



**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 8, 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, Larry Ginsberg, and Prisca Lin, Clerk.

Also present: Melissa Bello from Tax Assessor's office

Chairman Sessa advised that Mr. Ralph Loglisci was not able to attend the meeting, therefore Mr. Loglisci had completed his term of service on the Board. Mr. Sessa reminded if the Board Members have decided not to renew their terms next year, he would need to be notified as soon as possible so that he could make it part of the conversation when meeting with the Mayor's Office. Mr. Larry Ginsberg stated that he was not ready to make any commitment at this point.

The Board started the hearings on the following parcels at 5:05 pm, followed by deliberations:

<b>File # 21012</b>	<b>Appeal Of: 2015 Ford Mustang</b>	<b>Lot: 1FA6P8CFXF5308248</b>	<b>Parcel ID: PMV1570</b>
Original Asmt 2021 GL:	\$17,960	Final Assessment for 10/1/2021 GL:	\$17,960
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: No Change, evidence submitted not matching with MTS findings		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21017</b>	<b>Appeal Of: 19 Pine Tree Drive</b>	<b>Lot: 32</b>	<b>Parcel ID: 001-1216</b>
Original Asmt 2021 GL:	\$389,980	Final Assessment for 10/1/2021 GL:	\$342,640
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-47,340
<b>ACTION: Change</b>	Detailed Action: Change per inspector's note: reduce lot size to 12,743 sq ft; no further adjustment		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21018</b>	<b>Appeal Of: 28 Wallacks Lane</b>	<b>Lot: 7</b>	<b>Parcel ID: 001-3536</b>
Original Asmt 2021 GL:	\$1,534,190	Final Assessment for 10/1/2021 GL:	\$1,499,176
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-35,014
<b>ACTION: Change</b>	Detailed Action: Reduce FMV by \$50,000 by majority vote; recommended to change grade from A to B++		
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 # <b>21019</b>		Appeal Of: <b>15 Oxford Court</b> Lot: <b>28</b>		Parcel ID: <b>000-1931</b>
Original Asmt 2021 GL:		\$168,530	Final Assessment for 10/1/2021 GL:	\$168,530
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, increased assessment in line with improvements 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		

File # <b>21020</b>		Appeal Of: <b>2005 Toyota Corolla</b> Lot: <b>2T1BR32E05C332011</b>		Parcel ID: <b>PMV1581</b>
Original Asmt 2021 GL:		\$3,310	Final Assessment for 10/1/2021 GL:	\$3,310
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, no documentary evidence of mileage 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		

File # <b>21021</b>		Appeal Of: <b>700 East Main Street</b> Lot: <b>B45-1</b>		Parcel ID: <b>003-5032</b>
Original Asmt 2021 GL:		\$638,970	Final Assessment for 10/1/2021 GL:	\$638,970
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, no evidence to support a reduction of value		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:		none		

File # <b>21022</b>		Appeal Of: <b>700 East Main Street</b> Lot: <b>N/A</b>		Parcel ID: <b>7210044</b>
Original Asmt 2021 GL:		\$2,293,380	Final Assessment for 10/1/2021 GL:	\$2,293,380
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, refer to professional staff at Tax Assessor's Office for resolution		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:		none		

File # <b>21023</b>		Appeal Of: <b>0 Atlantic Street</b> Lot: <b>8</b>		Parcel ID: <b>003-0749</b>
Original Asmt 2021 GL:		\$148,030	Final Assessment for 10/1/2021 GL:	\$148,030
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		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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<b>File # 21035</b>	<b>Appeal Of: 62 Idlewood Drive</b>	<b>Lot: 118</b>	<b>Parcel ID: 001-1370</b>
Original Asmt 2021 GL:	\$746,970	Final Assessment for 10/1/2021 GL:	\$746,970
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	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		

<b>File # 21036</b>	<b>Appeal Of: 20 Bentwood Drive</b>	<b>Lot: 14</b>	<b>Parcel ID: 001-4109</b>
Original Asmt 2021 GL:	\$643,690	Final Assessment for 10/1/2021 GL:	\$643,690
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: No Change, no compelling evidence to support a reduction in value		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21037</b>	<b>Appeal Of: 38 Cook Road</b>	<b>Lot: 38</b>	<b>Parcel ID: 000-0702</b>
Original Asmt 2021 GL:	\$490,000	Final Assessment for 10/1/2021 GL:	\$490,000
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: No Change - unanimous vote per CGS 12-111 - no further BAA adjustment until next 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		

<b>File # 21038</b>	<b>Appeal Of: 343 Soundview Avenue</b>	<b>Lot: 11</b>	<b>Parcel ID: 000-5780</b>
Original Asmt 2021 GL:	\$297,130	Final Assessment for 10/1/2021 GL:	\$297,130
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: No Change, no compelling evidence to support a reduction in value		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21039</b>	<b>Appeal Of: 2019 Jeep Cherokee</b>	<b>Lot: 1C4PJMDX2KD480824</b>	<b>Parcel ID: PMV1666</b>
Original Asmt 2021 GL:	\$21,580	Final Assessment for 10/1/2021 GL:	\$21,580
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: No Change per CGS 12-71b(g) - vehicle remained in Stamford more than 3 months per year		
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 # <b>21040</b>		Appeal Of: <b>246 Pepper Ridge Road</b>		Lot: <b>5</b>	Parcel ID: <b>001-9033</b>
Original Asmt 2021 GL:		\$369,060	Final Assessment for 10/1/2021 GL:		\$369,060
Appeal Heard By: George Sessa			ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, comps not in same neighborhood or not comparable			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg			
Members Opposed:		none			

File # <b>21041</b>	Appeal Of: <b>43 Elm Tree Place</b>	Lot: <b>PT039</b>	Parcel ID: <b>000-8752</b>
Original Asmt 2021 GL:	\$236,440	Final Assessment for 10/1/2021 GL:	\$236,440
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>		Detailed Action: No Change, argument irrelevant to the valuation of 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		

File # <b>21042</b>	Appeal Of: <b>1389 High Ridge Road</b>	Lot: <b>36</b>	Parcel ID: <b>000-6528</b>
Original Asmt 2021 GL:	\$764,260	Final Assessment for 10/1/2021 GL:	\$764,260
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, appeal pending due to court	
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

File # <b>21044</b>	Appeal Of: <b>600 Washington Blvd</b>	Lot: <b>N/A</b>	Parcel ID: <b>7190364</b>
Original Asmt 2021 GL:	\$14,320,960	Final Assessment for 10/1/2021 GL:	\$14,320,960
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: <b>No Change</b>		Detailed Action: No Change, subject to a lawsuit	
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

File # <b>21045</b>	Appeal Of: <b>7 Lantern Circle</b>	Lot: <b>5</b>	Parcel ID: <b>003-6739</b>
Original Asmt 2021 GL:	\$406,780	Final Assessment for 10/1/2021 GL:	\$399,000
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$-7,780
ACTION: <b>Change</b>		Detailed Action: Reduce FMV to \$570,000	
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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<b>File # 21046</b>	<b>Appeal Of: 2 Ravenglass Drive # 11</b>	<b>Lot: 11</b>	<b>Parcel ID: 004-4700</b>
Original Asmt 2021 GL:	\$1,371,760	Final Assessment for 10/1/2021 GL:	\$1,333,150
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-38,610
<b>ACTION: Change</b>	Detailed Action: Change per inspector's notes: change to unfinished 3/4 story and other clerical corrections		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21053</b>	<b>Appeal Of: 2003 BMW</b>	<b>Lot: WBAET37403NJ40366</b>	<b>Parcel ID: PPF01012</b>
Original Asmt 2017 GL:	\$3,549	Final Assessment for 10/1/2017 GL:	\$0
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-3,549
<b>ACTION: Change</b>	Detailed Action: Remove from Stamford tax roll - non-CT resident, vehicle garaged in Stamford less than 3 months		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21054</b>	<b>Appeal Of: 2003 BMW</b>	<b>Lot: WBAET37403NJ40366</b>	<b>Parcel ID: PPF01012</b>
Original Asmt 2018 GL:	\$3,041	Final Assessment for 10/1/2018 GL:	\$0
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-3,041
<b>ACTION: Change</b>	Detailed Action: Remove from Stamford tax roll - non-CT resident, vehicle garaged in Stamford less than 3 months		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21055</b>	<b>Appeal Of: 2003 BMW</b>	<b>Lot: WBAET37403NJ40366</b>	<b>Parcel ID: PPF01012</b>
Original Asmt 2019 GL:	\$2,674	Final Assessment for 10/1/2019 GL:	\$0
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-2,674
<b>ACTION: Change</b>	Detailed Action: Remove from Stamford tax roll - no longer owned the vehicle		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

<b>File # 21056</b>	<b>Appeal Of: 2003 BMW</b>	<b>Lot: WBAET37403NJ40366</b>	<b>Parcel ID: PMV1012</b>
Original Asmt 2020 GL:	\$2,680	Final Assessment for 10/1/2020 GL:	\$0
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-2,680
<b>ACTION: Change</b>	Detailed Action: Remove from Stamford tax roll - no longer owned the vehicle		
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 # <b>21057</b>	Appeal Of: <b>2015 Infiniti Q50</b>	Lot: <b>JNKCV64F09M651164</b>	Parcel ID: <b>MVF01393</b>
Original Asmt 2017 GL:	\$17,539	Final Assessment for 10/1/2017 GL:	\$17,539
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: Vehicle remained in Stamford more than 3 months per year; the Board has no authority to grant active duty exemption past deadline		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

File # <b>21058</b>	Appeal Of: <b>2015 Infiniti Q50</b>	Lot: <b>JNKCV64F09M651164</b>	Parcel ID: <b>MVF01393</b>
Original Asmt 2018 GL:	\$14,963	Final Assessment for 10/1/2018 GL:	\$14,963
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: Vehicle remained in Stamford more than 3 months per year; the Board has no authority to grant active duty exemption past deadline		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

File # <b>21059</b>	Appeal Of: <b>2015 Infiniti Q50</b>	Lot: <b>JN1BV7AR4FM420624</b>	Parcel ID: <b>MVF01393</b>
Original Asmt 2019 GL:	\$12,863	Final Assessment for 10/1/2019 GL:	\$12,863
Appeal Heard By: George Sessa	ASMT ADJUSTMENT (+/-)		\$0
<b>ACTION: No Change</b>	Detailed Action: Vehicle remained in Stamford more than 3 months per year; the Board has no authority to grant active duty exemption past deadline		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg		
Members Opposed:	none		

File # <b>21060</b>	Appeal Of: <b>16 Joshua Slocum Dock</b>	Lot: <b>16</b>	Parcel ID: <b>000-6147</b>
Original Asmt 2021 GL:	\$922,820	Final Assessment for 10/1/2021 GL:	\$921,870
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-950
<b>ACTION: Change</b>	Detailed Action: Remove covered porch from outbuilding by unanimous vote; recommended to change Location Adjustment to WFM		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg		
Members in Favor:	R W Leyden		
Members Opposed:	George Sessa, Larry Ginsberg		

At the end of the meeting, Prisca Lin, Clerk, questioned if the hearings in Spring 2023 would be conducted in-person given the high volume of cases for revaluation year. Mr. Sessa advised that would be their intention but a final decision needed to be made. Mr. Raymond W. Leyden also suggested to consider a new location or arrangement for future in-person hearings.

MAYOR  
**CAROLINE SIMMONS**



CHAIRMAN  
**GEORGE SESSA**

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Chairman Sessa adjourned the meeting at 9:56 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk