

Property at 00166 SECRET LAKE ROAD

Prop ID 3890166

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Administrative Information

Owner name: HILL JOHN M & DORY L
 Second name:
 Address: 166 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 3890166 Neigh.: SL Zone: R15 Vol: 601 Page: 952

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Last sale
Resident Land	.34	70,000			Sale date: 25-Jan-2010
Resident Dwelling	1.00	80,350			Sale price: 204,900
Resident Outbldg	1.00	7,070			Sale valid:

Values

Resident Excess	.30	1,580	Mkt value :	
			Cost value:	227,143

Summary

Summary		Utilities		Sales ratios	
Total assessments	159,000	Water	Connecticut	Cost/sale :	1.1086
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	159,000	Gas	None	Assmt/sale:	.7760

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	.300	7,500	2,250		2,250	1,575
Residual		13,068					
		.640 acres		Total land value		102,250	71,575

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	02	Drywall	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	01	Oil	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	32	Detached 2 car	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	01	Central Air		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1936	

Building Valuation Summary

		Area	
Dwelling	Frame 1 story w/bsmt	360	93,870
Basement	Full		
Heating	Yes A/C Yes		2,750
Plumbing	1 F/B H/B Add'l fix. Wh/p		
Attic	None Attic size:		
Additions			88,587
Other Features	WB Stks		6,750
Sub-Total			191,957
Grade	C- Factor .9200		176,600
CDU	C&D Factor 1.00		176,600
Depreciation	35 %		114,790
Computed cost value @ 70%			80,353

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	120	11,443
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	230	26,331
L Living Area	FRUF Frame upper full	230	19,258
L Living Area	BSMT Basement addition	230	4,238
L Living Area	FRFF Frame first floor	80	9,158
L Living Area	BSMT Basement addition	80	1,474
P Porches, Patios, Decks	DECK Wood deck	260	6,887
L Living Area	AIR Air conditioning	230	699
L Living Area	AIR Air conditioning	230	699
L Living Area	AIR Air conditioning	60	182
L Living Area	AIR Air conditioning	80	243
Total additions			88,587

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	18	20	360	55.95	2006	C	20,142	50	10,100
Block Detach Garage									
Value at 70%		7,070		Value at 100%		10,100			

