

Property at 00123 SECRET LAKE ROAD

Prop ID 3890123

Printed 21-Nov-2025 3:28 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GIAMMARCO NINO A
 Second name:
 Address: 123 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890123 Neigh.: SL Zone: R15 Vol: 342 Page: 447

Assessments

Assmt category	Qty	Amount
Resident Land	.17	140,000
Resident Dwelling	1.00	97,210
Resident Outbldg	1.00	2,100

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 08-Jan-1998
 Sale price: 108,250
 Sale valid: Y

Values

Mkt value :
 Cost value: 341,871

Summary

Total assessments	239,310
Total exemptions	
Net assessment	239,310

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.1582
 Mkt/sale :
 Assmt/sale: 2.2107

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.170	200,000	200,000			200,000	140,000
Waterfront		7,405						

.170 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
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	07	Propane Gas	Half Baths	1
Attic	99	None	Addn'l fixtures	1
Grade	27	C-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	2
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1931	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,106	192,040
Basement	Full			
Heating	Yes	A/C Yes		5,520
Plumbing	1 F/B	1 H/B 1 Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		4,000
Additions				21,426
Other Features		WB Stks		9,250

Sub-Total				232,236
Grade	C-	Factor .9200		213,657
CDU		C&D Factor 1.00		213,657
Depreciation		35 %		138,877
		Computed cost value @ 70%		97,214

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	416	11,020
G Garages	CRPT Open carport	276	4,679
P Porches, Patios, Decks	FOFF Frame open first flo	94	5,727

Total additions 21,426

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	20	200	30.00	2021	C	6,000	50	3,000
Utility Shed									
Value at 70%		2,100					Value at 100%		3,000

