

Property at 00097 SECRET LAKE ROAD

Prop ID 3890097

Printed 07-Feb-2024 1:38 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: THOMAS NANCY Y
 Second name:
 Address: 97 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890097 Neigh.: SL Zone: R15 Vol: 617 Page: 180

Assessments

Assmt category	Qty	Amount
Resident Land	.22	140,000
Resident Dwelling	1.00	181,540
Resident Outbldg	1.00	8,610

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 07-Dec-2010
 Sale price: 310,000
 Sale valid:

Values

Mkt value :
 Cost value: 471,643

Summary

Total assessments	330,150
Total exemptions	
Net assessment	330,150

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5214
 Mkt/sale :
 Assmt/sale: 1.0650

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.220	200,000	200,000			200,000	140,000
Waterfront		9,583						

.220 acres Total land value 200,000 140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
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	05	Electric B/B		
Fuel	03	Electric		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	04	Full with walk-o		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	06	Ductless Split U		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1932

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	1,247	312,530
Basement	Full with walk			
Heating	Yes	A/C Yes		8,960
Plumbing	2 F/B	2 H/B	Add'l fix.	Wh/p
Attic	None		Attic size:	Saunas
Additions				47,288
Other Features		WB Stks	RR	18,201

Sub-Total		398,979
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	398,979
Depreciation	35 %	259,336
	Computed cost value @ 70%	181,535

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	84	8,010
L Living Area	FRFF Frame first floor	56	6,411
P Porches, Patios, Decks	FEFF Frame enclosed first	210	20,026
L Living Area	OVER Frame Overhang	81	7,418
P Porches, Patios, Decks	DECK Wood deck	189	5,007
L Living Area	AIR Air conditioning	81	246
L Living Area	AIR Air conditioning	56	170

Total additions 47,288

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	20	22	440	55.95		C	24,618	50	12,300
Block Detach Garage									
Value at 70%	8,610						Value at 100%		12,300

