



# Town of Plymouth

## Assessor's Office

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Assessor

March 12, 2026



### HEARING MINUTES PLYMOUTH ASSESSMENT BOARD OF APPEALS March 11, 2026 – 6:00 p.m.

#### 1) Call to Order

The meeting was called to order by Chairman Tim Murawski at 6:00 p.m. on March 11, 2026 in the Senior Lounge, Town Hall 80 Main St., Terryville, CT.

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

#### 2) Hearings – Real Estate Appeals – by appointment only.

##### 6:00 – Raymond Kovaleski

36 Kearney St., Terryville, CT

Revaluation – Value: \$450,400      Assessment: \$315,280

Resident Est – Value: \$412,000

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

Ray Kovaleski does not agree with the value placed on his property. He followed the appeals process with Equality but is not satisfied with the reduction he was given after his hearing. Equality reduced its market value from \$518,900 to \$450,400. He submitted an estimated value of \$412,000.

He also stated that the roof is 25 years old, there are plaster walls and some existing knob & tube wiring in the walls. There have been no updates since 1960.

**6:15 -Marshall Klimasewiski**

**275 Main St., Terryville, CT**

**Revaluation – Value: \$394,000      Assessment: \$275,800**

**Resident Est –Value: \$250,000**

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

Mrs. Klimasewiski advised that her husband submitted the application for appeal and unfortunately passed away two weeks ago. He submitted an estimate of \$250,000 Assessment (\$ Est. \$350,000 Market Value) on his application.

She advised that the property is in rough shape, she currently has a tenant in the space but is concerned that they may not be renewing their lease.

There is discussion regarding the type of use that is operating out of this property and the “Heavy Manufacturing Designation” assigned to the property; the Board was unsure whether this was a Zoning designation or a condition assigned by the Assessor. Further investigation and discussion are needed with the Assessor to clarify how Commercial or Industrial properties are valued.

**6:30 – Jeffrey Kesten**

**26 Eagle St., Terryville, CT**

**Revaluation – Value: \$419,200      Assessment: \$293,400**

**Resident Est –Value: \$342,850**

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. Keston followed the process to appeal this value with Equality; the value dropped from \$342,860 to \$331,380; he is still not happy with the value and feels he could not sell it for more than \$240,000.

Beth Wollenberg reviews the information on his field card, and it is determined that all information is correct. Mr. Keston provides several comparable sales on other multi-family properties in Town, but due to the age of these other properties the depreciation factors do not make them comparable to his property which was built in 2022.

**6:45 – Joanne Kopcha**

**249 Main St., Terryville, CT**

**Revaluation – Value: \$238,700      Assessment: \$167,090**

**Resident Est –Value: \$210,000**

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.

Joanne Kopcha followed the process for appeal with Equality and was granted a slight reduction from \$169,000 to \$167,000; she does not feel that she could sell her house for \$238,700. She is looking for a reduction to reflect a selling price of \$210,000. She has no finished basement, shares a driveway with a neighboring property and is located on Main St. which she feels is dangerous. The house was built in 1920.

**7:00 – Julie Kozikowski**

**4 Park St., Plymouth, CT**

**Revaluation – Value: \$646,900      Assessment: \$360,780**

**Resident Est –Value: \$449,900**

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.

Julie Kozikowski and Maryln Mattoon (mother), provide the Board with history of the property. This home was originally built as a single family in the 1700's. In later years it was converted and used as a multi-family (by family members). The property has 23 acres classified under farm use. There have been no updates to the property and due to the design of the house has challenges. Full value of the property is listed as \$646,900 with an adjusted Assessment for the farmland of \$360,780.

There is further discussion, the property owner will allow a staff interior inspection to determine if further reductions are justified.

**7:15 – Bryce Linskey**

**268 Allentown Rd., Terryville, CT**

**Revaluation – Value: \$397,700      Assessment: \$278,390**

**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 the applicants; they do not agree with the Value placed on their property by the Revaluation company.

Does not agree with Market Value. Reports no upgrades to property, no maintenance on home. House was built in 1960. There is general discussion. The field card is reviewed and no errors are found. Janet Laverio clarifies the values were based upon the “mass appraisal” method which also takes into account market supply and demand.

**7:30 – Ronald & Geraldine Mancini**

**34 Bushnell St., Terryville, CT**

**Revaluation – Value: \$314,600      Assessment: \$220,220**

**Resident Est –Value: \$260,000**

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. Mancini following the appeals process with Equality but was not granted any reduction. They are seeking a reduction from \$314,600 to their estimated value of \$260,000. They list multiple routine maintenance issues. Beth Wollenberg reviews the field card with them and finds no errors. The property owners feel that their property is in average condition.

**7:45 – Donald Ouellette**

**124 Old Waterbury Rd., Terryville, CT**

**Revaluation – Value: \$385,300      Assessment: \$269,710**

**Resident Est –Value: \$325,000**

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. Ouellette provides the Board with a list of sales in his area. After reviewing it is determined that they are not considered comparable sales due the age of the structure and depreciation associated with the property. He feels his property is in good condition but is not happy with the construction of Nash in the Ville across the street from his property. He does not feel he can get more than \$325,000 for his property.

**8:00 – Everett Thompson**

**5 Town Hill Rd., Terryville, CT**

**Revaluation – Value: \$369,700      Assessment: \$258,790**

**Resident Est –Value: \$311,700**

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 residents; they do not agree with the value placed on their property by the revaluation company.

Field card is reviewed; no errors are found. Provides low-average Zillow zestimate of \$311,000. Valuation process is explained; uncooperative does not agree with process, does not feel “mass appraisal” is a fair process.

**8:15 – Robert & Debra Ursini**

**9 Coral Dr., Terryville, CT**

**Revaluation – Value: \$295,300**

**Assessment: \$206,710**

**Resident Est –Value: \$180,000**

Samantha Ursini provides written permission from her mother to discuss this appeal.

She is sworn in by Chairman Tim Murawski attesting that all information that she will be 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 field card is reviewed; no errors are found. Written information is submitted relative to an intermittent watercourse that has continued to get worse due to removal of trees and construction of new homes in the area. She feels the only reason the market value is so high is due to new homes being built and sold in her area. He had a realtor give her an estimate of a sales price of \$255,000. Janet Laverio feels that this is a very low-ball figure. Samantha feels that the property is in average to poor condition.

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