



Town of Plymouth

Assessor's Office

80 Main Street
Terryville, Connecticut 06786

Phone (860) 585-4006

Fax (860) 585-4067

Email: kconrad@plymouthct.us

Assessor

March 10, 2026

**HEARING MINUTES
PLYMOUTH ASSESSMENT BOARD OF APPEALS
March 9, 2026 – 6:00 p.m.**

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 MAR 17 PM 4:32
Shirley K. Conrad
TOWN CLERK

1) Call to Order

The meeting was called to order by V. Chairman Tim Murawski at 6:00 p.m. on March 9, 2026 in the Senior Lounge, Town Hall 80 Main St., Terryville, CT.

Members in attendance included: V. Chairman Tim Murawski, Beth Wollenberg and new member Janet Laverio.

2) Board Member Business – Election of a Chairman / Vice Chairman.

A motion was made by Beth Wollenberg and seconded by Janet Laverio to open the floor for nominations of officers.

Chairman - Beth Wollenberg made a nomination to elect Tim Murawski as Chairman to the Board; the nomination is seconded by Janet Laverio. Tim Murawski accepts the nomination.

There are no other nominations made for the position of Chairman; the secretary casts one vote. Tim Murawski is elected to the position of Chairman.

V.Chairman - Tim Murawski made a nomination to elect Beth Wollenberg as **V.Chairman** to the Board; the nomination is seconded by Janet Laverio. Beth Wollenberg accepts the nomination.

There are no other nominations made for the position of V.Chairman; the secretary casts one vote. Beth Wollenberg is elected to the position of V.Chairman.

3) Hearings – Real Estate Appeals – by appointment only.

6:15 - George Andrews

118 Old Waterbury Road, Terryville, CT

Revaluation – Value: \$372,300 Assessment: \$250,610

Resident Est –Value: \$327,700

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with applicant George Andrews; he does not agree with the Value placed on his property by the Revaluation company. Mr. Andrews advised that he did go through the process of a phone appeal with the Revaluation Company and they reduced his original value from \$383,200 down to \$372,300, but he believes this value is too high.

Mr. Andrew provides the Board with sales comparisons and his estimates, and they are reviewed and discussed. He is requesting that his value be adjusted further down to \$327,000.

6:30 – Nathan & Elizabeth Anderson

62 Orchard St., Terryville, CT

Revaluation – Value: \$272,000 Assessment: \$191,000

Resident Est –Value: \$136,000

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicant; Elizabeth Anderson advised that she does not agree with the Value placed on her property by the Revaluation company. She has a dispute with the Town over drainage issues that she feels they caused. She states that she is unable to use space downstairs that was previously finished due to water damage that she cannot afford to have repaired. She also disagrees with her field card rate calculations and depreciation figures. She provides the board with pictures, and advises that she has not done any upgrades on the property with the exception of new windows. She also stated that she is being charged for a wood deck that has been removed.

6:45 – Ann & Todd Bednaz

16 Meghan Blvd., Terryville, CT

Revaluation – Value: \$534,600 Assessment: \$374,200

Resident Est –Value: \$420,000

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company. Ann Bednaz provides the board with comparisons of other properties sold in her area and feels that the value placed on her property is too high. Her home is the smallest in her subdivision. Everything is original in her home and there have been no upgrades. She points out concerns relating to the layout of the home and the small bathrooms. They had an appraisal on the property in April 2024, and it was appraised at \$424,000. She is seeking a reduction for property value of approximately \$420,000; she also points out that the inground pool shown on her field card and valued at \$8,000 was removed and filled in last year.

7:00 – Ralph Buonocore

9 Lane Hill Rd, Terryville, CT

Revaluation – Value: \$337,700 Assessment: \$236,390

Resident Est –Value: \$175,880

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

Mr. Buonocore advised that this is a historic home that he purchased through a foreclosure for 72,000. He is in the process of updating the property. There are currently no kitchen cabinets, the ceiling has been removed in areas of the house as well as insulation. The second floor is considered a $\frac{3}{4}$ story. The property also is over 3 acres in area.

7:15 – Rebecca & Rocco Cammarere

135 Schrobach Rd., Terryville, CT

Revaluation – Value: \$532,600 Assessment: \$372,820

Resident Est –Value: \$293,300

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

The applicants advise that the value on this property jumped by \$124,000 from when they purchased the property in 2024 for \$390,000. This is a (2) bedroom house with an odd layout. Market value on Zillow is \$419,00 over \$100,000 less than the revaluation company estimate.

Note: Field card shows finished room above Garage- Board would like to confirm this.

7:30 - George Withers

15 Highland Rd., Terryville, CT

Revaluation – Value: \$372,300 Assessment: \$250,610

Resident Est –Value: \$327,700

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

Mr. Withers advised that there have been no improvements or upgrades to this property since he purchased it. There is no foundation or basement, only a crawlspace. He advised if he placed this on the market, he does not believe he could get \$90,000. For it.

Note: Check average condition-grade C

7:45 – Robert Timms, Jr.

40 Todd Hollow Rd., Plymouth, CT

Revaluation – Value: \$310,000 Assessment: \$217,000

Resident Est –Value: \$180,000

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

Mr. Timms advised that there have been no upgrades done on this property and provide pictures of the interior. There is a drainage problem, and his basement and garage

continually have water running through them. His roof failed due to improper installation when the house was being built; there are problems with the tresses. His ceiling is failing near his fireplace; the building was not built to code. The furnace is 25 years old, and his field card shows a pool that was removed years ago.

8:00 – Joseph Carey

665 Greystone Rd., Plymouth, CT

Revaluation – Value: \$299,600 Assessment: \$209,720

Resident Est –Value: \$285,000

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

Mr. Carey provides cost comparisons for like properties around Town. He states that updates were made to the windows, roof and porch. The porch is labeled incorrectly on the field card as a carport. The original kitchen and flooring throughout have not been updated. He is seeking a reduction in value down to \$285,000.

8:15 – David Townsley

16 Garden St., Terryville, CT

Revaluation – Value: \$345,900 Assessment: \$242,130

Resident Est –Value: \$294,000

The applicant/s are sworn in by Chairman Tim Murawski attesting that all information that they are submitting or presenting is true to the best of their knowledge.

There is general discussion with the applicants; they do not agree with the Value placed on their property by the Revaluation company.

The applicant provides what he believes are comparable sales to the board for their review. This is a raised ranch style home with no garage and a gravel driveway. He is very frustrated with the fact that he did contact the Revaluation company for additional information and was not granted a change to their original value. He questions where their estimates came from and wants to see what properties they used as a comparison.

He was also not satisfied with the answers he received in the Assessor's office. He has requested a call back from RaeAnn Walcott to discuss.

4) Adjournment

MOTION: Beth Wollenberg made a motion, which was seconded by Janet Laverio to adjourn the meeting at 9:00 p.m. and the motion is voted on unanimously.

Pam Pelletier
Recording Secretary