



Property Information		Request Information		Update Information
File#:	BS-Y01908-8521550976	Requested Date:	05/15/2025	Update Requested:
Owner:	HORKMAN SHAWN P & CHRISTINE E ADDONA MARY	Branch:		Requested By:
Address 1:	135 WINDING BROOK FARM RD	Date Completed:	05/27/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	WATERTOWN, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	<p>Per Town of Watertown Department of Zoning there are No Open Code Violation cases on this property.</p> <p>Collector: Town of Watertown Payable Address: 61 Echo Lake Rd, Watertown, CT 06795 Business#: 860-945-5264</p>
PERMITS	<p>Per Town of Watertown Building Department there are No Open/Pending/Expired on this property.</p> <p>Collector: Town of Watertown Payable Address: 61 Echo Lake Rd, Watertown, CT 06795 Business#: 860-945-5264</p>
SPECIAL ASSESSMENTS	<p>Per Town of Watertown Tax Collector there are No Special Assessments/liens on the property.</p> <p>Collector: Town of Watertown Tax Collector Payable Address: 61 Echo Lake Rd, Watertown, CT 06795 Business#: 860-945-5232</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p>
DEMOLITION	NO
UTILITIES	<p>WATER THE HOUSE IS ON A COMMUNITY WATER . ALL HOUSES GO TO A SHARED WELL SYSTEM.</p> <p>SEWER Account #: 0307003100 Payment Status: Due Status: Pvt & Lienable Amount: \$219.14 Good Thru: 06/01/2024 Account Active: Yes Collector: Watertown Water & Sewer Department Payable Address: 747 French St, Oakville, CT 06779 Business # 860-945-5268</p> <p>UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED</p> <p>GARBAGE GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN</p>

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2023.



Information on the Property Records for the Municipality of Watertown was last updated on 5/21/2025.

Property Summary Information

Parcel Data And Values Building ▼ Outbuildings Sales Permits

Parcel Information

Location:	135 WINDING BROOK FARM RD	Property Use:	Residential	Primary Use:	Residential
Unique ID:	000397	Map Block Lot:	85 9A 32	Acres:	1.4200
490 Acres:	0.00	Zone:	R70	Volume / Page:	1810/0030
Developers Map / Lot:		Census:	3602		

Value Information

	Appraised Value	Assessed Value
Land	108,200	75,740
Buildings	423,600	296,520
Detached Outbuildings	12,600	8,820
Total	544,400	381,080

Owner's Information

Owner's Data

HORKMAN SHAWN P & CHRISTINE E
ADDONA MARY
135 WINDING BROOK FARM RD
WATERTOWN, CT 06795

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Information Published With Permission From The Assessor



TOWN OF WATERTOWN

BUILDING DEPARTMENT

61 ECHO LAKE ROAD, WATERTOWN, CT 06795
Telephone: 860-945-5264 Fax: 860-945-2704

Parcel History for: 135 WINDING BROOK FARM RD

Parcel #: 85 9A 32

Printed on 05/20/2025

OPEN APPLICATIONS

Date	Number	Type	Status	Const. Cost
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PERMITS

Date	Number	Type	Exp. Date	Status	Const. Cost
05/08/1989	21201	New Construction		Closed 09/14/2006	
Description:	18 X 36 INGROUND POOL				
05/10/1989	21213	Repair/Main/Inst			
Description:	ELECTRICAL WIRING FOR INGROUND POOL				
07/11/2012	63909	Addition/Alteration/Conversion		Closed 01/02/2013	
Description:	REMOVE & REPLACE SHEETROCK IN KITCHEN, FAMILY ROOM, & DINING ROOM, NEW COUNTERS				
07/18/2012	63936	Addition/Alteration/Conversion		Closed 01/02/2013	
Description:	REMOVE (2) NON BEARING WALLS & INSTALL (3) 2 X 20 LAM. BEAMS				
07/19/2012	63938	Repair/Main/Inst			
Description:	ELECTRICAL WIRING FOR INTERIOR RENOVATIONS				
08/23/2012	64190	Repair/Main/Inst		Closed 01/02/2013	
Description:	INSTALL (1) 60 GALLON A/G PROPANE TANK FOR COOKTOP				
08/13/2018	81850	Repair/Main/Inst		Closed 09/06/2018	
Description:	INSTALL ROOF MOUNTED SOLAR PANELS				
08/13/2018	81851	Repair/Main/Inst		Closed 09/06/2018	
Description:	ELECTRICAL FOR ROOF MOUNTED SOLAR PANELS				

09/19/2011	62942	Repair/Main/Inst		
Description:	FURNACE REPLACEMENT			
09/19/2011	62942	Repair/Main/Inst		
Description:	AIR CONDITIONING			
10/01/2007	58625	Repair/Main/Inst		
Description:	VINYL SIDING - VISUAL INSPECTION 9-29-2009			
10/24/2012	64778	Repair/Main/Inst		
Description:	STRIP & RESHINGLE ROOF DUE TO STORM DAMAGE - VIS INSPEC FROM GRADE - 9-5-2018			
06/21/2005	55099	Repair/Main/Inst		Closed 07/06/2005
Description:	INSTALL (1) 320 A/G PROPANE TANK			
08/22/2003	51865	Repair/Main/Inst		Closed 09/14/2006
Description:	REPLACE AIR CONDITIONER CONDENSER			

CERTIFICATES

Date	Number	Permit Type	Certificate Type	Status
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COMPLAINTS

Date	Number	Complaint Type	Status
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INSPECTION RECORD

Horkman, Sean
135 Winding Brook Farm Road
Watertown

C.Z. 2018-197

C.O. _____

Install roof mounted solar panels 8/13/2018 Inspector _____ Date _____ Remarks _____

Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service	81851		1
Demolition			
	81850		Approved

Final Inspection Approved _____ Date 9/26/18
Certificate of Occupancy or Use _____ Date _____

INSPECTION RECORD

Horkman, Shawn
135 Winding Brook Farm Road
Watertown

C.Z. _____

C.O. _____

Install (1) 60 gallon a/g propane tank for cooktop 8/23/2012

Remarks

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)	JC	8/31/12	Approved 10/4
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved J. Horkman Date 1-2-13
Certificate of Occupancy or Use _____ Date _____

Horkman, Shawn & Christine
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

Remove (2) nonbearing walls & install (3) 2 X 20 lam. beams

7/18/2012

C.Z. _____

C.O. _____

Remarks

	Inspector	Date	
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved _____ Date 7/2/13
Certificate of Occupancy or Use _____ Date _____

INSPECTION RECORD

Horkman, Shawn & Christine
135 Winding Brook Farm Road
Watertown

C.Z. _____
7/10/2012

Remove and replace sheetrock in kitchen, family room, dining room, install new counters

Remarks

	Inspector	Date	
Building Footings			
Drains and Waterproofing			
Structural (Rough)	JS	7/25/12	Approved
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring	JS	7/25/12	Approved
Electric Service			
Demolition			
complete			

Final Inspection Approved _____ Date 7/2/12
Certificate of Occupancy or Use _____ Date _____

Addona, Mary
 135 Winding Brook Farm Road
 Watertown

INSPECTION RECORD

Vinyl siding

10/1/2007

C.Z. _____
 C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			Approved
Plumbing (Underground)			OK from grass
Plumbing (Water test)			front
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved _____ Date 9/29/09
 Certificate of Occupancy or Use _____ Date _____

Addona, Mary Beth
135 Winding Brook Farm Rd
Watertown

INSPECTION RECORD

Install (1) 320 gallon a/g propane tank

6/21/2005

C.Z. _____
C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			
55099.	BT	7/6/05	Approved

Final Inspection Approved BT Completed Date 7/6/05
Certificate of Occupancy or Use _____ Date _____

Addona, Marybeth
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

replace air conditioning condenser 8/22/2003

C.Z. _____
C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning Wesson Energy, Inc.	J	7/17/04	Wesley D.C. Rep. Accurately
Rough Wiring			
Electric Service			
Demolition			
Final Inspection Approved	J. J. J.		Date 9/14/06
Certificate of Occupancy or Use			Date

Addona, MaryDeLu
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

18 x 36 Inground pool 5/8/89

CZ 4909
C.O. _____

	Inspector	Date	Remarks
Building Footings			
Garage Footings			
Drains and Waterproofing			
Structural(Rough)	AMR	6-19-90	*
Insulation			New fence installed.
Plumbing(Underground)			2 Almans DL installed
Plumbing(Water test)			
Heating/Air Conditioning			
Rough Wiring	AMR	5-19-89	Bonding - Approved
Electric Service			
Demolition			Complete
Septic System:			9/14/00
Artison Well:			

* Need Self Closing/Latching devices on 3 out side gates & 2 house doors
2 or Padlock

Final Inspection Approved - C of O - Issued _____ Date _____

Mathews Westport Inc.
Lot #32 Winding Brook Farm
Watertown

INSPECTION RECORD

1 Family dwelling 4/21/88

274-7019
274-8236

C2 4469
CO. 3134

	Inspector	Date	Remarks
Building Footings	AWA	4/21/88	Approved
Garage Footings			
Drains & Water Proofing	AWA	5-5-88	Approved
Structural(Rough)	AWA	6-17-88	* Approved
Insulation			
Plumbing(Underground)			
Plumbing(Water test)	AWA	6-17-88	Approved
Heating/Air Conditioning	AWA	5-11-89	Approved
Rough Wiring	AWA	6-17-88	* Approved
Electric Service	AWA	9-6-88	Approved & installed 9-6-88
Demolition			

Septic System:

Artisan Well:

Final Inspection Approved - C of O - Issued AWA Date 5-11-89
COVER

Addona, Mary
135 Winding Brook Farm Road
Watertown

INSPECTION RECORD

Furnace replacement and air conditioning

9/19/2011

C.Z. _____

C.O. _____

	Inspector	Date	Remarks
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			
Electric Service			
Demolition			

Final Inspection Approved _____ Date _____
Certificate of Occupancy or Use _____ Date _____

INSPECTION RECORD

Horkman, Shawn
135 Winding Brook Farm Road
Watertown

Strip & reshingle roof due to storm damage

10/24/2012

C.Z. _____

C.O. _____

Remarks

	Inspector	Date	
Building Footings			
Drains and Waterproofing			
Structural (Rough)			
Insulation			
Plumbing (Underground)			
Plumbing (Water test)			
Heating			
Air Conditioning			
Rough Wiring			complete
Electric Service			ok from garage
Demolition			

Final Inspection Approved _____

Date _____

Certificate of Occupancy or Use _____

Date _____



TOWN OF WATERTOWN CONNECTICUT

51 Depot Square Business Center

Suite 502 • Watertown, Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

Telephone: (860) 945-5266

Fax: (860) 945-2704

CERTIFICATE OF ZONING COMPLIANCE

This is to certify that the 320 gal aboveground propane tank
located at 135 Brimley Brook Farm Rd. Waterbury
owned by Mary Adelson
has been examined by me as required by the ZONING REGULATIONS OF
THE TOWN OF WATERTOWN and I am satisfied that the same complies with
the requirements of said REGULATIONS and may be used and/or occupied
because:

_____ It conforms to the Zoning Regulations

_____ It is a lawfully existing nonconforming use, building or other
structure or lot which may be continued in accordance with the
provisions of Sec. 2 and Sec. 6 of the ZONING REGULATIONS:
OR

_____ It is in the process of improvement and completion in accordance
with an approved APPLICATION FOR A CERTIFICATE and is
entitled to a TEMPORARY CERTIFICATE OF ZONING
COMPLIANCE terminating on _____

This CERTIFICATE is issued under Application # 9998 and is subject to
conditions identified as follows:

Date: _____ Signed: _____
ZONING ENFORCEMENT OFFICER

This is NOT a Certificate of Occupancy under the Building Code.

WHITE - OFFICE

YELLOW - APPLICANT

PLANNING AND ZONING COMMISSION
TOWN OF WATERTOWN, CONNECTICUT

NOTICE OF DECISION ON APPLICATION FOR ZONING PERMIT

To: Mary Addams

135 Windling Brook Farm Rd.

From: Planning and Zoning Enforcement Officer, Town of Watertown

Location of Application: 135 Windling Brook Farm

Notice is hereby given that APPLICATION FOR A ZONING PERMIT

9998 Dated 6/17/05 Has been

☒ APPROVED by the Planning and Zoning Enforcement Officer.
The Application was approved upon:

~~() decision of the Planning and Zoning Enforcement Officer,
and (If applicable)~~

() approval of a SPECIAL USE or TEMPORARY SPECIAL USE by the
Planning and Zoning Commission

() approval of a SITE PLAN by the Planning and Zoning
Commission

() disapproval of a Site Plan by the Planning and Zoning
Commission

() granting of a Variance by the Zoning Board of Appeals

() other decision of the Zoning Board of Appeals

() DISAPPROVED by the Planning and Zoning Enforcement Officer

The application was disapproved because of the following:

(See Planning and Zoning Commission and Board of Appeals
records for reasons in the case of proposals requiring their
action)

6/17/05

Date

M. M.
Zoning Enforcement Officer

Note:

1. Approval of an APPLICATION is conditioned upon establishment of uses and construction of buildings, structures and facilities as approved. Variances granted by the Board of Appeals and SITE PLANS, SPECIAL USES and TEMPORARY SPECIAL USES approved by the Planning and Zoning Commission may have been granted or approved under stipulations made by the Applicant and subject to conditions; such conditions and stipulations are conditions for approval of the APPLICATION.
2. After completion of any construction and prior to occupancy of the premises, a Certificate of Zoning PERMIT must be obtained from the Zoning Enforcement Officer; a CERTIFICATE must also be obtained prior to change of use of existing premises.