

Property at 00165 SECRET LAKE ROAD

Prop ID 3890165

Printed 07-Feb-2024 1:44 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BEDELL JANE C
 Second name:
 Address: 165 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map: 07 079
 Lot: 3890165 Neigh.: SL Zone: R15 Vol: 785 Page: 486

Assessments

Assmt category	Qty	Amount
Resident Land	.34	105,000
Resident Dwelling	1.00	97,580
Resident Outbldg	2.00	14,770

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Jun-2023
 Sale price:
 Sale valid:

Values

Mkt value :
 Cost value: 310,586

Summary

Total assessments	217,410
Total exemptions	
Net assessment	217,410

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale :
 Mkt/sale :
 Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.340	200,000	200,000		.25	150,000	105,000
Waterfront		14,810						
RES	12	.011	7,500	83			83	58
Residual		479						

.351 acres Total land value 150,083 105,058

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	23	D+	Whirlpools	1,344
Garage	33	Detached 3 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	2
Bsmt Fin Qual	99	None	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1935	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,044	183,880
Basement	None			-5,140
Heating	Yes	A/C Yes		5,290
Plumbing	1 F/B	1 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				51,287
Other Features		WB Stks		13,500
Sub-Total				252,317
Grade	D+	Factor .8500		214,469
CDU		C&D Factor 1.00		214,469
Depreciation		35 %		139,405
Computed cost value @ 70%				97,584

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	12	343
P Porches, Patios, Decks	FOFF Frame open first flo	44	2,681
L Living Area	FRFF Frame first floor	60	6,869
P Porches, Patios, Decks	DECK Wood deck	351	9,298
P Porches, Patios, Decks	DECK Wood deck	140	3,709
L Living Area	AIR Air conditioning	60	182
L Living Area	FRFF Frame first floor	240	27,475
L Living Area	AIR Air conditioning	240	730

Total additions 51,287

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
RG1 Frame or Con	32	22	704	55.95	2015	C	39,389	50	19,700
Block Detach Garage									
Value at 70%		14,770	Value at 100%		21,100				

