

Property at 00144 SECRET LAKE ROAD

Prop ID 3890144

Printed 07-Feb-2024 1:42 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LABBE EDWARD L
 Second name:
 Address: 144 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890144 Neigh.: SL Zone: R15 Vol: 213 Page: 156

Assessments		Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 13-Sep-1988
Resident Land	.34	70,000	AAA Veteran	1,000	Sale price: 110,000
Resident Dwelling	1.00	78,330	BAD Add Vet	2,000	Sale valid:
			DAC Veteran	10,000	
Resident Excess		.44	2,310	Values	
				Mkt value :	
				Cost value: 215,200	
Summary		Utilities		Sales ratios	
Total assessments	150,640	Water	Well	Cost/sale :	1.9564
Total exemptions	13,000	Sewer	Public sewer	Mkt/sale :	
Net assessment	137,640	Gas	None	Assmt/sale:	1.3695

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.340	100,000	100,000		100,000	70,000
Primary Site		14,810					
RES	12	.440	7,500	3,300		3,300	2,310
Residual		19,166					
		.780 acres		Total land value		103,300	72,310

Building Valuation Summary

		Area		
Dwelling	Frame	1 story w/bsmt	525	115,590
Basement	Partial > half			-2,260
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B 1 Add'l fix.	Wh/p	Saunas 500
Attic	Unfinished	Attic size: 525		9,100
Additions				64,195
Other Features				
Sub-Total				187,125
Grade	C-	Factor .9200		172,155
CDU		C&D Factor 1.00		172,155
Depreciation		35 %		111,901
Computed cost value @ 70%				78,331

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	82	2,342
G Garages	FR Attached frame LE 65	420	19,100
L Living Area	UATT Unfinished attic	100	1,751
P Porches, Patios, Decks	CPAT Concrete patio	94	801
L Living Area	FRFF Frame first floor	186	21,293
L Living Area	BSMT Basement addition	186	3,428
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FEFF Frame enclosed first	147	14,018

Total additions 64,195

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	18	Cottage				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 1.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	2
Interior Walls	01	Plaster	Bedrooms		Unfinished area	
Floors	01	Hardwood	Family Rooms		Dormer linear f	
Heating System	01	Hot Water	Full Baths	1	Masonry trim sf	
Fuel	01	Oil	Half Baths		Finish bsmt sz	
Attic	02	Unfinished	Addn'l fixtures	1	Rec Room Size	
Grade	27	C-	Whirlpools		Living area	711
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	04	Loft	M/F stacks			
Basement	03	Partial > half	W/B stacks			
Bsmt Fin Qual	99	None	W/B openings			
Air Condition	99	None				
Interior Cond	03	Fair				
Exterior Cond	03	Fair	Actual Year Built: 1932			

