

Property at 00181 SECRET LAKE ROAD

Prop ID 3890181

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Administrative Information

Owner name: WALD KENNETH J II & ERIN
 Second name:
 Address: 181 SECRET LAKE ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 038 Clerk map:
 Lot: 3890181 Neigh.: SL Zone: R15 Vol: 742 Page: 083

Assessments

Assmt category	Qty	Amount
Resident Land	.34	70,000
Resident Outbldg	1.00	840
Resident Dwelling	1.00	103,900

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 18-Jun-2020
 Sale price: 168,500
 Sale valid:

Values

Mkt value :
 Cost value: 249,929

Summary

Total assessments	174,950
Total exemptions	
Net assessment	174,950

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 1.4833
 Mkt/sale :
 Assmt/sale: 1.0383

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	.040	7,500	300			300	210
Residual		1,742						

.380 acres

Total land value

100,300

70,210

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	18	Cottage		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles		
Roof Type	01	Gable		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	01	Hardwood		
Heating System	01	Hot Water		
Fuel	01	Oil		
Attic	99	None		
Grade	30	C		
Garage	11	Basement 1 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	02	Rec Room w/o air		
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 1954

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	936	169,670
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					28,473
Other Features	WB Stks	RR	Bsmt Gar		24,707
Sub-Total					228,350
Grade	C	Factor 1.0000			228,350
CDU		C&D Factor 1.00			228,350
Depreciation		35 %			148,428
Computed cost value @ 70%					103,900

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	F0FF Frame open first flo	24	1,462
L Living Area	FRFF Frame first floor	96	10,990
P Porches, Patios, Decks	FEFF Frame enclosed first	168	16,021

Total additions 28,473

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
RB1	12	26	312			C			
Value at 70%					840		Value at 100%		1,200

