

Property at 00117 SECRET LAKE ROAD

Prop ID 3890117

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Administrative Information

Owner name: THOMAS HELEN H
 Second name:
 Address: 117 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890117 Neigh.: SL Zone: R15 Vol: 720 Page: 976

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 12-Jul-2018	
Resident Land	.34 140,000			Sale price:	500,000
Resident Dwelling	1.00 374,790			Sale valid:	
				Values	
Resident Excess	.22 1,160			Mkt value :	
				Cost value:	737,071
Summary		Utilities		Sales ratios	
Total assessments	515,950	Water	Well	Cost/sale :	1.4741
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	515,950	Gas	None	Assmt/sale:	1.0319

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
WATR	11	.340	200,000	200,000		200,000	140,000
Waterfront		14,810					
RES	12	.220	7,500	1,650		1,650	1,155
Residual		9,583					
		.560 acres		Total land value		201,650	141,155

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	08	Geothermal	Family Rooms	1
Fuel	03	Electric	Full Baths	3
Attic	99	None	Half Baths	1
Grade	43	B+	Addn'l fixtures	1
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	3,555
Basement	99	None	M/F stacks	2
Bsmt Fin Qual	99	None	W/B stacks	
Air Condition	01	Central Air	W/B openings	
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,862	377,240
Basement	None				-5,140
Heating	No	A/C Yes			10,770
Plumbing	3 F/B	1 H/B 1 Add'l fix.	1 Wh/p	Saunas	16,500
Attic	None	Attic size:			
Additions					123,439
Other Features		M Stks			6,000
Sub-Total					528,809
Grade	B+	Factor 1.3500			713,892
CDU		C&D Factor 1.00			713,892
Depreciation		25 %			535,419
Computed cost value @ 70%					374,793

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	748	33,512
G Garages	FSF Full-story fin o/gar	636	42,602
P Porches, Patios, Decks	DECK Wood deck	264	6,993
P Porches, Patios, Decks	FOFF Frame open first flo	35	2,132
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
P Porches, Patios, Decks	FOFF Frame open first flo	552	33,631
Total additions			123,439

