



**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 11, 2024

Tax Assessor's Office, 6th Floor of Stamford Government Center

The meeting began at 5:01 P.M.

Members present were: Chairman, Larry Ginsberg, Raymond W. Leyden, Ed Laux, Jim Fleischer and Tim Walsh, Clerk.

Also present: David Nash from Tax Assessor's office

Deliberations were conducted on the following appeals. Actions taken are as follows:

File # 23004	Appeal Of: 95 Deep Valley Road	Lot: T6	Parcel ID: 000-1356
Original Asmt 2023 GL:	\$552,270	Final Assessment for 10/1/2023 GL:	\$552,270
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence, in line with comps	
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 # 23044	Appeal Of: 2010 Honda Fit	VIN#: JHMGE8H29AS001527	Parcel ID: 85286
Original Asmt 2022 GL:	\$5,480	Final Assessment for 10/1/2023 GL:	\$5,000
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-480
ACTION: Change		Detailed Action: Reduce Assessed Value to \$5,000	
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 # 23057	Appeal Of: 177 Long Close Road	Lot: D-R	Parcel ID: 003-7741
Original Asmt 2023 GL:	\$2,089,990	Final Assessment for 10/1/2023 GL:	\$1,917,450
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-172,540
ACTION: Change		Detailed Action: Change Depreciation Code from VG to A	
Members Present for Deliberations:		Larry Ginsberg, R W Leyden, Ed Laux, Jim Fleischer	
Members in Favor:		R W Leyden, Ed Laux, Jim Fleischer	
Members Opposed:		Larry Ginsberg	

File # 23062	Appeal Of: 162 Haviland Road	Lot: 6	Parcel ID: 004-1995
Original Asmt 2023 GL:	\$987,080	Final Assessment for 10/1/2023 GL:	\$987,080
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, no compelling evidence, in line with comps	
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 # 23076	Appeal Of: 2014 Nissan Pathfinder	VIN#: 5N1AR2MN1EC635726	Parcel ID: 84251
Original Asmt 2022 GL:	\$8,100	Final Assessment for 10/1/2023 GL:	\$6,335
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-1,765
ACTION: Change	Detailed Action: Reduce Fair Market Value based on 60,000 more miles than assumed by JD Power estimate		
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 # 23092	Appeal Of: 2017 Acura MDX	VIN#: 5J8YD4H52HL007560	Parcel ID: 84454
Original Asmt 2022 GL:	\$21,000	Final Assessment for 10/1/2023 GL:	\$21,000
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, in line with JD Power estimate		
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 # 23120	Appeal Of: 28 Haviland Road	Lot: 2	Parcel ID: 001-9415
Original Asmt 2023 GL:	\$494,690	Final Assessment for 10/1/2023 GL:	\$477,650
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-17,040
ACTION: Change	Detailed Action: Change Grade from C+ to C		
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 # 23122	Appeal Of: 312 Wildwood Road	Lot: 6	Parcel ID: 003-5480
Original Asmt 2023 GL:	\$899,500	Final Assessment for 10/1/2023 GL:	\$899,500
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, confirmed excess lot is buildable and taxed properly		
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 deliberations concluded at 6:12 P.M.

Mr. Ed Laux brought up a point that the city should be looking into adjusting taxes for those who are on the other end of the bell curve and are being taxed much lower proportionally to those in the same neighborhood. There was discussion about mill rates and why they vary by zone. Board members recommend that the Assessor's office look into outliers and anomalies on both ends of the spectrum of tax assessment.

These discussions concluded at 6:21 P.M.

MAYOR
CAROLINE SIMMONS



CHAIRMAN
LARRY GINSBERG

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Respectfully submitted:

Tim Walsh

Tim Walsh, Clerk