

Property at 00099 SECRET LAKE ROAD

Prop ID 3890099

Printed 07-Feb-2024 1:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: COUTANT CAROL A
 Second name:
 Address: 99 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890099 Neigh.: SL Zone: R15 Vol: 787 Page: 905

Assessments

Assmt category	Qty	Amount
Resident Land	.20	140,000
Resident Dwelling	1.00	124,530
Resident Outbldg	1.00	4,060

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 30-Aug-2023
 Sale price: 424,900
 Sale valid:

Values

Mkt value :
 Cost value: 383,700

Summary

Total assessments	268,590
Total exemptions	
Net assessment	268,590

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9030
 Mkt/sale :
 Assmt/sale: .6321

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.200	200,000	200,000			200,000	140,000
Waterfront		8,712						

.200 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	02	Forced Hot Air		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	31	Detached 1 car		
Area Over Gar.	99	None		
Basement	03	Partial > half		
Bsmt Fin Qual	01	Unfinished		
Air Condition	01	Central Air		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1934

Building Valuation Summary

		Area	
Dwelling	Frame	1 story w/bsmt	825
Basement	Partial > half		155,070
Heating	Yes	A/C Yes	-2,260
Plumbing	2 F/B	H/B Add'l fix.	4,480
Attic	None	Wh/p	5,000
Attic size:		Saunas	
Additions			35,372
Other Features			

Sub-Total		197,662
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	197,662
Depreciation	10 %	177,896
Computed cost value @ 70%		124,527

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	176	20,149
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	52	5,953
P Porches, Patios, Decks	BPAT Brick/flagstone pati	312	7,115
L Living Area	AIR Air conditioning	176	535
L Living Area	AIR Air conditioning	52	158

Total additions 35,372

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	12	22	264	55.95		D	11,521	50	5,800
Block Detach Garage									

Value at 70% 4,060

Value at 100% 5,800

