

Property at 00151 SECRET LAKE ROAD

Prop ID 3890151

Printed 07-Feb-2024 1:43 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GAUCHER KEVIN J
Second name:
Address: 151 SECRET LAKE ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
Lot: 3890151 Neigh.: SL Zone: R15 Vol: 381 Page: 458

Assessments

Assmt category	Qty	Amount
Resident Land	.31	140,000
Resident Dwelling	1.00	162,280

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 10-May-1994
Sale price: 25,259
Sale valid:

Values

Mkt value :
Cost value: 431,829

Summary

Total assessments	302,280
Total exemptions	
Net assessment	302,280

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 17.0960
Mkt/sale :
Assmt/sale: 11.9672

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.310	200,000	200,000			200,000	140,000
Waterfront		13,504						

.310 acres Total land value 200,000 140,000

Building Valuation Summary

				Area	
Dwelling	Frame	2 story w/bsmt		828	230,700
Basement	None				-5,140
Heating	Yes	A/C Yes			6,650
Plumbing	2 F/B	1 H/B	Add'l fix.	Wh/p	Saunas
Attic	None		Attic size:		8,500
Additions					65,949
Other Features					

Sub-Total					306,659
Grade	C+	Factor 1.0800			331,192
CDU		C&D Factor 1.00			331,192
Depreciation		30 %			231,834
		Computed cost value @ 70%			162,284

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
P Porches, Patios, Decks	FEFF Frame enclosed first	144	13,732
G Garages	FRL Attached frame GT 65	672	30,107
P Porches, Patios, Decks	FOFF Frame open first flo	309	18,826

Total additions 65,949

Residential Dwelling Information

Subject	Code	Description	Condominium			
Style	04	Colonial				
Exterior Walls	04	Vinyl Siding				
Roof Material	01	Asphalt Shingles	Story Height 2.0			
Roof Type	01	Gable				
Foundation	01	Poured Concrete	Total Rooms	5	Garage cars	2
Interior Walls	02	Drywall	Bedrooms	3	Unfinished area	
Floors	05	W/W over sub-flo	Family Rooms		Dormer linear f	
Heating System	02	Forced Hot Air	Full Baths	2	Masonry trim sf	
Fuel	01	Oil	Half Baths	1	Finish bsmt sz	
Attic	99	None	Addn'l fixtures		Rec Room Size	
Grade	33	C+	Whirlpools		Living area	1,656
Garage	22	Attached 2 car	Saunas		# Living Units	
Area Over Gar.	99	None	M/F stacks			
Basement	99	None	W/B stacks			
Bsmt Fin Qual	99	None	W/B openings			
Air Condition	01	Central Air				
Interior Cond	05	Good				
Exterior Cond	05	Good	Actual Year Built: 1996			

