



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

Minutes of Meeting on March 6, 2024

Safety Training Room, 6th Floor of Stamford Government Center

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

Members present were: Chairman - Larry Ginsberg, Raymond W. Leyden, Ed Laux, Jim Fleischer (arrived at 5:07 PM), and Tim Walsh - Clerk.

Also present: Prisca Lin and Melissa Bello from Tax Assessor's office

Hearings were conducted on the following parcels in-person:

<u>Unique ID</u>	<u>Property Description</u>	<u>Lot No.</u>
7210253	700 East Main Street	N/A
001-8658	88 Fifth Street	8&9
002-4078	24 Saddle Hill Road	45
003-8516	91 Chestnut Hill Road	B
002-4444	128 Barncroft Road	25
84251	2014 Nissan Pathfinder	VIN: 5N1AR2MN1EC635726
7180228	101 Broad Street	N/A
001-3642	17 Soundview Drive	3
002-9887	0 Fairfield Avenue	A
004-3064	480 Den Road	2
002-4163	236 West Main Street	20
001-7760	11 Rose Park Avenue	B
84454	2017 Acura MDX	VIN: 5J8YD4H52HL007560
000-8007	24 Cantwell Avenue	41TO042
000-1807	33 Vincent Avenue	B
001-2790	16 Powell Place	19
002-2212	2370 High Ridge Road	6
000-4200	211 Summer Street	7
PPF02482	2019 Ram 350	3C7WRTAJXKG690866
001-9415	28 Haviland Road	2
003-4578	2539 Bedford Street	UT33C
003-5480	312 Wildwood Road	6

Hearings ended at 7:52 PM. After a short break, the board began deliberations on the following appeals. Actions taken are as follows:



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File # 23001		Appeal Of: 161 Weed Avenue Lot: A		Parcel ID: 002-5722
Original Asmt 2023 GL:		\$910,760	Final Assessment for 10/1/2023 GL:	\$910,760
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with comparables based on lot and property sizes		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23002		Appeal Of: 20 Brighton Place Lot: 3		Parcel ID: 001-6777
Original Asmt 2023 GL:		\$405,490	Final Assessment for 10/1/2023 GL:	\$370,080
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		-\$35,410
ACTION: Change		Detailed Action: Change Grade from C to C- and Depreciation Code from F to P		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23003		Appeal Of: 71 Gurley Road Lot: 19T0020		Parcel ID: 000-2546
Original Asmt 2023 GL:		\$2,946,000	Final Assessment for 10/1/2023 GL:	\$2,946,000
Appeal Heard By: R W Leyden		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence, comps presented were not house or neighborhood specific		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23024		Appeal Of: 4 Finney Lane, Unit 50 Lot: UT50		Parcel ID: 004-5696
Original Asmt 2023 GL:		\$203,778	Final Assessment for 10/1/2023 GL:	\$203,778
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No change, appealed and changed last year, no new evidence presented		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23033		Appeal Of: 149 Frederick Street Lot: 86		Parcel ID: 000-5450
Original Asmt 2023 GL:		\$692,140	Final Assessment for 10/1/2023 GL:	\$692,140
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		



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File # 23034		Appeal Of: 153 Frederick Street Lot: 87		Parcel ID: 002-4882
Original Asmt 2023 GL:		\$644,170	Final Assessment for 10/1/2023 GL:	\$644,170
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23035		Appeal Of: 154 Frederick Street Lot: 75		Parcel ID: 002-1668
Original Asmt 2023 GL:		\$359,370	Final Assessment for 10/1/2023 GL:	\$359,370
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23036		Appeal Of: 156 Frederick Street Lot: 76		Parcel ID: 002-1669
Original Asmt 2023 GL:		\$368,240	Final Assessment for 10/1/2023 GL:	\$368,240
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23037		Appeal Of: 159 Frederick Street Lot: PT089		Parcel ID: 000-3367
Original Asmt 2023 GL:		\$698,090	Final Assessment for 10/1/2023 GL:	\$698,090
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23038		Appeal Of: 160 Frederick Street Lot: 77		Parcel ID: 002-5691
Original Asmt 2023 GL:		\$459,760	Final Assessment for 10/1/2023 GL:	\$459,760
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		



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File # 23039		Appeal Of: 164 Wardwell Street Lot: 78		Parcel ID: 000-3371
Original Asmt 2023 GL:		\$394,990	Final Assessment for 10/1/2023 GL:	\$394,990
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23040		Appeal Of: 155 Frederick Street Lot: 88		Parcel ID: 000-3366
Original Asmt 2023 GL:		\$754,430	Final Assessment for 10/1/2023 GL:	\$754,430
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23042		Appeal Of: 1 Broad Street, Apt 19A Lot: 19A		Parcel ID: 004-4956
Original Asmt 2023 GL:		\$595,910	Final Assessment for 10/1/2023 GL:	\$595,910
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, in line with other units in complex		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

File # 23050		Appeal Of: 312 Soundview Avenue Lot: B		Parcel ID: 003-8279
Original Asmt 2023 GL:		\$390,970	Final Assessment for 10/1/2023 GL:	\$301,030
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$-89,940
ACTION: Change		Detailed Action: Remove building value; dwelling was demolished		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Ed Laux, Jim Fleischer		
Members Opposed:		Recused: Larry Ginsberg, R W Leyden		

File # 23079		Appeal Of: 101 Broad Street Lot: N/A		Parcel ID: 7180228
Original Asmt 2023 GL:		\$552,320	Final Assessment for 10/1/2023 GL:	\$552,320
Appeal Heard By: Ed Laux		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No change, no compelling evidence		
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:		none		

MAYOR
CAROLINE SIMMONS



CHAIRMAN
LARRY GINSBERG

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File # 23085	Appeal Of: 0 Fairfield Avenue	Lot: A	Parcel ID: 002-9887
Original Asmt 2023 GL:	\$478,410	Final Assessment for 10/1/2023 GL:	\$478,410
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No change, no compelling evidence		
Members Present for Deliberations:	Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:	Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:	none		

File # 23121	Appeal Of: 2539 Bedford Street	Lot: UT33C	Parcel ID: 003-4578
Original Asmt 2023 GL:	\$317,470	Final Assessment for 10/1/2023 GL:	\$286,090
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$-31,380
ACTION: Change	Detailed Action: Change Depreciation Code from G to A		
Members Present for Deliberations:	Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members in Favor:	Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer		
Members Opposed:	none		

The meeting concluded at 8:57 PM.

Respectfully submitted:

Tim Walsh

Tim Walsh, Clerk