



**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 7, 2022
(The meeting was held virtually via Zoom.)**

The Zoom meeting for hearings began at 5:00 P.M.

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

Also present: Rob Rende from Tax Assessor's office

The Board briefly reviewed and discussed about the Connecticut General Statutes in relation to the tax bills generated based on the discoveries of the Municipal Tax Services LLC.

Chairman Sessa advised that Ralph Loglisci would not renew his term as Board Member after the Spring 2022 session, and he would need to have a discussion with the Mayor's Office about filling the two vacancies as the numbers of hearings are expected to surge next year due to revaluation.

The Board then started the hearings on the following parcels. Mr. Ralph Loglisci left the meeting at approximately 7:00 pm. After all the hearings were conducted, the rest of the Board members began deliberations at 7:29 pm.

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| File # 21001 | Appeal Of: 1161 Long Ridge Road Lot: C | | Parcel ID: 003-2248 |
| Original Asmt 2021 GL: | \$369,790 | Final Assessment for 10/1/2021 GL: | \$369,790 |
| Appeal Heard By: R W Leyden | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, no evidence to support change in valuation | | |
| Members Present for Deliberations: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | none | | |

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| File # 21002 | Appeal Of: 44 Cerretta Street # 10 Lot: UT10C | | Parcel ID: 002-7070 |
| Original Asmt 2021 GL: | \$218,550 | Final Assessment for 10/1/2021 GL: | \$218,550 |
| Appeal Heard By: Ralph Loglisci | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, appraised value in line with comps & sales | | |
| Members Present for Deliberations: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | none | | |



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|------------------------------------|--|--|------------------------------------|----------------|----------------------------|
| File # 21003 | | Appeal Of: 87 Courtland Hill Street | | Lot: 58 | Parcel ID: 000-6563 |
| Original Asmt 2021 GL: | | \$378,830 | Final Assessment for 10/1/2021 GL: | | \$375,200 |
| Appeal Heard By: Larry Ginsberg | | ASMT ADJUSTMENT (+/-) | | | \$-3,630 |
| ACTION: Change | | Detailed Action: Change per inspector's note: correct square footage of the heated basement area | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|---|------------------------------------|---------------|----------------------------|
| File # 21004 | | Appeal Of: 52 Heming Way | | Lot: 2 | Parcel ID: 004-0021 |
| Original Asmt 2021 GL: | | \$1,253,290 | Final Assessment for 10/1/2021 GL: | | \$1,253,290 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no evidence presented in relation to 2017 Revaluation | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|--|------------------------------------|-----------------|----------------------------|
| File # 21005 | | Appeal Of: 27 Barnes Road | | Lot: UT7 | Parcel ID: 003-8045 |
| Original Asmt 2021 GL: | | \$607,380 | Final Assessment for 10/1/2021 GL: | | \$607,380 |
| Appeal Heard By: Ralph Loglisci | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, appraised value in line with purchase price & recent updates on property | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|---|------------------------------------|---------------|----------------------------|
| File # 21006 | | Appeal Of: 1404 Shippan Avenue | | Lot: 1 | Parcel ID: 004-0538 |
| Original Asmt 2021 GL: | | \$1,494,520 | Final Assessment for 10/1/2021 GL: | | \$1,494,520 |
| Appeal Heard By: Ralph Loglisci | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, evidence irrelevant to revaluation date | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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| File # 21008 | | Appeal Of: 31 Chesterfield Road | | Lot: 1718PT16 | Parcel ID: 001-1782 |
| Original Asmt 2021 GL: | | \$1,063,160 | Final Assessment for 10/1/2021 GL: | | \$1,063,160 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no evidence presented in relation to 2017 Revaluation | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |



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|------------------------------------|--|--|------------------------------------|---------------|----------------------------|
| File # 21009 | | Appeal Of: 176 Highview Avenue | | Lot: B | Parcel ID: 002-6943 |
| Original Asmt 2021 GL: | | \$361,290 | Final Assessment for 10/1/2021 GL: | | \$359,250 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | | \$-2,040 |
| ACTION: Change | | Detailed Action: Change per inspector's note: reduce finished basement size to 480 sq ft | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|---|------------------------------------|---------------------|----------------------------|
| File # 21010 | | Appeal Of: 70 Rippowam Road | | Lot: 77PT078 | Parcel ID: 002-4018 |
| Original Asmt 2021 GL: | | \$258,940 | Final Assessment for 10/1/2021 GL: | | \$258,940 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No change, no compelling evidence to support change in valuation | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|--|------------------------------------|-----------------|---------------------------|
| File # 21013 | | Appeal Of: 69 Southfield Avenue | | Lot: N/A | Parcel ID: 7180392 |
| Original Asmt 2021 GL: | | \$513,180 | Final Assessment for 10/1/2021 GL: | | \$513,180 |
| Appeal Heard By: Larry Ginsberg | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, refer back to Assessor's Office for determination of items being assessed as personal property | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|--|------------------------------------|---------------|----------------------------|
| File # 21014 | | Appeal Of: 30 Hampton Lane | | Lot: 9 | Parcel ID: 000-0470 |
| Original Asmt 2021 GL: | | \$364,710 | Final Assessment for 10/1/2021 GL: | | \$364,710 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no evidence provided to support argument | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |

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|------------------------------------|--|---|------------------------------------|---------------|----------------------------|
| File # 21015 | | Appeal Of: 153 Interlaken Road | | Lot: Y | Parcel ID: 004-2944 |
| Original Asmt 2021 GL: | | \$696,700 | Final Assessment for 10/1/2021 GL: | | \$696,700 |
| Appeal Heard By: Larry Ginsberg | | ASMT ADJUSTMENT (+/-) | | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, no documentary evidence presented | | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | | |
| Members Opposed: | | none | | | |



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|------------------------------------|--|--|------------------------------------|----------------------------|
| File # 21016 | | Appeal Of: 16 Malvern Road Lot: 1 | | Parcel ID: 000-4893 |
| Original Asmt 2021 GL: | | \$499,480 | Final Assessment for 10/1/2021 GL: | \$499,480 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, assessment in line with recent updates on property | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | | none | | |

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|------------------------------------|--|---|------------------------------------|---------------------------|
| File # 21048 | | Appeal Of: 623 Newfield Avenue Lot: N/A | | Parcel ID: 7210360 |
| Original Asmt 2021 GL: | | \$62,860 | Final Assessment for 10/1/2021 GL: | \$62,860 |
| Appeal Heard By: R W Leyden | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change by majority vote; recommended to grant tax exemption | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | | R W Leyden | | |
| Members Opposed: | | George Sessa, Larry Ginsberg | | |

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|------------------------------------|--|---|------------------------------------|----------------------------|
| File # 21049 | | Appeal Of: 2017 Honda Accord Lot: 1HGCR2F32HA291978 | | Parcel ID: PPF00101 |
| Original Asmt 2017 GL: | | \$17,106 | Final Assessment for 10/1/2017 GL: | \$17,106 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, BAA may not remove penalty imposed under CGS 12-41e | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | | none | | |

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|------------------------------------|--|---|------------------------------------|----------------------------|
| File # 21050 | | Appeal Of: 2017 Honda Accord Lot: 1HGCR2F32HA291978 | | Parcel ID: PPF00101 |
| Original Asmt 2018 GL: | | \$16,122 | Final Assessment for 10/1/2018 GL: | \$16,122 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, BAA may not remove penalty imposed under CGS 12-41e | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | | none | | |

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|------------------------------------|--|---|------------------------------------|---------------------------|
| File # 21051 | | Appeal Of: 2017 Honda Accord Lot: 1HGCR2F32HA291978 | | Parcel ID: 7199133 |
| Original Asmt 2019 GL: | | \$14,030 | Final Assessment for 10/1/2019 GL: | \$14,030 |
| Appeal Heard By: George Sessa | | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | | Detailed Action: No Change, BAA may not remove penalty imposed under CGS 12-41e | | |
| Members Present for Deliberations: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | | none | | |



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|------------------------------------|---|------------------------------------|---------------------------|
| File # 21052 | Appeal Of: 2017 Honda Accord | Lot: 1HGCR2F32HA291978 | Parcel ID: 7199133 |
| Original Asmt 2020 GL: | \$10,650 | Final Assessment for 10/1/2020 GL: | \$10,650 |
| Appeal Heard By: George Sessa | ASMT ADJUSTMENT (+/-) | | \$0 |
| ACTION: No Change | Detailed Action: No Change, BAA may not remove penalty imposed under CGS 12-41e | | |
| Members Present for Deliberations: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members in Favor: | George Sessa, R W Leyden, Larry Ginsberg | | |
| Members Opposed: | none | | |

The deliberations on the following parcels would continue in the next meeting on March 8, 2022. Further evidence or inspection had been requested and final decisions would be made based upon the information received.

Parcel ID: 002-6943
Parcel ID: 000-6563
Parcel ID: 003-8045

The meeting concluded at 8:38 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk