



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 22, 2023

Safety Training Room, 6th Floor of Stamford Government Center

The meeting began at 4:25 P.M.

Members present were: Chairman, George Sessa (via Zoom), Raymond W. Leyden, Larry Ginsberg, Ed Laux and Prisca Lin, Clerk. Jim Fleischer joined the meeting at 5:00 P.M.

Also present: Melissa Bello from Tax Assessor's office

Owners of 4 properties joined the Zoom meeting to observe the deliberations of their appeals. Chairman George Sessa advised that they were not allowed to speak or use Zoom Chat, and Mr. Larry Ginsberg added that the homeowners could not communicate to each other via Zoom Chat as well during deliberations.

Deliberations were conducted on the following appeals. Action taken are as follow:

File # 22022	Appeal Of: 83 Riverbank Drive	Lot: 22	Parcel ID: 001-1273
Original Asmt 2022 GL:	\$668,310	Final Assessment for 10/1/2022 GL:	\$640,500
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-27,810
ACTION: Change	Detailed Action: Reduce Fair Market Value to \$915,000		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22025	Appeal Of: 69 Davenport Drive	Lot: 34	Parcel ID: 002-1640
Original Asmt 2022 GL:	\$589,370	Final Assessment for 10/1/2022 GL:	\$569,750
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-19,620
ACTION: Change	Detailed Action: Change Grade from C+ to C		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:	none		

File # 22027	Appeal Of: 351 West Hill Road	Lot: 4PT003	Parcel ID: 000-9861
Original Asmt 2022 GL:	\$1,057,130	Final Assessment for 10/1/2022 GL:	\$1,057,130
Appeal Heard By: Jim Fleischer	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:	George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:	none		



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File # 22028	Appeal Of: 106 Carter Drive	Lot: A	Parcel ID: 001-5212
Original Asmt 2022 GL:	\$2,665,740	Final Assessment for 10/1/2022 GL:	\$2,596,440
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-69,300
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.95	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	

File # 22032	Appeal Of: 50 West Lane	Lot: 54	Parcel ID: 001-0892
Original Asmt 2022 GL:	\$728,950	Final Assessment for 10/1/2022 GL:	\$685,550
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-43,400
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.90	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22044	Appeal Of: 887 Westover Road	Lot: 2	Parcel ID: 003-4819
Original Asmt 2022 GL:	\$723,490	Final Assessment for 10/1/2022 GL:	\$662,920
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-60,570
ACTION: Change		Detailed Action: Change Grade from B to C+ and Change Depreciation Code from G to A	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux	
Members Opposed:		none	

File # 22052	Appeal Of: 2014 Volkswagen Jetta	Lot: 3VWD17AJ1EM395175	Parcel ID: MVF01396
Original Asmt 2017 GL:	\$7,543	Final Assessment for 10/1/2022 GL:	\$7,543
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no evidence provided to show vehicle remained in Stamford less than 3 months per year	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	

File # 22053	Appeal Of: 2014 Volkswagen Jetta	Lot: 3VWD17AJ1EM395175	Parcel ID: MVF01396
Original Asmt 2018 GL:	\$6,703	Final Assessment for 10/1/2022 GL:	\$6,703
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no evidence provided to show vehicle remained in Stamford less than 3 months per year	
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer	
Members Opposed:		none	



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File # 22054		Appeal Of: 2014 Volkswagen Jetta		Lot: 3VWD17AJ1EM395175		Parcel ID: MVF01396	
Original Asmt 2019 GL:		\$5,583		Final Assessment for 10/1/2022 GL:		\$5,583	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no evidence provided to show vehicle remained in Stamford less than 3 months per year					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22057		Appeal Of: 243 Brookdale Road		Lot: B3		Parcel ID: 001-6865	
Original Asmt 2022 GL:		\$838,700		Final Assessment for 10/1/2022 GL:		\$838,700	
Appeal Heard By: Jim Fleischer				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change per majority vote, recommended to change C factor on prime land from 0.90 to 0.80					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		Ed Laux, Jim Fleischer					
Members Opposed:		George Sessa, R W Leyden, Larry Ginsberg					

File # 22079		Appeal Of: 174 Willowbrook Avenue		Lot: 3		Parcel ID: 001-6269	
Original Asmt 2022 GL:		\$556,120		Final Assessment for 10/1/2022 GL:		\$526,170	
Appeal Heard By: Jim Fleischer				ASMT ADJUSTMENT (+/-)		\$-29,950	
ACTION: Change		Detailed Action: Change Grade from C to C-					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		Recused: George Sessa					

File # 22080		Appeal Of: 251 Willowbrook Avenue		Lot: 1		Parcel ID: 001-5218	
Original Asmt 2022 GL:		\$634,640		Final Assessment for 10/1/2022 GL:		\$616,520	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$-18,120	
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.95					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22094		Appeal Of: 46 Kenilworth Drive West		Lot: 41		Parcel ID: 000-5001	
Original Asmt 2022 GL:		\$462,280		Final Assessment for 10/1/2022 GL:		\$424,580	
Appeal Heard By: Jim Fleischer				ASMT ADJUSTMENT (+/-)		\$-37,700	
ACTION: Change		Detailed Action: Change Kitchen Style to Typical and C factor on prime land from 1.0 to 0.90					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					



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File # 22095		Appeal Of: 179 Willowbrook Avenue		Lot: 1	Parcel ID: 001-6962
Original Asmt 2022 GL:		\$622,210	Final Assessment for 10/1/2022 GL:		\$614,130
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-8,080
ACTION: Change		Detailed Action: Change Grade from C++ to C+			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer			
Members Opposed:		Larry Ginsberg			

File # 22098		Appeal Of: 166 East Middle Patent Road		Lot: B	Parcel ID: 000-2032
Original Asmt 2022 GL:		\$900,840	Final Assessment for 10/1/2022 GL:		\$898,100
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-2,740
ACTION: Change		Detailed Action: Change per inspector's notes: update bathroom count			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		Recused: R W Leyden			

File # 22112		Appeal Of: 113 Wallacks Drive		Lot: A	Parcel ID: 004-2175
Original Asmt 2022 GL:		\$1,545,360	Final Assessment for 10/1/2022 GL:		\$1,522,550
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-22,810
ACTION: Change		Detailed Action: Change Depreciation Code from E to VG			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22118		Appeal Of: 26 Northwind Drive		Lot: 5	Parcel ID: 001-1232
Original Asmt 2022 GL:		\$1,168,840	Final Assessment for 10/1/2022 GL:		\$1,098,839
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-70,001
ACTION: Change		Detailed Action: Reduce Fair Market Value by \$100,000			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		R W Leyden, Ed Laux, Jim Fleischer			
Members Opposed:		George Sessa, Larry Ginsberg			

File # 22125		Appeal Of: 27 Barnes Road # 7A		Lot: UT7	Parcel ID: 003-8045
Original Asmt 2022 GL:		\$680,820	Final Assessment for 10/1/2022 GL:		\$658,000
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)			\$-22,820
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$940,000			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer			
Members Opposed:		Larry Ginsberg			



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File # 22127		Appeal Of: 66 East Lane Lot: 20		Parcel ID: 001-5360
Original Asmt 2022 GL:		\$611,270	Final Assessment for 10/1/2022 GL:	\$611,270
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comp sales		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22129		Appeal Of: 219 Old Long Ridge Road Lot: 1		Parcel ID: 003-3329
Original Asmt 2022 GL:		\$278,520	Final Assessment for 10/1/2022 GL:	\$278,520
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence, residual land value already reduced		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22130		Appeal Of: 70 Maitland Road Lot: 17		Parcel ID: 001-6302
Original Asmt 2022 GL:		\$368,460	Final Assessment for 10/1/2022 GL:	\$348,790
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-19,670
ACTION: Change		Detailed Action: Change per inspector's notes: change unfinished basement to crawl space and shed details		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22132		Appeal Of: 85 Lindale Street Unit 7 Lot: UT7		Parcel ID: 003-8627
Original Asmt 2022 GL:		\$215,740	Final Assessment for 10/1/2022 GL:	\$215,740
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22151		Appeal Of: 215 Ocean Drive East Lot: 4A		Parcel ID: 000-6523
Original Asmt 2022 GL:		\$571,380	Final Assessment for 10/1/2022 GL:	\$542,500
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-28,880
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$775,000		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		



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File # 22158		Appeal Of: 190 Davenport Drive Lot: 2		Parcel ID: 001-0606
Original Asmt 2022 GL:	\$1,447,610	Final Assessment for 10/1/2022 GL:	\$1,447,610	
Appeal Heard By: Jim Fleischer	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, in line with June 2022 purchase price		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22167		Appeal Of: 66 Ocean Drive East Lot: B		Parcel ID: 001-1671
Original Asmt 2022 GL:	\$1,462,190	Final Assessment for 10/1/2022 GL:	\$1,462,190	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no comparable comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer		
Members Opposed:		none		

File # 22178		Appeal Of: 123 Wallacks Drive Lot: 3		Parcel ID: 000-6856
Original Asmt 2022 GL:	\$1,869,780	Final Assessment for 10/1/2022 GL:	\$1,806,010	
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		-\$63,770	
ACTION: Change		Detailed Action: Change C factor on prime land from 0.95 to 0.90		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		Recused: George Sessa, Larry Ginsberg		

File # 22188		Appeal Of: 43 Manhattan Street Lot: 6		Parcel ID: 001-3091
Original Asmt 2022 GL:	\$211,670	Final Assessment for 10/1/2022 GL:	\$211,670	
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22199		Appeal Of: 228 Farms Road Lot: 5A		Parcel ID: 002-2396
Original Asmt 2022 GL:	\$2,379,660	Final Assessment for 10/1/2022 GL:	\$2,240,620	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		-\$139,040	
ACTION: Change		Detailed Action: Change C factor on residual land from 0.30 to 0.25, need inspection on the elevator and accept any change(s) made by the Assessor's Office		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		Larry Ginsberg		



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File # 22206		Appeal Of: 12 Flying Cloud Road		Lot: 47		Parcel ID: 000-6131	
Original Asmt 2022 GL:		\$1,359,490		Final Assessment for 10/1/2022 GL:		\$1,359,490	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change per majority vote, recommended to change Grade from C++ to C+					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer					
Members in Favor:		R W Leyden					
Members Opposed:		George Sessa, Larry Ginsberg, Jim Fleischer					

File # 22210		Appeal Of: 28 Wallacks Lane		Lot: 7		Parcel ID: 001-3536	
Original Asmt 2022 GL:		\$1,614,400		Final Assessment for 10/1/2022 GL:		\$1,541,360	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		-\$73,040	
ACTION: Change		Detailed Action: Remove Jacuzzi and Wood Deck; need inspection on the elevator and accept any change(s) made by the Assessor's Office					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22213		Appeal Of: 139 Downs Avenue		Lot: 29		Parcel ID: 000-2225	
Original Asmt 2022 GL:		\$1,310,570		Final Assessment for 10/1/2022 GL:		\$1,258,910	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		-\$51,660	
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.95					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer					
Members Opposed:		Recused: Larry Ginsberg					

File # 22214		Appeal Of: 39 Ralsey Road South		Lot: 52		Parcel ID: 002-5186	
Original Asmt 2022 GL:		\$2,127,950		Final Assessment for 10/1/2022 GL:		\$1,965,730	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		-\$162,220	
ACTION: Change		Detailed Action: Change per inspector's note: update size of living area. And change C factor on prime land from 1.0 to 0.95					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22215		Appeal Of: 39 Manhattan Street		Lot: 5		Parcel ID: 000-4865	
Original Asmt 2022 GL:		\$396,120		Final Assessment for 10/1/2022 GL:		\$314,290	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		-\$81,830	
ACTION: Change		Detailed Action: Change Depreciation Code from A to VP					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					



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File # 22216		Appeal Of: 11 Garden Street Lot: 2		Parcel ID: 000-4871
Original Asmt 2022 GL:		\$258,670	Final Assessment for 10/1/2022 GL:	\$258,670
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22217		Appeal Of: 37 Manhattan Street Lot: 4		Parcel ID: 001-6996
Original Asmt 2022 GL:		\$410,000	Final Assessment for 10/1/2022 GL:	\$317,150
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-92,850
ACTION: Change		Detailed Action: Change Depreciation Code from A to VP		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22218		Appeal Of: 31 Manhattan Street Lot: 3		Parcel ID: 001-6995
Original Asmt 2022 GL:		\$386,350	Final Assessment for 10/1/2022 GL:	\$354,390
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-31,960
ACTION: Change		Detailed Action: Change Depreciation Code from A to VP		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22240		Appeal Of: 0 Fairfield Avenue Lot: 7		Parcel ID: 004-5685
Original Asmt 2022 GL:		\$698,670	Final Assessment for 10/1/2022 GL:	\$698,670
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, assessed appropriately with income method per Assessor's Office, no other evidence provided for reduction		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22241		Appeal Of: 0 Fairfield Avenue Lot: 6		Parcel ID: 004-5684
Original Asmt 2022 GL:		\$698,670	Final Assessment for 10/1/2022 GL:	\$698,670
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, assessed appropriately with income method per Assessor's Office, no other evidence provided for reduction		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		



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File # 22242		Appeal Of: 2019 Acura TLX		Lot: 19UUB1F33KA009843		Parcel ID: PPF02652	
Original Asmt 2022 GL:		\$24,916		Final Assessment for 10/1/2022 GL:		\$24,916	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, refer back to Assessor's Office for review					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22247		Appeal Of: 192 Willowbrook Avenue		Lot: 6		Parcel ID: 001-5780	
Original Asmt 2022 GL:		\$578,370		Final Assessment for 10/1/2022 GL:		\$578,370	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, in line with Oct 2022 purchase price					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22248		Appeal Of: 52 Starin Drive		Lot: A&B		Parcel ID: 003-6386	
Original Asmt 2022 GL:		\$2,317,480		Final Assessment for 10/1/2022 GL:		\$2,317,480	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no evidence to support further reduction					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22257		Appeal Of: 6 Lawn Avenue		Lot: 9		Parcel ID: 000-1993	
Original Asmt 2022 GL:		\$846,380		Final Assessment for 10/1/2022 GL:		\$822,500	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$-23,880	
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$1,175,000					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22263		Appeal Of: 0 Ardmore Road		Lot: 2		Parcel ID: 002-8593	
Original Asmt 2022 GL:		\$670,860		Final Assessment for 10/1/2022 GL:		\$670,860	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, percentage increase in line with other commercial properties					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					



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File # 22264		Appeal Of: 14 Diaz Street		Lot: 103TO104		Parcel ID: 000-2001	
Original Asmt 2022 GL:		\$353,290		Final Assessment for 10/1/2022 GL:		\$329,640	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$-23,650	
ACTION: Change		Detailed Action: Change Depreciation Code from A to F					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22269		Appeal Of: 130 Dolphin Cove Quay		Lot: 88		Parcel ID: 000-6284	
Original Asmt 2022 GL:		\$2,019,230		Final Assessment for 10/1/2022 GL:		\$2,019,230	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence, location adjustment in line with neighbors					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer					
Members Opposed:		none					

File # 22270		Appeal Of: 34 Country Club Road		Lot: 1A		Parcel ID: 004-0373	
Original Asmt 2022 GL:		\$1,009,790		Final Assessment for 10/1/2022 GL:		\$1,009,790	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change per majority vote, recommended to reduce Fair Market Value to \$1,375,000					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		R W Leyden					
Members Opposed:		George Sessa, Larry Ginsberg, Ed Laux, Jim Fleischer					

File # 22271		Appeal Of: 421 Ocean Drive West		Lot: 30		Parcel ID: 000-0432	
Original Asmt 2022 GL:		\$2,380,190		Final Assessment for 10/1/2022 GL:		\$2,380,190	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members Opposed:		none					

File # 22272		Appeal Of: 425 Ocean Drive West		Lot: 31		Parcel ID: 001-6579	
Original Asmt 2022 GL:		\$2,374,620		Final Assessment for 10/1/2022 GL:		\$2,374,620	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence					
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer					
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer					
Members Opposed:		Recused: Larry Ginsberg					



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File # 22273		Appeal Of: 36 Northwind Drive Lot: 6A		Parcel ID: 003-5638
Original Asmt 2022 GL:	\$659,120	Final Assessment for 10/1/2022 GL:	\$633,450	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-25,670	
ACTION: Change		Detailed Action: Change Grade from C+ to C		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22274		Appeal Of: 122 Dolphin Cove Quay Lot: 89		Parcel ID: 000-0870
Original Asmt 2022 GL:	\$2,140,700	Final Assessment for 10/1/2022 GL:	\$2,140,700	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, no compelling evidence, location adjustment in line with neighbors		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer		
Members Opposed:		none		

File # 22275		Appeal Of: 103 Weed Hill Avenue Lot: 2		Parcel ID: 000-6564
Original Asmt 2022 GL:	\$399,300	Final Assessment for 10/1/2022 GL:	\$363,160	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-36,140	
ACTION: Change		Detailed Action: Change Depreciation Code from A to F		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22284		Appeal Of: 21 Indian Hill Road Lot: 19		Parcel ID: 000-8984
Original Asmt 2022 GL:	\$960,370	Final Assessment for 10/1/2022 GL:	\$960,370	
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, accepted increase from informal hearing		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22286		Appeal Of: 169 Ocean Drive West Lot: 10		Parcel ID: 000-7922
Original Asmt 2022 GL:	\$1,795,310	Final Assessment for 10/1/2022 GL:	\$1,722,490	
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-72,820	
ACTION: Change		Detailed Action: Change Grade from B to C and Change Depreciation Code from G to A		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		Larry Ginsberg		



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File # 22300		Appeal Of: 53 Manhattan Street		Lot: 7	Parcel ID: 001-7385
Original Asmt 2022 GL:		\$386,370	Final Assessment for 10/1/2022 GL:		\$365,080
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$-21,290
ACTION: Change		Detailed Action: Change Depreciation Code from P to VP			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22307		Appeal Of: 59 Manhattan Street		Lot: 8	Parcel ID: 001-9389
Original Asmt 2022 GL:		\$371,520	Final Assessment for 10/1/2022 GL:		\$324,230
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-47,290
ACTION: Change		Detailed Action: Change Depreciation Code from F to VP			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22308		Appeal Of: 269 West Trail		Lot: 6	Parcel ID: 003-9160
Original Asmt 2022 GL:		\$755,790	Final Assessment for 10/1/2022 GL:		\$707,820
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$-47,970
ACTION: Change		Detailed Action: Change Grade from B+ to B			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22355		Appeal Of: 136 Dolphin Cove Quay		Lot: 87	Parcel ID: 001-4669
Original Asmt 2022 GL:		\$1,894,090	Final Assessment for 10/1/2022 GL:		\$1,820,030
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-74,060
ACTION: Change		Detailed Action: Change C factor on prime land from 0.95 to 0.90			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22366		Appeal Of: 53 Wallacks Lane		Lot: 5	Parcel ID: 001-2409
Original Asmt 2022 GL:		\$680,000	Final Assessment for 10/1/2022 GL:		\$616,000
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-64,000
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$880,000			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			



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File # 22378		Appeal Of: 923 Sunset Road Lot: 2		Parcel ID: 001-3724
Original Asmt 2022 GL:		\$839,490	Final Assessment for 10/1/2022 GL:	\$770,000
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-69,490
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$1,100,000		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22379		Appeal Of: 40 Wallacks Lane Lot: 6		Parcel ID: 001-0853
Original Asmt 2022 GL:		\$661,820	Final Assessment for 10/1/2022 GL:	\$602,000
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-59,820
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$860,000 to match Aug 2022 purchase price		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22381		Appeal Of: 75 Richmond Hill Avenue Lot: 5		Parcel ID: 002-1838
Original Asmt 2022 GL:		\$589,340	Final Assessment for 10/1/2022 GL:	\$589,340
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, but need inspection living area of first floor		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22388		Appeal Of: 457 Ocean Drive West Lot: B		Parcel ID: 001-6056
Original Asmt 2022 GL:		\$2,403,710	Final Assessment for 10/1/2022 GL:	\$2,403,710
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, C factor on residual land already accounted for odd shape		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22389		Appeal Of: 343 Soundview Avenue Lot: 11		Parcel ID: 000-5780
Original Asmt 2022 GL:		\$433,320	Final Assessment for 10/1/2022 GL:	\$402,500
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-30,820
ACTION: Change		Detailed Action: Reduce Fair Market Value to \$575,000		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		Larry Ginsberg		



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File # 22395		Appeal Of: 493 Glenbrook Road Lot: 22		Parcel ID: 000-8697
Original Asmt 2022 GL:		\$724,900	Final Assessment for 10/1/2022 GL:	\$724,900
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No change, no evidence provided		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22402		Appeal Of: 27 Lewelyn Road Lot: 32		Parcel ID: 000-7388
Original Asmt 2022 GL:		\$298,660	Final Assessment for 10/1/2022 GL:	\$279,330
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-19,330
ACTION: Change		Detailed Action: Change Grade from C to C- and Depreciation Code from G to A		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22404		Appeal Of: 79 Ocean Drive East Lot: B		Parcel ID: 002-5555
Original Asmt 2022 GL:		\$878,340	Final Assessment for 10/1/2022 GL:	\$864,390
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-13,950
ACTION: Change		Detailed Action: Change Grade from C++ to C+		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer		
Members in Favor:		R W Leyden, Larry Ginsberg		
Members Opposed:		George Sessa, Recused: Jim Fleischer		

File # 22408		Appeal Of: 1145 Riverbank Road Lot: S7		Parcel ID: 001-1098
Original Asmt 2022 GL:		\$677,240	Final Assessment for 10/1/2022 GL:	\$677,240
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comps		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22411		Appeal Of: 206 Willowbrook Avenue Lot: 8		Parcel ID: 001-5272
Original Asmt 2022 GL:		\$540,540	Final Assessment for 10/1/2022 GL:	\$535,230
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$-5,310
ACTION: Change		Detailed Action: Remove detached garage (RG4)		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		



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File # 22413		Appeal Of: 238 Willowbrook Avenue		Lot: 13	Parcel ID: 002-3454
Original Asmt 2022 GL:		\$481,030	Final Assessment for 10/1/2022 GL:		\$462,910
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-18,120
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.95			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22421		Appeal Of: 139 Dolphin Cove Quay		Lot: 32	Parcel ID: 000-6112
Original Asmt 2022 GL:		\$1,045,510	Final Assessment for 10/1/2022 GL:		\$1,045,510
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, in line with comps, land values already reduced			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Jim Fleischer			
Members Opposed:		none			

File # 22423		Appeal Of: 44 Victoria Lane		Lot: B	Parcel ID: 000-3427
Original Asmt 2022 GL:		\$377,680	Final Assessment for 10/1/2022 GL:		\$377,680
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no convincing evidence provided			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22424		Appeal Of: 171 Willowbrook Avenue		Lot: 2	Parcel ID: 000-2675
Original Asmt 2022 GL:		\$547,870	Final Assessment for 10/1/2022 GL:		\$547,870
Appeal Heard By: George Sessa		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, in consistence with comps			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22430		Appeal Of: 69 Manhattan Street		Lot: 9	Parcel ID: 001-5938
Original Asmt 2022 GL:		\$474,730	Final Assessment for 10/1/2022 GL:		\$384,770
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)			\$-89,960
ACTION: Change		Detailed Action: Change Depreciation Code from F to VP			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			



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File # 22431		Appeal Of: 130 Wallacks Drive		Lot: 7	Parcel ID: 000-6585
Original Asmt 2022 GL:		\$3,522,020	Final Assessment for 10/1/2022 GL:		\$3,522,020
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22434		Appeal Of: 142 Mountain Wood Road		Lot: 16	Parcel ID: 001-7579
Original Asmt 2022 GL:		\$588,400	Final Assessment for 10/1/2022 GL:		\$588,400
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22435		Appeal Of: 27 Standish Road Unit 10B3		Lot: UT10B3	Parcel ID: 002-8452
Original Asmt 2022 GL:		\$178,610	Final Assessment for 10/1/2022 GL:		\$154,112
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)			\$-24,498
ACTION: Change		Detailed Action: Reduce Fair Market Value by \$35,000			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22436		Appeal Of: 226 Willowbrook Avenue		Lot: 11	Parcel ID: 000-7136
Original Asmt 2022 GL:		\$501,160	Final Assessment for 10/1/2022 GL:		\$483,040
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)			\$-18,120
ACTION: Change		Detailed Action: Change C factor on prime land from 1.0 to 0.95			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members Opposed:		none			

File # 22438		Appeal Of: 200 Willowbrook Avenue		Lot: 7	Parcel ID: 001-7211
Original Asmt 2022 GL:		\$589,280	Final Assessment for 10/1/2022 GL:		\$570,240
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)			\$-19,040
ACTION: Change		Detailed Action: Change Grade from C++ to C+ and change Depreciation Code from G to A			
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer			
Members in Favor:		George Sessa, R W Leyden, Ed Laux, Jim Fleischer			
Members Opposed:		Larry Ginsberg			



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File # 22451		Appeal Of: 25 Courtland Hill Street Lot: A		Parcel ID: 001-3098
Original Asmt 2022 GL:		\$403,940	Final Assessment for 10/1/2022 GL:	\$379,860
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-24,080
ACTION: Change		Detailed Action: Change per inspector's measurements on garage, wood deck, patio and upper story		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22455		Appeal Of: 940 Shippan Avenue Lot: 4		Parcel ID: 001-4917
Original Asmt 2022 GL:		\$985,690	Final Assessment for 10/1/2022 GL:	\$860,540
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$-125,150
ACTION: Change		Detailed Action: Change C factor on residual land from 1.0 to 0.30		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22460		Appeal Of: 186 Greyrock Place Lot: N/A		Parcel ID: 4855000
Original Asmt 2022 GL:		\$148,230	Final Assessment for 10/1/2022 GL:	\$148,230
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, refer to Assessor's Office for filing amended declaration		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 22465		Appeal Of: 21 Mission Street Lot: 4		Parcel ID: 002-3242
Original Asmt 2022 GL:		\$757,110	Final Assessment for 10/1/2022 GL:	\$757,110
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, but need inspection on ceiling height of 1/2 story per ANSI guidelines		
Members Present for Deliberations:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members in Favor:		George Sessa, R W Leyden, Larry Ginsberg, Ed Laux		
Members Opposed:		none		

File # 22466		Appeal Of: 298 Ocean Drive East Lot: A		Parcel ID: 002-9474
Original Asmt 2022 GL:		\$3,119,610	Final Assessment for 10/1/2022 GL:	\$3,119,610
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		George Sessa, Larry Ginsberg, Jim Fleischer		
Members in Favor:		George Sessa, Larry Ginsberg, Jim Fleischer		
Members Opposed:		none		

MAYOR
CAROLINE SIMMONS



CHAIRMAN
GEORGE SESSA

CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152
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File # 22467	Appeal Of: 298 Ocean Drive East	Lot: D	Parcel ID: 002-9476
Original Asmt 2022 GL:	\$611,020	Final Assessment for 10/1/2022 GL:	\$611,020
Appeal Heard By: Jim Fleischer	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, no sufficient evidence to support reduction		
Members Present for Deliberations:	George Sessa, Larry Ginsberg, Jim Fleischer		
Members in Favor:	George Sessa, Larry Ginsberg, Jim Fleischer		
Members Opposed:	none		

Mr. Ed Laux left the meeting at 10:20 P.M.

The meeting concluded at 10:45 P.M.

Respectfully submitted:

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

Prisca Lin, Clerk