

Property at 00094 SECRET LAKE ROAD

Prop ID 3890094

Printed 30-Dec-2025 10:38 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: KOONTZ REGIS A
 Second name:
 Address: 94 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890094 Neigh.: SL Zone: R15 Vol: 320 Page: 295

Assessments

Exemptions

Last sale

Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 29-Apr-1969
Resident Land	.12	70,000	AFA	Veteran	3,500	Sale price:
Resident Dwelling	1.00	114,560	CFB	Add Vet	1,750	Sale valid:
Resident Outbldg	1.00	1,260	DAC	Veteran	10,000	

Values

Mkt value :
 Cost value: 265,457

Summary

Utilities

Sales ratios

Total assessments	185,820	Water	Well	Cost/sale :
Total exemptions	15,250	Sewer	Public sewer	Mkt/sale :
Net assessment	170,570	Gas	None	Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.120	100,000	100,000			100,000	70,000
Primary Site		5,227						

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

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	17	Old style		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1930	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	520	170,550
Basement	Full with walk				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					64,185
Other Features	WB Stks	RR			12,035
Sub-Total					251,770
Grade	C	Factor 1.0000			251,770
CDU		C&D Factor 1.00			251,770
Depreciation		35 %			163,651
		Computed cost value @ 70%			114,556

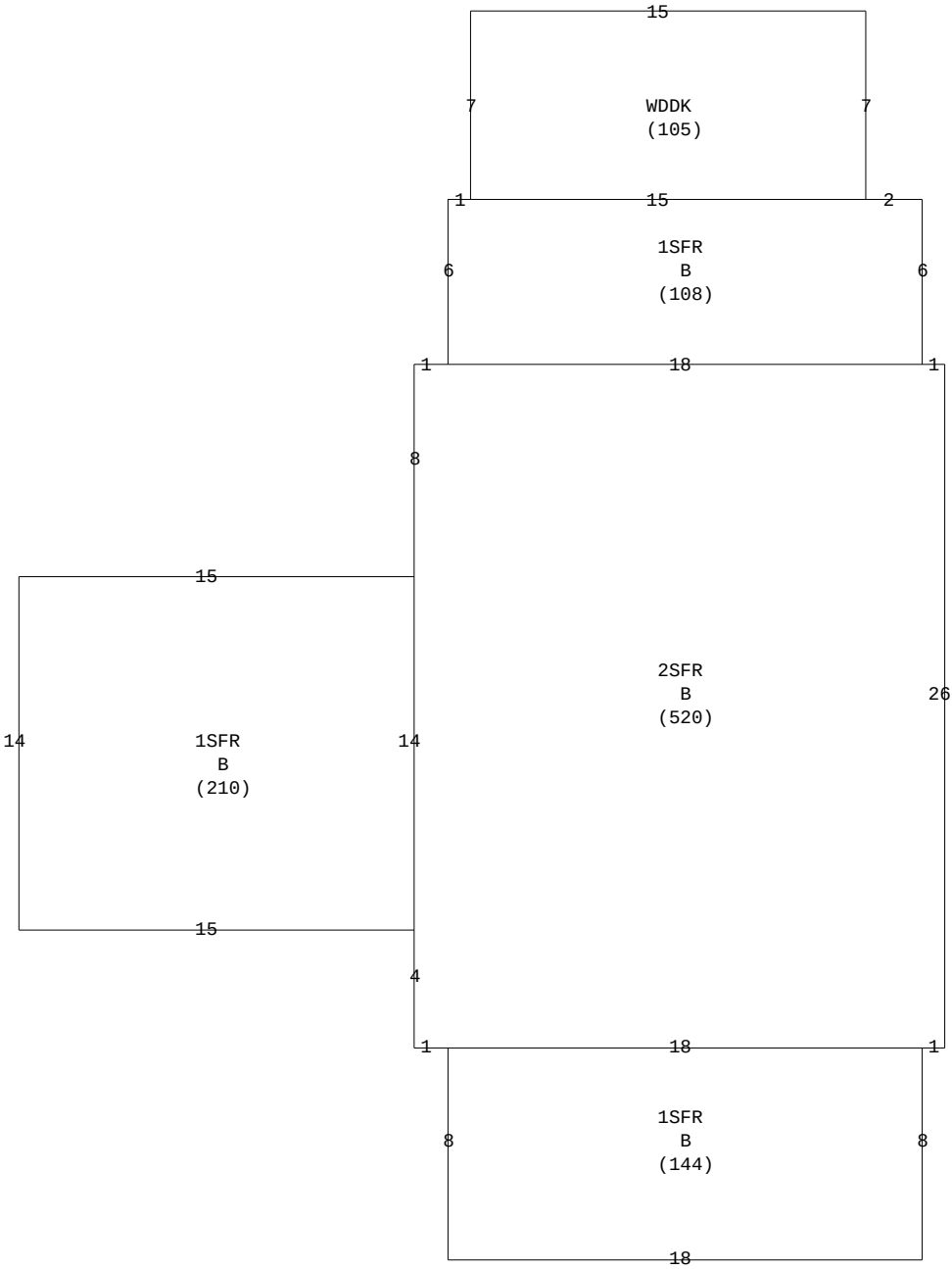
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	105	2,781
L Living Area	FRFF Frame first floor	210	24,041
L Living Area	BSMT Basement addition	210	3,870
L Living Area	FRFF Frame first floor	108	12,364
L Living Area	BSMT Basement addition	108	1,990
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654

Total additions 64,185

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2017	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800



ABOVE GROUND POOL 24 FEET IN DIAMETER