



CITY OF STAMFORD
BOARD OF ASSESSMENT APPEALS
888 Washington Boulevard
P.O. Box 10152
Stamford, CT 06904-2152

Minutes of Meeting on March 5, 2026

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

The meeting for hearings began at 5:08 P.M.

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

Also present: Rob Rende 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>
002-4898	53 Carriage Drive	26

Hearings ended at 5:29 PM. After a short break, the board began deliberations on the following appeals. Actions taken are as follows:

File # 25001	Appeal Of: 2021 Acura RDX	VIN#: 5J8TC2H68ML014033	Parcel ID: PPF05380
Original Asmt 2021 GL:	\$41,650	Final Assessment for 10/1/2025 GL:	\$41,650
Appeal Heard By: Jim Fleischer	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:			

File # 25002	Appeal Of: 2021 Acura RDX	VIN#: 5J8TC2H68ML014033	Parcel ID: PPF05380
Original Asmt 2022 GL:	\$40,119	Final Assessment for 10/1/2025 GL:	\$40,119
Appeal Heard By: Jim Fleischer	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:			



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File # 25003	Appeal Of: 2021 Acura RDX	VIN#: 5J8TC2H68ML014033	Parcel ID: PPF05380
Original Asmt 2023 GL:	\$33,600	Final Assessment for 10/1/2025 GL:	\$33,600
Appeal Heard By: Jim Fleischer	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:			

File # 25005	Appeal Of: 202 Soundview Avenue, Unit 60	Lot: UNIT60	Parcel ID: 002-9308
Original Asmt 2025 GL:	\$325,410	Final Assessment for 10/1/2025 GL:	\$325,410
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:			

File # 25006	Appeal Of: 2025 Honda Civic SP	VIN#: 2HGFE2F53SH560928	Parcel ID: 91041
Original Asmt 2024 GL:	\$9,106	Final Assessment for 10/1/2025 GL:	\$9,106
Appeal Heard By: R W Leyden	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, exemption forms were submitted after the deadline	
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:			

File # 25007	Appeal Of: 2019 Chrysler Pacifica	VIN#: 2C4RC1BG4KR523769	Parcel ID: PPF03751
Original Asmt 2021 GL:	\$26,841	Final Assessment for 10/1/2025 GL:	\$0
Appeal Heard By: Ed Laux	ASMT ADJUSTMENT (+/-)		\$-26,841
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions	
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:			

File # 25008	Appeal Of: 2019 Volkswagen Tiguan	VIN#: 3VV2B7AX1KM014725	Parcel ID: MVF09261
Original Asmt 2022 GL:	\$17,920	Final Assessment for 10/1/2025 GL:	\$0
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$-17,920
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions	
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:			



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File # 25009		Appeal Of: 2019 Volkswagen Tiguan		VIN#: 3VV2B7AX1KM014725		Parcel ID: MVF09261	
Original Asmt 2023 GL:		\$15,453		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$-15,453	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							

File # 25012		Appeal Of: 2012 Kia Sportage		VIN#: KNDPC3A20C7314847		Parcel ID: PPF05960	
Original Asmt 2023 GL:		\$7,766		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Jim Fleischer				ASMT ADJUSTMENT (+/-)		-\$7,766	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							

File # 25014		Appeal Of: 2539 Bedford Street #36F		Lot: UT36F		Parcel ID: 003-4609	
Original Asmt 2025 GL:		\$455,600		Final Assessment for 10/1/2025 GL:		\$429,060	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		-\$26,540	
ACTION: Change		Detailed Action: Adjust property sketch and square footage based on results of inspection					
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:							

File # 25015		Appeal Of: 372 Long Ridge Road		Lot: IB		Parcel ID: 004-2597	
Original Asmt 2025 GL:		\$654,300		Final Assessment for 10/1/2025 GL:		\$654,300	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, adjustments were made to field card prior to BAA					
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:							

File # 25019		Appeal Of: 133 Skyline Lane		Lot: 24A		Parcel ID: 000-8850	
Original Asmt 2025 GL:		\$623,160		Final Assessment for 10/1/2025 GL:		\$623,160	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, assessment is 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:							



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File # 25022		Appeal Of: 217 Washington Boulevard		Lot: 64		Parcel ID: 001-9966	
Original Asmt 2025 GL:		\$841,990		Final Assessment for 10/1/2025 GL:		\$841,990	
Appeal Heard By: Ed Laux				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, assessment is 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:							

File # 25024		Appeal Of: 138 Fishing Trail		Lot: 66		Parcel ID: 001-1272	
Original Asmt 2025 GL:		\$647,860		Final Assessment for 10/1/2025 GL:		\$643,580	
Appeal Heard By: Jim Fleischer				ASMT ADJUSTMENT (+/-)		-\$4,280	
ACTION: Change		Detailed Action: Change depreciation code from VG to G					
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:							

File # 25029		Appeal Of: 2006 Nissan 350Z		VIN#: JN1AZ34D66M307573		Parcel ID: PPF04788	
Original Asmt 2024 GL:		\$3,390		Final Assessment for 10/1/2025 GL:		\$3,390	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, not an issue that the Board can handle					
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:							

File # 25033		Appeal Of: 31 Old North Stamford Road		Lot: 3B		Parcel ID: 000-2207	
Original Asmt 2025 GL:		\$607,140		Final Assessment for 10/1/2025 GL:		\$607,140	
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:							

File # 25037		Appeal Of: 2006 Aston Martin Vantage		VIN#: SCFBB03B46GC01226		Parcel ID: MVF07299	
Original Asmt 2021 GL:		\$29,820		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		-\$29,820	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							



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File # 25038		Appeal Of: 2006 Aston Martin Vantage		VIN#: SCFBB03B46GC01226		Parcel ID: MVF07299	
Original Asmt 2022 GL:		\$33,180		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$-33,180	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							

File # 25039		Appeal Of: 2021 Porsche Macan		VIN#: WP1AG2A53MLB50032		Parcel ID: MVF07298	
Original Asmt 2021 GL:		\$57,008		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$-57,008	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							

File # 24040		Appeal Of: 2021 Porsche Macan		VIN#: WP1AG2A53MLB50032		Parcel ID: MVF07298	
Original Asmt 2022 GL:		\$56,333		Final Assessment for 10/1/2025 GL:		\$0	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$-56,333	
ACTION: Change		Detailed Action: Rescind totally, car was only spotted on a few occasions					
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:							

File # 24042		Appeal Of: 346 Westover Road		Lot: 12		Parcel ID: 001-2393	
Original Asmt 2025 GL:		\$1,858,210		Final Assessment for 10/1/2025 GL:		\$1,858,210	
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:							

File # 24043		Appeal Of: 413 Westover Road		Lot: B		Parcel ID: 000-3884	
Original Asmt 2025 GL:		\$664,930		Final Assessment for 10/1/2025 GL:		\$664,930	
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:							



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File # 24044		Appeal Of: 53 Carriage Drive Lot: 26		Parcel ID: 002-4898
Original Asmt 2025 GL:		\$732,170	Final Assessment for 10/1/2025 GL:	\$732,170
Appeal Heard By: Larry Ginsberg, R W Leyden, 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		
Members Opposed:		Recused: Jim Fleischer		

File # 24046		Appeal Of: 59 Davenport Drive Lot: 33		Parcel ID: 002-4217
Original Asmt 2025 GL:		\$1,445,640	Final Assessment for 10/1/2025 GL:	\$1,445,640
Appeal Heard By: Larry Ginsberg		ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change		Detailed Action: No Change, assessment is 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:				

File # 24048		Appeal Of: 60 Sea Beach Drive Lot: 9		Parcel ID: 002-4331
Original Asmt 2025 GL:		\$1,280,640	Final Assessment for 10/1/2025 GL:	\$1,280,640
Appeal Heard By: Jim Fleischer		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:				

File # 24049		Appeal Of: 2009 Honda Accord VIN#: 1HGCP36749A050214		Parcel ID: PPF05912
Original Asmt 2023 GL:		\$7,066	Final Assessment for 10/1/2025 GL:	\$0
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		-\$7,066
ACTION: Change		Detailed Action: Rescind totally, appellant only had car in Stamford for work purposes		
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:				

File # 24050		Appeal Of: 2009 Honda Accord VIN#: 1HGCP36749A050214		Parcel ID: PPF05912
Original Asmt 2024 GL:		\$3,472	Final Assessment for 10/1/2025 GL:	\$0
Appeal Heard By: Jim Fleischer		ASMT ADJUSTMENT (+/-)		-\$3,472
ACTION: Change		Detailed Action: Rescind totally, appellant only had car in Stamford for work purposes		
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:				



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File # 24051		Appeal Of: 0 Palmer Avenue		Lot: 242T0243		Parcel ID: 002-5818	
Original Asmt 2025 GL:		\$192,410		Final Assessment for 10/1/2025 GL:		\$192,410	
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:							

File # 24054		Appeal Of: 2023 Hyundai Venue		VIN#: KMHRC8A30PU229413		Parcel ID: PPF06142	
Original Asmt 2024 GL:		\$14,875		Final Assessment for 10/1/2025 GL:		\$14,875	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, vehicle was in Stamford overnight for more than 90 days					
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:							

File # 24056		Appeal Of: 2013 Ford C-Max		VIN#: 1FADP5BU9DL545361		Parcel ID: PPF04084	
Original Asmt 2021 GL:		\$14,197		Final Assessment for 10/1/2025 GL:		\$14,197	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, Board does not have the authority to waive interest					
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:							

File # 24057		Appeal Of: 2013 Ford C-Max		VIN#: 1FADP5BU9DL545361		Parcel ID: PPF04084	
Original Asmt 2022 GL:		\$9,144		Final Assessment for 10/1/2025 GL:		\$9,144	
Appeal Heard By: R W Leyden				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, Board does not have the authority to waive interest					
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:							

File # 24059		Appeal Of: 49 Brooklawn Avenue		Lot: 3		Parcel ID: 002-5800	
Original Asmt 2025 GL:		\$585,310		Final Assessment for 10/1/2025 GL:		\$585,310	
Appeal Heard By: Larry Ginsberg				ASMT ADJUSTMENT (+/-)		\$0	
ACTION: No Change		Detailed Action: No Change, assessment is 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:							



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File # 24060	Appeal Of: 2016 Buick Encore	VIN#: KL4CJESB8GB551081	Parcel ID: MVF10872
Original Asmt 2023 GL:	\$8,173	Final Assessment for 10/1/2025 GL:	\$8,173
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, vehicle was in Stamford overnight for more than 90 days		
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:			

File # 24061	Appeal Of: 2016 Buick Encore	VIN#: KL4CJESB8GB551081	Parcel ID: MVF10872
Original Asmt 2024 GL:	\$8,053	Final Assessment for 10/1/2025 GL:	\$8,053
Appeal Heard By: Larry Ginsberg	ASMT ADJUSTMENT (+/-)		\$0
ACTION: No Change	Detailed Action: No Change, vehicle was in Stamford overnight for more than 90 days		
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:			

The deliberations concluded at 7:41 PM.

After the deliberations ended, there was some discussion about the MTS process. Board members brought up concerns about the infrequency of sightings that could result in a tax being assessed. There were questions about how a small number of sightings could represent the minimum 90 nights over the course of a year.

These discussions concluded at 7:47 PM.

Respectfully submitted:

Tim Walsh

Tim Walsh, Clerk