

Property at 00161 SECRET LAKE ROAD

Prop ID 3890161

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Administrative Information

Owner name: TEIXEIRA DENNIS A & LINDA W AND
 Second name: EPPERSON WILLIAM F TRUSTEES
 Address: 161 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map: 07 079
 Lot: 3890161 Neigh.: SL Zone: R15 Vol: 810 Page: 382

Assessments

Assmt category	Qty	Amount
Resident Land	.27	140,000
Resident Dwelling	1.00	123,810
Resident Outbldg	2.00	6,020

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 30-Sep-1986
 Sale price: 99,100
 Sale valid:

Values

Mkt value :
 Cost value: 385,471

Summary

Total assessments	269,830
Total exemptions	
Net assessment	269,830

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 3.8897
 Mkt/sale :
 Assmt/sale: 2.7228

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.269	200,000	200,000			200,000	140,000
Waterfront		11,718						

.269 acres

Total land value

200,000

140,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	09	Dutch Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	03	Gambrell		
Foundation	01	Poured Concrete	Total Rooms	5
Interior Walls	01	Plaster	Bedrooms	3
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	31	Detached 1 car	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	99	None	W/B stacks	1
Bsmt Fin Qual	99	None	W/B openings	1
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair		
			Actual Year Built: 1928	

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	848	234,610
Basement	None			-5,140
Heating	Yes	A/C No		
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				54,555
Other Features		WB Stks		6,750
Sub-Total				295,775
Grade	C-	Factor .9200		272,113
CDU		C&D Factor 1.00		272,113
Depreciation		35 %		176,873
Computed cost value @ 70%				123,811

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	24	2,748
L Living Area	FRFF Frame first floor	320	36,634
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
P Porches, Patios, Decks	DECK Wood deck	472	12,503

Total additions 54,555

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	16	128	30.00	1993	C	3,840	50	1,900
Utility Shed									
RG1 Frame or Con	12	20	240	55.95		C	13,428	50	6,700
Block Detach Garage									
Value at 70%		6,020	Value at 100%		8,600				

