

Property at 00079 SECRET LAKE ROAD

Prop ID 3890079

Printed 07-Feb-2024 1:35 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BELAIR ALEX R
Second name:
Address: 79 SECRET LAKE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 3890079 Neigh.: SL Zone: R15 Vol: 579 Page: 298

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Dwelling	1.00	73,720

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2008
Sale price: 218,900
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.18	950			206,671

Summary

Total assessments	144,670
Total exemptions	
Net assessment	144,670

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .9441
Mkt/sale :
Assmt/sale: .6609

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	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	5
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	
Attic	03	Partially finish	Addtn'l fixtures	
Grade	30	C	Whirlpools	700
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	06	Ductless Split U		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1930	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	102,300
Basement	Full		424	
Heating	Yes	A/C Yes		2,990
Plumbing	1 F/B	H/B Add'l fix.	Wh/p Saunas	
Attic	Partially finished	Attic size: 400		12,067
Additions				34,421
Other Features	WB Stks	Bsmt Gar		10,250

Sub-Total		162,028
Grade C	Factor 1.0000	162,028
CDU	C&D Factor 1.00	162,028
Depreciation	35 %	105,318
	Computed cost value @ 70%	73,723

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	128	12,206
L Living Area	FRFF Frame first floor	160	18,317
P Porches, Patios, Decks	F0FF Frame open first flo	56	3,412
L Living Area	AIR Air conditioning	160	486

Total additions 34,421

