

Property at 00149 SECRET LAKE ROAD

Prop ID 3890149

Printed 06-Aug-2025 2:31 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FROSTBUTTER NICHOLAS ANTHONY &
 Second name: FROSTBUTTER SARAH
 Address: 149 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 037 Clerk map:
 Lot: 3890149 Neigh.: SL Zone: R15 Vol: 805 Page: 721

Assessments

Assmt category	Qty	Amount
Resident Land	.25	140,000
Resident Dwelling	1.00	151,490
Resident Outbldg	2.00	10,710

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 21-Jul-2025
 Sale price: 692,700
 Sale valid:

Values

Mkt value :
 Cost value: 431,714

Summary

Total assessments	302,200
Total exemptions	
Net assessment	302,200

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : .6232
 Mkt/sale :
 Assmt/sale: .4363

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.250	200,000	200,000			200,000	140,000
Waterfront		10,890						

.250 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	32	Detached 2 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	06	Ductless Split U		
Interior Cond	06	Very Good		
Exterior Cond	06	Very Good		

Actual Year Built: 1945

Building Valuation Summary

			Area	
Dwelling	Frame	1 1/2 story w/bsmt	744	186,860
Basement	Full			
Heating	Yes	A/C Yes		5,400
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	5,500
Attic	None	Attic size:		
Additions				66,014
Other Features	WB Stks			6,750
Sub-Total				270,524
Grade	C	Factor 1.0000		270,524
CDU		C&D Factor 1.00		270,524
Depreciation		20 %		216,419
Computed cost value @ 70%				151,493

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	440	50,372
P Porches, Patios, Decks	DECK Wood deck	180	4,768
P Porches, Patios, Decks	FEFF Frame enclosed first	100	9,536
L Living Area	AIR Air conditioning	440	1,338

Total additions 66,014

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	22	22	484	55.95		C	27,080	50	13,500
Block Detach Garage									
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%				10,710	Value at 100%				15,300

