



Property Information Request Information Update Information

File#:	BS-X01798-3527353656	Requested Date:	11/22/2024	Update Requested:
Owner:	BRUCE MOCHAN	Branch:		Requested By:
Address 1:	268 HOLABIRD AVE	Date Completed:	12/02/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WINSTED, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of Winchester Department of Zoning there are No Code Violation cases on this property.

Collector: Town of Winchester
Address: 338 Main Street | Winsted, CT 06098
Business# 860-738-6593

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per Town of Winchester Department of Building there are No any Open/pending/Expired Permits on this property.

Collector: Town of Winchester
Address: 338 Main Street | Winsted, CT 06098
Business# 860-738-6593

SPECIAL ASSESSMENTS Per Town of Winchester Tax Collector there are No Special Assessments/Lien on the property.

Collector: Town of Winchester
Address: 338 Main St, Winsted, CT 06098
Business# 860-379-4474

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER & SEWER
Account #:NA
Payment Status: NA
Status: Pvt & Lienable
Amount: NA
Good Thru: NA
Collector: Town of Winchester Tax Collector
Address: 338 Main St, Winsted, CT 06098
Phone# 860-379-4474

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

GARBAGE
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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

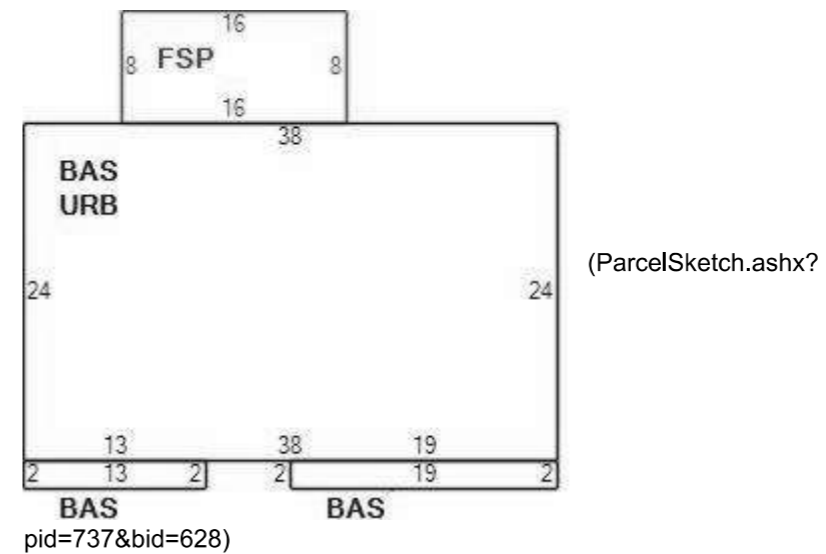
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat 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

Assessment

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

(c) 2024 Vision Government Solutions, Inc. All rights reserved.

Code/Permit/special assessments request- 268 HOLABIRD AVE

From Land Use Office <landuseoffice@townofwinchester.org>

Date

To

I have an inspection report from Jan 2002 for a gas line pressure test. I do not see a permit for that. I also have a permit for repair/replace part of foundation from May 2002. I do not see an inspection for that. Any permits older than 9 years are closed by state statute.

Thank you,

Shane Whynott
Land Use Assistant



338 Main Street | Winsted, CT 06098

t: 860-738-6593

e: swhynott@townofwinchester.org