

Property at 00115 OLD FARMS ROAD

Prop ID 3360115

Printed 03-Feb-2026 3:08 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: SPEICH JOSEPH J & MEGAN E
 Second name:
 Address: 115 OLD FARMS ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 014 Clerk map: 07 086
 Lot: 3360115 Neigh.: Zone: R15 Vol: 610 Page: 373

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	70,000	LBA Volfire	62,500	Sale date: 20-Aug-2010
Resident Outbldg	1.00	980			Sale price: 120,000
Resident Dwelling	1.00	266,900			Sale valid:

Values

Resident Excess	.16	840	Mkt value :	
			Cost value:	483,886

Summary

Total assessments	338,720	Water	Connecticut	Cost/sale :	4.0324
Total exemptions	62,500	Sewer	Public sewer	Mkt/sale :	
Net assessment	276,220	Gas	CNG	Assmt/sale:	2.8227

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	.160	7,500	1,200		1,200	840
Residual		6,970					

.500 acres Total land value 101,200 70,840

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 8
Interior Walls	02	Drywall	Garage cars 2
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms 1
Fuel	02	Natural Gas	Full Baths 2
Attic	99	None	Half Baths 1
Grade	37	B-	Finish bsmt sz
Garage	22	Attached 2 car	Addn'l fixtures 1
Area Over Gar.	01	Fully Finished	Whirlpools 1
Basement	01	Full	Living area 2,626
Bsmt Fin Qual	01	Unfinished	# Living Units 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2010

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	Value
Basement	Full		1,249	312,920
Heating	Yes	A/C Yes		8,970
Plumbing	2 F/B	1 H/B 1 Add'l fix.	1 Wh/p	11,500
Attic	None	Attic size:		
Additions				47,005
Other Features		M Stks		3,000

Sub-Total				383,395
Grade	B-	Factor 1.1700		448,572
CDU		C&D Factor 1.00		448,572
Depreciation		15 %		381,286
		Computed cost value @ 70%		266,900

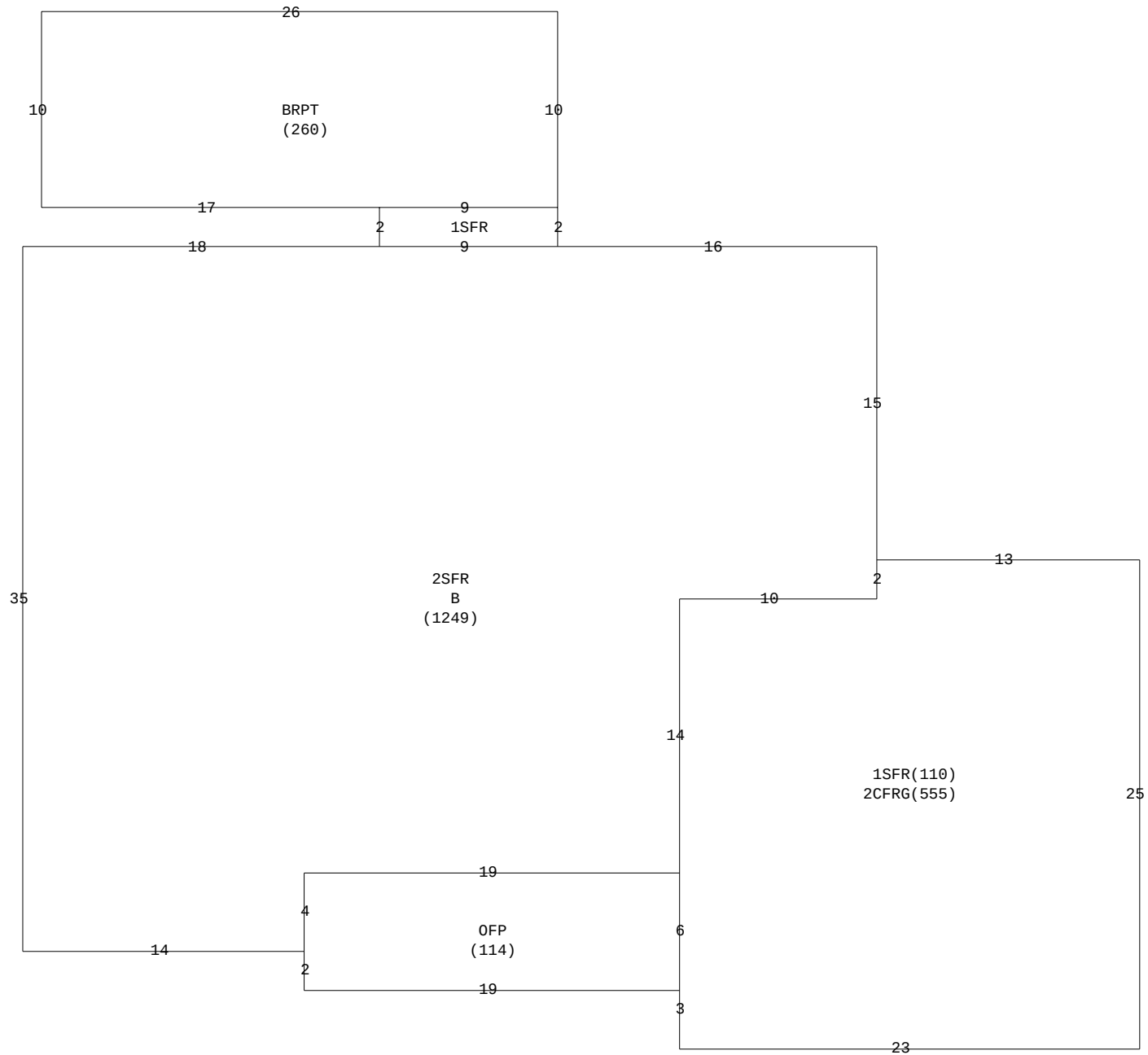
Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	555	24,367
G Garages	FSF Full-story fin o/gar	110	7,368
L Living Area	AIR Air conditioning	110	334
P Porches, Patios, Decks	FOFF Frame open first flo	114	6,946
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	BPAT Brick/flagstone pati	260	5,929

Total additions 47,005

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00	2014	C	2,880	50	1,400
Utility Shed									
Value at 70%			980				Value at 100%		1,400



SPLIT FROM 119 OLD FARMS ROAD 10/07

NAME CHANGE MEGAN MCNALLY TO MEGAN E SPEICH V 663 P 1057 7-1-13