

Property at 00103 OLD FARMS ROAD

Prop ID 3360103

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Administrative Information

Owner name: POLITZ JOHN T AND LISA
 Second name:
 Address: 103 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map:
 Lot: 3360103 Neigh.: Zone: R15 Vol: 347 Page: 411

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	784	166,280
Basement	Full				
Heating	Yes	A/C No			
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	7,700
Attic	Unfinished		Attic size: 784		9,200
Additions					99,500
Other Features			Unfin	3,500	
Sub-Total					282,680
Grade	B-	Factor 1.1700			330,740
CDU		C&D Factor 1.00			330,740
Depreciation		35 %			214,980
		Computed cost value @ 70%			150,490

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Apr-1998
Resident Land	.34	63,000	Veteran	1,500	Sale price:
Resident Dwelling	1.00	150,490	Add Vet	750	Sale valid:
Resident Excess	.18	950			Values
Resident Outbldg	1.00	1,340			Mkt value :
					Cost value: 308,260
Summary		Utilities		Sales ratios	
Total assessments		215,780	Water	Avon	Cost/sale :
Total exemptions		2,250	Sewer	Public sewer	Mkt/sale :
Net assessment		213,530	Gas		Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	90,000	90,000		90,000	63,000
Primary Site		14,810					
RES	12	.180	7,500	1,350		1,350	950
Residual		7,841					
				.520 acres	Total land value	91,350	63,950

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	46,200
P Porches, Patios, Decks	FEFF Frame enclosed first	120	8,100
L Living Area	FRFF Frame first floor	300	24,200
L Living Area	FRFF Frame first floor	224	18,100
L Living Area	BSMT Basement addition	224	2,900
Total additions			99,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	04	Colonial		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	9
Interior Walls	02	Drywall	Garage cars	
Floors	01	Hardwood	Bedrooms	5
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	3
Attic	02	Unfinished	Half Baths	
Grade	37	B-	Addtn'l fixtures	1
Garage	99	None	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	
Interior Cond	05	Good	W/B openings	
Exterior Cond	05	Good	Actual Year Built: 1800	

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	20.00	2003	C	3,840	50	1,920
Utility Shed									
Value at 70%		1,340		Value at 100%		1,920			

