

Property at 00135 SECRET LAKE ROAD

Prop ID 3890135

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

Administrative Information

Owner name: KULAK JOHN S & JANICE
 Second name:
 Address: 135 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890135 Neigh.: SL Zone: R15 Vol: 129 Page: 1032

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 30-Jun-1982
Resident Land	.34	140,000	AAA Veteran	1,000	Sale price: 86,000
Resident Dwelling	1.00	158,870	CAB Add Vet	500	Sale valid:
Resident Outbldg	1.00	4,200	DAC Veteran	10,000	
Resident Excess		.30 1,580	Values		
			Mkt value :		
			Cost value:		435,214
Summary		Utilities		Sales ratios	
Total assessments		304,650	Water Well	Cost/sale : 5.0606	
Total exemptions		11,500	Sewer Public sewer	Mkt/sale :	
Net assessment		293,150	Gas None	Assmt/sale: 3.5424	

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	.300	7,500	2,250		2,250	1,575
Residual		13,068					
		.640 acres	Total land value			202,250	141,575

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	03	Garrison Colonia		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	03	Field Stone	Total Rooms	8
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	1
Attic	99	None	Addtn'l fixtures	
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1928	

Building Valuation Summary

		Area	
Dwelling	Frame 2 story w/bsmt	833	231,680
Basement	Full		
Heating	Yes A/C Yes		6,680
Plumbing	2 F/B 1 H/B Add'l fix. Wh/p		8,500
Attic	None Attic size:		
Additions			92,065
Other Features	WB Stks Bsmt Gar		10,250
Sub-Total			349,175
Grade	C Factor 1.0000		349,175
CDU	C&D Factor 1.00		349,175
Depreciation	35 %		226,964
		Computed cost value @ 70%	158,875

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	196	22,438
L Living Area	FRUF Frame upper full	196	16,411
L Living Area	BSMT Basement addition	196	3,612
L Living Area	FRUF Frame upper full	55	4,605
P Porches, Patios, Decks	FOFF Frame open first flo	127	7,738
P Porches, Patios, Decks	FOFF Frame open first flo	84	5,118
L Living Area	OVER Frame Overhang	4	366
L Living Area	OVER Frame Overhang	4	366
P Porches, Patios, Decks	BPAT Brick/flagstone pati	160	3,649
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	647	1,967
P Porches, Patios, Decks	DECK Wood deck	144	3,815
Total additions			92,065

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	20	20	400	30.00		C	12,000	50	6,000
Utility Shed									
Value at 70%		4,200	Value at 100%		6,000				

