

Property at 00090 SECRET LAKE ROAD

Prop ID 3890090

Printed 22-Oct-2025 8:28 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: NAMEROW LYNNE E
 Second name:
 Address: 90 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890090 Neigh.: SL Zone: R15 Vol: 799 Page: 606

Assessments

Assmt category	Qty	Amount
Resident Land	.36	70,000
Resident Dwelling	1.00	122,880
Resident Outbldg	1.00	2,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 20-Dec-2024
 Sale price: 425,000
 Sale valid:

Values

Mkt value :
 Cost value: 278,543

Summary

Total assessments	194,980
Total exemptions	
Net assessment	194,980

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6554
 Mkt/sale :
 Assmt/sale: .4588

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.360	100,000	100,000			100,000	70,000
Primary Site		15,682						

.360 acres	Total land value	100,000	70,000
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Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	171,510
Basement	Full		950	
Heating	Yes	A/C Yes		4,940
Plumbing	2 F/B	H/B Add'l fix.	Wh/p Saunas	5,000
Attic	Fully finished w/WH	Attic size: 950		32,909
Additions				46,187
Other Features	RR	Bsmt Gar		9,515

Sub-Total		270,061
Grade C	Factor 1.0000	270,061
CDU	C&D Factor 1.00	270,061
Depreciation	35 %	175,540
	Computed cost value @ 70%	122,878

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
L Living Area	OVER Frame Overhang	12	1,099
L Living Area	FRFF Frame first floor	32	3,663
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165
P Porches, Patios, Decks	DECK Wood deck	336	8,901
L Living Area	AIR Air conditioning	112	340
L Living Area	AIR Air conditioning	12	36
L Living Area	AIR Air conditioning	32	97

Total additions	46,187
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Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	20	200	30.00	2000	C	6,000	50	3,000
Utility Shed									

Value at 70%	2,100
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Value at 100%	3,000
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Residential Dwelling Information

Subject	Code	Description	Condominium
Style	02	Cape	
Exterior Walls	04	Vinyl Siding	
Roof Material	01	Asphalt Shingles	
Roof Type	01	Gable	
Foundation	01	Poured Concrete	
Interior Walls	01	Plaster	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	04	Fully finished w	
Grade	30	C	
Garage	11	Basement 1 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	03	Rec Room W/ Air	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 1946

