



Property Information		Request Information		Update Information
File#:	BS-Y01908-9222189747	Requested Date:	05/15/2025	Update Requested:
Owner:	LEE CATHERINE N	Branch:		Requested By:
Address 1:	102 SHORE DR	Date Completed:	05/27/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WINCHESTER, CT	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per Town of Winchester Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: Town of Winchester Payable Address: 338 Main St, Winsted, CT 06098 Business#: 860-379-3818</p>
PERMITS	<p>Per Town of Winchester Building Department There are Three Open permits on this property</p> <p>Permit #: B-25-24 Permit Type: Building Permit</p> <p>Permit #: B-24-614 Permit Type: Building Permit</p> <p>Permit #: IWWC-23-28 Permit Type: Inlan</p> <p>Collector: Town of Winchester Payable Address: 338 Main St, Winsted, CT 06098 Business#: 860-379-3818</p>
SPECIAL ASSESSMENTS	<p>Per Town of Winchester Tax Collector there are No Special Assessments/liens on the property.</p> <p>Collector: Town of Winchester Payable Address: 338 Main St, Winsted, CT 06098 Business#: 860-379-4474</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO



## UTILITIES

### WATER AND SEWER

Account #: NA

Payment Status: Paid

Status: Pvt & Liable

Amount: \$0.00

Good Thru: 07/01/2025

Account Active: Yes

Collector : Town of Winchester Water and Sewer

Payable Address : 189 Rowley St Winsted, CT06098

Business#: 860-379-4101

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

### GARBAGE

GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

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RE: 102 Shore Dr

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From Shane Whynott <[swhynott@townofwinchester.org](mailto:swhynott@townofwinchester.org)>

Date

To

No there are not.

Thank you,

**Shane Whynott**  
**Land Use Assistant**



338 Main Street | Winsted, CT 06098

t: 860-738-6593

e: [swhynott@townofwinchester.org](mailto:swhynott@townofwinchester.org)

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**From:**

**Sent:**

**To:** Shane Whynott <[swhynott@townofwinchester.org](mailto:swhynott@townofwinchester.org)>

**Subject:** Re: 102 Shore Dr

Thank You Shane,

I went through the website that looks good enough.

Could you please confirm if this property has any Open Code Violations currently.

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102 SHORE DR

Location	102 SHORE DR	Mblu	114/ 105B/ 030-31/ /
Acct#	002431	Owner	LEE CATHERINE N
Assessment	\$410,130	Appraisal	\$585,900
PID	1801	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$151,500	\$434,400	\$585,900
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$106,050	\$304,080	\$410,130

Owner of Record

Owner	LEE CATHERINE N	Sale Price	\$394,899
Co-Owner		Certificate	
Address	102 SHORE DR	Book & Page	367/1165
	WINSTED, CT 06098	Sale Date	10/02/2006
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEE CATHERINE N	\$394,899		367/1165	00	10/02/2006
BRENNAN LYNN	\$392,000		339/329	00	06/11/2004
VALDEZ MARY M	\$0		264/965		09/23/1996
	\$159,000		00/00		06/01/1990

Building Information

Building 1 : Section 1

Year Built:	1969
Living Area:	748
Replacement Cost	
Less Depreciation:	\$112,500
Building Attributes	
Field	Description
Style:	Ranch

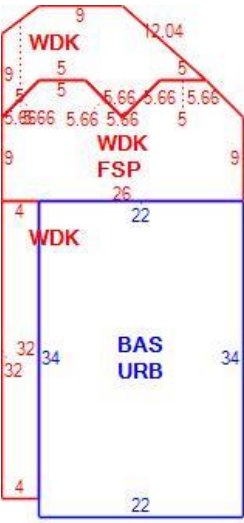
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Ceram Clay Til
Heat Fuel	Electric
Heat Type:	Electric
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

### Building Photo



(https://images.vgsi.com/photos/WinchesterCTPhotos//0006\IMG\_1254\_6

### Building Layout



(ParcelSketch.ashx?

pid=1801&bid=1478)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	748	748
FSP	Porch, Screen	306	0
URB	Unfin. Raised Bsmnt.	748	0
WDK	Deck, Wood	592	0
		2,394	748

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	Fireplce Brick	1.00 UNITS	\$2,400	1
FRB	Fin Raised Bsm	704.00 S.F.	\$36,600	1

### Land

Land Use

Use Code 1013  
Description Waterfront  
Zone HL  
Alt Land Appr No  
Category

Land Line Valuation

Size (Acres) 0.12  
Depth  
Assessed Value \$304,080  
Appraised Value \$434,400

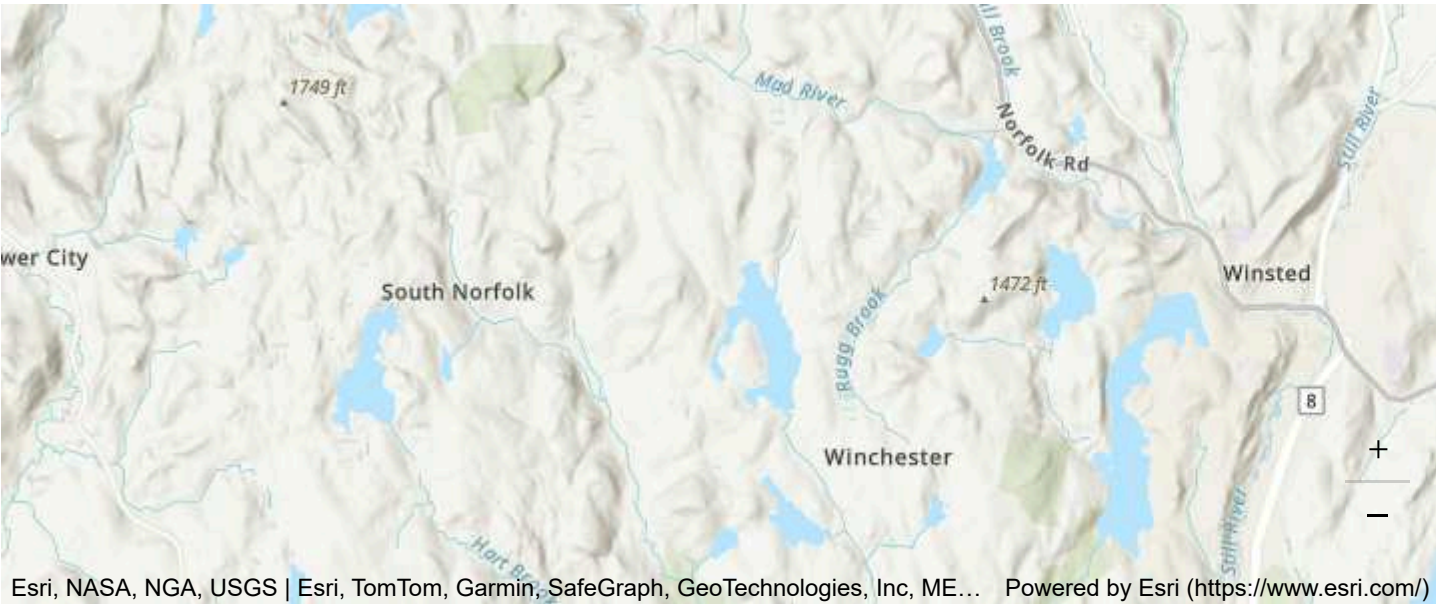
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$151,500	\$434,400	\$585,900
2022	\$151,500	\$434,400	\$585,900
2021	\$105,900	\$254,700	\$360,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$106,050	\$304,080	\$410,130
2022	\$106,050	\$304,080	\$410,130
2021	\$74,130	\$178,260	\$252,390



# 102 SHORE DR, Winchester, CT 06098

Records   Details

**Property Owner**

LEE CATHERINE N  
102 SHORE DR  
WINSTED, CT 06098

**Records**

Record #	Record Type	Status
B-25-24	Building Permit (Includes Electrical, Plumbing & Mechanical)	Active
B-24-614	Building Permit (Includes Electrical, Plumbing & Mechanical)	Active
IWWC-23-28	Inland Wetlands and Watercourses Commission Application	Active
ZBAE-24-1	ZBA Special Exception Application	Complete

## **Your Profile**

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[Your Records \(/dashboard/records\)](/dashboard/records)

## **Resources**

[Search for Records \(/search\)](/search)

[Claim a Record \(/claimRecord\)](/claimRecord)

[Employee Login \(https://winchesterct.workflow.opengov.com\)](https://winchesterct.workflow.opengov.com)

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Building Permit (Includes Electrical, Plumbing & Mechanical)

# B-25-24



## Applicant

kim marchand

## Location

102 SHORE DR

Winchester, CT 06098

[View location details \(/locations/21529\)](/locations/21529)

## Created

Jan 13, 2025

## Status

Active

## Expires

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Details    Files (0)

## Project Information

Description of Work \*

Wiring for the new addition, wiring and outlets to code, IC rated recessed lighting, Electric heat @ 10 watts per sq ft, wiring the 48000 BTU mini split, ARC Fault protection on all circuits, exterior wiring for lower front patio area

**Estimated Cost of Job \***

8,000

**Occupancy Type \***

Residential

**Is this an owner occupied residence? \***

Yes

**Who is doing the work? \***

Contractor

PLEASE BE ADVISED: Any Electrical, Plumbing, and/or Mechanical work need separate permits. A Zoning Permit may be required if any work is being done outside the footprint of the existing structure or for any new structures. It is required to answer if this project is part of a Zoning Board of Appeals Approval.

**Mechanical Permit # (if applicable)**

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**Electrical Permit # (if applicable)**

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**Plumbing Permit # (if applicable)**

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**Zoning Board of Appeals - Does this project have a ZBA Variance approval. \***

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**Contractor Information**

**Business Name**

--

**Telephone \***

860-485-5552

**Address \***

115 W WAKEFIELD BLVD

**City \***

WINSTED

**State \***

CT

**Zip \***

060982929

**License Holder Name \***

KIM M MARCHAND

**License # \***

104841

**License Type \***

ELC

**Expiration Date \***

09/30/2025

**Status \***

ACTIVE

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### Applicant Signature

I hereby certify that I am the owner of the property which is the subject of this application or the authorized agent of the property owner; I agree to call at least 24 hours in advance for each inspection indicated on the permit; I agree to uncover and expose any work which is covered or concealed without inspector's approval; I understand that when a permit is issued, it is a permit to proceed and grants no right to violate any code, ordinance or statute, regardless of what may be shown or omitted on the submitted plans and specifications regardless of any agreement with any official.

**I have read and hereby agree to all of the above \***

☒ Kim Marchand  
Jan 13, 2025

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### Documents

**Building Permit**

## Town of Winchester, CT

### Your Profile

[Sign Up \(/sign-up\)](/sign-up)

[Your Records \(/dashboard/records\)](/dashboard/records)

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Building Permit (Includes Electrical, Plumbing & Mechanical)

B-24-614



Applicant

Wilman Loja

Location

102 SHORE DR

, CT 00000

[View location details \(/locations/21529\)](/locations/21529)

Created

Oct 1, 2024

Status

Active

Expires

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Details    Files (0)

Project Information

Description of Work \*

Build a inclosed porch living room

**Estimated Cost of Job \***

35,000

**Occupancy Type \***

Residential

**Is this an owner occupied residence? \***

Yes

**Who is doing the work? \***

Contractor

PLEASE BE ADVISED: Any Electrical, Plumbing, and/or Mechanical work need separate permits. A Zoning Permit may be required if any work is being done outside the footprint of the existing structure or for any new structures. It is required to answer if this project is part of a Zoning Board of Appeals Approval.

**Mechanical Permit # (if applicable)**

--

**Electrical Permit # (if applicable)**

--

**Plumbing Permit # (if applicable)**

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**Zoning Board of Appeals - Does this project have a ZBA Variance approval. \***

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**Contractor Information****Business Name**

LOJA M CONSTRUCTION LLC

**Telephone \***

860-834-0391

**Address \***

41 APPLE ST

**City \***

TORRINGTON

**State \***

CT

**Zip \***

067905103

**License Holder Name \***

LOJA M CONSTRUCTION LLC

**License # \***

654495

**License Type \***

HIC

**Expiration Date \***

03/31/2025

**Status \***

ACTIVE

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### Applicant Signature

I hereby certify that I am the owner of the property which is the subject of this application or the authorized agent of the property owner; I agree to call at least 24 hours in advance for each inspection indicated on the permit; I agree to uncover and expose any work which is covered or concealed without inspector's approval; I understand that when a permit is issued, it is a permit to proceed and grants no right to violate any code, ordinance or statute, regardless of what may be shown or omitted on the submitted plans and specifications regardless of any agreement with any official.

**I have read and hereby agree to all of the above \***

☒ Wilman loja

Oct 1, 2024

### Documents

**Building Permit**

Issued Oct 11, 2024

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## Town of Winchester, CT

### Your Profile

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[Your Records \(/dashboard/records\)](/dashboard/records)

### Resources

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# IWWC-23-28



**Applicant**

John DiCara

**Location**

102 SHORE DR

, CT 00000

[View location details \(/locations/21529\)](/locations/21529)

**Created**

Dec 5, 2023

**Status**

Active

**Expires**

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Details    Files (6)

**Project Information**

Proposal \*

Proposed Improvements: 22' addition to front of house, enclose deck at rear, cover access deck on north side, construct concrete retaining wall, remove asphalt parking, add engineered pervious pavers as shown on Plot Plan.

**If this is a lake wall repair, does it require the deep draw down? \***

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## **Contractor Information**

**Contractor Name \***

John DiCara

**Telephone \***

860-309-8491

**Address \***

102 Sunny Ridge Dr.

**City \***

Winsted

**State \***

Connecticut

**Zip \***

06098

**Email \***

j.p.dicara@gmail.com

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## **Applicant Signature**

As the applicant, I signify that I understand the application materials and procedure and that I have completed the application to the best of my ability. I also understand that an incomplete application may be denied by the Commission and that a permit obtained through inaccurate or misleading information, or through any deception, will be revoked.

I also authorize the members of the Commission and its designated agent(s) to inspect the property involved at reasonable times, with or without notice, both before and after a permit has been issued, and throughout the duration of the project.

**Applicant Signature \***

## Documents

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No documents have been issued...

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## Town of Winchester, CT

### Your Profile

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