

Property at 00176 SECRET LAKE ROAD

Prop ID 3890176

Printed 07-Feb-2024 1:46 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: LEE VERONICA J
 Second name:
 Address: 176 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 3890176 Neigh.: SL Zone: R15 Vol: 682 Page: 1263

Assessments

Assmt category	Qty	Amount
Resident Land	.29	70,000
Resident Outbldg	2.00	4,830
Resident Dwelling	1.00	89,730

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 23-Jun-2011
 Sale price: 150,000
 Sale valid:

Values

Mkt value :
 Cost value: 235,086

Summary

Total assessments	164,560
Total exemptions	
Net assessment	164,560

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.5672
 Mkt/sale :
 Assmt/sale: 1.0971

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.290	100,000	100,000			100,000	70,000
Primary Site		12,632						

.290 acres Total land value 100,000 70,000

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	03	Aluminum Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	01	Plaster		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	01	Fully Finished		
Grade	30	C		
Garage	31	Detached 1 car		
Area Over Gar.	99	None		
Basement	01	Full		
Bsmt Fin Qual	01	Unfinished		
Air Condition	99	None		
Interior Cond	04	Average		
Exterior Cond	04	Average		

Actual Year Built: 1940

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	672	134,930
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 2 Add'l fix.	Wh/p	Saunas	6,000
Attic	Fully Finished	Attic size: 672			21,967
Additions					27,566
Other Features	WB Stks				6,750
Sub-Total					197,213
Grade	C	Factor 1.0000			197,213
CDU		C&D Factor 1.00			197,213
Depreciation		35 %			128,188
Computed cost value @ 70%					89,732

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	140	16,027
P Porches, Patios, Decks	FEFF Frame enclosed first	25	2,384
P Porches, Patios, Decks	FEFF Frame enclosed first	96	9,155

Total additions 27,566

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	14	18	252	55.95		D	10,998	50	5,500
Block Detach Garage									
RS1 Frame	6	16	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%					4,830	Value at 100%			
						6,900			

