

Property at 00077 SECRET LAKE ROAD

Prop ID 3890077

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Administrative Information

Owner name: TANGUAY MICHAEL J
Second name:
Address: 77 SECRET LAKE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 3890077 Neigh.: SL Zone: R15 Vol: 274 Page: 643

Assessments

Assmt category	Qty	Amount
Resident Land	.18	70,000
Resident Dwelling	1.00	92,600

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-Mar-1993
Sale price: 41,000
Sale valid:

Values

Mkt value :
Cost value: 232,286

Summary

Total assessments	162,600
Total exemptions	
Net assessment	162,600

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 5.6655
Mkt/sale :
Assmt/sale: 3.9659

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.180	100,000	100,000			100,000	70,000
Primary Site		7,841						

.180 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	02	Drywall	Bedrooms	4
Floors	05	W/W over sub-flo	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	1,280
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	06	Ductless Split U		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1930	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	320	131,490
Basement	Full			
Heating	Yes	A/C Yes		3,860
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	5,000
Attic	None	Attic size:		
Additions				80,854
Other Features				

Sub-Total		221,204
Grade	C-	Factor .9200
CDU	C&D Factor 1.00	203,508
Depreciation	35 %	132,280
	Computed cost value @ 70%	92,596

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	192	5,086
L Living Area	FRFF Frame first floor	140	16,027
L Living Area	FRUF Frame upper full	140	11,722
L Living Area	FRFF Frame first floor	320	36,634
L Living Area	BSMT Basement addition	320	5,897
L Living Area	OVER Frame Overhang	40	3,663
L Living Area	AIR Air conditioning	320	973
L Living Area	AIR Air conditioning	140	426
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Total additions 80,854

