

Property at 00171 SECRET LAKE ROAD

Prop ID 3890171

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Administrative Information

Owner name: NGUYEN LONG & VI
 Second name:
 Address: 171 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 3890171 Neigh.: SL Zone: R15 Vol: 815 Page: 1114

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 25-Jun-2026
Resident Land	.34	105,000				Sale price: 363,000
Resident Outbldg	1.00	2,030				Sale valid:
Resident Dwelling	1.00	66,500				Values
Resident Excess	.25	1,310				Mkt value :
						Cost value: 249,771
Summary			Utilities		Sales ratios	
Total assessments		174,840	Water	Connecticut	Cost/sale :	.6881
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		174,840	Gas	None	Assmt/sale:	.4817

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
WATR	11	.340	200,000	200,000		.25	150,000	105,000
Waterfront		14,810						
RES	12	.250	7,500	1,875			1,875	1,313
Residual		10,890						
		.590 acres	Total land value				151,875	106,313

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	4
Interior Walls	01	Plaster	Bedrooms	2
Floors	01	Hardwood	Family Rooms	
Heating System	02	Forced Hot Air	Full Baths	1
Fuel	17	Propane Gas	Half Baths	
Attic	99	None	Addn'l fixtures	
Grade	27	C-	Whirlpools	
Garage	99	None	Saunas	
Area Over Gar.	99	None	M/F stacks	
Basement	04	Full with walk-o	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	2
Air Condition	99	None		
Interior Cond	03	Fair		
Exterior Cond	03	Fair	Actual Year Built: 1935	

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	630	129,400
Basement	Full with walk				
Heating	Yes	A/C	No		
Plumbing	1 F/B	H/B	Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:			
Additions					12,637
Other Features		WB Stks	RR		16,825
Sub-Total					158,862
Grade	C-	Factor	.9200		146,153
CDU		C&D Factor	1.00		146,153
Depreciation			35 %		94,999
			Computed cost value @ 70%		66,499

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	UTIL Utility building	64	1,828
P Porches, Patios, Decks	DECK Wood deck	120	3,179
P Porches, Patios, Decks	DECK Wood deck	144	3,815
P Porches, Patios, Decks	DECK Wood deck	144	3,815
Total additions			12,637

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00		C	5,760	50	2,900
Utility Shed									
Value at 70%	2,030		Value at 100%		2,900				

