



**CITY OF STAMFORD**  
**BOARD OF ASSESSMENT APPEALS**

888 Washington Boulevard  
P.O. Box 10152  
Stamford, CT 06904-2152  
Telephone: (203) 977-4874

March 9, 2015

This meeting called to order at 5:03 PM by Chairman George Sessa for the purpose of deliberations.

The following are the hearings for which deliberations were held and the results:

File # <b>013</b>	Appeal Of: 0 Saddle Hill Road, lot 23	Parcel ID: <b>000-8010</b>
Orig Asmt 10/1/2014: \$ 200390		Final Asmt for 10/1/2014 GL: 186250
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-) -14140
ACTION: <b>Change</b>	Detailed Action: Reduce land factor to 0.88 as per prior Board Decision	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>014</b>	Appeal Of: 127 Myrtle Avenue, lot 20	Parcel ID: <b>000-2871</b>
Orig Asmt 10/1/2014: \$ 720790		Final Asmt for 10/1/2014 GL: 720790
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no compelling evidence	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	RWL,RL,MB	
Members Opposed:	None, GS Abstained	

File # <b>022</b>	Appeal Of: 32 Strawberry Hill Court, lot	Parcel ID: <b>713-1490</b>
Orig Asmt 10/1/2014: \$ 125000		Final Asmt for 10/1/2014 GL:
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-)
ACTION:	Detailed Action: referred to Assessors/Law Dept for Legal Clarification. Re-address at next deliberation.	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:		
Members Opposed:		



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File # <b>023</b>	Appeal Of: 141 Downs Avenue, lot 61to62	Parcel ID: <b>000-0419</b>
Orig Asmt 10/1/2014: \$ 2170910		Final Asmt for 10/1/2014 GL: ASMT ADJUSTMENT (+/-)
Appeal Heard By: R. Loglisci		
ACTION:	Detailed Action:	
	referred to Inspector for check on codes for prime site. Re-address at next deliberation	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:		
Members Opposed:		

File # <b>024</b>	Appeal Of: 106 Rockledge Private Drive, lot A	Parcel ID: <b>003-0558</b>
Orig Asmt 10/1/2014: \$ 498300		Final Asmt for 10/1/2014 GL: 481890
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -16410
ACTION: <b>Change</b>	Detailed Action:	
	Change land factor to 0.95 for irregular shaped lot	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>025</b>	Appeal Of: 0 Frederick Street, lot 83	Parcel ID: <b>001-9502</b>
Orig Asmt 10/1/2014: \$ 101660		Final Asmt for 10/1/2014 GL: 86410
Appeal Heard By: M. Buccino		ASMT ADJUSTMENT (+/-) -15250
ACTION: <b>Change</b>	Detailed Action:	
	Change land factor from 1.0 to 0.85	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>026</b>	Appeal Of: 426 Westover Road, lot 2	Parcel ID: <b>004-3975</b>
Orig Asmt 10/1/2014: \$ 1060100		Final Asmt for 10/1/2014 GL: 1060100
Appeal Heard By: M. Buccino		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>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:		



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File # <b>027</b>	Appeal Of: 36 Starin Drive, lot 2	Parcel ID: <b>001-7903</b>
Orig Asmt 10/1/2014: \$ 973620		Final Asmt for 10/1/2014 GL: 770640
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -202980
ACTION: <b>Change</b>	Detailed Action: Reduce FMV to 1,100,900	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>028</b>	Appeal Of: 50 Falmouth Road, lot 6	Parcel ID: <b>002-1105</b>
Orig Asmt 10/1/2014: \$ 441450		Final Asmt for 10/1/2014 GL: 421250
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-) -20200
ACTION: <b>Change</b>	Detailed Action: Change land factor from 1.0 to 0.90	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL	
Members Opposed:	None, MB abstained	

File # <b>029</b>	Appeal Of: 35 Sanford Lane, lot 27pt28	Parcel ID: <b>002-4289</b>
Orig Asmt 10/1/2014: \$ 1059580		Final Asmt for 10/1/2014 GL: 1059580
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No Change, no compelling evidence	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,MB	
Members Opposed:	None, RL Abstained	

File # <b>030</b>	Appeal Of: 502 Canal Street, lot 24	Parcel ID: <b>000-0601</b>
Orig Asmt 10/1/2014: \$ 3229080		Final Asmt for 10/1/2014 GL: 3229080
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	



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File # <b>031</b>	Appeal Of: 507 Canal Street, lot B	Parcel ID: <b>000-0960</b>
Orig Asmt 10/1/2014: \$ 399920		Final Asmt for 10/1/2014 GL: 399920
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>032</b>	Appeal Of: 523 Canal Street, lot 14D	Parcel ID: <b>002-0637</b>
Orig Asmt 10/1/2014: \$ 593920		Final Asmt for 10/1/2014 GL: 593920
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>033</b>	Appeal Of: 556 Canal Street, lot 25&26	Parcel ID: <b>001-9765</b>
Orig Asmt 10/1/2014: \$ 3608190		Final Asmt for 10/1/2014 GL: 3608190
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>034</b>	Appeal Of: 46 John Street, lot A	Parcel ID: <b>001-8432</b>
Orig Asmt 10/1/2014: \$ 310250		Final Asmt for 10/1/2014 GL: 310250
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no comparables	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	



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File # <b>035</b>	Appeal Of: 1100 High Ridge Road, lot B	Parcel ID: <b>000-6657</b>
Orig Asmt 10/1/2014: \$ 3757770		Final Asmt for 10/1/2014 GL: 3757770
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no evidence provided	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>037</b>	Appeal Of: 111 Four Brooks Road, lot B6	Parcel ID: <b>000-5216</b>
Orig Asmt 10/1/2014: \$ 431010		Final Asmt for 10/1/2014 GL: 429120
Appeal Heard By: R.Loglisci		ASMT ADJUSTMENT (+/-) -1890
ACTION: <b>Change</b>	Detailed Action: Remove Wood Shed	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>039</b>	Appeal Of: 900 Bedford Street, lot A	Parcel ID: <b>001-6287</b>
Orig Asmt 10/1/2014: \$ 2309180		Final Asmt for 10/1/2014 GL: 1790790
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -518390
ACTION: <b>Change</b>	Detailed Action: Break into 2 sections: 1st fl-bank wnd & 3rd fl-offices. Change grade from C+ to C++ to arrive at new FMV of \$2,558,270	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	



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File # <b>040</b>	Appeal Of: 999 Bedford Street, lot B	Parcel ID: <b>000-3084</b>
Orig Asmt 10/1/2014: \$ 1389890		Final Asmt for 10/1/2014 GL: 897630
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -492260
ACTION: <b>Change</b>	Detailed Action: Change "C" factor from 0.60 to 1.0 and grade from C++ to C, change depreciation from avg to poor to effect FMV of 1,282,330	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>041</b>	Appeal Of: 26 Orchard Street, lot 5	Parcel ID: <b>002-5041</b>
Orig Asmt 10/1/2014: \$ 287490		Final Asmt for 10/1/2014 GL: 287490
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>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	

File # <b>042</b>	Appeal Of: 124 Dundee Road, lot G4	Parcel ID: <b>001-4553</b>
Orig Asmt 10/1/2014: \$ 446040		Final Asmt for 10/1/2014 GL: 425010
Appeal Heard By: M. Buccino		ASMT ADJUSTMENT (+/-) -21030
ACTION: <b>Change</b>	Detailed Action: Reduce Prime site land factor to 0.90	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>043</b>	Appeal Of: 14 First Street, lot TA-6	Parcel ID: <b>004-4513</b>
Orig Asmt 10/1/2014: \$ 386330		Final Asmt for 10/1/2014 GL: -386330
Appeal Heard By: No Show		ASMT ADJUSTMENT (+/-) -386330
ACTION: <b>No Change</b>	Detailed Action: No Show	
Members Present for Deliberations:		
Members in Favor:		
Members Opposed:		



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File # <b>044</b>	Appeal Of: 26 Chapin Lane, lot 2	Parcel ID: <b>001-5704</b>
Orig Asmt 10/1/2014: \$ 502870		Final Asmt for 10/1/2014 GL: 502870
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>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	

File # <b>046</b>	Appeal Of: 16 Wire Mill Road, lot 24A	Parcel ID: <b>001-8189</b>
Orig Asmt 10/1/2014: \$ 1914710		Final Asmt for 10/1/2014 GL: 1914710
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>047</b>	Appeal Of: 961 Long Ridge Road, lot B	Parcel ID: <b>001-8187</b>
Orig Asmt 10/1/2014: \$ 421270		Final Asmt for 10/1/2014 GL: 421270
Appeal Heard By: R. Loglisci		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>048</b>	Appeal Of: 189 Webbs Hill Road, lot 3C	Parcel ID: <b>004-3397</b>
Orig Asmt 10/1/2014: \$ 1051040		Final Asmt for 10/1/2014 GL: 1046160
Appeal Heard By: M. Buccino		ASMT ADJUSTMENT (+/-) -4880
ACTION: <b>Change</b>	Detailed Action: Change FB5 from 1200 to 1105	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	



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File # <b>049</b>	Appeal Of: 70 Bayberrie Drive, lot 14	Parcel ID: <b>001-1605</b>
Orig Asmt 10/1/2014: \$ 684930		Final Asmt for 10/1/2014 GL: 713040
Appeal Heard By: No Show		ASMT ADJUSTMENT (+/-) -684930
ACTION: <b>No Change</b>	Detailed Action: No Show	
Members Present for Deliberations:		
Members in Favor:		
Members Opposed:		

File # <b>051</b>	Appeal Of: 165 Gun Club Road, lot 11	Parcel ID: <b>001-0406</b>
Orig Asmt 10/1/2014: \$ 779550		Final Asmt for 10/1/2014 GL: 713040
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -66510
ACTION: <b>Change</b>	Detailed Action: Correct bedroom count to 3, remove Jacuzzi & Sauna, change residual land to 0.10 per inspection	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>052</b>	Appeal Of: 46 Underhill Street, lot 134	Parcel ID: <b>001-1203</b>
Orig Asmt 10/1/2014: \$ 177660		Final Asmt for 10/1/2014 GL: 713040
Appeal Heard By: No Show		ASMT ADJUSTMENT (+/-) -177660
ACTION: <b>No Change</b>	Detailed Action: No Show	
Members Present for Deliberations:		
Members in Favor:		
Members Opposed:		

File # <b>055</b>	Appeal Of: 70 Alton Road, lot 10	Parcel ID: <b>000-7799</b>
Orig Asmt 10/1/2014: \$ 301890		Final Asmt for 10/1/2014 GL: 270900
Appeal Heard By: M. Buccino		ASMT ADJUSTMENT (+/-) -30990
ACTION: <b>Change</b>	Detailed Action: Change residual land from 0.3 to 0.1	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	





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File # <b>056</b>	Appeal Of: 927 Sunset Road, lot 6	Parcel ID: <b>001-3722</b>
Orig Asmt 10/1/2014: \$ 543020		Final Asmt for 10/1/2014 GL: 535080
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -7940
ACTION: <b>Change</b>	Detailed Action: Correct FB3 from 1600 SF to 1135 SF per plans	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>057</b>	Appeal Of: 125 Sun Dance Road, lot 149	Parcel ID: <b>002-5484</b>
Orig Asmt 10/1/2014: \$ 389430		Final Asmt for 10/1/2014 GL: 389430
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, cost of addition in line with standards	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>058</b>	Appeal Of: 172 Joffree Avenue, lot 40	Parcel ID: <b>001-9722</b>
Orig Asmt 10/1/2014: \$ 292200		Final Asmt for 10/1/2014 GL: 289640
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) -2560
ACTION: <b>Change</b>	Detailed Action: Change heated basement to unheated	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>059</b>	Appeal Of: 7 Interlaken Road, lot 6	Parcel ID: <b>000-2822</b>
Orig Asmt 10/1/2014: \$ 720190		Final Asmt for 10/1/2014 GL: 720190
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no evidence	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	



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File # <b>062</b>	Appeal Of: 197 Joffree Avenue, lot C	Parcel ID: <b>004-2567</b>
Orig Asmt 10/1/2014: \$ 309320		Final Asmt for 10/1/2014 GL: 309320
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, asmt data now accurate.	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>074</b>	Appeal Of: 500 Summer Street, lot 6	Parcel ID: <b>001-1749</b>
Orig Asmt 10/1/2014: \$ 2600490		Final Asmt for 10/1/2014 GL: 2600490
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no evidence provided	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

File # <b>075</b>	Appeal Of: 28 Perry Street, lot B	Parcel ID: <b>000-7902</b>
Orig Asmt 10/1/2014: \$ 5813030		Final Asmt for 10/1/2014 GL: 5813030
Appeal Heard By: G.Sessa		ASMT ADJUSTMENT (+/-) 0
ACTION: <b>No Change</b>	Detailed Action: No change, no evidence provided	
Members Present for Deliberations:	GS,RWL,RL,MB	
Members in Favor:	GS,RWL,RL,MB	
Members Opposed:	None	

Deliberations were concluded at 7:50 P.M.

The reminder was given that the last hearings will be held on Thursday, March 12<sup>th</sup>. Michael Buccino will come if able for deliberations following the hearings.

Respectfully submitted:

  
Sue Greene, Clerk