

Property at 00164 SECRET LAKE ROAD

Prop ID 3890164

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Administrative Information

Owner name: BLACKER JEFFREY S
Second name:
Address: 151 BURNHAM ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
Lot: 3890164 Neigh.: SL Zone: R15 Vol: 363 Page: 191

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 14-Jan-1999
Resident Land	.34	70,000				Sale price: 65,000
Resident Dwelling	1.00	22,200				Sale valid:
					Values	
Resident Excess	.29	1,520				Mkt value : Cost value: 133,886
Summary			Utilities		Sales ratios	
Total assessments		93,720	Water	Well	Cost/sale :	2.0598
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		93,720	Gas	None	Assmt/sale:	1.4418

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	.290	7,500	2,175			2,175	1,523
Residual		12,632						
				.630 acres	Total land value		102,175	71,523

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	14	Log Cabin		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	3
Interior Walls	02	Drywall	Bedrooms	1
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	02	Natural Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	23	D+	Whirlpools	768
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	01	Very Poor		
Exterior Cond	01	Very Poor	Actual Year Built: 1953	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	768	147,560
Basement	Full				
Heating	Yes	A/C No			
Plumbing	1 F/B	H/B Add'l fix.	Wh/p	Saunas	
Attic	None	Attic size:			
Additions					32,270
Other Features		WB Stks			6,750
Sub-Total					186,580
Grade	D+	Factor .8500			158,593
CDU		C&D Factor 1.00			158,593
Depreciation		80 %			31,719
Computed cost value @ 70%					22,203

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	527	13,960
P Porches, Patios, Decks	FEFF Frame enclosed first	192	18,310
Total additions			32,270

