



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

Monday, March 2, 2015

The meeting was called to order at 4:50 PM by Chairman George Sessa.

Present at start of meeting were: Chairman, George Sessa, Ralph Loglisci, R. W. Leydon, Michael Buccino, and Sue Greene, Clerk of the Board. Mr. Shawn Costello arrived approximately ten minutes later.

Mr. Sessa advised the Board members that the Mayor has requested that all board meetings be recorded. Therefore we will be conducting our hearings in the Tax/Assessor lobby where video is available, tables are to be provided by Building Maintenance.

Mr. Sessa then went over the general guidelines regarding the appeal process, noting the following key points.

- If you know someone in order to avoid a conflict of interest please let the clerk know so that someone else can handle the appeal.
- As per State statute 12-111 any appeal applications received after February 20<sup>th</sup> will not be heard. A letter has been sent to those parties who filed late advising them of this fact. The parcels for which late application were received were: 222 Mayapple Road which was received on 2/22/2015 at 11:15 am via fax; and 15 Cody Drive which was received on 2/22/2015 at 5:00 PM via email.
- Hearings will be done on Monday, March 2<sup>nd</sup>, Wednesday, March 4<sup>th</sup>, and Thursday, March 12<sup>th</sup>.
- Deliberations will be done as time allows after hearings and additionally on Monday, March 9<sup>th</sup> beginning at 5:00 PM.
- Due to the need to record the hearings there will be no hearings during regular office hours.
- The burden of proof is on the taxpayer and it is not up to the Board to prove it for them. Appellants must supply documentation to make their claim.

Mr. Sessa then advised the Board members that his term was up in December 2014, but per the City of Stamford Charter he was allowed to serve for an additional six months. He is waiting for reappointment. He advised members Shawn Costello and R. W. Leyden that their terms were set to expire in December of this year and that they should either submit their willingness for reappointment or resignation.

Mr. Bashir Jessa, Deputy Assessor was then invited into the meeting to review the field card to be sure all members understood what they were looking at.

A brief recess was called for dinner at 5:30 PM, followed by hearings beginning at 6:00 PM.



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Hearings were held for the following parcels:

Parcel ID	Address	Lot #
000-6983	241 Long Ridge Road	67
000-6984	0 Long Ridge Road	68
004-1058	130 Lenox Avenue # 16	UT16
003-1215	31 Lighthouse Way	4
004-0779	70 Deer Meadow Lane	7
000-2615	39 Sherman Street	23to24
003-9987	273 Jonathan Drive	29

After the last hearing concluded, the Board Members came together for deliberations. The respective appeals following were deliberated on, and the conclusions are shown:

<p>File # <b>001</b>      Appeal Of: 241 Long Ridge Road, lot 67      Parcel ID: <b>000-6983</b>  Orig Asmt 10/1/2014: \$ 277520      Final Asmt for 10/1/2014 GL: \$ 240380  Appeal Heard By: R.W.Leydon/R.Loglisci      ASMT ADJUSTMENT (+/-) -37140  <b>ACTION: Change</b>      Detailed Action:  Change Building Code to F  Members Present for Deliberations: GS,RWL,RL,MB  Members in Favor: GS,RWL,RL,MB  Members Opposed: None</p>
<p>File # <b>002</b>      Appeal Of: 0 Long Ridge Road, lot 68      Parcel ID: <b>000-6984</b>  Orig Asmt 10/1/2014: \$ 384180      Final Asmt for 10/1/2014 GL: \$ 263200  Appeal Heard By: R.W.Leydon/R.Loglisci      ASMT ADJUSTMENT (+/-) -120980  <b>ACTION: Change</b>      Detailed Action:  Change Building Code to F  Members Present for Deliberations: GS,RWL,RL,MB  Members in Favor: GS,RWL,RL,MB  Members Opposed: None</p>
<p>File # <b>005</b>      Appeal Of: 84 Knickerbocker Avenue, lot A      Parcel ID: <b>004-1394</b>  Orig Asmt 10/1/2014: \$ 450450      Final Asmt for 10/1/2014 GL: \$ 450450  Appeal Heard By: No Show      ASMT ADJUSTMENT (+/-) 0  <b>ACTION: No Change</b>      Detailed Action:  No Show  Members Present for Deliberations:  Members in Favor:  Members Opposed:</p>
<p>File # <b>008</b>      Appeal Of: 130 Lenox Avenue # 16, lot UT16      Parcel ID: <b>004-1058</b>  Orig Asmt 10/1/2014: \$ 204370      Final Asmt for 10/1/2014 GL: \$ 186490</p>



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Appeal Heard By: S. Costello	ASMT ADJUSTMENT (+/-)	-17880
<b>ACTION: Change</b>	Detailed Action: Change value to 170/SF to bring in line with other units	
Members Present for Deliberations:	GS,SC,RWL,RL,MB	
Members in Favor:	GS,SC,RWL,RL,MB	
Members Opposed:	None	
<b>File # 009</b>	Appeal Of: 31 Lighthouse Way, lot 4	Parcel ID: <b>003-1215</b>
Orig Asmt 10/1/2014: \$ 2007350	Final Asmt for 10/1/2014 GL: \$ 1935000	
Appeal Heard By: G.Sessa/M.Buccino	ASMT ADJUSTMENT (+/-)	-72350
<b>ACTION: Change</b>	Detailed Action: 5% Reduction in Land Value	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	
<b>File # 010</b>	Appeal Of: 70 Deer Meadow Lane, lot 7	Parcel ID: <b>004-0779</b>
Orig Asmt 10/1/2014: \$ 925170	Final Asmt for 10/1/2014 GL: \$ 841240	
Appeal Heard By: R.W.Leydon/R.Loglisci	ASMT ADJUSTMENT (+/-)	-83930
<b>ACTION: Change</b>	Detailed Action: Give 15% reduction on dwelling after correcting garage valuation.	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	
<b>File # 015</b>	Appeal Of: 39 Sherman Street, lot 23to24	Parcel ID: <b>000-2615</b>
Orig Asmt 10/1/2014: \$ 620210	Final Asmt for 10/1/2014 GL: \$ 620210	
Appeal Heard By: G.Sessa/M.Buccino	ASMT ADJUSTMENT (+/-)	0
<b>ACTION: No Change</b>	Detailed Action: No Change, no compelling evidence	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	
<b>File # 016</b>	Appeal Of: 8 Ravenglass Drive, lot 14	Parcel ID: <b>004-4703</b>
Orig Asmt 10/1/2014: \$ 1222740	Final Asmt for 10/1/2014 GL: \$ 1222740	
Appeal Heard By: No Show	ASMT ADJUSTMENT (+/-)	0
<b>ACTION: No Change</b>	Detailed Action: No Show	
Members Present for Deliberations:		
Members in Favor:		
Members Opposed:		

Respectfully submitted 3/2/2015:

  
Sue Greene, Clerk