



# Town of Plymouth

## Assessor's Office

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Assessor

March 24, 2026

**HEARING MINUTES  
PLYMOUTH ASSESSMENT BOARD OF APPEALS  
March 23, 2026 – 6:00 p.m.**

PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
RECEIVED FOR RECORD  
2026 MAR 24 PM 1:28  
Standa K...  
TOWN CLERK

**1) Call to Order**

The meeting was called to order by Chairman Tim Murawski at 6:00 p.m. on March 23, 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 (for multiple applications) is true to the best of their knowledge.

**6:00 – Senior Housing at Quail Hollow**

**Tim Bobroske**

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

**Revaluation – Value: \$1,026,000**

**Assessment: \$718,200**

**Resident Est –Value: \$839,450**

**6:15 – Senior Housing at Quail Hollow**

**Tim Bobroske**

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

**Revaluation – Value: \$3,834,500**

**Assessment: \$2,684,150**

**Resident Est –Value: \$3,207,143**

There is general discussion with the applicants; he does not agree with the Value placed on either of his properties by the Revaluation company.

Tim Bobroske is present to represent both of his properties at Quail Hollow on N. Main St., Terryville, CT. He does recognize that the revaluation company reduced the value on the property at 146 N. Main St. from originally \$861,840 down to \$718,000. He explains that (14) units at this facility are HUD controlled and must be based upon the median income in Plymouth. He feels that based upon his income & expense the assessments should be adjusted because expenses continue to increase each year on each unit. He submits documentation as back up to his claims related to maintenance costs. The Commission has no questions.

**6:30 – 148 West Fordham Realty**

**Robert Espinol**

**8 S. Main St., Terryville, CT**

**Revaluation – Value: \$1,521,100**

**Assessment: \$1,064,770**

**Resident Est –Value: \$600,000**

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.

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

Robert Espinol is the owner for this property and explains that the site is in very poor condition. He has been trying to sell the property for a few years. He got behind in taxes, and the Town started foreclosure on the property last year. He took out a loan to pay the taxes and has continued to try to sell it. He had one perspective buyer that backed out of the sale because they started a Phase I environmental study and discovered that the building once housed a drycleaner. The Town of Plymouth had an appraisal done in October related to the foreclosure which said that the property value was only \$600,000.

Since the appraisal, the property has been vandalized, electrical meters and cables have been ripped out, there is graffiti drawn on the building, no power, and the State of CT is using his parking lot to store equipment and materials for their road work. The building is vacant.

Janet Laverio asks if he has any potential tenants and Mr. Espinol says he has nothing concrete, no commitments. He advised he would take \$700,000 if he could sell it now; he has been offered \$500,000.

Beth Wollenberg asks if he has a copy of the appraisal that was conducted during the foreclosure process; he does not have a copy with him, but will email it to us tomorrow. The Commission also asks for any environmental information that he may have from when he purchased the property. There are no further questions.

**6:45 – GNL of CT, LLC**

**Dawn Torres**

**400 S Main St., Terryville, CT**

**Revaluation – Value: \$2,236,600**

**Assessment: \$1,565,620**

**Resident Est –Value: \$1,275,000**

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.

Attorney Gregory Cava is present to represent the application and submits his letter of authorization. He explains that he is primarily here to appeal the assessment on one of the buildings on this property. Building #1 is in very poor condition. It is wide open and has been vandalized. There are no garage doors on the building, all of the copper and wiring have been ripped out and there are holes in the walls. It is a non-functioning building. The property has public water but no sewer. Attorney Cava welcomes the Commission to go out to the property to do an onsite inspection. The Commission has no questions.

**7:00 – Quinn Kizis**

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

**Revaluation – Value: \$1,028,000**

**Assessment: \$600,000**

**Resident Est –Value: \$719,600**

The applicants 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.

Quinn Kizis and DJ Dube are present to speak on their application. Mr. Kizis explains that he purchased this property through a bank foreclosure for \$242,000. The property has unique circumstances because there are (3) buildings, one of which cannot be occupied as living space, however it is used for his business and storage.

The increase on this property is over 75%, comparisons are impossible to find and there are errors on the field cards.

DJ Dube feels that the square footage on the accessory building is incorrect because the second floor has a gabled roof which cuts down the square footage on the second floor. She also feels that the rate used on the base value on this building is too high. Beth Wollenberg points out that the base rate on this building is much lower than the rate on the other two structures.

They advise that this property was adjusted during the last revaluation and don't feel it's fair that they have to come back every year for the same thing.

**7:15 – Miles Holding, LLC**

**559 Main St., Plymouth, CT**

**Revaluation – Value: \$588,000**

**Assessment: \$411,600**

**Resident Est – Value: \$350,000**

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.

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

Sue Macdonald is requesting a reduction in her assessment and advised that there are multiple maintenance repairs needed to the property, roof, etc. The property also has a Right of Way access to the rear property, and is next to the Town's pump Station. She provides a copy of a Phase I environmental study done in 3/2016 and a Phase II study done in 6/2016.

Janet Laverio comments that both studies were done prior to the sale of the property to her. There are no other questions.

**7:30 – 2000 Simonetti Decedent’s Trust**

**David Simonetti**

**81 Todd Hollow Rd., Plymouth, CT**

**Revaluation – Value: \$611,600**

**Assessment: \$205,200\***

**Resident Est – Value: \$200,000**

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.

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

There is confusion with the resident regarding the Assessment on his acreage, which is classified as “Forest”. The Commission explains the increase is due to the assessment placed on the house and advised that they will review it for condition.

**Adjournment**

**MOTION:** A motion is made by Beth Wollenberg and seconded by Janet Laverio to adjourn the meeting, and the motion is voted on unanimously.

Pam Pelletier  
Recording Secretary