

Property at 00026 GARNET HILL LANE

Prop ID 5060026

Printed 07-Feb-2024 9:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCCLELLAND SCOTT ANTHONY AND
 Second name: MAK DIK MAN MANDY
 Address: 26 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map: 02 093
 Lot: 5060026 Neigh.: Zone: R40 Vol: 781 Page: 443

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Dwelling	1.00	721,960

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 19-Dec-2022
 Sale price: 1,300,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,259,529

Summary

Total assessments	881,670
Total exemptions	
Net assessment	881,670

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9689
 Mkt/sale :
 Assmt/sale: .6782

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	225,000	225,000			225,000	157,500
Primary Site	40,075							
RES	12	.420	7,500	3,150			3,150	2,205
Residual	18,295							

1.340 acres

Total land value

228,150

159,705

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area	451,290
Basement	Full		1,850	
Heating	Yes	A/C Yes		12,280
Plumbing	5 F/B	3 H/B	4 Add'l fix.	1 Wh/p Saunas
Attic	Fully Finished		Attic size: 480	17,958
Additions				268,326
Other Features	WB Stks	RR		48,573

Sub-Total		833,427
Grade	A+	Factor 1.6500
CDU	C&D Factor 1.00	1,375,155
Depreciation	25 %	1,031,366
	Computed cost value @ 70%	721,956

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	1,268	56,809
G Garages	FSF Full-story fin o/gar	960	64,305
P Porches, Patios, Decks	FOFF Frame open first flo	100	6,093
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
L Living Area	BSMT Basement addition	600	11,057
L Living Area	FRFF Frame first floor	600	68,689
L Living Area	FRUF Frame upper full	600	50,238
L Living Area	AIR Air conditioning	1,200	3,648
L Living Area	AIR Air conditioning	960	2,918

Total additions 268,326

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	19	Modern Colonial	
Exterior Walls	07	Stone	
Roof Material	01	Asphalt Shingles	Story Height 2.0
Roof Type	02	Hip	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 4
Heating System	02	Forced Hot Air	Family Rooms
Fuel	02	Natural Gas	Full Baths 5
Attic	01	Fully Finished	Half Baths 3
Grade	53	A+	Finish bsmt sz
Garage	23	Attached 3 car	Addtn'l fixtures 4
Area Over Gar.	01	Fully Finished	Rec Room Size 1,200
Basement	01	Full	Living area 6,340
Bsmt Fin Qual	03	Rec Room W/ Air	Whirlpools 1
Air Condition	01	Central Air	# Living Units 1
Interior Cond	05	Good	
Exterior Cond	05	Good	

Actual Year Built: 2003

