

Property at 00127 SECRET LAKE ROAD

Prop ID 3890127

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Administrative Information

Owner name: HODSON CHRISTOPHER J & RACHEL A
Second name:
Address: 127 SECRET LAKE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
Lot: 3890127 Neigh.: SL Zone: R15 Vol: 722 Page: 1199

Assessments

Assmt category	Qty	Amount
Resident Land	.22	140,000
Resident Dwelling	1.00	56,580
Resident Outbldg	1.00	840

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 17-Sep-2018
Sale price: 205,000
Sale valid:

Values

Mkt value :
Cost value: 282,029

Summary

Total assessments	197,420
Total exemptions	
Net assessment	197,420

Utilities

	Water	Well
	Sewer	Public sewer
	Gas	None

Sales ratios

Cost/sale : 1.3758
Mkt/sale :
Assmt/sale: .9630

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	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	2
Interior Walls	02	Drywall	Bedrooms	Garage cars
Floors	07	Hardwood/Carpet	Family Rooms	Unfinished area
Heating System	02	Forced Hot Air	Full Baths	Dormer linear f
Fuel	01	Oil	Half Baths	1 Masonry trim sf
Attic	99	None	Addtn'l fixtures	Finish bsmt sz
Grade	27	C-	Whirlpools	Rec Room Size
Garage	99	None	Saunas	Living area 782
Area Over Gar.	99	None	M/F stacks	# Living Units 1
Basement	99	None	W/B stacks	
Bsmt Fin Qual	99	None	W/B openings	
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1937	

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	336	90,720
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		
Additions				49,576
Other Features				

Sub-Total			135,156
Grade	C-	Factor .9200	124,344
CDU		C&D Factor 1.00	124,344
Depreciation		35 %	80,824
		Computed cost value @ 70%	56,577

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	266	30,452
L Living Area	FRUF Frame upper full	180	15,071
P Porches, Patios, Decks	DECK Wood deck	153	4,053

Total additions 49,576

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									

Value at 70% 840 Value at 100% 1,200

