

Property at 00103 OLD FARMS ROAD

Prop ID 3360103

Printed 09-Jan-2026 12:43 PM Design and Layout (C) Right/Angles

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

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Apr-1998
Resident Land	.34	70,000	ABA Veteran	2,000	Sale price:
Resident Dwelling	1.00	205,140	CBB Add Vet	1,000	Sale valid:
Resident Outbldg	1.00	2,030	DAC Veteran	10,000	Values
Resident Excess	.18	950			Mkt value :
					Cost value: 397,314
Summary		Utilities		Sales ratios	
Total assessments	278,120	Water	Connecticut	Cost/sale :	
Total exemptions	13,000	Sewer	Public sewer	Mkt/sale :	
Net assessment	265,120	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		100,000	70,000
Primary Site		14,810					
RES	12	.180	7,500	1,350		1,350	945
Residual		7,841					
		.520 acres		Total land value		101,350	70,945

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	Bedrooms	5
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	3
Fuel	01	Oil	Half Baths	
Attic	02	Unfinished	Addtn'l fixtures	1
Grade	37	B-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	
Bsmt Fin Qual	01	Unfinished	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1800	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	784
Basement	Full		222,110
Heating	Yes	A/C No	
Plumbing	3 F/B	H/B 1 Add'l fix.	Wh/p Saunas 10,500
Attic	Unfinished	Attic size: 784	11,704
Additions			141,042
Other Features			
Sub-Total			385,356
Grade	B-	Factor 1.1700	450,867
CDU		C&D Factor 1.00	450,867
Depreciation		35 %	293,064
Computed cost value @ 70%			205,145

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	572	65,483
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	300	34,344
L Living Area	FRFF Frame first floor	224	25,644
L Living Area	BSMT Basement addition	224	4,128
Total additions			141,042

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2003	C	5,760	50	2,900
Utility Shed									
Value at 70%		2,030	Value at 100%		2,900				

