded by R.W. Leyden. All were in agreement.



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Conflict of Interest

Mr. Sessa reminded all the Board Members that if they know the appellants or the party appealing, they should notify the Board clerks so the case can be deferred to other Board Member.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Sue Greene".

Sue Greene, Clerk

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

Prisca Lin, Assistant Clerk