



# Town of Plymouth

## Assessor's Office

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Assessor

March 11, 2026

**HEARING MINUTES  
PLYMOUTH ASSESSMENT BOARD OF APPEALS  
March 10, 2026 – 6:00 p.m.**

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

### 1) Call to Order

The meeting was called to order by V. Chairman Tim Murawski at 6:00 p.m. on March 10, 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) Hearings – Real Estate Appeals – by appointment only.

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.

#### 6:00 – Maureen Cappetto

55 Heather La., Terryville, CT

Revaluation – Value: \$447,200      Assessment: \$313,040

Resident Est – Value: \$370,000

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 applicant Maureen Cappetto; she does not agree with the Value placed on his property by the Revaluation company.

Maureen Cappetto explains that she feels that the land value on her property is not priced comparatively with other properties in the area. She has no yard to speak of, and the excess acreage is swamp & ledge. Beth Wollenberg asks if she has ever tried or been denied permits for improvements to her property. The applicant answers no.

**6:15 -Pasquale DeMichele**

**50 Meghan Blvd., Plymouth, CT**

**Revaluation – Value: \$538,600      Assessment: \$443,240**

**Resident Est –Value: \$350,000**

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 applicant; he does not agree with the Value placed on his property by the Revaluation company.

Mr. DeMichele is concerned with changes made on his property card without his knowledge. The Assessor added an Airbnb with a 4<sup>th</sup> full bathroom and increased the assessment on his property. He claims that he only has 3 full baths and that he had permission from Land Use to construct and market the unit.

Janet Laverio explains that someone will need to inspect the property to verify the number of bedroom and baths. He insists that the Revaluation Company has appraised his property too high and is seeking a reduction down to \$350,000. His field card indicates that he purchased the property in March of 2014 for \$325,000.

**6:30 – Amanda & Micheal Doncet**

**35 Gabrielle Court, Terryville, CT**

**Revaluation – Value: \$576,800      Assessment: \$403,760**

**Resident Est –Value: \$530,000**

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 applicants are seeking a reduction in their market value; they advised that no improvements have been made since they purchased the property and do not feel that they could list the home on the market for \$570,000. They provide comparable sales ranging from \$515,000-530,000.

**6:45 – Jennifer Downes**

**740 Main St., Plymouth, CT**

**Revaluation – Value: \$239,300**

**Assessment: \$167,510**

**Resident Est –Value: \$200,000**

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.

Jennifer Downs provides a list of repairs that would be necessary prior to selling her property. She states that there are structural repairs needed to the floor joists, fieldstone foundation, enclosed porch repairs, siding replacement and advised the property only has a crawl space.

Beth Wollenberg explains that this board cannot necessarily take into account maintenance repairs that are the responsibility of the property owner. The house was built in 1881.

**7:00 – Edward & Linda Frac**

**8 Patricia Ave., Terryville, CT**

**Revaluation – Value: \$293,200**

**Assessment: \$205,240**

**Resident Est –Value: \$183,000**

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. & Mrs. Frac do not feel this is a fair assessment. They advise that there are trees that need trimming and removal, most of the property is ledge and they do not have a paved driveway. No upgrades or improvements, all original appliances, flooring and windows.

Beth Wollenberg explains that this board cannot necessarily take into account maintenance repairs that are the responsibility of the property owner.

**7:15 – Michael Gibbons**

**7 Hickory St., Terryville, CT**

**Revaluation – Value: \$270,800      Assessment: \$189,560**

**Resident Est –Value: \$144,000**

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. Gibbons is very unhappy with the discussions he had with the Revaluation company and provides the Board with a dozen comparisons from Terryville. Janet Laverio advised that most were not comparable sales as they were sold under a foreclosure action.

He is very argumentative and uncooperative. Janet Laverio advised that she will review the sales comparisons that he submitted and reach out if he would like to discuss them with him. He also advised that there was an error on his field card; it shows a word deck which is actually just a concrete landing from his rear exit stairway.

**7:30 – Richard Hodges**

**15 Mt. Tobe Rd., Plymouth, CT**

**Revaluation – Value: \$444,600      Assessment: \$311,220**

**Resident Est –Value: \$330,700**

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. & Mrs. Hodges advised that they believe an error was made in their assessment on the excess acreage only. They have been before the board during previous revaluations, and this was supposed to have been corrective as all should be designated as Wetlands. There is no such designation on the card. Four acres of the property is a pond. Further investigation will be done by the Recording Secretary, and she will report back her findings.

**7:45 – Candace Kamens**

**13 Holt St. – Unit #57, Terryville, CT**

**Revaluation – Value: \$200,100      Assessment: \$140,070**  
**Resident Est –Value: \$160,000**

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 resident reports that no improvements have been made to the property. There is original flooring and carpet throughout. She also provides a list of comparable sales of other units and advised that there is an error on the field card. The field card shows that her basement is finished, she claims that only a small portion is finished. Janet Laverio advised that someone will need to go out and inspect to verify the square footage of finished area.

**8:00 – SVT Properties – Patrick Bowen**

**696 Main St., Plymouth, CT**

**Revaluation – Value: \$817,300      Assessment: \$572,110**  
**Resident Est –Value: \$511,950**

**8:15 – SVT Properties – Patrick Bowen**

**694 Main St., Plymouth, CT**

**Revaluation – Value: \$254,400      Assessment: \$178,080**  
**Resident Est –Value: \$159,350**

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.

Board of Assessment Appeals  
March 10, 2026  
Hearings

Patrick Bowen is present to represent his (2) properties and asks for clarification on how the market value was calculated. He just recently purchased the properties, and the Market Value is higher than his purchase price. He also feels that the previous revaluation pricing jumped considerable. The board explains that the value placed on the property is used for five years; this property has had many improvements since the last revaluation. His purchase price is considered but not the final factor in determining the market value/assessment on the properties.

3) 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.

Respectfully Submitted,

Pam Pelletier  
Recording Secretary