

Property at 00089 SECRET LAKE ROAD

Prop ID 3890089

Printed 21-May-2026 9:12 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LAFLAMME CHARLES W TRUSTEE
Second name:
Address: 89 SECRET LAKE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 3890089 Neigh.: SL Zone: R15 Vol: 814 Page: 569

Assessments

Assmt category	Qty	Amount
Resident Land	.27	140,000
Resident Dwelling	1.00	73,770

Exemptions

Exempt	Cat	Amount
EAB	Disabled	1,000

Last sale

Sale date: 19-Mar-1996
Sale price: 85,000
Sale valid: Y

Values

Mkt value :
Cost value: 305,386

Summary

Total assessments	213,770
Total exemptions	1,000
Net assessment	212,770

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.5928
Mkt/sale :
Assmt/sale: 2.5149

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.270	200,000	200,000			200,000	140,000
Waterfront		11,761						

.270 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	18	Cottage				
Exterior Walls	01	Clapboards				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	1
Interior Walls	01	Plaster	Bedrooms	2	Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	99	None	Addn'l fixtures	1	Rec Room Size	
Grade	27	C-	Whirlpools		Living area	851
Garage	21	Attached 1 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	03	Partial > half	W/B stacks	1		
Bsmt Fin Qual	01	Unfinished	W/B openings	1		
Air Condition	99	None				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1928			

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	851	158,490
Basement	Partial > half			-2,260
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	None	Attic size:		
Additions				12,738
Other Features	WB Stks			6,750

Sub-Total		176,218
Grade	C-	Factor .9200
CDU	C&D Factor 1.00	162,121
Depreciation	35 %	105,379
	Computed cost value @ 70%	73,765

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	220	11,297
P Porches, Patios, Decks	CPAT Concrete patio	115	980
L Living Area	BSMT Basement addition	25	461

Total additions 12,738

