



# Town of Plymouth

## Assessor's Office

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Assessor

March 19, 2026

**HEARING MINUTES  
PLYMOUTH ASSESSMENT BOARD OF APPEALS  
March 17, 2026 – 6:00 p.m.**

PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
2026 MAR 19 PM 5:08  
*Shirley Kowalska*  
TOWN CLERK

### 1) Call to Order

The meeting was called to order by Chairman Tim Murawski at 6:00 p.m. on March 17, 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.

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

#### 5:45 – Victoria Carey

**Mt Tobe Rd - #110-110-017-2A, Plymouth, CT**

**Revaluation – Value: \$10,200      Assessment: \$7,140**

**Resident Est – Value: \$4,800**

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

Vicky Carey advised that this is a vacant piece of property that has increased in value due to two structures that were added back onto the field card that have, during previous revaluations, been assessed as having no value. The first structure is a chicken coup, the second is a very old shed that is falling down. She is requesting that they be removed.

**6:00 – Victoria Carey**

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

**Revaluation – Value: \$144,000      Assessment: \$100,800**

**Resident Est –Value: \$120,000**

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

Vicky Carey advised that the structure on the property is not in habitable condition; she was open to an inspection if needed. The building is not structurally sound and is dangerous to enter. There is no heat, plumbing pipes have burst, partial foundation and wetlands present on the property.

The Board explained that the building is already shown in very poor, class D condition; she would have to remove the structures from the property to lower the building value any further.

**6:15 – Cynthia Pacyna**

**79 E Washington Rd., Terryville, CT**

**Revaluation – Value: \$289,500      Assessment: \$202,650**

**Resident Est –Value: \$155,000**

A letter is submitted to the Board from Cynthia Pacyna giving her son, Shawn Burgos permission to act on her behalf for her property.

The applicant's representative is 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's representative. Mr. Burgos advised that his mother does not agree with the Value placed on his property by the Revaluation company. He provides maintenance issues that are needed on the property. Beth Wollenberg explains that uncorrected maintenance issues are not taken into consideration during a mass appraisal process.

The field card is reviewed; no errors are found.

**6:30 – Earl & Lisa Pelletier**

**175 N Harwinton Ave., Terryville, CT**

**Revaluation – Value: \$695,400      Assessment: \$486,700**

**Resident Est –Value: \$580,000**

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. They explain that they have been working with the Assessor to correct errors on their field card; square footage was previously reflected incorrectly as well as the building configuration. They also claim that once the corrections were made that an adjustment was raised on the condition rating of the property; the secretary will check the previous field card.

There is discussion related to comparable properties and their values; many of them have higher depreciation due to the age of the construction.

A bank appraisal is submitted estimating a value of \$581,200.

The field card is reviewed; no other errors are found. The applicants still strenuously disagree with the new values.

**6:45 –Albert & Virginia Perkins**

**204 South St., Plymouth, CT**

**Revaluation – Value: \$685,400      Assessment: \$479,780**

**Resident Est –Value: \$600,000**

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. Perkins advised that he has conducted extensive research on sold properties in Plymouth and feels the “square foot” price on his property is too high. He advised that his building needs over \$100,000 in repairs due to necessary maintenance, i.e. – roof replacement, windows, etc. None of his comparables include 21 acres of excess land that is included in his assessment.

**7:00 – Jeremiah & Sarah Regimbald**

**112 N Main St., Terryville, CT**

**Revaluation – Value: \$292,200      Assessment: \$204,540**

**Resident Est –Value: \$120,000**

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. Regimbald also takes exception to the fact that the Town used the “mass appraisal” method when setting his new property value. He provides a list of maintenance repairs that are needed to bring his property up to sales ready condition. Driveway, old heating unit, water damage in walls. A new roof and gutters were installed in 2011 after the gutters failed and caused the water damage, an insurance claim was filed and paid for repairs that were never done.

**7:15 – Erin Scaife**

**14 Overlook Rd., Terryville, CT**

**Revaluation – Value: \$280,900      Assessment: \$196,630**

**Resident Est –Value: \$197,000**

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.

Resident feels property is in a blighted area which is reducing the value of her home She has made no improvements to the property. She purchased the property in 2021 for \$199,000.

**7:30 – James Fluman**

**21 Prospect St. Ext., Terryville, CT**

**Revaluation – Value: \$246,400      Assessment: \$172,480**

**Resident Est –Value: \$677,000**

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

Mr. Fluman reports that there is a water problem on his property from construction improvements above his property on High St. He has made no updates or improvements to his property. He needs a new roof, windows and has a retaining wall that is failing.

**7:45 – Justin Shaw**

**407 Washington Rd, Terryville, CT**

**Revaluation – Value: \$302,900      Assessment: \$212,030**

**Resident Est –Value: \$150,000**

The applicants refuse to attest to the oath.

The applicant is allowed to present their argument. They bring up multiple grievances against the Town, none that are related to the value placed on their property by the Revaluation company. Mr. Shaw also records the session on his telephone. He states he is over-taxed, over-valued.

He accuses the Board of being vengeful and raising his taxes to get even with him for his complaints. Very accusatory, threatening litigation. There are no questions from the Board.

**8:00 – Leonora, LLC – Driton Sulejmani**

**27 Main St, Terryville, CT**

**Revaluation – Value: \$394,400      Assessment: \$276,800**

**Resident Est –Value: \$320,000**

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 states that the 2<sup>nd</sup> floor of the property has not been leased for over 230 years. He did seek a Zone change on the property which was granted and plans to

change the property to residential apartments and possibly add additional units in the rear of the property.

**8:15 – Michael Watson**

**211 Lake Plymouth Blvd., Plymouth, CT**

**Revaluation – Value: \$261,000      Assessment: \$182,700**

**Resident Est –Value: \$127,470**

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.

Mr. Watson complains that his property values have increased for multiple years, which is not allowed per the revaluation statute.

The Board explained that revaluation is done every (5) years, however if improvements are made to the property whatever is completed on October 1<sup>st</sup> of a list year is captured and reflected each year. Mr. Watson constructed dormers on the property which caused his value to increase. He also disagrees with the “mass appraisal” and states that it does not comply with State Statutes.

The field card is reviewed, and it is discovered that a 12 x 14’ wood deck was never added to his assessment as a final inspection was never conducted (it is shown as 10% complete on the card).

**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.

Pam Pelletier  
Recording Secretary