

## 268 HOLABIRD AVE

**Location** 268 HOLABIRD AVE

**Mblu** 112/ 082/ 011-20/ /

**Acct#** 001173

**Owner** MOCHAN BRUCE

**Assessment** \$134,680

**Appraisal** \$192,400

**PID** 737

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$145,300	\$47,100	\$192,400
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$101,710	\$32,970	\$134,680

### Owner of Record

**Owner** MOCHAN BRUCE

**Sale Price** \$145,000

**Co-Owner**

**Certificate**

**Address** 268 HOLABIRD AVE  
WINSTED, CT 06098

**Book & Page** 00334/0802

**Sale Date** 02/17/2004

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MOCHAN BRUCE	\$145,000		00334/0802	00	02/17/2004
BELLANTONIO DANIEL & MICHELLE	\$130,000		0318/1191	02	01/13/2003
JOHNSON MARGARET	\$65,000		00311/0104	14	04/24/2002
HOUSING AND URBAN DEVELOPMENT	\$0		00303/0126	00	08/17/2001

## Building Information

### Building 1 : Section 1

**Year Built:** 1972  
**Living Area:** 976  
**Replacement Cost**  
**Less Depreciation:** \$113,900

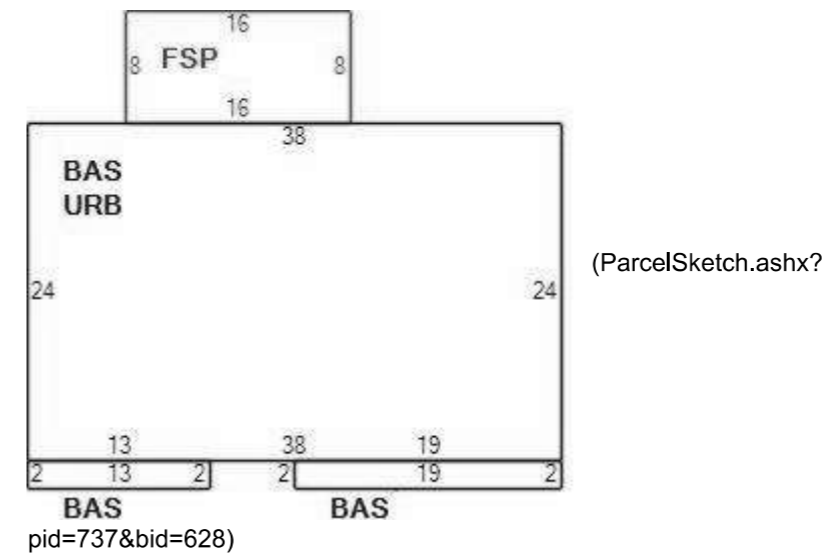
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01

### Building Photo



(<https://images.vgsi.com/photos/WinchesterCTPhotos//default.jpg>)

### Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	976	976
FSP	Porch, Screen	128	0
URB	Unfin. Raised Bsmnt.	912	0
		2,016	976

Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflld 706	

**Extra Features**

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
BGR1	Bsmt Garage	1.00 UNITS	\$900	1
FPL1	Fireplce Brick	1.00 UNITS	\$2,100	1
FRB	Fin Raised Bsm	624.00 S.F.	\$28,400	1

**Land**

**Land Use**

Use Code 1010  
 Description Single Family  
 Zone TSF  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 0.32  
 Depth  
 Assessed Value \$32,970  
 Appraised Value \$47,100

**Outbuildings**

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$145,300	\$47,100	\$192,400
2022	\$145,300	\$47,100	\$192,400
2021	\$111,300	\$34,200	\$145,500

<b>Assessment</b>
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<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2023	\$101,710	\$32,970	\$134,680
2022	\$101,710	\$32,970	\$134,680
2021	\$77,910	\$23,940	\$101,850

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